

CLIENT

**STILLWATER CAPITAL**  
4145 TRAVIS STREET, SUITE 300  
DALLAS, TEXAS 75204  
214.334.0032

KEY MAP

SCALE



Jan 3 2023

DocuSign

**DETAIL PLAN  
SITE SUBMITTAL**

PROJECT

**URBAN LIVING  
PHASE II**

MANSFIELD, TEXAS

LANDDESIGN PROJ.# 8522010

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
	DETAIL PLAN SITE SUBMITTAL	03-21-2022
	DETAIL PLAN SITE SUBMITTAL	09-29-2022
	DETAIL PLAN SITE SUBMITTAL	10-21-2022
	DETAIL PLAN SITE SUBMITTAL	11-01-2022

DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE

VERT: N/A  
HORZ: 1"=40'



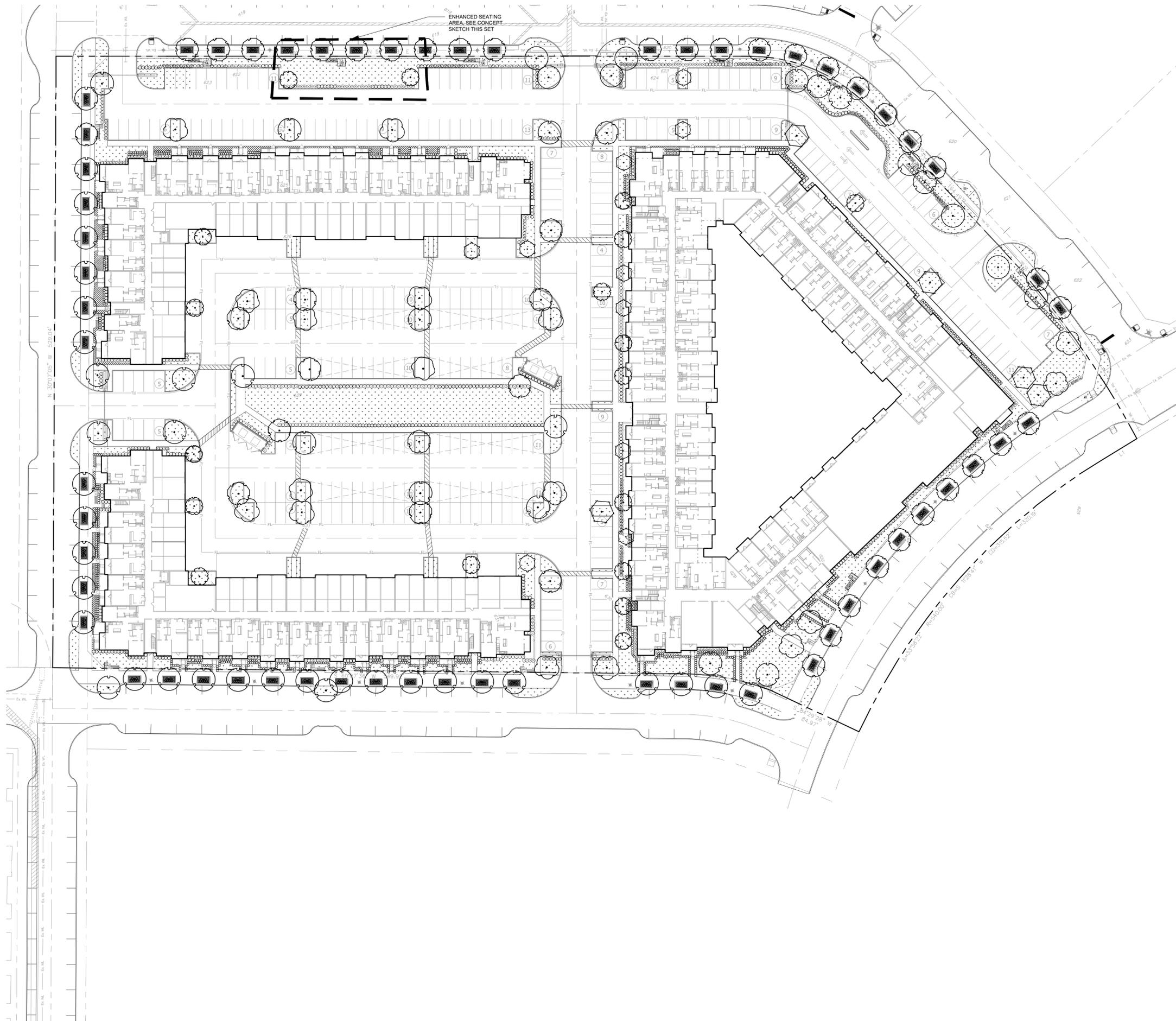
SHEET TITLE

**REQUIRED LANDSCAPE  
PLAN**

SHEET NUMBER

**L6-01**

ZC#22-005



PLANT SCHEDULE		
<b>TREES</b>		
	ACGR	Acer grandidentatum Bigtooth Maple MATCHED SPECIMEN, STRONG CENTRAL LEADER
	CCTX	Cercis canadensis texensis Texas Redbud MATCHED SPECIMEN, STRONG CENTRAL LEADER
	GIBI	Ginkgo biloba Maidenhair Tree MATCHED SPECIMEN, STRONG CENTRAL LEADER
	LAIN	Lagerstroemia indica Crape Myrtle MATCHED SPECIMEN, MULTI-STEM, 3 CANE MAX.
	QUMU	Quercus muhlenbergii Chinkapin Oak MATCHED SPECIMEN, STRONG CENTRAL LEADER
	ULAM	Ulmus americana American Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER
	ULCR	Ulmus crassifolia Cedar Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER
	ULPA	Ulmus parvifolia Lacinate Elm MATCHED SPECIMEN, STRONG CENTRAL LEADER
	VIAC	Vitex agnus-castus Chaste Tree MATCHED SPECIMEN
<b>SHRUBS</b>		
	ABGR	Abelia x grandiflora Glossy Abelia
	BGBA	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama
	CXPE	Carex pendulata Meadow Sedge
