

LOCATION MAP  
SCALE: N.T.S.

LEGEND

---	BOUNDARY
---	EASEMENT
---	SETBACK LINE
---	PROP. SIDEWALK
⊙	COMPACT PARKING SPACE
▶	LOBBY ENTRANCE
▶	EMPLOYEE ENTRANCE
▶	SERVICE BAY
⦿	EXST. FIRE HYDRANT
WM	EXST. WATER METER
⊗	EXST. WATER VALVE
⊗	EXST. IRRIGATION CONTROL VALVE
⊗	EXST. STORM SEWER INLET
⊗	EXST. SANITARY SEWER MANHOLE
⊗	EXST. LIGHT POLE
TBR	TO BE REMOVED
CRS	CAPPED IRON ROD SET
XS	CHISELED "X" FOUND IN CONCRETE

SITE DATA SUMMARY	
SITE INFORMATION	
TOTAL LOT AREA	30,928 SF (0.71AC)
BUILDING AREA	4,915 SF
TOTAL LOT COVERAGE	20,103 SF (65%)
PARKING DATA	
REQUIRED	
TOTAL REQUIRED	1.0 / 500 SF; 10 SPACES
TOTAL ADA REQUIRED	1 SPACE FOR 1-25 SPACES
PROVIDED	
GENERAL PARKING	17 SPACES
COMPACT PARKING	2 SPACES
ADA COMPLIANT PARKING*	1 SPACES
TOTAL PROPOSED PARKING	20 SPACES
JURISDICTIONAL	
EXISTING ZONING / USE	PD 16-023
PROPOSED ZONING / USE	AMENDED PD 16-023
BUILDING SETBACKS:	
FRONT	25'
SIDE	N/A
REAR	N/A
LANDSCAPE BUFFER**	10' LANDSCAPE BUFFER FROM WEST 20' LANDSCAPE BUFFER FROM SOUTH

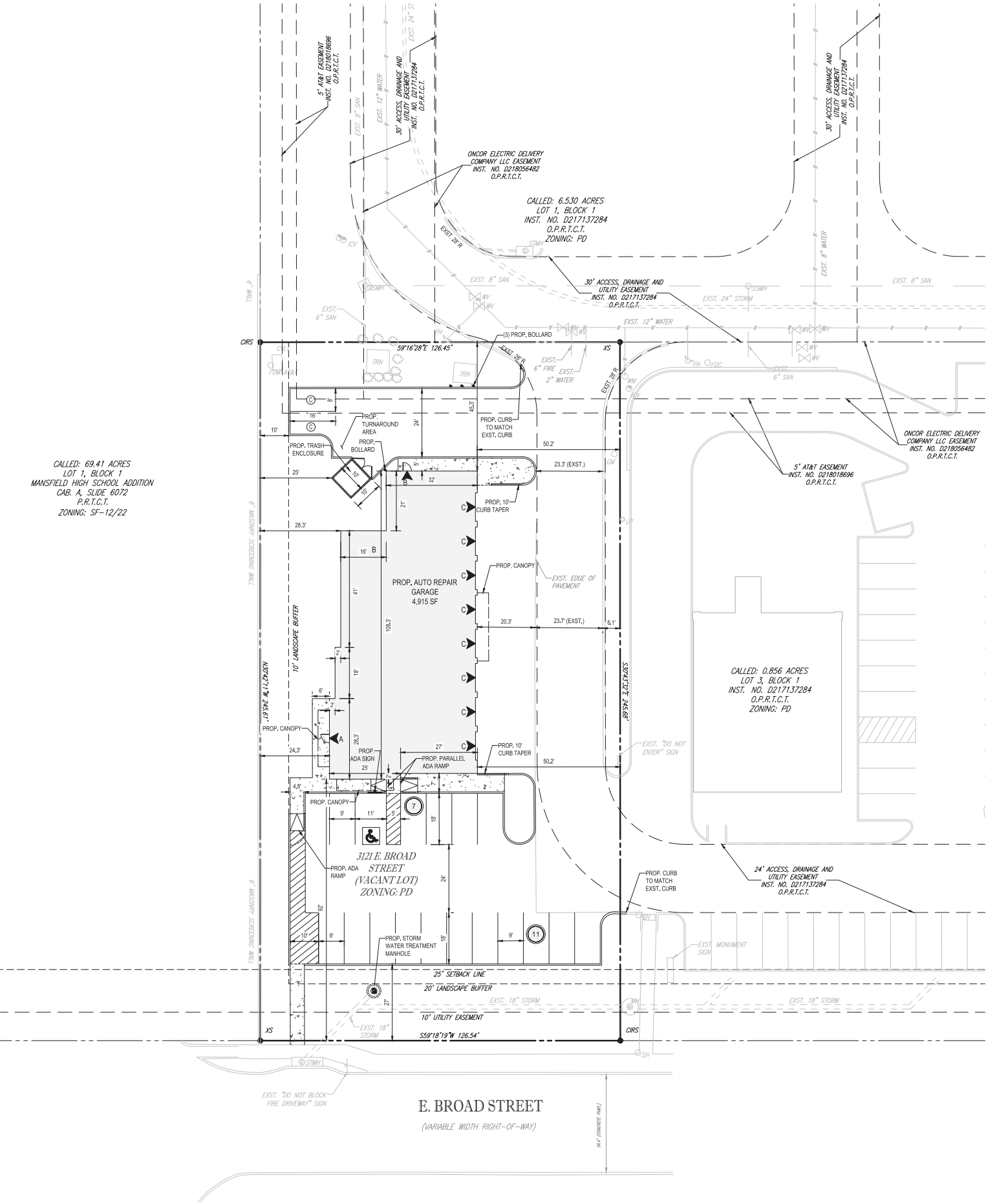
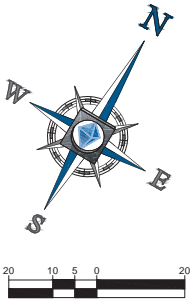
\* HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.

