

1	05.13.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:

OVERALL SITE PLAN

DATE: May 13, 2025

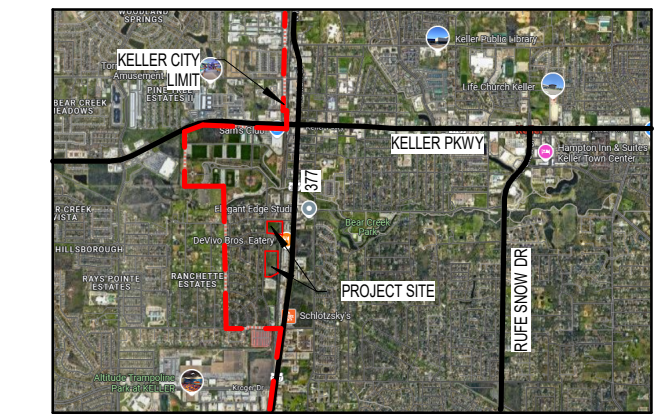
SHEET:

A1.00

DESIGNER INFORMATION:
AZIMUTH: ARCHITECTURE
501 S 2ND AVE
DALLAS, TX 75226
CONTACT: COLE WILLIAMS
PH: (214) 517-8967

OWNER INFORMATION:
FLEXD KELLER
1449 AIRPARK
HORSESHOE BAY, TX 78657
CONTACT: JORDAN JAFFE
PH: (512) 294-6727

APPLICANT INFORMATION:
FLEXD DEVELOPMENT, LLC
1449 AIRPARK
HORSESHOE BAY, TX 78657
CONTACT: JORDAN JAFFE
PH: (512) 294-6727



VICINITY MAP

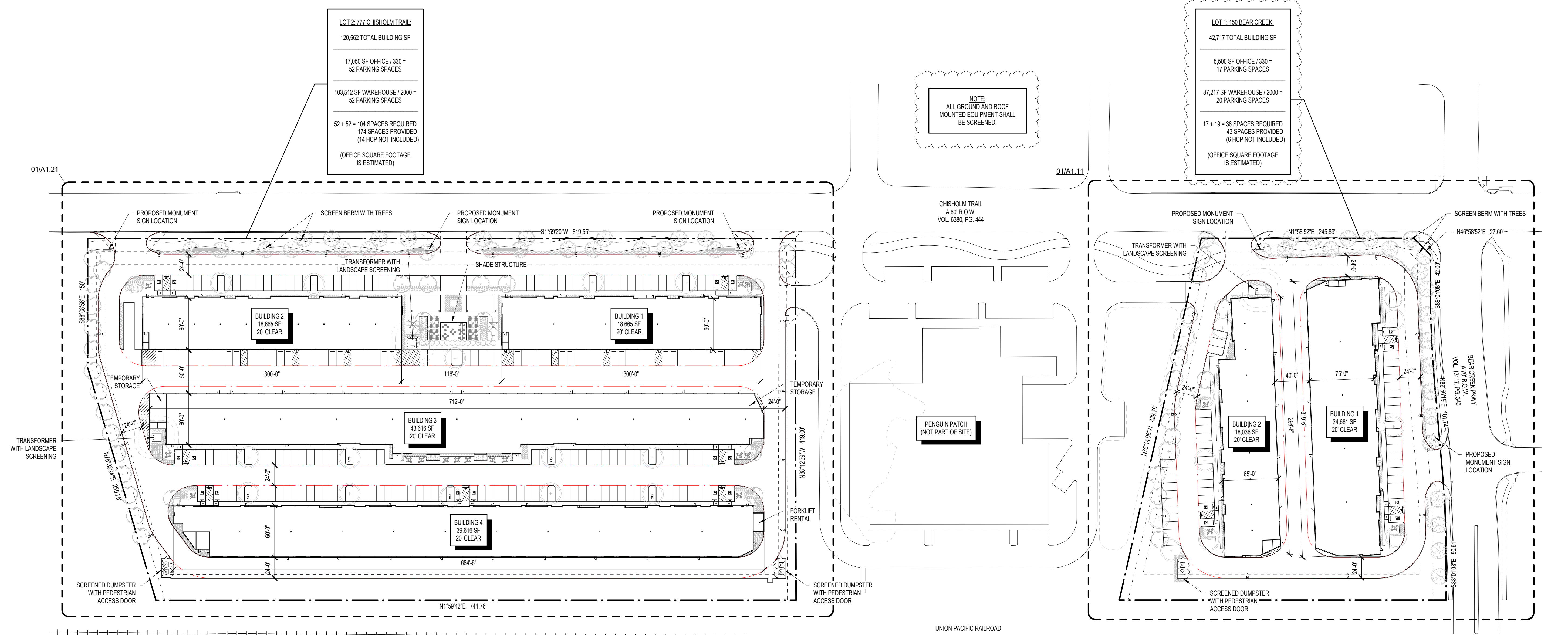
SCALE: NTS

PARKING ANALYSIS: LOT 1 BLDG 1 Space Dimensions: 9' x 18' Office Area: 2,750 sf / 330 = 9 Spaces Warehouse Area: 21,931 sf / 2000 = 11 Spaces Total Parking Required: 20 Spaces Total Parking Provided: 20 Spaces HC Spaces: 4 (Not included in calcs)	PARKING ANALYSIS: LOT 1 BLDG 2 Space Dimensions: 9' x 18' Office Area: 2,750 sf / 330 = 9 Spaces Warehouse Area: 15,286 sf / 2000 = 8 Spaces Total Parking Required: 17 Spaces Total Parking Provided: 23 Spaces HC Spaces: 2 (Not included in calcs)
PARKING ANALYSIS: LOT 2 BLDG 1 Space Dimensions: 9' x 18' Office Area: 2,750 sf / 330 = 9 Spaces Warehouse Area: 15,915 sf / 2000 = 8 Spaces Total Parking Required: 17 Spaces Total Parking Provided: 37 Spaces HC Spaces: 2 (Not included in calcs)	PARKING ANALYSIS: LOT 2 BLDG 3 Space Dimensions: 9' x 18' Office Area: 5,500 sf / 330 = 17 Spaces Warehouse Area: 38,116 sf / 2000 = 20 Spaces Total Parking Required: 37 Spaces Total Parking Provided: 43 Spaces HC Spaces: 4 (Not included in calcs)
PARKING ANALYSIS: LOT 2 BLDG 2 Space Dimensions: 9' x 18' Office Area: 2,750 sf / 330 = 9 Spaces Warehouse Area: 15,915 sf / 2000 = 8 Spaces Total Parking Required: 16 Spaces Total Parking Provided: 39 Spaces HC Spaces: 2 (Not included in calcs)	PARKING ANALYSIS: LOT 2 BLDG 4 Space Dimensions: 9' x 18' Office Area: 6,050 sf / 330 = 19 Spaces Warehouse Area: 33,566 sf / 2000 = 17 Spaces Total Parking Required: 36 Spaces Total Parking Provided: 56 Spaces HC Spaces: 6 (Not included in calcs)

NOTE:
PARKING CALCULATIONS ARE
BASED ON ESTIMATED TENANT
OFFICE SQUARE FOOTAGES.

REQUESTED VARIANCES:
SECTION 901.D.2 - SERVICE AREAS AND WASTE CONTAINERS
(INCLUDING FRYER GREASE RECYCLING BIN OR VESSEL WHEN
APPLICABLE) AND TRASH COMPACTORS SHALL BE LOCATED AT
THE REAR OF THE PROPERTY AND SHALL NOT FACE A STREET.

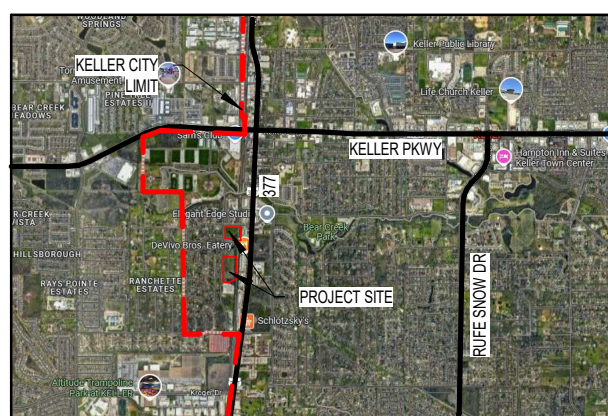
SECTION 903.F.3.J. - FOUNDATION PLANTING A MINIMUM OF FIVE
FEET (5') IN WIDTH SHALL BE PROVIDED AT THE FRONTS AND
SIDES OF BUILDINGS AND SHALL CONSIST OF A COMBINATION
OF GROUNDCOVERS, SHRUBS, AND ORNAMENTAL TREES.



01 OVERALL SITE PLAN

SCALE: 1" = 60'-0"

SEAL: _____
JOB #.: _____ CLIENT: _____
REVISIONS: _____



VICINITY MAP

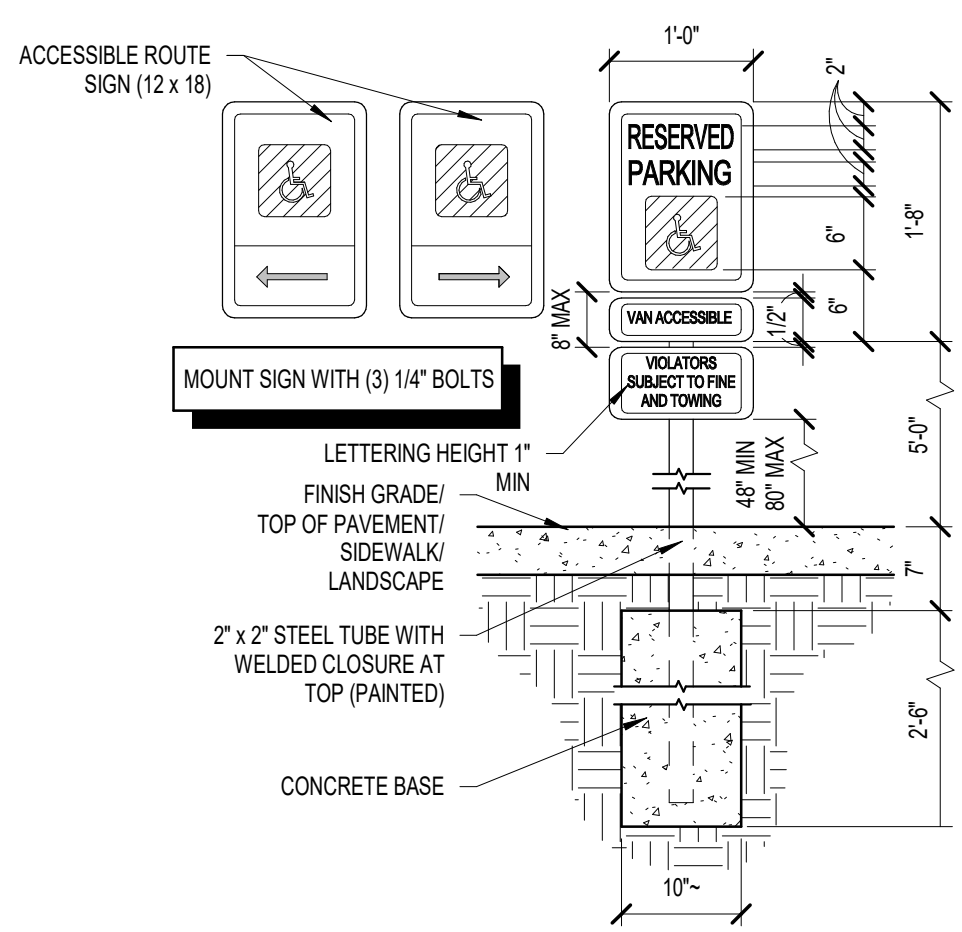
SCALE: NTS

DESIGNER INFORMATION:
 AZIMUTH: ARCHITECTURE
 501 S 2ND AVE
 DALLAS, TX 75226
 CONTACT: COLE WILLIAMS
 PH: (214) 517-8967

OWNER INFORMATION:
 FLEXD KELLER
 1449 AIRPARK
 HORSESHOE BAY, TX 78657
 CONTACT: JORDAN JAFFE
 PH: (512) 294-6727

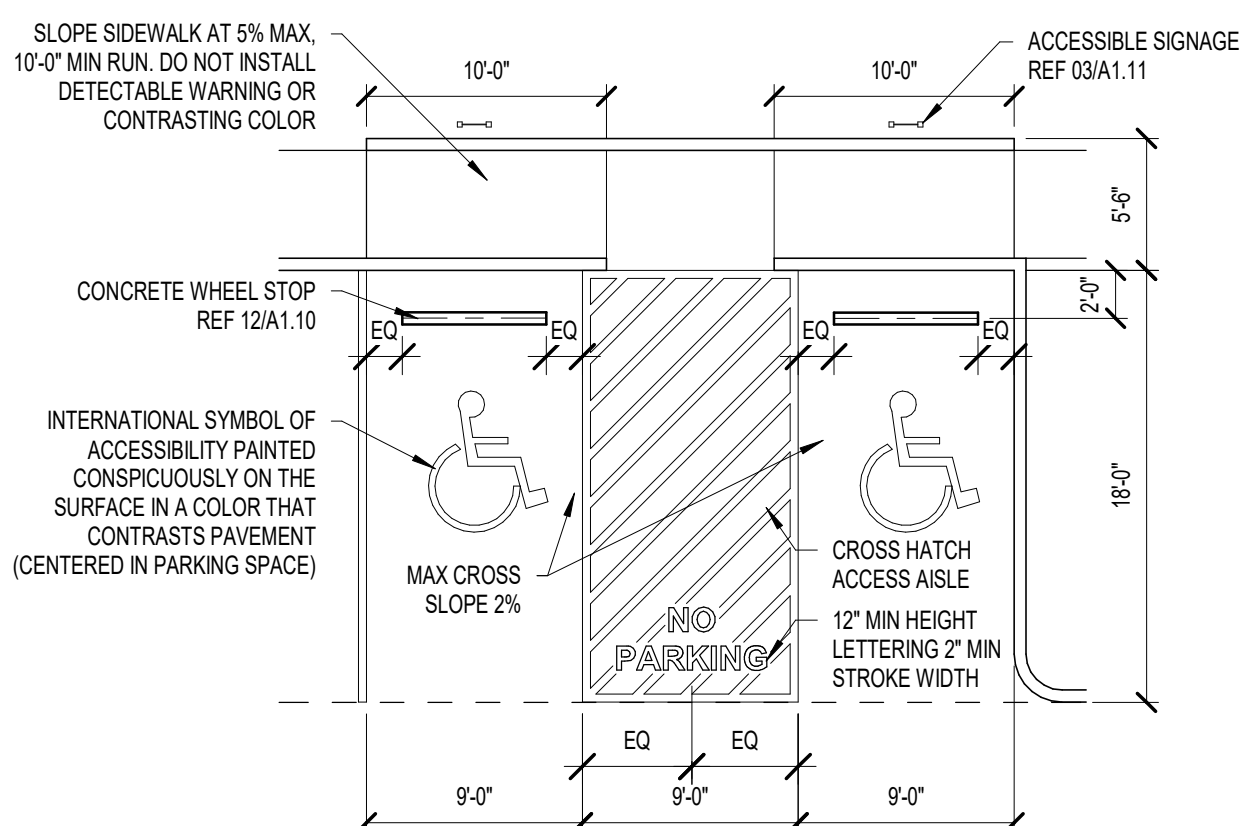
APPLICANT INFORMATION:
 FLEXD DEVELOPMENT, LLC
 1449 AIRPARK
 HORSESHOE BAY, TX 78657
 CONTACT: JORDAN JAFFE
 PH: (512) 294-6727

AZIMUTH:
 architecture
 10228 E Northwest Hwy
 Box 66
 Dallas, Texas 75226
 214.261.9060
 www.azimutharc.com