	EVRG	Evergreen Landscape Buffer Shrub SUCH AS, BUT NOT LIMITED TO: LIRIOPE, NEPETA, SALVIA GREGGII, SKULLCAP, ZEXMENIA
	ILCO	Ilex cornuta Chinese Holly
	ICBN	Ilex cornuta 'Burfordii Nana' Dwarf Burford Holly
	IVNA	Ilex vomitoria 'Nana' Dwarf Yaupon
	MCRM	Muhlenbergia capillaris 'Regal Mist' TM Regal Mist Pink Muhly Grass
	MLAG	Muhlenbergia lindheimeri 'Autumn Glow' Lindheimer's Muhly
	PEAL	Pennisetum alopecuroides 'Piglet' Piglet Dwarf Fountain Grass
	PHSE	Photinia serrulata Chinese Photinia
	RORB	Rosmarinus officinalis 'Roman Beauty' Chef's Choice Rosemary
	ROTB	Rosmarinus officinalis 'Tuscan Blue' Tuscan Blue Rosemary
	SAGR	Salvia greggii Autumn Sage
<b>GROUND COVERS</b>		
	SOD	Cynodon dactylon 'Tifway 419' Bermuda Grass
	LMBB	Lilhoe muscarif 'Big Blue' Big Blue Lilyturf

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Dec 22 2022 DocuSign

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DESIGNED BY:  
DRAWN BY:  
CHECKED BY:

SCALE NORTH

VERT: N/A  
HORZ:

SHEET TITLE  
**LANDSCAPE SCHEDULE &  
SUMMARY CHARTS**

SHEET NUMBER

**L6-02**

SUMMARY CHART - SITE DATA	
CURRENT ZONING CLASSIFICATION:	PD (THE RESERVE PLANNED DEVELOPMENT)
TOTAL SITE AREA:	9.05 ACRES/ 394,300 SF
PROPOSED USE:	MULTI-FAMILY APARTMENT
# UNITS/ # BEDROOMS (REFER TO ARCHITECTURALS)	310 UNITS/ 413 BEDROOMS
# PARKING SPACES REQUIRED (REFER TO ARCHITECTURALS)	1 PER BEDROOM= 413

**LANDSCAPE REQUIREMENTS**

LANDSCAPE IMPROVEMENTS FOR THE PROPERTY SHALL CONFORM TO APPLICABLE SECTION (INCLUDED BELOW) OF "THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARD" AS ADOPTED BY THE CITY OF MANSFIELD.

