

EXHIBIT "B"

ZC#17-006

BROAD STREET GROCER PLANNED DEVELOPMENT

DEVELOPMENT STANDARDS AND REGULATIONS

These Development Standards and Regulations (the "Development Standards") shall apply to all development in the Broad Street Grocer Planned Development (the "Broad Street Grocer PD"), as further legally described in Exhibit "A", and are to be utilized in conjunction with the Development Plan for the Planned Development.

I. Permitted Uses. Uses permitted in the Broad Street PD shall only include:

Educational, Institutional and Special Uses: Art Gallery or Museum; church or Rectory; College, University, Business School; Community Center, Public; Convent or Monastery; Day Nursery or Child Care Center; Elementary or Secondary School (Public and Private); Fraternal Organization, Lodge or Civic Club; Hospital/Home/Center for General, Acute or Chronic Care; Kindergarten, Private; Labor Union or Similar Union Organization; Library; Public Park/Playground; Montessori School.

General Retail Uses: Bakery or Confectionery Store Retail; Book Store, Retail; Camera/Photography Supply; New Clothing Store; Electric Vehicle Charging Station; Drug Store/Pharmacy; Florist; Food Store; Furniture, Home Furnishings/Appliance Store; Upholstery, Retail; Gift Store; Handicraft or Art Object Sales Store; Hobby, toy, or Game Store; Jewelry Store; Luggage or Leather Goods Store; Nursery or Garden Store, Retail; Pet Shop; Sewing, Needlework and Goods Store; Stationary or Office Supply Store; Sporting Goods or Bicycle Store; Retail Auto Part Sales (No Maintenance or Work Done on Site); Cellular Store; Drive-thru Coffee or Donuts as Primary Business.

General Service and Office Type Uses: Advertising Agencies; Drive-In Banking Facilities; Banking Offices or Facilities Excluding Drive In; Beauty or Barber Shop; Catering Service; Computer and/or Data Processing Services; Eating Places without Drive-Through Service; Agent/Retail for Garment Pressing, Laundries or Dry Cleaning; Key Shop; Mailing, Reproduction, commercial Art, Photo or Steno Service; Medical or Dental Labs; Office, Physician, Dentist or other health practitioners; Office, Professional or Administration; Personnel Supply Services; Pet Grooming; Private Club or Lodge; Shoe Repair Shop/Shoe Shine Parlor; Studio or Photographer, Musician, or Artist; Tailor or Dressmaking Shop; Veterinarian Office Only.

Recreation and Entertainment Uses: Amusement, Commercial (Indoor); Bowling alley; Coin Operated Amusement Devices; Country Club; Miniature Golf; Theatre other than Drive In; Fitness Center/Gym.

2. Uses Not Permitted.
 - a) No bars of any kind, other than those that serve as an accessory use to a restaurant.
 - b) No hotels, motels, extended stay residences, or any other residential units.
 - c) No movie theaters.
 - d) No laundry or dry cleaning plant.
3. Area Height and Setback Regulations. Area, Height and Setback regulations shall be those required for development in the C-2 Community Business District as set forth in Article 4. Section 4500 of the City of Mansfield Zoning Ordinance or future amendment thereof.
4. Community Design Standards. Community unity design standards shall be those required for development in the C-2 Community Business District as set forth in Article 4. Section 4600 of the City of Mansfield Zoning Ordinance or future amendment thereof.
5. Off-Street Parking and Loading Standards. Off-street parking and loading standards shall be those required for development in the C-2 Community Business District as set forth in Article 7. Section 7200 of the City of Mansfield Zoning Ordinance or future amendment thereof.
6. Landscaping and Screening Standards. Landscaping and screening standards shall be those required for development in the C-2 Community Business District as set forth in Article 7. Section 7300 of the City of Mansfield Zoning Ordinance or future amendment thereof, except as prescribed in Sec. 10: "Variance Requests"
7. Sign Standards. Sign standards shall be those required for development in the C-2 Community Business District as set forth in Article 7. Section 7100 of the City of Mansfield Zoning Ordinance or future amendment thereof, except for the two shopping center signs shown in the Sign Plan. The sign plan is provided as Exhibit S-1.
8. Development Plan. Approval of the zoning for the Broad Street Grocer PD shall not require simultaneous approval of the Development Plan for the Broad Street Grocer PD; provided, however, no plat shall be approved or building permit issued for development in the Broad Street Grocer PD until the Development Plan has been submitted to the City for approval by the City Council. The purpose of Development Plan review for the Broad Street Grocer PD is to achieve the individualized site development review that would normally be accomplished under planned development district zoning at the time the initial zoning decision was made. In reviewing the Development Plan submitted pursuant to this provision, the City Council will be reviewing the site development proposal for the following issues:
 - a. Internal traffic circulation;
 - b. Impact on external traffic circulation;
 - c. Site signage;
 - d. Building facades and articulation;
 - e. Compatibility of the site design with adjacent properties;
 - f. Internal landscaping;
 - g. Internal and external lighting impacts;
 - h. Compliance with master community or neighborhood comprehensive planning documents;

