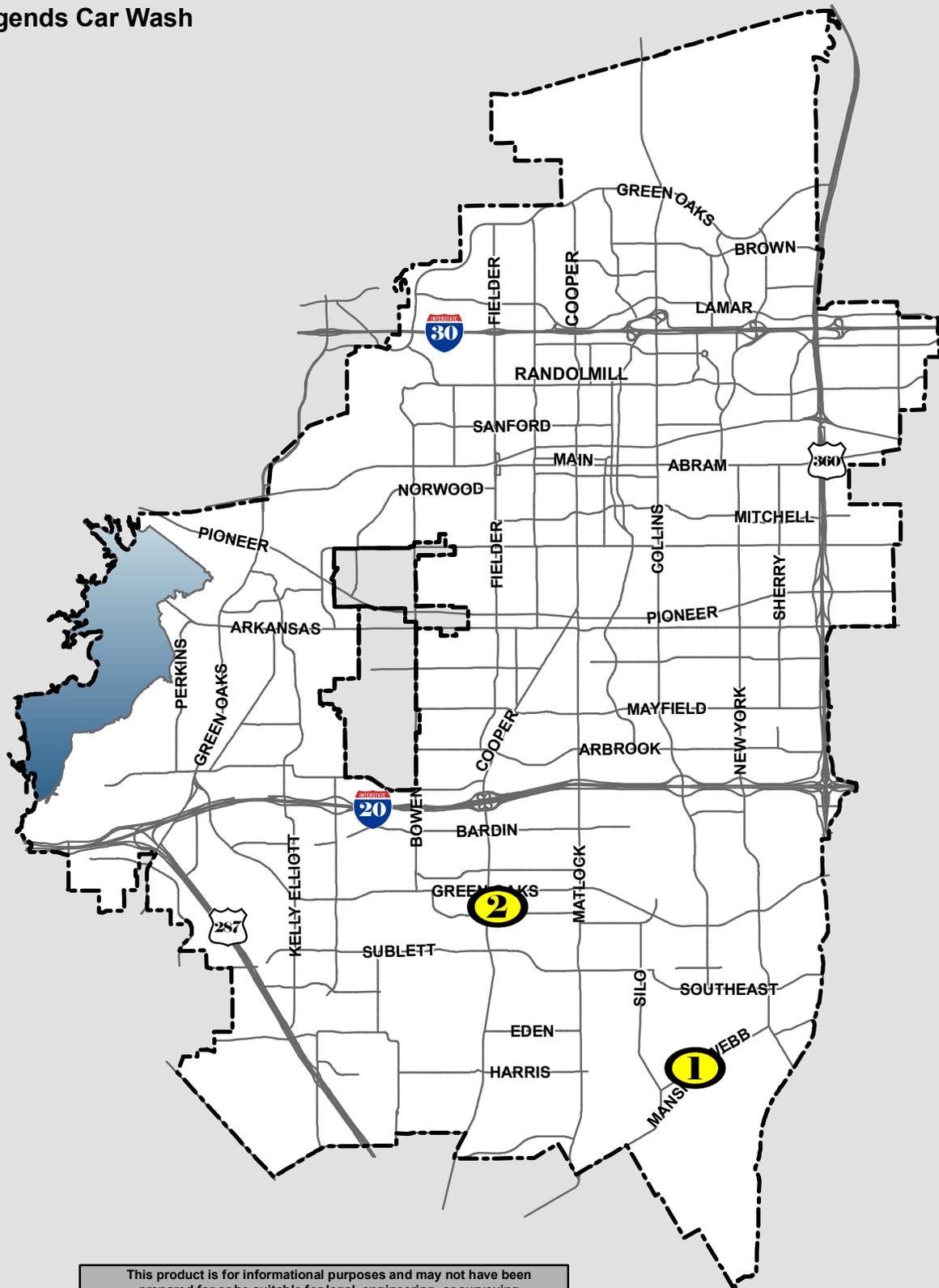


PLANNING & ZONING

October 15, 2014



1. ZA14-4 - Boardman Addition
2. PD14-9 - Legends Car Wash



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.





AGENDA

**Planning and Zoning Commission
Work Session**

**Council Briefing Room
101 West Abram Street**

**OCTOBER 15, 2014
4:15 P.M.**

I. CALL TO ORDER

II. OVERVIEW OF GAS WELL DRILLING IN ARLINGTON

**III. DISCUSSION OF ANNUAL UPDATES TO THE UNIFIED
DEVELOPMENT CODE (UDC)**

IV. DISCUSSION OF REGULAR SESSION AGENDA ITEMS

V. DIRECTOR UPDATE ON PREVIOUS COUNCIL ITEMS

- (1) Recap of Development Plan DP13-8 (All Storage) that was approved with stipulations by City Council on September 16, 2014.

Application for approval of a development plan on approximately 8.454 acres zoned Planned Development (PD) for Community Service (CS) uses plus a mini-warehouse; generally located south of Overbrook Drive and west of South Watson Road.

VI. DISCUSSION OF FUTURE MEETING DATES AND TIMES

- (a) Planning and Zoning Commission Two-Hour Bus Tour – October 31, 2014
- (b) Planning and Zoning Commission Meeting on November 5, 2014

VII. ADJOURN

NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Strategic Planning Division at 817-459-6652 not later than 24 hours in advance.



AGENDA

**Planning and Zoning Commission
Regular Session**

**Council Chamber
101 West Abram Street**

**October 15, 2014
5:30 P.M.**

Meeting order is subject to change per the Commission's Discretion

I. CALL TO ORDER

II. PLEDGE

III. APPROVAL OF MINUTES

- A. Minutes of October 1, 2014 P&Z Meeting

IV. PUBLIC HEARING FOR ZONING CASES

- A. Zoning Case ZA14-4
(Boardman Addition – 1301 Mansfield Webb Road)

Application to change the zoning on approximately 7.735 acres from Residential Estate (RE) to Residential Single-Family 7.2 (RS-7.2); generally located north of Mansfield Webb Road and west of South Collins Street.

- B. Zoning Case PD14-9
(Legends Car Wash - 5521 South Cooper Street)

Application to change the zoning on approximately 3.052 acres from Community Commercial (CC) and Light Industrial (LI) to Planned Development (PD) for Community Commercial (CC) uses plus a Car Wash, with a Development Plan; generally located north of West Nathan Lowe Road and east of South Cooper Street.

NOTE: City Hall is wheelchair accessible. For other accommodations or sign interpretive services, please call the Strategic Planning Division at 817-459-6652 not later than 24 hours in advance.

V. MISCELLANEOUS

- A. Reports from Boards/Commissions Liaisons
- B. Reports from Staff and Announcements
- C. Discussion of Future Meeting Dates and Times

VI. ADJOURN



AGENDA

Planning and Zoning Commission

Monthly Bus Tour

**October 31, 2014
8:00 A.M.**

8:00 a.m. Planning and Zoning Commission Two-Hour Bus Tour of various metroplex developments.