**SECTION 8 - PARKING AREAS**

**8.4 SURFACE PARKING LANDSCAPING** - ALL SURFACE PARKING LOTS SHALL BE SET BACK A MINIMUM OF TWENTY-FIVE (25) FEET FROM THE STREET RIGHT-OF-WAY LINE. PARKING LOTS THAT CONTAIN TEN (10) OR MORE PARKING SPACES SHALL PROVIDE LANDSCAPING AND SCREENING IN ACCORDANCE WITH SECTION 7300, LANDSCAPING AND SCREENING REQUIREMENTS OF THE MANSFIELD ZONING ORDINANCE.

**8.6 SURFACE PARKING PERIMETER SCREENING** - ALL SURFACE PARKING LOTS SHALL BE SCREENED FROM STREET VIEW. SUCH SCREENING SHALL TAKE THE FORM OF THREE (3) FOOT PLANTING OF DENSE EVERGREEN HEDGE AT THE TIME OF INSTALLATION MEASURED ABOVE THE GRADE OF THE PARKING LOT.

**SECTION 13 - SITE LANDSCAPING**

**13.1 FRONT YARDS- SIDEWALKS AND LANDSCAPING** SHALL BE PROVIDED BETWEEN THE STREET AND BUILDING FACADE TO OFFER AN INVITING WALKING EXPERIENCE. PLANT MATERIALS SHOULD CONSIST OF SHADE TREES, ORNAMENTAL TREES, SHRUBS, EVERGREEN GROUNDCOVERS, VINES, AND SEASONAL COLOR, AND MAY BE OMITTED AT BUILDING ENTRIES, SEATING AREAS, AND ADJACENT TO COMMERCIAL USES.

**13.2 STREET TREES-** EXCEPT ALONG HERITAGE PARKWAY, EAST BROAD STREET AND REGENCY PARKWAY, STREET TREES SHALL BE PLANTED AT AN AVERAGE OF THIRTY (30) FEET ON-CENTER ACROSS EACH BLOCK FACE AND THREE AND A HALF (3.5) FEET FROM THE BACK OF CURB. THESE TREES SHALL HAVE A MINIMUM CALIPER OF FIVE (5) INCHES AT INSTALLATION, AND SHALL NOT BE CLOSER THAN TEN (10) FEET FROM A STREET LIGHT OR FIRE HYDRANT. STREET TREE MATERIAL SHOULD FOLLOW THE RECOMMENDATION OF THE LANDSCAPE ADMINISTRATOR, AND SHOULD GENERALLY FOLLOW THE TYPE OF CANOPY LINE CREATED BY RED OAK, ETC. STREET TREES SHOULD USE A CONSISTENT SPECIES ALONG BOTH SIDES OF EACH BLOCK.

**13.6 TREE PLANTERS** - EXCEPT ALONG HERITAGE PARKWAY, EAST BROAD STREET AND REGENCY PARKWAY, STREET TREES SHALL BE CENTERED WITHIN FIVE (5) FOOT BY TEN (10) FOOT PLANTERS AS LEAVE-OUTS WITHIN THE SIDEWALK AND SURROUNDED WITH EITHER A TWELVE (12) INCH HIGH ORNAMENTAL STEEL FENCE OR BRICK TURN-UP EDGE. THESE PLANTERS SHALL ALSO CONSIST OF EVERGREEN GROUND COVER AND PERENNIAL PLANTINGS FOR AESTHETIC INTEREST. THE STREET-FACING LEADING EDGE OF ALL PLANTERS SHALL BE PLACED ONE AND A HALF (1.5) FEET FROM THE FACE OF THE CURB TO ALLOW CLEARANCE FOR PASSENGER CAR DOORS TO OPEN.

**SECTION 7300 - LANDSCAPING AND SCREENING REQUIREMENTS**

**Q. PARKING LOT PERIMETER LANDSCAPING:** (1) IN THE MF-1, MF-2, OP, C-1, C-2, C-3, I-1, AND I-2 ZONING DISTRICTS AND ALL NONRESIDENTIAL DEVELOPMENT SUCH AS CHURCHES, SCHOOLS, AND PUBLIC FACILITIES IN ANY ZONING DISTRICT, ALL PARKING LOT, VEHICULAR USE AND MANEUVERING AREAS THAT ARE NOT SCREENING BY ONSITE BUILDINGS SHALL BE SCREENING FROM VIEW OF PUBLIC STREETS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS:

(a) THE SCREENING SHALL BE A MINIMUM HEIGHT OF THREE (3) FEET AT MATURITY (IN THE CASE OF PLANTS) ABOVE THE GRADE OF THE PARKING LOT, VEHICLE USE AND/OR MANEUVERING AREAS.

