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MANSFIELD DEVELOPMENT STANDARDS		
	REQUIRED	PROVIDED
LANDSCAPE BUFFER YARD & SCREENING		
WEST PROPERTY LINE - BY10 & SW6 - MANSFIELD HIGH SCHOOL		
MINIMUM TEN FOOT WIDE BUFFER YARD	10' BUFFER	10' BUFFER
ONE TREE PLANTED FOR EVERY 25 LINEAR FEET 245.61 LF / 25 = 9.82 = 10 TREES	10 TREES	10 TREES
MINIMUM SIX AND MAXIMUM EIGHT FOOT TALL SCREENING WALL	6' SCREEN WALL	EXISTING 6' STONE SCREEN WALL
EAST PROPERTY LINE - BY10 - COSTA VIDA		
ONE TREE PLANTED FOR EVERY 25 LINEAR FEET 245.68 LF / 40 = 6.142 = 7 TREES	7 TREES	MET WITH EXISTING LANDSCAPE IN DRIVE ISLE MEDIAN STRIP AS ALLOWED IN SECTION 159.092 O. 17
NORTH PROPERTY LINE - BY10 - SHARETEA		
ONE TREE PLANTED FOR EVERY 25 LINEAR FEET 125.45 LF / 25 = 5.058 = 6 TREES	6 TREES	5 TREES*
* 2 CANOPY TREES, 2 ORNAMENTAL TREES & A SHRUB BED ADJACENT TO THE DRIVE-THRU DRIVE ISLE PROVIDED IN LIEU OF REQUIRED BUFFER TREES PER COORDINATION WITH LANDSCAPE ADMINISTRATOR STEVON SMITH.		
STREET LANDSCAPE SETBACK - EAST BROAD STREET		
A 20 FOOT WIDE LANDSCAPE SETBACK SHALL BE PROVIDED ALONG THE ENTIRE BOUNDARY OF THE LOT THAT ADJUTS A PUBLIC STREET, EXCLUSIVE OF DRIVEWAYS AND ACCESS WAYS AT POINTS OF INGRESS AND EGRESS TO AND FROM THE LOT	20' SETBACK	20' SETBACK
WITHIN THE REQUIRED LANDSCAPE SETBACK, ONE CANOPY TREE SHALL BE PROVIDED FOR EACH 40 FEET OR PORTION THEREOF 126.54 LF / 40 = 3.16 = 4 TREES	4 TREES	4 TREES
PARKING LOT PERIMETER LANDSCAPING		
VEHICULAR USE AND MANEUVERING AREAS SHALL BE SCREENED FROM VIEW OF PUBLIC STREETS	YES	YES
SCREENING SHALL CONSIST OF ONE OR A COMBINATION OF THE FOLLOWING: SCREENING SHRUBS AND/OR SODDED BERMS	SCREENING SHRUBS AND/OR SODDED BERMS	SCREENING SHRUBS
SCREENING SHALL BE A MINIMUM HEIGHT OF THREE FEET, AT MATURITY, ABOVE THE GRADE OF THE PARKING LOT, VEHICLE USE AND/OR MANUEVERING AREAS	YES	YES
WHEEL STOPS SHALL BE PROVIDED FOR PARKING SPACED ADJACENT TO THE SCREENING TO PROHIBIT ANY VEHICLE FROM OVERHANGING THE PLATNING AREA.	YES	YES
PARKING LOT INTERNAL LANDSCAPING		
ONE CANOPY TREE FOR EVERY 10 PARKING SPACES SHALL BE PROVIDED THROUGHOUT ANY SURFACE PARKING LOT 18 SPACES / 10 = 2 TREES	2 TREES	2 TREES
NO MORE THAN 15 CONTIGUOUS SPACES SHALL BE LOCATED TOGETHER WITHOUT A TREE-ISLAND	YES	YES
EVERY LANDSCAPE ISLAND MUST INCLUDE ONE CANOPY TREE	YES	YES
ONE LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH ROW OF PARKING AND SHALL CONTAIN ONE TREE.	YES	YES
CENTRAL FEATURES & COMMUNITY SPACES		
RETAIL OR SERVICE DEVELOPMENTS WITH LESS THAN 10,000 SF OF BUILDING AREA SHALL PROVIDE ONE CENTRAL FEATURE/COMMUNITY SPACE	REF. SECTION 155.092 M. 1 FOR LIST OF FEATURE OPTIONS	PATIO / SEATING AREA
FOUNDATION AREA & GROUND EQUIPMENT LANDSCAPING		
MINIMUM FOUR FOOT WIDE LANDSCAPE AREA IS REQUIRED ADJACENT TO OR WITHIN TEN FEET OF ALL BUILDING FACADES WITH CUSTOMER ENTRANCES AND BUILDING FACADES FACING A PUBLIC STREET	YES	YES*
OTHER LANDSCAPE AREAS		
A MINIMUM OF 10% OF EACH LOT SHALL BE DEVOTED TO LIVING LANDSCAPING. REQUIRED STREET LANDSCAPE SETBACKS AND LANDSCAPE BUFFER YARDS MAY BE INCLUDED IN THIS CALCULATION. PARKING LOT INTERNAL AND PERMIETER LANDSCAPING SHALL NOT BE INCLUDED IN THE CALCULATION. 31,073 SF LOT AREA x 10% = 3,108 SF LANDSCAPE	3,108 SF LANDSCAPE	9,190 SF LANDSCAPE
* TWO FOOT PLANTING BED AND LOW WALL WITH PLANTERS PROVIDED IN LIEU OF 4' OF PLANTING. APPLICANT REQUESTING DEVIATION FROM CODE IN PD.		

