

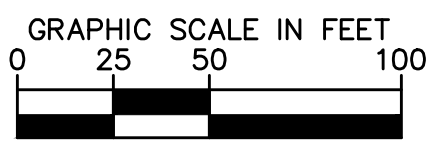
| TREES | CODE | QTY | BOTANICAL NAME / COMMON NAME | SPECIFICATIONS | REMARKS |
|-----------------|-------|-----|---|--------------------------|--|
| | QS | 13 | Quercus shumardii / Shumard Red Oak | 3.5" cal, 12' ht, 5' spr | Full, Single Leader, Straight |
| | QS2 | 16 | Quercus shumardii / Shumard 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, Staight, 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 | 248 | 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 | Euonymus fortunei 'Colorata' / Purple-leaf Winter Creeper | 12" ht, 12" spr, 12" oc | Full |
| Misc. | CODE | QTY | BOTANICAL NAME / COMMON NAME | SPECIFICATIONS | REMARKS |
| | 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 |

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

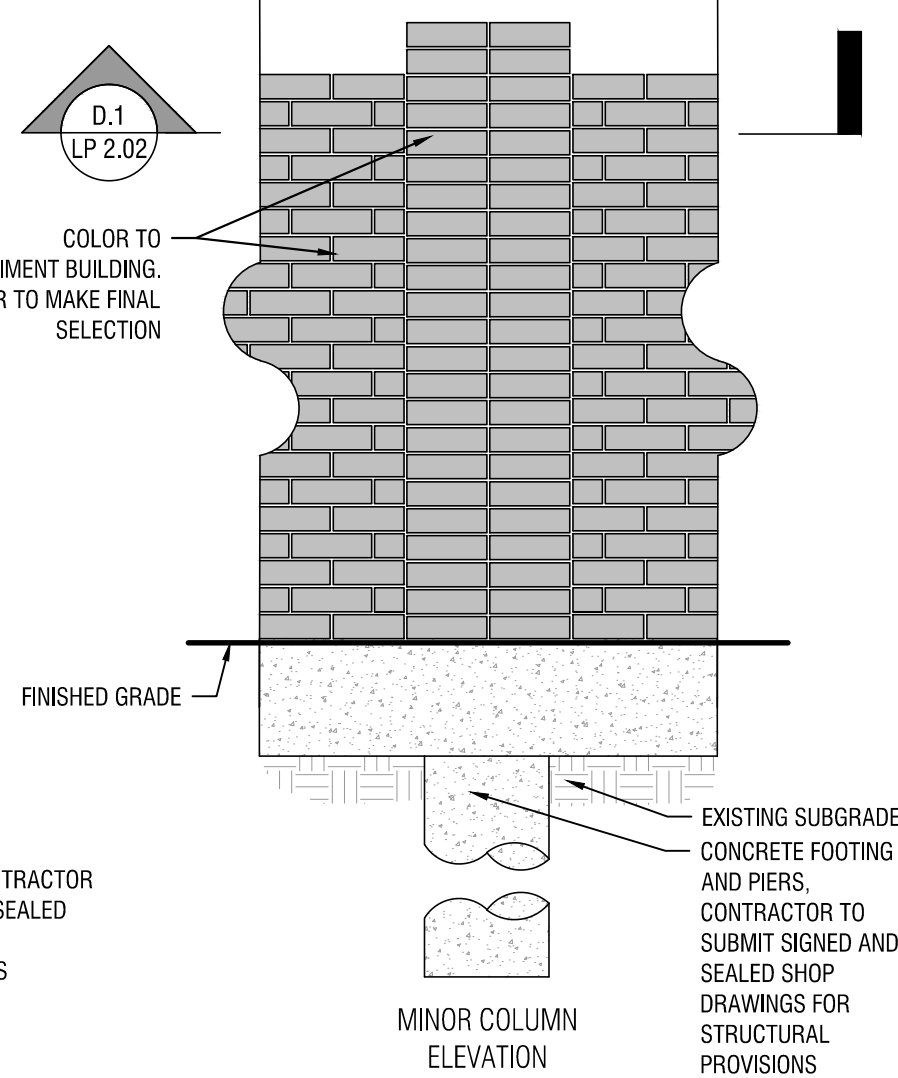
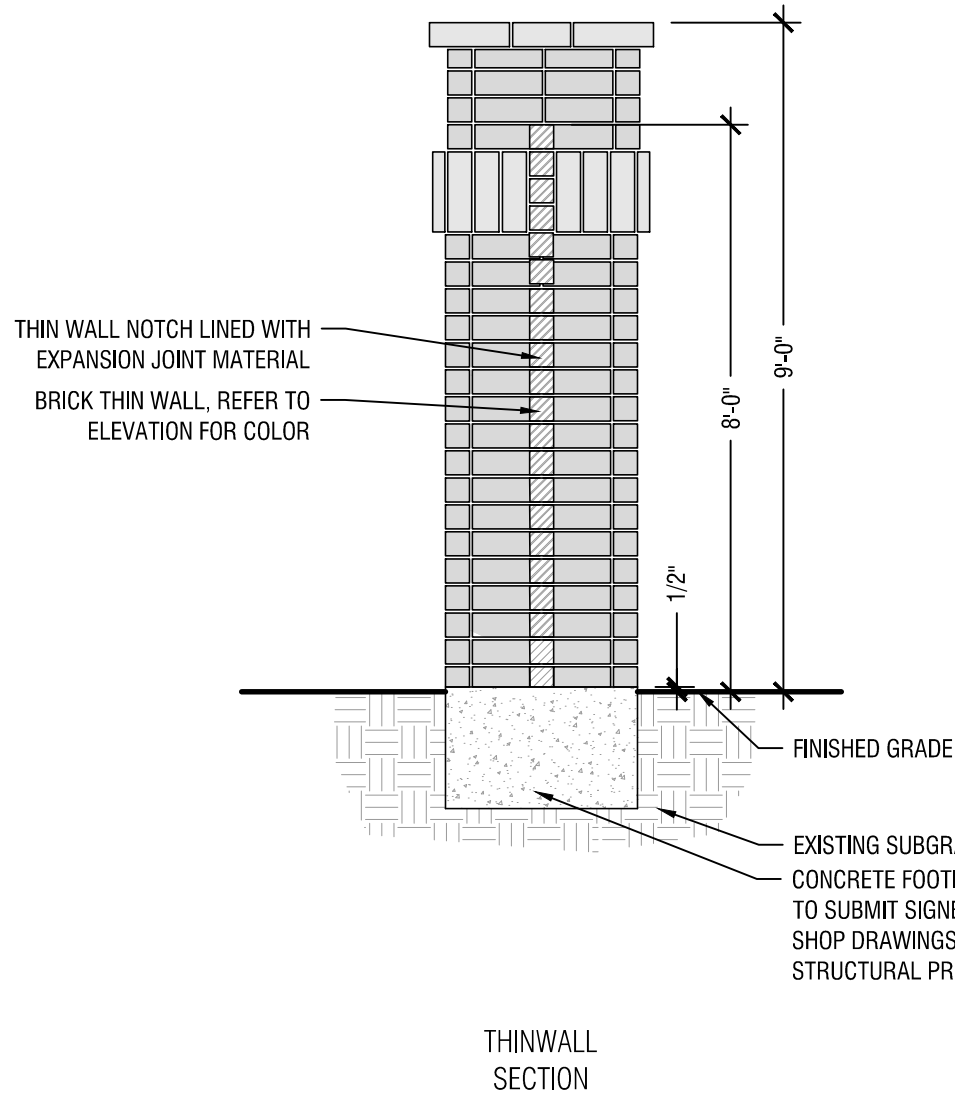
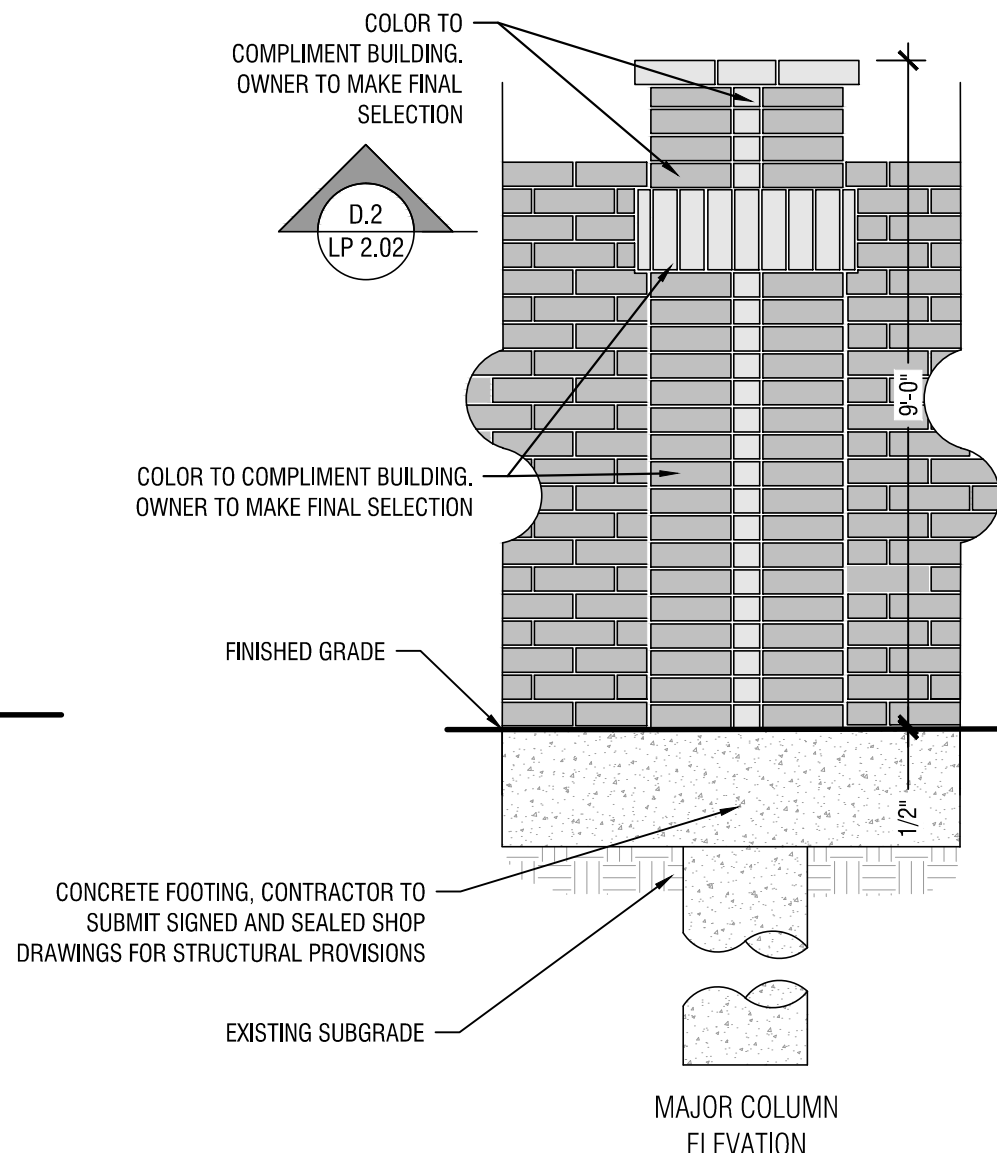
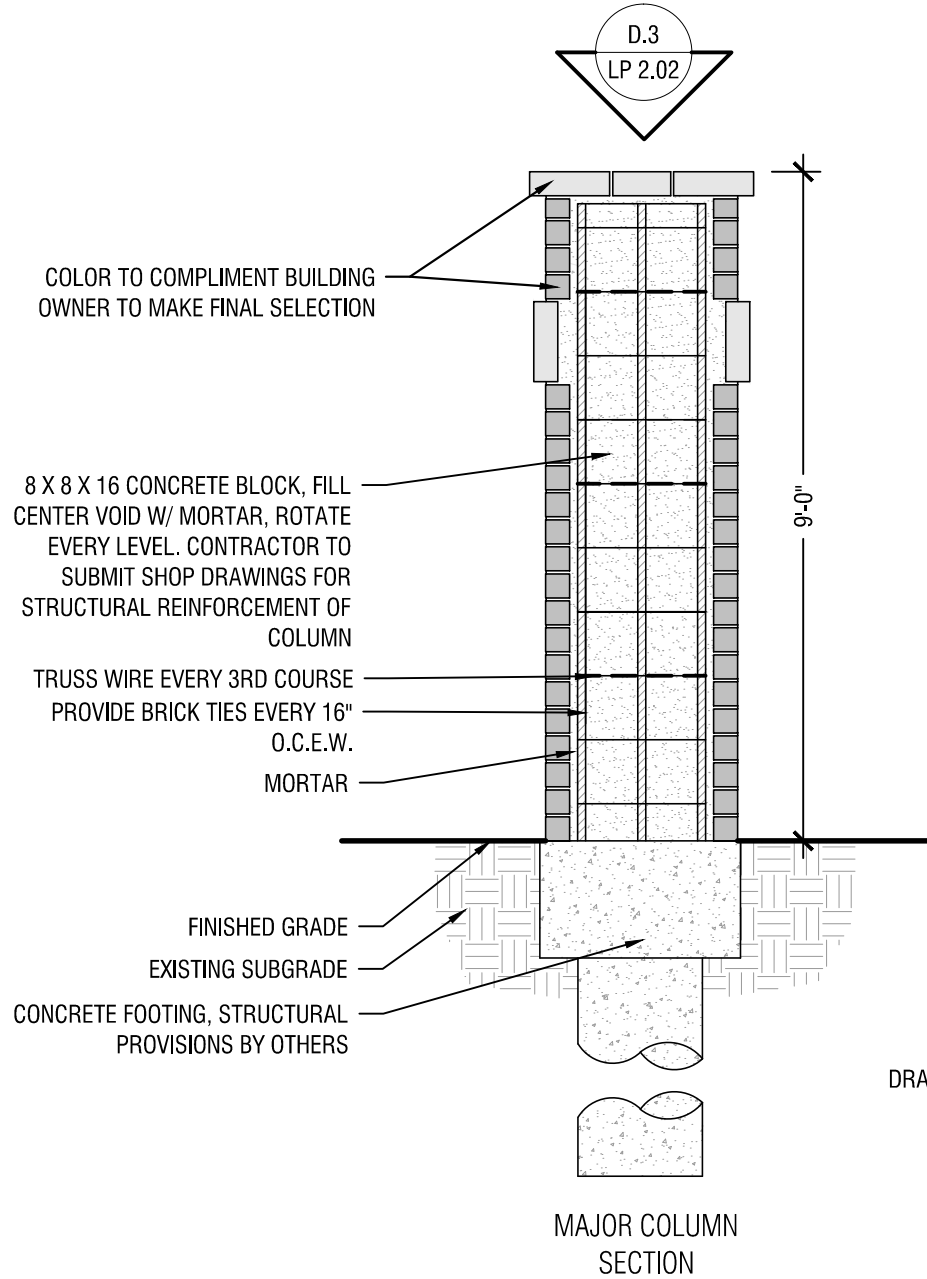
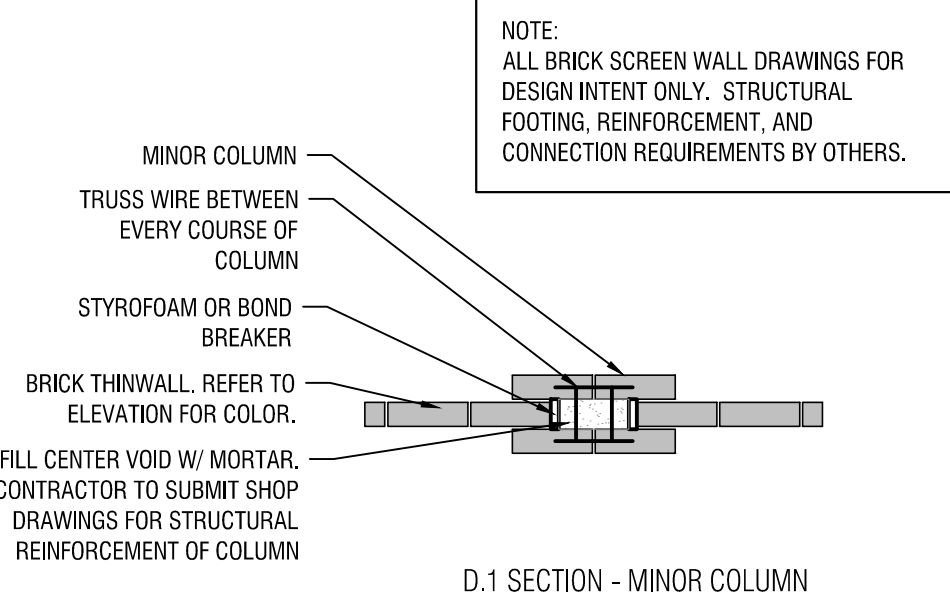
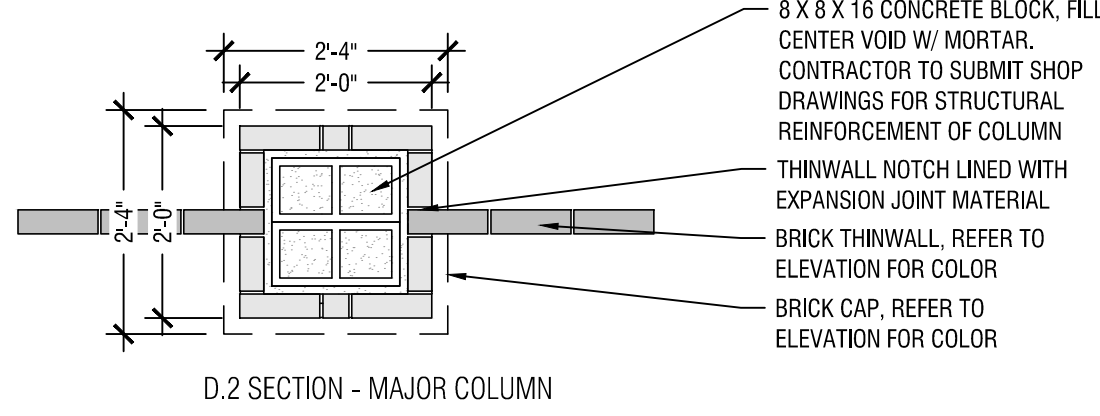
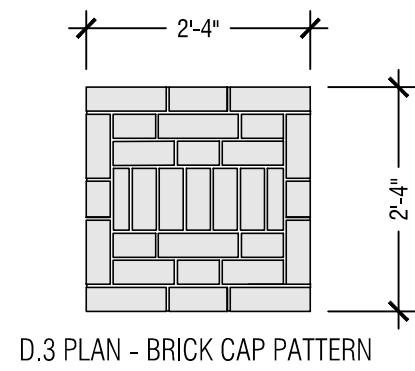
1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. 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.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
9. 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.
10. 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 TO BE LIMITED TO, MOVING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND MAINTAINING ACTIVITIES CONFINED 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.
11. 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.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUIV). 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.
14. 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.

