



| PLANT LIST | | | | | |
|---------------------|--|------------------------|------|-----------|---|
| SYMBOL | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | REMARKS |
| BC | <i>Taxodium distichum</i> | Bald Cypress | 6 | 3.5" cal. | container grown, 12' ht., 4' spread, 4' branching ht., matching |
| BO | <i>Quercus macrocarpa</i> | Bur Oak | 23 | 3.5" cal. | container grown, 12' ht., 4' spread, 4' branching ht., matching |
| CE | <i>Ulmus crassifolia</i> | Cedar Elm | 15 | 3.5" cal. | B&B, 12' ht., 4' spread, 4' branching ht., matching |
| CM | <i>Lagerstroemia indica 'Natchez'</i> | Crape Myrtle 'Natchez' | 14 | 3" cal. | W.B., 3-5 trunk, no cross canes, 8' ht., 4' spread, matching |
| CO | <i>Quercus muhlenbergii</i> | Chinkapin Oak | 23 | 3.5" cal. | B&B, 12' ht., 4' spread, 4' branching ht., matching |
| ERC | <i>Juniperus virginiana</i> | Eastern Redcedar | 96 | 8' ht. | B&B or container grown, full to base, 3' spread |
| LE | <i>Ulmus parvifolia 'Sempervirens'</i> | Lacebark Elm | 15 | 3.5" cal. | container grown, 12' ht., 4' spread, 4' branching ht., matching |
| LO | <i>Quercus virginiana</i> | Live Oak | 29 | 3.5" cal. | container grown, 12' ht., 4' spread, 4' branching ht., matching |
| RB | <i>Cercis canadensis 'Oklahoma'</i> | Oklahoma Redbud | 16 | 3" cal. | container grown, 8' ht., 4' spread min. |
| SHRUBS/GROUND COVER | | | | | |
| | <i>Cynodon dactylon</i> | Common Bermudagrass | | | hydromulch, refer to notes |
| | <i>Cynodon dactylon</i> | Common Bermudagrass | | | solid sod, refer to notes |

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

| BUILDING 1 SUMMARY CHART - BUFFERYARDS/SETBACKS | | | | | | |
|---|---------------------|--------|----------------------------------|--------------|------------------|---|
| Location Of Bufferyard Or Setback | Required / Provided | Length | Bufferyard Or Setback Width/Type | Canopy Trees | Ornamental Trees | Screening Wall/Device Height & Material |
| North | Required | 819 | 10' Bufferyard | 16 | 0 | |
| East | Required | 1,521 | 10' Bufferyard | 15 | 16 | |
| South | Required | 986 | 10' Bufferyard | 20 | 0 | |
| West | Required | 1,437 | 20' Setback | 22 | 14 | |

| BUILDING 1 SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING | |
|---|-----|
| # Of Required Parking Spaces | 263 |
| # Of Provided Parking Spaces | 334 |
| # Of Tree Islands Provided | 43 |

| PARKING TABULATIONS | |
|--|-------------------|
| BUILDING AREA | 561,600 S.F. |
| PROPOSED USE | STORAGE/WAREHOUSE |
| PARKING REQUIRED* (1:3,000 S.F. OVERALL FLOOR AREA + 1:300 S.F. OFFICE AREA) | 263 SPACES |
| PARKING PROVIDED | 479 SPACES |

* ASSUMES 22,500 S.F. OFFICE

NOTES

ALL FUTURE OUTSIDE WASTE DISPOSAL UNITS SHALL BE CONTAINED WITHIN TRUCK COURT AREA, AT ONE OR MORE DOCK POSITIONS.

NO OUTSIDE STORAGE AREAS ARE PLANNED AT THIS TIME. FUTURE OUTSIDE STORAGE/DISPLAY AREAS, IF ANY, WILL BE SCREENED IN COMPLIANCE WITH SECTION 7302-B OF THE ZONING ORDINANCE.

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.

| LEGEND | |
|--------|------------------------------------|
| | CONCRETE PAVING |
| | CONCRETE SIDEWALK / HARDSCAPE AREA |

- LANDSCAPE NOTES**
 - CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
 - CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
 - CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
 - ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
 - TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
 - ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
 - ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
 - CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- GENERAL LAWN NOTES**
 - CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
 - CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
 - CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
 - ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
 - CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
 - CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
 - CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

- SOLID SOD NOTES**
 - PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FIL FIELDS.
 - ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
 - WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

- MAINTENANCE NOTES**
 - THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
 - ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
 - ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
 - CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.
- HYDROMULCH NOTES**
 - CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
 - BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE, SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
 - FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
 - FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE' AS MANUFACTURED BY GROVERS, INC. OR EQUAL.
 - HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
 - USE A 4"X8" BATTER BOARD AGAINST ALL BED AREAS.
 - IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
 - ALL LAWN AREAS TO BE HYDROMULCHED SHALL HAVE ONE HUNDRED PERCENT (100%) COVERAGE PRIOR TO FINAL ACCEPTANCE.

ZC#18-021

EXHIBIT E
LANDSCAPE / SITE PLAN - BUILDING 1
PARK 360 SOUTH
OUT OF MELTON GREGG SURVEY, ABST#560 AND
SAMUEL C. NEILL SURVEY, ABST#1159,
TARRANT COUNTY, TEXAS AND
THE MELTON GREGG SURVEY, ABST#385,
H.HENDERSON SURVEY ABST#432,
AND J. LAWRENCE SURVEY, ABST#616
ELLIS COUNTY, TEXAS
CITY OF MANSFIELD, TEXAS
DATE OF PREPARATION: 09/19/2018
241.69 ACRES - 7 LOTS

| DESIGN | DRAWN | DATE | SCALE | NOTES | FILE | NO. |
|--------|-------|----------|--------|-------|------|----------|
| NAY | NAY | 09/19/18 | 1"=60' | | | E |



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.665.7192 office



SCALE: 1" = 60'-0"
0 30 60 120

01 HERITAGE PARKWAY SECTION
SCALE: 3/32" = 1'-0"