A quorum of the Commission may be present. No formal action will be taken.

Staff Report



Zoning Case ZA14-4 (Boardman Addition)

Planning and Zoning Meeting Date: 10-15-14

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case ZA14-4.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request - The applicant requests to change the zoning on approximately 7.735 acres addressed at 1301 Mansfield Webb Road, and generally located north of Mansfield Webb Road and west of South Collins Street.

Current zoning: Residential Estate (RE)

Requested zoning: Residential Single-Family 7.2 (RS-7.2)

The subject site is undeveloped. A Minor Plat for the site is currently being reviewed. The Minor Plat has three lots fronting Mansfield Webb Road for proposed single family residences and a large lot to the north of the property for future development. Two lots fronting Mansfield Webb Road have approximately 15,000 square feet, while the third has 23,000 square feet.

Adjacent Land Uses

A large amount of property to the north and west of the subject site is zoned RE and is either undeveloped or developed with a school. Gideon Elementary School is located on the adjacent lot to the west. A city-owned undeveloped property, approximately five acres in size, separates the subject site from Seguin High School to the north. Webb Community Park is within walking distance of the subject site located to the southwest.

Properties to the east and south across Mansfield Webb Road are zoned RS-7.2 and developed with single family residences. Separating the subject site from the adjacent RS-7.2 to the east is an approximately 106-foot wide tract zoned RE. The development potential of this neighboring site would be inhibited by the future development of the subject site.

Sector Plan Conformity

The Southeast Sector Plan designates the subject site as Low-Density Residential. The Hike and Bike System Master Plan shows bike lanes planned along Mansfield Webb, which abuts the southern edge of the subject property.

The character of much of the Southeast Sector is residential in nature. Appropriate zoning for this area is RE, Residential Single-Family 20 (RS-20), Residential Single-Family 15 (RS-15), or RS-7.2. The site's existing zoning, RE, is in conformance with the Southeast Sector Plan. The applicant is proposing to rezone to RS-7.2 in order to increase the number of residential lots. The proposed zoning request does not provide land use justification to support rezoning to smaller lots other than a financial interest on the part of the property owner.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

November 4, 2014

STAFF CONTACTS

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Shon Brooks
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Case Information



Applicant/Property Owner: Roger Boardman

Sector Plan: Southeast

Council District: 5

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently unplatted.

No previous zoning cases have occurred in the general vicinity within the past five years.

Transportation: The proposed development has one point of access from Mansfield Webb Road.

Thoroughfare	Existing	Proposed
Mansfield Webb Road	100-foot ROW, 2-lane, undivided	70-foot ROW, 4-lane, undivided

Traffic Impact: A change in zoning will not significantly impact adjacent roadway systems.

Water & Sewer: Water and Sanitary Sewer are available in the Mansfield Webb right of way.

Drainage: The site is located in the Bowman Branch drainage basin. The site has no portion within the FEMA floodplain. No significant drainage impacts are expected to result from development of this site as long as all relevant city ordinances are complied with.

Fire: Fire Station Number 16, located at 1503 Mansfield Webb Road, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with the recommended standards.

School District: The proposed zoning request is located in the Mansfield Independent School District and has limited impact on the schools serving this site.

Case Information



Notices Sent:

Neighborhood
Associations:

- Arlington Chamber of Commerce
- Arlington Neighborhood Council
- Arlington Alliance for Responsible Government
- East Arlington Review
- WeCan (West Citizen Action Network)
- Northern Arlington Ambience
- Forest Hills HOA
- Far South Arlington Neighborhood Assn
- ACTION North
- East Arlington Renewal
- Lynn Creek Village HOA
- Berkeley Square Crime Watch
- Deer Creek Neighborhood Watch
- Fossil Lake III HOA
- A Better Community at Fossil Lake
- Lake Port Meadows HOA
- Lake Port Village Community Association, Inc.
- Meadow Vista Community Watch Organization
- Nature's Glen
- The Crossing at Ruidosa Ridge Neighborhood

