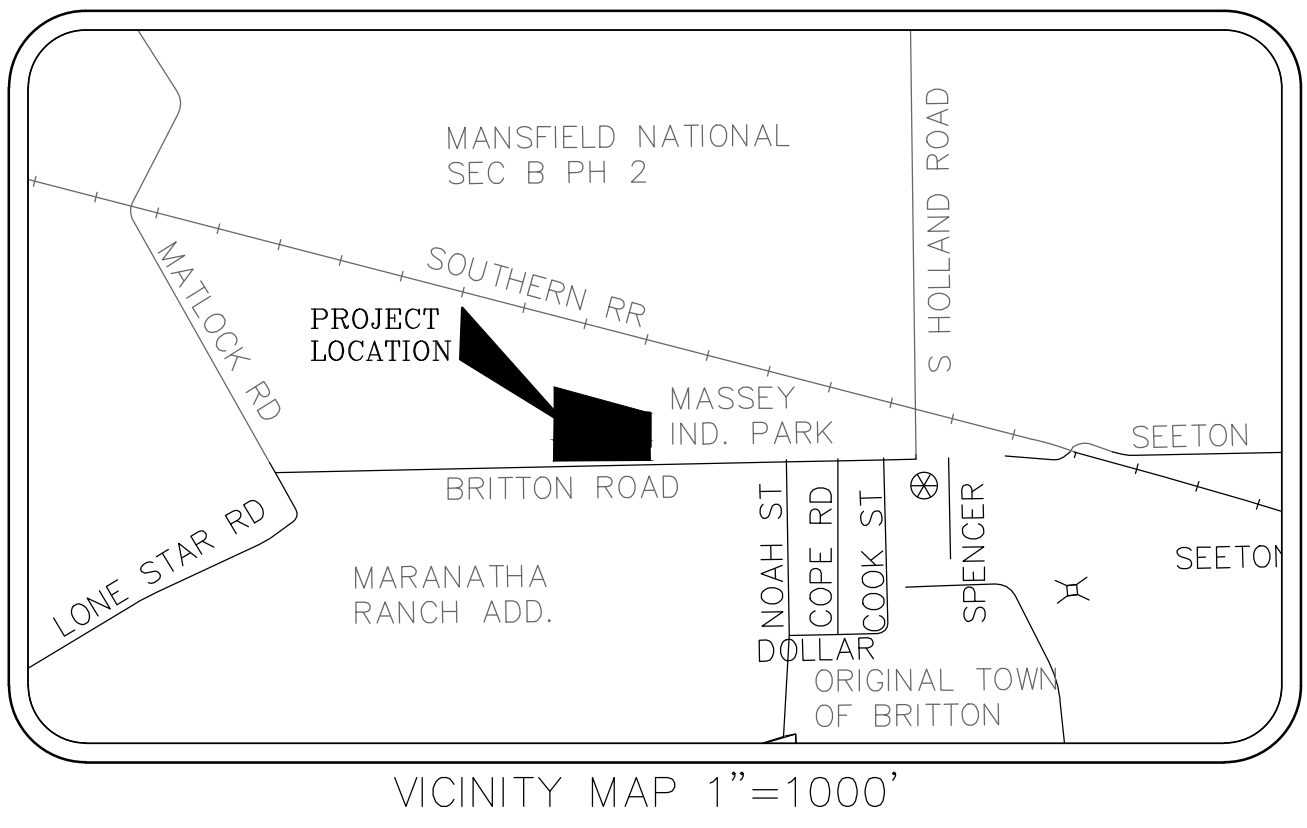


OWNER AND DEVELOPER  
Butler & Butler Construction  
4621 S. Cooper St., Suite 131-729  
Arlington, Texas 76017  
Contact: Kevin Butler  
Phone: 972-636-8053

ENGINEER  
Homeyer Engineering, Inc.  
P.O. Box 294527  
Lewisville, Texas 75029  
Contact: Steven R. Homeyer, PE  
Phone: 972-906-9985



PROJECT SCHEDULE  
PHASE 1:  
3 MONTHS - FINALIZE PD (9-1-18)  
3 MONTHS - COMPLETE PHASE 1 CD'S  
& SUBMIT FOR PERMIT (12-1-18)  
2 MONTHS - PULL PHASE 1 PERMIT  
AND BEGIN CONSTRUCTION (2-1-19)  
6 MONTHS - COMPLETE PHASE 1  
CONSTRUCTION AND PULL CERTIFICATE  
OF OCCUPANCY (8-1-19)  
PHASE 2:  
COMPLETE PERMITTING, CONSTRUCTION,  
AND PULL CERTIFICATE OF OCCUPANCY  
FOR OFFICE BUILDINGS 2, 3, & 4 BY  
(8-1-22) WITH ONE OFFICE BUILDING  
COMPLETED PER YEAR STARTING 2020

SITE INFORMATION  
PROPOSED BUILDING AREA: 58,800 SF  
LOT AREA: 174,240 SF (4.00 AC)  
PROPOSED FLOOR AREA RATIO: 0.34  
IMPERVIOUS AREA: 132,735SF (76.18%)  
PERVIOUS AREA: 41,505 SF (23.82%)  
PARKING REQUIRED:  
920 SF OFFICE @ 1 SPACE / 300 SF = 4 SPACES  
19,500 SF OFFICE @ 1 SPACE / 300 SF = 65 SPACES  
PARKING REQUIRED: 69 SPACES  
PARKING PROVIDED: 69 SPACES  
HANDICAP PARKING REQUIRED: 4 SPACES  
HANDICAP PARKING PROVIDED: 5 SPACES

GENERAL NOTES:  
1. LOADING ZONES SHOWN  
INDICATE LOCATION OF  
PROPOSED STORAGE EXTERIOR  
DOORS  
2. ALL SIGNAGE WILL COMPLY WITH  
THE REGULATIONS FOR I-1  
ZONED PROPERTY AS OUTLINED  
IN SECTION 7100 OF THE  
ZONING ORDINANCE.  
3. ALL EQUIPMENT SHALL BE  
DESIGNED AND SCREENED IN  
ACCORDANCE WITH THE  
REGULATIONS OUTLINED IN  
SECTION 7301.A OF THE ZONING  
ORDINANCE.  
4. THE TRASH ENCLOSURES WILL  
BE SCREENED IN ACCORDANCE  
WITH THE REGULATIONS  
OUTLINED IN SECTION 7301.B  
OF THE ZONING ORDINANCE.  
5. THERE WILL BE NO OUTSIDE  
STORAGE ON THE PROPERTY.  
6. THE PROPOSED DEVELOPMENT  
WILL BE IN COMPLETE  
ACCORDANCE WITH THE  
PROVISIONS OF THE APPROVED  
PLANNED DEVELOPMENT  
DISTRICT AND THAT ALL  
DEVELOPMENT PLANS RECORDED  
HEREUNDER SHALL BE BINDING  
UPON THE APPLICANT THEREOF,  
HIS SUCCESSORS AND ASSIGNS,  
AND SHALL LIMIT AND CONTROL  
ALL BUILDING PERMITS.  
7. A MILL & OVERLAY ON BRITTON  
ROAD WILL BE REQUIRED AFTER  
UTILITY IMPROVEMENTS ARE  
CONSTRUCTED  
8. NO TREES, FENCES OR  
ANYTHING OVER 2' IN HEIGHT IS  
ALLOWED WITHIN THE VISIBILITY  
TRIANGLES  
9. ALL GATES SHALL BE  
INSTALLED WITH FULL EIS  
SYSTEM

PAVEMENT LEGEND  
HEAVY DUTY PAVEMENT (DRIVE AISLES)  
PROPOSED 7" 3,600 PSI CONC. @ 28 DAYS WITH  
#3 BARS @ 18" O.C.E.W.  
LIGHT DUTY PAVEMENT (PARKING)  
PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH  
#3 BARS @ 18" O.C.E.W.  
SIDEWALK PAVEMENT  
PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH  
#3 BARS @ 18" O.C.E.W.  
DUMPSTER PAVEMENT  
PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH  
#4 BARS @ 12" O.C.E.W. (DOUBLE MAT)  
DRIVE APPROACH  
PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH  
#4 BARS @ 12" O.C.E.W.

PAVEMENT NOTES:  
1. ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM  
DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD  
PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.  
2. ALL PROPOSED PAVEMENT SHALL BE INSTALLED ON 6" OF FLEX  
BASE COMPACTED TO 95% STANDARD PROCTOR DENSITY  
3. THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS  
@ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE  
EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING  
COMPOUND.  
4. THE CONTRACTOR SHALL PROVIDE A 1/2" EXPANSION JOINT W/ SELF  
LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED  
CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

ZONING REQUIREMENTS  
CURRENT ZONING = I-1  
PROPOSED ZONING = PLANNED DEVELOPMENT  
FOR OFFICE AND MINI-WAREHOUSE USES.  
BASE ZONING DISTRICT = I-1  
REQUIREMENTS  
LOT DIMENSION = NONE  
MAXIMUM FLOOR AREA = 2  
SET BACKS  
STREET ROW = 30'  
NON RESIDENTIAL = NONE  
RESIDENTIAL = 30'  
TRASH ENCLOSURES = 50'  
MAXIMUM HEIGHT = NONE  
DEVIATION:  
REQUIRED: 50-FOOT SETBACK FROM RAILROAD  
RIGHT-OF-WAY. (SECTION 4500-C-1)  
PROVIDED: 3 FEET  
REQUIRED: 30-FOOT LANDSCAPE BUFFER FOR  
I-1 ADJACENT TO VACANT FR.  
(SECTION 7300-0-7)  
PROVIDED: NONE

PRELIMINARY PLANS  
THIS DOCUMENT IS FOR INTERIM  
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PURPOSES.  
STEVEN R. HOMEYER, PE # 86942  
DATE: 07/24/2018

LEGEND			
I.R.F.	IRON ROD FOUND	☒	POWER POLE
I.R.S.	IRON ROD SET	☼	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙SSMH	SANITARY SEWER MANHOLE
///	ASPHALT	⊕	FIRE HYDRANT
Ⓢ	TELEPHONE MANHOLE	⊗WM	WATER METER

PROJECT PHASING  
PHASE 1:  
OFFICE BUILDING 2  
MINI-WAREHOUSE OFFICE BUILDING S1  
MINI-WAREHOUSE BUILDING S1  
MINI-WAREHOUSE BUILDING S2  
MINI-WAREHOUSE BUILDING S3  
MINI-WAREHOUSE BUILDING S4  
MINI-WAREHOUSE BUILDING S5  
MINI-WAREHOUSE BUILDING S6  
MINI-WAREHOUSE BUILDING S7  
MINI-WAREHOUSE BUILDING S8  
PHASE 2:  
OFFICE BUILDING 1  
OFFICE BUILDING 3  
OFFICE BUILDING 4

THE CONTRACTOR SHALL CONTACT  
DIG-TESS AT 1-800-344-8377 A  
MINIMUM OF 48 HOURS PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION ACTIVITIES



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ENGINEERING, INC.  
TBE FIRM REGISTRATION NO. F-8440  
P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029  
972-906-9985 PHONE • 972-906-9987 FAX  
WWW.HEI.US.COM

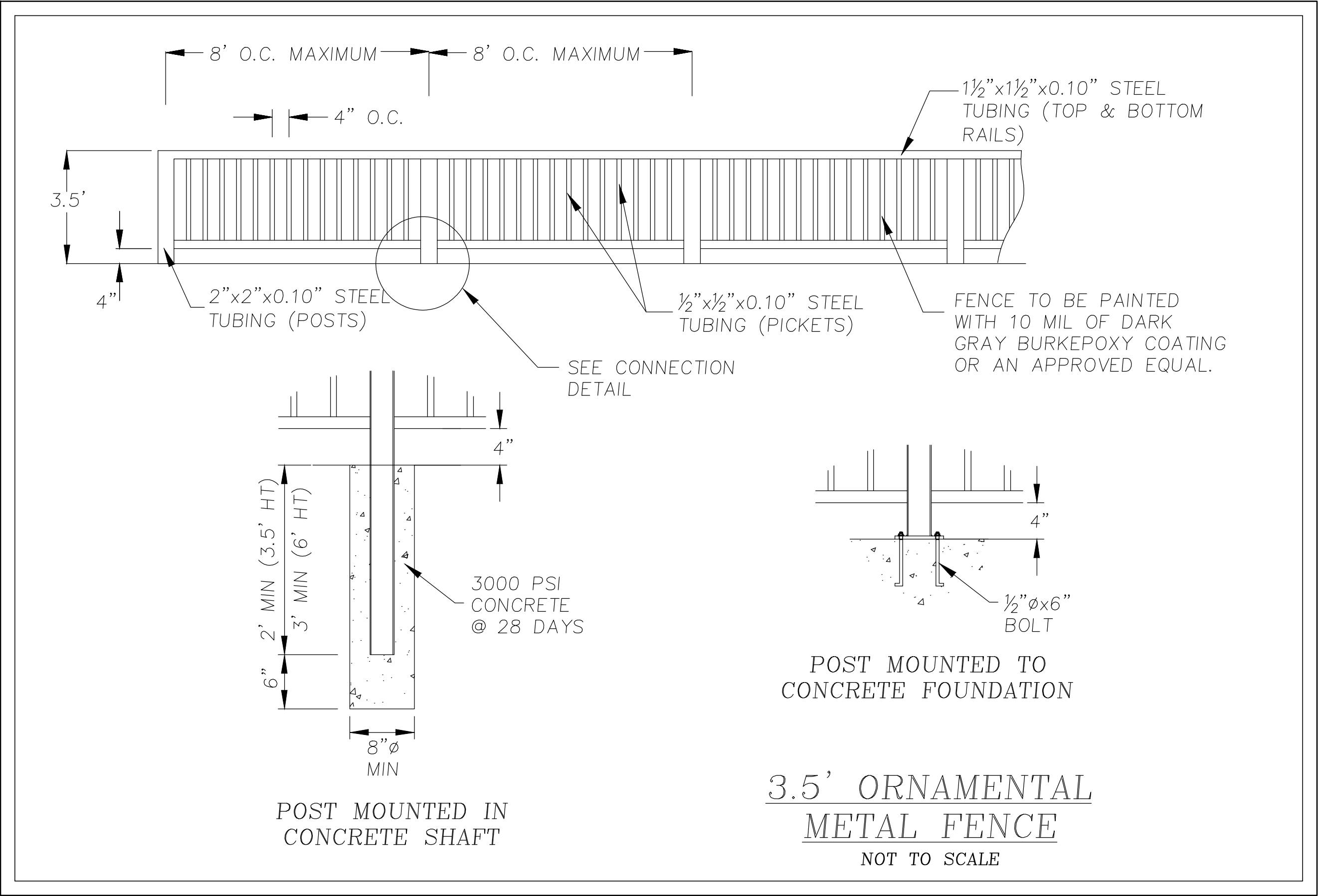
BUTLER DEVELOPMENT  
SAMUEL C. NEILL SURVEY  
ABSTRACT 1159, TRACT 23  
4.00 ACRES  
CITY OF MANSFIELD  
TARRANT COUNTY, TEXAS

EXHIBIT B  
DEVELOPMENT PLAN

DRAWN: JAA  
DATE: 04/23/2018  
HEI #: 18-105

SHEET NO:  
C2

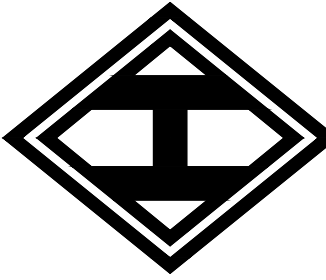




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DATE: 06/08/2018

(2 OF 2)  
ZC#18-016



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972-906-9985 PHONE • 972-906-9987 FAX  
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BUTLER DEVELOPMENT  
SAMUEL C. NEILL SURVEY  
ABSTRACT 1159, TRACT 23  
4.00 ACRES  
CITY OF MANSFIELD  
TARRANT COUNTY, TEXAS