SITE PLAN NOTES:

- ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
- ALL PAVEMENT TO BE CONCRETE UNLESS NOTED OTHERWISE.
- ALL CURB RADII ARE 5' UNLESS NOTED OTHERWISE.
- CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
- ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SEED, MULCH AND WATER UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COSTS SHALL BE INCLUDED IN BASE BID.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
- SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM A SURVEY BY A LAND SURVEYOR.
- MONUMENT SIGN SHALL BE CONSTRUCTED BY OTHERS. GC TO COORDINATE WITH OWNER FOR EXACT LOCATION PRIOR TO CONSTRUCTION.
- REFER TO ARCH. PLANS FOR SITE LIGHTING ELECTRICAL PLAN.
- DUMPSTER PAD AND TRANSFORMER PAD ARE TO BE INSTALLED USING HEAVY DUTY CONCRETE SECTIONS.
- ALL EQUIPMENT SHALL BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.A OF ZONING ORDINANCE.
- THE TRASH ENCLOSURE WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.B OF ZONING ORDINANCE.
- THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS ON THE PROPERTY.
- THERE WILL BE NO OUTSIDE STORAGE OF VEHICLES AWAITING REPAIR ON THE PROPERTY OUTSIDE OF NORMAL BUSINESS HOURS.
- STORM WATER TREATMENT MANHOLE WILL TREAT FOR POST-CONSTRUCTION WATER QUALITY.
- SEE APPROVED COSTA VIDA PLANS FOR EXACT EXISTING LAYOUT ON LOT 3, BLOCK 1.
- CONTRACTOR TO PAINT CURB YELLOW IF LESS THAN 6" REVEAL IS PROVIDED.

APPLICANT:  
BRAKES PLUS, LLC  
1880 SOUTH PARK DR.  
BIRMINGHAM, AL 35244  
PHONE: (205) 397-1164  
CONTACT: JOHN DAVIS  
EMAIL: J.DAVIS@EXPRESSOIL.COM

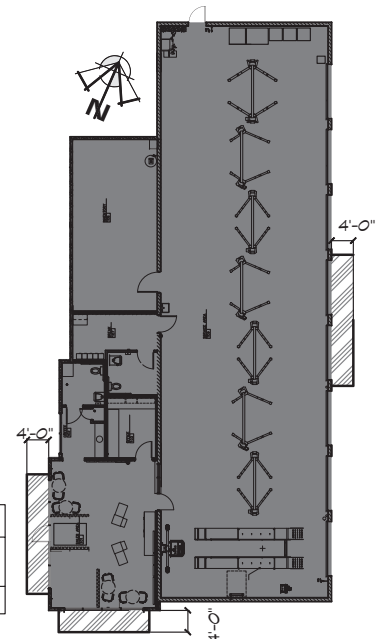
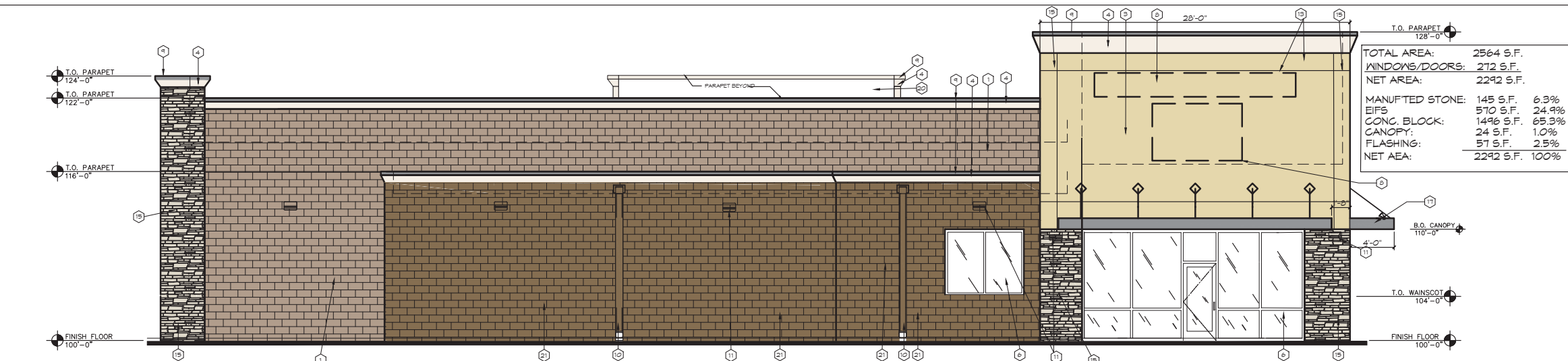
OWNER:  
LEON CAPITAL GROUP  
3500 MAPLE AVENUE  
DALLAS, TX 75219  
PHONE: (214) 865-9082  
CONTACT: STEPHEN MCGUIRK  
EMAIL: S.MCGUIRK@LEONCAPITALGROUP.COM



CALLED: 69.41 ACRES  
LOT 1, BLOCK 1  
MANSFIELD HIGH SCHOOL ADDITION  
CAB. A, SLIDE 6072  
P.R.T.C.T.  
ZONING: SF-12/22

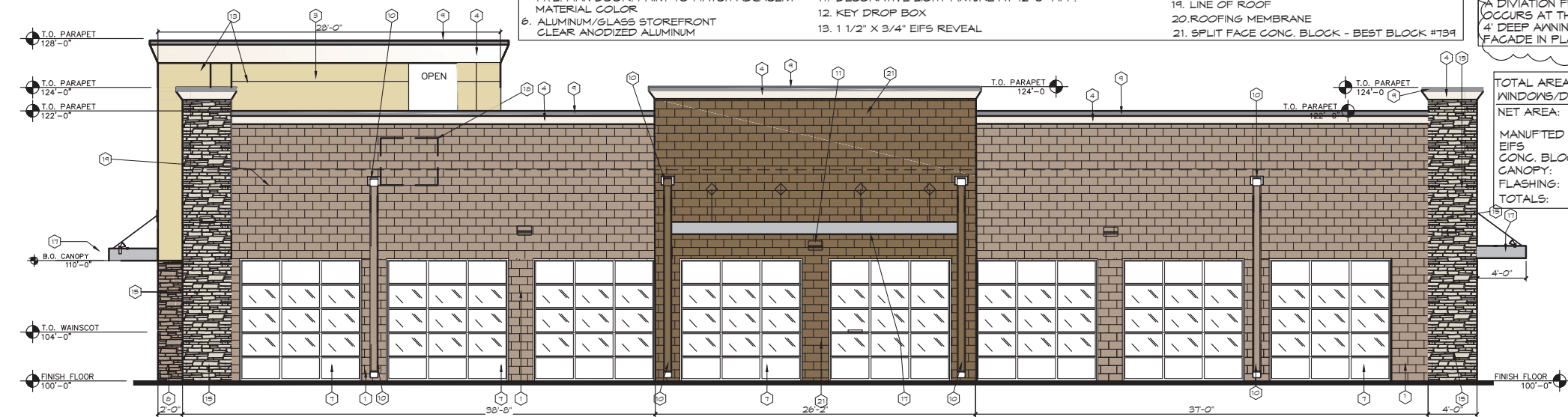
CALLED: 0.856 ACRES  
LOT 3, BLOCK 1  
INST. NO. D217137284  
O.P.R.T.C.T.  
ZONING: PD