- i. Adequacy of off-street parking, loading and delivery design;
- j. Storm water impacts and management; and
- k. Such other design factors as the City Council may determine to be appropriate based upon the location and character of the site.

Approval of the Development Plan by the City Council shall be by simple majority vote at the meeting without a public hearing. The Development Plan Application shall comply with the requirements of Article 5. Section 5100 F. of the City of Mansfield Zoning Ordinance. The City Council may approve the Development plan, approve it with modifications and development conditions deemed appropriate by the City Council, or deny the plan for any issue that is unresolved by the site development proposal as determined by the City Council. A denial of Development Plan shall not be considered as a denial of the use of the property

9. Lighting. A photometric plan shall be submitted as part of the Development Plan.

10. Variance Requests.

- a. A living screen wall shall be provided adjacent to the existing school starting at residential property line and heading north for approximately 600 feet. A masonry screen wall is not required adjacent to the Fire Station or School property.
- b. Building signage will be allowed on the north and western sides of the building. One building sign on the north side and one building sign on the western side.
- c. A variance to Section 4600 E. of the City of Mansfield Zoning Ordinance to allow an eight inch deep wall plane projection.
- d. A variance to Section 4600 E. of the City of Mansfield Zoning Ordinance to allow an eight inch tall variation in height over one hundred and fifty feet.
- e. Setbacks are as shown on Exhibit – A Development Plan.

11. All subsequent lots not provided with the initial PD Development Plan will require a Detailed Site Plan approval through City Council and compliance with the applicable requirements of this PD. The Grocery Store does not have to come back for detailed site plan approval.



August 4, 2017

Ms. Lisa Sudbury
City of Mansfield
Planned Development
1200 East Broad Street
Mansfield, TX 76063

**RE: *Grocer at Broad Street
ZC#17-006
Response to City Review Comments***

Dear Ms. Sudbury:

This letter is in response to changes due to the City Council meeting on July 24th for the Development Plan for Lidl East Broad Street, ZC#17-006.

1. The uses removed from the Development Standards include mortuary or funeral chapel, Vocational or trade school, nursing or assisted living facility.
2. The Landscape Plan has been revised to provide a wall detail with the requested concrete footing that extends to the finished grade.
3. A rendering of the live screening has been provided.

Regards,

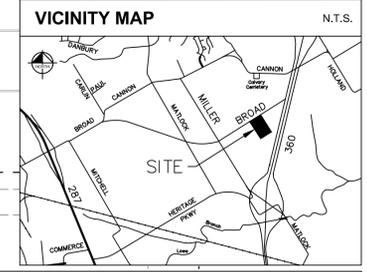
KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Sarah E. White".

Sarah Beth White, P.E.

CAB. A. SLIDE 3312
P.R.T.C.T.

