

SITE INFORMATION
EXISTING ZONING C-2/ VACANT
PROPOSED ZONING PD

TRACT AREAS
TRACT 1: 1.04 AC
TRACT 2: 1.04 AC

LANDSCAPE REQUIREMENTS

PASSIVE SPACE (OUTDOOR DINING)

REQUIRED: 10% OF BUILDING AREA
TRACT 1 (2560 SF) = 256 SF REQ'D 1,165 SF PROVIDED
TRACT 2 (2858 SF) = 286 SF REQ'D 660 SF PROVIDED

LANDSCAPE AREA

REQUIRED: 10% OF TOTAL LOT AREA (EX. PKG REQ'S)
TRACT 1: 45,202.5 SF = 4,520 SF REQ'D 11,043 SF PROVIDED
TRACT 2: 45,430.4 SF = 4,543 SF REQ'D 8,142 SF PROVIDED

BUFFER YARDS AND SCREENING

1 TREE / 25 LF (REDUCED 50% FOR SAME ZONING USE TO 1 TREE / 50 LF)
10' LANDSCAPE BUFFER ADJACENT TO A C-2 ZONED PROPERTY
TRACT 1: NONE REQ'D
TRACT 2: 273 LF = 11 TREES REQ'D 11 TREES PROVIDED

10' SIDE LOT LINE LANDSCAPE BUFFER FOR QSR'S (273 LF)

TRACT 1: 273 LF = 5.5 TREES REQ'D 5 TREES PROVIDED
TRACT 2: 273 LF = 5.5 TREES REQ'D 6 TREES PROVIDED

STREET LANDSCAPE SETBACK

1 TREE PER 40 LF
20' LANDSCAPE BUFFER ADJACENT TO PUBLIC STREET (318 LF)
8 TREES REQ'D 8 TREES PROVIDED

PARKING LOT PERIMETER LANDSCAPE

TRACT 1 - 26 SPACES
TRACT 2 - 32 SPACES
ALL SURFACE PARKING LOT, VEHICULAR USE AND MANEUVERING AREAS
TO BE SCREENED WITH 3' HT CONTINUOUS PLANTINGS

TRACT 1
3' HT CONTINUOUS HEDGE PROVIDED AS REQUIRED
TRACT 2
3' HT CONTINUOUS HEDGE PROVIDED AS REQUIRED

PARKING LOT INTERNAL LANDSCAPE

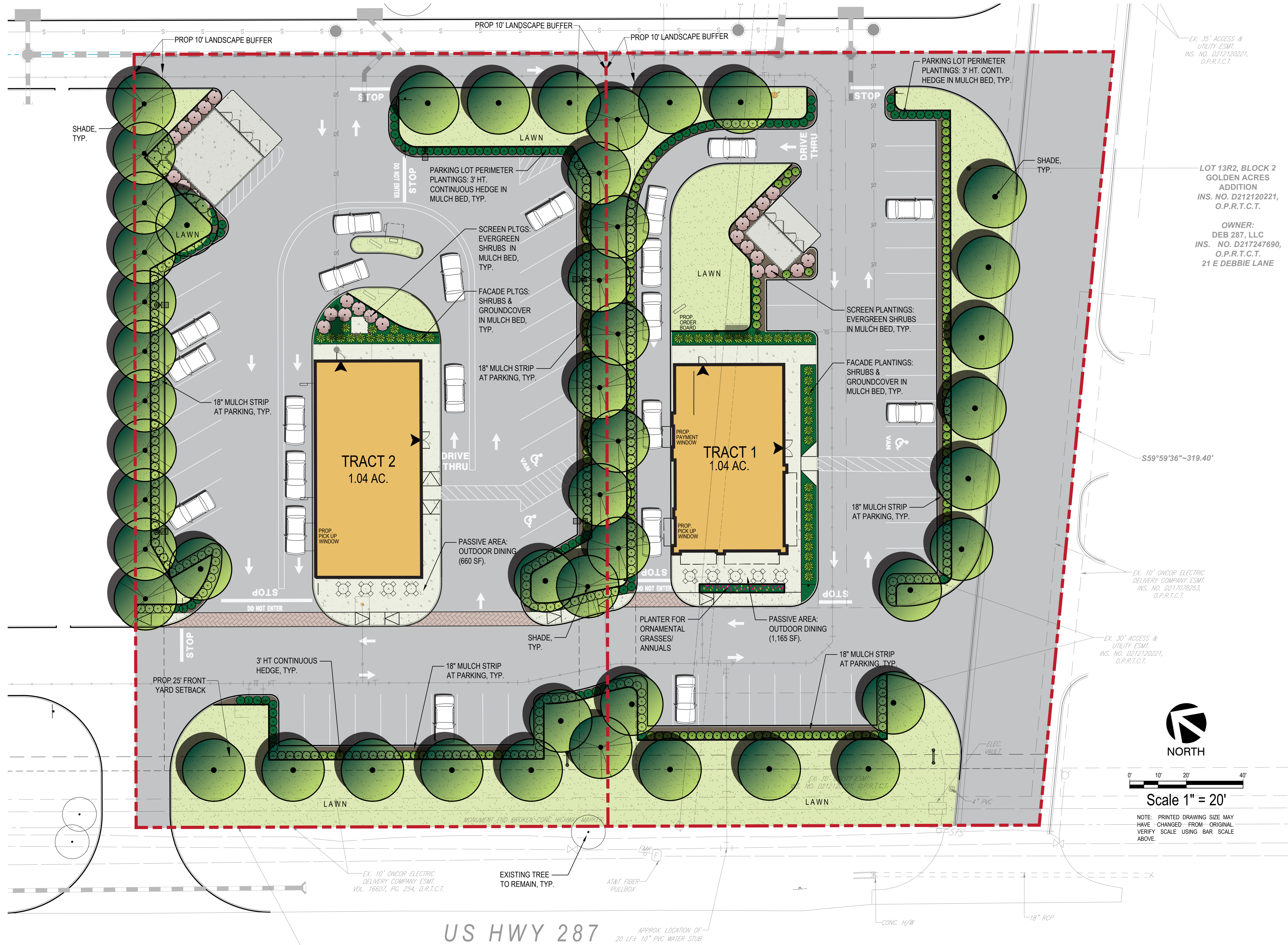
1 TREE / 10 PARKING SPACES
TRACT 1
3 TREE REQUIRED: 3 TREES PROVIDED
TRACT 2
4 TREE REQUIRED: 4 TREES PROVIDED