(b) THE SCREENING SHALL CONSIST OF ONE OF A COMBINATION OF THE FOLLOWING. 1) SCREENING SHRUBS, AND/OR 2) SODDED BERMS

(c) THE SCREENING MAY OCCUR WITHIN THE STREET LANDSCAPE SETBACK.

(d) WHEEL STOPS SHALL BE PROVIDED FOR PARKING SPACES ADJACENT TO THE SCREENING TO PROHIBIT ANY VEHICLE FROM OVERHANGING THE PLANTING AREA.

**R. PARKING LOT INTERNAL LANDSCAPING:** ANY PARKING LOT THAT CONTAINS TEN (10) OR MORE PARKING SPACES SHALL PROVIDE INTERNAL LANDSCAPING EXCEPT AS PRESCRIBED HEREIN BELOW.

(1) A RATIO OF ONE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE PROVIDED THROUGHOUT ANY SURFACE PARKING LOT. (2) PLANTING AREAS FOR THE TREES WITHIN THE PARKING ROWS OF A SURFACE PARKING LOT SHALL BE ACHIEVED BY ONE OR BOTH OF THE FOLLOWING:

(a) A CONTIGUOUS LANDSCAPE MEDIAN STRIP, AT LEAST SIX (6) FEET WIDE (BACK-OF-CURB TO BACK-OF-CURB) BETWEEN ROWS OF PARKING SPACES. TREES SHALL BE PLACED AT INTERVALS NO GREATER THAN FORTY (40) FEET APART OF FRACTION THEREOF.

(b) LANDSCAPE ISLANDS, AT LEAST THE MINIMUM SIZE OF A REGULAR PARKING SPACE OF NINE BY EIGHTEEN FEET (9' X 18' OR ONE HUNDRED SIXTY-TWO (162) SQUARE FEET. NO MORE THAN FIFTEEN (15) CONTIGUOUS SPACES SHALL BE LOCATED TOGETHER WITHOUT A TREE-ISLAND.

(3) PARKING LOTS THAT ARE DESIGNED WITH PLANTED OR RAISED LANDSCAPE ISLANDS SHALL DESIGN THE ISLANDS SO AS NOT TO INTERFERE WITH THE OPENING OF CAR DOORS IN ADJACENT SPACES.

(4) EVERY REQUIRED LANDSCAPE ISLAND MUST INCLUDE ONE (1) CANOPY TREE.

**S. PARKING END CAPS:** ONE (1) LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH ROW OF PARKING AND SHALL CONTAIN ONE (1) TREE. ROWS WITH HEAD-TO HEAD PARKING ARRANGEMENT SHALL HAVE TWO (2) ISLANDS AND TWO (2) TREES.

SUMMARY CHART - INTERIOR LANDSCAPE						
	LANDSCAPE AREA (SF)	% OF LANDSCAPE AREA	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	GROUNDCOVER (SF)
REQUIRED	41,207 SF	10%	N/A	N/A	N/A	N/A
PROVIDED	41,207 SF	10%	N/A	N/A	N/A	N/A

NOTE ANY CREDITS USED IN CALCULATIONS: N/A

OTHER COMMENTS: N/A

SUMMARY CHART - BUFFERYARD / SETBACKS						
LOCATION OF BUFFERYARD OR SETBACK	REQUIRED/ PROVIDED	LENGTH	CANOPY TREES	ORNAMENTAL TREES	SCREENING WALL/ DEVICE HEIGHT AND MATERIAL	
NORTH	REQUIRED (1 TREE/ 30 LF)	956.58'	32	N/A	3' TALL EVERGREEN SHRUBS	
EAST	REQUIRED (1 TREE/ 30 LF)	400'	13	N/A	3' TALL EVERGREEN SHRUBS	N/A
SOUTH	REQUIRED (1 TREE/ 30 LF)	613'	20	N/A	3' TALL EVERGREEN SHRUBS	
WEST	REQUIRED (1 TREE/ 30 LF)	563.25'	19	N/A	3' TALL EVERGREEN SHRUBS	
	PROVIDED	563.25'	16 DUE TO SITE TRIANGLE VISIBILITY	N/A	N/A	