Property Owners: 42
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



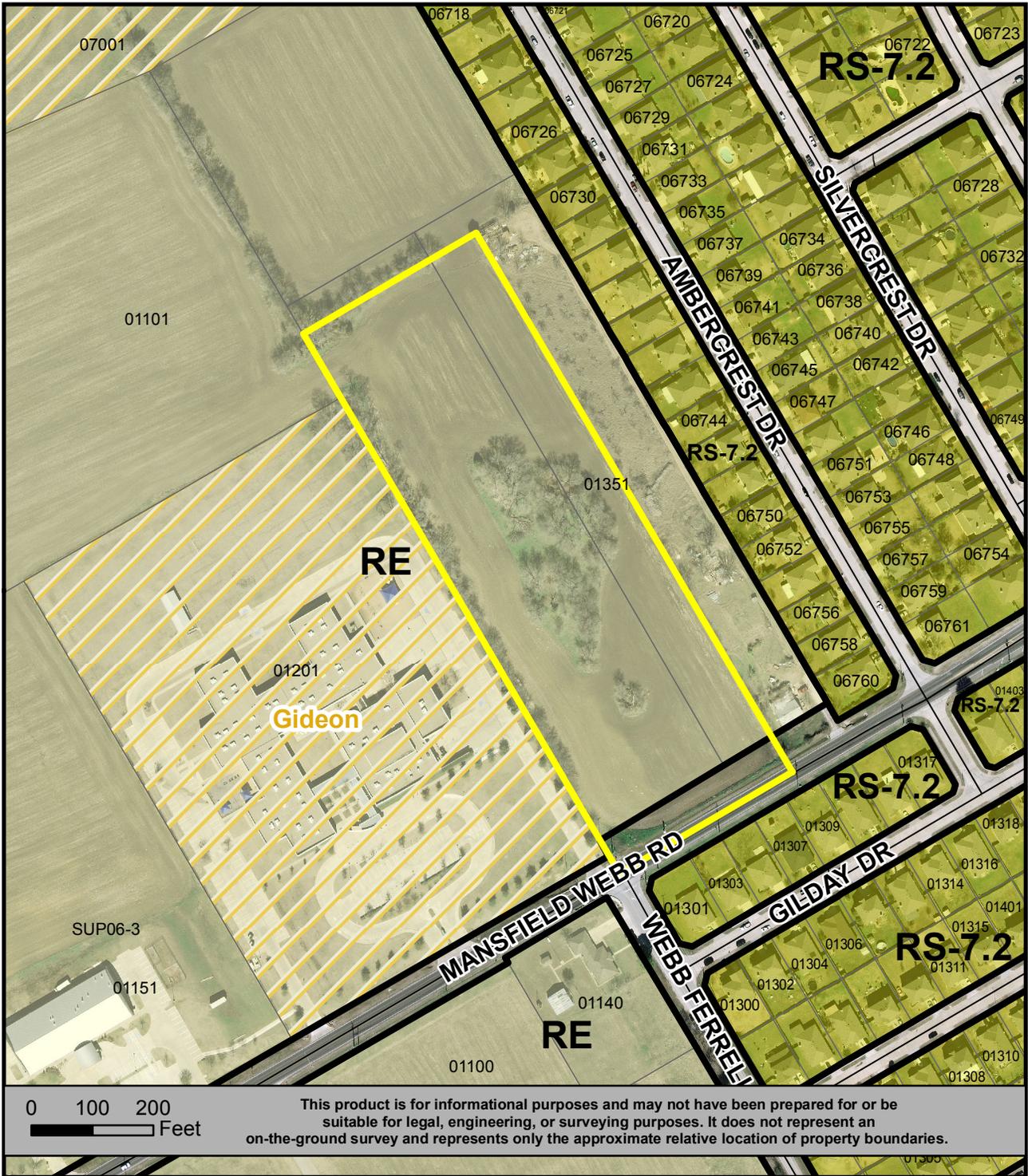
Allowable Uses

Residential Single Family-7.2 (RS-7.2)

Permitted - Dwelling, single-family detached on minimum 7,200 Square Feet, Non-Residential on minimum 15,000 square foot lots, Assisted living facility (≤ 6 residents), Community home for disabled persons, Foster family home, Foster group homes, Government administration and civic buildings helter, Religious assembly, Public or private school, Cemetery, Community garden, Public park or playground, Golf course, Utility lines, towers or metering station, garage-private, and accessory swimming pool-private.

Specific Use Permit (SUP) - Assisted living facility (≥ 7 residents), Philanthropic institution (other than listed), Bed and breakfast inn, Country club, Marina, Airport or landing field, Gas well, Telecommunication Facilities Towers ≤ 75 ft., Stealth towers ≤ 100 ft., Telecommunication Facilities Towers > 75 ft., Stealth towers > 100 ft.

Conditions (C) - Telecommunication Facilities Building-mounted antennae and towers, Nursery garden shop or plant sales, Telecommunication Facilities Building-mounted antennae and towers.



**LOCATION MAP
ZA14-4**

 **RE to RS-7.2
7.735 ACRES**





ZA14-4

North of Mansfield Webb Road and west of South Collins Street



View north of subject site from Mansfield Webb Road.



View south from subject site of single family residences zoned Residential Single-Family 7.2.



View east to adjacent residential single family zoned Residential Estate.



View northwest of subject site.

Staff Report



Zoning Case PD14-9 (Legends Express Car Wash)

Planning and Zoning Meeting Date: 10-15-14

Document Being Considered: Ordinance

RECOMMENDATION

Following the public hearing, consider Zoning Case PD14-9, with a Development Plan.

PRIOR BOARD OR COUNCIL ACTION

None

ANALYSIS

Request

The applicant requests to change the zoning on approximately 3.052 acres addressed at 5521 and 5525 South Cooper Street, and generally located north of West Nathan Lowe Road and east of South Cooper Street.

Current zoning: Community Commercial (CC) and Light Industrial (LI)

Requested zoning: Planned Development (PD) for Community Commercial (CC) uses plus a Car Wash, with a Development Plan

The subject site consists of two undeveloped lots, one fronting on South Cooper Street and the other behind it, to the east. The total area of the site is just over three acres. The lot fronting South Cooper Street is zoned CC and the other lot is LI. Through this PD, the applicant proposes to set the stage for a unified development, with a car wash proposed on the lot fronting Cooper Street and office/retail buildings behind it. The PD requests to add carwash as an allowed use and have the development on both lots utilize similar building materials, landscaping, and design. Changing the zoning on the second lot from LI to CC will allow for more compatible uses with the surrounding properties.

Adjacent Land Uses

The subject site is surrounded by other commercial properties. To the north is a Firestone Master Car Care Service Center zoned Planned Development (PD) for Community Commercial (CC) uses plus auto parts accessory sales and service. To the south is a Discount Tire store also zoned Planned Development (PD) for Community Commercial (CC) uses plus auto parts accessory sales and service. To the east are the Arlington Skatium and ASI Gymnastics center zoned Light Industrial (LI), and to the west are medical and general business offices zoned Community Commercial (CC).

Other car washes located within one mile of the subject site on Cooper Street include Classic Express Car Wash at 5012 South Cooper and Jerry's Express Car Wash at 6320 South Cooper. Both of these car washes have bay doors that face the street and canopies seen from the street that have vacuum service. The building designs are basic with one type of masonry building material and each site has minimal landscaping.

Development Plan

The applicant is proposing to construct a 5,180-square-foot self-service car wash on Lot 1. The facility will be one-story, constructed of brick and stone with marble tile accents on the north and south entry/exit facades. The west façade will have windows along the entire façade with awnings and canopies above them. This will provide views of the vehicles as they pass through the car wash. The applicant also proposes to place one row of parking in

the front with 11 spaces and the remainder of the parking to the rear of the building. Each parking space will have a vacuum encased inside of a five-foot tall bollard at the front of each space. The parking spaces to the rear of the building will also be covered with a canopy.

On Lot 2, the applicant proposes to construct an approximately 12,000-square-foot commercial kennel as well as office/retail space distributed between two to five buildings. All buildings on Lot 2 will comply with the Commercial Design Standards of the Unified Development Code (UDC) and will incorporate similar elements of the car wash building with regards to building materials and style to embody a unified development. Required parking will be provided on site as well as via other means such as shared parking agreements between adjacent properties should they be required due to the specific use of the buildings.

Landscaping

On Lot 1, the applicant is proposing to provide six, four-inch caliper, Burr Oak trees along with multiple bushes, shrubs, and plantings to fulfill the requirement for landscaping in the landscape setback. Dwarf Yaupon Holly shrubs are being proposed to screen the parking adjacent to the street in front of the car wash. Dwarf Wax Myrtle shrubs are being proposed to screen the dumpster enclosures on both lots. Four-inch caliper Cedar Elm trees are being proposed for each parking lot island throughout the development as well as shrubs covering at least 50 percent of the ground. In addition to the required landscaping for the subject site, the applicant is also proposing to use Blue Chip Juniper, Dwarf Pomegranate, Terra Cotta Yarrow, Tall Bearded Iris, and Tifway Hybrid Bermuda Grass as shrubs and ground coverings on both lots to unify the development and provide landscaping that will enhance the site aesthetically.

Sector Plan

The Southeast Sector Plan designates the subject site as Community Activity Center. These areas provide for a wide range of uses for the sale of goods and personal services that serve community needs. Some business-related uses such as automotive repair may be appropriate. Appropriate zoning designations are Office Commercial (OC) and Community Commercial (CC). The Hike and Bike System Master Plan shows no planned bicycle facilities at this site. The zoning request is in conformance with the Southeast Sector Plan and is consistent with the surrounding development pattern on South Cooper Street.