E. BROAD STREET  
(VARIABLE WIDTH RIGHT-OF-WAY)

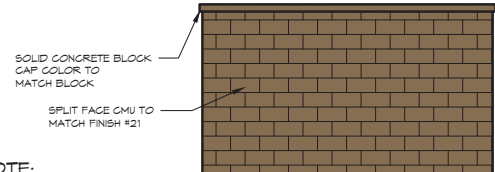


COMPOSITE AREA CALCS:

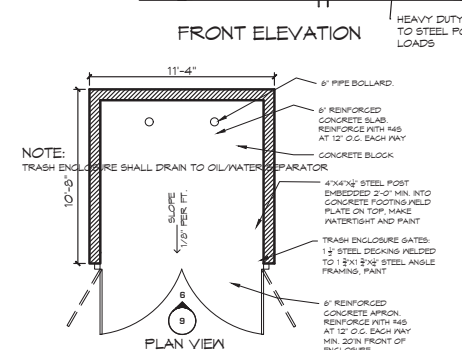
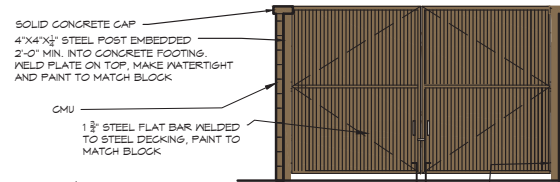
MANUFTED STONE:	829 S.F.	12.7%
EIFS:	1556 S.F.	23.8%
CONC. BLOCK:	3926 S.F.	60.0%
CANOPY:	74 S.F.	1.1%
FLASHING:	154 S.F.	2.4%
TOTALS:	6539 S.F.	100%



NOTE:  
TRASH ENCLOSURE SHALL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 1301.B OF THE ZONING CODE



NOTE:  
MASONRY SHALL MATCH THE BUILDING CONC. BLOCK



5 TRASH ENCLOSURE DETAIL  
1 3/16"=1'-0"

EXHIBIT "C"  
ZONING CASE NO: ZC#19-007

BRAKES PLUS  
2131 EAST BROAD STREET  
MANSFIELD, TEXAS

ARCHITECT OF RECORD

REVISION	DATE	COMMENTS
	05.17.19	SUBMITTAL TO PLANNING
	06.11.19	RE: SUBMITTAL TO PLANNING
	06.24.19	RE: SUBMITTAL TO PLANNING

ARC CODEV JOB #:  
CLIENT JOB #:  
DRAWN BY: NLH  
CHECKED BY: NLH  
DATE OF ISSUE: 04.29.19

ARCHITECT

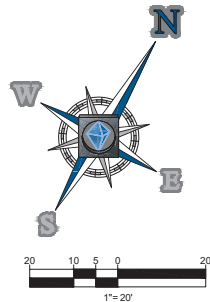
NORMAN L. HERMAN  
5655 NO GRANDE ST. SUITE 202  
LUTHER, TX 75840  
VOICE: 303.385.1203  
FAX: 303.738.9990






SHEET

1

EXTERIOR ELEVATIONS





<u>TREES</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>QTY</u>
	QS	Quercus shumardii / Shumard Red Oak	B & B	3.5"Cal	3
	UC	Ulmus crassifolia / Cedar Elm	B & B	3.5"Cal	2
	UP	Ulmus parvifolia / Chinese Elm	B & B	3.5"Cal	7
<u>SHRUBS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u>
	AE	Abelia x grandiflora 'Edward Goucher' / Glossy Abelia	5 gal	48" o.c.	42
	IB	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	5 gal	36" o.c.	52
<u>GROUND COVERS</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>	<u>CONT</u>	<u>QTY</u>	
	CH	Cynodon dactylon '419 Hybrid' / Bermuda Grass	sod	7,721 sf	

1. 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 1/8" TOLERANCE OF FINISH GRADE. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 1/8" TOLERANCE. ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  2. 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 PROPER DRAINAGE. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 1/8" TOLERANCE. ANY DISCREPANCIES EXIST. 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.
  3. CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE AFTER INSTALLING SOD. AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS AFTER INSTALLING SOD. AMENDMENTS. MULCH COVER WITHIN 6" OF PLANT WALKS AND CURBS SHALL BE MAINTAINED. MULCH SHALL BE MAINTAINED TO A MINIMUM OF 2" DEPTH. MULCH COVER WITHIN 2" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
  4. INSTALL 1/2" OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FIBER UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS. MULCH SHALL BE MAINTAINED TO A MINIMUM OF 2" DEPTH. MULCH SHALL BE MAINTAINED TO A MINIMUM OF 2" DEPTH. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLEA.
  5. INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
  6. DISCREPANCY ON ALL DISTANCE AND AREA QUOTE OF PROPERTY LINES (UNLESS SHOWN AS SOD).
  7. 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 AGENCIES ARE MET AND OBTAIN ALL NECESSARY PERMITS PRIOR TO PLANTING.
  8. 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, AND PRECEDENCE SHALL PREVAIL.
  9. 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).
  10. 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, RESETTLING OF PLANTS AND MULCH, SETTLED AREAS, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKSMANSHIP, 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.
  11. 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.
  12. 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 SHOWING 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.
    - D. MULCH SHALL BE MAINTAINED TO A MINIMUM OF 2" DEPTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEED OR RESEED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- THE LANDSCAPE CONTRACTOR 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 FREE FROM LITTER AND DEBRIS. THE CONTRACTOR SHALL NOT REMOVE ANY PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

<b><u>BUFFERYARDS:</u></b>	
WEST - ADJACENT TO HIGH SCHOOL:	
10' LANDSCAPE SETBACK	10' LANDSCAPE SETBACK PROVIDED
1 TREE EVERY 40' 245 LF / 40' = 7 TREES	7 TREES PROVIDED
EVERGREEN SHRUB SCREEN	EVERGREEN SHRUBS PROVIDED
6' MASONRY SCREEN	6' MASONRY SCREEN PROVIDED
NORTH - ADJACENT TO COMMERCIAL DEVELOPMENT:	NO REQUIRED BUFFERYARD OR SCREENING
EAST - ADJACENT TO COMMERCIAL DEVELOPMENT:	NO REQUIRED BUFFERYARD OR SCREENING



**EVERGREEN**  
DESIGN GROUP

(800) 680-6630  
15305 Dallas Pkwy., Ste 300  
Addison, TX 75001  
[www.EvergreenDesignGroup.com](http://www.EvergreenDesignGroup.com)

[illegible]

**KNOW WHAT'S BELOW**  
**ALWAYS CALL 811**  
**BEFORE YOU DIG**  
It's fast. It's free. It's the law.

NOT APPROVED FOR  
CONSTRUCTION

PROJECT No.:	TD190011
DRAWN BY:	JWG
CHECKED BY:	RM
DATE:	6/07/19
SCALE:	1" = 20'
CAD I.D.:	