EXHIBIT B.1  
DEVELOPMENT PLAN  
DETAIL

DRAWN: JAA

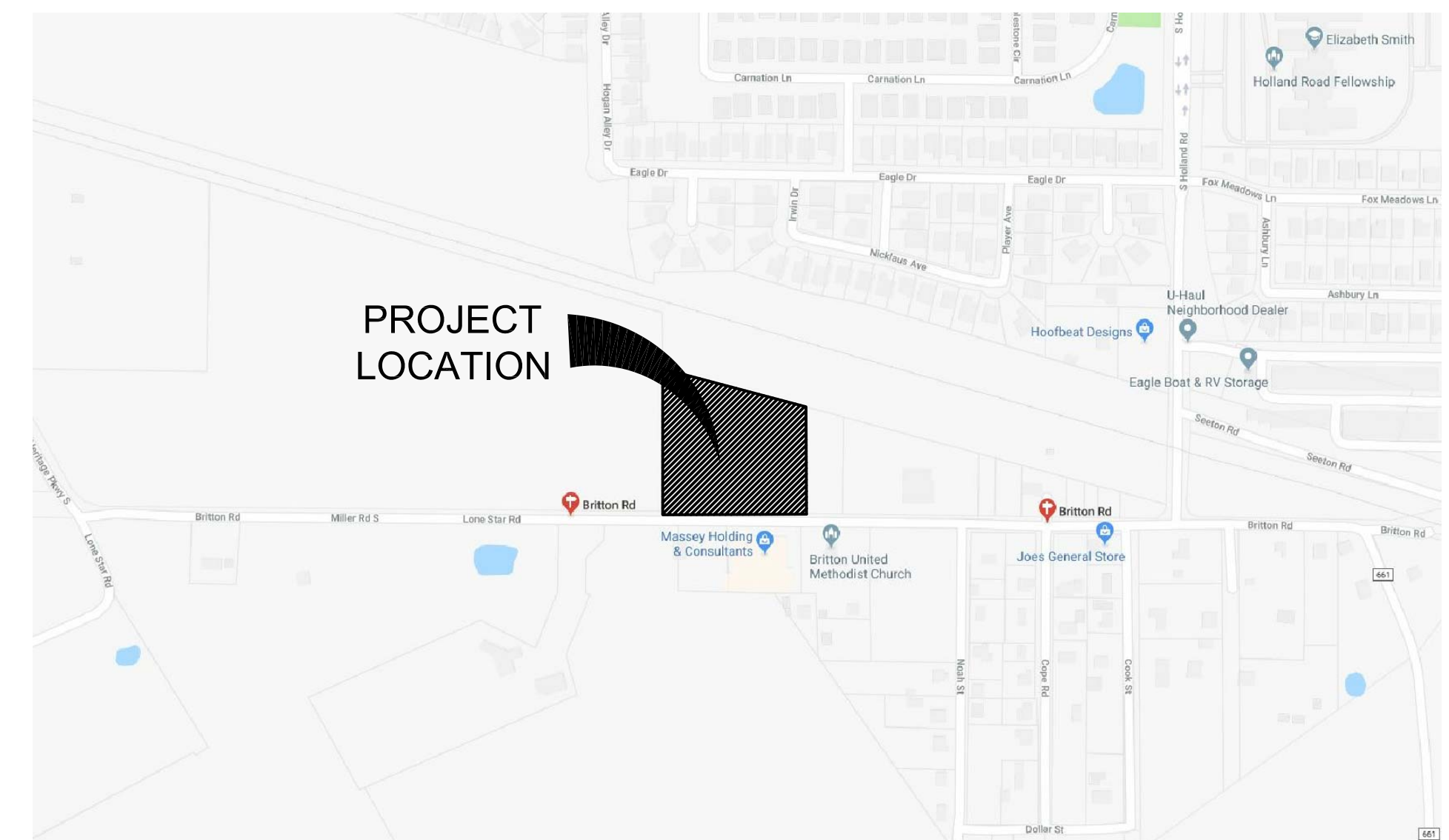
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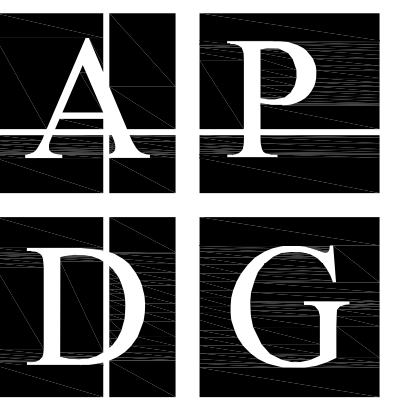


MANSFIELD, TEXAS 76063



## SHEET INDEX

- A3.5 STORAGE BUILDING 1 EXTERIOR ELEVATION  
A3.6 STORAGE BUILDING 2 EXTERIOR ELEVATION  
A3.7 STORAGE BUILDING 3 EXTERIOR ELEVATION  
A3.8 STORAGE BUILDING 4 EXTERIOR ELEVATION  
A3.9 STORAGE BUILDING 5 EXTERIOR ELEVATION  
A3.10 STORAGE BUILDING 6 EXTERIOR ELEVATION



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FOR:

**MANSFIELD, TEXAS**

[illegible]

## BUTLER MASONRY SITE PLAN

**ZC#18-016\***

# G1.1









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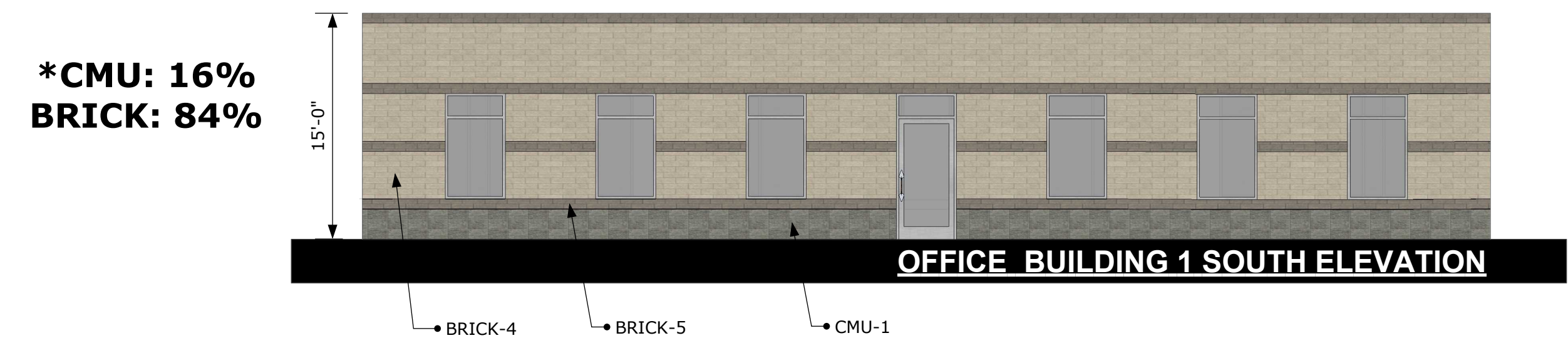
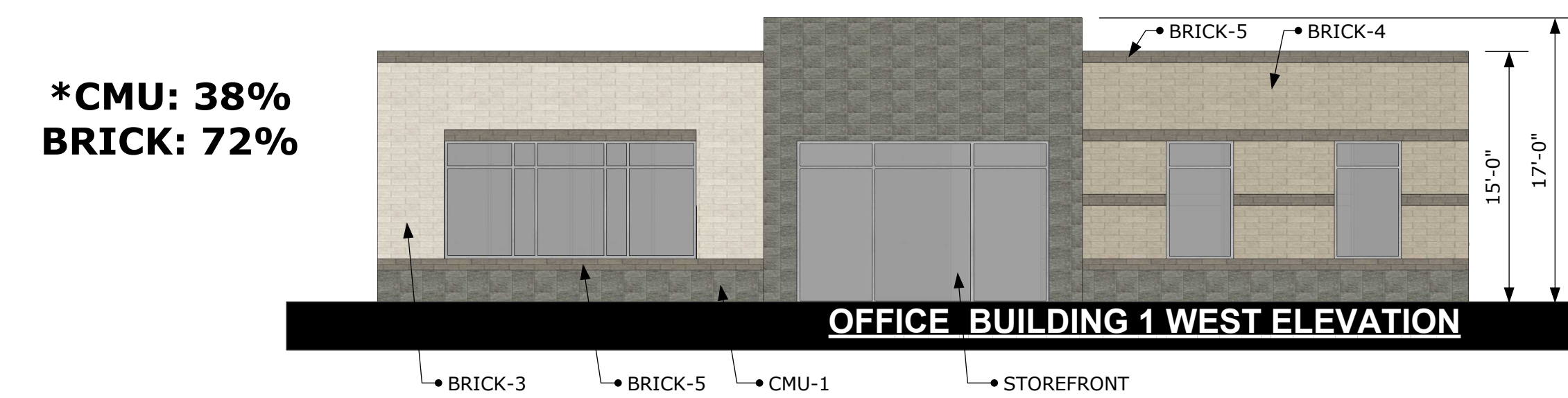
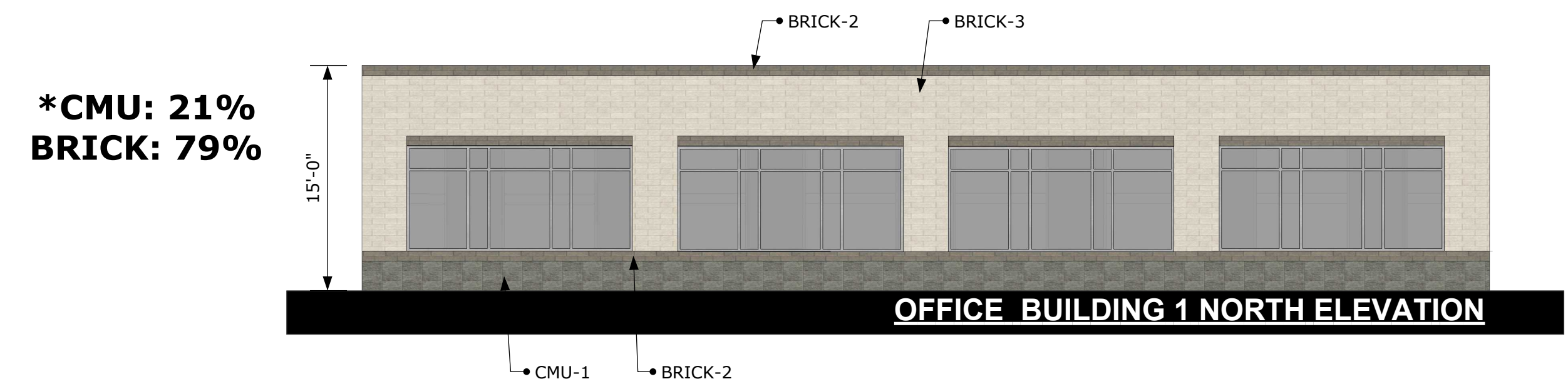
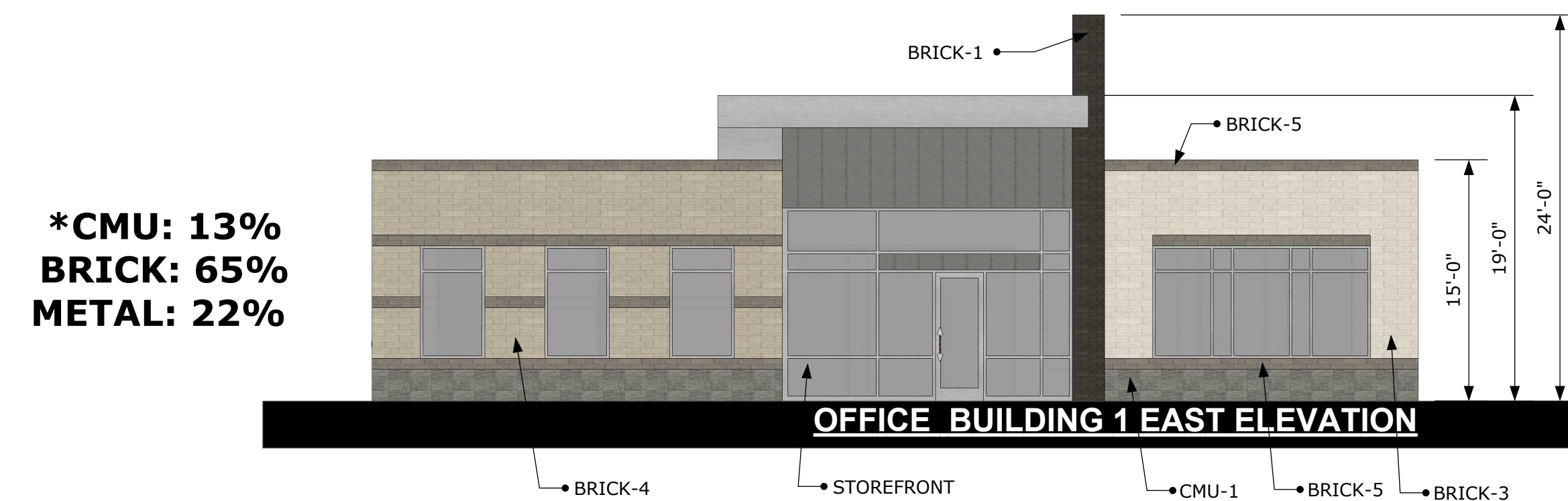
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ELEVATIONS

A3.1





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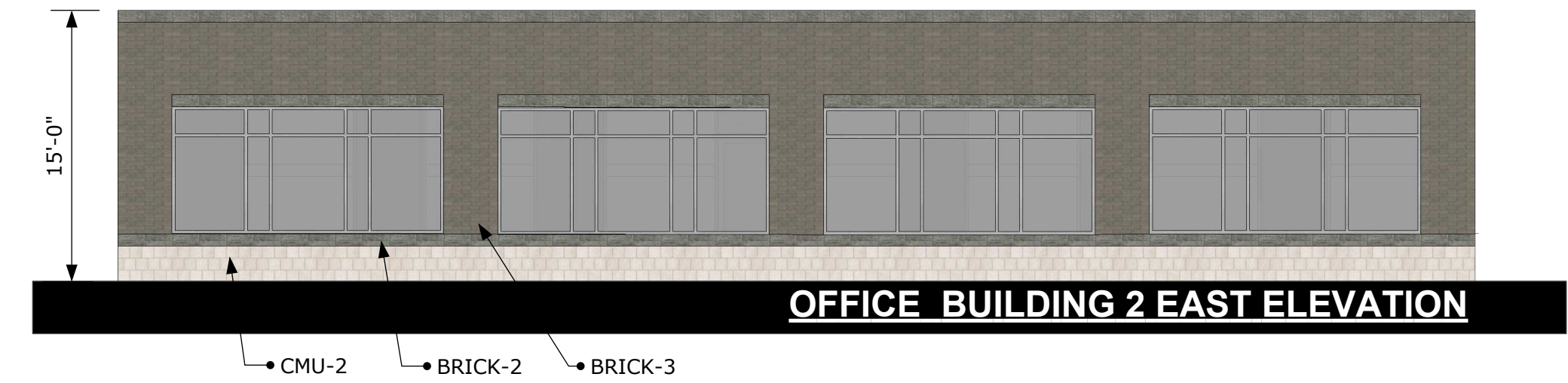
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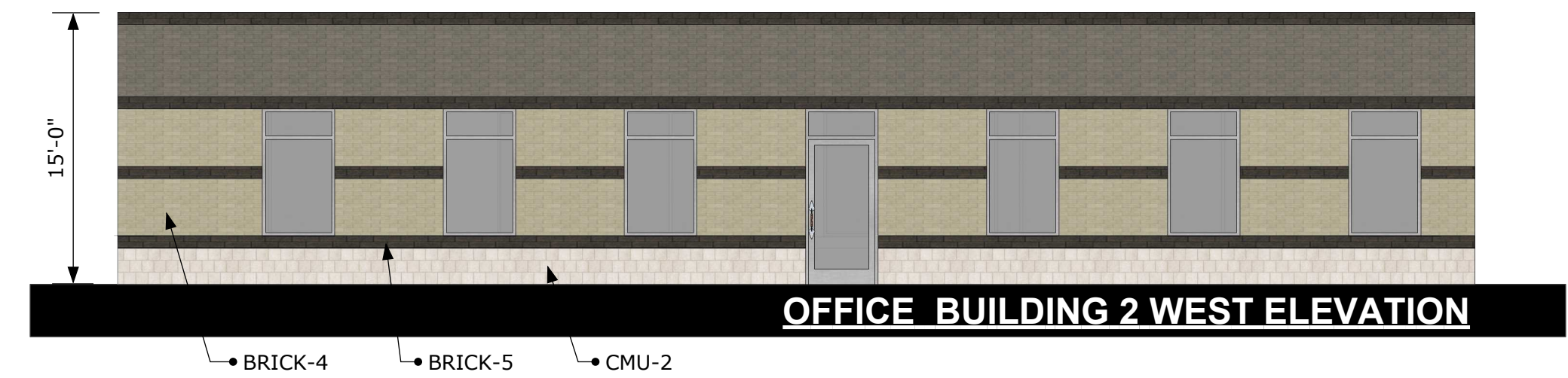
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**BRICK: 79%**