| 2.1 BUILDING SETBACKS (FRONTAGE ZONE) | | REQUIRED | PROVIDED |
|--|------------------|------------------|--------------------------------------|
| 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) 1 TREE PER 25 LF | 19 TREES | 19 TREES | |
| - ADJACENT TO SCHOOL WEST (BY10 & SW6) 1 TREE PER 25 LF | 22 TREES | 22 TREES | "6" SCREEN PROVIDED BY LIVING SCREEN |
| - ADJACENT TO FIRE STATION (BY10 "VACANT") 1 UNDERSTORY TREE PER 50 LF | 18 TREES | 18 TREES | |
| TOTAL TREES: | 101 TREES | 101 TREES | |

1. 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.
2. NO TREES, SHRUBS, WALLS, FENCES, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLES.



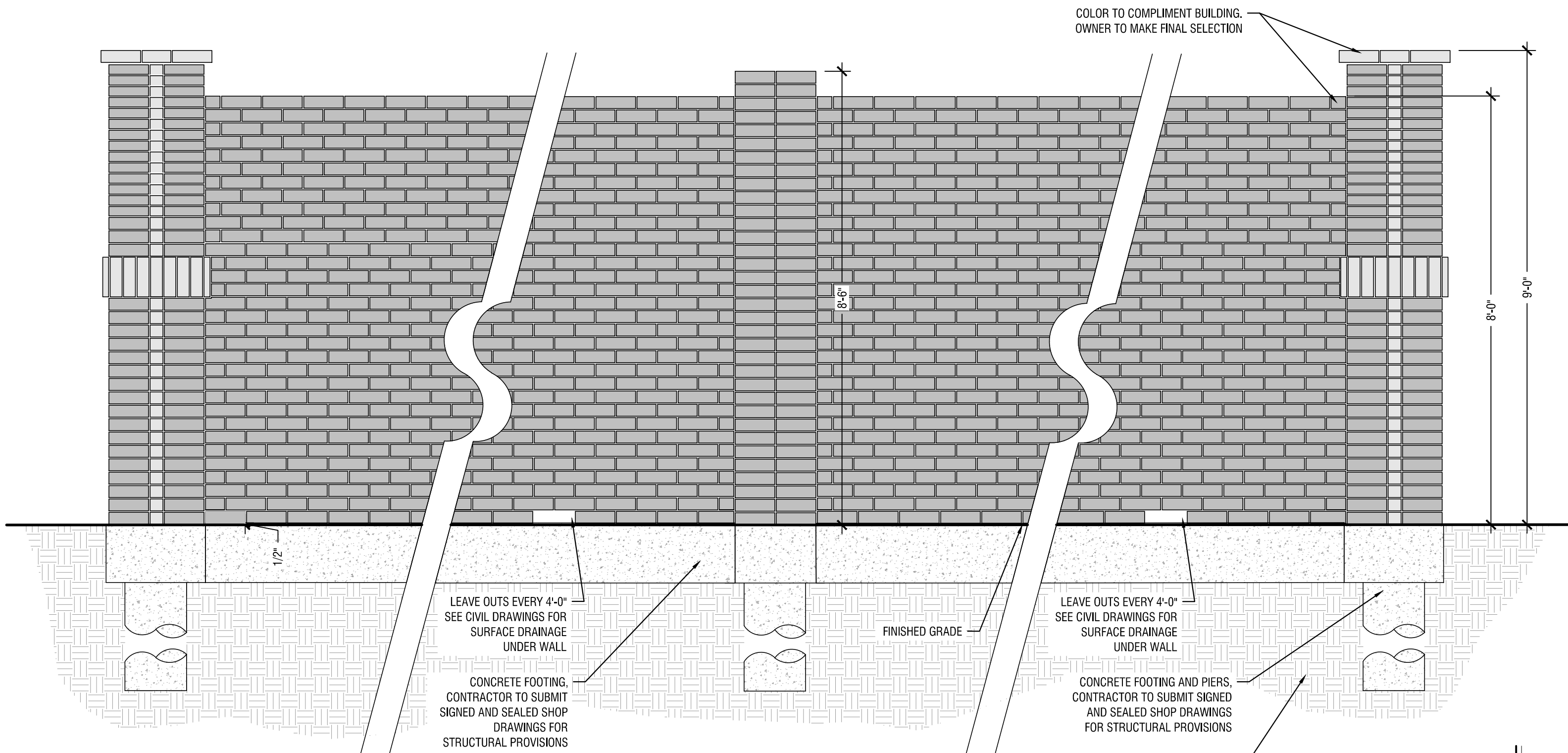
| | |
|------------------------|----------------------------------|
| Owner: | LANDSCAPE ARCHITECT: |
| OSK INVESTMENTS LP | Kimley-Horn and Associates, Inc. |
| 3000 East Broad Street | 5750 Genesis Ct, Suite 200 |
| Mansfield TX, 76063 | Frisco, Texas 75034 |
| Contact: Jeff Brogden | Contact: KENZIE PORTER PLA |
| Phone: (817) 299-6300 | Phone: (972) 704-1187 |