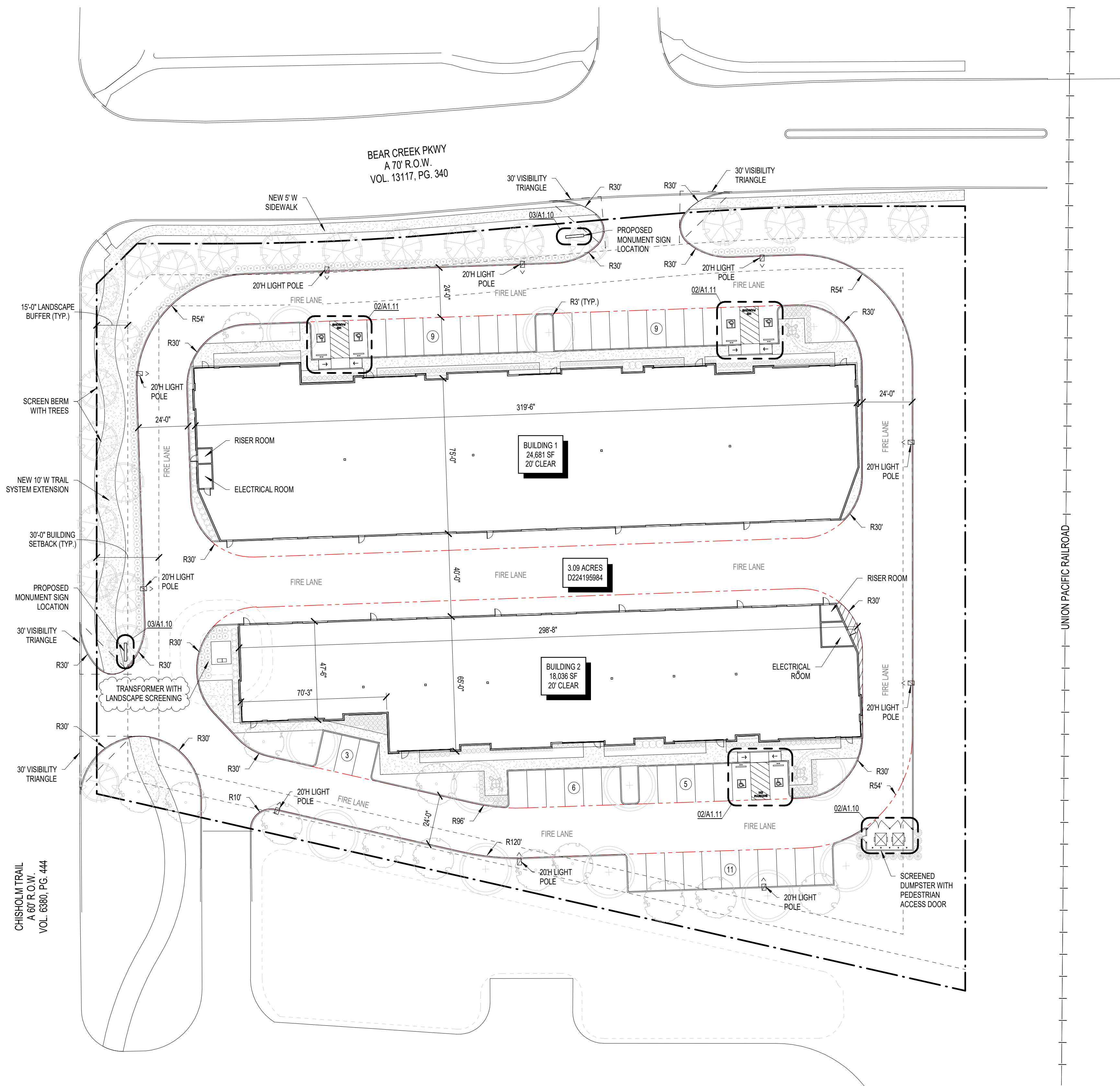
03 ACCESSIBLE SIGNAGE

SCALE: 3/4" = 1'-0"



02 HC PARKING DETAIL

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



01 LOT 1 SITE PLAN

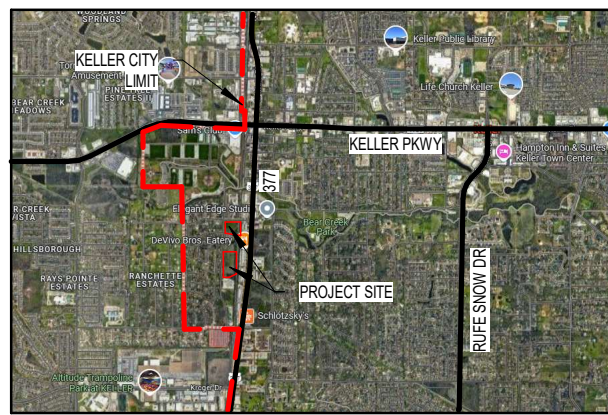
SCALE: 1" = 30'-0"

REVISIONS:
 1 05.13.25 Council Review
 2
 3
 4
 5
 6
 7
 8
 9

PROGRESS PRINT
 ONLY - NOT FOR
 CONSTRUCTION

SHEET CONTENTS:
 LOT 1 SITE PLAN
 DATE: May 13, 2025
 SHEET:

A1.11
 © COPYRIGHT 2025 AZIMUTH : ARCHITECTURE, INC.



VICINITY MAP

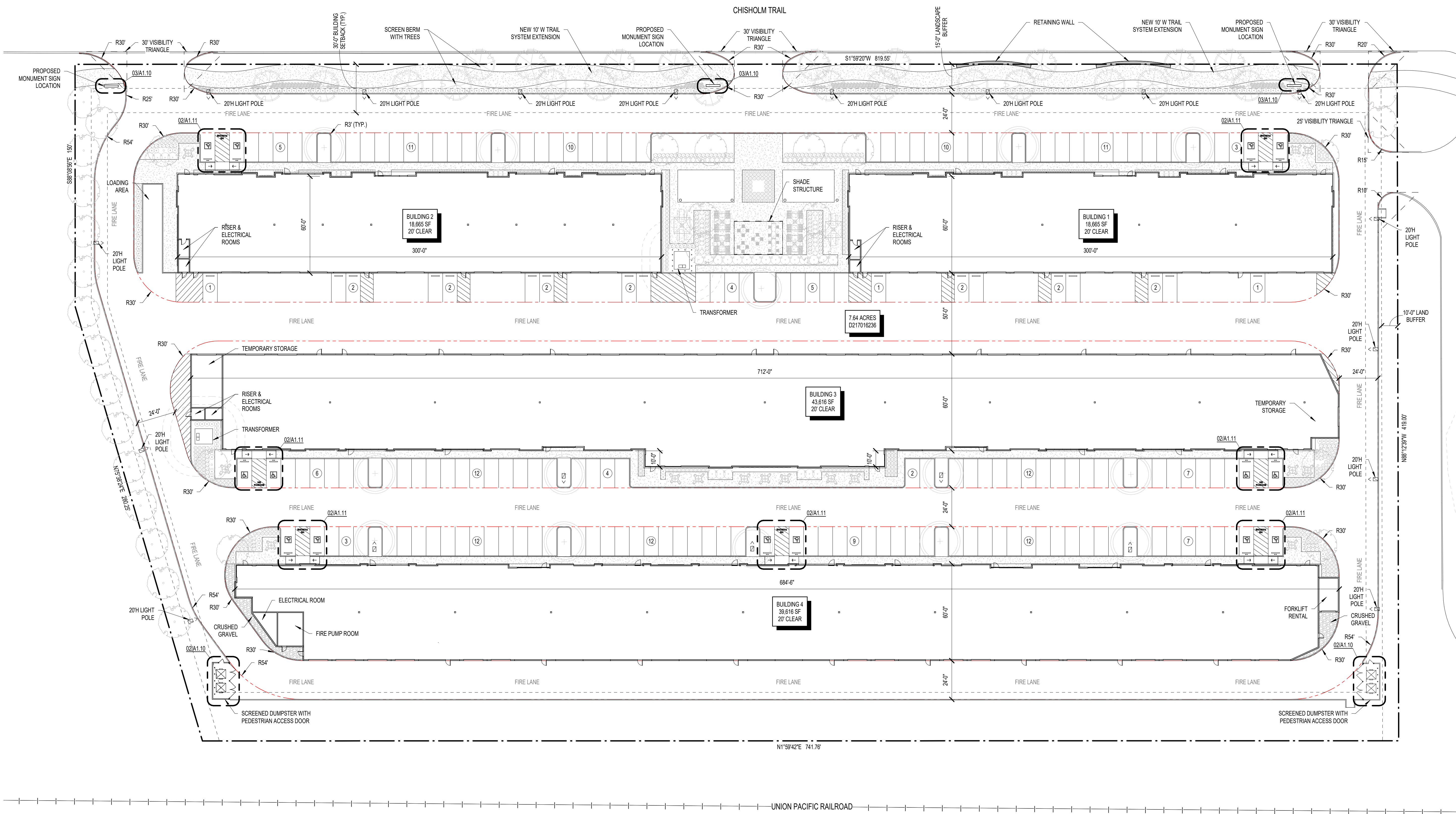
SCALE: NTS

DESIGNER INFORMATION:
 AZIMUTH: ARCHITECTURE
 501 S 2ND AVE
 DALLAS, TX 75226
 CONTACT: COLE WILLIAMS
 PH: (214) 517-8967

OWNER INFORMATION:
 FLEXD KELLER
 1449 AIRPARK
 HORSESHOE BAY, TX 78657
 CONTACT: JORDAN JAFFE
 PH: (512) 294-6727

APPLICANT INFORMATION:
 FLEXD DEVELOPMENT, LLC
 1449 AIRPARK
 HORSESHOE BAY, TX 78657
 CONTACT: JORDAN JAFFE
 PH: (512) 294-6727

AZIMUTH:
 architecture
 10228 E Northwest Hwy
 Box 66
 Dallas, Texas 75226
 214.261.9060
 www.azimutharc.com



01 LOT 2 SITE PLAN

SCALE: 1" = 30'-0"

PLAN NORTH

REVISIONS:
 1
 2
 3
 4
 5
 6
 7
 8
 9

JOB # : CLIENT:

1	05.13.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

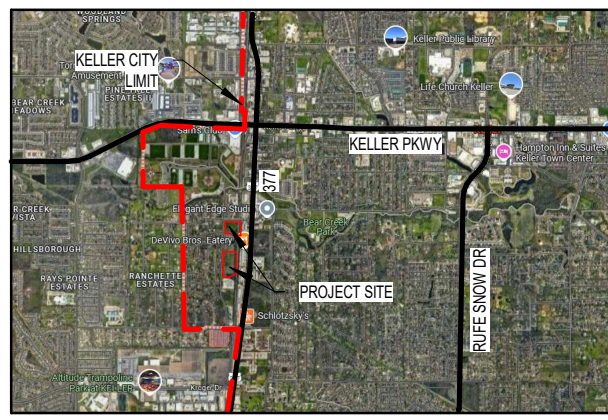
PROGRESS PRINT
 ONLY - NOT FOR
 CONSTRUCTION

SHEET CONTENTS:
 LOT 2 SITE PLAN

DATE: May 13, 2025
 SHEET:

A1.21

© COPYRIGHT 2025 AZIMUTH : ARCHITECTURE, INC.



VICINITY MAP

SCALE: NTS

OPEN AREA CALCULATIONS:
 LOT SQUARE FOOTAGE: 134,634
 OPEN AREA: 24,463 SF
 24,463 / 134,634 = .182
 18.2% OPEN AREA

DESIGNER INFORMATION:
 AZIMUTH: ARCHITECTURE
 501 S 2ND AVE
 DALLAS, TX 75226
 CONTACT: COLE WILLIAMS
 PH: (214) 517-8967

OWNER INFORMATION:
 FLEXD KELLER
 1449 AIRPARK
 HORSESHOE BAY, TX 78657
 CONTACT: JORDAN JAFFE
 PH: (512) 294-6727

APPLICANT INFORMATION:
 FLEXD DEVELOPMENT, LLC
 1449 AIRPARK
 HORSESHOE BAY, TX 78657
 CONTACT: JORDAN JAFFE
 PH: (512) 294-6727



JOB # : CLIENT:

REVISIONS:

SEAL:

FlexD Keller

777 Chisholm Trail, Keller, Texas 76248
 150 Bear Creek Parkway, Keller, Texas 76248

3013

1	05.13.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

**PROGRESS PRINT
 ONLY - NOT FOR
 CONSTRUCTION**

SHEET CONTENTS:
**LOT 1 OPEN AREA
 PLAN**

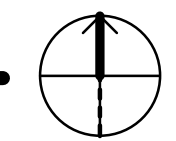
DATE: May 13, 2025
 SHEET:

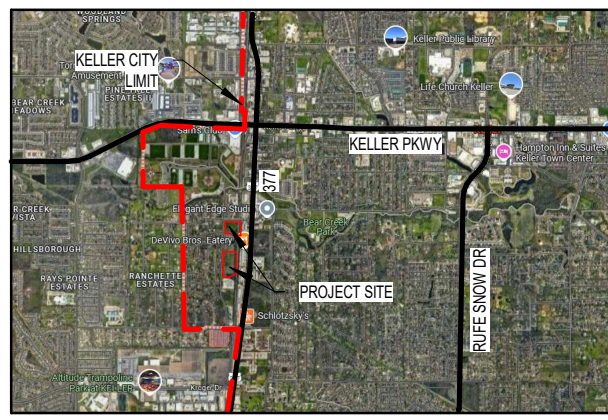
A1.12

01 LOT 1 OPEN AREA PLAN

SCALE: 1" = 30'-0"

PLAN NORTH





VICINITY MAP

SCALE: NTS

OPEN AREA CALCULATIONS:

LOT SQUARE FOOTAGE: 333,036

OPEN AREA: 52,272 SF

52,272 / 333,036 = .157

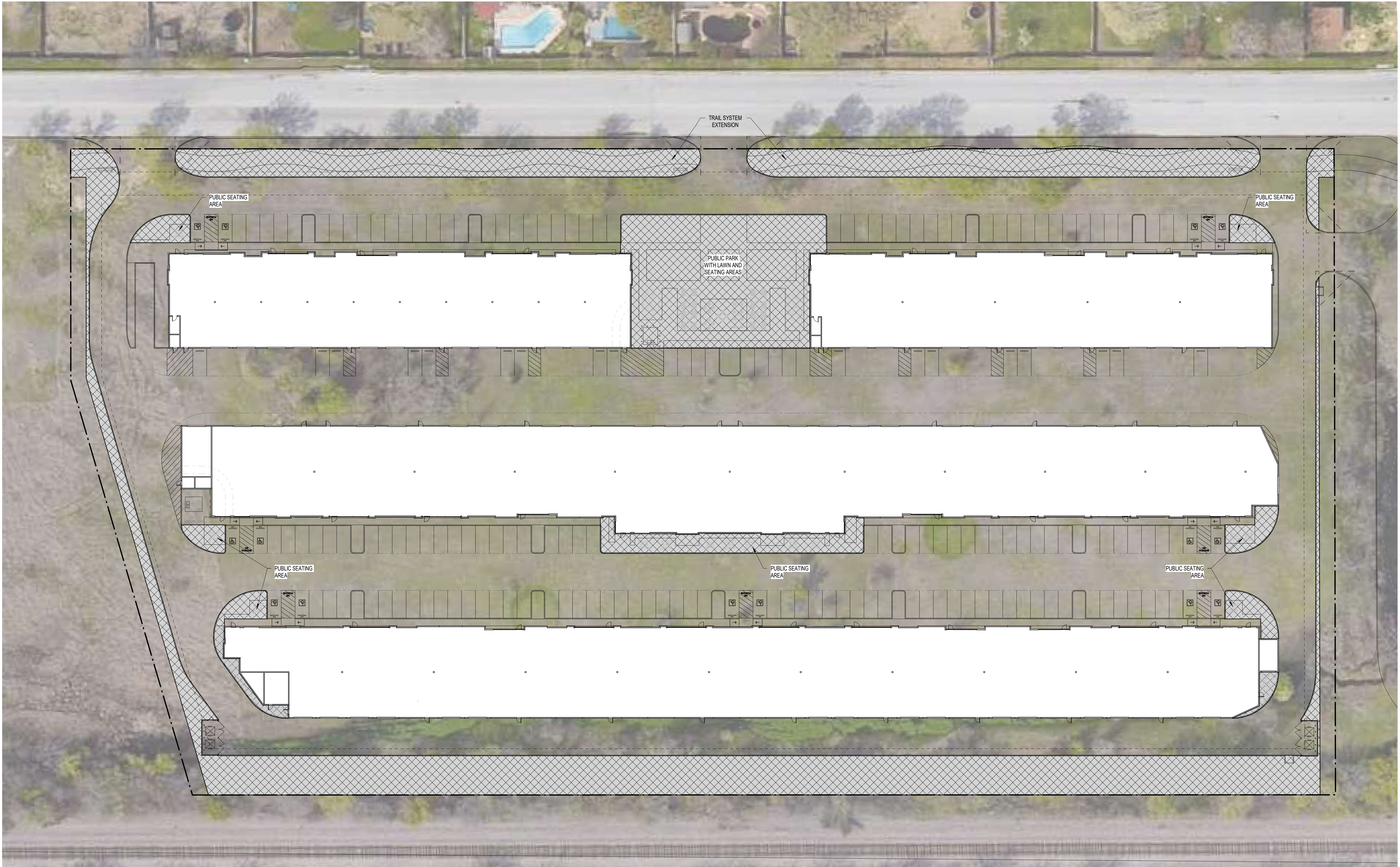
15.7% OPEN AREA

DESIGNER INFORMATION:
 AZIMUTH: ARCHITECTURE
 501 S 2ND AVE
 DALLAS, TX 75226
 CONTACT: COLE WILLIAMS
 PH: (214) 517-8967

OWNER INFORMATION:
 FLEXD KELLER
 1449 AIRPARK
 HORSESHOE BAY, TX 78657
 CONTACT: JORDAN JAFFE
 PH: (512) 294-6727

APPLICANT INFORMATION:
 FLEXD DEVELOPMENT, LLC
 1449 AIRPARK
 HORSESHOE BAY, TX 78657
 CONTACT: JORDAN JAFFE
 PH: (512) 294-6727

AZIMUTH:
 architecture
 10228 E Northwest Hwy
 Box 66
 Dallas, Texas 75226
 214.261.9060
 www.azimutharc.com



FlexD Keller
 777 Chisholm Trail, Keller, Texas 76248
 150 Bear Creek Parkway, Keller, Texas 76248

JOB # 3013 CLIENT:

REVISIONS:

1	05.13.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
 ONLY - NOT FOR
 CONSTRUCTION

SHEET CONTENTS:
 LOT 2 OPEN AREA
 PLAN

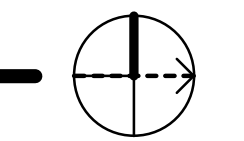
DATE: May 13, 2025
 SHEET:

A1.22
 © COPYRIGHT 2025 AZIMUTH : ARCHITECTURE, INC.