NOTE ANY CREDITS USED IN CALCULATIONS: N/A

OTHER COMMENTS: N/A

**SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING**

# OF PROVIDED PARKING SPACES	353
# OF TREE REQUIRED ( 1 TREE/ 10 SPACES )	35
# OF TREES PROVIDED (1 TREE/ 10 SPACES)	35

NOTE ANY CREDITS USED IN CALCULATIONS: N/A

OTHER COMMENTS: N/A

MAY INCLUDE BUT NOT LIMITED TO

**SUMMARY CHART - STREETScape FURNISHINGS**

STREET	LINEAR STREET FRONT	STREET BENCHES	STREET LIGHTS	BICYCLE RACKS	LITTER CONTAINERS	TREE WELLS
DOMAIN DRIVE	960 LF	1/150 LF 6 REQUIRED 6 PROVIDED	1/90 LF 11 REQUIRED 11 PROVIDED	1/150 LF 6 REQUIRED 6 PROVIDED	1/150 LF 6 REQUIRED 6 PROVIDED	1/30 LF 32 REQUIRED 22 PROVIDED - DUE TO SITE TRIANGLE VISIBILITY
RESERVE WAY	400 LF	1/150 LF 3 REQUIRED 3 PROVIDED	1/90 LF 4 REQUIRED 4 PROVIDED	1/150 LF 3 REQUIRED 3 PROVIDED	1/150 LF 3 REQUIRED 3 PROVIDED	1/30 LF 13 REQUIRED 10 PROVIDED - DUE TO SITE TRIANGLE VISIBILITY
NAHVI DRIVE	570 LF	1/150 LF 4 REQUIRED	1/90 LF 6 REQUIRED	1/150 LF 4 REQUIRED	1/150 LF 4 REQUIRED	1/30 LF 19 REQUIRED 16 PROVIDED DUE TO SITE TRIANGLE VISIBILITY
FUTURE DRIVE	500 LF	1/150 LF 3 REQUIRED	1/90 LF 6 REQUIRED	1/150 LF 3 REQUIRED	1/150 LF 3 REQUIRED	1/30 LF 17 REQUIRED 13 PROVIDED DUE TO SITE TRIANGLE VISIBILITY

NOTE ANY CREDITS USED IN CALCULATIONS: N/A

OTHER COMMENTS: N/A

**MATERIALS**

- A. TOPSOIL**
- TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
  - ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLOUDS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEOUS MATERIALS.
  - TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
  - TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
  - TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #892. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
  - CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
  - TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.

- B. MULCH**
- SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED DOUBLE-SHREDDED HARDWOOD, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. A SAMPLE OF MULCH SHALL BE PROVIDED FOR THE GROUND'S SUPERINTENDENT'S APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 3 INCHES, AND/OR GREEN WOOD.

- C. DOLOMITE LIME**
- SHALL BE FINELY GROUND OR PULVERIZED RAW, COMMERCIAL GRADE LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, ALL OF WHICH SHALL PASS THROUGH A NUMBER 10 SIEVE AND ATLEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.

- D. SAND**
- SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33. A QUART SAMPLE OF THE PROPOSED SAND SHALL BE SUBMITTED FOR THE OWNER'S APPROVAL.

- E. SULFUR**
- SULFUR SHALL BE A COMMERCIALY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR

- F. GYPSUM**
- GYPSUM SHALL BE GROUND TO THE SIZE SPECIFIED ON THE PLANS

- G. TRACE ELEMENTS**
- SHALL BE ADDED AS REQUIRED BY SOILS TEST.