**\*CMU: 13%**  
**BRICK: 87%**



**\*CMU: 16%**  
**BRICK: 84%**



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ELEVATIONS

**A3.2**





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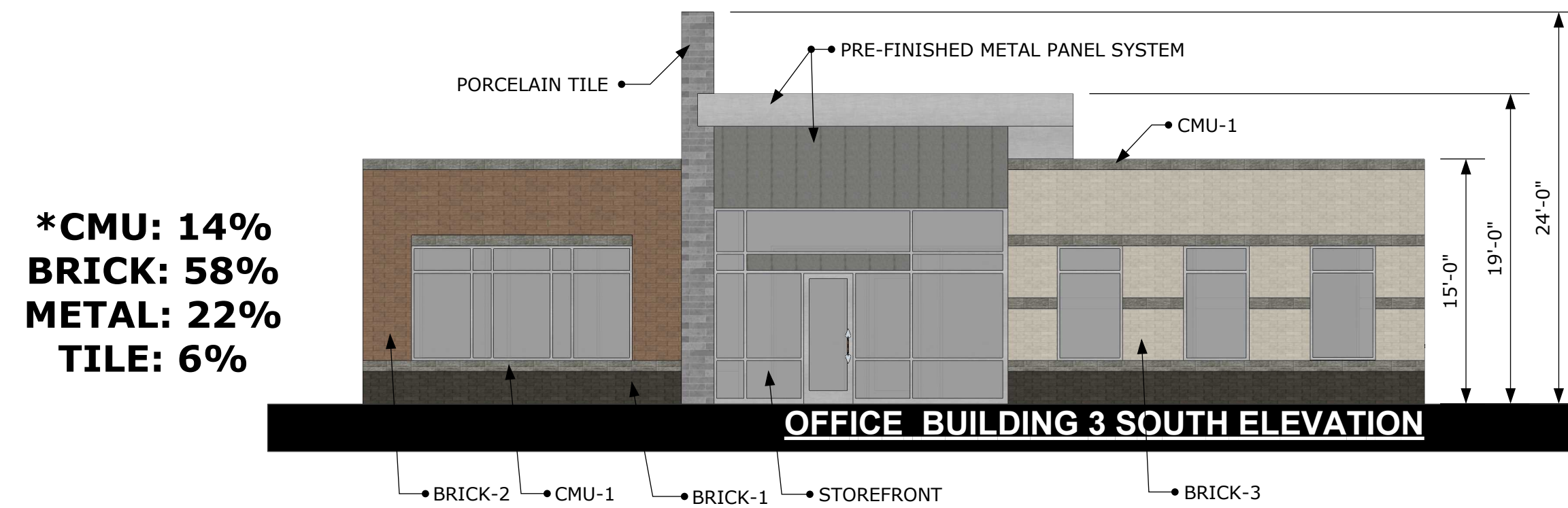
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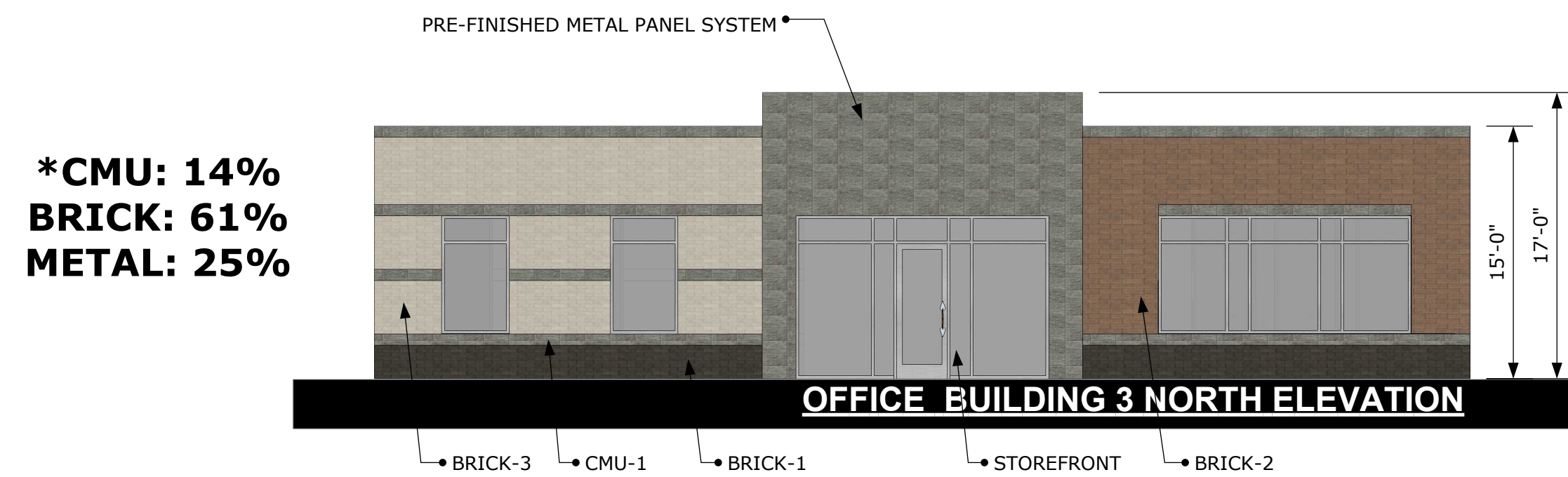
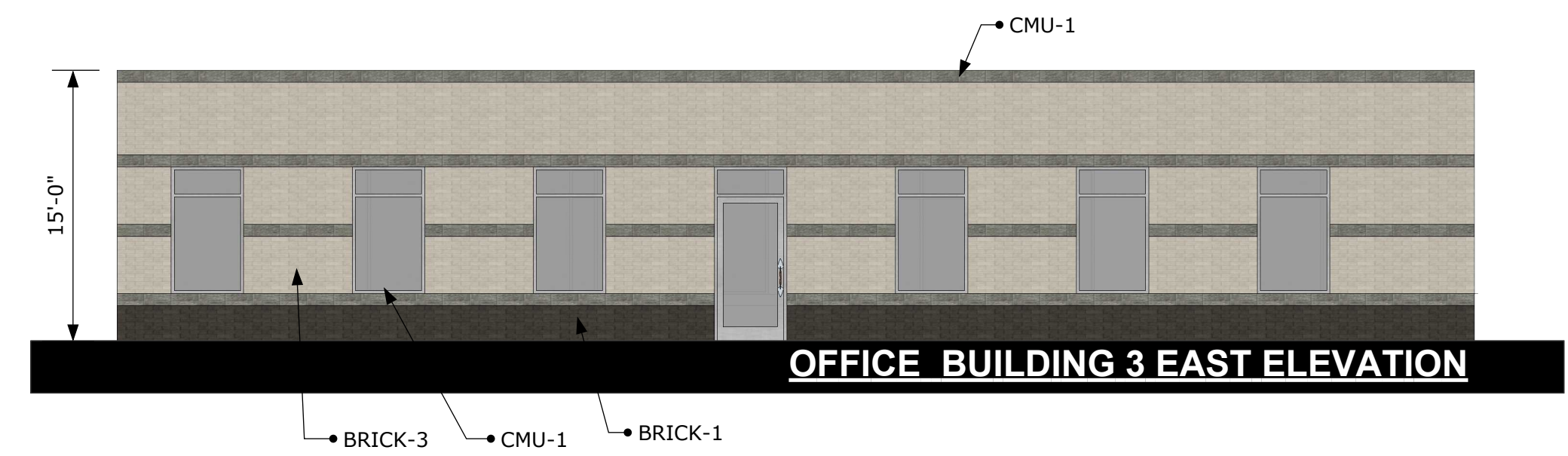
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\*CMU: 23%  
BRICK: 77%



\*CMU: 20%  
BRICK: 80%



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ELEVATIONS

A3.3





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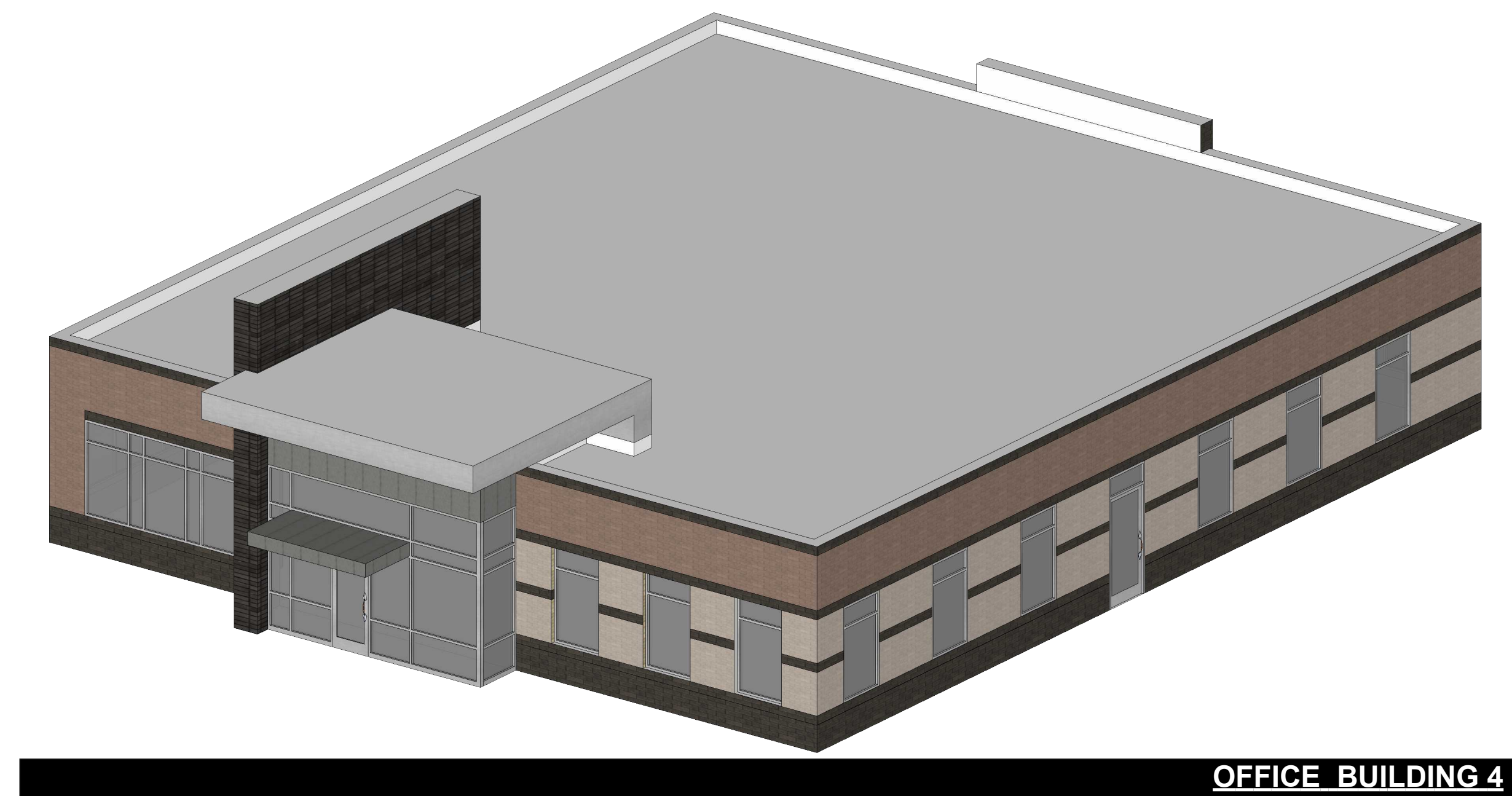
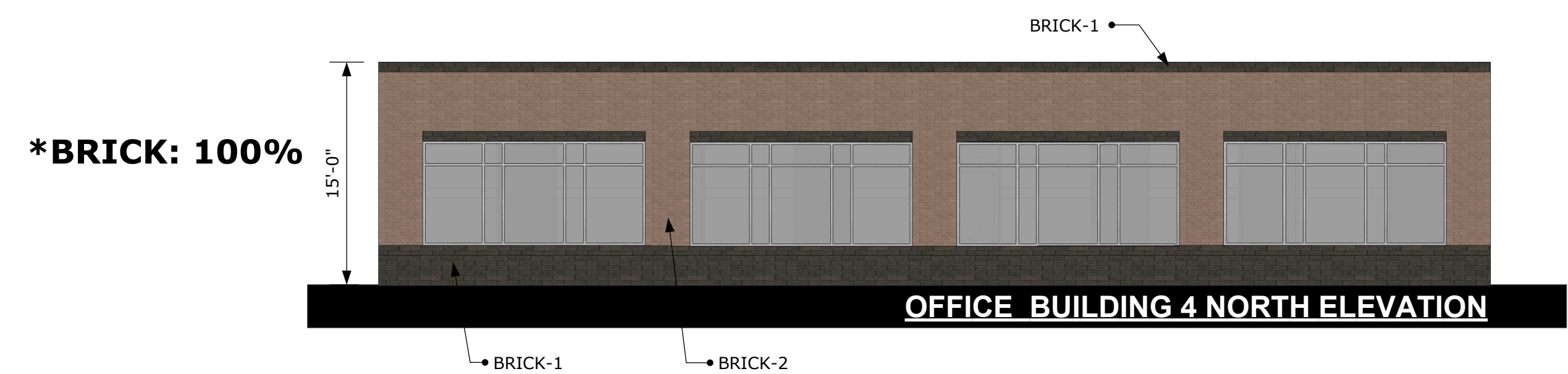
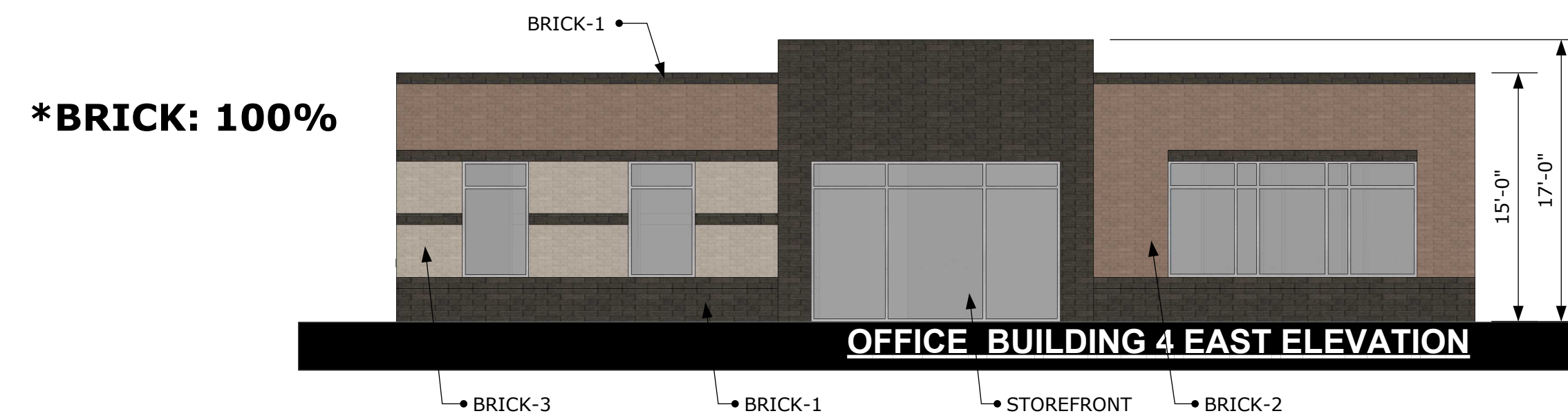
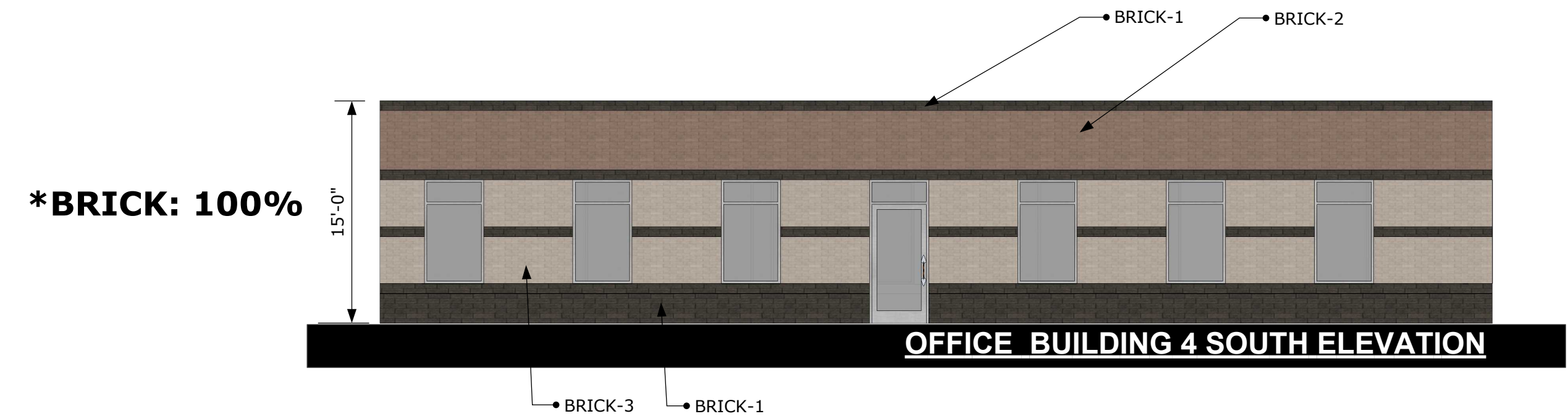
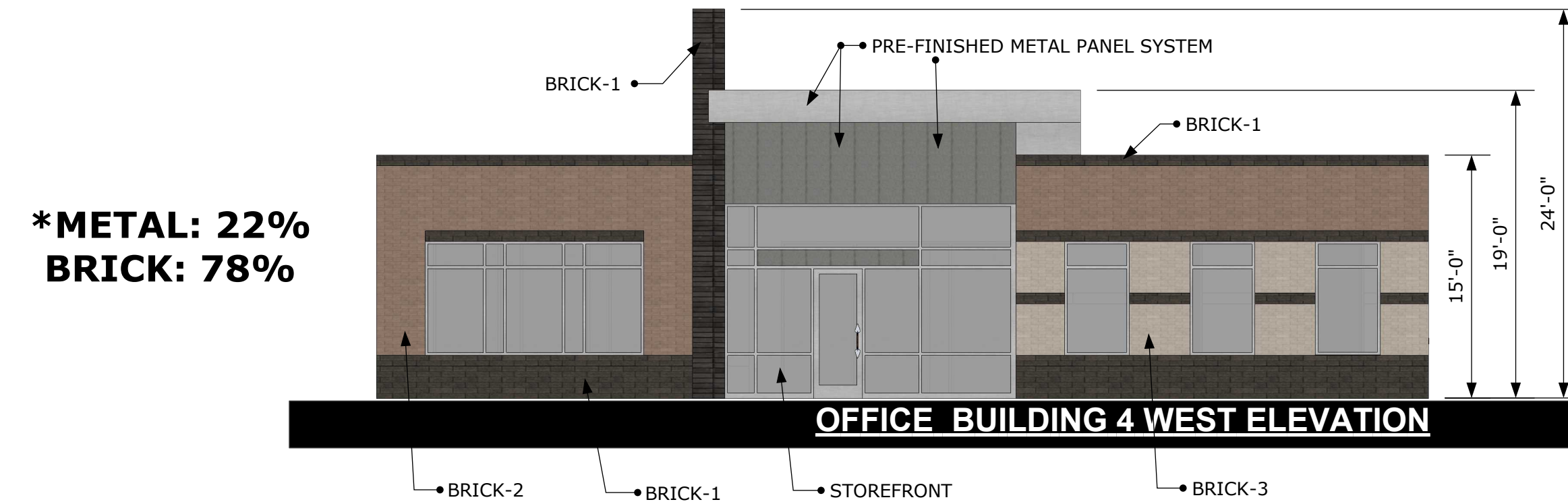
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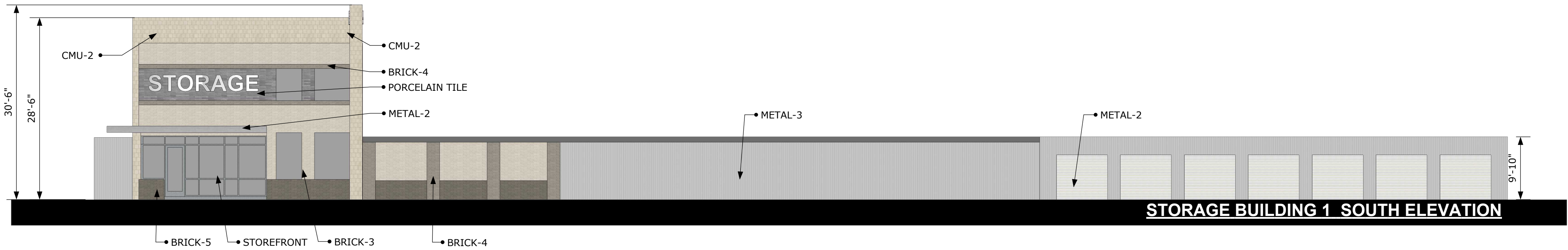
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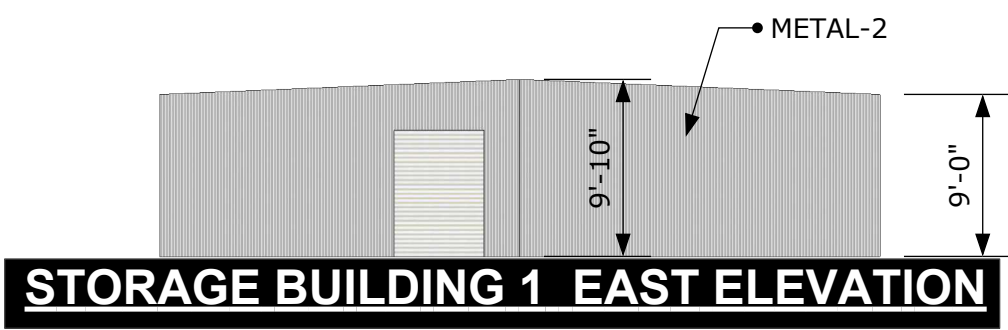
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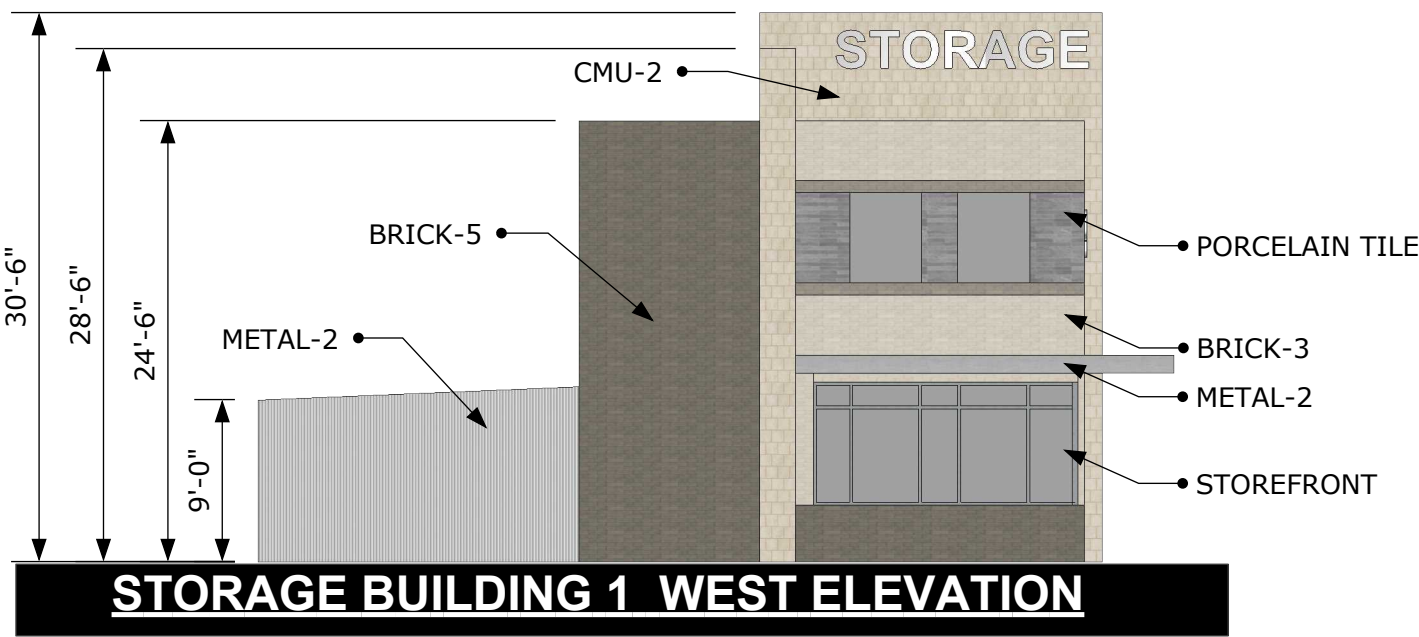
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**TILE: 3%**