01 LOT 2 SITE PLAN

SCALE: 1" = 30'-0"

PLAN NORTH



MATERIAL LEGEND

-  SPLIT FACE CMU
-  PAINTED CONCRETE TILT-WALL
-  ALUMINUM & GLASS STOREFRONT
-  PAINTED METAL
-  BRICK VENEER

Note: Masonry percentages are calculated based on the total area of the associated facade minus glass.

Roof System:
60 mil white TPO mechanically fastened over polyisocyanurate (R-9 min.)

Note: All facades to be finished with similar architectural elements and materials including minimum 75% masonry.

Permitted elevations will include masonry/tilt-wall mix to meet and exceed UDC masonry requirements. Buildings will feature textured surfaces/architectural elements to enhance wall surfaces.

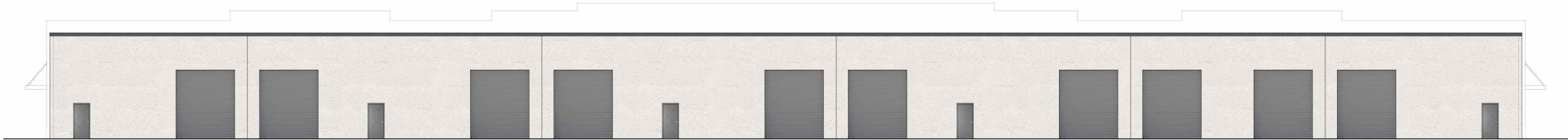
All building elevations will be comprised of 100% tilt-wall + masonry, less glass, canopies, and door openings.

Similar architectural elements, materials, and colors will be carried through each building on the sites. The elevations presented in this exhibit are representative of a consistent design style that will carry through each building on both sites.



ENLARGED ELEVATION - NORTH / SOUTH - BUILDING 1

Scale: 1" = 10'-0"



ENLARGED ELEVATION - EAST - BUILDING 1

Scale: 1" = 20'-0"



ENLARGED ELEVATION - WEST - BUILDING 1

Scale: 1" = 20'-0"



CHISOLM TRAIL STREET ELEVATION - BUILDINGS 1 & 2

Scale: 1" = 50'-0"

NO.	DATE	DESCRIPTION
1	03.14.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:
EXTERIOR ELEVATIONS

DATE: March 14, 2025

SHEET:

A7.10

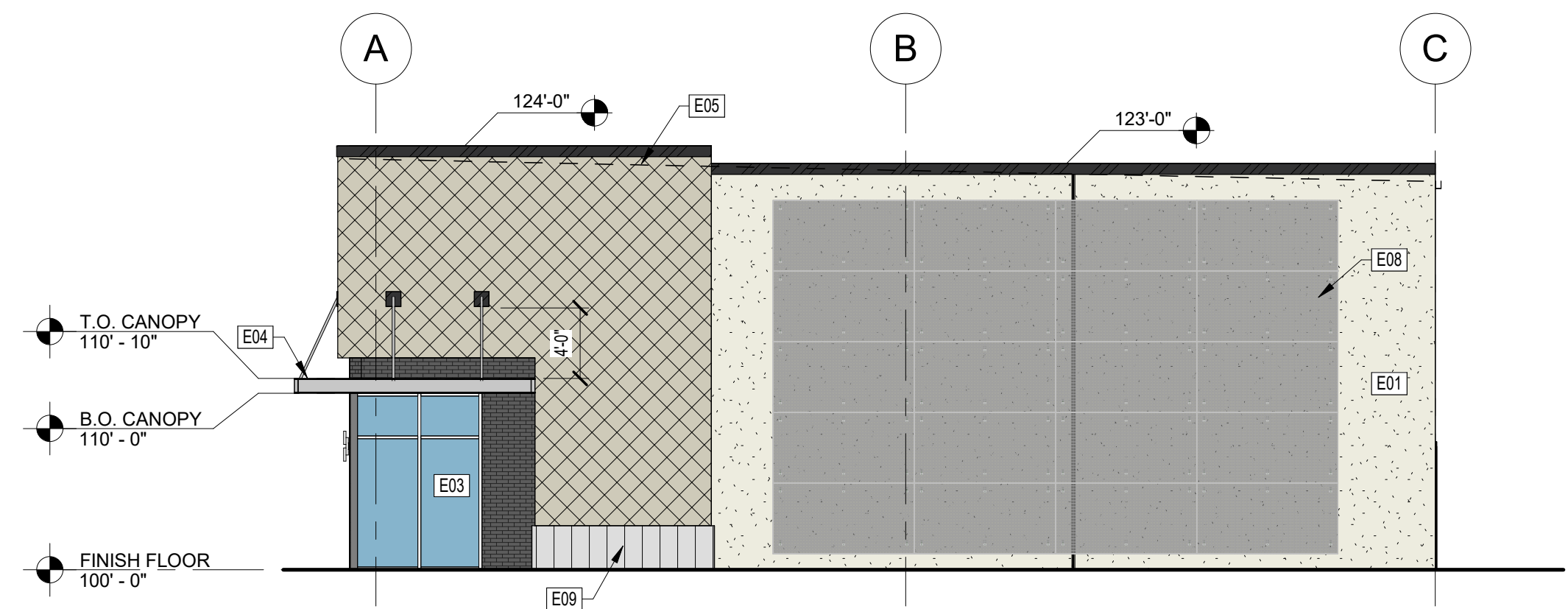
ELEVATION SYMBOLS LEGEND:

	WINDOW/DOOR TYPE		SECTION DETAIL MARKER		FIELD COLOR 1 SW7005 PURE WHITE		QUIK-BRIK CMU TBD
	KEYED NOTE		ELEVATION MARKER		FIELD COLOR 2 SW7075 WEB GRAY		PLASTER TBD
	REVISION NUMBER				SPLIT FACE CMU TBD		GLAZING
	DETAIL DESIGNATION						

ELEVATION KEYED NOTES:

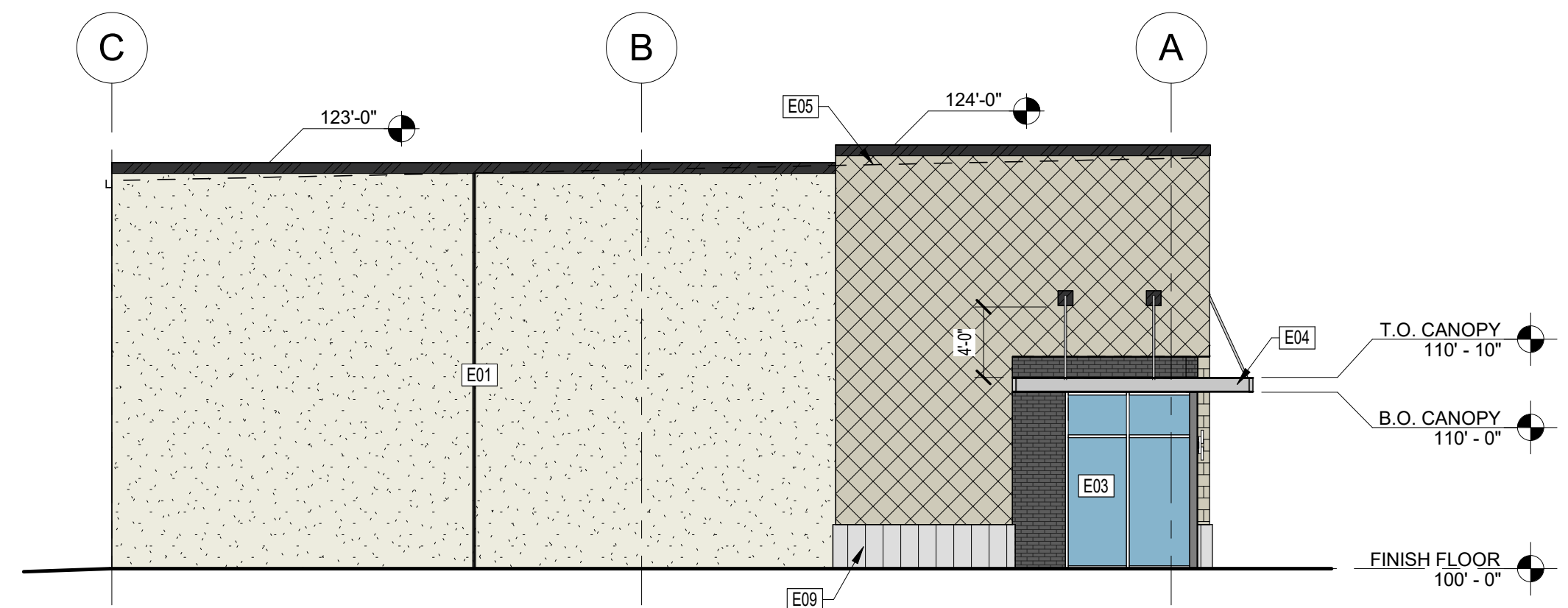
- | | |
|-----------------------------------|--------------------------|
| E01 PAINTED CONCRETE TILT-WALL | E06 CONTINUOUS GUTTER |
| E02 PANEL REVEAL (REF. 01/A10.00) | E07 DOWNSPOUT |
| E03 ALUMINUM & GLASS STOREFRONT | E08 WALL MOUNTED TRELLIS |
| E04 ALUMINUM PREFAB CANOPY | E09 BASE TRIM |
| E05 LINE OF ROOF BEYOND | |

MATERIAL CALCULATIONS												
ELEVATION	TOTAL AREA	GLASS/OPENINGS AREA	G/O%	CONCRETE TILT WALL AREA	T.W.%	SPLIT FACE CMU AREA	CMU%	BRICK VENEER AREA	B.V.%	PLASTER AREA	PL%	TOTAL MASONRY PERCENTAGE
NORTH	1,443 SF	75 SF	5.2%	943 SF	68.9%	374 SF	27.3%	51 SF	3.7%	-	0%	100%
SOUTH	1,443 SF	75 SF	5.2%	943 SF	68.9%	374 SF	27.3%	51 SF	3.7%	-	0%	100%
EAST	6,801 SF	1,832 SF	27.8%	4,769 SF	100%	-	0%	-	0%	-	0%	100%
WEST	7,711 SF	1,099 SF	14.3%	1,925 SF	29.1%	2,299 SF	34.8%	1,754 SF	26.5%	634 SF	9.6%	100%



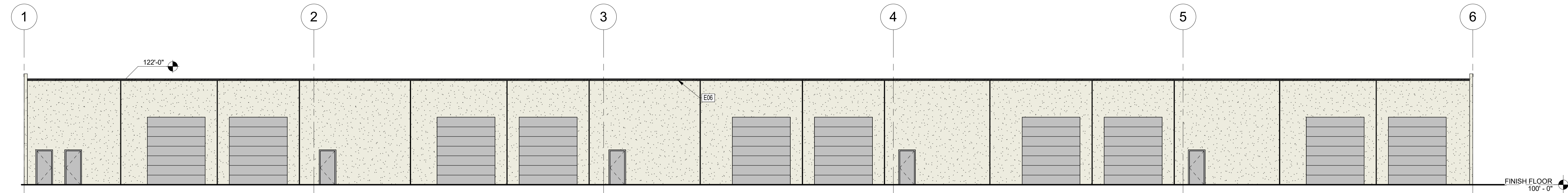
04 EXTERIOR SOUTH ELEVATION

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



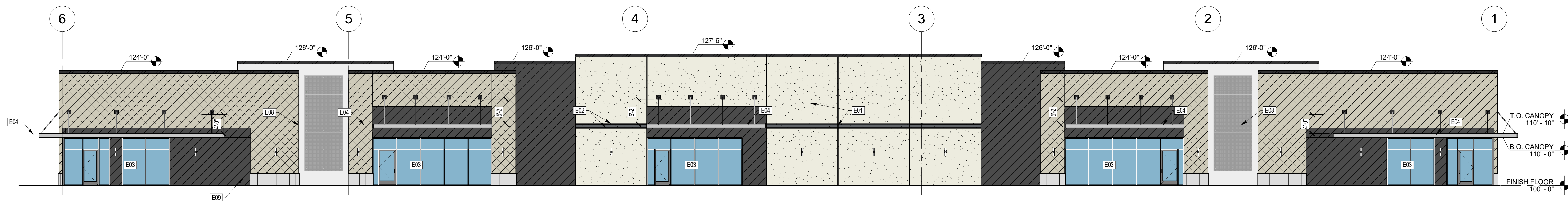
03 EXTERIOR ELEVATION - NORTH

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



02 EXTERIOR ELEVATION - EAST

SCALE: 3/32" = 1'-0"



01 EXTERIOR ELEVATION - WEST

SCALE: 3/32" = 1'-0"

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:
EXTERIOR ELEVATIONS

DATE: March 14, 2025
SHEET:

A7.20

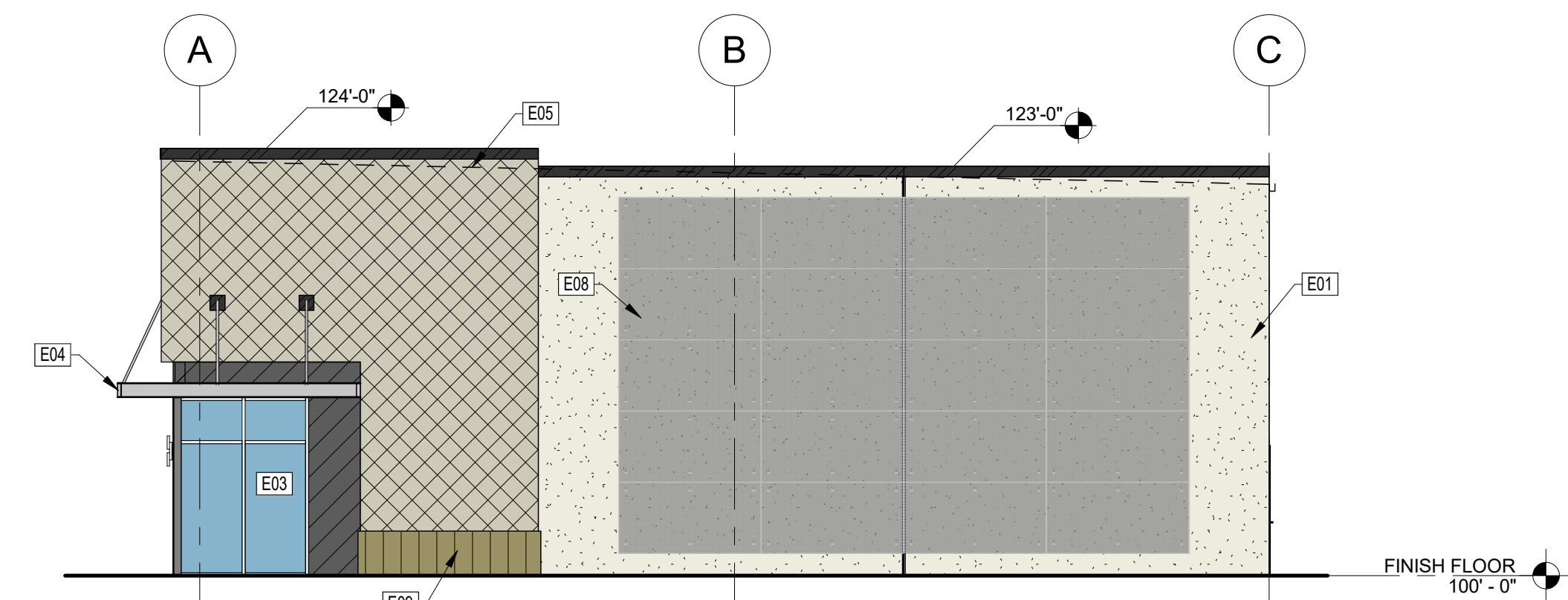
ELEVATION SYMBOLS LEGEND:

	WINDOW/DOOR TYPE		SECTION DETAIL MARKER		FIELD COLOR 1 SW7005 PURE WHITE		QUIK-BRIK CMU TBD
	KEYED NOTE		ELEVATION MARKER		FIELD COLOR 2 SW7075 WEB GRAY		PLASTER TBD
	REVISION NUMBER				SPLIT FACE CMU TBD		GLAZING
	DETAIL DESIGNATION						

ELEVATION KEYED NOTES:

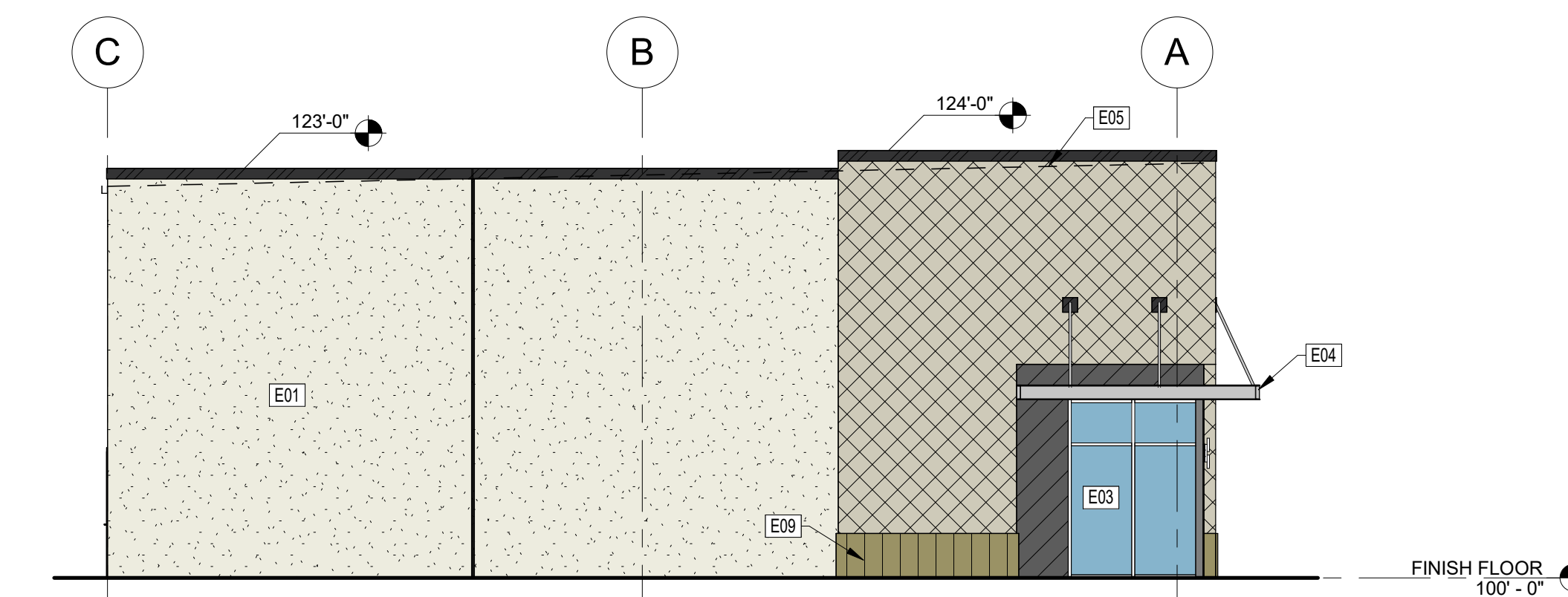
E01 PAINTED CONCRETE TILT-WALL	E06 CONTINUOUS GUTTER
E02 PANEL REVEAL (REF. D1A10.00)	E07 DOWNSPOUT
E03 ALUMINUM & GLASS STOREFRONT	E08 WALL MOUNTED TRELLIS
E04 ALUMINUM PREFAB CANOPY	E09 BASE TRIM
E05 LINE OF ROOF BEYOND	

MATERIAL CALCULATIONS												
ELEVATION	TOTAL AREA	GLASS/OPENINGS AREA	GIO%	CONCRETE TILT WALL AREA	T.W.%	SPLIT FACE CMU AREA	CMU%	BRICK VENEER AREA	B.V.%	PLASTER AREA	PL%	TOTAL MASONRY PERCENTAGE
NORTH	1,443 SF	75 SF	5.2%	943 SF	68.9%	374 SF	27.3%	51 SF	3.7%	-	0%	100%
SOUTH	1,443 SF	75 SF	5.2%	943 SF	68.9%	374 SF	27.3%	51 SF	3.7%	-	0%	100%
EAST	6,601 SF	1,832 SF	27.8%	4,769 SF	100%	-	0%	-	0%	-	0%	100%
WEST	7,711 SF	1,099 SF	14.3%	1,925 SF	29.1%	2,299 SF	34.8%	1,754 SF	28.5%	634 SF	9.6%	100%



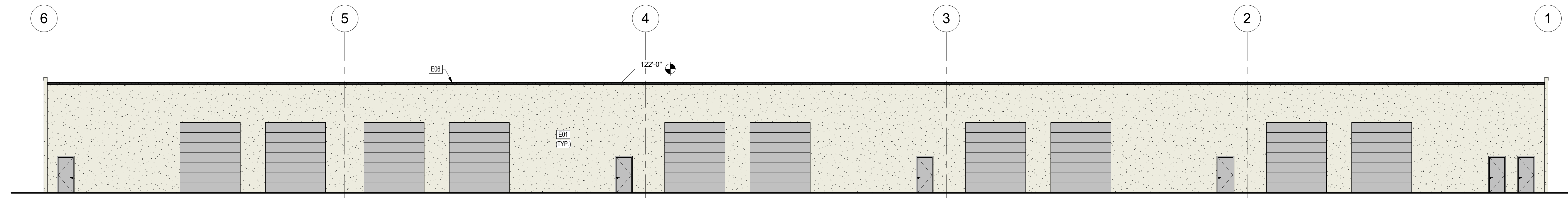
04 EXTERIOR SOUTH ELEVATION

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



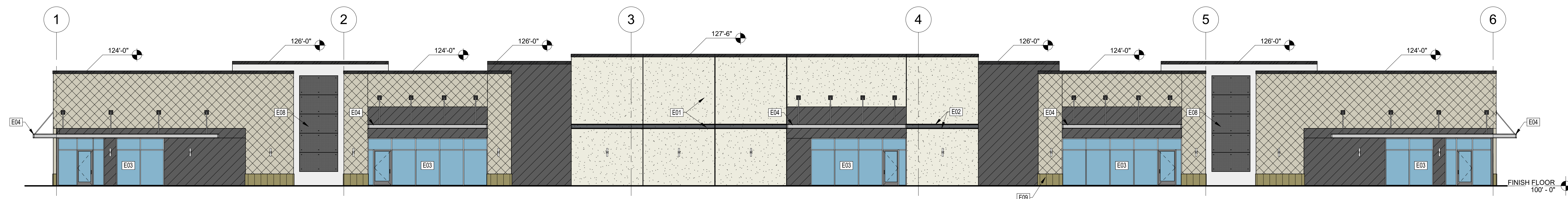
02 EXTERIOR NORTH ELEVATION

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



03 EXTERIOR EAST ELEVATION

SCALE: 3/32" = 1'-0"



01 EXTERIOR ELEVATION - WEST

SCALE: 3/32" = 1'-0"

1	03.14.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:
EXTERIOR ELEVATIONS

DATE: March 14, 2025

SHEET:

A7.30

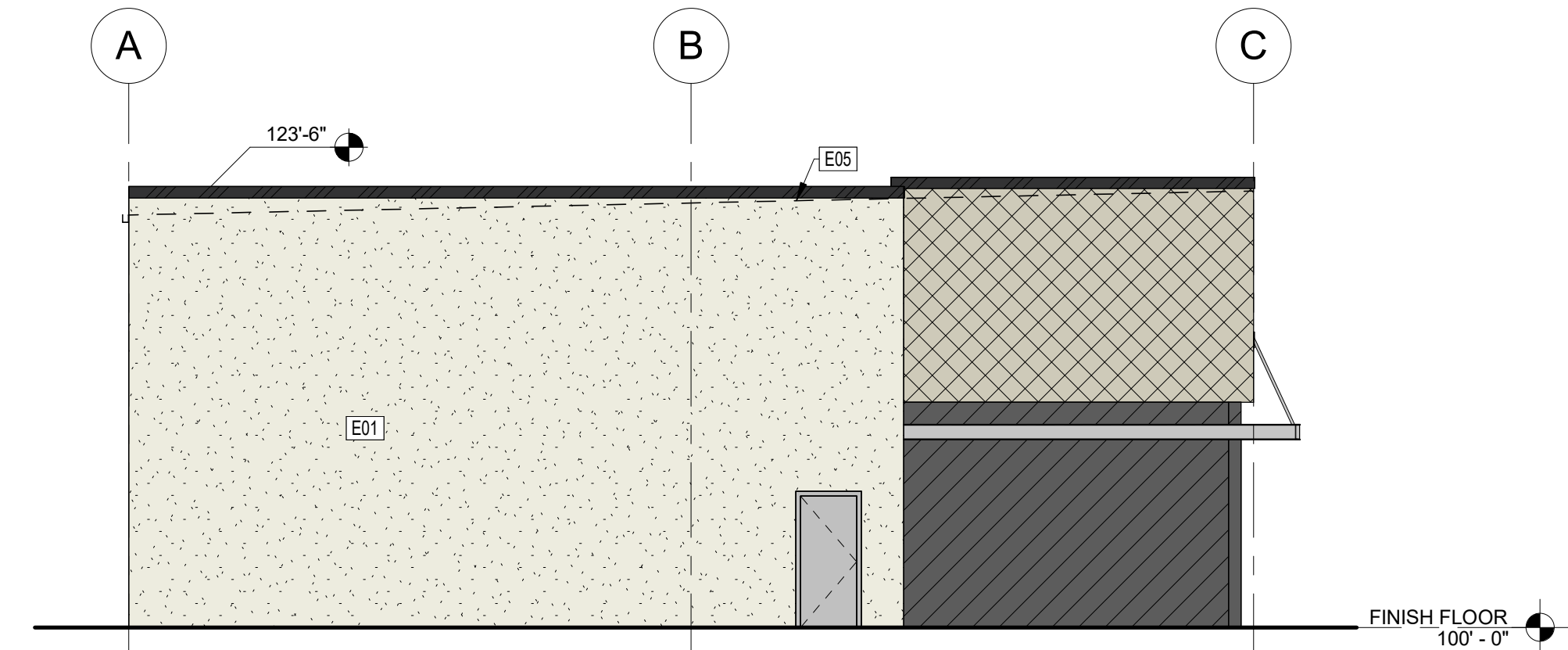
ELEVATION SYMBOLS LEGEND:

WINDOW/DOOR TYPE	SECTION DETAIL MARKER	FIELD COLOR 1 SW7005 PURE WHITE	QUIK-BRIK CMU TBD
KEYED NOTE	ELEVATION MARKER	FIELD COLOR 2 SW7075 WEB GRAY	PLASTER TBD
REVISION NUMBER 05/A1.0		SPLIT FACE CMU TBD	GLAZING
DETAIL DESIGNATION			

ELEVATION KEYED NOTES:

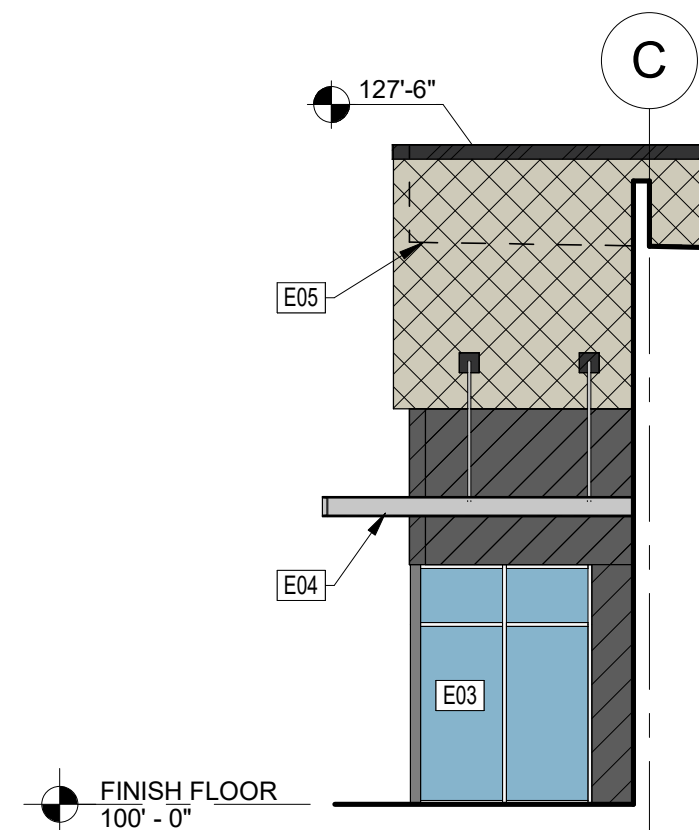
- | | |
|-----------------------------------|--------------------------|
| E01 PAINTED CONCRETE TILT-WALL | E06 CONTINUOUS GUTTER |
| E02 PANEL REVEAL (REF. 01/A10.00) | E07 DOWNSPOUT |
| E03 ALUMINUM & GLASS STOREFRONT | E08 WALL MOUNTED TRELLIS |
| E04 ALUMINUM PREFAB CANOPY | E09 BASE TRIM |
| E05 LINE OF ROOF BEYOND | |

MATERIAL CALCULATIONS												
ELEVATION	TOTAL AREA	GLASS/OPENINGS AREA	G/O%	CONCRETE TILT WALL AREA	T.W.%	SPLIT FACE CMU AREA	CMU%	BRICK VENEER AREA	B.V.%	PLASTER AREA	PL%	TOTAL MASONRY PERCENTAGE
NORTH	1,406 SF	168 SF	11.9%	1,062 SF	85.7%	92 SF	7.4%	84 SF	6.8%	-	0%	100%
SOUTH	1,411 SF	25 SF	1.8%	946 SF	68.3%	224 SF	16.2%	216 SF	15.6%	-	0%	100%
EAST	18,398 SF	2,189 SF	11.9%	3,620 SF	22.3%	4,948 SF	30.5%	3,880 SF	23.9%	3,751 SF	23.1%	100%
WEST	15,122 SF	3,782 SF	25.0%	11,340 SF	100%	-	0%	-	0%	-	0%	100%