**SOIL AMENDMENTS**

PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.
	ACGR	51	Acer grandidentatum MATCHED SPECIMEN, STRONG CENTRAL LEADER	Bigtooth Maple	B&B/ CONT.	3" CAL.	10-12'
	CCTX	10	Cercis canadensis texensis MATCHED SPECIMEN, STRONG CENTRAL LEADER	Texas Redbud	B&B/ CONT.	3" CAL	8-10'
	GIBI	5	Ginkgo biloba MATCHED SPECIMEN, STRONG CENTRAL LEADER	Maidenhair Tree	B&B/ CONT.	3.5" CAL	12' - 14'
	LAIN	6	Lagerstroemia indica MATCHED SPECIMEN, MULTI-STEM, 3 CANE MAX.	Crape Myrtle	B&B/ CONT.	3" CAL	8-10'
	QUMU	4	Quercus muhlenbergii MATCHED SPECIMEN, STRONG CENTRAL LEADER	Chinkapin Oak	B&B/ CONT.	3.5" CAL	10-12'
	ULAM	6	Ulmus americana MATCHED SPECIMEN, STRONG CENTRAL LEADER	American Elm	B&B/ CONT.	3.5" CAL	10-12'
	ULCR	13	Ulmus crassifolia MATCHED SPECIMEN, STRONG CENTRAL LEADER	Cedar Elm	B&B/ CONT.	3.5" CAL	10-12'
	ULPA	45	Ulmus parvifolia MATCHED SPECIMEN, STRONG CENTRAL LEADER	Lacebark Elm	B&B/ CONT.	4" CAL	10-12'
	VIAC	12	Vitex agnus-castus MATCHED SPECIMEN	Chaste Tree	B&B/ CONT.	3" CAL	8-10'
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.
	ABGR	582	Abelia x grandiflora	Glossy Abelia	#3	3' O.C.	2.5' HT MIN.
	BGBA	489	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	#1	2' O.C.	1.5' HT MIN.
	CXPE	190	Carex peridentata	Meadow Sedge	#3	2.5' O.C.	1' HT MIN.
	EVRG	884	Evergreen SUCH AS, BUT NOT LIMITED TO: LIRIOPE, NEPETA, SALVIA GREGGII, SKULLCAP, ZEXMENIA	Landscape Buffer Shrub	#3	3' O.C.	1' HT MIN.
	ILCO	163	Ilex cornuta	Chinese Holly	#5	3' O.C.	2' HT MIN.
	ICBN	751	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	#5	3' O.C.	2' HT MIN.
	IVNA	519	Ilex vomitoria 'Nana'	Dwarf Yaupon	#5	2.5' O.C.	2' HT MIN.
	MCRM	1	Muhlenbergia capillaris 'Regal Mist' TM	Regal Mist Pink Muhly Grass	#5	3' O.C.	2.5' HT MIN.
	MLAG	148	Muhlenbergia lindheimeri 'Autumn Glow'	Lindheimer's Muhly	#5	3' O.C.	2' HT MIN.
	PEAL	1,101	Pennisetum alopecuroides 'Piglet'	Piglet Dwarf Fountain Grass	#1	1.5' O.C.	1' HT MIN.
	PHSE	107	Photinia serrulata	Chinese Photinia	#5	3' O.C.	2' HT MIN.
	RORB	633	Rosmarinus officinalis 'Roman Beauty'	Chef's Choice Rosemary	#3	2' O.C.	1' HT MIN.
	ROTB	84	Rosmarinus officinalis 'Tuscan Blue'	Tuscan Blue Rosemary	#3	3.5' O.C.	1.5' HT MIN.
	SAGR	195	Salvia greggii	Autumn Sage	#3	2' O.C.	1.5' HT MIN.
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. CONT.	SPACING	MIN. HT.
	SOD	103,138 sf	Cynodon dactylon 'Tifway 419'	Bermuda Grass	SOLID SOD		
	LMBB	3,149	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 GAL	18" O.C.	6" HT MIN.

H. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.