FINANCIAL IMPACT

None

ADDITIONAL INFORMATION

Attached:

- i. Case Information
- ii. Itemized Allowable Uses
- iii. Location Map
- iv. Photos
- v. Development Plan (6 pages)

Under separate cover:

None

Available in the City Secretary's office:

None

CITY COUNCIL DATE

November 4, 2014

STAFF CONTACTS

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Nathaniel Barnett, AICP
Senior Planner
Community Development and Planning
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Nathaniel.Barnett@arlingtontx.gov

Case Information



Applicant: Peyco Southwest Realty represented by James L Maibach

Property Owner: Corral Group, LP represented by Guillermo Perales

Sector Plan: Southeast

Council District: 2

Allowable Uses: All uses as itemized in attachment ii.

Development History: The subject site is currently platted as Lots 64-A2 and 64-A3 of the William Stephens Addition.

No previous zoning cases have occurred in the general vicinity within the past five years.

Transportation: The proposed development has one point of access. The point of access is from South Cooper Street.

Thoroughfare	Existing	Proposed
South Cooper Street	120-foot, 6-lane divided major arterial	120-foot, 6-lane divided major arterial

Traffic Impact: The proposed Planned Development zoning will generate similar traffic patterns as the existing Community Commercial zoning and will not impact the adjacent street system. A deceleration lane on South Cooper Street approved through TXDOT will be required with development.

Water & Sewer: Water is available from a six-inch water line in a 15' utility easement north of the property and a 24-inch water line in South Cooper Street. Sanitary Sewer is available from a six-inch sanitary sewer line in a 15' utility easement north of the property and a six-inch sanitary sewer line in South Cooper Street.

Drainage: The site is located within the Rush Creek drainage basin. No portion of the site is located in a floodplain. No significant drainage impacts are expected to result from development of this site as long as the site complies with relevant city ordinances.

Fire: Fire Station Number 9, located at 909 Wimbledon Drive, provides protection to this site. The estimated fire response time is less than five minutes, which is in keeping with recommended standards.

Case Information



School District: Arlington Independent School District.

The proposed zoning request is located in the Arlington Independent School District and has no impact on the schools serving this site.

Notices Sent:

Neighborhood
Associations:

Arlington Alliance for Responsible Government
Arlington Chamber of Commerce
Arlington Neighborhood Council
East Arlington Renewal
East Arlington Review
Emerald Park Neighborhood Org
Fannin Farm HOA
Far South Arlington Neighborhood Assn
Forest Hills HOA
Harold Patterson Community Assn
Northern Arlington Ambience
Summerwood Community Watch
WeCan (West Citizen Action Network)
Wimbledon Addition HOA

Property Owners: 13
Letters of Support: 0
Letter of Opposition: 0

Itemized Allowable Uses



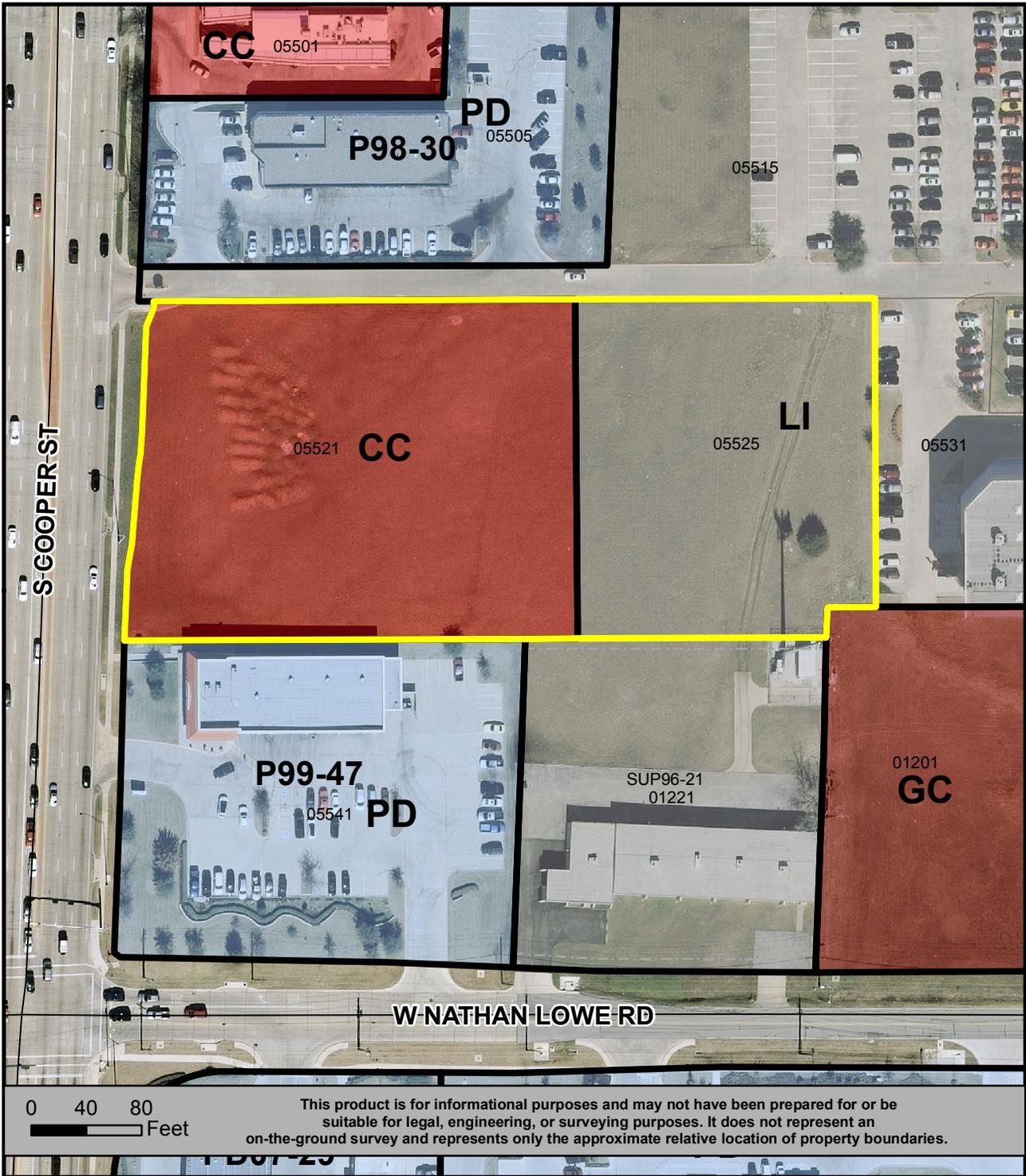
Allowable Uses:

Planned Development (PD) for all Community Commercial (CC) uses plus a car wash, with a Development Plan

Permitted - Nursing home, Art gallery or museum, Government administration and civic buildings, Domestic violence shelter, Mortuary/crematory/funeral chapel, Philanthropic institution (other than listed), Religious assembly, Business school, Public or private school, University/college/seminary, Hospital, Medical or dental office or clinic, Cemetery, Community garden, Public park or playground, Crop production, Gasoline sales, Catering service, Restaurant, Restaurant/take-out and delivery only, Office/business or professional, Telemarketing call center, Day care center, Private club/lodge/fraternal, General personal services (other than listed), Massage therapy clinic, Recreation/indoor (other than listed), Wedding chapel, Country club, Golf course, Major tourist attraction, General retail store (other than listed), Firearm sales, Pawn shop, Second-hand goods store, Swimming pool/spa and accessory sales and service, Medical or scientific research laboratory, Electric utility substation, Radio or TV station or studio, Utility lines, towers or metering station, and car wash.