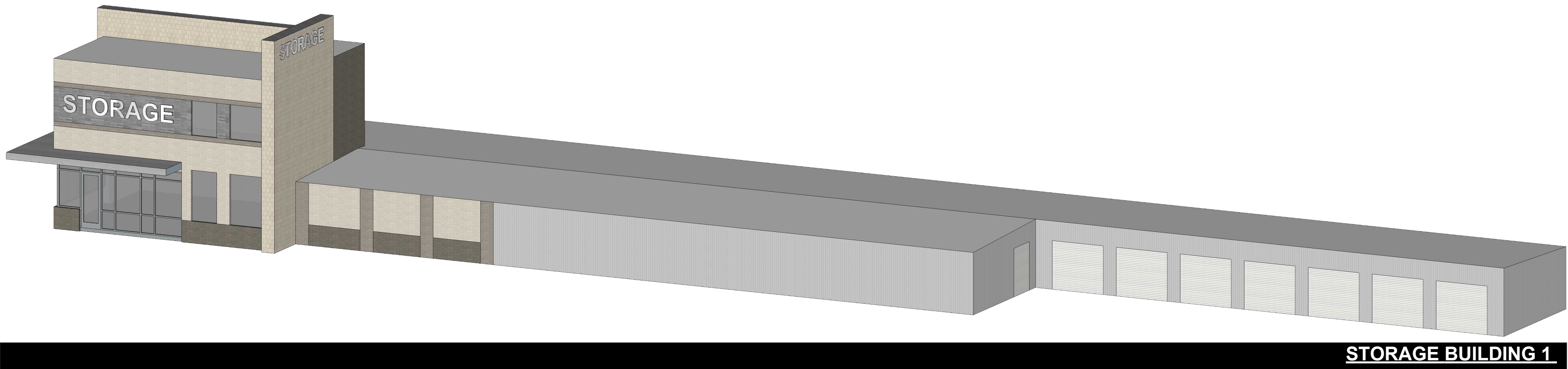
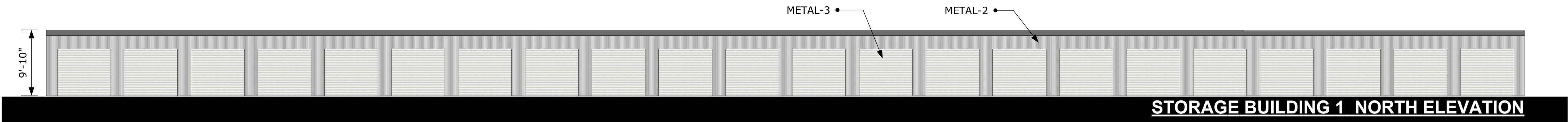
**\*METAL: 100%**



**\*CMU: 22%**  
**BRICK: 51%**  
**METAL: 22%**  
**TILE: 5%**



**\*METAL: 100%**



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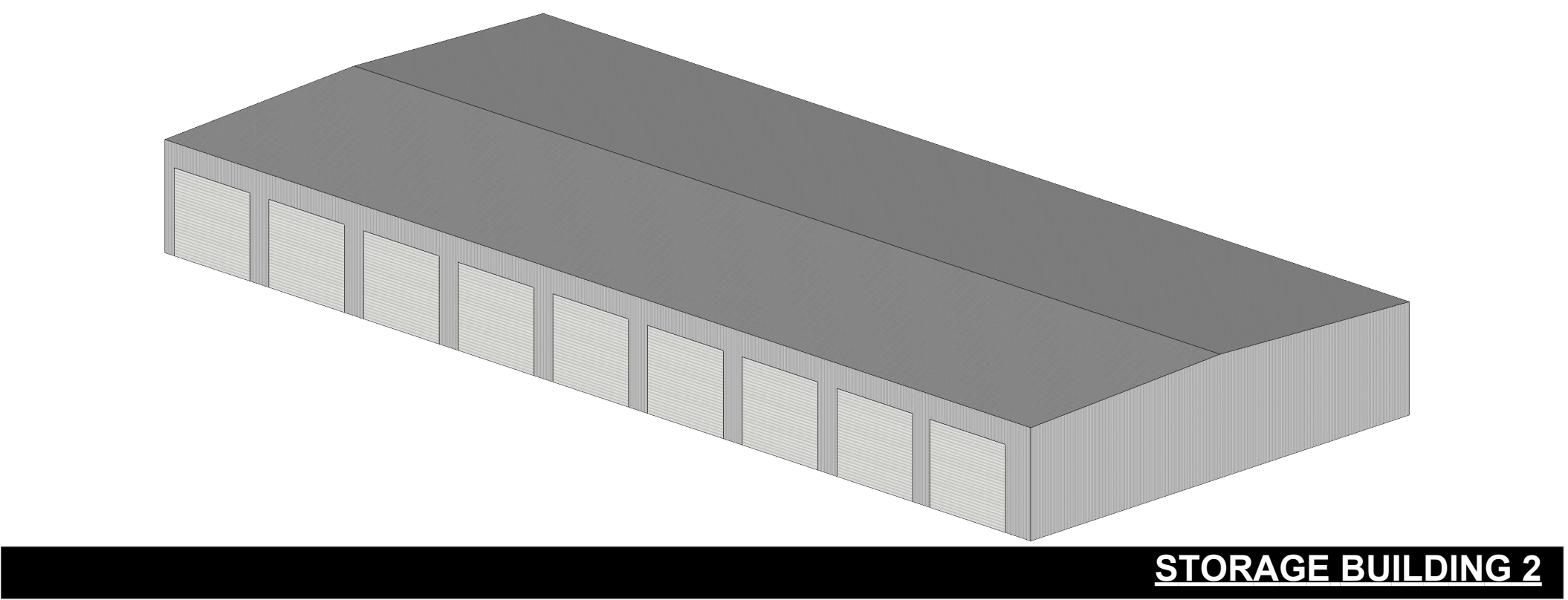
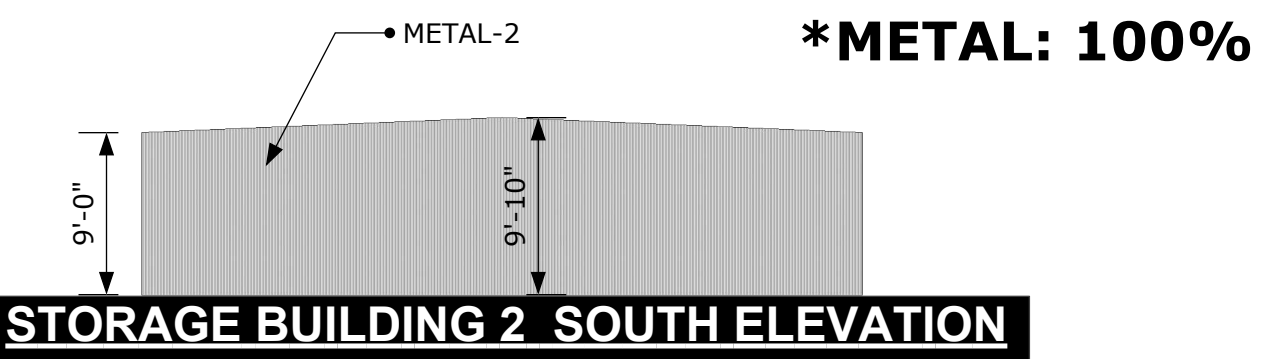
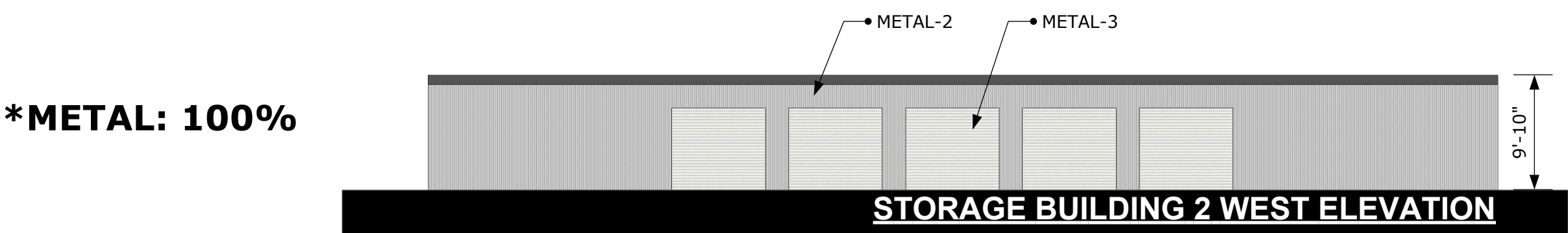
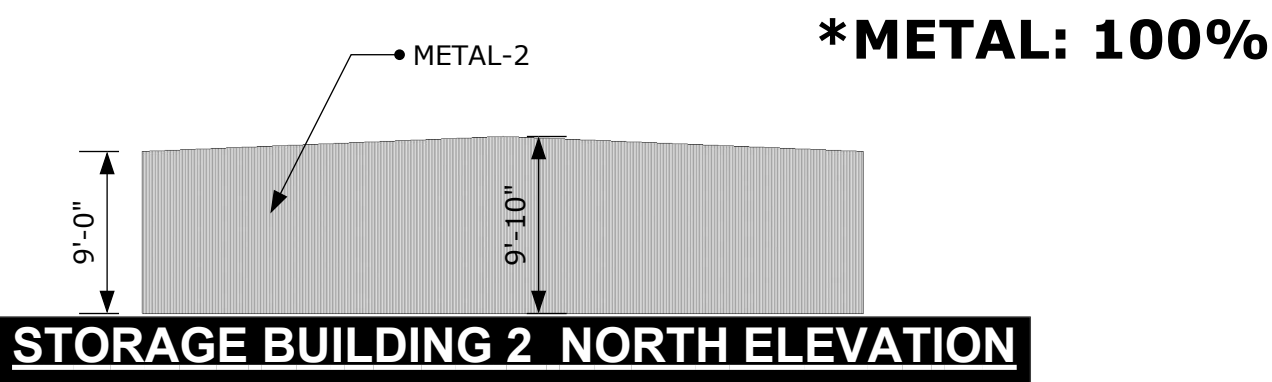
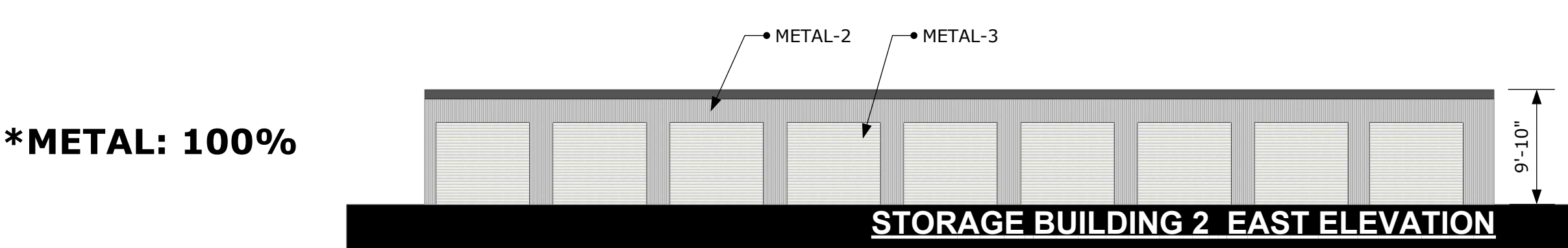
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ELEVATIONS