**I. COMMERCIAL FERTILIZER**

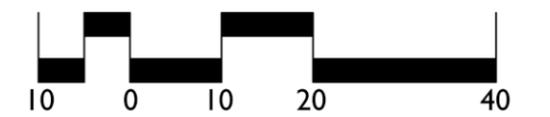
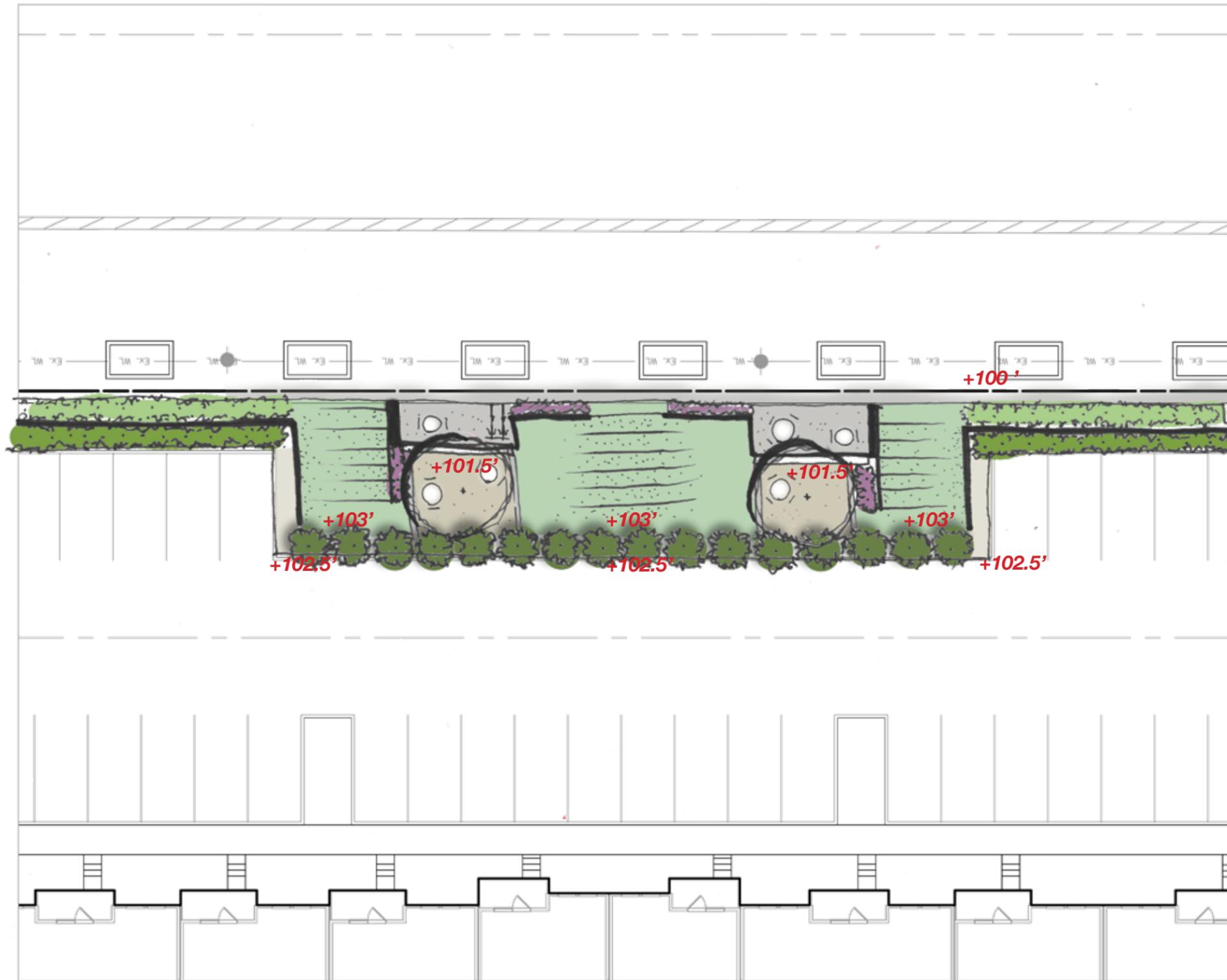
TO MEET FED. SPECIFICATION Q-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.

- J. OTHER ACCEPTABLE FERTILIZER FORMS:**
- FOR TREES  
ANUTRI-PAK  
JRP INT'L INC.  
17 FOREST AVENUE  
FOND DU LAC, WISCONSIN 54935
  - AJOBES PLANT SPIKES - FOR TREES AND SHRUBS.
  - ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:  
3 NITROGEN  
1 PHOSPHORIC ACID  
2 POTASH
  - AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.

- K. PEAT**
- SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-186C, PEAT MOSS; PEAT HUMUS; AND PEAT, REED-SEDGE.
  - SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
  - THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT.
  - HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
  - MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEIOUS OR HARMFUL MATERIAL.
  - TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.

- L. MANURE**
- SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
  - TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
  - NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.

- M. SOIL AMENDMENTS**
- DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 110 PERCENT WATER ABSORPTION, MAXIMUM 10 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY, A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH SCREEN.



**RESERVE AT MANSFIELD PHASE 2** MANSFIELD, TEXAS • ENHANCED SEATING AREA CONCEPT

PN 8522010 | 12.05.2022 | STILLWATER CAPITAL

LandDesign.