PROJECT:  
PD AMENDMENT  
& FINAL SITE PLAN

\_\_\_\_\_ FOR \_\_\_\_\_



LOCATION OF SITE  
3121 E BROAD ST  
MANSFIELD, TX 76063  
TARRANT COUNTY  
0.71 ACRES - LOT 2, BLOCK 1,  
BROAD STREET MARKET PLACE



**6017 MAIN STREET  
FRISCO, TX 75034**  
Phone: (469) 458-7300  
**X@BohlerEng.com**  
TBPE NO. 18065  
TBPLS NO. 10194413



DATE: 6/26/2019

SHEET TITLE

## LANDSCAPE PLANTING

SHEET NUMBER

LP-1

ZC#19-007 EXHIBIT D

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  - 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
- 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.
- 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.
  - 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

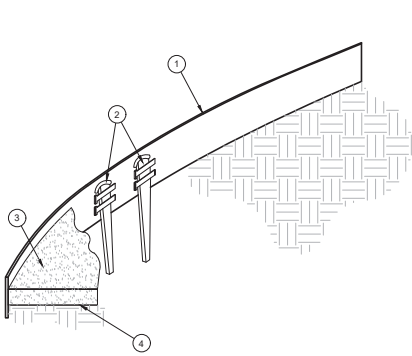
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW, CONTAINER AND BALLED-AND-BURLAPPED PLANTS.
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, 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.
  - 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).
  - 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 CONTRACTORS 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.
  - ALL TREES SHALL BE STANDING AND FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO 10 AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
  - 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.
  - 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.
  - 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.
  - TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 3/8" INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
  - COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 6.5 TO 8. MOISTURE CONTENT 55 TO 55 PERCENT PASSING THROUGH 3/8" INCH SIEVE. WATER 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 ANIMAL-BASED PRODUCTS SHALL BE USED.
  - FERTILIZER: GRANULATING OR 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).
  - MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
  - WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT FROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
  - J. TREE STAKING AND GUYING
    - STAKES: 6" LONG GREEN METAL T-POSTS.
    - GUY AND THE WIRE: ASTM A 641, CLASS 1, GALVANIZED STEEL WIRE, 2-STRAND, TWISTED, 0.108 INCH DIAMETER.
    - 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 MANUFACTURERS LABELED RATES.

METHODS

- A. SOIL PREPARATION
- 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.
  - SOIL TESTING:
    - 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 (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
    - CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - 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.
  - 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.
  - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
      - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
      - AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
    - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING.
      - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
      - AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
      - IRON SULPHATE - 2 LBS. PER CU. YD.
  - 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 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 WALKS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
  - 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 6" OF SOIL.

GENERAL PLANTING

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURERS RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES:
  - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE 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 GROUND HEIGHT (4' 0" ABOVE THE AVERAGE GRADE AT THE TRUNK).
  - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
  - 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.
  - 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.
- TREE PLANTING:
  - 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.
  - 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.
  - 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.
  - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
  - 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.
  - THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTORS 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:
    - 1"-2" TREES: TWO STAKES PER TREE
    - 2-1/2"-4" TREES: THREE STAKES PER TREE
    - TREES OVER 4" CALIPER: THREE STAKES PER TREE
    - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
  - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- SHRUB, PERENNIAL, AND GROUND COVER PLANTING:
  - DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANTS ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- SODDING:
  - SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
  - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
  - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER JOINTS IN ADJACENT COURSES.
  - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
  - 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.
- HYDROMULCHING:
  - TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - WINTER MIX (OCTOBER 1 - MARCH 31)
      - 50# CELLULOSE FIBER MULCH
      - 2# UNHULLED BERMUDA SEED
      - 2# ANNUAL RYE SEED
      - 15# 15-15-15 WATER SOLUBLE FERTILIZER
    - SUMMER MIX (APRIL 1 - SEPTEMBER 30)
      - 50# CELLULOSE FIBER MULCH
      - 2# HULLED BERMUDA SEED
      - 15# 15-15-15 WATER SOLUBLE FERTILIZER
  - SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - GENERAL:
      - 50# CELLULOSE FIBER MULCH
      - 15# 15-15-15 WATER SOLUBLE FERTILIZER
    - SEED RATE PER LEGEND
- DRILL SEEDING:
  - ALL SEED SHALL BE DRILL SEEDDED AT THE RATES SHOWN ON THE PLANS, WITH A HYDROMULCH MIX APPLIED AFTER SEEDING.
  - THE HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
    - 50# CELLULOSE FIBER MULCH
    - 15# 15-15-15 WATER SOLUBLE FERTILIZER
    - 4# ORGANIC BINDER
- CLEAN UP:
  - DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- INSPECTION AND ACCEPTANCE:
  - UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  - 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 OWNERS SATISFACTION WITHIN 24 HOURS.
  - 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.
- LANDSCAPE MAINTENANCE:
  - 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, RESETTling 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, HEALTHY 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.
- WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS:
  - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNERS 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.
  - 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.
- 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.

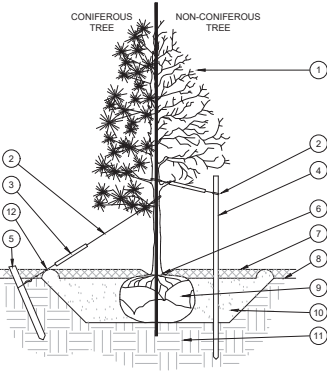


- ROLLED-TOPEE STEEL EDGING PER PLANS.
- TAPERED STEEL STAKES.
- MULCH, TYPE AND DEPTH PER PLANS.
- FINISH GRADE.

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

D STEEL EDGING

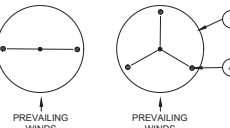
SCALE: NOT TO SCALE



- TREE CANOPY.
- CINCH-TIES (24" BOX TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 16" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.

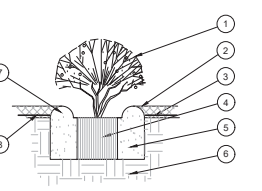
- NOTES:
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3'-6" ABOVE FINISH GRADE.
  - FOR 8&B TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP AS PRACTICAL AROUND ROOTBALL AS IS PRACTICAL.
  - REMOVE ALL NURSERY STAKES AFTER PLANTING.
  - FOR TREES OVER 3" CALIPER AND TREES 36" BOX AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
  - STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BEING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

STAKING EXAMPLES (PLAN VIEW)



A TREE PLANTING

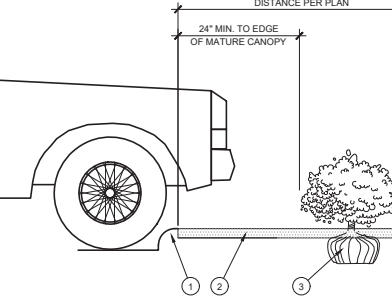
SCALE: NOT TO SCALE



- SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 3" HIGH EARTHEN WATERING BASIN.
- WEED FABRIC UNDER MULCH.