A3.5





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ELEVATIONS

**A3.6**





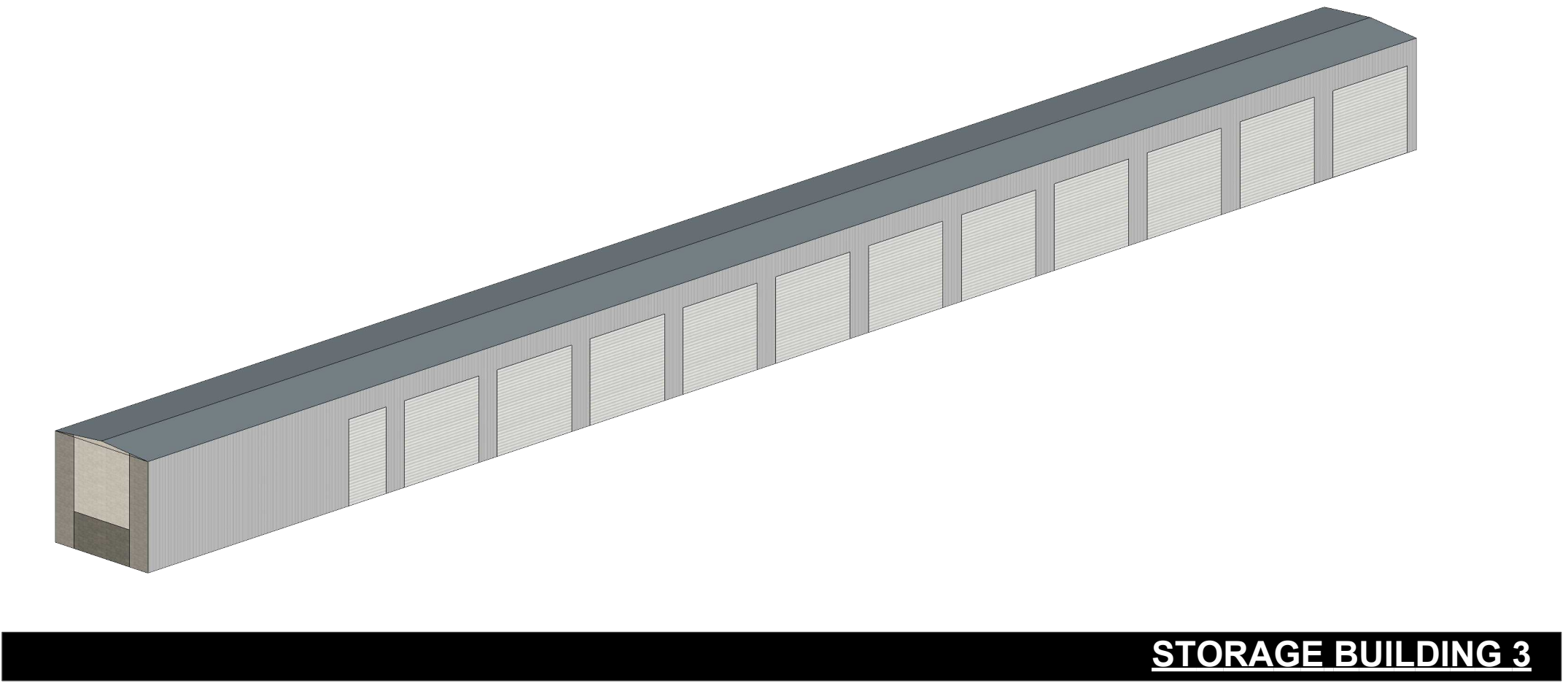
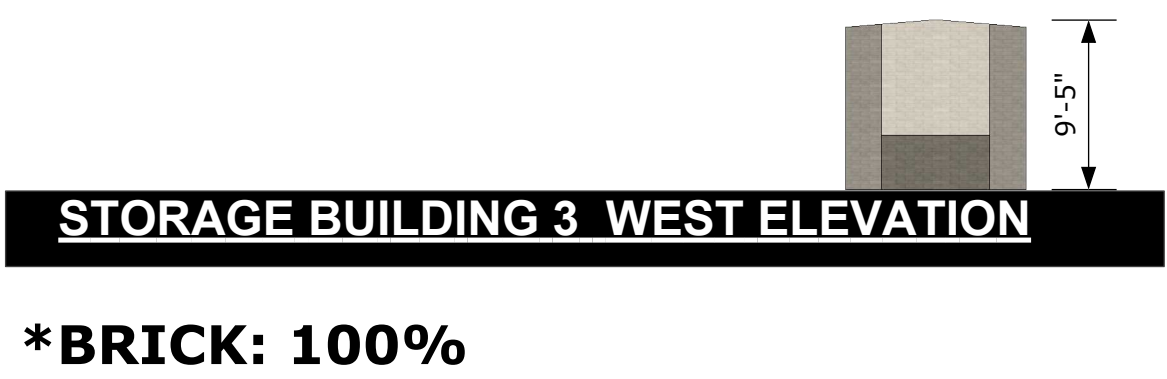
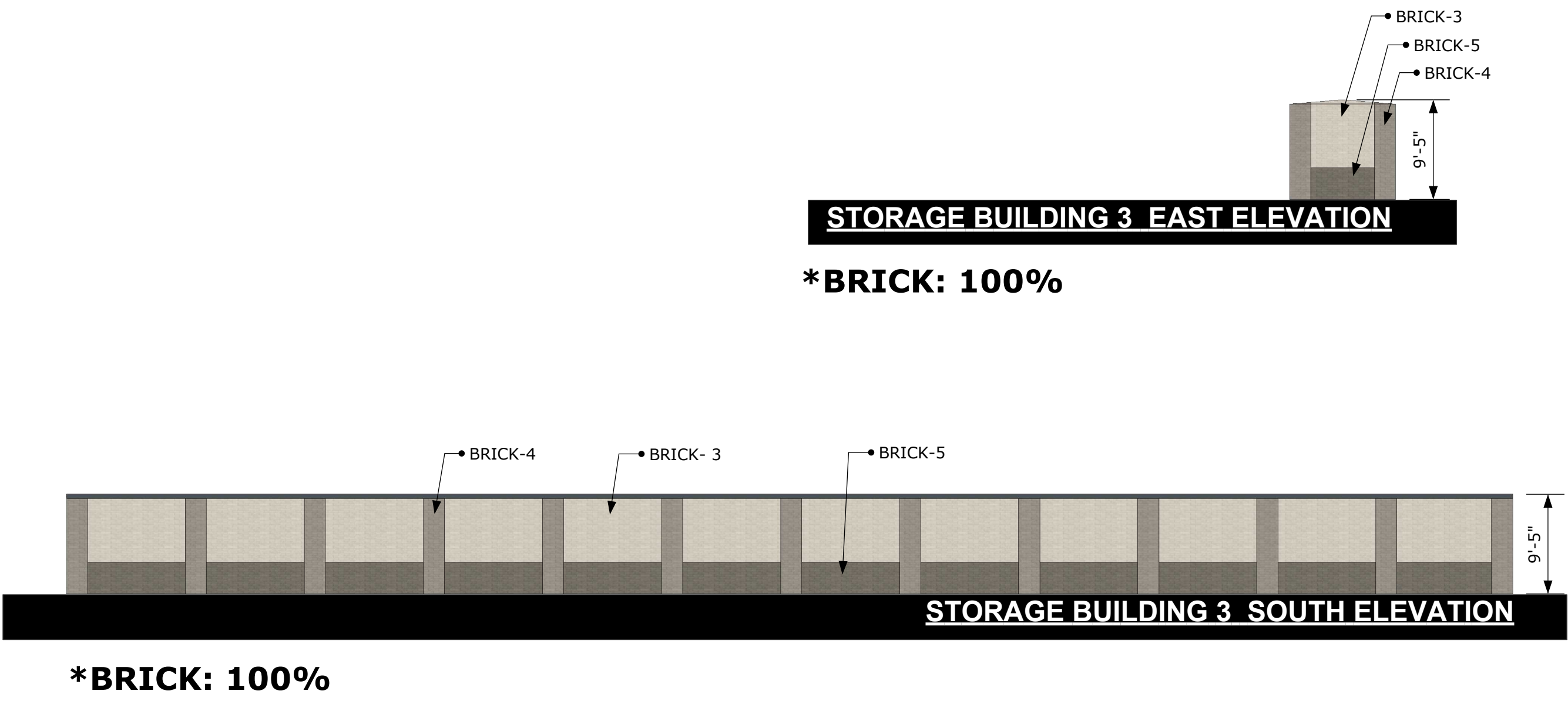
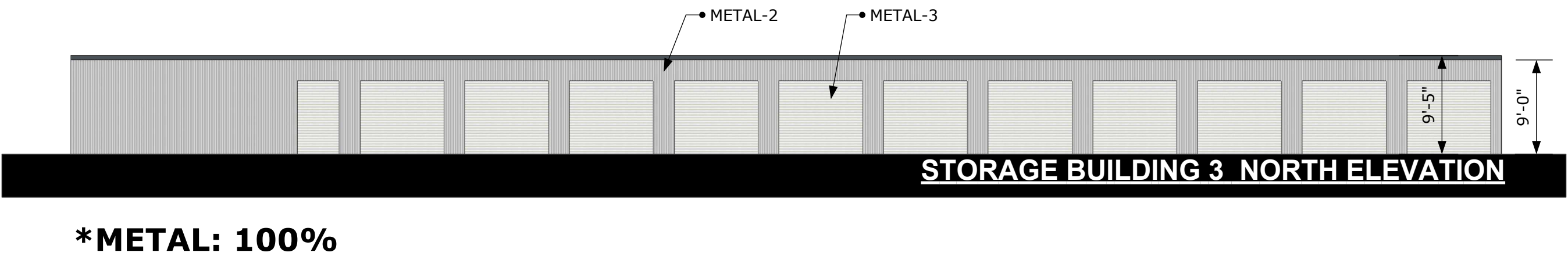
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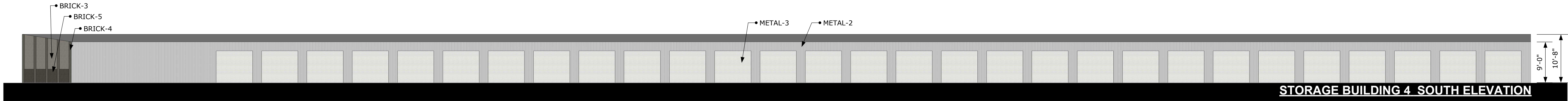
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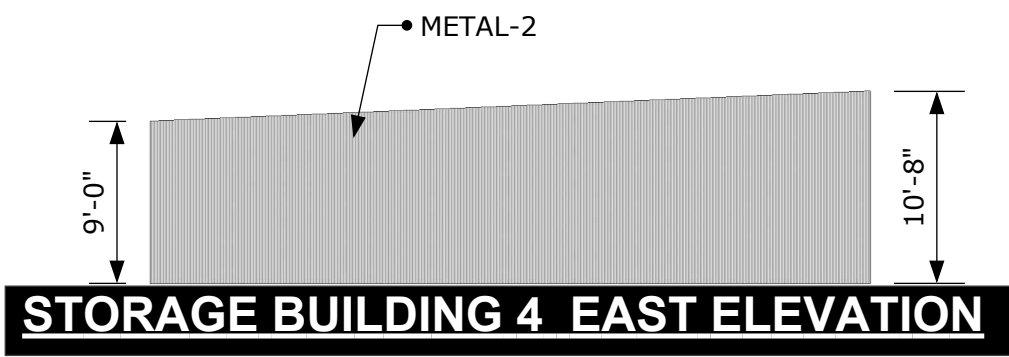
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Checked by: T.C.  
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ELEVATIONS  
**A3.7**

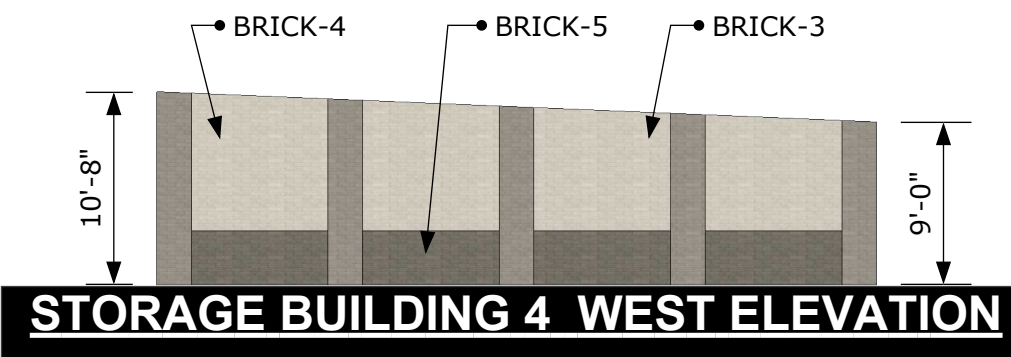




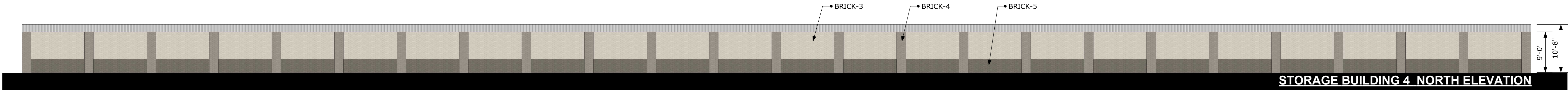
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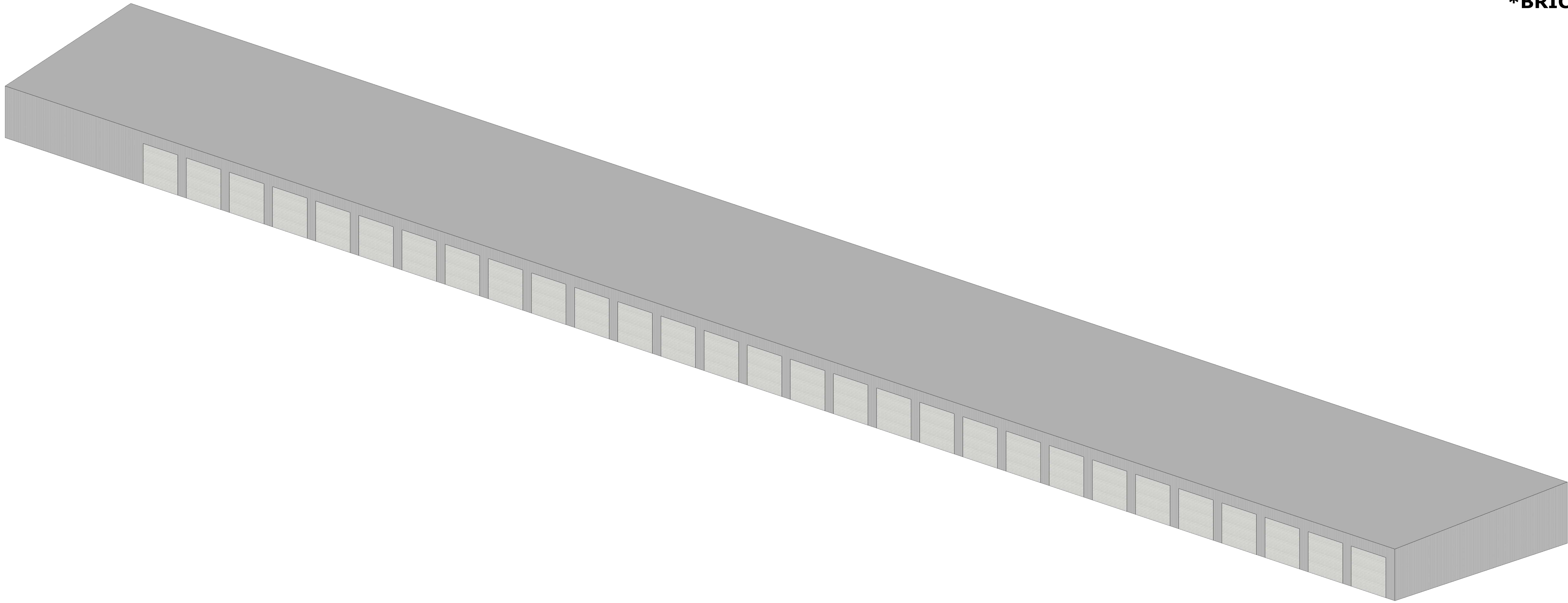
**\*METAL: 100%**



**\*BRICK: 100%**



**\*BRICK: 100%**



**STORAGE BUILDING 4**



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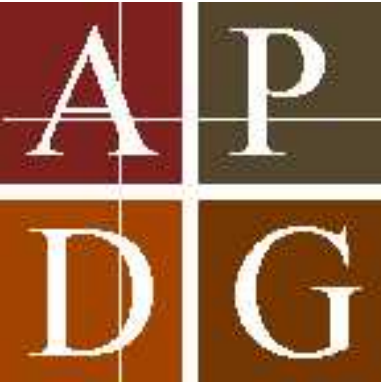


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FOR:  
  
Mansfield, TX.