DRIVE AISLES INTO NON-RESIDENTIAL PROJECTS

1 TREE PER 40 LF
EAST DRIVE AISLE (169 LF)
5 TREES REQ'D 5 TREES PROVIDED
SOUTH DRIVE AISLE (226 LF)
6 TREES REQ'D 6 TREES PROVIDED

FOUNDATION AREA & GROUND EQUIPMENT LANDSCAPING

4' WIDE LANDSCAPE AREA ADJACENT TO OR WITHIN 10 FEET OF ALL BUILDING FACADES
PLANTINGS SHALL BE SITUATED AROUND, ALONG OR ADJACENT TO SCREEN WALLS
TRACT 1: PROVIDED AS REQUIRED
TRACT 2: PROVIDED AS REQUIRED



CITY OF MANSFIELD LANDSCAPING MAINTENANCE NOTE:

THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

PLANTINGS TO BE FROM THE FOLLOWING LIST:

CANOPY TREES (3" CAL. MIN):

AMERICAN ELM
AUSTRIAN PINE
BALD CYPRESS
BALD CYPRESS
BLACK HICKORY
BLACK WALNUT
ELM, CEDAR
CHINESE PISTACHE
EASTERN RED CEDAR
GINGKO
GREEN ASH
GUM BUMELIA
MAGNOLIA, DD BLANCHARD
MAGNOLIA, SOUTHERN
MAGNOLIA
MAPLE, BIG TOOTH
OAK, BIGELOW
OAK, BLACK
OAK, BLACKJACK
OAK, BUR
OAK, CHINQUAPIN
OAK, LACY
OAK, LIVE
OAK, MEXICAN WHITE
OAK, POST
OAK, SAWTOOTH
OAK, SHUMARD
OAK, TEXAS RED
PECAN
RUSTY BLACKHAW VIBURNUM
PAMPAS GRASS
PHOTINIA
RED BARBERRY
RED YUCCA
SEA GREEN JUNIPER
SPIRAEA
TAM JUNIPER
TEXAS SAGE
VARIEGATED PRIVET

SHRUBS (3' HT MIN):

DWARF BURFORD HOLLY
DWARF CHINESE HOLLY
DWARF CRAPE MYRTLE
DWARF WAX MYRTLE
DWARF YAUPON
ELEAGNUS
FLOWERING QUINCE
FORSYTHIA
FOSTER HOLLY
GLOSSY ABELIA
JAPANESE BARBERRY
NANDINA
NELLIE R. STEVENS HOLLY
RED YUCCA
SEA GREEN JUNIPER
SPIRAEA
TAM JUNIPER
TEXAS SAGE
VARIEGATED PRIVET

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES: PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DRAWN BY	

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FOR EXHIBIT PURPOSES ONLY

PROJECT No.: TXA220137.00
DRAWN BY: JRB
CHECKED BY: MJH
DATE: 11/21/2022
CAD ID: EXH

MANSFIELD QSR
FOR
FIRST HARTFORD REALTY CORPORATION
PROPOSED DEVELOPMENT
1764 US 287 FRONTAGE
TARRANT COUNTY
MANSFIELD, TX 76063

BOHLER
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

PRELIMINARY
Not for Regulatory Approval,
Permit, or Construction.
Sharon Stachowiak, LA
TX Registration #3682

SHEET TITLE:
LANDSCAPE CONCEPT PLAN
TRACTS 1 AND 2
SHEET NUMBER:
EXHIBIT D
ORG. DATE - #1/13/2023

EXISTING ZONING C-2/ VACANT
PROPOSED ZONING PD

TRACT 1: 1.04 AC
TRACT 2: 1.04 AC

TRACT 1 (2560 SF) = 256 SF REQ'D	1,165 SF PROVIDED
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TRACT 1: 45,202.5 SF = 4,520 SF REQ'D	11,043 SF PROVIDED
TRACT 2: 45,430.4 SF = 4,543 SF REQ'D	8,142 SF PROVIDED

TRACT 2: 273 LF = 11 TREES REQ'D 11 TREES PROVIDED

TRACT 1: 273 LF = 5.5 TREES REQ'D	5 TREES PROVIDED
TRACT 2: 273 LF = 5.5 TREES REQ'D	6 TREES PROVIDED

20' LANDSCAPE BUFFER ADJACENT TO PUBLIC STREET (318 LF)
8 TREES REQ'D 8 TREES PROVIDED

3' HT CONTINUOUS HEDGE PROVIDED AS REQUIRED

TRACT 2

6 TREES REQ'D 6 TREES PROVIDED

TRACT 2 PROVIDED AS REQUIRED

US HWY 287

THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

AMERICAN ELM	OAK, BLACK
AUSTRIAN PINE	OAK, BLACKJACK
BALD CYPRESS	OAK, BUR
BALD CYPRESS	OAK, CHINQUAPIN
BLACK HICKORY	OAK, LACY
BLACK WALNUT	OAK, LIVE
ELM, CEDAR	OAK, MEXICAN WHITE
CHINESE PISTACHE	OAK, POST
EASTERN RED CEDAR	OAK, SAWTOOTH
GREENO	OAK, SHUMARD
GREENO	OAK, TEXAS RED
GUM BUEMELIA	PECAN
MAGNOLIA, DO BLANCHARD	RUSTY BLACKBAM VIBURNUM
MAGNOLIA, SOUTHERN	SWEET GUM
MAGNOLIA	TEXAS ASH
MAPLE, BIG TOOTH	TEXAS WALNUT
OAK, BIGELOW	

DWARF BURFORD HOLLY
DWARF CHINESE HOLLY
DWARF CRAPE MYRTLE
DWARF WAX MYRTLE
DWARF YAUPON
ELEAGNUS
FLOWERING QUINCE
FORSYTHIA
FOSTER HOLLY
GLOSSY ABELIA
JAPANESE BARBERRY
NANDINA
NELLIE R. STEVENS HOLLY
PAMPAS GRASS
PHOTINIA
RED BARBERRY
RED YUCCA
SEA GREEN JUNIPER
SPIRAEA
TAM JUNIPER
TEXAS SAGE
VARIEGATED PRIVET