TXU ELECTRIC DELIVERY
COMPANY EASEMENT
INST. NO. D205207694
O.P.R.T.C.T.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
+	QS	13	Quercus shumardii / Shumard Red Oak	3.5" cal, 12' ht, 5' spr	Full, Single Leader, Straight
+	QS2	16	Quercus shumardii / Shumard Red Oak	5" cal, 16' ht, 5' spr	Full, Single Leader, Straight
+	QV	44	Quercus virginiana / Southern Live Oak	3.5" cal, 12' ht, 5' spr	Full, Single Leader, Straight
+	TD	10	Taxodium distichum / Bald Cypress	3.5" cal, 12' ht, 5' spr	Full, Single Leader, Straight
UNDERSTORY TREE	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
+	BN	7	Betula nigra / River Birch Multi-Trunk	3" cal, 8' ht x 4' spr	Full, Multi-trunk, 3 cane min. 1" per cane
+	CC	6	Cercis canadensis / Eastern Redbud	3" cal, 8' ht x 3' spr	Full, Single Trunk
+	CL	5	Chilopsis linearis / Desert Willow	3" cal, 8' ht, 4' spr	Full, Multi-trunk, 3 cane min. 1" per cane
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
+	ILF	58	Ilex x attenuata 'Fosteri' / Foster's Holly	36" ht, 30" spr, 48" oc	Full to ground
+	PRU	168	Prunus caroliniana 'Bright 'N Tight' TM / Bright 'N Tight Carolina Laurel	72" ht, 36" spr, 48" oc	Full to ground
+	RHC	48	Rhaphiolepis indica 'Clara' / Indian Hawthorn	18" ht, 18" spr, 24" oc	Full
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
+	EUF	661	Eunonymus fortunei 'Colorata' / Purple-leaf Winter Creeper	12" ht, 12" spr, 12" oc	Full
+	SOD	TBD	Cynodon dactylon / Common Bermuda Grass		Solid, rolled tight with sand filled joints Sod to be 100% weed, disease, and pest free
+	SEED	TBD	Cynodon dactylon / Common Bermuda Grass		Hydroseed, See specifications
+	MULCH	TBD	Shredded Hardwood		3" Depth. See detail. All trees within sod areas shall receive 4' diameter mulch ring.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
- ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

SITE DATA	
SITE SIZE & COVERAGES	
LOT AREA (GROSS AND NET):	479,596 SF / 11.01 ACRES
BUILDING AREA (GROSS SQUARE FOOTAGE):	35,962 SF
LOT COVERAGE:	34.5%
BUILDING HEIGHT:	36'-6"
FLOOR AREA RATIO:	0.19
IMPERVIOUS AREA:	165,583 SF
LANDSCAPED AREA:	65.5%
ZONING	
EXISTING ZONING:	PD - THE RESERVE BASE ZONING - C-2
PROPOSED ZONING:	AMENDED PD
EXISTING USE:	VACANT
PROPOSED USE:	GROCER
OFF-STREET PARKING	
REQUIRED PARKING:	1 SPACE/200 SF = 180 SPACES
PROVIDED PARKING:	188 SPACES (INCLUDING 6 HANDICAPPED ACCESSIBLE SPACES)
OFF-STREET LOADING	
LOADING/UNLOADING SPACES REQUIRED:	1
LOADING/UNLOADING SPACES PROVIDED:	2

THE RESERVE DEVELOPMENT STANDARDS - NEIGHBORHOOD CENTER TWO SUB-DISTRICT

	REQUIRED	PROVIDED
2.1 BUILDING SETBACKS (FRONTAGE ZONE)		
TREES:		
- A DOUBLE ROW OF 5 INCH CALIPER TREES SHALL BE PLANTED PARALLEL TO E. BROAD STREET, WITH THE TREES IN EACH ROW PLANTED AT APPROXIMATELY 36 FEET ON CENTER. THE FIRST ROW OF TREES SHALL BE 10 FEET FROM BACK OF CURB. THE SECOND ROW OF TREES SHALL BE APPROXIMATELY 25 FEET BEHIND THE FIRST ROW OF TREES.	16 TREES	16 TREES
SHRUBS AND GROUNDCOVER:		
- LANDSCAPE ISLANDS WITH TREES SHALL ALSO HAVE EVERGREEN GROUNDCOVER.		
- A ROW OF EVERGREEN SHRUBS APPROXIMATELY 5 TO 6 FEET IN HEIGHT SHALL BE IN LINE WITH THE DOUBLE ROW OF TREES. SHRUBS SHALL BE 3 FEET IN HEIGHT AT INSTALLATION.		
9.4 SURFACE PARKING LANDSCAPE		
LANDSCAPE MEDIAN STRIPS:		
- 1 TREE PER 40 LF OF MEDIAN 256 LF / 40 LF = 7 TREES	7 TREES	7 TREES
14.3 STREET TREES ALONG E. BROAD STREET		
- SHALL BE A DOUBLE ROW OF TREES AS SPECIFIED IN SECTION 2.1		
PARKING ISLANDS		
- 1 TREE PER PARKING ISLAND	18 TREES	18 TREES
SCREENING		
- ADJACENT TO SF (BY20 & SW8)	19 TREES	19 TREES
- 1 TREE PER 25 LF		
- ADJACENT TO SCHOOL WEST (BY10 & SW6)	22 TREES	22 TREES
- 1 TREE PER 25 LF		
- ADJACENT TO FIRE STATION (BY10 "VACANT")	18 TREES	18 TREES
- 1 UNDERSTORY TREE PER 50 LF		
TOTAL TREES:	101 TREES	101 TREES