Drawn by: C.S.  
Checked by: T.C.  
Project No. 17-1020  
Date 05/23/2018

ELEVATIONS  
**A3.8**





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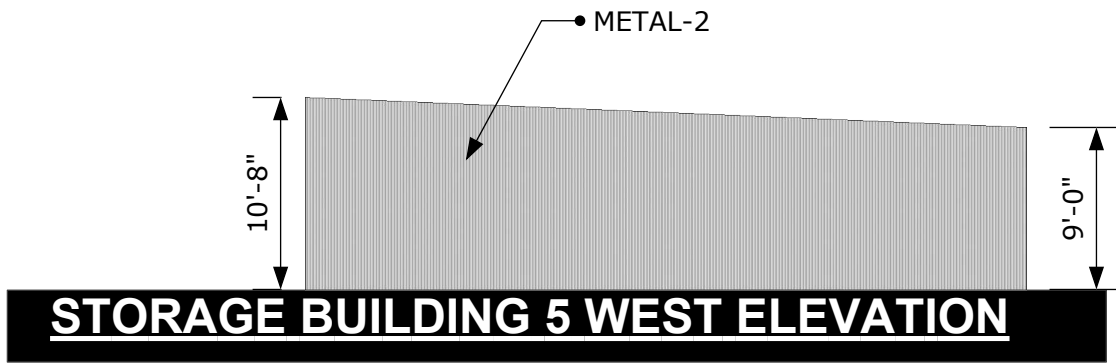
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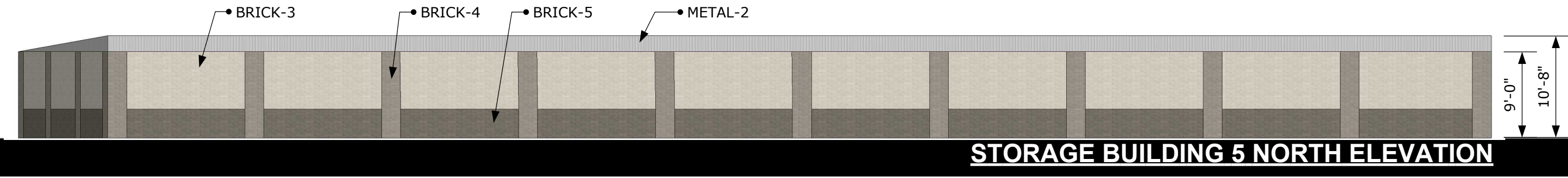
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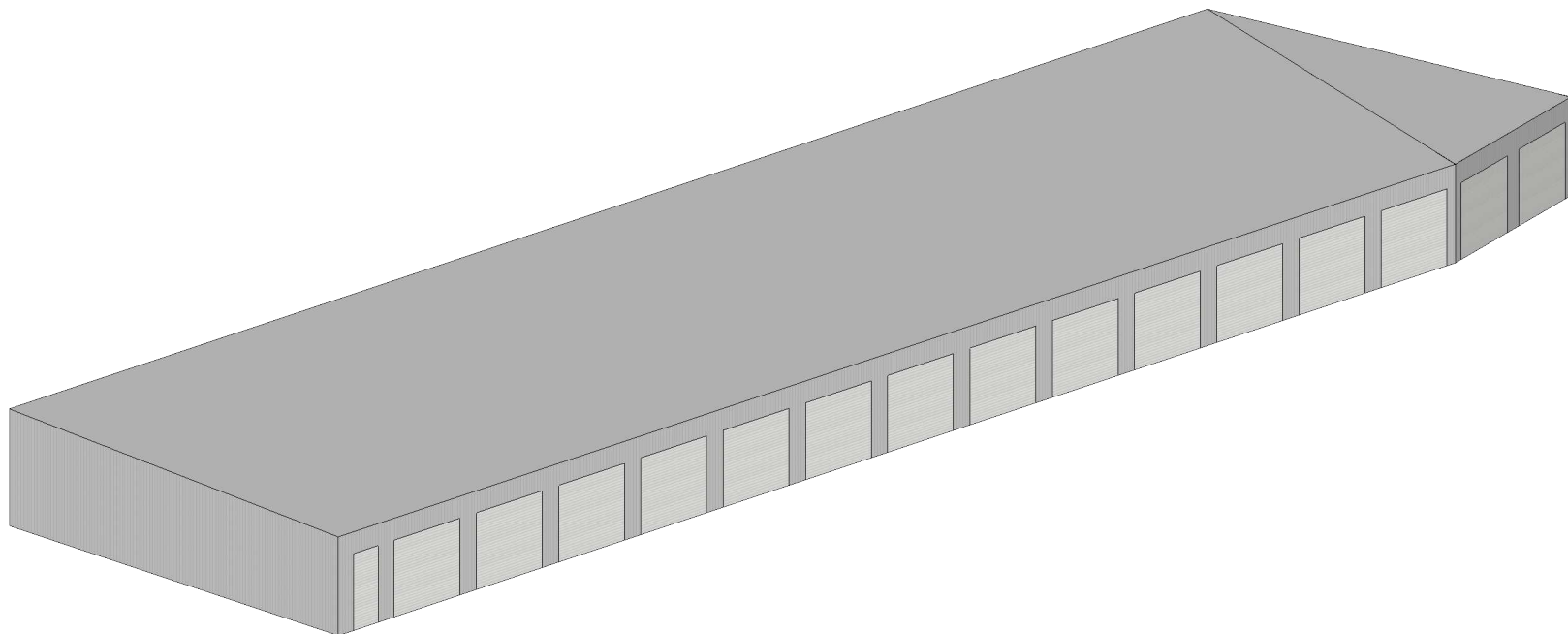
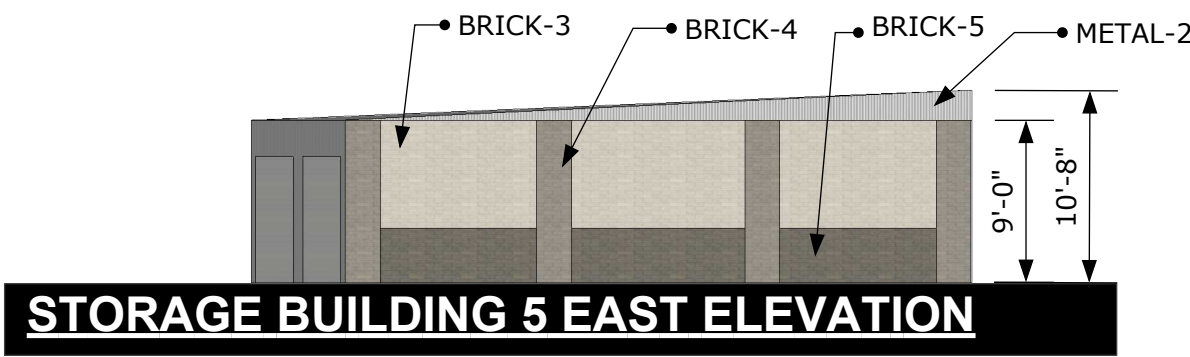
\*METAL: 100%



\*METAL: 16%  
BRICK: 84%



\*METAL: 9%  
BRICK: 81%



STORAGE BUILDING 5

BUTLER MASONRY



A NEW FACILITY  
FOR:

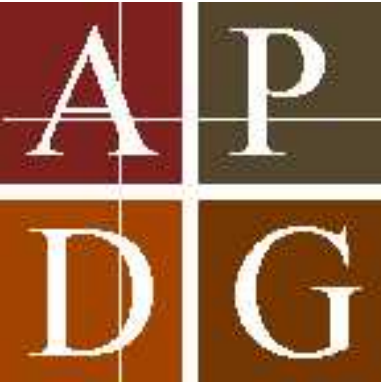
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ELEVATIONS

A3.9





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BUTLER MASONRY



A NEW FACILITY  
FOR:

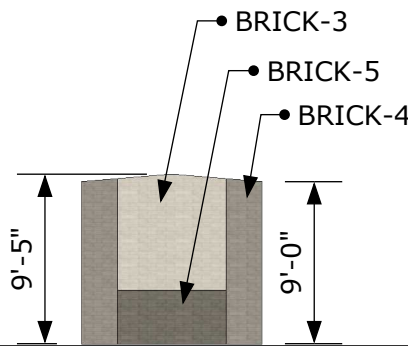
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ELEVATIONS

A3.10

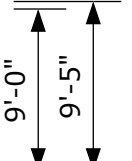
\*BRICK: 100%



STORAGE BUILDING 6 WEST ELEVATION

\*METAL: 100%

METAL-3  
METAL-2



STORAGE BUILDING 6 NORTH ELEVATION

\*METAL: 100%

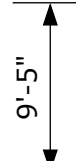
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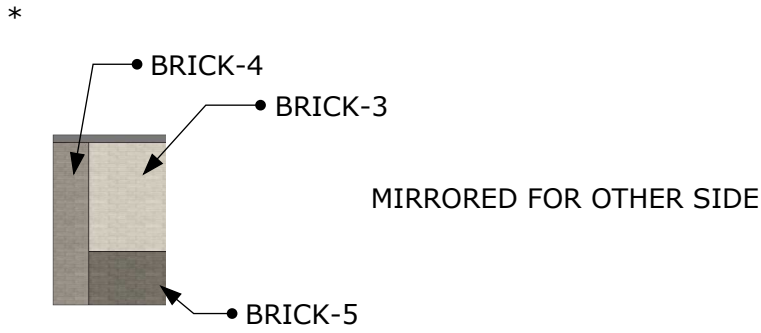
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\*BRICK: 100%