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANNING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), INCLUDING BUT NOT LIMITED TO, TREES, SHRUBS, AND GRASS. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MCH) AS INDICATED ON THE GRADING PLANS.
3. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
4. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FINISH GRADE OF ALL LANDSCAPE AREAS AS RECOMMENDED BY THE GEO TECHNICAL REPORT. FOR THE LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SOIL SURFACE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF NEGATIVE DRAINAGE SHALL BE DETAILED BY THE ARCHITECT.
5. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL ADJUSTMENTS TO BE MADE (BASED ON A SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
6. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FINISH GRADE OF ALL LANDSCAPE AREAS AS RECOMMENDED BY THE GEO TECHNICAL REPORT. INSTALLING SOIL ADJUSTMENTS IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MUD TAP, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1" AWAY FROM THE WALKS.
7. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FINISH GRADE IMMEDIATELY ADJACENT TO WALLS AND OTHER WALKING SURFACES. AFTER INSTALLING SOIL ADJUSTMENTS, IT IS BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1" AWAY FROM THE WALKS.
8. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FINISH GRADE IMMEDIATELY ADJACENT TO WALLS AND OTHER WALKING SURFACES. AFTER INSTALLING SOIL ADJUSTMENTS, IT IS BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1" AWAY FROM THE WALKS.
9. THE CONTRACTOR SHALL MAINTAIN THE EXISTING FINISH GRADE IMMEDIATELY ADJACENT TO WALLS AND OTHER WALKING SURFACES. AFTER INSTALLING SOIL ADJUSTMENTS, IT IS BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1" AWAY FROM THE WALKS.
10. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE EXISTING FINISH GRADE IMMEDIATELY ADJACENT TO WALLS AND OTHER WALKING SURFACES. AFTER INSTALLING SOIL ADJUSTMENTS, IT IS BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 1" AWAY FROM THE WALKS.
11. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITIES AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUTS SHALL PREVAIL.
12. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS SPECIFIED ARE NOT AVAILABLE, THE CONTRACTOR SHALL SUBMIT A REQUEST FOR SUBSTITUTION TO THE ARCHITECT FOR APPROVAL.
13. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR CONTRACTOR'S REQUIREMENTS FOR PLANTING.
14. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF MAINTENANCE AND THE MAINTENANCE SCHEDULE. FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
15. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

AFTER ALL PLANTING COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1'-12" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

[illegible]

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DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220137.0
DRAWN BY:	JR
CHECKED BY:	MJ
DATE:	11/21/202
CAD I.D.:	EX

PROJECT:

— FOR —

 **FIRST HARTFORD
REALTY CORPORATION**

PROPOSED
DEVELOPMENT

1764 US 287 FRONTAGE
TARRANT COUNTY
MANSFIELD, TX 76063

BOHLER //

2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413



SHEET TITLE:

LANDSCAPE
CONCEPT PLAN
TRACTS 1 AND 2

SHEET NUMBER

EXHIBIT D

ORG. DATE - 01/13/2023



TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- 1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - 2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - 3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES;
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR. PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE LANDSCAPE ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE LANDSCAPE ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE LANDSCAPE ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

LEGEND

- EXISTING TREE TO BE REMAIN
- ⊗ EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING

NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

TREE DISPOSITION CHART

TRACT 1					
TAG #	DESCRIPTION	DIA	DISPOSITION	REM	CREDIT
1541	8" ELM	8	REMOVE	8	0
1542	6" ELM	6	REMOVE	6	0
1543	16" OAK	16	REMOVE	16	0
40089	6" CEDAR	6	REMOVE	6	0
40094	16" CEDAR	16	REMOVE	16	0
40095	16" CEDAR	16	REMOVE	16	0
40155	10" MT CEDAR	10	REMOVE	10	0
40159	16" CEDAR	16	REMOVE	16	0
40163	14" CEDAR	14	REMOVE	14	0
40165	12" CEDAR	12	REMOVE	12	0
TOTAL				120	0

TRACT 2					
TAG #	DESCRIPTION	DIA	DISPOSITION	REM	CREDIT
1509	8" MT MESQUITE	8	REMOVE	8	0
1510	6" ELM	6	REMOVE	6	0
1511	10" MT MESQUITE	10	REMOVE	10	0
1512	6" MESQUITE	6	REMOVE	6	0
1513	12" MT MESQUITE	12	REMOVE	12	0
1514	12" MT MESQUITE	12	REMOVE	12	0
1515	6" HACKBERRY	6	REMOVE	6	0
1516	8" MT MESQUITE	8	REMOVE	8	0
1517	6" ELM	6	REMOVE	6	0
1518	8" MT ELM	8	REMOVE	8	0
1519	14" MT MESQUITE	14	REMOVE	14	0
1520	6" ELM	6	REMOVE	6	0
1521	14" OAK	14	REMOVE	14	0
1522	6" ELM	6	REMOVE	6	0
1524	10" MT MESQUITE	10	REMOVE	10	0
1536	6" OAK	6	REMOVE	6	0
1537	8" DT HACKBERRY	8	REMOVE	8	0
1538	16" MESQUITE	16	REMOVE	16	0
1539	8" DT MESQUITE	8	REMOVE	8	0
1540	10" MESQUITE	10	REMOVE	10	0
1543	12" MT ELM	12	REMOVE	12	0
1544	10" MT MESQUITE	10	REMOVE	10	0
1545	10" MT MESQUITE	10	REMOVE	10	0
1546	6" ELM	6	REMOVE	6	0
1547	6" ELM	6	REMOVE	6	0
1548	6" ELM	6	REMOVE	6	0
1549	12" ELM	12	REMOVE	12	0
1557	12" OAK	12	REMOVE	12	0
1558	16" OAK	16	REMOVE	16	0
1559	12" ELM	12	REMOVE	12	0
40099	14" MT CEDAR	14	REMOVE	14	0
40103	12" CEDAR	12	REMOVE	12	0
40104	12" CEDAR	12	REMOVE	12	0
40105	12" CEDAR	12	REMOVE	12	0
40142	10" CEDAR	10	REMOVE	10	0
40146	8" MT CEDAR	8	REMOVE	8	0
40147	8" MT CEDAR	8	REMOVE	8	0
40154	14" CEDAR	14	REMOVE	14	0
40247	8" CEDAR	8	REMOVE	8	0
TOTAL				380	0