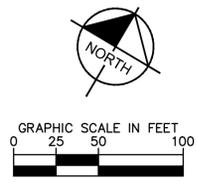
NOTES:

- LANDSCAPING MAINTENANCE: 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 A ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.
- NO TREES, SHRUBS, WALLS, FENCES, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLES.

GROCER-DEVELOPMENT PLAN
Being 11.01 Acres Out Of The
William Howard SURVEY,
Abstract No. 690
Lot 1R2, Block 1 -
New Intermediate School Addition
City of Mansfield, Tarrant County, Texas
SUBMITTED: MAY 15, 2017
ZC#17-006

Owner: OSK INVESTMENTS LP
3000 East Broad Street
Monstfield TX, 76063
Contact: Jeff Brogden
Phone: (817) 299-6300

LANDSCAPE ARCHITECT: Kimley-Horn and Associates, Inc.
5750 Genesis Ct, Suite 200
Frisco, Texas 75034
Contact: KENZIE L. PORTER
Phone: (972) 704-1187



Kimley-Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-238-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
P.L.A. KENZIE L. PORTER
L.A. No. 3128 Date: 8/20/17

PROJECT No.: 0656041
DATE: JULY 2017
SCALE: AS SHOWN
DESIGNED BY: CLF
DRAWN BY: CLF
CHECKED BY: KLP

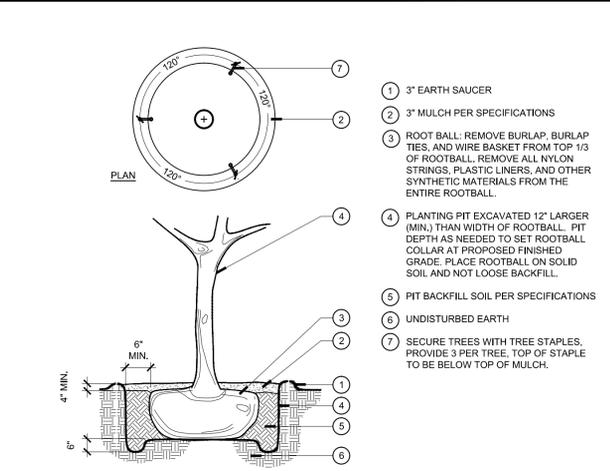
**EXHIBIT D -
LANDSCAPE PLAN**

RETAIL
CITY OF MANSFIELD, TX
CASE NO. (ZC#17-006)