BRICK-3  
BRICK-4  
BRICK-5



STORAGE BUILDING 6 SOUTH ELEVATION

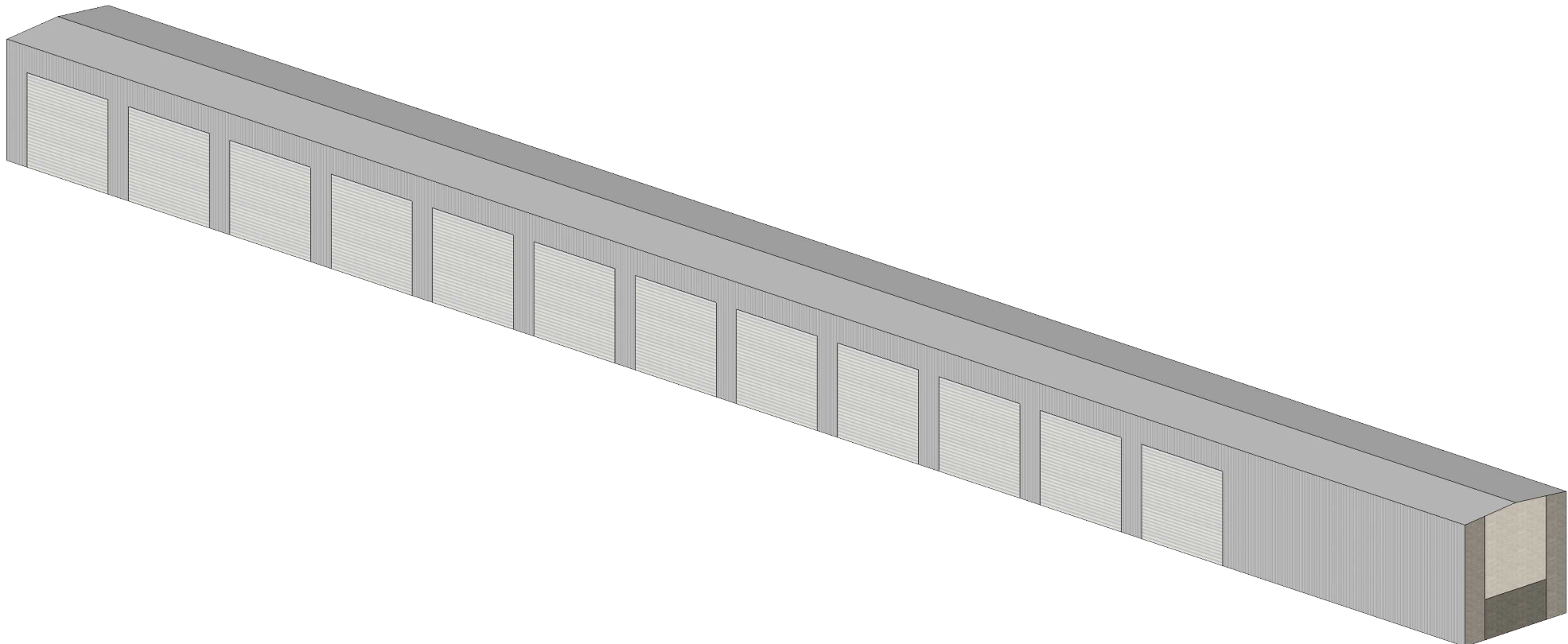


MASONRY FENCE



PAINTED STEEL FRAME AND STEEL POSTS WITH WOOD SLATS

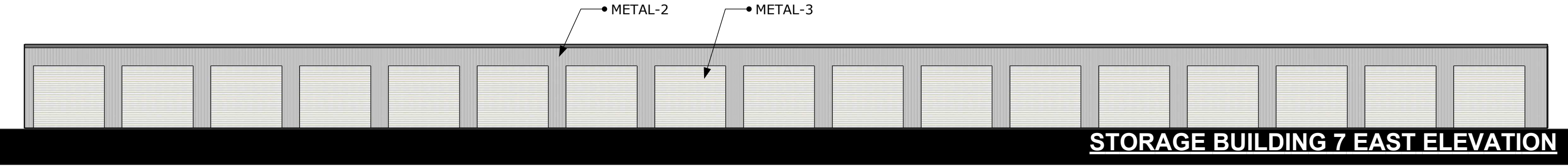
GATE



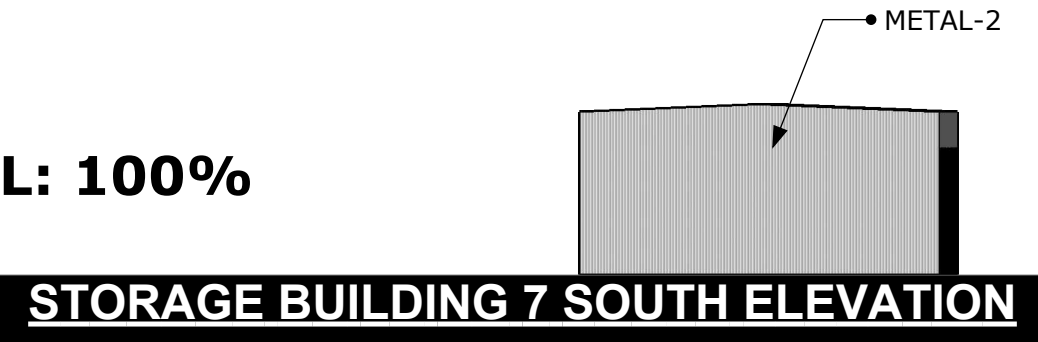
STORAGE BUILDING 6



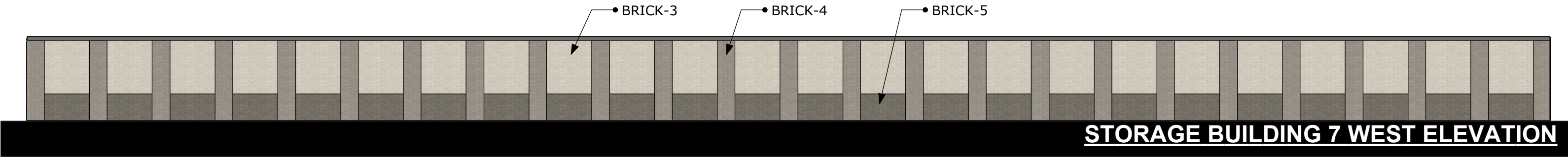
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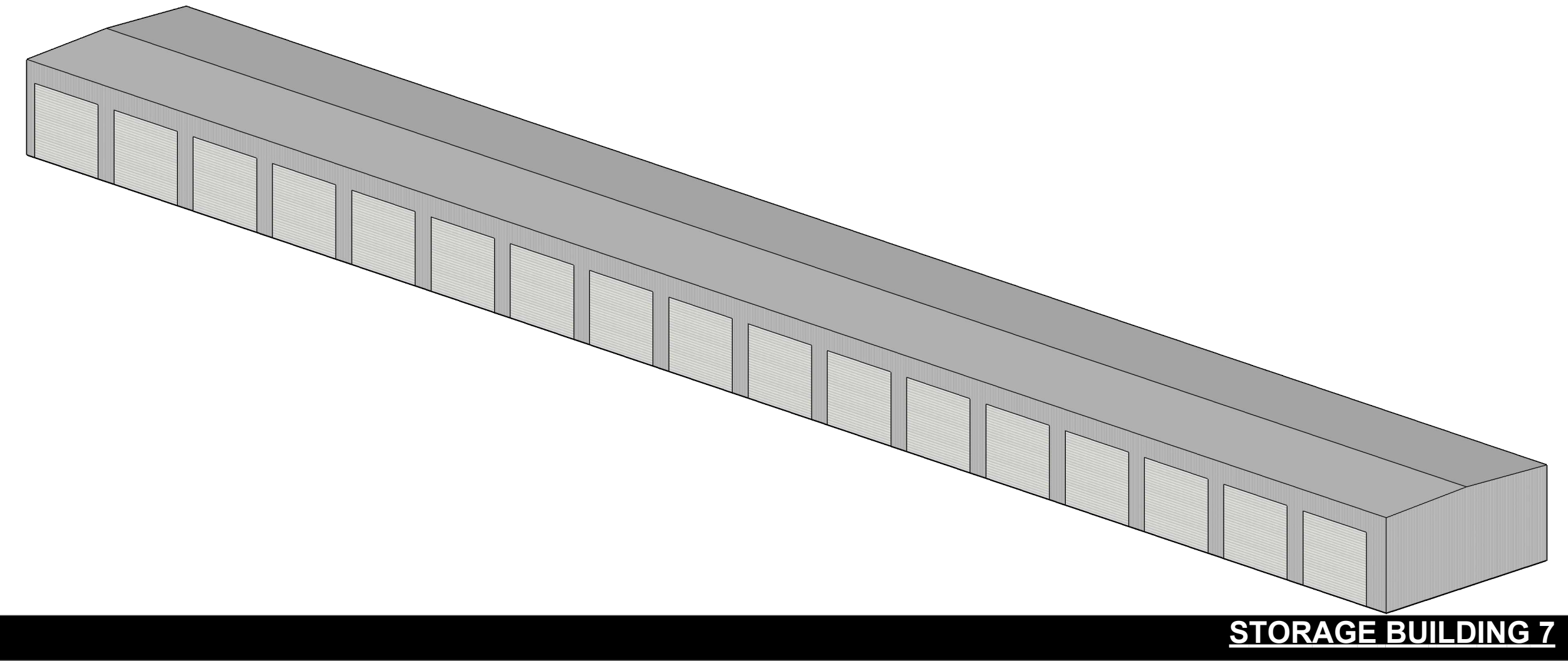
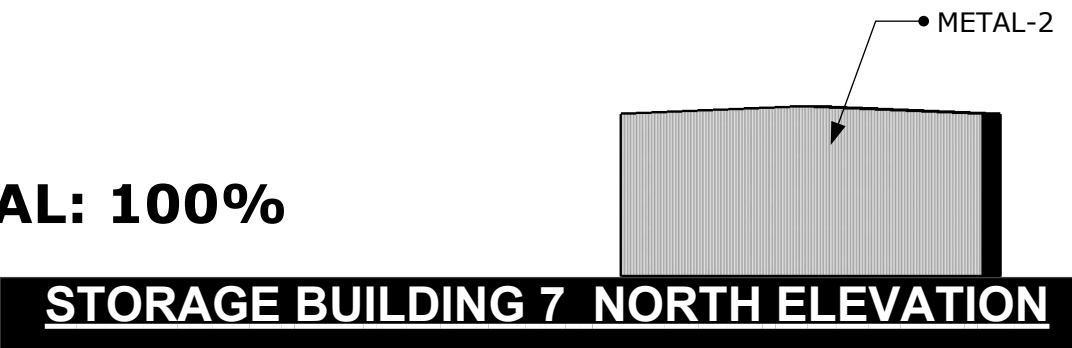
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\*BRICK: 100%



\*METAL: 100%



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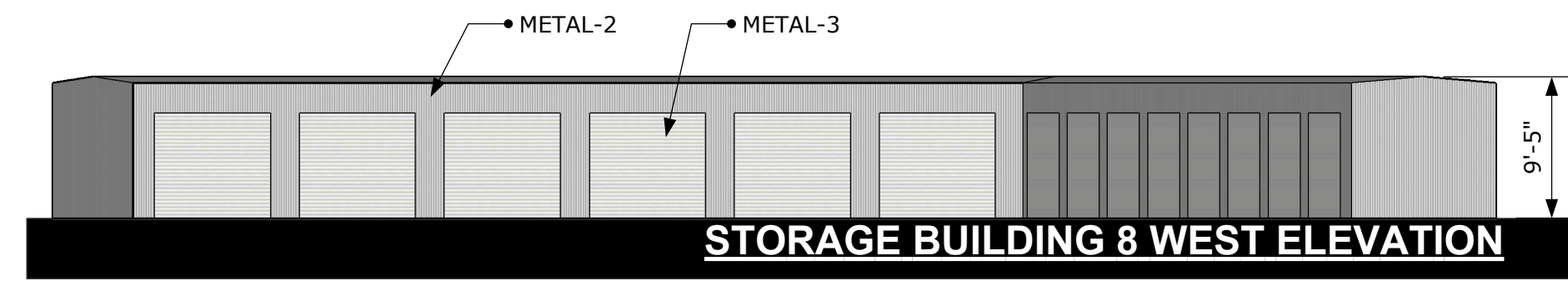
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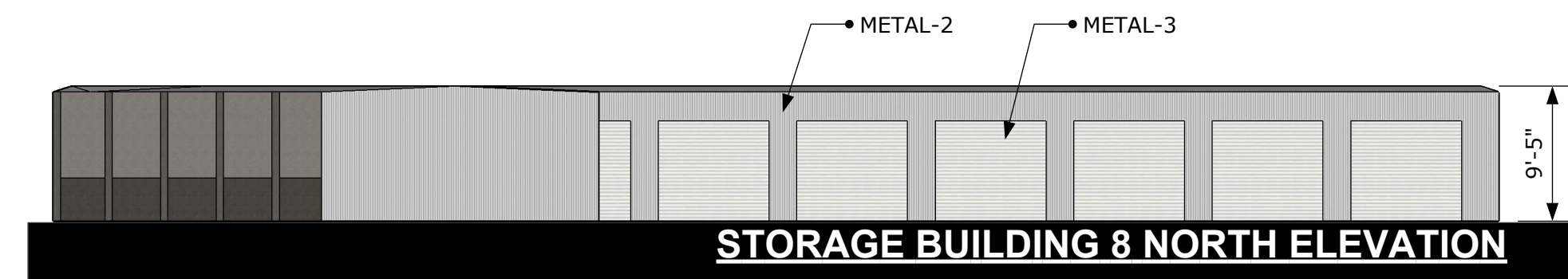
ELEVATIONS

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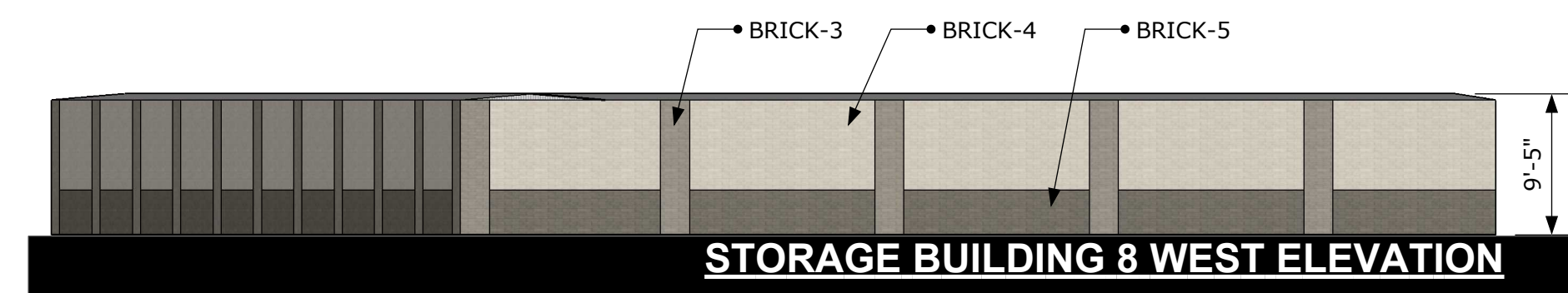
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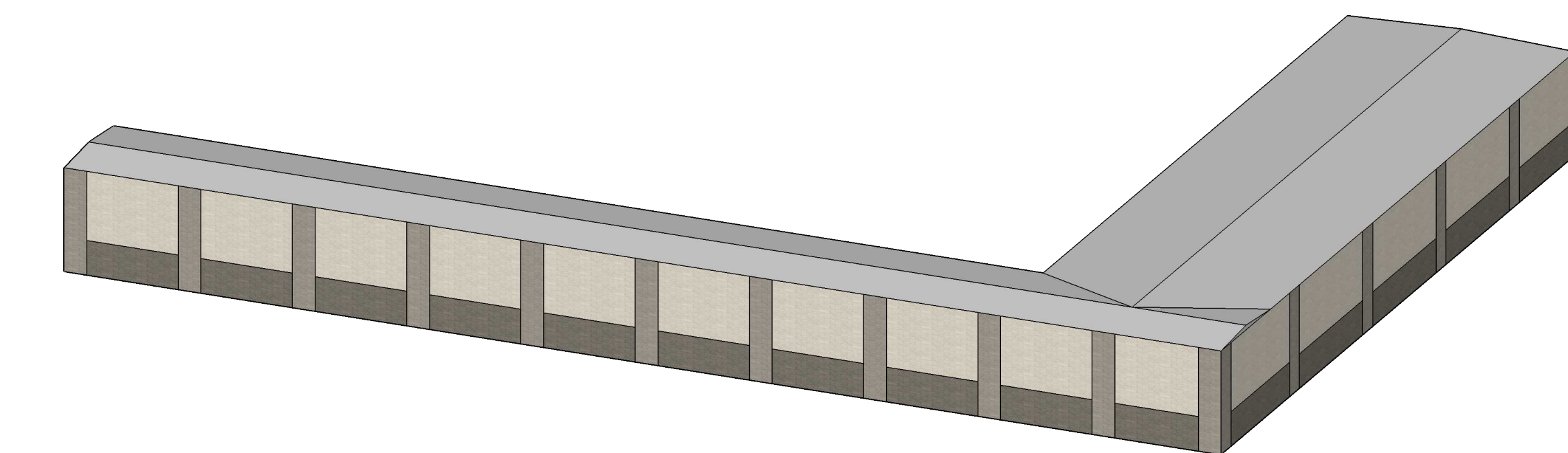
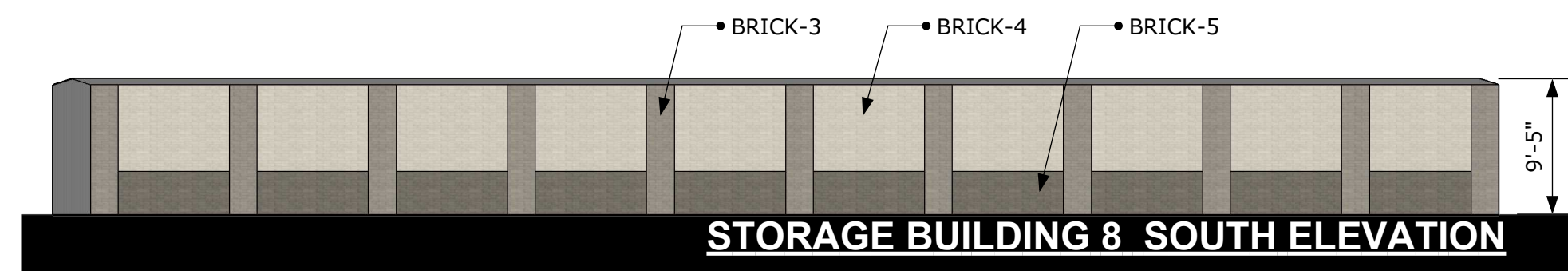
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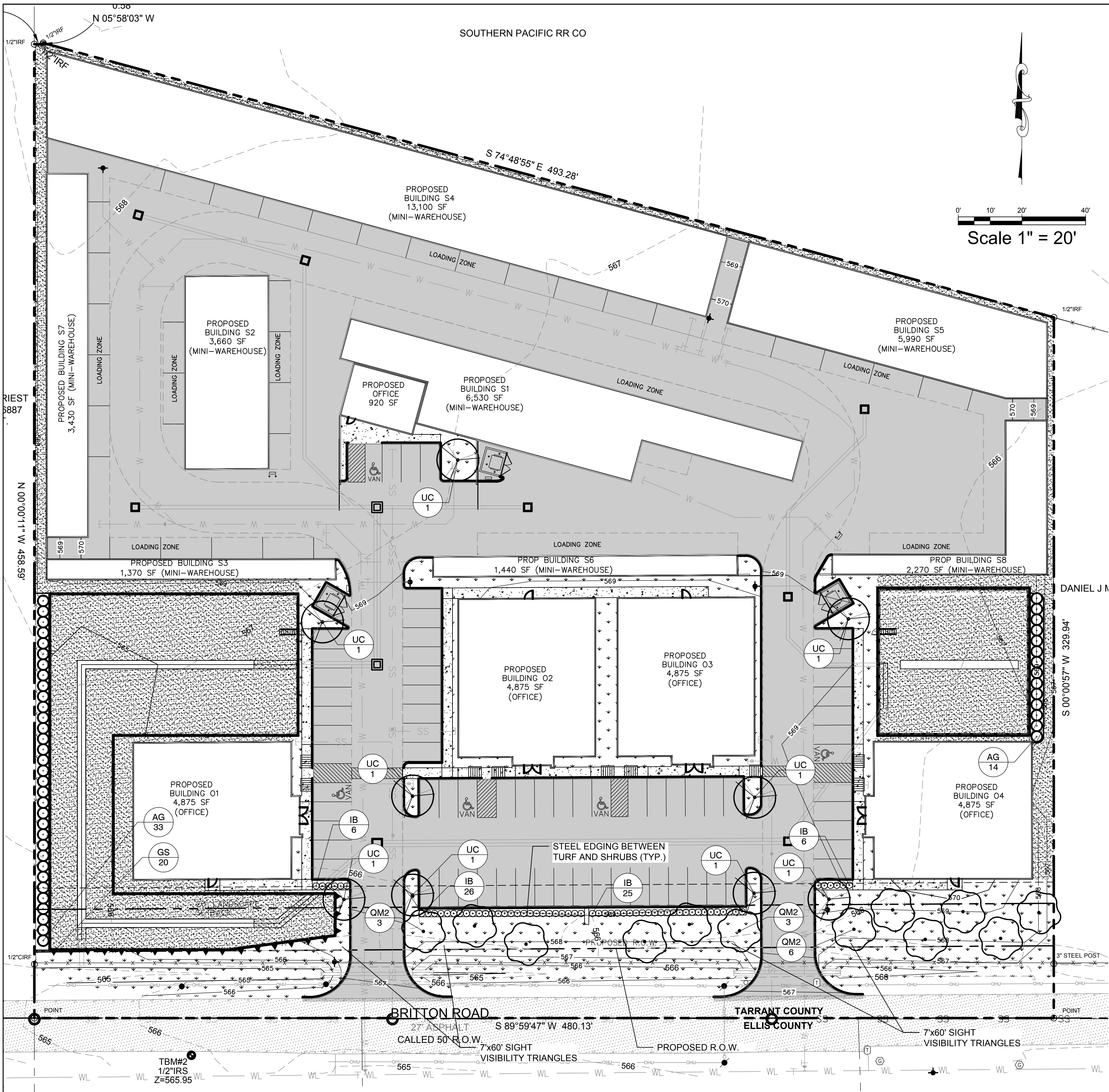


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STORAGE BUILDING 8





PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MULCHES

INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (3" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. IN AREAS DENOTE AS "ROCK MULCH", INSTALL 4" DEPTH OF 1" WASHED RIVER ROCK OVER WOVEN LANDSCAPE FABRIC (ANY APPROVED). SUBMIT MULCH SAMPLES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION.