Brick Wall Columns

Scale: 1/2" = 1'-0"

NOTE:
ALL BRICK SCREEN WALL DRAWINGS FOR
DESIGN INTENT ONLY. STRUCTURAL
FOOTING, REINFORCEMENT, AND
CONNECTION REQUIREMENTS BY OTHERS.



Brick Screen Thin Wall

Scale: 1/2" = 1'-0"

EXHIBIT D - SCREEN
WALL DETAILS

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

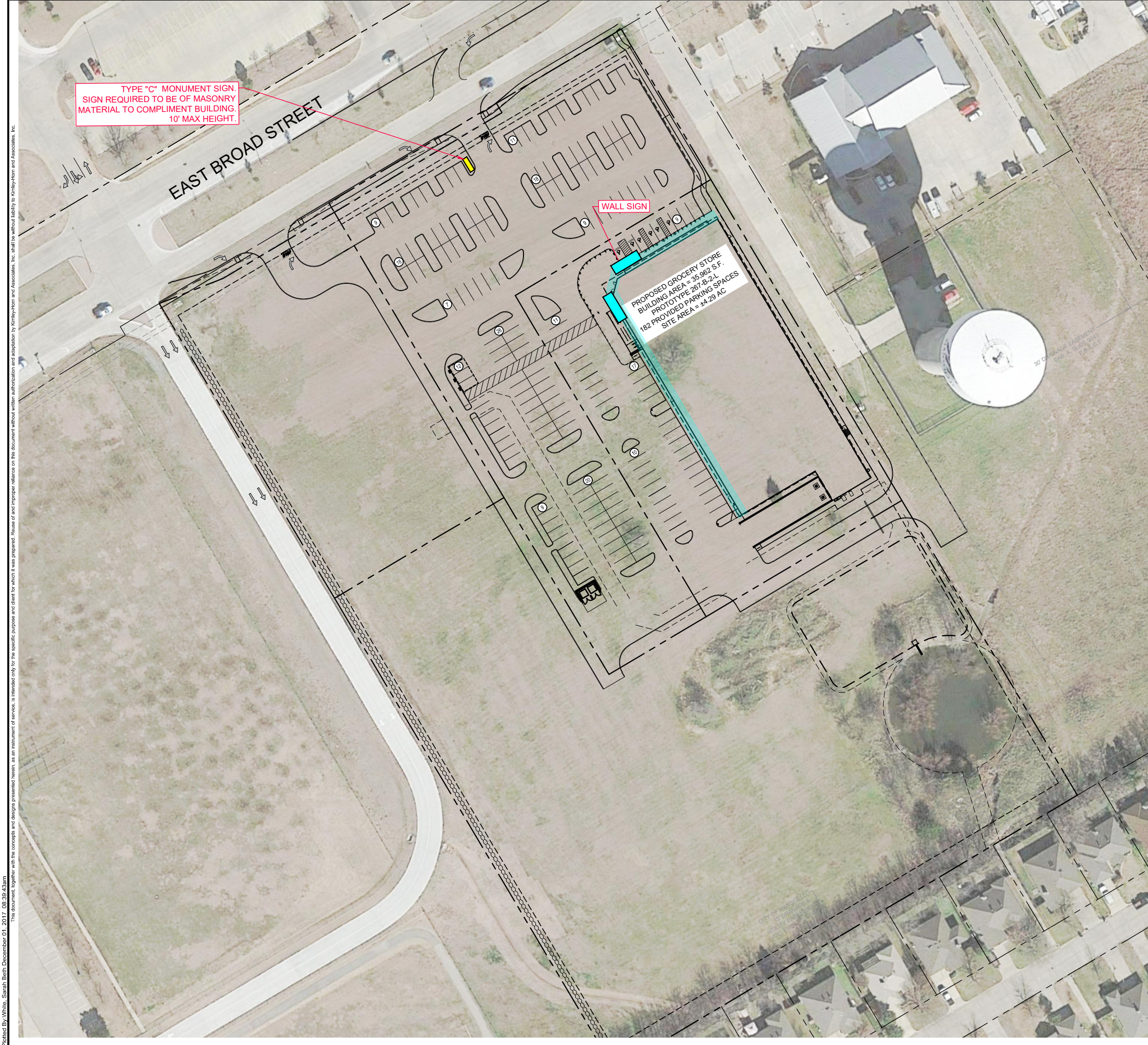
SHEET NUMBER
LP 2.02

Kimley»Horn

12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE 972-770-1300 FAX 972-239-3820
TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.L.C. KENZIE L. PORTER
L.A. No. 3128 Date 11/30/2017

PROJECT No. 044500141
DATE: NOV. 2017
SCALE: AS SHOWN
DESIGNED BY: CLF
DRAWN BY: CLF
CHECKED BY: KLP



LEGEND

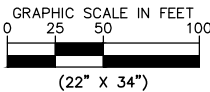
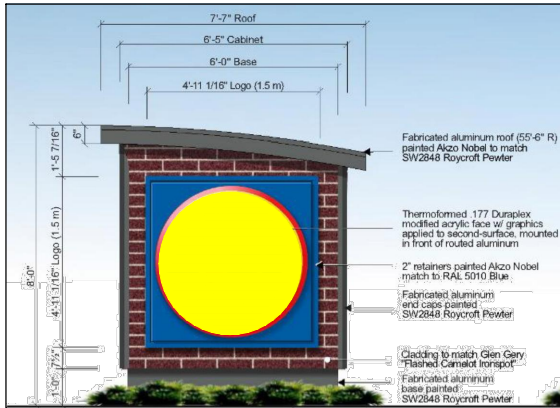


STANDARD BUILDING
MOUNTED SIGN LOCATION



RECOMMENDED FREESTANDING SIGN
LOCATION - MONUMENT C

MONUMENTC



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: December 1, 2017
ZC#17-006

Owner:
OSK INVESTMENTS LP
902 Turnberry Ln,
Southlake TX, 76092
Contact: Rajesh Gogia
Phone: (214) 502-8157

Engineer/Surveyor:
Kimley-Horn and Associates, Inc.
12750 Merit Drive, Suite 1000
Dallas, Texas 75251
Contact: Sarah Beth White, P.E.
Phone: (972) 770-1300

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| SEQ OF EAST BROAD STREET AND MILLER ROAD CITY OF MANSFIELD, TX (P001497) | | EXHIBIT E SIGNAGE FEASIBILITY | | <div>KHA PROJECT 064507010</div> <div>DATE 12/01/2017</div> <div>SCALE AS SHOWN</div> <div>DRAWN BY WDS</div> <div>CHECKED BY KSG</div> | | FOR REVIEW ONLY | | <div>Kimley»Horn</div> <div>© 2017 KIMLEY-HORN 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75240 PHONE: 972-770-1300 FAX: 972-239-3820 TEXAS REGISTERED ENGINEERING FIRM F-928</div> | | 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