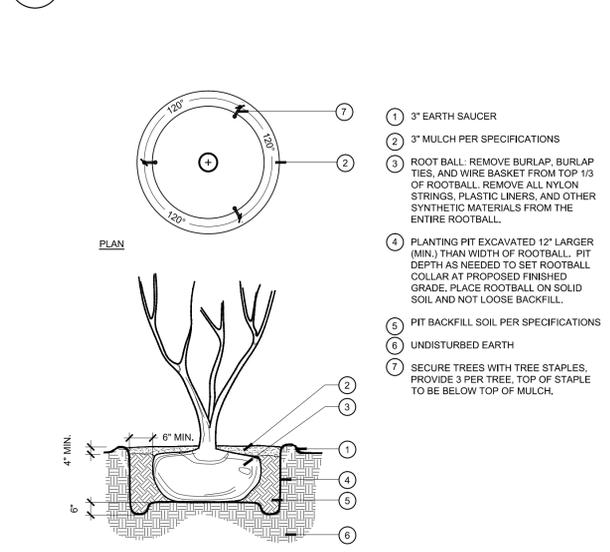
SHEET NUMBER
LP 1.01

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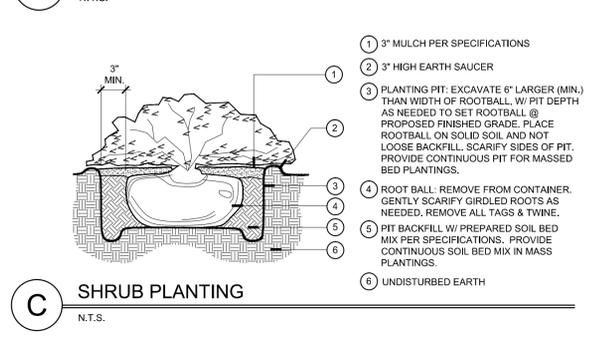
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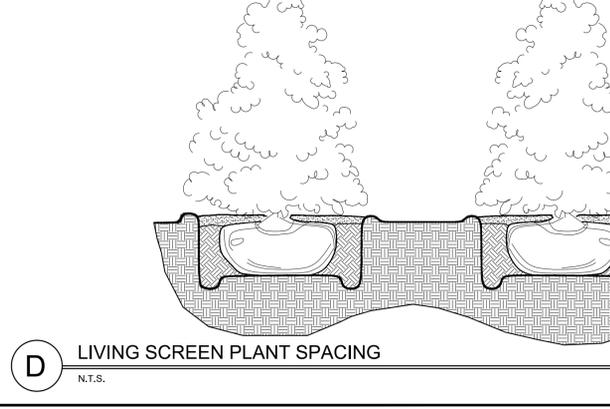
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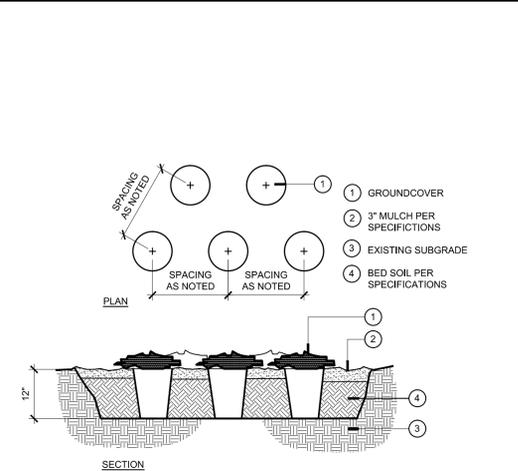
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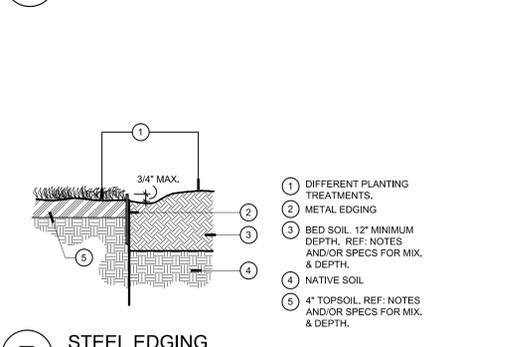
C SHRUB PLANTING
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D LIVING SCREEN PLANT SPACING
N.T.S.



E GROUNDCOVER PLANTING
N.T.S.



F STEEL EDGING
N.T.S.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK**
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
- ALL EXISTING BUILDINGS, WALKS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THIS CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.

- C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE COMPACTION BY DRIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FOUR (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES IN CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.

- D. MATERIALS**
- SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL, ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL OF SAMPLES, DELIVERY OF MATERIALS MAY BEGIN.
- MATERIALS SAMPLES**
- MULCH ONE (1) CUBIC FOOT
 - TOPSOIL ONE (1) CUBIC YARD
 - PLANTS ONE (1) OF EACH VARIETY

- E. TOPSOIL**
1. ASTM D5268. NATURAL, FRIABLE, FERTILE, FINE LOAMY SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A PH RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SODS, STIFF CLAY, STONES LARGER THAN 1 INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. VERIFY AMOUNT OF SUITABLE TOPSOIL STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING BEDS.
4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
5. OBTAIN TOPSOIL, DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP, DO NOT OBTAIN FROM AGRICULTURAL LAND, SODS, OR MARSHES.
6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT PERMITS ARE CURRENT AND ACTIVE.
7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.