NOTE:  
NO TREES, BUSHES, WALLS, SIGNS, OR  
ANYTHING OVER 2' IN HEIGHT IS ALLOWED  
WITHIN THE SIGHT VISIBILITY TRIANGLES.

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.

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME / COMMON NAME	CONT	CAL	HEIGHT	QTY
	QM2	Quercus muehlenbergii / Chinkapin Oak	B & B	3.5"Cal	10'-12'	12
	UC	Ulmus crassifolia / Cedar Elm	B & B	3.5"Cal	10'-12'	9
SHRUBS & VINES	CODE	BOTANICAL NAME / COMMON NAME	SIZE		SPACING	QTY
	AG	Abelia x grandiflora / Glossy Abelia	5 gal		60" o.c.	47
	GS	Gelsemium sempervirens / Carolina Jessamine - attach to fencing at top of storm detention wall	3 gal, staked		10' o.c.	20
	IB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	3 gal		36" o.c.	63
SOD/SEED	CODE	BOTANICAL NAME / COMMON NAME	CONT			QTY
	CC	Cynodon dactylon / Common Bermuda Grass	hydromulch			24,534 sf
	CT	Cynodon dactylon / Common Bermuda Grass	sod			19,448 sf

GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- THE LANDSCAPE CONTRACTOR SHALL 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 AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- 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 GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- 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 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.

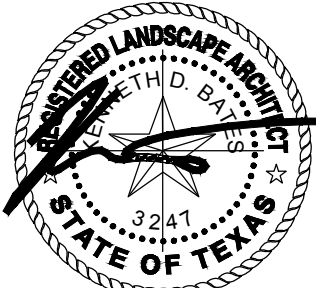
LANDSCAPE CALCULATIONS

**LANDSCAPE SETBACK:**  
20' LANDSCAPE SETBACK REQUIRED AT STREET ROW 20' SETBACK PROVIDED  
13.5" CAL CANOPY TREE REQUIRED PER 40' OF STREET FRONTAGE  
480 LF FRONTAGE / 40 = 12 TREES 12 TREES PROVIDED

**PARKING LOT LANDSCAPE:**  
PARKING LOT TO BE SCREENED FROM ROW WITH EVERGREEN SHRUBS TO BE 36" AT THE TIME OF MATURITY EVERGREEN SCREEN PROVIDED

13.5" CAL CANOPY TREE PER 10 SPACES 7 TREE PROVIDED  
69 SPACES / 10 = 7 TREES REQUIRED  
13.5" CAL CANOPY TREE PER LANDSCAPE ISLAND

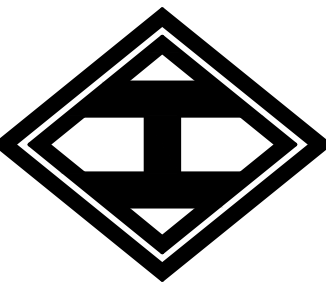
**BUFFERYARDS:**  
WEST - ADJACENT TO VACANT PR: 30' BUFFER YARD REQUIRED; PROVIDED: NONE  
NORTH - ADJACENT TO RIVER ROW: 30' BUFFER YARD REQUIRED; PROVIDED: NONE  
EAST - ADJACENT TO VACANT PR: 30' BUFFER YARD REQUIRED; PROVIDED: NONE



06/08/2018



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BUTLER DEVELOPMENT  
SAMUEL C. NEILL SURVEY  
ABSTRACT 1159, TRACT 23  
4.00 ACRES  
CITY OF MANSFIELD  
TARRANT COUNTY, TEXAS

LANDSCAPE PLANTING

EXHIBIT D  
ZC#18-016

DRAWN: KDB

DATE: 5/23/2018

HEI #: 18-105

SHEET NO:  
1 OF 2



PLANTING SPECIFICATIONS

GENERAL

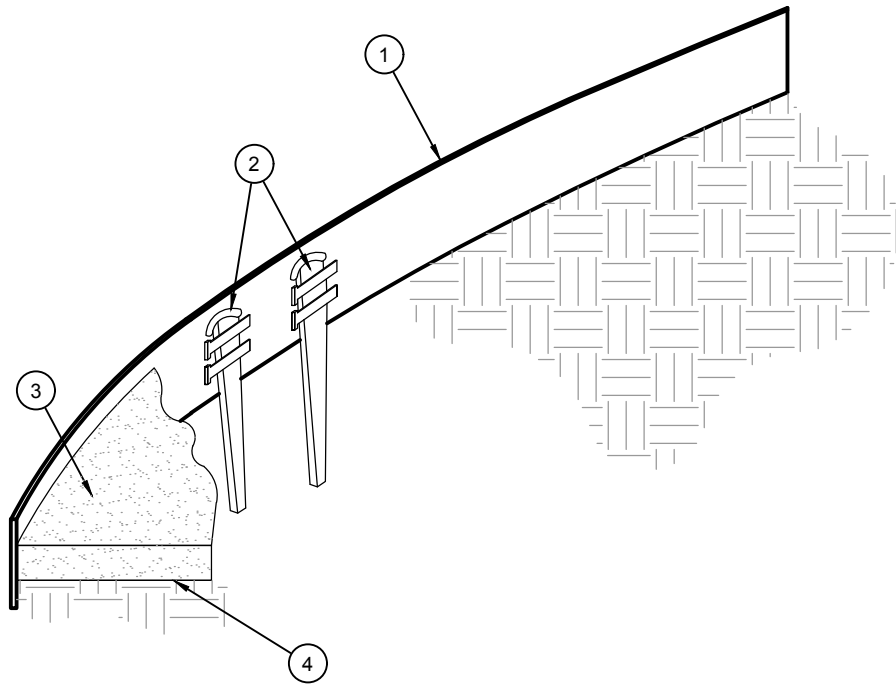
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
  2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
  3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  6. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
  7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR OTHER SHAKED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS. FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PRO'S LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING
1. STAKES: 6' LONG GREEN METAL T-POSTS.
  2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- K. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- L. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  2. SOIL TESTING:
    - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
    - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - c. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
      - iii. AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
    - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
      - iii. AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
  5. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH OR CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
  6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 8" OF SOIL.
- B. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  3. TRENCING NEAR EXISTING TREES:
    - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
    - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
    - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- C. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
  2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - a. 1-2" TREES TWO STAKES PER TREE
    - b. 2-1/2"-4" TREES THREE STAKES PER TREE
    - c. TREES OVER 4" CALIPER GUY AS NEEDED
    - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
  7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TRUNK WITH MULCH (TYPE AND DEPTH PER PLANS).
- D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH AMENDED PER SOIL TEST RECOMMENDATIONS.
  2. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. SODDING
1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
  2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
  3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
  4. ROLL THE SOD TO ENSURE CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
  5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- F. HYDROMULCHING
1. TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - a. WINTER MIX (OCTOBER 1 - MARCH 31)
      - 50# CELLULOSE FIBER MULCH
      - 2# UNHULLED BERMUDA SEED
      - 2# ANNUAL RYE SEED
    - b. SUMMER MIX (APRIL 1 - SEPTEMBER 30)
      - 50# CELLULOSE FIBER MULCH
      - 2# HULLED BERMUDA SEED
  2. SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - a. GENERAL
      - 50# CELLULOSE FIBER MULCH
      - 15# 15-15-15 WATER SOLUBLE FERTILIZER
    - b. SEED RATE PER LEGEND
- G. DRILL SEEDING
1. ALL SEED SHALL BE DRILL SEEDDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
  2. THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - a. 50# CELLULOSE FIBER MULCH
    - 15# 15-15-15 WATER SOLUBLE FERTILIZER
    - 4# ORGANIC BINDER
- H. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND READY FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- J. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTNG OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
  2. SHOULD SEEDDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
  3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY); ALL PLANTS THAT DO NOT MEET THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDDOD OR RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

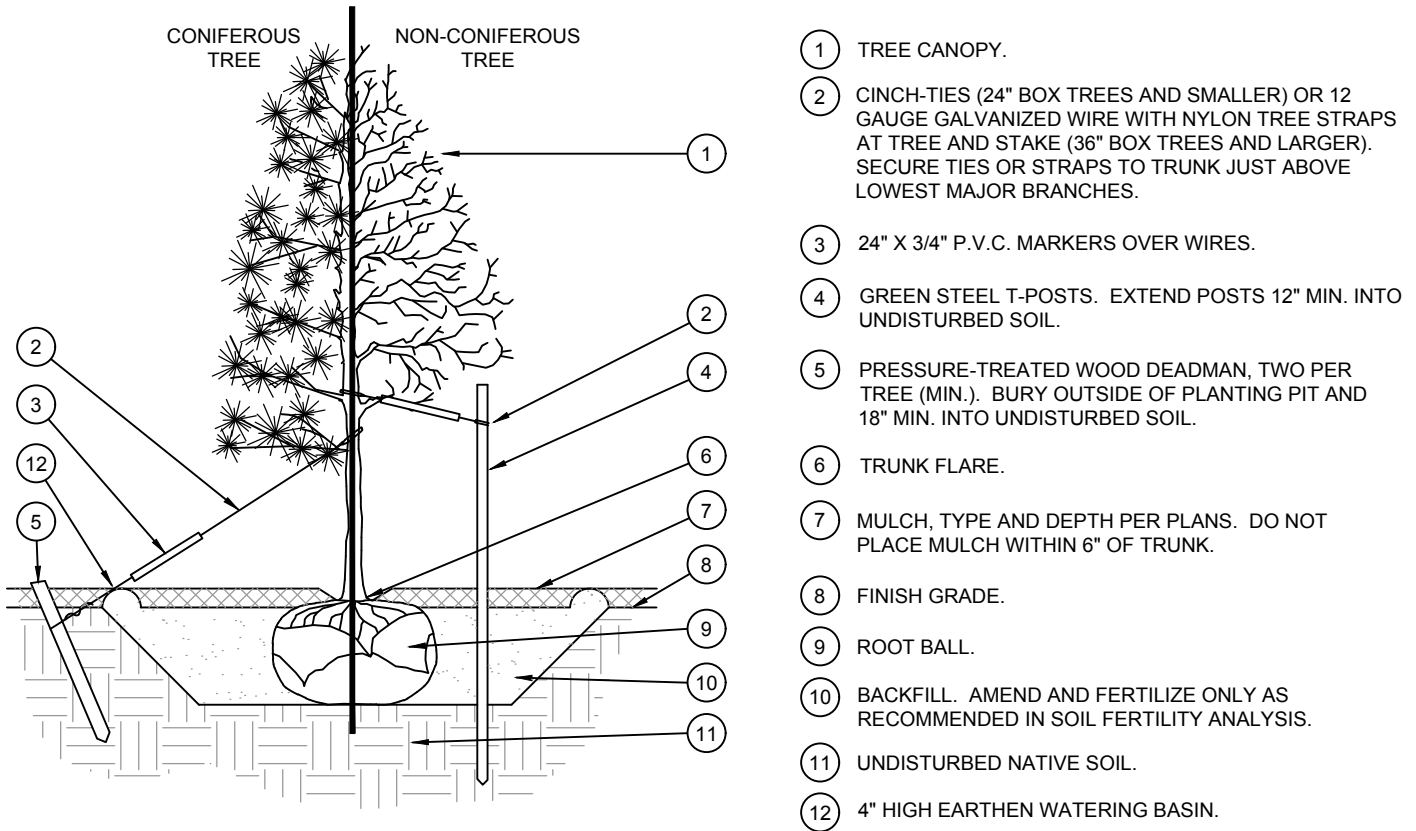


1. ROLLED-TOP STEEL EDGING PER PLANS.
2. TAPERED STEEL STAKES.
3. MULCH, TYPE AND DEPTH PER PLANS.
4. FINISH GRADE.

NOTES:  
1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.  
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.  
3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

D STEEL EDGING

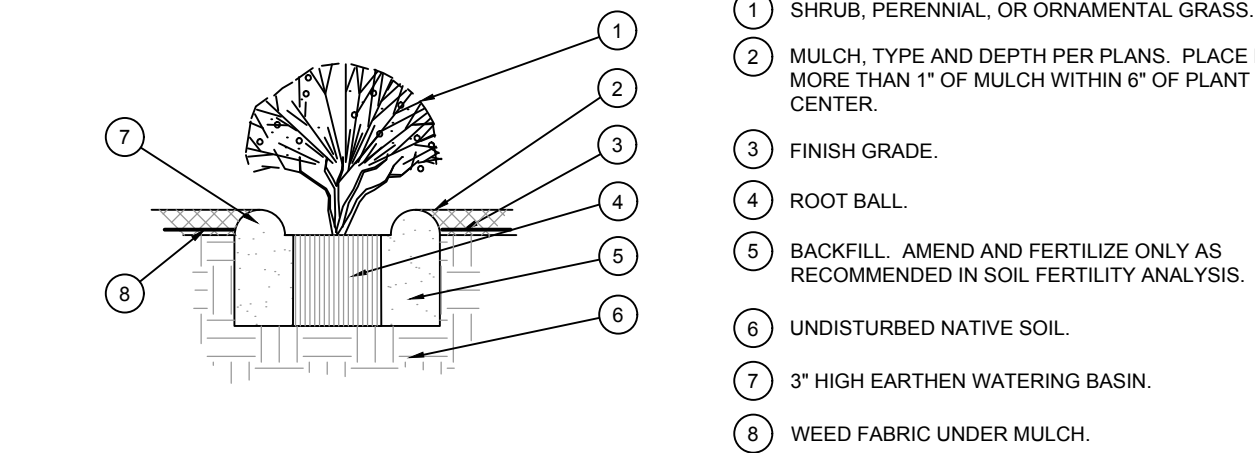
SCALE: NOT TO SCALE



- NOTES:  
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.  
2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3\"/>

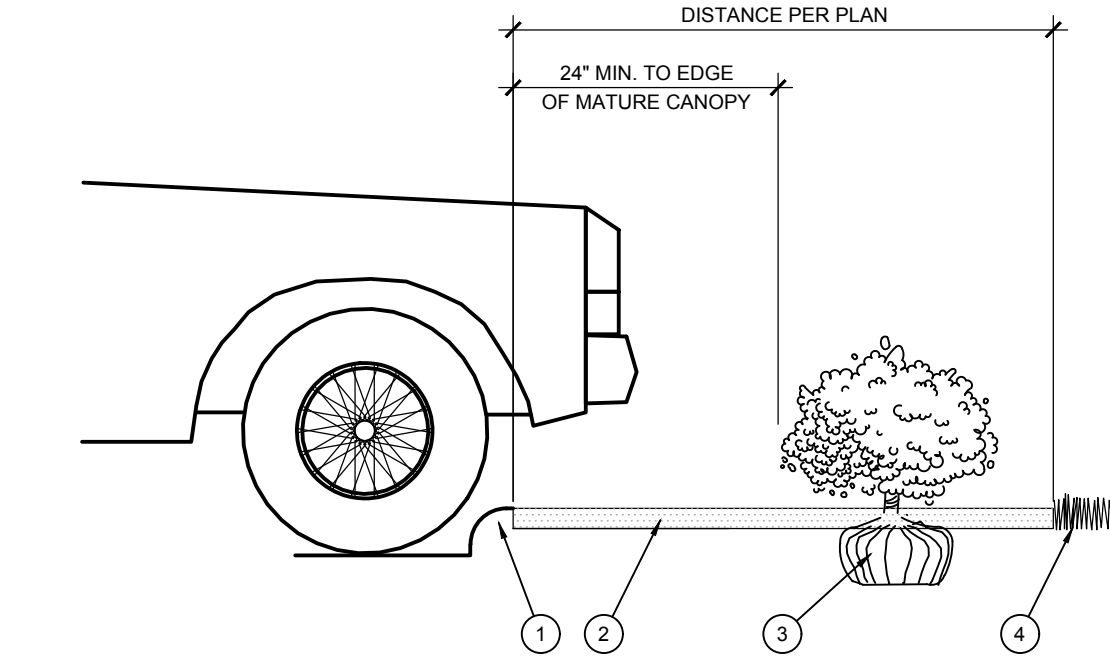
A TREE PLANTING

SCALE: NOT TO SCALE



B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



C HEDGE PLANTING AT PARKING AREA

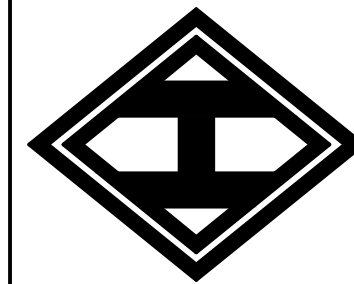
SCALE: NOT TO SCALE

1. CURB.
2. MULCH LAYER.
3. PLANT.
4. TURF (WHERE SHOWN ON PLAN).

06/08/2018



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DATE: 5/23/2018  
HEI #: 18-105

**SHEET NO:  
2 OF 2**