TRACT 3					
TAG #	DESCRIPTION	DIA	DISPOSITION	REM	CREDIT
100	14" OAK	14	REMAIN	0	14
101	14" OAK	14	REMOVE	14	0
102	10" OAK	10	REMAIN	0	10
103	10" DT OAK	10	REMOVE	10	0
104	8" OAK	8	REMOVE	8	0
1523	6" OAK	6	REMOVE	6	0
1529	12" MT ELM	12	REMAIN	0	12
1530	16" OAK	16	REMAIN	0	16
1531	14" MESQUITE	14	REMAIN	0	14
1532	14" MT ELM	14	REMOVE	14	0
1533	14" MESQUITE	14	REMOVE	14	0
1534	6" ELM	6	REMOVE	6	0
1535	14" ELM	14	REMOVE	14	0
1550	12" ELM	12	REMOVE	12	0
1551	6" ASH	6	REMOVE	6	0
1552	12" OAK	12	REMOVE	12	0
1553	22" OAK	22	REMOVE	22	0
1554	6" OAK	6	REMOVE	6	0
1555	14" MT MESQUITE	14	REMOVE	14	0
1556	6" OAK	6	REMOVE	6	0
1560	12" ELM	12	REMOVE	12	0
1568	12" OAK	12	REMOVE	12	0
1569	16" OAK	16	REMOVE	16	0
1570	12" OAK	12	REMOVE	12	0
1572	14" OAK	14	REMOVE	14	0
1573	8" MT OAK	8	REMOVE	8	0
1574	36" OAK	36	REMOVE	36	0
1575	10" OAK	10	REMOVE	10	0
1576	12" OAK	12	REMOVE	12	0
1577	8" OAK	8	REMOVE	8	0
1578	8" OAK	8	REMOVE	8	0
1579	10" OAK	10	REMOVE	10	0
1580	14" OAK	14	REMOVE	14	0
1581	8" MESQUITE	8	REMOVE	8	0
1582	12" OAK	12	REMOVE	12	0
1583	12" OAK	12	REMOVE	12	0
1584	12" DT OAK	12	REMOVE	12	0
1585	16" OAK	16	REMOVE	16	0
1586	8" OAK	8	REMOVE	8	0
1587	12" OAK	12	REMOVE	12	0
1588	12" OAK	12	REMOVE	12	0
1589	12" OAK	12	REMOVE	12	0
1590	6" DT OAK	6	REMOVE	6	0
1591	6" ELM	6	REMOVE	6	0
1592	12" OAK	12	REMOVE	12	0
1593	14" MT OAK	14	REMOVE	14	0
1594	14" OAK	14	REMOVE	14	0
1595	6" ELM	6	REMOVE	6	0
1596	14" OAK	14	REMOVE	14	0
1597	14" OAK	14	REMOVE	14	0
1598	14" OAK	14	REMOVE	14	0
1599	10" ELM	10	REMOVE	10	0
1600	12" DT OAK	12	REMOVE	12	0
1689	10" ELM	10	REMOVE	10	0
1690	6" ELM	6	REMOVE	6	0
1691	10" ASH	10	REMOVE	10	0
1692	12" ASH	12	REMOVE	12	0
1693	12" ASH	12	REMOVE	12	0
1694	10" ELM	10	REMOVE	10	0
1695	16" OAK	16	REMOVE	16	0
1696	16" OAK	16	REMOVE	16	0
1697	16" ASH	16	REMOVE	16	0
1698	12" ASH	12	REMOVE	12	0
1699	12" DT ASH	12	REMOVE	12	0
40134	6" CEDAR	6	REMOVE	6	0
40377	12" CEDAR	12	REMOVE	12	0
40396	8" MT CEDAR	8	REMOVE	8	0
40448	12" CEDAR	12	REMOVE	12	0
40460	12" CEDAR	12	REMOVE	12	0
40461	6" CEDAR	6	REMOVE	6	0
40484	12" CEDAR	12	REMOVE	12	0
40506	10" CEDAR	10	REMOVE	10	0
40541	12" CEDAR	12	REMAIN	0	12
40545	12" CEDAR	12	REMOVE	12	0
40546	14" CEDAR	14	REMAIN	0	14
40548	16" CEDAR	16	REMOVE	16	0
TOTAL				800	92