B SHRUB AND PERENNIAL PLANTING

SCALE: NTS



- CURB.
- MULCH LAYER.
- PLANT.
- TURF (WHERE SHOWN ON PLAN).

C HEDGE PLANTING AT PARKING AREA

SCALE: NOT TO SCALE



REVISIONS				
REV	DATE	COMMENT	BY	



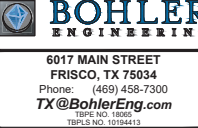
NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	TD190011
DRAWN BY:	JWG
CHECKED BY:	RM
DATE:	6/07/19
SCALE:	N/A
CAD I.D.:	

PROJECT: PD AMENDMENT & FINAL SITE PLAN FOR

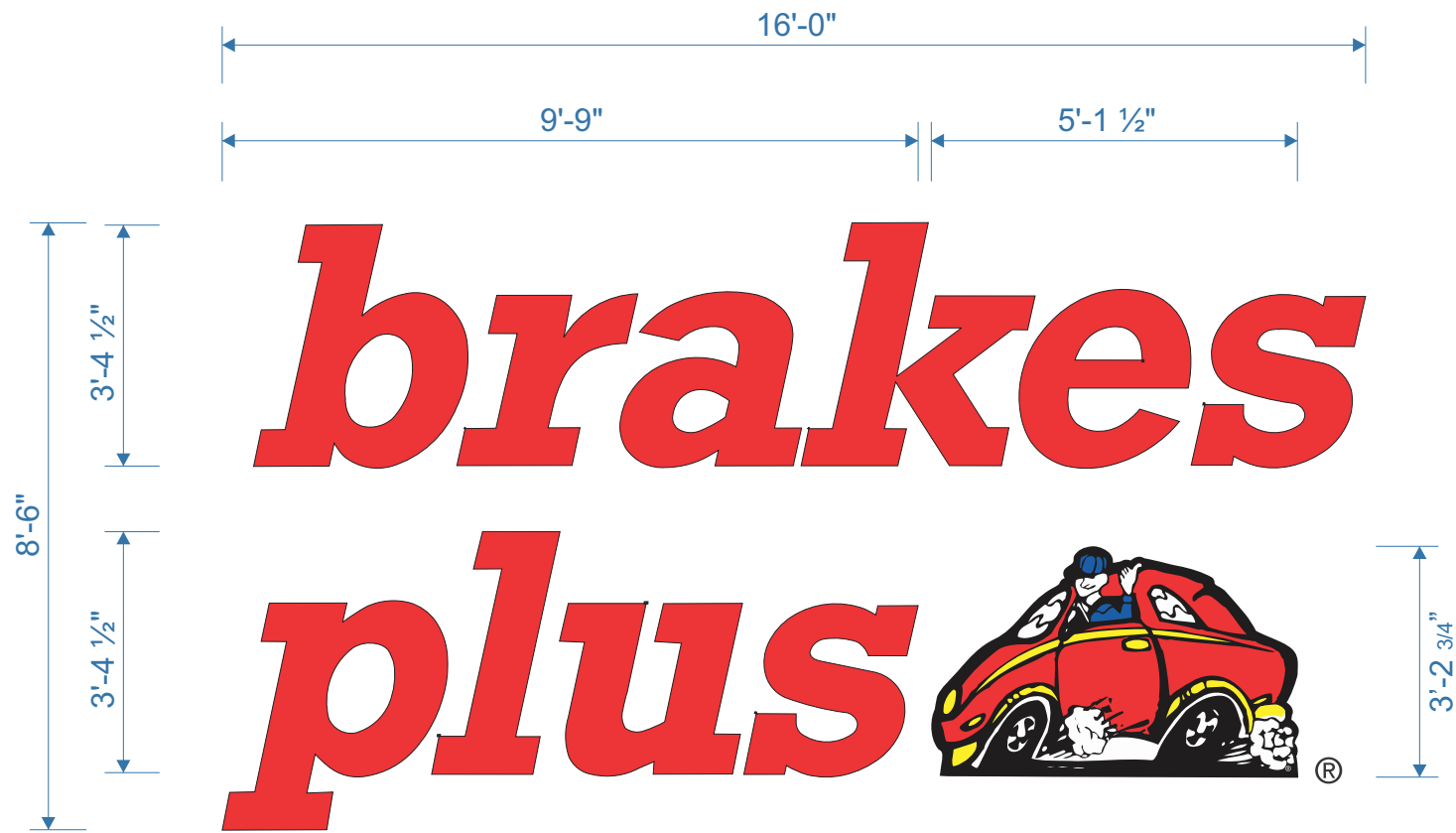


LOCATION OF SITE  
3121 E BROAD ST  
MANSFIELD, TX 76063  
TARRANT COUNTY  
0.71 ACRES - LOT 2, BLOCK 1,  
BROAD STREET MARKET PLACE



SHEET TITLE: <b>LANDSCAPE DETAILS AND SPECIFICATIONS</b>	
SHEET NUMBER: <b>LP-2</b>	
ZC#19-007 EXHIBIT D	





PLEX FACE CHANNEL LETTERS

QTY: ( 2 ) REQUIRED

WEST & SOUTH ELEVATION

SCALE: 3/8"=1'-0"