- F. ORGANIC SOIL AMENDMENTS**
1. MANURE: WELL-ROTTED, UNEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIALS. FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WEGD SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
 2. BACK TO NATURE: COMPOST OR COMPOST OR APPROVED EQUIVALENT.
 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
 5. BIOMASS: CASTING GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
 6. WORM CASTINGS: EARTHWORMS.
- G. INORGANIC SOIL AMENDMENTS**
1. LIME: ASTM C590, CLASS 0 AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE, FORTY (40) PERCENT PASSING NO. 20 SIEVE AND A MINIMUM OF 55 PERCENT PASSING NO. 60 SIEVE.
 2. SULFUR: GRANULAR, BIODEGRADABLE, CONTAINING A MINIMUM OF 90 PERCENT SULFUR, WITH A MINIMUM OF 99 PERCENT PASSING NO. 8 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
- H. PLANTING SOIL MIX**
1. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" MIN) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON DRAWING PLAN.
 2. SODDED AREA TOPSOIL: ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL. PRIOR TO INSTALLATION, TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, PH RANGE OF 5.5 TO 7.4 PERCENT, WITH 2% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 95% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN, AND 95% MORE SHALL PASS THROUGH A 3/4 INCH SCREEN. TOPSOIL SHALL BE REVIEWED AND APPROVED BY OWNER'S LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN) CONTAINER.

- I. WATER**
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO SUSTAIN AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NUTRIENT MANAGEABLE ELEMENTS DETRIMENTAL TO PLANTS. WATER MEETING THE ABOVE STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY HIS TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- J. COMMERCIAL FERTILIZER**
- COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA; IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL, UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS:
1. SHRUBS AND TREES - MORGANTO OR APPROVED EQUAL
 2. ANNUALS AND GROUND COVER - GOMCOTC/SIBERRA 16-14-14
 3. SODS - 8-8-8 FERTILIZER
- IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE AGRIFORM PLANTING TABLETS AT 24-10-0 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.

- K. MULCH**
- MULCH MATERIAL SHALL BE MOISTENED AT THE TIME OF APPLICATION TO PREVENT WIND DISPLACEMENT, AND APPLIED AT A DEPTH OF 3 INCHES. SEE PLANT LIST FOR TYPE OF MATERIAL AND GRADE.
- L. DIGGING AND HANDLING**
1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND PREVENT ROOTS FROM DRYING OUT PRIOR TO PLANTING.
 2. BALLS AND BURLAPPED PLANTS (88) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO COVER THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. BALLS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
 3. PLANTS MARKED 'BR' IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
 4. PROTECTION OF PALMS (IF APPLICABLE): ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
 5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.

- M. CONTAINER GROWN STOCK**
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED TOPS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TWIGS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN SHALL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.
- N. COLLECTED STOCK**
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOT BALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.

- O. NATIVE STOCK**
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) YEARS PRIOR TO ARRIVAL AT THE SITE. PLANTS ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.
- P. MATERIALS LIST**
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR ANY DISCREPANCY BETWEEN THE QUANTITIES SHOWN BETWEEN THE BIDDERS TAKE OFF AND THE PLANT LIST QUANTITY. THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- Q. FINE GRADING**
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADINGS OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUTE GRADED BY OTHERS, BEING AS SHOWN ON THE DRAWINGS SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR, UNLESS OTHERWISE NOTED.
 2. THE LANDSCAPE CONTRACTOR SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOD AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE BY HAND AND/OR WITH ALL EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER. AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.

- R. PLANTING PROCEDURES**
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANTING BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SUCH SOIL CONDITIONS BENEATH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER, FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CORRECTIVE MEASURES THE RESPONSIBILITY OF THE CONTRACTOR.
 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS), WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
 3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 36" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.
 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
- S. GENERAL:** COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EMPLOYED.
- T. THE WORK SHALL BE COORDINATED WITH OTHERS TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.**

- 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260.1, UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED PLANTING SOIL AS SPECIFIED HEREIN (SECTION H). TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF POOR DRAINAGE EXISTS, LITTLE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET IN LINE AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLANT WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER JETTING BY SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. 'JET STICK' OR EQUAL IS RECOMMENDED.**
- 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.**
- 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION H OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 2-GRAM 'AGRIFORM' PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:**
- TWO (2) TABLETS PER 1 GAL PLANT
 - THREE (3) TABLETS PER 2 GAL PLANT
 - FOUR (4) TABLETS PER 10 GAL PLANT
 - LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
- 10. TREES AND SHRUBS SHALL BE SET AT SUCH A LEVEL THAT, AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMING.**
- 11. FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES, STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC. SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.**
- 12. PRUNING:** EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUNKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
- 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6" REMOVE AND DISPOSE ALL DEBRIS FROM PLANTING AREAS. SPRAY APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.**