Specific Use Permit - Halfway House, Hospital/psychiatric, Hotel/limited service, Residence hotel, Bail bond service, Banquet hall, Billiard parlor, Bowling alley, Bingo hall, Gun range, Night club, Recreation general outdoor (other than listed), Marina, Specialty paraphernalia sales, Wrecker service, Gas well, Transit passenger terminal, Utility installation other than listed, Telecommunication Facilities Towers >75 ft., Stealth towers >100 ft., Self-storage facility.

Conditions - Kennel/commercial, Veterinary clinic, Motor vehicle rental, Financial services, Restaurant with drive-through, Sidewalk café, Hotel/full service, Skating rink, Teen club, Theatre indoor, Building and landscaping materials and lumber sales, Nursery/garden shop or plant sales, Food processing, Custom and craft work, Telecommunication Facilities Building-mounted antennae and towers, Telecommunication Facilities Towers ≤75 ft., Stealth towers ≤100 ft.



**LOCATION MAP
PD14-9**

 **PD for CC uses
plus a Car Wash
3.052**





PD14-9

North of West Nathan Lowe Road and east of South Cooper Street



View of subject site. View east.



View of adjacent commercial uses located north of the subject site. View north.

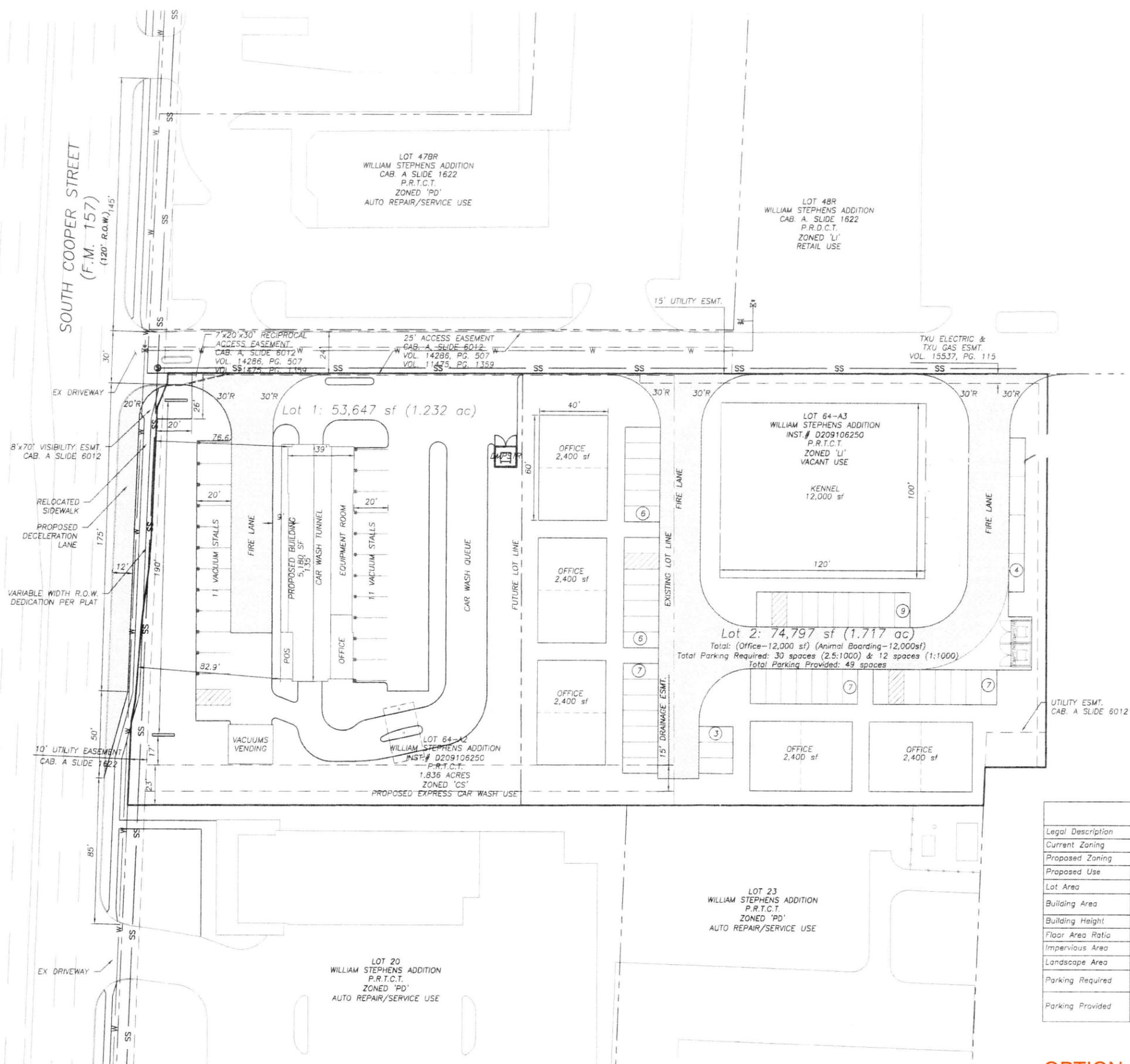


View of adjacent commercial use as seen from the subject site. View south.



View of adjacent commercial uses located east of the subject site. View east.

Day 1015 0: Projects (2015) 120261 Express Car Wash (2015) 120261 Express Car Wash - Plan Set - 9/11/2014



LOCATION MAP
1" = 1000'

ZONING REQUEST INFORMATION

- The first zoning district that permits the proposed car wash use is the Light Industrial (LI) district.
- No variation from required performance standards is proposed.
- The project exceeds the following required performance standards:
 - Section 5.6.4(1)(a-d): "All exterior walls, including parking structures, garages, and accessory structures shall be finished with 85 percent of an approved material." The proposed project is comprised of 100% of the materials listed.
 - Section 5.6.4(1)(f): "Structures 20,000 square feet or less shall require a minimum of two (2) distinct building materials from the approved material list be utilized on all facades to provide architectural detail and interest." The proposed project uses three (3) distinct building materials from the list.
- The following use restrictions are proposed:
 - Lot 1 - Express Car Wash
 - Lot 2 - Kennel & Office, with the following conditions: _____
- The buildings developed on Lot 2 will comply with the Commercial Design Standards and will incorporate elements of the building on Lot 1 to create a unified development.