TRACT 4					
TAG #	DESCRIPTION	DIA	DISPOSITION	REM	CREDIT
105	6" OAK	6	REMAIN	0	6
106	10" OAK	10	REMAIN	0	10
107	6" OAK	6	REMAIN	0	6
108	16" DT OAK	16	REMAIN	0	16
109	6" OAK	6	REMAIN	0	6
110	8" OAK	8	REMAIN	0	8
111	14" OAK	14	REMAIN	0	14
112	10" OAK	10	REMAIN	0	10
113	6" DT OAK	6	REMAIN	0	6
114	6" ELM	6	REMAIN	0	6
115	14" ELM	14	REMAIN	0	14
116	6" DT OAK	6	REMAIN	0	6
117	6" OAK	6	REMAIN	0	6
118	10" OAK	10	REMAIN	0	10
119	10" OAK	10	REMAIN	0	10
120	10" DT OAK	10	REMAIN	0	10
121	10" OAK	10	REMAIN	0	10
122	10" OAK	10	REMAIN	0	10
123	8" DT OAK	8	REMAIN	0	8
124	6" DT ELM	6	REMAIN	0	6
125	6" ELM	6	REMAIN	0	6
126	12" OAK	12	REMAIN	0	12
127	12" DT OAK	12	REMAIN	0	12
128	16" OAK	16	REMAIN	0	16
129	14" DT ASH	14	REMAIN	0	14
130	14" OAK	14	REMAIN	0	14
131	6" ASH	6	REMAIN	0	6
132	14" DT OAK	14	REMAIN	0	14
301	16" ASH	16	REMAIN	0	16
302	14" DT ASH	14	REMAIN	0	14
303	12" OAK	12	REMAIN	0	12
305	12" ASH	12	REMAIN	0	12
306	10" DT ASH	10	REMAIN	0	10
307	14" ASH	14	REMAIN	0	14
308	18" ASH	18	REMAIN	0	18
309	10" ASH	10	REMAIN	0	10
310	16" OAK	16	REMAIN	0	16
311	14" ASH	14	REMAIN	0	14
312	10" OAK	10	REMAIN	0	10
313	12" ASH	12	REMAIN	0	12
314	8" ASH	8	REMAIN	0	8
315	6" ASH	6	REMAIN	0	6
316	6" ASH	6	REMAIN	0	6
317	6" ASH	6	REMAIN	0	6
318	16" ASH	16	REMAIN	0	16
319	10" OAK	10	REMAIN	0	10
320	10" OAK	10	REMAIN	0	10
321	20" COTTONWOOD	20	REMAIN	0	20
322	16" DT OAK	16	REMAIN	0	16
323	16" OAK	16	REMAIN	0	16
324	10" OAK	10	REMAIN	0	10
325	6" ELM	6	REMAIN	0	6
326	8" ELM	8	REMAIN	0	8
327	12" OAK	12	REMAIN	0	12
328	6" OAK	6	REMAIN	0	6
329	10" OAK	10	REMAIN	0	10
330	10" OAK	10	REMAIN	0	10
331	12" OAK	12	REMAIN	0	12
332	8" OAK	8	REMAIN	0	8
333	12" ASH	12	REMAIN	0	12
334	12" ASH	12	REMAIN	0	12
335	16" ELM	16	REMAIN	0	16
336	16" COTTONWOOD	16	REMAIN	0	16
338	12" COTTONWOOD	12	REMAIN	0	12
339	10" DT COTTONWOOD	10	REMAIN	0	10
340	6" COTTONWOOD	6	REMAIN	0	6
341	12" HACKBERRY	12	REMAIN	0	12
342	14" COTTONWOOD	14	REMAIN	0	14
343	16" COTTONWOOD	16	REMAIN	0	16
344	10" COTTONWOOD	10	REMAIN	0	10
1562	14" MESQUITE	14	REMAIN	0	14
1563	14" OAK	14	REMAIN	0	14
1564	12" OAK	12	REMAIN	0	12
1565	14" OAK	14	REMAIN	0	14
1566	14" OAK	14	REMAIN	0	14
1567	16" OAK	16	REMAIN	0	16
1571	14" OAK	14	REMOVE	14	0
40151	8" CEDAR	8	REMOVE	8	0
40152	8" CEDAR	8	REMOVE	8	0
40168	12" CEDAR	12	REMAIN	0	12
40170	14" CEDAR	14	REMAIN	0	14
40171	10" CEDAR	10	REMAIN	0	10
40172	10" CEDAR	10	REMAIN	0	10
40175	12" MT CEDAR	12	REMAIN	0	12
40177	14" CEDAR	14	REMAIN	0	14
40179	14" CEDAR	14	REMAIN	0	14
40206	10" CEDAR	10	REMAIN	0	10
40207	10" CEDAR	10	REMAIN	0	10
40208	14" CEDAR	14	REMAIN	0	14
40211	14" CEDAR	12	REMAIN	0	12
40214	12" CEDAR	14	REMAIN	0	14
40215	10" CEDAR	10	REMAIN	0	10
40218	10" CEDAR	10	REMAIN	0	10
40219	10" CEDAR	10	REMAIN	0	10
40220	10" CEDAR	10	REMAIN	0	10
40223	10" MT CEDAR	10	REMAIN	0	10
40224	10" MT CEDAR	10	REMAIN	0	10
40225	10" MT CEDAR	10	REMOVE	10	0
40226	10" MT CEDAR	10	REMAIN	0	10
40230	10" MT CEDAR	10	REMAIN	0	10
40230	10" MT CEDAR	10	REMAIN	0	10
40240	14" CEDAR	14	REMAIN	0	14
40241	14" CEDAR	14	REMAIN	0	14
40242	6" MT CEDAR	6	REMAIN	0	6
40549	8" DT CEDAR	8	REMOVE	8	0
40557	10" CEDAR	10	REMAIN	0	10
40558	10" CEDAR	10	REMAIN	0	10
40568	10" CEDAR	10	REMAIN	0	10
40572	12" CEDAR	12	REMAIN	0	12
40573	12" CEDAR	12	REMAIN	0	12
40574	8" CEDAR	8	REMAIN	0	8
40590	12" CEDAR	12	REMAIN	0	12
40601	14" CEDAR	12	REMAIN	0	12
40611	12" CEDAR	14	REMAIN	0	14
40612	12" CEDAR	12	REMAIN	0	12
40622	8" CEDAR	8	REMAIN	0	8
40626	8" CEDAR	8	REMAIN	0	8
40641	10" CEDAR	10	REMAIN	0	10
40667	10" CEDAR	10	REMAIN	0	10
40673	6" CEDAR	6	REMAIN	0	6
40674	6" CEDAR	6	REMAIN	0	6
40705	12" CEDAR	12	REMAIN	0	12
40716	16" CEDAR	16	REMAIN	0	16
40717	12" CEDAR	12	REMAIN	0	12
40718	12" MT CEDAR	12	REMAIN	0	12
40719	12" MT CEDAR	12	REMAIN	0	12
40729	12" DT CEDAR	12	REMAIN	0	12
40731	12" CEDAR	12	REMAIN	0	12
40826	6" CEDAR	6	REMAIN	0	6
TOTAL				48	1360

TRACT 1					
TAG #	DESCRIPTION	DIA	DISPOSITION	REM	CREDIT
1541	8" ELM	8	REMOVE	8	0
1542	6" ELM	6	REMOVE	6	0
1561	16" OAK	16	REMOVE	16	0
40089	6" CEDAR	6	REMOVE	6	0
40094	16" CEDAR	16	REMOVE	16	0
40095	16" CEDAR	16	REMOVE	16	0
40155	10" MT CEDAR	10	REMOVE	10	0
40159	16" CEDAR	16	REMOVE	16	0
40163	14" CEDAR	14	REMOVE	14	0
40165	12" CEDAR	12	REMOVE	12	0
				TOTAL	120 0