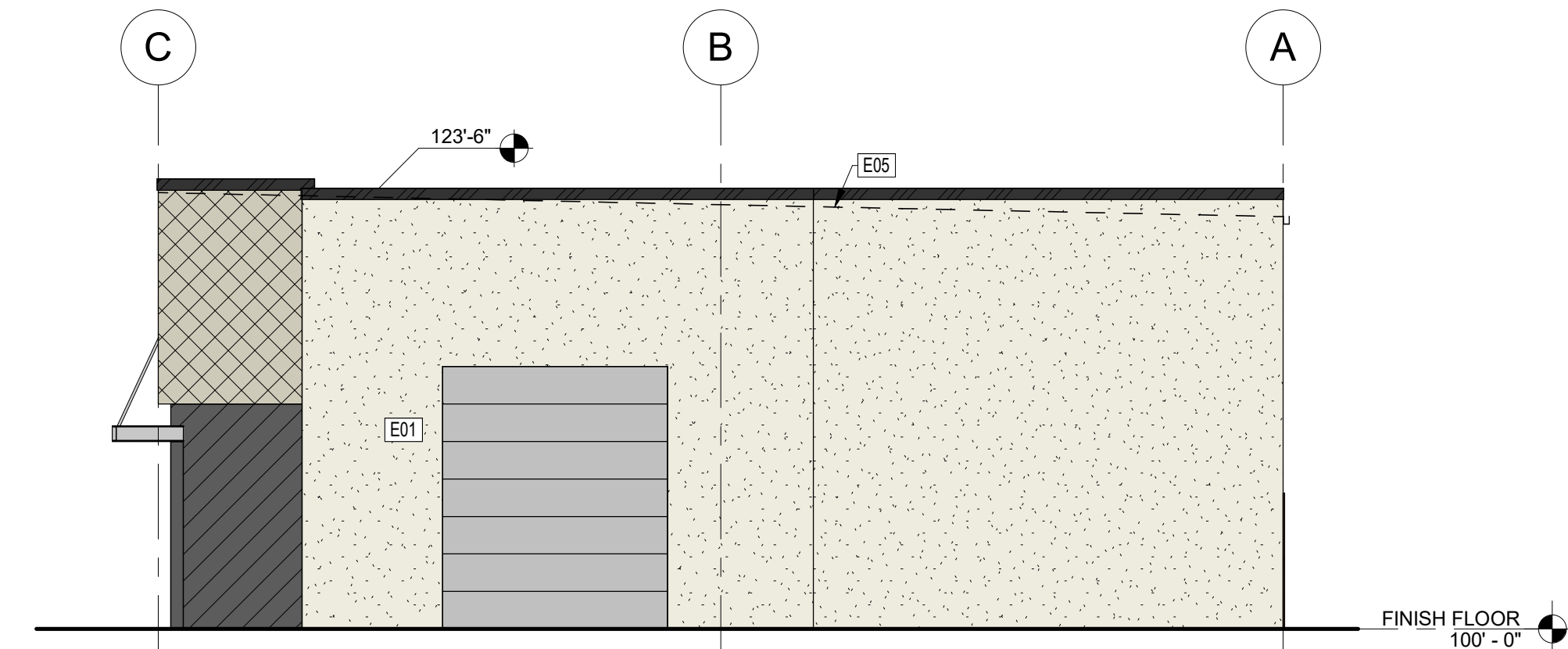
04 EXTERIOR SOUTH ELEVATION

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



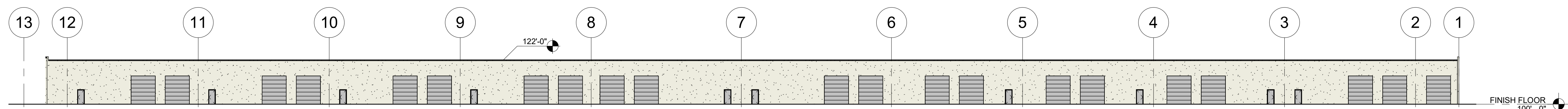
05 ENLARGED ELEVATION

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



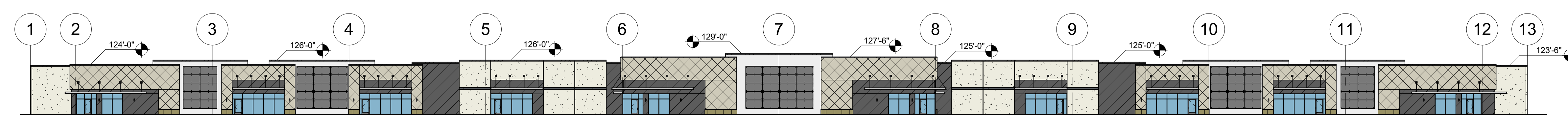
03 EXTERIOR NORTH ELEVATION

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



02 EXTERIOR WEST ELEVATION

SCALE: 1" = 30'-0"



01 EXTERIOR EAST ELEVATION

SCALE: 1" = 30'-0"

NO.	DATE	DESCRIPTION
1	03.14.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:
EXTERIOR ELEVATIONS

DATE: March 14, 2025

SHEET:

A7.40

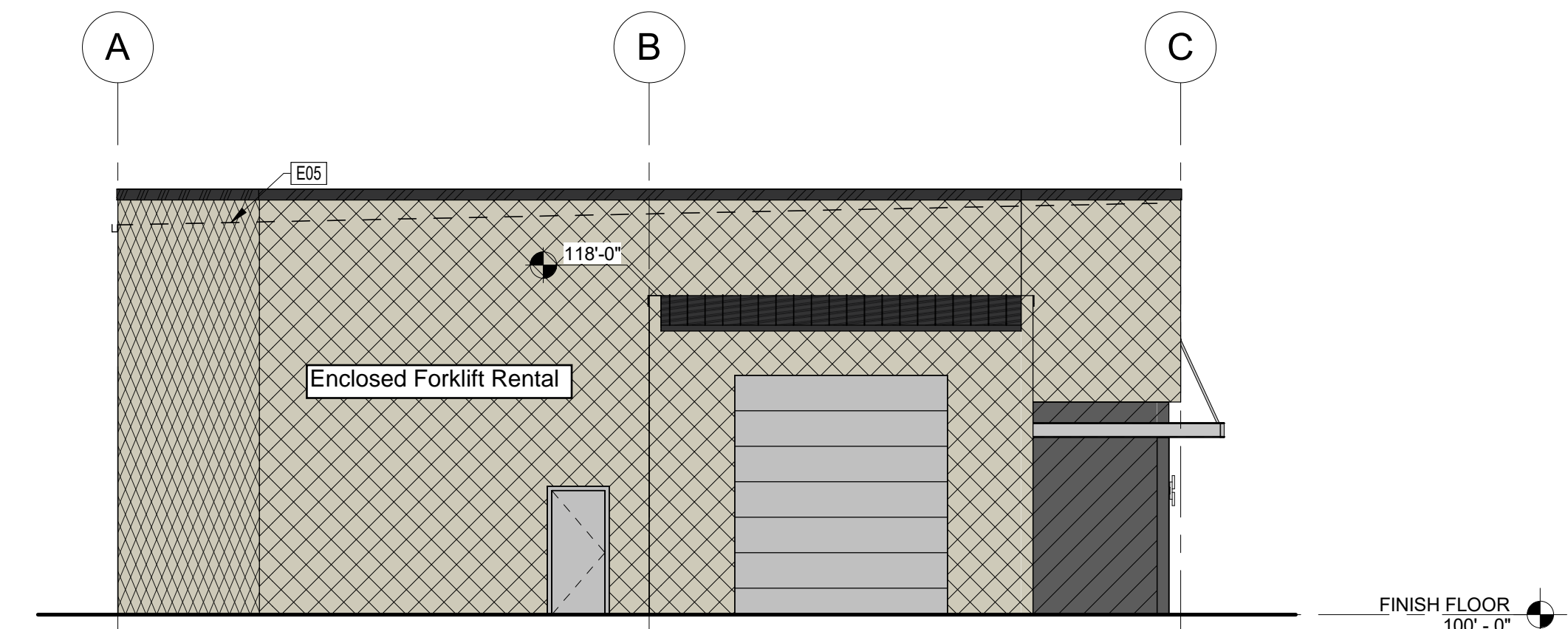
ELEVATION SYMBOLS LEGEND:

WINDOW/DOOR TYPE	SECTION DETAIL MARKER	FIELD COLOR 1 SW7065 PURE WHITE	QUIK-BRIK CMU TBD
KEYED NOTE	ELEVATION MARKER	FIELD COLOR 2 SW7075 WEB GRAY	PLASTER TBD
REVISION NUMBER		SPLIT FACE CMU TBD	GLAZING
DETAIL DESIGNATION			

ELEVATION KEYED NOTES:

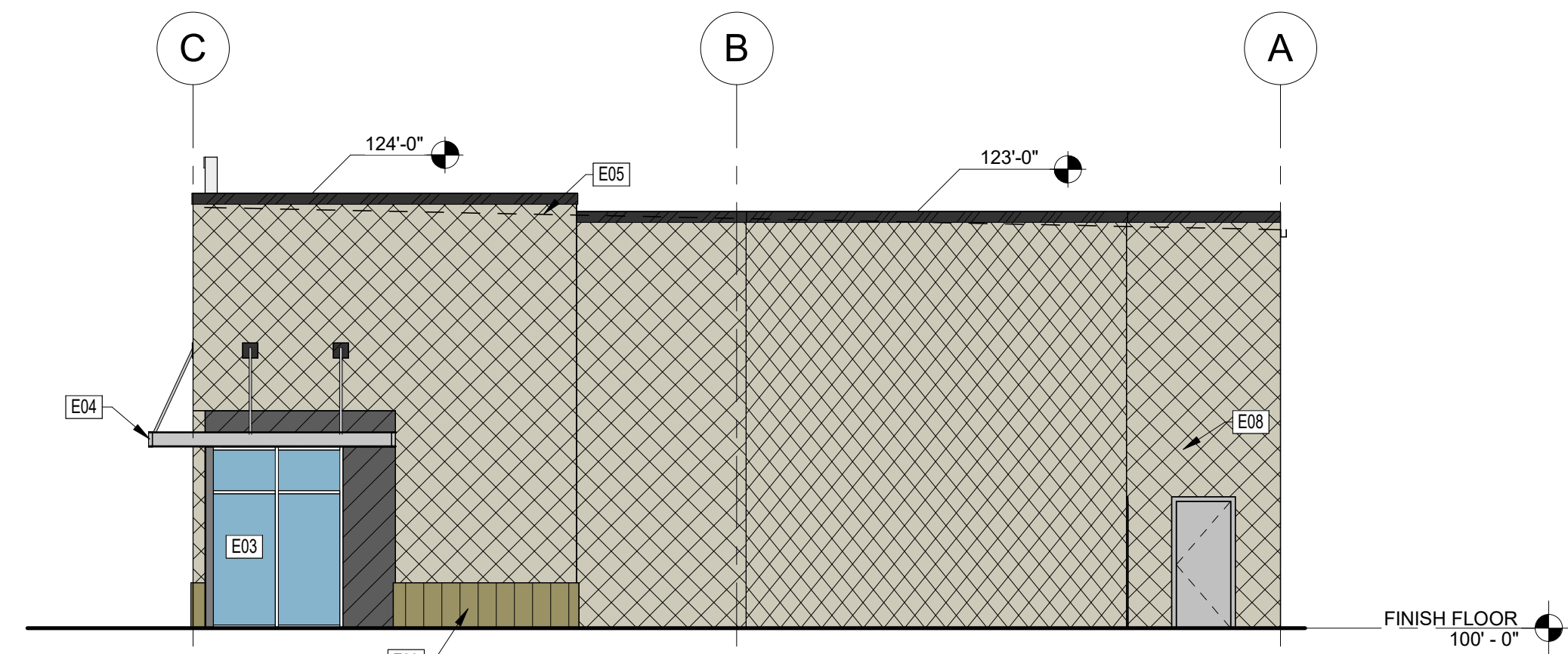
- | | |
|--|---------------------------------|
| E01 PAINTED CONCRETE TILT-WALL | E06 CONTINUOUS GUTTER |
| E02 PANEL REVEAL (REF. 01/A10.00) | E07 DOWNSPOUT |
| E03 ALUMINUM & GLASS STOREFRONT | E08 WALL MOUNTED TRELLIS |
| E04 ALUMINUM PREFAB CANOPY | E09 BASE TRIM |
| E05 LINE OF ROOF BEYOND | |

MATERIAL CALCULATIONS												
ELEVATION	TOTAL AREA	GLASS/OPENINGS AREA	G/O%	CONCRETE TILT WALL AREA	T.W.%	SPLIT FACE CMU AREA	CMU%	BRICK VENEER AREA	B.V.%	PLASTER AREA	PL%	TOTAL MASONRY PERCENTAGE
NORTH	1,432 SF	193 SF	13.5%	-	0%	1,147 SF	92.6%	92 SF	7.4%	-	0%	100%
SOUTH	1,393 SF	101 SF	7.3%	-	0%	1,242 SF	96.1%	50 SF	3.9%	-	0%	100%
EAST	15,098 SF	3,950 SF	26.2%	9,536 SF	65.5%	1,612 SF	14.5%	-	0%	-	0%	100%
WEST	17,984 SF	2,495 SF	13.9%	4,217 SF	27.2%	4,581 SF	29.6%	3,525 SF	22.8%	3,166 SF	20.4%	100%



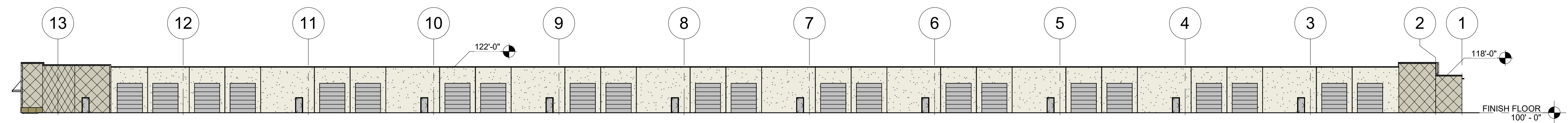
04 EXTERIOR NORTH ELEVATION

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



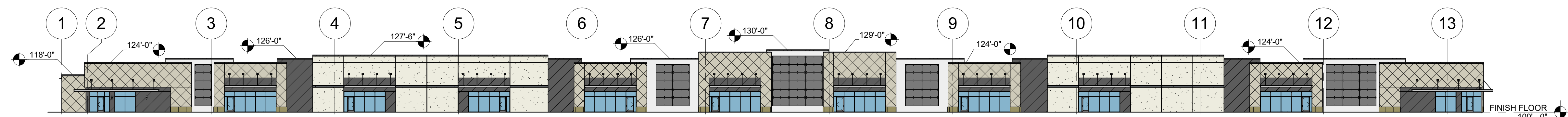
03 EXTERIOR SOUTH ELEVATION

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



02 EXTERIOR EAST ELEVATION

SCALE: 1" = 30'-0"



01 EXTERIOR WEST ELEVATION

SCALE: 1" = 30'-0"

1	03.14.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:
EXTERIOR
ELEVATIONS

DATE: March 14, 2025

SHEET:

A7.50

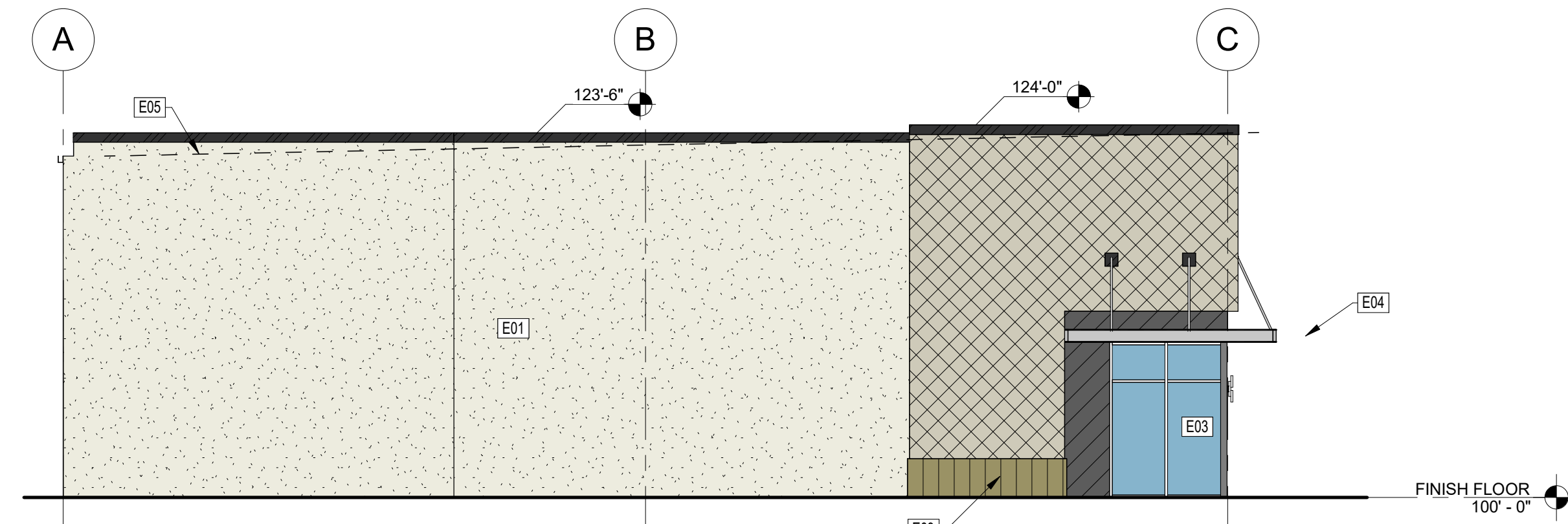
ELEVATION SYMBOLS LEGEND:

	WINDOW/DOOR TYPE		SECTION DETAIL MARKER		FIELD COLOR 1 SW7005 PURE WHITE		QUIK-BRIK CMU TBD
	KEYED NOTE		ELEVATION MARKER		FIELD COLOR 2 SW7075 WEB GRAY		PLASTER TBD
	REVISION NUMBER				SPLIT FACE CMU TBD		GLAZING
	DETAIL DESIGNATION						

ELEVATION KEYED NOTES:

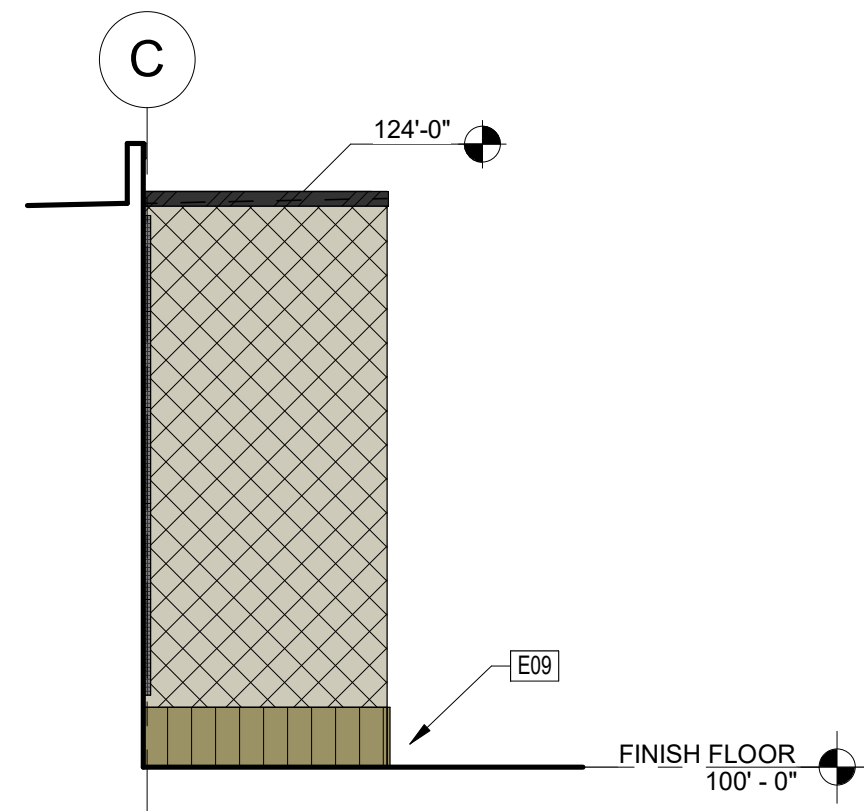
- | | |
|----------------------------------|--------------------------|
| E01 PAINTED CONCRETE TILT-WALL | E06 CONTINUOUS GUTTER |
| E02 PANEL REVEAL (REF. 01A10.00) | E07 DOWNSPOUT |
| E03 ALUMINUM & GLASS STOREFRONT | E08 WALL MOUNTED TRELLIS |
| E04 ALUMINUM PREFAB CANOPY | E09 BASE TRIM |
| E05 LINE OF ROOF BEYOND | |

MATERIAL CALCULATIONS												
ELEVATION	TOTAL AREA	GLASS/OPENINGS AREA	G/O%	CONCRETE TILT WALL AREA	T.W.%	SPLIT FACE CMU AREA	CMU%	BRICK VENEER AREA	B.V.%	PLASTER AREA	PL%	TOTAL MASONRY PERCENTAGE
NORTH	8,185 SF	1,099 SF	13.4%	1,925 SF	27.2%	2,327 SF	32.8%	1,651 SF	23.3%	1,183 SF	16.7%	100%
SOUTH	7,059 SF	1,807 SF	25.6%	5,252 SF	100%	-	0%	-	0%	-	0%	100%
EAST	2,205 SF	76 SF	3.4%	1,281 SF	60.2%	618 SF	29.0%	50 SF	2.3%	-	0%	100%
WEST	2,000 SF	76 SF	3.8%	1,500 SF	78.0%	374 SF	19.4%	50 SF	2.6.0%	-	0%	100%



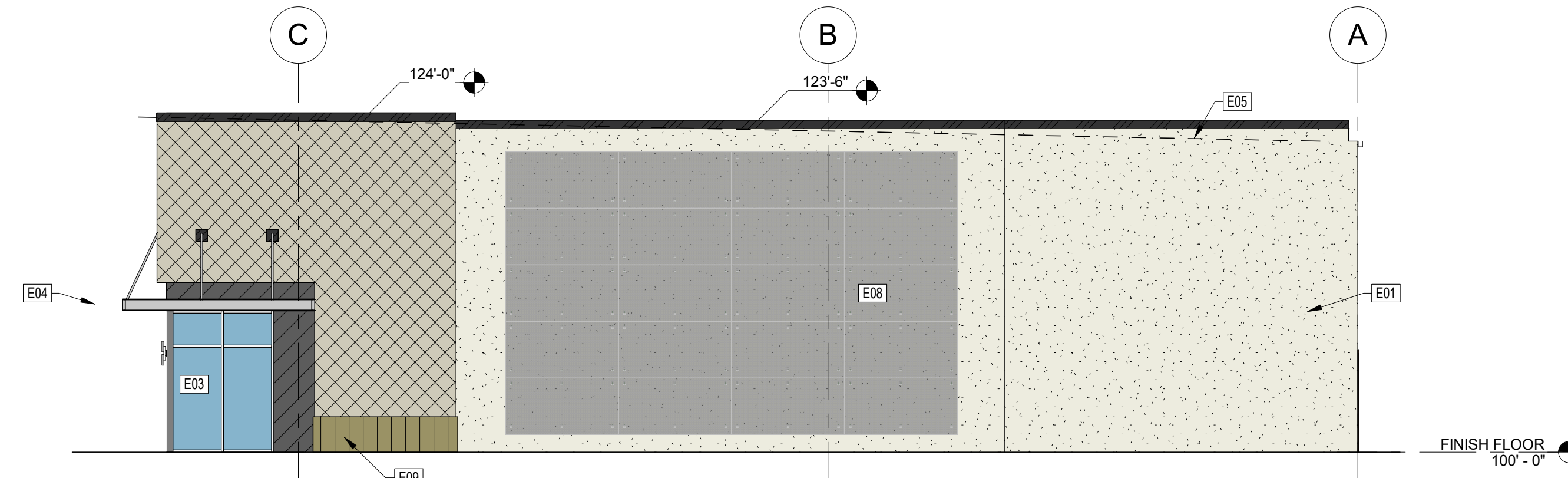
04 EXTERIOR EAST ELEVATION

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



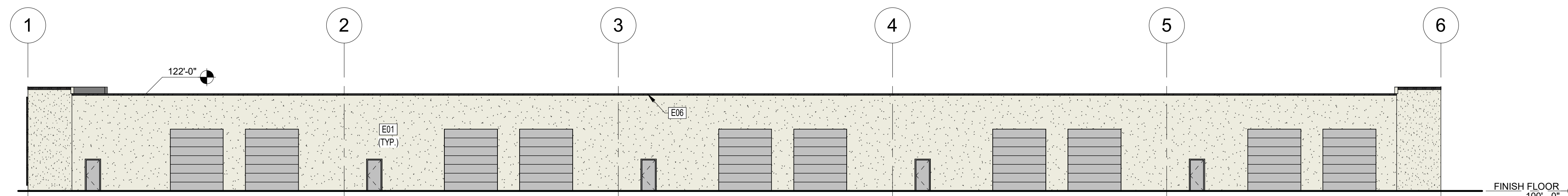
05 ENLARGED ELEVATION

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



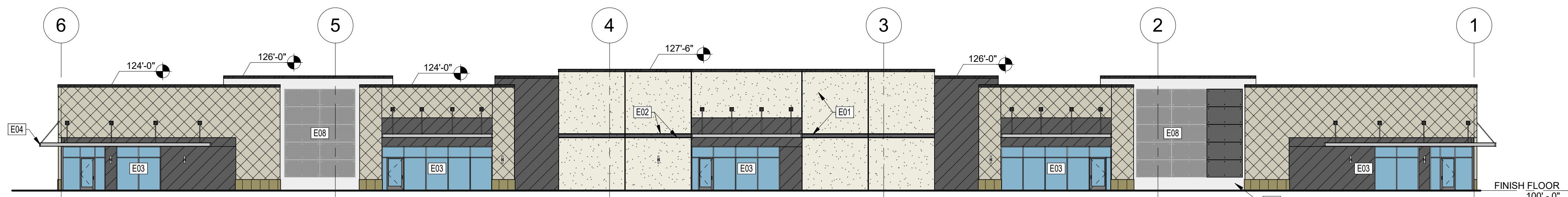
03 EXTERIOR WEST ELEVATION

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



02 EXTERIOR SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



01 EXTERIOR NORTH ELEVATION

SCALE: 1/16" = 1'-0"

1	03.14.25	Council Review
2		
3		
4		
5		
6		
7		
8		
9		

PROGRESS PRINT
ONLY - NOT FOR
CONSTRUCTION

SHEET CONTENTS:
EXTERIOR
ELEVATIONS

DATE: March 14, 2025

SHEET:

A7.60

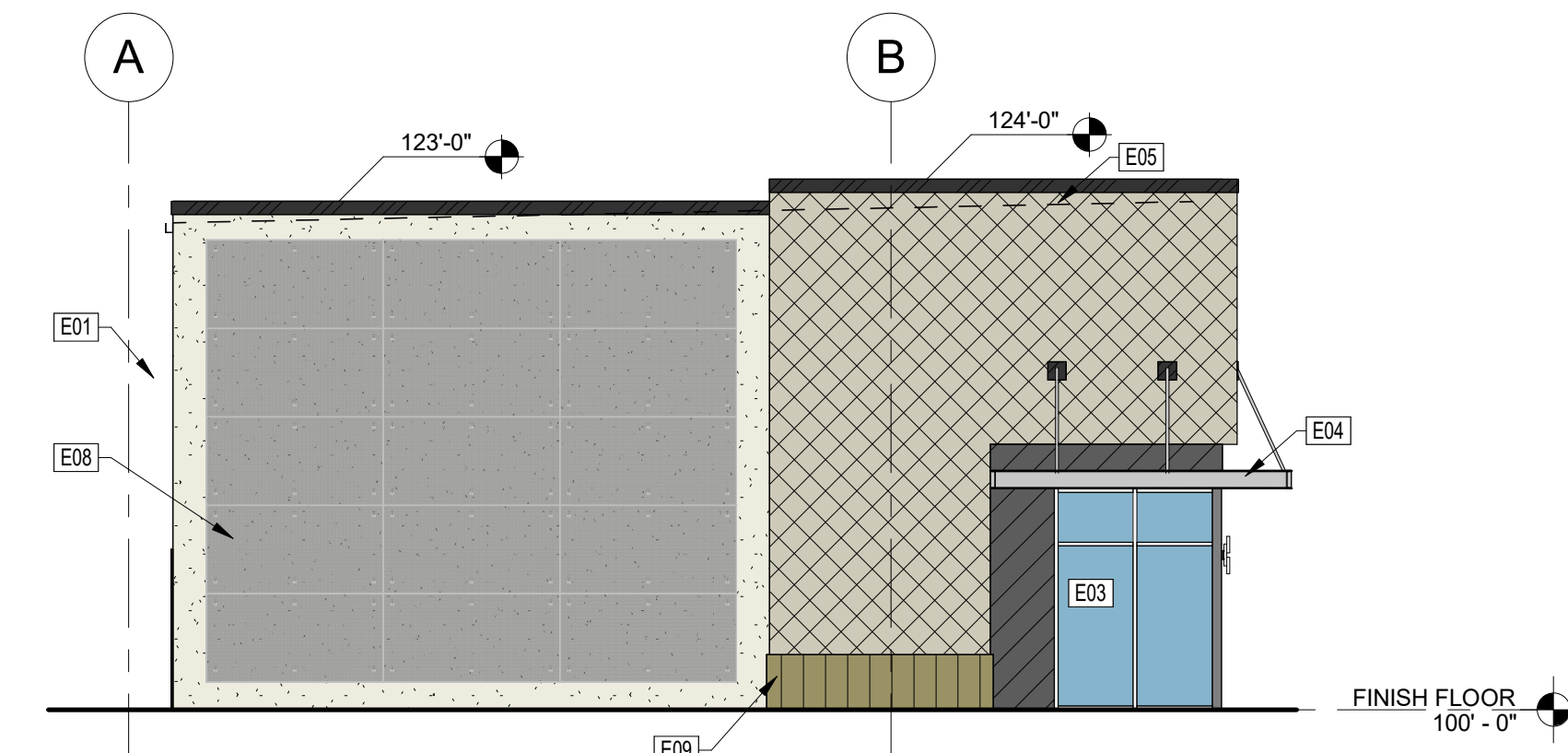
ELEVATION SYMBOLS LEGEND:

WINDOW/DOOR TYPE	SECTION DETAIL MARKER	FIELD COLOR 1 SW7006 PURE WHITE	QUIK-BRIK CMU TBD
KEYED NOTE	ELEVATION MARKER	FIELD COLOR 2 SW7076 WEB GRAY	PLASTER TBD
REVISION NUMBER		SPLIT FACE CMU TBD	GLAZING
05/A1.0 DETAIL DESIGNATION			

ELEVATION KEYED NOTES:

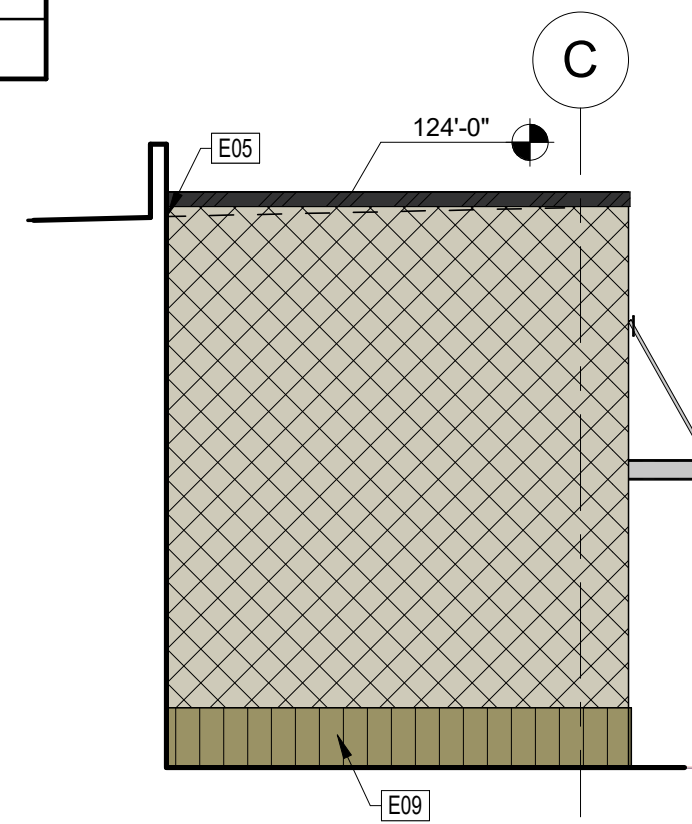
- | | |
|-----------------------------------|--------------------------|
| E01 PAINTED CONCRETE TILT-WALL | E06 CONTINUOUS GUTTER |
| E02 PANEL REVEAL (REF. 01/A10.00) | E07 DOWNSPOUT |
| E03 ALUMINUM & GLASS STOREFRONT | E08 WALL MOUNTED TRELLIS |
| E04 ALUMINUM PREFAB CANOPY | E09 BASE TRIM |
| E05 LINE OF ROOF BEYOND | |

MATERIAL CALCULATIONS												
ELEVATION	TOTAL AREA	GLASS/OPENINGS AREA	G/O%	CONCRETE TILT WALL AREA	T.W.%	SPLIT FACE CMU AREA	CMU%	BRICK VENEER AREA	B.V.%	PLASTER AREA	PL%	TOTAL MASONRY PERCENTAGE
NORTH	6,581 SF	1832 SF	27.8%	4,749 SF	100%	-	0%	-	0%	-	0%	100%
SOUTH	7,639 SF	1,099 SF	14.4%	1,513 SF	23.1%	2,299 SF	35.2%	1,837 SF	28.1%	891 SF	13.6%	100%
EAST	1,525 SF	77 SF	5.0%	1,024 SF	70.7%	374 SF	25.8%	50 SF	3.5%	-	0%	100%
WEST	1,121 SF	76 SF	6.8%	621 SF	59.4%	374 SF	35.8%	50 SF	4.8%	-	0%	100%