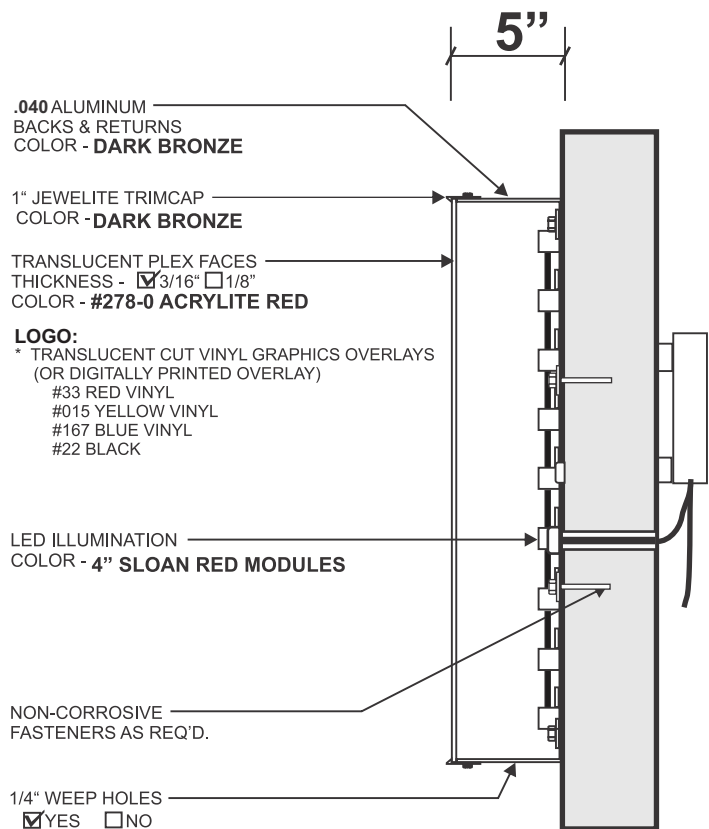


☐ YES  
☐ NO

CLN  
☐ YES ☐ NO

REMOTE POWER SUPPLY  
UNIT.  
120 VAC PRIMARY  
12volt DC SECONDARY.

NUMBER REQ'D. = \_\_\_\_\_



## SECTION DETAIL: FLUSH MOUNT CHANNEL LETTERS

INSTALLATION REQUIREMENTS for all signs unless specified otherwise on individual sign specifications.  
Variation from this criteria without written approval from Accent Graphics is strictly forbidden.  
\* All freestanding signs are to be engineered for local conditions by a licensed and registered engineer.

SIGN SIZE	MOUNTING SURFACE							
	SQUARE FOOTAGE	WOOD	SHEET METAL	BRICK	CONCRETE	CONCRETE BLOCK	DRYVIT / EIFIS	STUCCO over wire mesh
	UNDER 10 SQ. FT.	3/8" THRU BOLTS w/ 2 angle iron backer A minimum of (4) 3/8" bolts are required	3/8" THRU BOLTS w/ 2 angle iron backer A minimum of (4) 3/8" bolts are required	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required	3/8" TOGGLE A minimum of (4) 3/8" bolts are required	3/8" THRU BOLTS w/ 2 angle iron backer A minimum of (4) 3/8" bolts are required	A minimum of (4) 3/8" bolts are required
	10 SQ. FT. TO 50 SQ. FT.	3/8" THRU BOLTS w/ 2 angle iron backer A minimum of (4) 3/8" bolts are required	3/8" THRU BOLTS w/ 2 angle iron backer A minimum of (4) 3/8" bolts are required	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required	3/8" LEAD ANCHORS A minimum of (4) 3/8" bolts are required	3/8" TOGGLE A minimum of (4) 3/8" bolts are required	3/8" THRU BOLTS w/ 2 angle iron backer A minimum of (4) 3/8" bolts are required	3/8" THRU BOLTS w/ 2 angle iron backer A minimum of (4) 3/8" bolts are required
	50 SQ. FT. TO 100 SQ. FT.	3/8" THRU BOLTS w/ 2 angle iron backer A minimum of (10) 3/8" bolts are required	3/8" THRU BOLTS w/ 3 angle iron backer A minimum of (10) 3/8" bolts are required	3/8" LEAD ANCHORS A minimum of (10) 3/8" bolts are required	3/8" LEAD ANCHORS A minimum of (10) 3/8" bolts are required	3/8" THRU BOLTS w/ 2 angle iron backer A minimum of (10) 3/8" bolts are required	3/8" THRU BOLTS w/ 2 angle iron backer A minimum of (10) 3/8" bolts are required	A minimum of (10) 3/8" bolts are required
	100 SQ. FT. TO 200 SQ. FT.	1/2" THRU BOLTS w/ 3 angle iron backer A minimum of (11) 1/2" bolt per each 15 sq ft. is required	1/2" THRU BOLTS w/ 3 angle iron backer A minimum of (11) 1/2" bolt per each 15 sq ft. is required	1/2" WEDGE ANCHOR A minimum of (11) 1/2" bolt per each 15 sq ft. is required	1/2" WEDGE ANCHOR A minimum of (11) 1/2" bolt per each 15 sq ft. is required	1/2" THRU BOLTS w/ 3 angle iron backer A minimum of (11) 1/2" bolt per each 15 sq ft. is required	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING
	OVER 200 SQ. FT.	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING	REQUIRES SPECIAL ENGINEERING

NOTE:  
ACCESS REQUIRED FOR  
ELECTRICAL & INSTALLATION

DATE	REVISIONS	NAME
5-15-19	UPDATE ELEVATIONS	AB
6-05-19	UPDATE SIGNS	AB

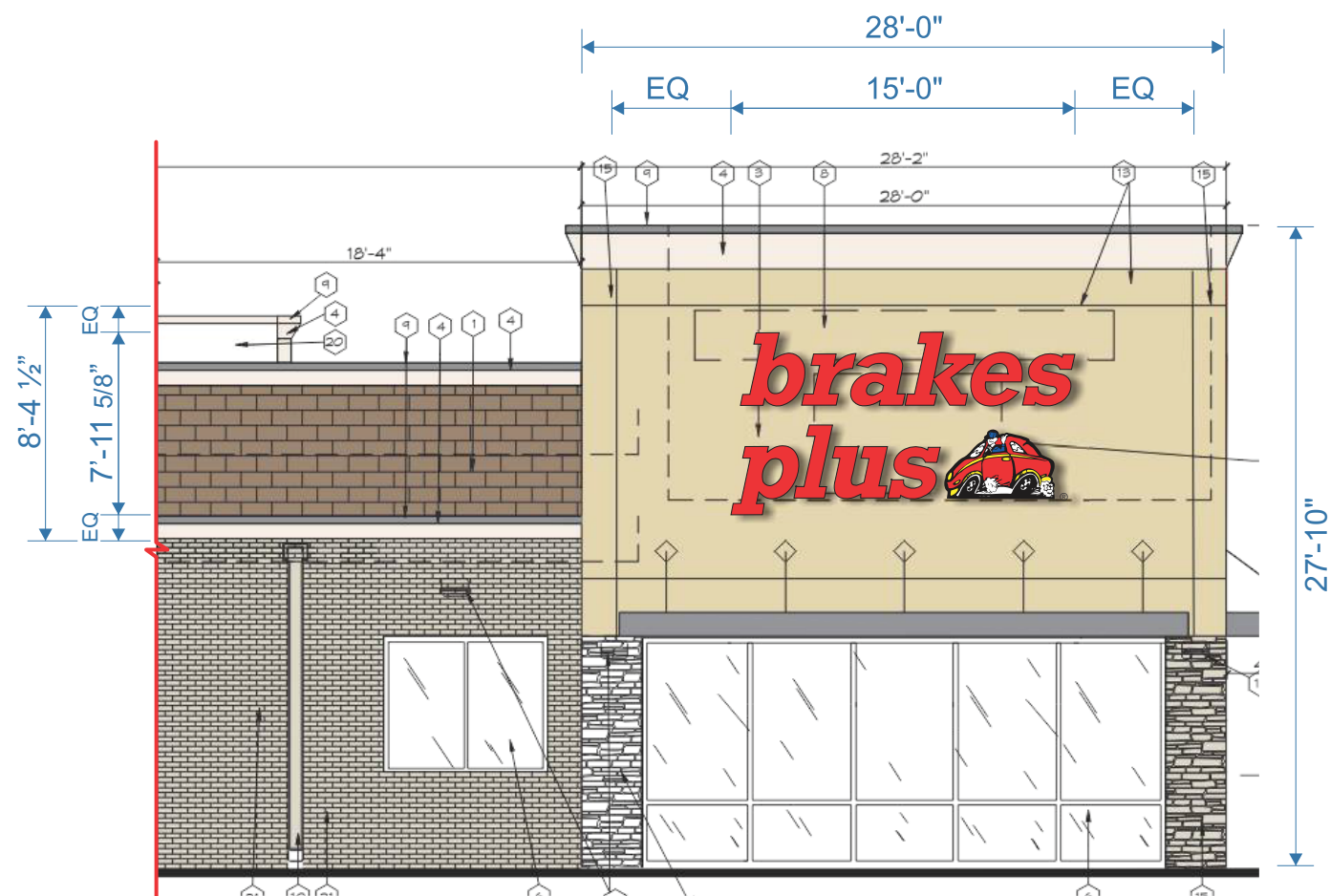
AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE
ALL CHANGES MUST BE INITIALED BY CLIENT AND ACCOUNT EXECUTIVE ON FINAL APPROVED PRINT.	