Lot 2: 74,797 sf (1.717 ac)
 Total: (Office-12,000 sf) (Animal Boarding-12,000sf)
 Total Parking Required: 30 spaces (2.5:1000) & 12 spaces (1:1000)
 Total Parking Provided: 49 spaces

SITE DATA SUMMARY		
Legal Description	Lot 64-A2 William Stephens Addition	Lot 64-A3 William Stephens Addition
Current Zoning	CC	LI
Proposed Zoning	PD	PD
Proposed Use	Express Car Wash	Animal Kennel & Office (Future)
Lot Area	53,647 SF (1.232 Ac.)	74,797 SF (1.717 Ac.)
Building Area	5,180 SF	Kennel - 12,000 SF Office - 12,000 SF
Building Height	25' max	25' max
Floor Area Ratio	0.097	0.320
Impervious Area	21,517 SF (40%)	TBD
Landscape Area	32,130 SF (60%)	TBD
Parking Required	1 per 150 SF Shop Area = 35	Kennel: 1 per 1000 SF = 12 Office: 2.5 per 1000 SF = 30
Parking Provided	22 Vacuum Stations + 2 Accessible = 35 Total	49 Total (2 Accessible)



OPTION 1

CobbFendley
 Table Firm Registration No. 2244
 TEPUS Firm Registration No. 100467
 6801 Gaylord Parkway, Suite 302
 Frisco, Texas 75034
 972.335.3214 | fax 972.335.3202 | www.cobbendley.com

WILLIAMS STEPHENS ADDITION
 LOT 64-A2
 LEGENDS EXPRESS CAR WASH
 SITE LAYOUT

DATE: 08/18/2014
 SCALE: SEE SHEET
 DESIGN BY: SLM
 DRAWN BY: SLM
 SHEET NO. 1 OF 1
 JOB NUMBER: 1312-028-03
 SHEET ID: Arlington Zoning Site Plan.dwg
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SP-01



A PLUS DESIGN GROUP
 ARCHITECTURE
 INTERIORS
 CONSTRUCTION
 972-724-4440
 972-691-7731 FAX
 APDG.US



ARLINGTON, TEXAS

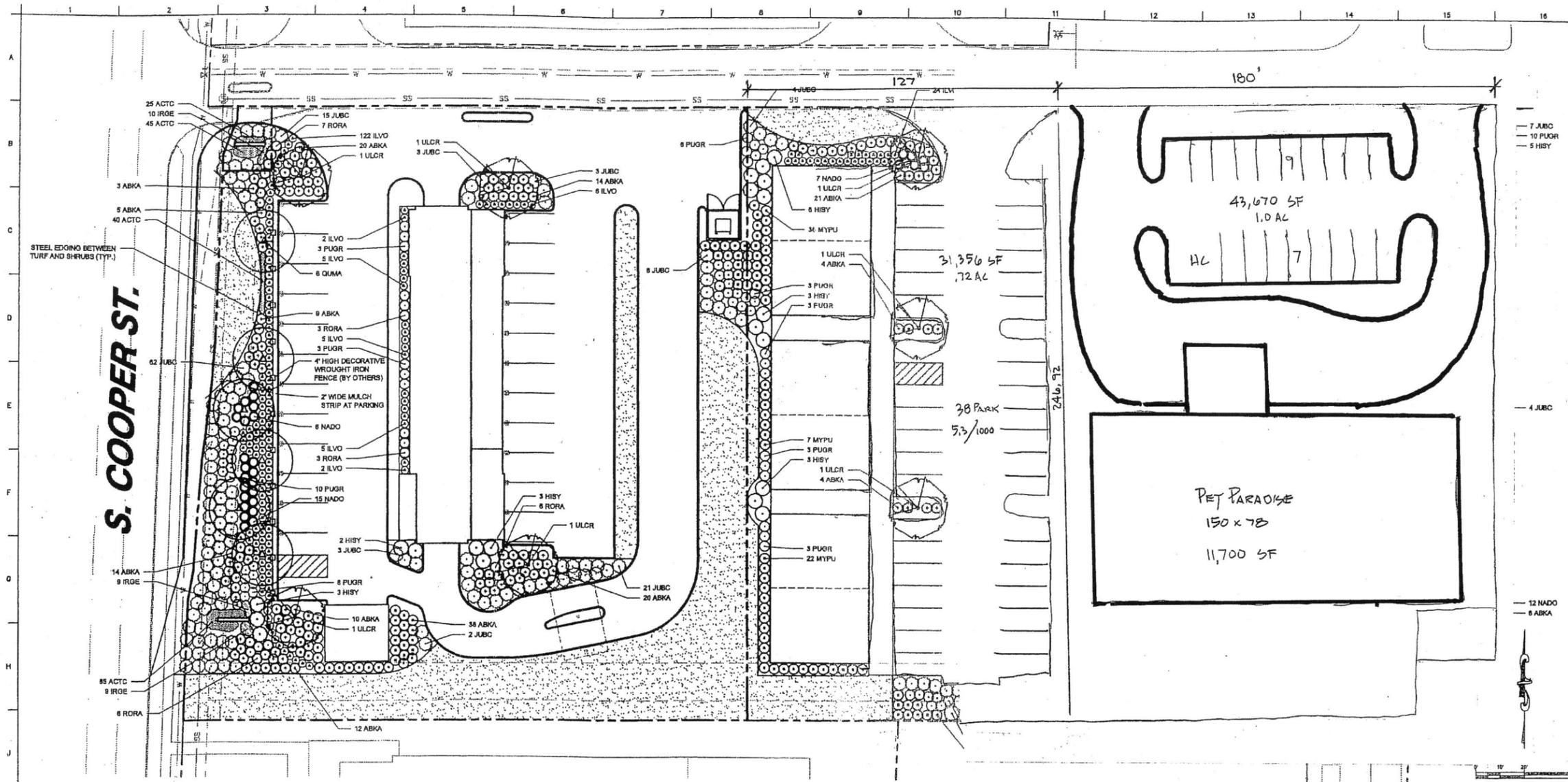


A NEW CAR WASH FACILITY FOR:

REVISIONS	
No.	DATE

Drawn by: L.M.
 Checked by: L.M.
 Project No. 13-0923
 Date 06-20-2014

LANDSCAPE PLAN
L1.1



LANDSCAPE CALCULATIONS - LOT 1

LANDSCAPE SETBACK
 FRONTAGE LENGTH: 247 LF
 TREES REQUIRED: 0, 4" TREES (1, 4" TREE PER 45 LF)
 TREES PROVIDED: 0, 4" TREES
 SHRUBS REQUIRED: 70 SHRUBS (14 SHRUBS PER 50 LF)
 SHRUBS PROVIDED: 114 SHRUBS
 TOTAL SETBACK AREA: 3,822 SF
 MAXIMUM TURF ALLOWED: 1,449 SF (40%)
 TURF PROVIDED: 1,329 SF (36.7%)

INTERIOR PARKING
 TOTAL PARKING SPACES: 25 SPACES (25 REQUIRED, 0 OVERPARKED)
 TREES REQUIRED: 3 TREES
 - 1 TREE PER 10 REQUIRED SPACES = 3 TREES
 - 1 TREE PER 3 OVERPARKED SPACES = 0 ADDL SPACES/3 = 0 TREES
 TREES PROVIDED: 4 TREES

LANDSCAPE CALCULATIONS - LOT 2

LANDSCAPE SETBACK
 FRONTAGE LENGTH: 0 LF
 TREES REQUIRED: 0 TREES
 TREES PROVIDED: 0 TREES

INTERIOR PARKING
 TOTAL PARKING SPACES: 49 SPACES (42 REQUIRED, 7 OVERPARKED)
 TREES REQUIRED: 8 TREES
 - 1 TREE PER 10 REQUIRED SPACES = 5 TREES
 - 1 TREE PER 3 OVERPARKED SPACES = 7 ADDL SPACES/3 = 3 TREES
 TREES PROVIDED: 8 TREES

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 EQUIVALENT TO "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS. 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 ENIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
QUNA	<i>Quercus macrocarpa</i>	Burr Oak	4" cal., 12-14' high	20' o.c. min.	9	
ULCR	<i>Ulmus crassifolia</i>	Cedar Elm	4" cal., 12-14' high	Per plan	12	
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
SHRUBS						
ABKA	<i>Abelia grandiflora 'Kaleidoscope'</i>	Kaleidoscope Abelia	#5 cont.	4' o.c.	215	
HISY	<i>Hibiscus syriacus 'Diana'</i>	Diana Rose-of-Sharon	#5 cont.	6' o.c.	36	
ILVO	<i>Ilex vomitoria 'Nana'</i>	Dwarf Yaupon Holly	#7 cont.	3' o.c.	219	30" high min. at planting
JUBC	<i>Juniperus horizontalis 'Blue Chip'</i>	Blue Chip Juniper	#5 cont.	5' o.c.	193	
MYPY	<i>Myrica pauciflora</i>	Dwarf Wax Myrtle	#5 cont.	4' o.c.	179	
NADO	<i>Nandina domestica 'Compacta'</i>	Compact Heavenly Bamboo	#5 cont.	3.5' o.c.	80	
PUGR	<i>Punica granatum 'Nana'</i>	Dwarf Pomegranate	#5 cont.	4' o.c.	90	
RORA	<i>Rosa 'Redsavy'</i>	Sunny Knock-Out Rose	#3 cont.	4' o.c.	24	
PERENNIALS AND ORNAMENTAL GRASSES						
ACTC	<i>Achillea 'Terra Cotta'</i>	Terra Cotta Yarrow	#1 cont.	12" o.c.	195	
IRGE	<i>Iris germanica</i>	Tall Bearded Iris	#1 cont.	18" o.c.	28	Blue/salmon colors, even mix
TURF AND SEED						
411	<i>Cynodon 'Tilley 411'</i>	Tilley Hybrid Bermuda Grass	Sod	---	---	

OPTION 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

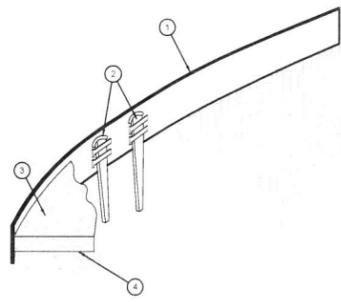
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW
- B. CONTAINER AND BALLEE-AND-BURLAPPED PLANTS
 1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, 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 EXCURLING AND/OR DISTURBED ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS S-WARPED 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 6.5, MOISTURE CONTENT 35 TO 50 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/8-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 ANIMAL-BASED 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 PROS 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, 1/8" INCH DIAMETER
 3. STRAP: CHAINING 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 HERBICIDE: 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, SOIL (CEC), 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 PROVIDED 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 SOIL 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. "LIFT" INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU YDS PER 1,000 SF
 - ii. AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 SF
 - iii. AGRICULTURAL GYP SUM - 100 LBS PER 1,000 SF
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU YDS PER 1,000 SF
 - ii. 10-10-10 FERTILIZER - 10 LBS PER CU YD
 - iii. AGRICULTURAL GYP SUM - 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 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
- 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 6" OF SOIL

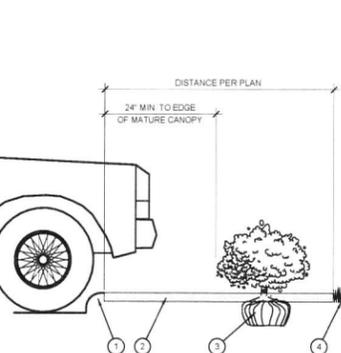
GENERAL PLANTING NOTES

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 +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.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS 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, GENERAL CONTRACTOR, AND OWNER
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD 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
4. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE. IN ALL PLANTING BEDS AND TREE RINGS, DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE
5. INSTALL 14G. GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN)
6. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (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 AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.)
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 SHALL PREVAIL FOR THE INDIVIDUALS AND/OR GROUPS. THE CONTRACTOR SHALL TAKE PRECEDENCE
9. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS)
10. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE
11. 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, MOVING 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
12. 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
13. 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 NOT MEETING 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 RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED
14. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS

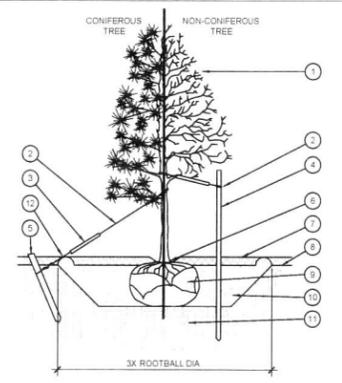


- 1. ROLLED-TOP STEEL EDGING PER PLANS
- 2. TAPERED STEEL STAKES
- 3. MULCH TYPE AND DEPTH PER PLANS
- 4. FINISH GRADE

D STEEL EDGING
SCALE: NOT TO SCALE

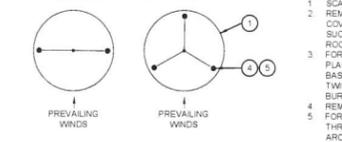


E HEDGE PLANTING AT PARKING AREA
SCALE: NOT TO SCALE

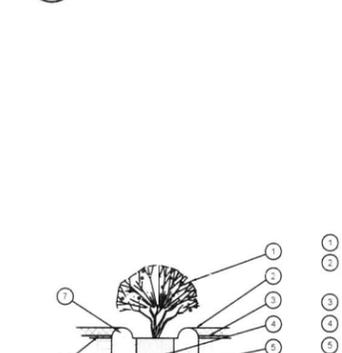


- 1. TREE CANOPY
- 2. 1/4" INCHES (24" BOX TREES AND SMALLER) OR 1/2" GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (OR BOX TREES AND LARGER) SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES
- 3. 24" X 3/4" P.V.C. MARKERS OVER WIRES
- 4. GREEN STEEL T-POSTS EXTEND POSTS 12" MIN INTO UNDISTURBED SOIL
- 5. PRESSURE TREATED WOOD DEADMAN, TWO PER TREE (MIN.) BURY OUTSIDE OF PLANTING PIT AND 18" MIN INTO UNDISTURBED SOIL
- 6. TRUNK FLARE
- 7. MULCH TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK
- 8. FINISH GRADE
- 9. ROOT BALL
- 10. BACKFILL, AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS
- 11. UNDISTURBED NATIVE SOIL
- 12. 4" HIGH EARTHEN WATERING BASIN

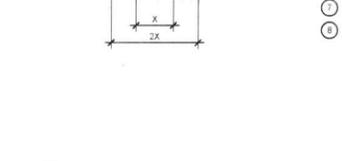
- NOTES
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE
 2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL AND THE ROOT FLARE IS 3"-6" ABOVE FINISH GRADE
 3. FOR BAB TREES, CUT OFF BOTTOM 10" 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 FROM AROUND ROOTBALL AS IS PRACTICAL
 4. REMOVE ALL NURSERY STAKES AFTER PLANTING
 5. FOR TREES OVER 4" CALIPER AND TREES 36" SOB AND LARGER, USE THREE STAKES OR DEADMAN (AS APPROPRIATE), SPACED EVENLY AROUND TREE
 6. MULCH SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND



B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



C PLANT SPACING
SCALE: NTS



C PLANT SPACING
SCALE: NTS



ARLINGTON, TEXAS



A NEW CAR WASH FACILITY FOR:

REVISIONS		
No.	DATE	NOTE

Drawn by: L.M.I.
Checked by: L.M.I.
Project No: 13-0925
Date: 06-20-2014

LANDSCAPE SPECS & DETAILS L1.2





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LEGENDS CAR WASH + CONCEPTUAL DEVELOPMENT
NORTH COOPER STREET
ARLINGTON, TEXAS

SEPT 11, 2014

SITE PLAN

A1.1

SITE PLAN, NOT TO SCALE

CONCEPTUAL DEVELOPMENT



VIEW FROM COOPER STREET



VIEW FROM COOPER STREET



AERIAL VIEW FROM NORTHEAST

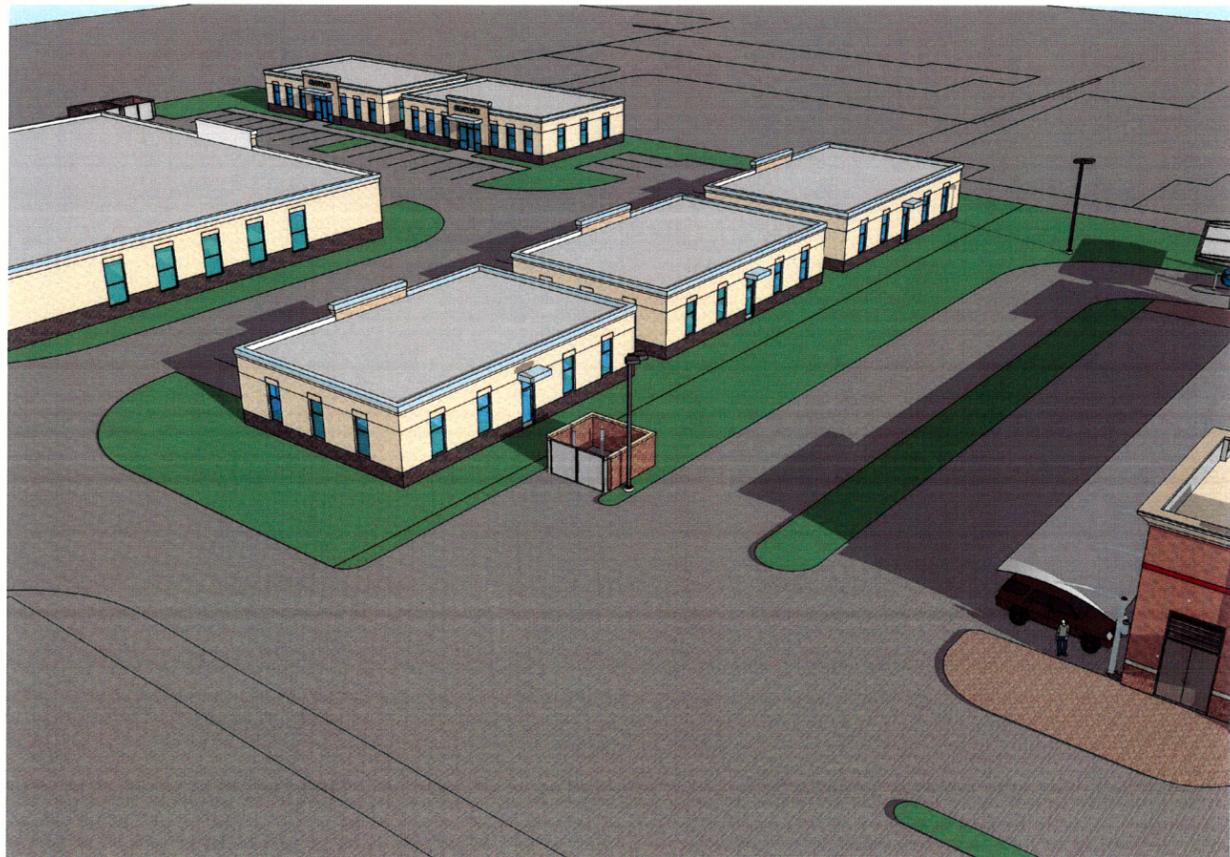


VIEW FROM COOPER STREET

LEGENDS CAR WASH



VIEW FROM COOPER STREET



AERIAL VIEW FROM NORTHWEST



AERIAL VIEW FROM SOUTHEAST



VIEW FROM SOUTH

CONCEPTUAL DEVELOPMENT



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LEGENDS CAR WASH + CONCEPTUAL DEVELOPMENT
NORTH COOPER STREET
ARLINGTON, TEXAS

SEPT 11, 2014

CONCEPTUAL
RENDERINGS

A3.2