- 15. MULCHING:** PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
- 16. HERBICIDE WEED CONTROL:** ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, 'ROUND-UP' SHALL BE APPLIED FOR WEED CONTROL BY QUALIFIED PERSONNEL TO ALL PLANTING AREAS. SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREAT ALL PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.
- 17. LAWN SODDING**
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS. AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE LEVELED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH SURFACE THAT IS UP TO THE REQUIRED GRADE.
 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. UTILIZING APPROVED MIX FERTILIZER, THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.

- 4. SODDING**
- A. THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
- B. THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY, TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
- C. SOD PANELS SHALL BE LAID TIGHTLY TOGETHER SO AS TO MAKE A SODDED SOLID LAWN AREA. SOIL SHALL BE LAD UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTING AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOD LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMER SPECIFIED FOR SUCH PURPOSES, AND SUCH PURPOSES, AND THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOPDRESSING IS NECESSARY AFTER ROLLING TO FILL THE JOISTS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN SOIL, THIS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.
- D. DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE TOPS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWAITING OR EXCESSIVE HEAT AND MOISTURE.**

- 5. SEEDING**
1. PROVIDE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE. FURNISH TO OWNER DETAILED GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
 2. SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES. PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGES OF PURITY, GERMINATION, AND MAXIMUM PERCENTAGE OF WEED SEED. SEED MIXTURES VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO-AND-LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.
 3. DO NOT PERFORM SEEDING IN WINDY CONDITIONS.
 4. SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
 5. PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRAW MULCH AND TACKIFIER, BONDED FIBER MATRIX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.
 6. SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULT/PACKER OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS INACCESSIBLE TO CUT/PACKER, LIGHTLY RAKE SEEDS GROUND WITH FLEXIBLE RAKES AND ROLL WITH WATER-BALLAST ROLLER. AFTER ROLLING, MULCH WITH STRAW MULCH AT THE RATE OF 2 TONS PER ACRE.
 7. SURFACE LAYER OF SOIL FOR SEEDING AREAS SHALL BE KEPT MOIST DURING GERMINATION PERIOD. WATER SEEDING AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO EQUIVALENT OF 8 INCHES DEPTH.
 8. CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GIVE ALL SEEDING AREAS ESTABLISHED AS INTENDED.

- 6. LAWN MAINTENANCE:**
- A. WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL EXPOSED SUNGREN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL, WORK (INCLUDING REGRADE IF NECESSARY).
- B. WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE OF SUFFICIENT QUANTITY TO WET OR RESTORE WATER TO DEPTH OF FOUR (4) INCHES. CONTRACTOR TO DETERMINE IF SITE IS IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL IF ANY ARE IN PLACE.

- T. CLEAN-UP**
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- U. PLANT MATERIAL MAINTENANCE**
- ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- V. MAINTENANCE (ALTERNATE BID ITEM)**
1. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.

- W. GUARANTEE**
1. THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF ONE (1) CALENDAR YEAR COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
 2. THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL, INCLUDING SODS, INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
 3. REPLACEMENT ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED, PLANTED AND MULCHED AS SPECIFIED UNDER 'PLANTING'. AT NO ADDITIONAL COST TO THE OWNER.
 4. IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN THE HEALTH OF PLANT GROWTH. IT IS SUGGESTED SUCH SITE VISITS SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.

- X. FINAL INSPECTION AND ACCEPTANCE OF WORK**
1. FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HEREIN DESCRIBED.