This drawing is the exclusive property of Accent Graphics, Inc. and is the result of the original work of its employees. The plans are provided to your company for the sole purpose of considering the purchase of a sign manufactured by Accent Graphics, Inc. based on these plans. OR the purchase of the plans and design concepts contained therein for manufacture elsewhere. Distribution or exhibition of the plans to anyone outside of your company or the use of the plans by others to manufacture or design a similar sign as displayed in the plans is expressly forbidden. In the event that such exhibition occurs, Accent Graphics will expect payment of a minimum \$2000 design fee in recompense for the time and effort entailed to produce the plans.

CLIENT BRAKES PLUS STORE #             
INSTALLATION ADDRESS 2131 EAST BROAD STREET MANSFIELD, TX  
DESIGNER AB ACCOUNT EXECUTIVE N. TREVINO  
DATE 5-14-19 SHEET 1 OF 3 DESIGN # AB 5-14-19 R2

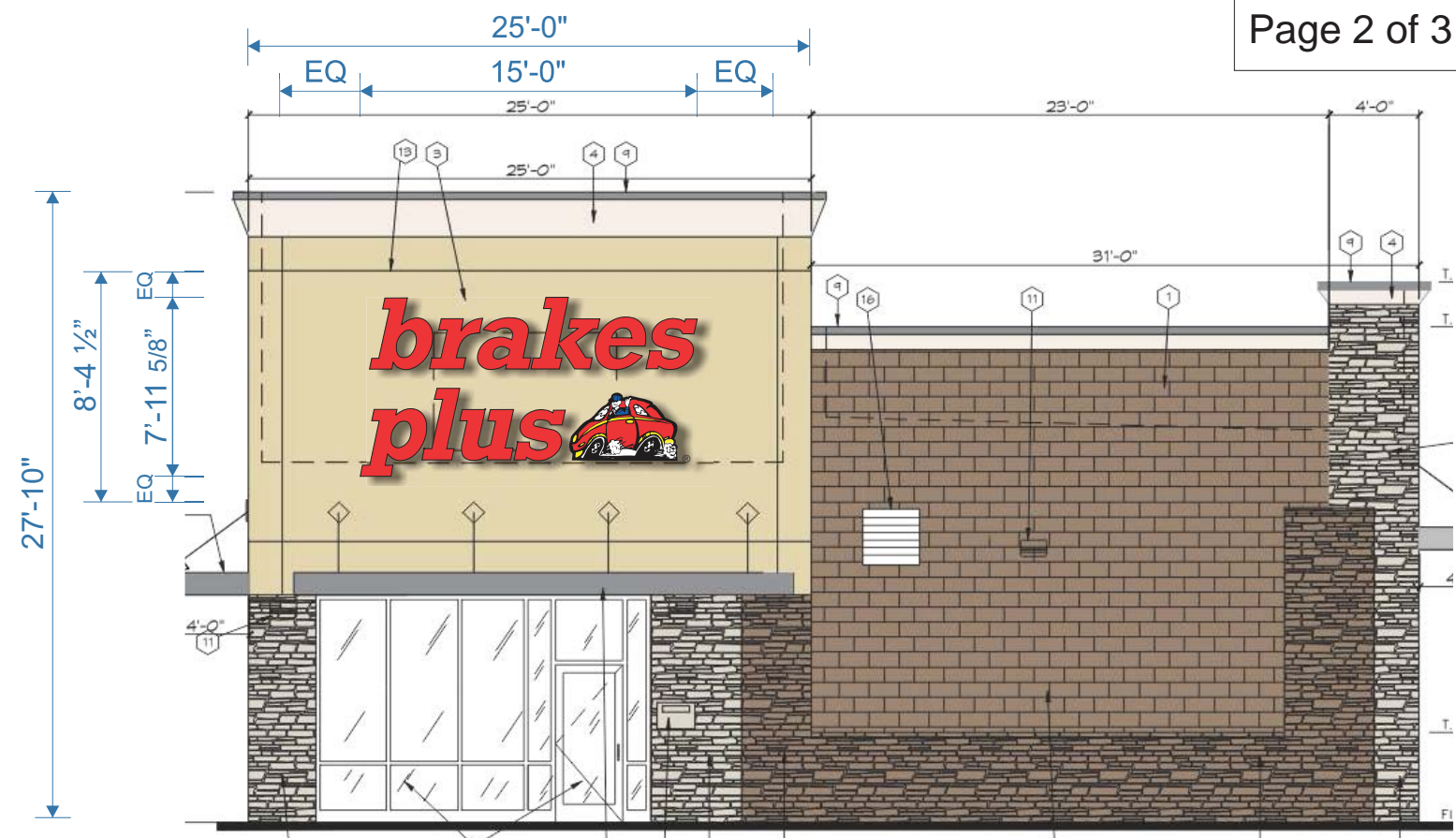
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WEBSITE www.accentgraphicsinc.com  
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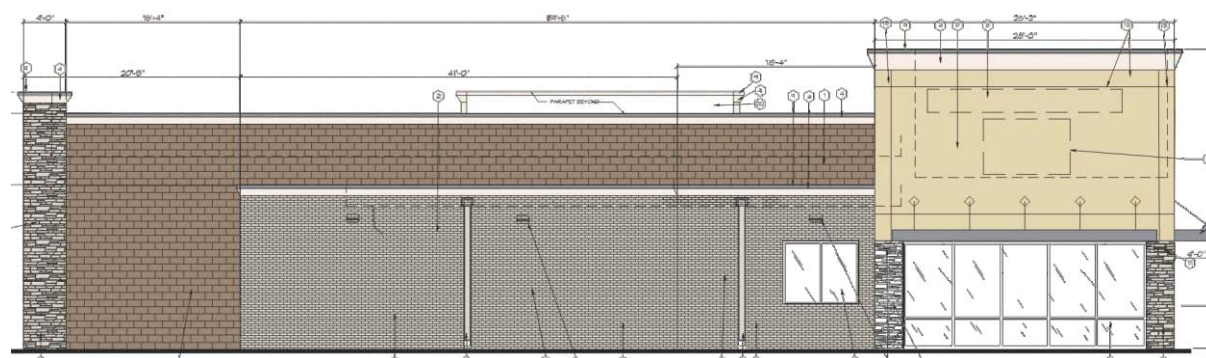
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