TRACT 2					
TAG #	DESCRIPTION	DIA	DISPOSITION	REM	CREDIT
1509	8" MT MESQUITE	8	REMOVE	8	0
1510	6" ELM	6	REMOVE	6	0
1511	10" MT MESQUITE	10	REMOVE	10	0
1512	6" MESQUITE	6	REMOVE	6	0
1513	12" MT MESQUITE	12	REMOVE	12	0
1514	12" MT MESQUITE	12	REMOVE	12	0
1515	6" HACKBERRY	6	REMOVE	6	0
1516	8" MT MESQUITE	8	REMOVE	8	0
1517	6" ELM	6	REMOVE	6	0
1518	8" MT ELM	8	REMOVE	8	0
1519	14" MT MESQUITE	14	REMOVE	14	0
1520	6" ELM	6	REMOVE	6	0
1521	14" OAK	14	REMOVE	14	0
1522	6" ELM	6	REMOVE	6	0
1524	10" MT MESQUITE	10	REMOVE	10	0
1536	6" OAK	6	REMOVE	6	0
1537	8" DT HACKBERRY	8	REMOVE	8	0
1538	16" MESQUITE	16	REMOVE	16	0
1539	8" DT MESQUITE	8	REMOVE	8	0
1540	10" MESQUITE	10	REMOVE	10	0
1543	12" MT ELM	12	REMOVE	12	0
1544	10" MT MESQUITE	10	REMOVE	10	0
1545	10" MT MESQUITE	10	REMOVE	10	0
1546	6" ELM	6	REMOVE	6	0
1547	6" ELM	6	REMOVE	6	0
1548	6" ELM	6	REMOVE	6	0
1549	12" ELM	12	REMOVE	12	0
1557	12" OAK	12	REMOVE	12	0
1558	16" OAK	16	REMOVE	16	0
1559	12" ELM	12	REMOVE	12	0
40099	14" MT CEDAR	14	REMOVE	14	0
40103	12" CEDAR	12	REMOVE	12	0
40104	12" CEDAR	12	REMOVE	12	0
40105	12" CEDAR	12	REMOVE	12	0
40142	10" CEDAR	10	REMOVE	10	0
40146	8" MT CEDAR	8	REMOVE	8	0
40147	8" MT CEDAR	8	REMOVE	8	0
40154	14" CEDAR	14	REMOVE	14	0
40247	8" CEDAR	8	REMOVE	8	0
			TOTAL	380	0

(A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:

- (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
- (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
- (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.

(B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.

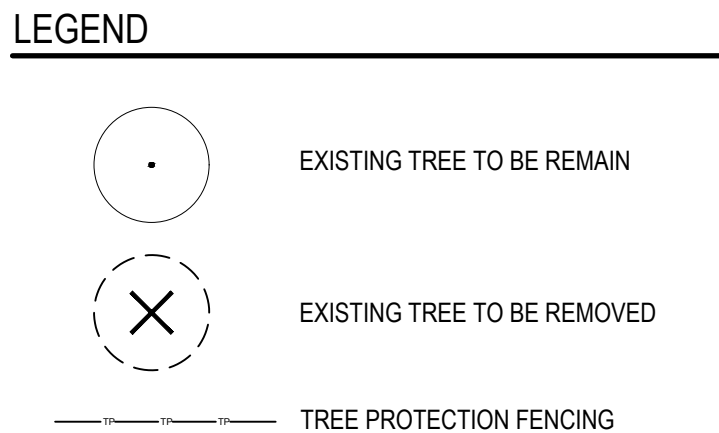
(C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.

(D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.

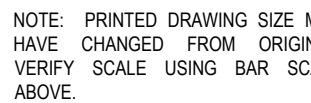
(E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR. PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CIRCUMFERENCE AND OF THE SAME SPECIES AS SPECIFIED BY THE LANDSCAPE ADMINISTRATOR, BEFORE OCCUPANCY OR USE, WITHOUT APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.

(F) THE LANDSCAPE ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.

(G) IF, IN THE OPINION OF THE LANDSCAPE ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.



NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE
OWNER AND LOCAL JURISDICTION PRIOR TO
COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE
DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE
WITH LOCAL TREE PRESERVATION ORDINANCE.

[illegible]

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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	TXA220137.00
DRAWN BY:	JRB
CHECKED BY:	MJH
DATE:	11/21/2022
CAD I.D.:	EXH

PROJECT:

FOR -



FIRST HARTFORD
REALTY CORPORATION

PROPOSED
DEVELOPMENT

1764 US 287 FRONTAGE
TARRANT COUNTY
MANSFIELD, TX 76063

BOHLER //

2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413



SHEET TITLE:

TREE DISPOSITION
PLAN
TRACTS 1 AND 2

SHEET NUMBER:

EXHIBIT E-1

ORG. DATE - 01/13/2023

TREE PROTECTION SPECIFICATIONS

MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

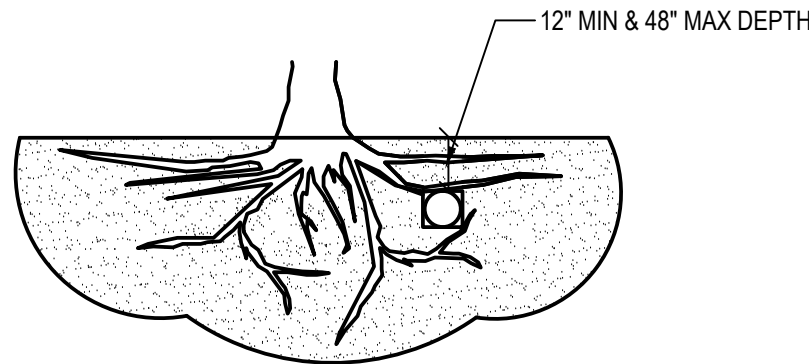
CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
- WITHIN THE CRZ:
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

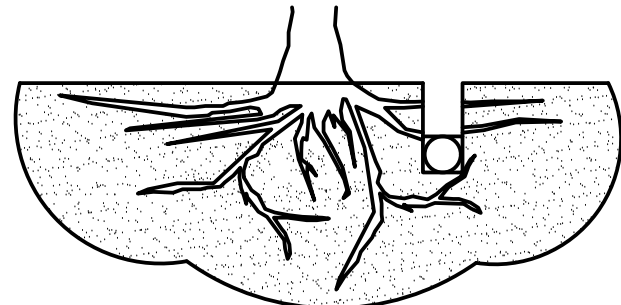
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.