PLANTING NOTES

- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
- REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
- STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
- PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
- PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
- ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH, UNLESS OTHERWISE SPECIFIED.
- PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD AND IRRIGATED.
- ALL LANDSCAPE BEDS TO HAVE TOPSOIL/BEDDING MIX THAT MEETS LANDSCAPE SPECIFICATIONS. INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.
- ALL DISTURBED AREAS IN R.O.W. TO BE RE-ESTABLISHED WITH BERMUDA SEED OR SOD AND IRRIGATED UNLESS OTHERWISE SHOWN ON PLANS.
- ALL TREES TO BE PLACED A MINIMUM OF 4' FROM ANY UTILITY.

CITY OF MANSFIELD PLANTING NOTE

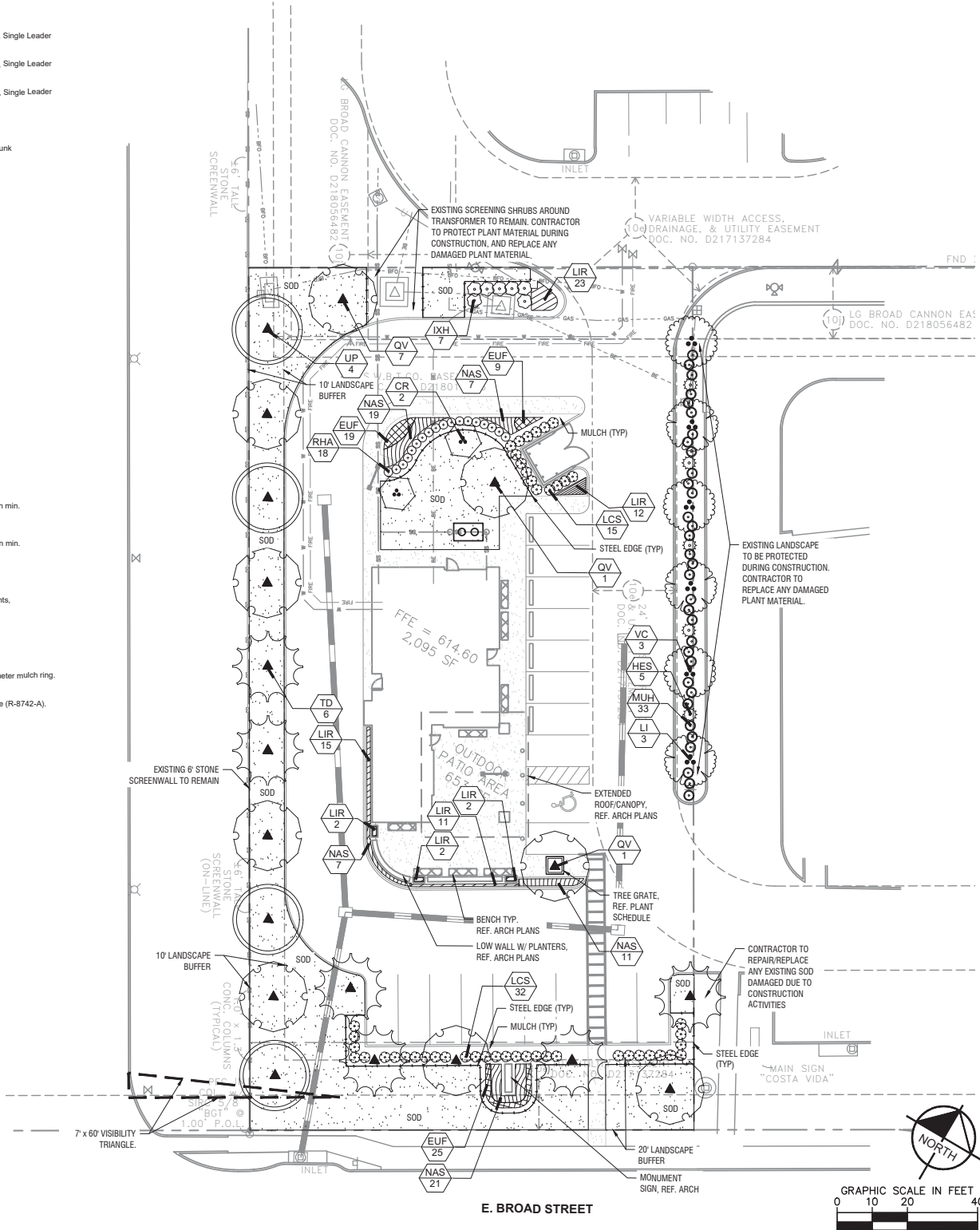
- THE PROPERTY OWNER, TENANT, OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, ANOTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE 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.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	QV	9	Quercus virginiana / Southern Live Oak	3.5" cal, 12' ht, 4-5' spr	Full, Straight, Single Leader
	TD	6	Taxodium distichum / Bald Cypress	3.5" cal, 12' ht, 4-5' spr	Full, Straight, Single Leader
	LP	4	Ulmus parvifolia / Lacebark Elm	3.5" cal, 12' ht, 4-5' spr	Full, Straight, Single Leader
	OR	4	Ornamental Tree		
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	CR	2	Cercis canadensis "Oklahoma" / Oklahoma Redbud	8' ht, 4' spr	Full, Multi-Trunk