DATE		

CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

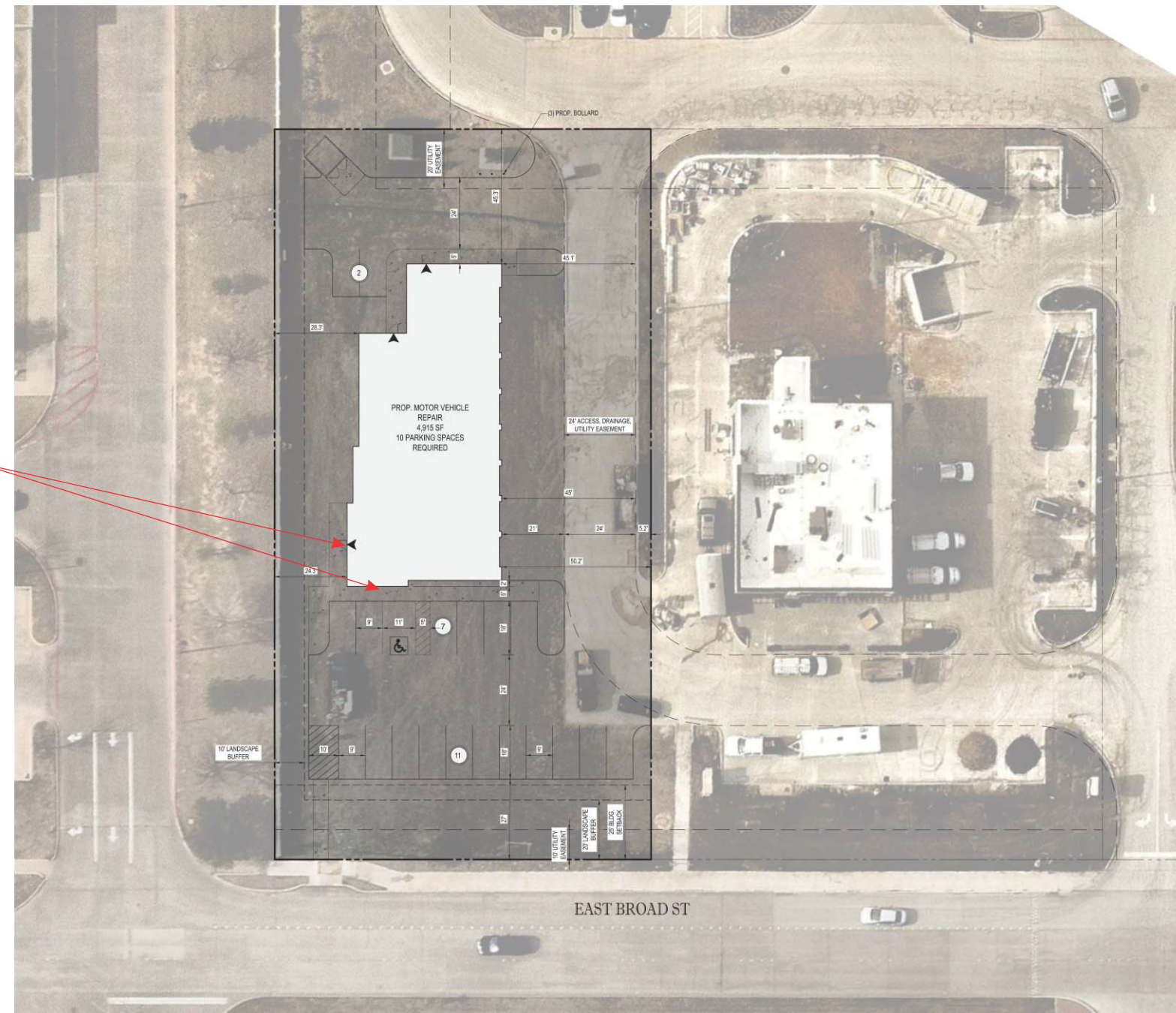
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CLIENT AND ACCOUNT EXECUTIVE ON  
FINAL APPROVED PRINT.

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CLIENT BRAKES PLUS STORE #   
INSTALLATION ADDRESS 2131 EAST BROAD STREET MANSFIELD, TX  
DESIGNER AB ACCOUNT EXECUTIVE N. TREVINO  
DATE 5-14-19 SHEET 2 OF 3 DESIGN # AB 5-14-19 R2

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523 E. ROCK ISLAND TOLL FREE (800) 810-3044  
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## SITE PLAN

Scale: NTS

[illegible]

AUTHORIZATION	
CLIENT	DATE
ACCOUNT EXECUTIVE	DATE
LANDLORD	DATE

ALL CHANGES MUST BE INITIALED BY  
CLIENT AND ACCOUNT EXECUTIVE OF  
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CLIENT \_\_\_\_\_ BRAKES PLUS \_\_\_\_\_ STORE # \_\_\_\_\_  
INSTALLATION ADDRESS \_\_\_\_\_  
2131 EAST BROAD STREET MANSFIELD, TX  
DESIGNER AB ACCOUNT EXECUTIVE N. TREVINO  
DATE 5-14-19 SHEET 3 OF 3 DESIGN # AB 5-14-19 R2

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