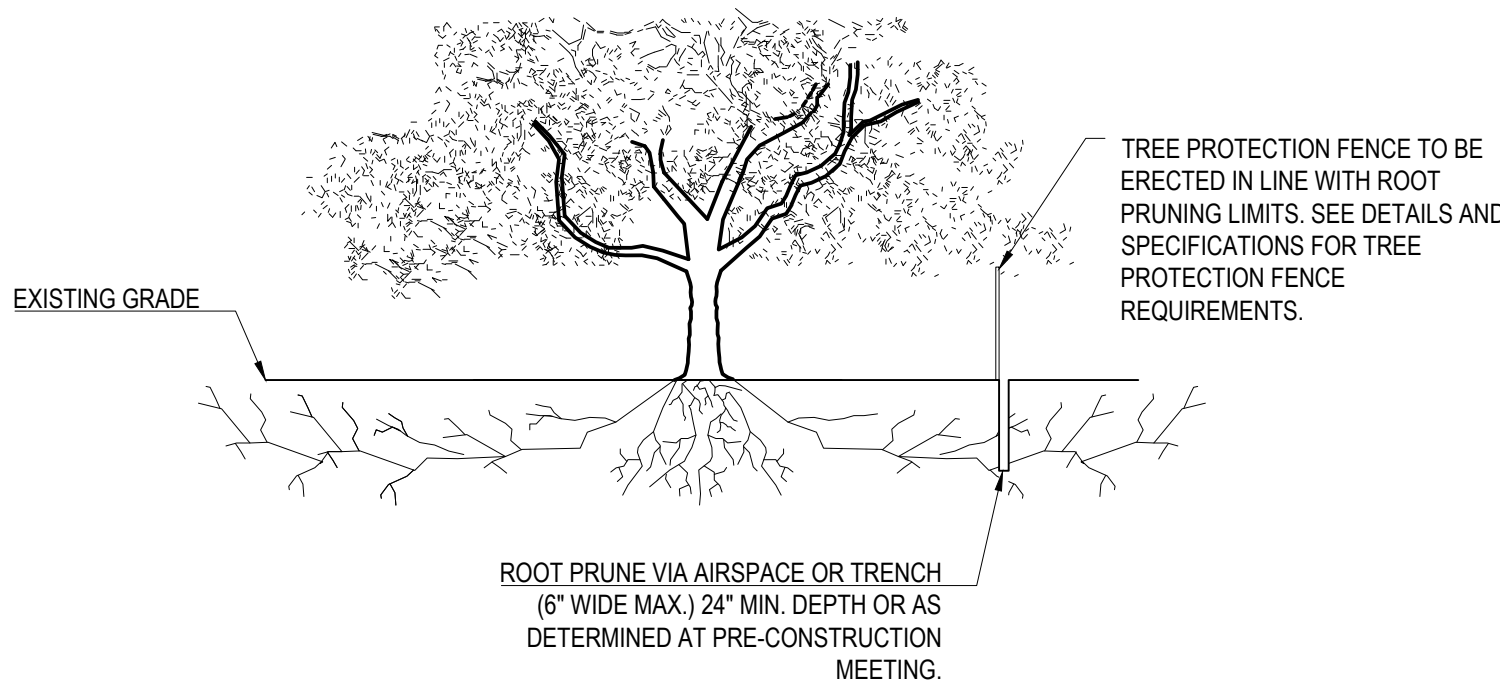


C BORING THROUGH ROOT PROTECTION ZONE

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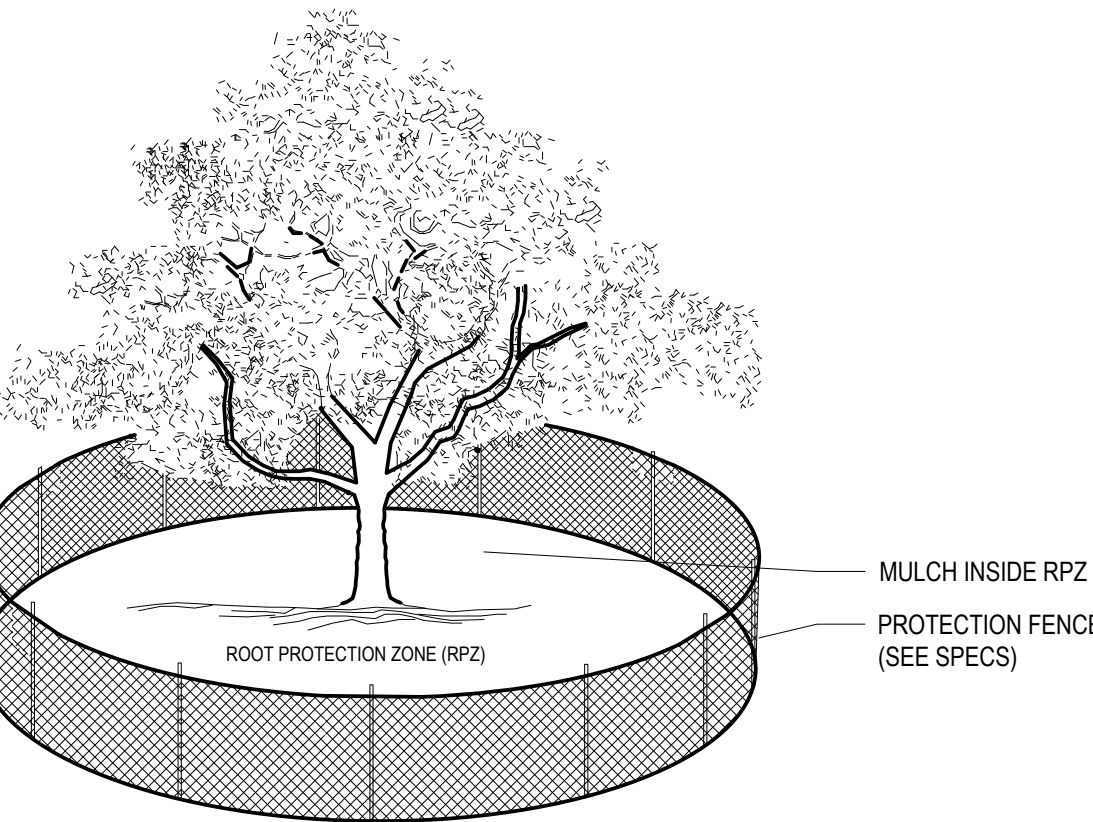
NOTES