	LI	3	Lagerstroemia indica / Crape Myrtle	Existing	To Remain
	VC	3	Vitex agnus-castus / Chaste Tree	Existing	To Remain
	SH	3	Shrub		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	HES	5	Hesperaloe parviflora / Red Yucca	Existing	To Remain
	DH	7	Ilex x "Nellie R. Stevens" / Nellie R. Stevens Holly	72" ht, 36" spr, 48" oc	Full
	LCS	47	Leucophyllum frutescens "Compacta" / Compact Texas Sage	24" ht, 24" spr, 36" oc	Full
	RHA	18	Rhaphiolepis indica / Indian Hawthorn	24" ht, 18" spr, 30" oc	Full
GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	MUH	3	Muhlenbergia capillaris / Pink Muhly	Existing	To Remain
	SHR	3	Shrub Area		
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
	NAS	65	Nassella tenuissima / Mexican Feather Grass	18" ht, 24" oc	Full
	EU	53	Eunymus fortunei "Coloratus" / Purple-leaf Winter Creeper	8" ht, 8" spr, 18" oc	Full, 1 gallon min.
	LIR	67	Liriope muscari / Liriope	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	MISC		Misc		
MISC	CODE	QTY	BOTANICAL / COMMON	SPECIFICATIONS	REMARKS
	SOD	TBD	Cynodon dactylon / Common Bermuda	Solid sod, rolled light with sand filled joints, 100% weed, disease, and pest free	
	STEEL	TBD	Steel Edge	3/16" x 4" black	
	MULCH	TBD	Shredded Hardwood Mulch	3" depth. All trees in sod to have 4' diameter mulch ring.	
	TREE	1	Tree Grate	Neenah Foundry 60" Adirondack Square (R-8742-A). Contact Dean Estoll (214.631.0020)	

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

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



SHEET NUMBER
LP 3.01