NO.	REVISIONS	DATE	BY

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 FOR REVIEW ONLY
 Not for construction purposes.
 P.L.A. KENDIE R. PORTER
 L.A. No. 3128 Date: 8/20/17

PROJECT No. 08050474	DATE: JULY 2017	SCALE: AS SHOWN	DESIGNED BY: CLF	DRAWN BY: CLF	CHECKED BY: KLP
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EXHIBIT D - LANDSCAPE SPECIFICATIONS & DETAILS
RETAIL
 CITY OF MANSFIELD, TX
 CASE NO. (Z#17-006)
 SHEET NUMBER
LP 2.01
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VIEW KEY PLAN

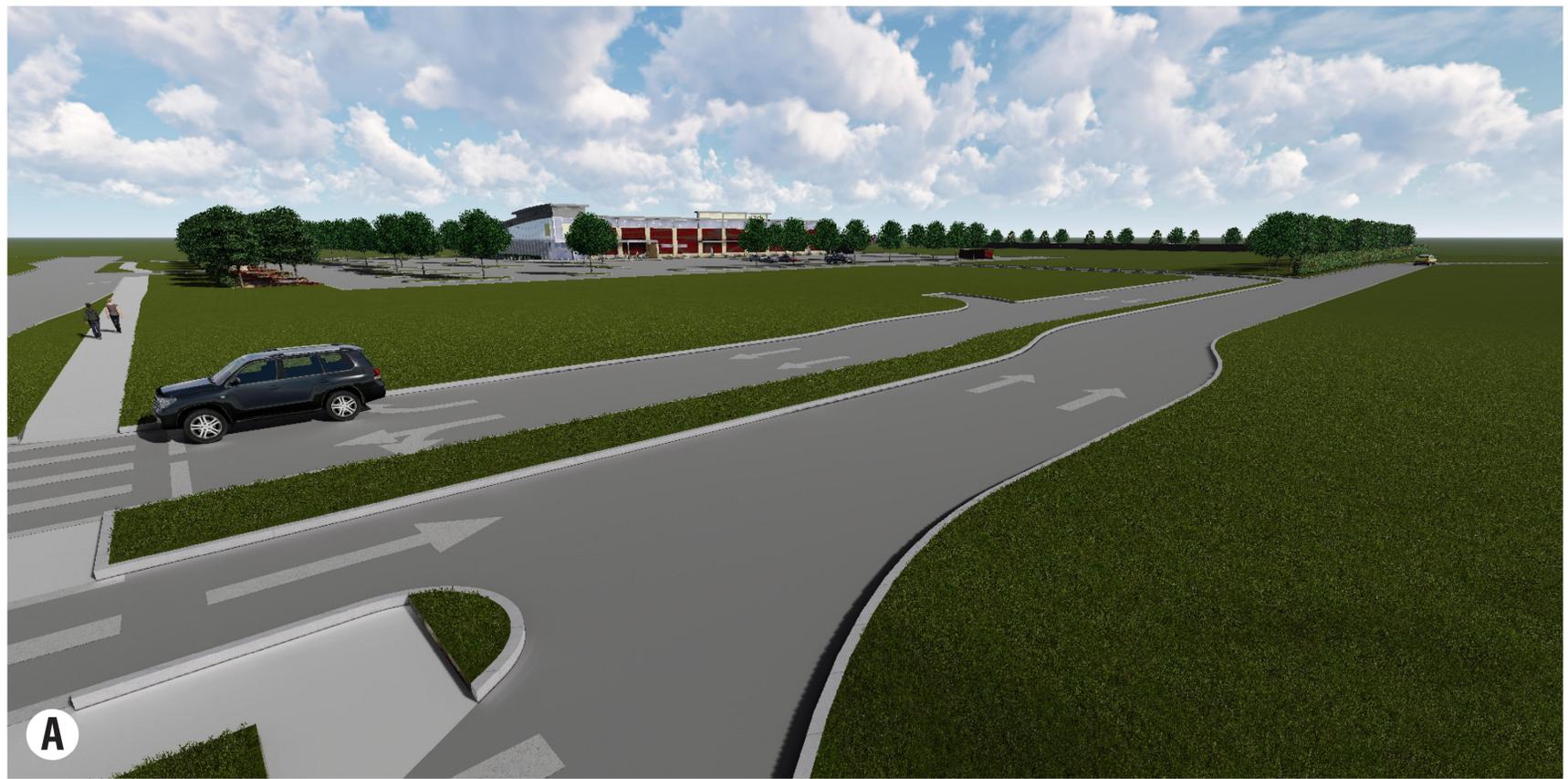


GROCER, MANSFIELD - BROAD STREET

MANSFIELD, TEXAS



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GRO CER, MANSFIELD - BROAD STREET

MANSFIELD, TEXAS