- RETENTION AREAS WILL BE SET AS PART OF THE REVIEW PROCESS AND PRE-CONSTRUCTION MEETING.
- BOUNDARIES OF RETENTION AREAS MUST BE STAKED AT THE PRE-CONSTRUCTION MEETING AND FLAGGED PRIOR TO ROOT PRUNING.
- EXACT LOCATION OF ROOT PRUNING SHALL BE DETERMINED IN THE FIELD IN COORDINATION WITH THE FORESTRY INSPECTOR.
- TRENCH SHOULD BE IMMEDIATELY BACKFILLED WITH EXCAVATED SOIL OR OTHER ORGANIC SOIL AS SPECIFIED PER PLAN OR BY THE FORESTRY INSPECTOR.
- ROOTS SHALL BE CLEANLY CUT USING VIBRATORY KNIFE OR OTHER ACCEPTABLE EQUIPMENT. ROOT PRUNING METHODS AND MEANS MUST BE IN ACCORDANCE WITH ANSI STANDARD A3000.
- ALL PRUNING MUST BE EXECUTED AT LOD SHOWN ON PLANS OR AS AUTHORIZED IN WRITING BY THE FORESTRY INSPECTOR.
- SUPPLEMENTAL WATERING MAY BE REQUIRED FOR ROOT PRUNED TREES THROUGHOUT THE GROWING SEASON DURING CONSTRUCTION AND SUBSEQUENT WARRANTY AND MAINTENANCE PERIOD.



D ROOT PRUNING DETAIL

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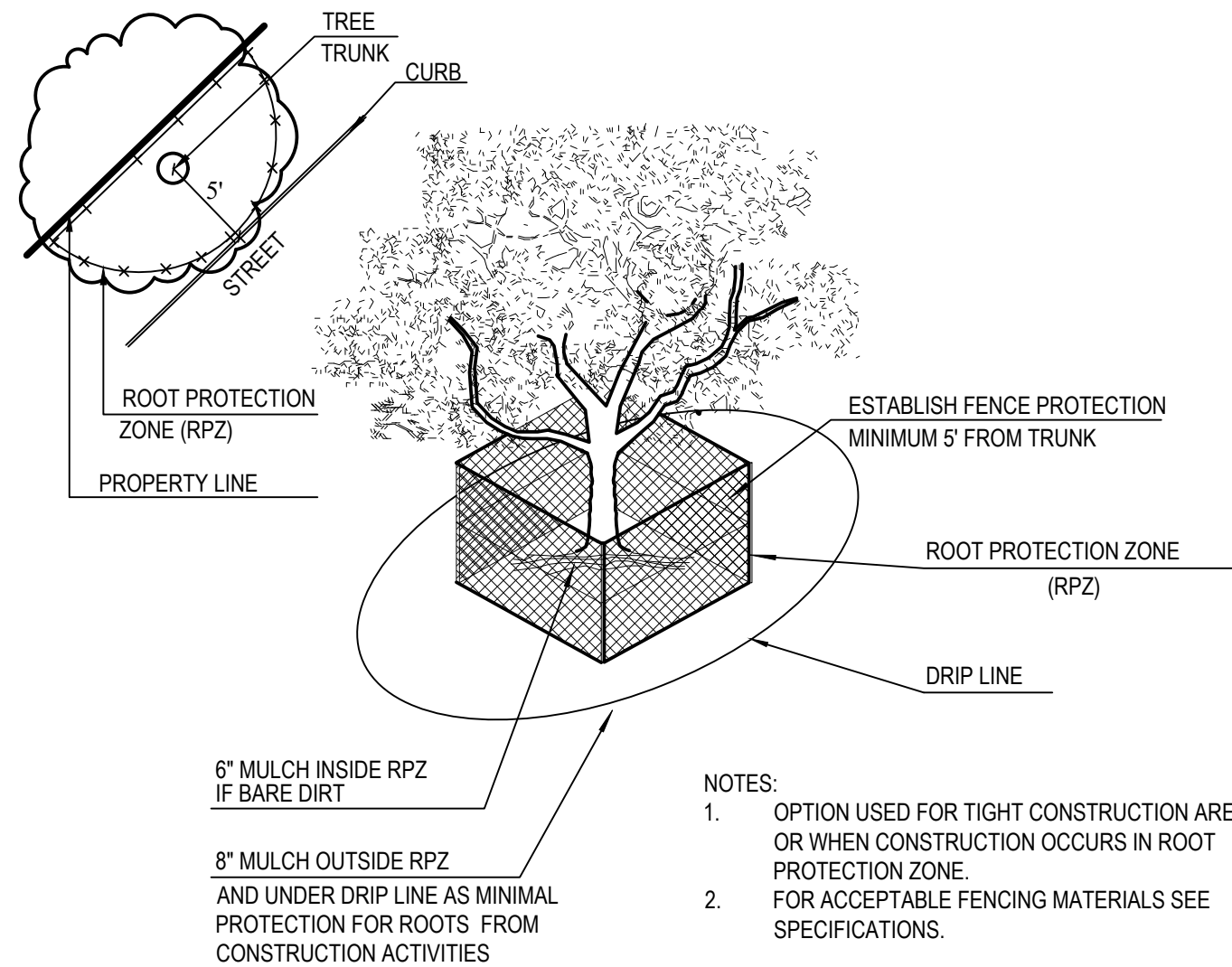


NOTES:

- THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

A TREE PROTECTION FENCE

SCALE: NOT TO SCALE



NOTES:

- OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
- FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION

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REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY



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FOR EXHIBIT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA220137.00
DRAWN BY: JRB
CHECKED BY: MJH
DATE: 11/21/2022
CAD ID: EXH

PROJECT:

MANSFIELD QSR

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2/21/23

SHEET TITLE:

TREE PROTECTION SPECIFICATIONS AND DETAILS

SHEET NUMBER:

EXHIBIT E-2

ORG. DATE - 01/13/2023