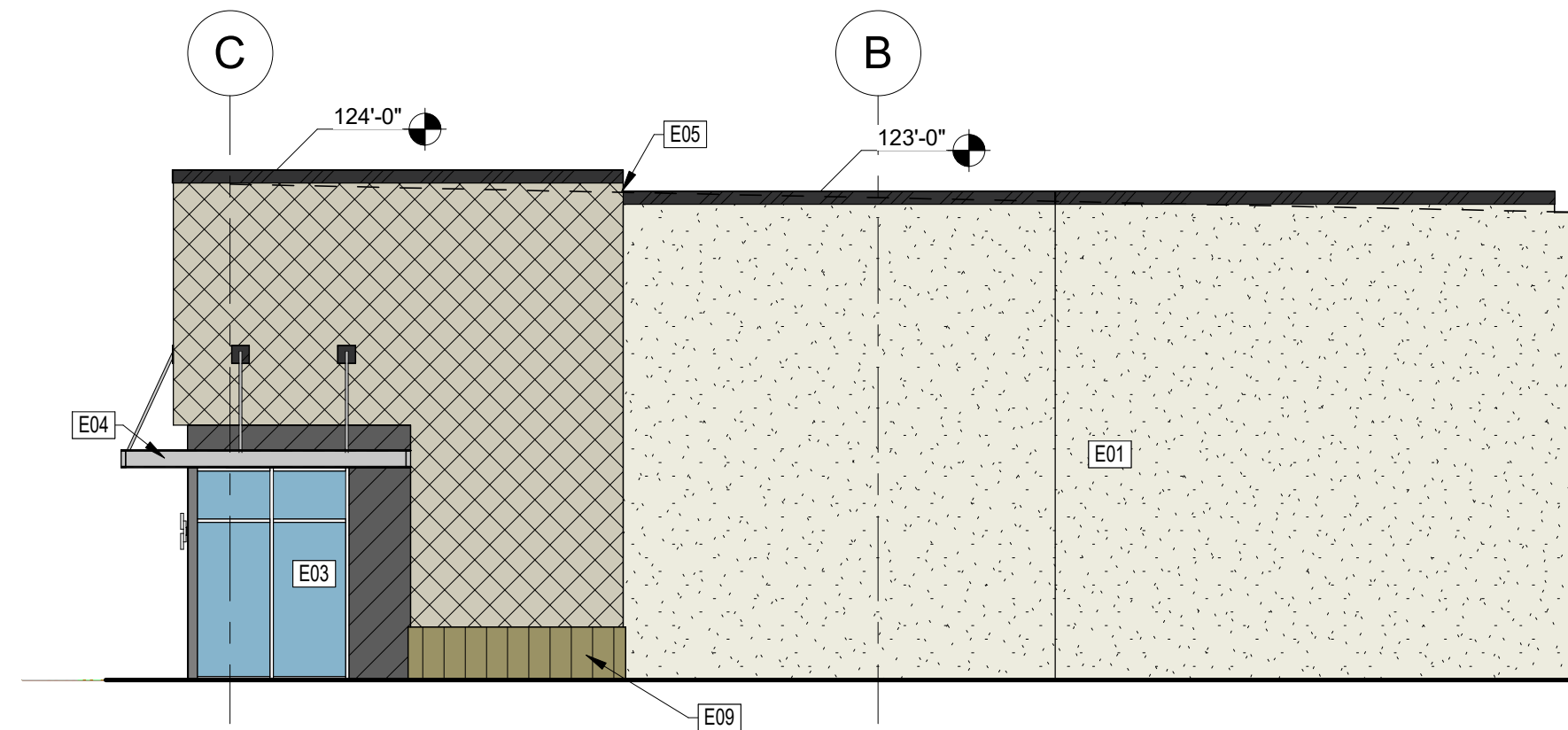
04 EXTERIOR WEST ELEVATION

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



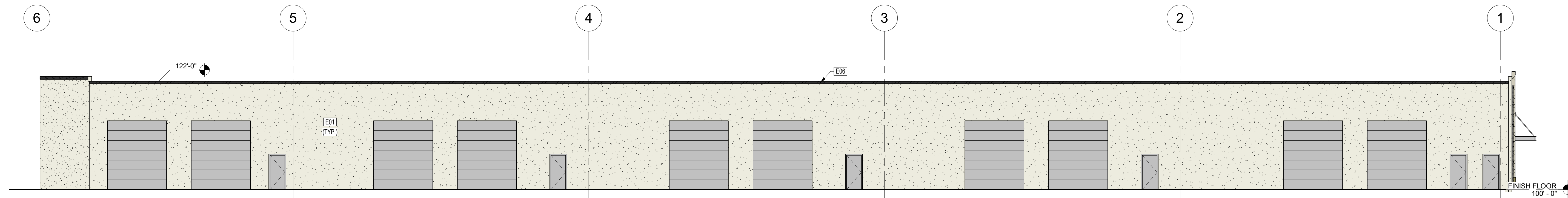
05 ENLARGED ELEVATION

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



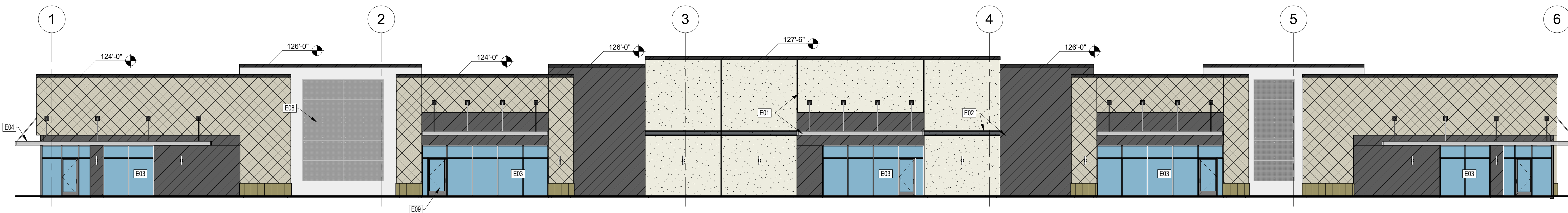
03 EXTERIOR EAST ELEVATION

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



02 EXTERIOR NORTH ELEVATION

SCALE: 3/32" = 1'-0"

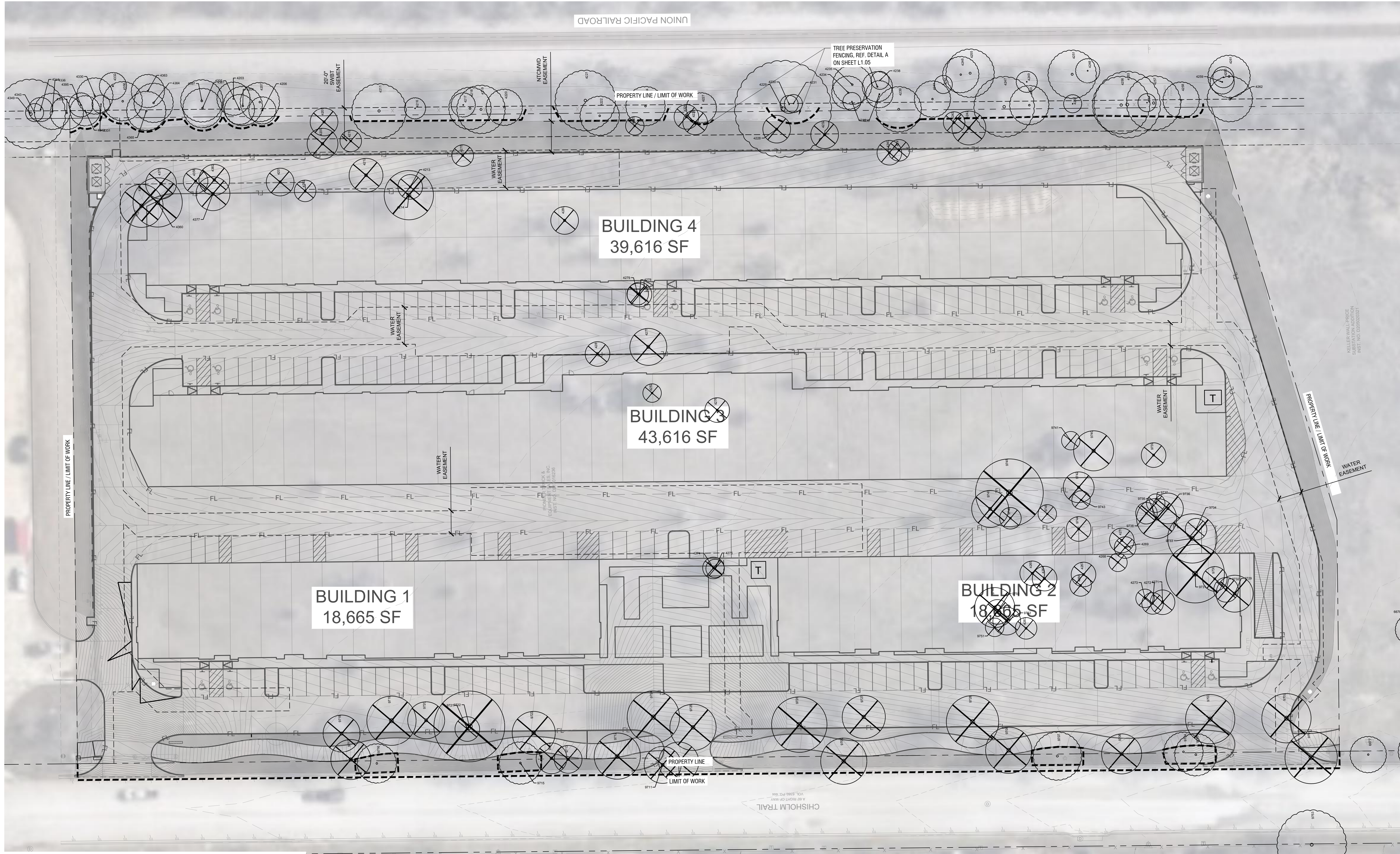


01 EXTERIOR SOUTH ELEVATION

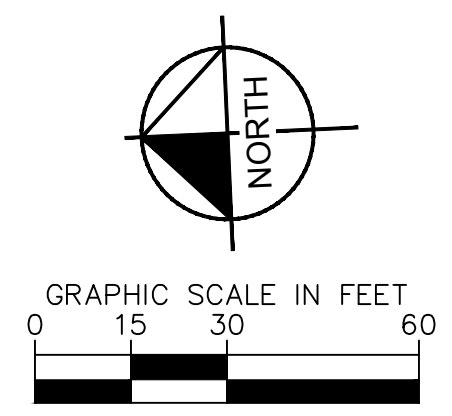
SCALE: 3/32" = 1'-0"

DATE: 04/11/2025 10:45:10 AM
 PLOTTED BY: HARMAN, ANNE
 PLOT DATE: 04/11/2025 10:45:10 AM
 PLOT SCALE: 1/8" = 1'-0"

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



SYMBOL LEGEND:		
	EXISTING TREE TO BE REMOVED	
	EXISTING TREE ON-SITE TO REMAIN	TREE TO BE SAVED
	TREE PROTECTION FENCING	4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION



No.	REVISIONS	DATE

Kimley-Horn
 260 DAVIS ST #100, MCKINNEY, TX 75069
 PHONE: (469) 301-2580 FAX: (469) 301-2581
 WWW.KIMLEY-HORN.COM TX F-928
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes
Kimley-Horn
 P.L.A. Anna M. Harman
 L.A. No. 3146 Date: 04/11/2025

KHA PROJECT	060015803
DATE	APRIL 2025
SCALE	AS SHOWN
DESIGNED BY	AEA
DRAWN BY	AEA
CHECKED BY	AMH

FLEXD WAREHOUSE - KELLER
 PREPARED FOR
 CARDINAL RESIDENTIAL
 KELLER TEXAS

AERIAL OVERLAY (777 CHISOLM)
 SHEET NUMBER
L1.03

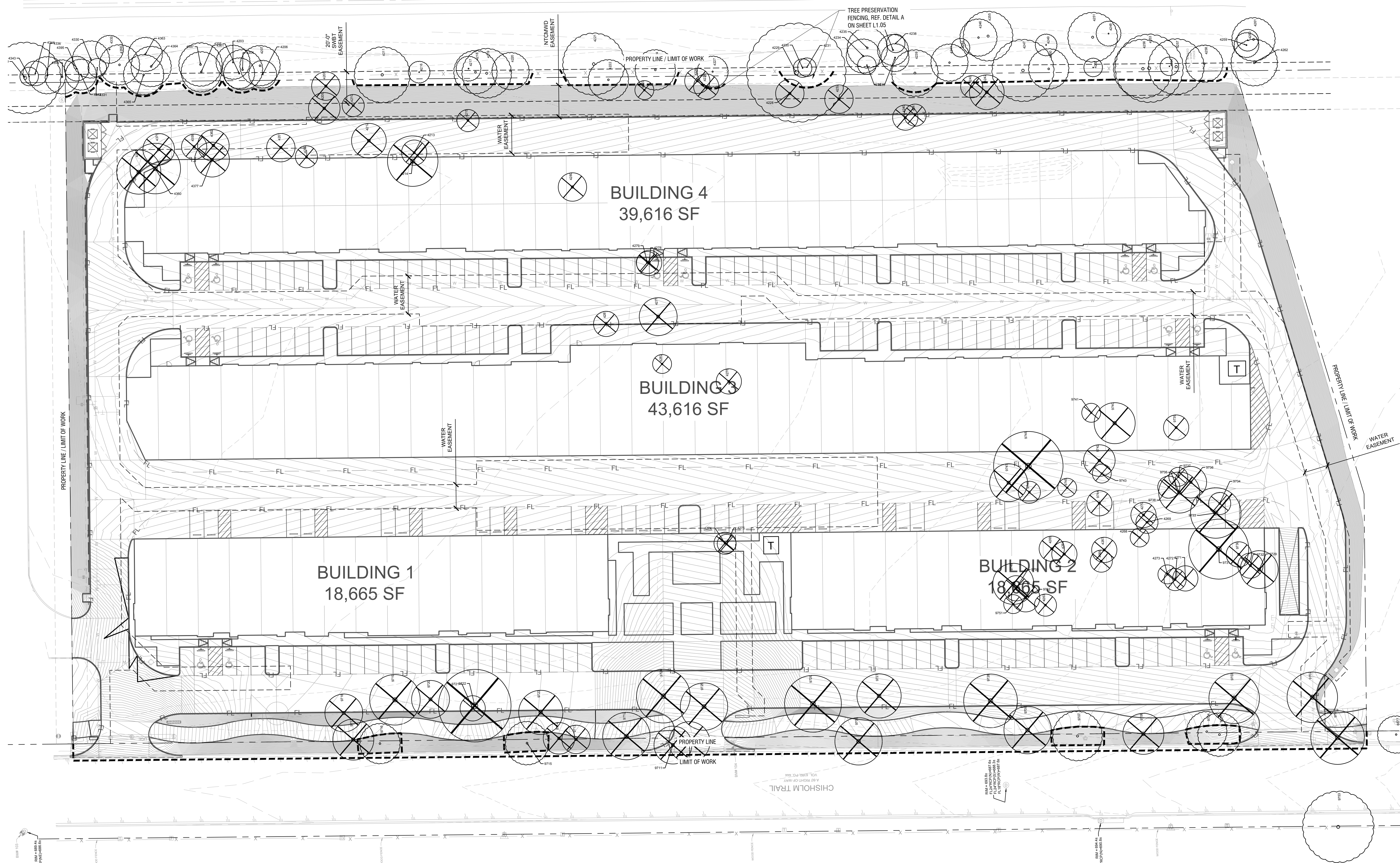
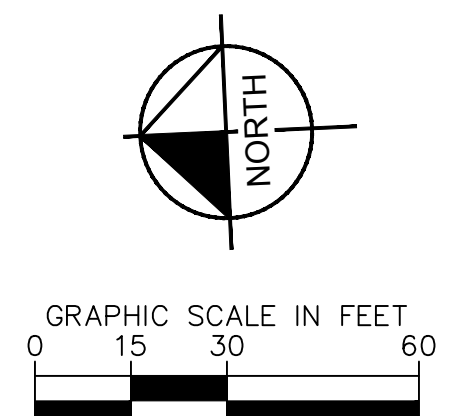
IMAGES: C:\Users\jwheeler\OneDrive\Documents\Projects\777 Chisolm\777 Chisolm.dwg
 XREFS: C:\Users\jwheeler\OneDrive\Documents\Projects\777 Chisolm\777 Chisolm.dwg
 PLOTTED BY: jwheeler
 PLOT DATE: 4/20/2025 10:03 PM
 DWG NAME: L:\00_TREE PRESERVATION.dwg

This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Review of and reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SYMBOL LEGEND:	
	EXISTING TREE TO BE REMOVED
	EXISTING TREE ON-SITE TO REMAIN TREE TO BE SAVED
	TREE PROTECTION FENCING 4' HT. PROTECTION FENCING, TO BE LOCATED AT LIMIT OF GRADING AROUND EXISTING VEGETATION

TREE PROTECTION NOTES:

- CONTACT CITY OF KELLER FOR A TREE REMOVAL PERMIT AT 817-743-4110 PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND SHALL BE INSPECTED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI Z309.1 INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



TREE PRESERVATION PLAN (777 CHISOLM)
 SHEET NUMBER
L1.04

FLEXD WAREHOUSE - KELLER
 PREPARED FOR
CARDINAL RESIDENTIAL
 KELLER TEXAS

KHA PROJECT	060018003
DATE	APRIL 2025
SCALE	AS SHOWN
DESIGNED BY	AEA
DRAWN BY	AEA
CHECKED BY	AMH

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes

 P.L.A. Anna M. Hartman
 L.A. No. 3146 Date: 04/20/2025

Kimley-Horn
 260 DAVIS ST #100, MCKINNEY, TX 75069
 PHONE: (469) 301-2580 FAX:
 WWW.KIMLEY-HORN.COM TX F-928
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

No.	REVISIONS	DATE

LANDSCAPE GENERAL NOTES:

CITY OF KELLER
LANDSCAPE CODE CALCULATIONS:

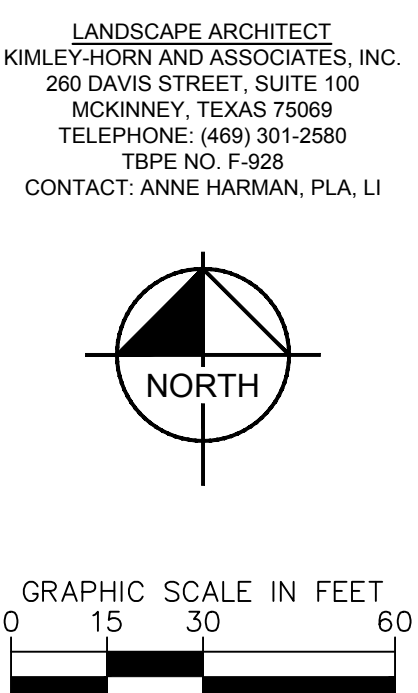
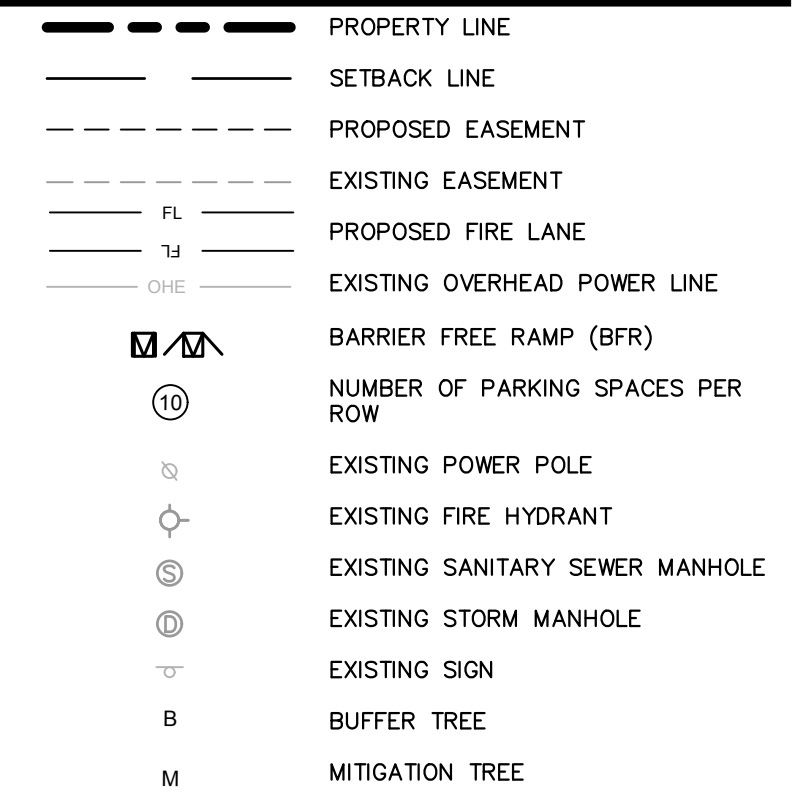
PLANT SCHEDULES:

LEGEND:

- 1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
...
19. ALL LANDSCAPED AREAS ARE TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.

Table with 3 columns: Description, Required, and Provided. Section: KELLER FLEXDEV City of Keller Code Calculations Chart. 150 Bear Creek Parkway. Includes Site Data, Open Space, Landscape Buffer, and Parking Lot Landscaping.

Table with 7 columns: SYMBOL, COMMON / BOTANICAL NAME, CONT., SIZE, SPACING, QTY, REMARKS. Includes sections for TREES, SHRUBS, GROUND COVERS, and SOD.



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.

METALS

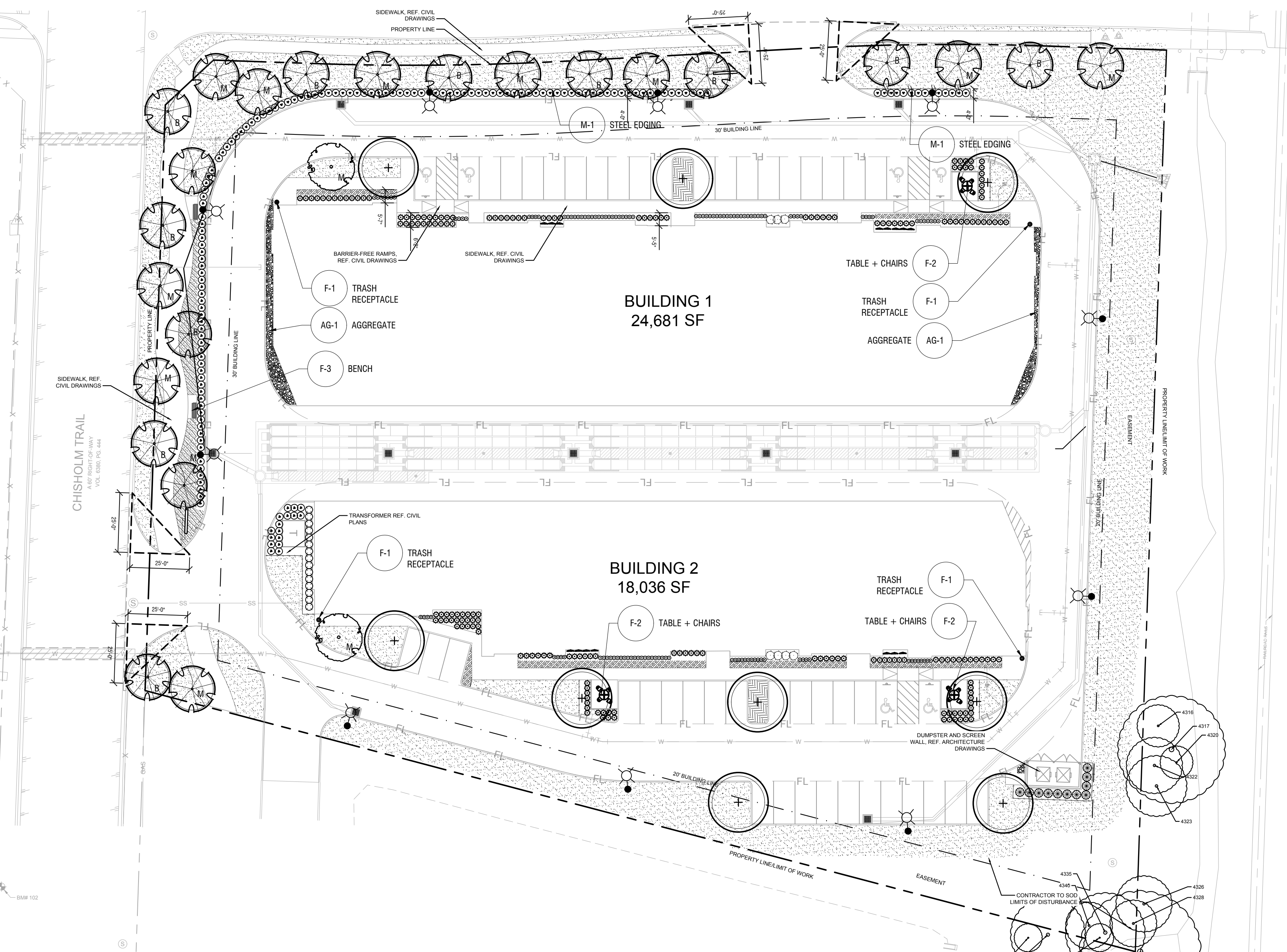
- M-1 STEEL EDGE
MATERIAL: 3/16" x 4" STEEL PLATE PLANTING, POWDERCOAT BLACK
COLOR: COLOR:
SIZE: LENGTHS PER PLAN, ALL SEAMS TO BE FLUSH AND LEVEL
INSTALL: REFER DETAILS
SUPPLIER: MINICK MATERIALS, OR APPROVED EQUAL
CONTACT: TIM SHANAHAN (405.834.8280)
APPROVAL: SAMPLE, MOCKUP

AGGREGATES

- AG-1 DECORATIVE ROCK
TYPE: CRUSHED GRAVEL
COLOR: KIDWA RIVER ROCK
SIZE: 2"-4" SIZE, 4" DEPTH
INSTALL: REFER DETAILS
SUPPLIER: MINICK MATERIALS, OR APPROVED EQUAL
CONTACT: TIM SHANAHAN (405.834.8280)
APPROVAL: SAMPLE, MOCKUP

SITE FURNISHINGS

- F-1 TRASH RECEPTACLE
TYPE: STEELY CAN
MATERIAL: TYPE 304 STAINLESS STEEL
INSTALL: TOP OPENING FREESTANDING
SUPPLIER: LANDSCAPE FORMS, OR APPROVED EQUAL
CONTACT: NICOLE TREES (289.276.4577)
APPROVAL: CUT SHEET
F-2 TABLE AND CHAIRS (BISTRO)
TYPE: BRAVO BISTRO
MATERIAL: STAINLESS STEEL HARDWARE W/ CARBON STEEL COMPONENTS
COLOR: TBD
INSTALL: FREESTANDING
SUPPLIER: LANDSCAPE FORMS, OR APPROVED EQUAL
CONTACT: NICOLE TREES (289.276.4577)
APPROVAL: CUT SHEET
F-3 BENCH
TYPE: METRO 40 REST
MATERIAL: CAST ALUMINUM BACKED W/O ARMS
COLOR: TBD
INSTALL: SURFACE MOUNTED
SUPPLIER: LANDSCAPE FORMS, OR APPROVED EQUAL
CONTACT: NICOLE TREES (289.276.4577)
APPROVAL: CUT SHEET



Vertical text on the left edge: IMAGES XREFS PLOTTED BY DATE PLOT DATE...

Project information block including: RHA PROJECT 080018003, DATE APRIL 2025, SCALE AS SHOWN, DESIGNED BY AEA, DRAWN BY AEA, CHECKED BY AMH. Includes KIMLEY-HORN AND ASSOCIATES, INC. logo and contact information.

Table with 2 columns: Category and Value. Rows include: RHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY.

FLEXD WAREHOUSE - KELLER PREPARED FOR CARDINAL RESIDENTIAL KELLER TEXAS

LANDSCAPE PLAN (150 BEAR CREEK) SHEET NUMBER L2.01

LANDSCAPE GENERAL NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
- ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
- PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
- CONTRACTOR TO PROVIDE 12 MONTH WARRANTY AND MAINTENANCE FOR ALL PLANT MATERIAL FROM DATE OF SUBSTANTIAL COMPLETION.
- ALL TREES OVERHANGING PEDESTRIAN PATHWAYS TO BE PRUNED TO BE 7' CLEAR. ALL TREES OVERHANGING FIRE LINE / VEHICULAR STREET TO BE PRUNED TO BE 14' CLEAR.
- ALL AREAS OUTSIDE LIMIT OF WORK DISTURBED BY CONSTRUCTION ACTIVITY TO BE FINE GRADED AND PLANTED WITH BERMUDA HYDROMULCH WITH TEMPORARY IRRIGATION UNTIL ESTABLISHED.
- ALL LANDSCAPE AREAS, WHETHER REQUIRED OR NOT, MUST BE EQUIPPED WITH A FULLY AUTOMATIC ELECTRONIC LANDSCAPE IRRIGATION SYSTEM DESIGNED AND INSTALLED IN COMPLIANCE WITH CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY AND CITY OF CARROLLTON LANDSCAPE IRRIGATION REGULATIONS. A FULLY DETAILED IRRIGATION PLAN WILL BE SUBMITTED WITH CONSTRUCTION PLANS.**
- ALL LANDSCAPED AREAS ARE TO BE MAINTAINED IN ACCORDANCE WITH CITY REGULATIONS.**

CITY OF KELLER
LANDSCAPE CODE CALCULATIONS:

KELLER FLEXDEV City of Keller Code Calculations Chart			
777 Chisolm Trail			
Site Data	AC	SF	
Total Site Area	7.65	333,036	
Parking Spaces Provided		199	
Total Trees		55	
Total Mitigation Required (85 Caliper Inches)	22 - 4" Caliper Trees Replaced Onsite (88 inches)		
Open Space	Required	Provided	
15% Open Space 333,036 x 15% = 49,955 SF	49,955 SF	25,481 SF Trail System 24,888 SF Open Area	
Landscape Buffer	Required	Provided	
30' min. landscape buffer adjacent to residential uses or zoning	YES	YES	
15' min. landscape buffer adjacent to all other public streets	YES	YES	
10' min. landscape buffer adjacent to side and rear property lines when adjacent to non-residential uses or zoning	YES	YES	
Minimum three inch (3") caliper canopy trees spaced based on projected mature tree canopy widths in a straight line near the center of all other required buffers (60' max spacing)	YES	YES	
Chisolm Trail (705.25 LF not including service drive and triangle of visibility) 705.25 LF / 60 FT = 12 Trees	12	12	
*Existing trees of equal or greater size located within a required buffer may be counted toward the buffer tree requirement			
Parking Lot Landscaping	Required	Provided	
Parking lots shall be 100% screened with shrubs or berms adjacent to all public streets	YES	YES	
1 Large tree / Island (size of one parking space)	21	21**	
*15% min. of all parking lots shall be landscaped 27,408 Total SF x 15% = 4,111 SF	4,118 SF	5,584 SF	
Variance Requested for 5ft Landscape Bed at Building Façade			
** Parking Lot trees relocated due to utility conflicts			

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.

LEGEND:
M - MITIGATION TREES
B - BUFFER (LANDSCAPE) TREES

PLANT SCHEDULES (777 CHISOLM TRAIL):

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS	
TREES							
(+)	Lacebark Elm / <i>Ulmus parvifolia</i>	4"	cal	12' - 14' ht	As Shown	8	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR
(o)	Live Oak / <i>Quercus virginiana</i>	4"	cal	12' - 14' ht	As Shown	23	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
(*)	Shantung Maple / <i>Acer truncatum</i>	4"	cal	12' - 14' ht	As Shown	24	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
ORNAMENTAL TREES							
(o)	Little Gem Magnolia / <i>Magnolia grandiflora</i> 'Little Gem'	30 gal	8' - 10' ht	As Shown		24	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, MULTI-TRUNK (3 MIN.), TREE FORM
SHRUBS							
(*)	Brodie Juniper / <i>Juniperus virginiana</i> 'Brodie'	7 gal	48" ht. min.	As shown		16	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
(o)	Dwarf English Boxwood / <i>Buxus sempervirens</i> 'Suffruticosa'	3 gal	12" h X 12" w	18" OC		192	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
(*)	Dwarf Maiden Grass / <i>Miscanthus sinensis</i> 'Yakushima'	3 gal	24" h x 18" w	30" OC		385	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
(*)	Dwarf Wax Myrtle / <i>Myrica cerifera</i>	3 gal	18" h x 24" w	36" OC		269	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
(*)	Dwarf Yaupon / <i>Ilex vomitoria</i> 'Nana'	3 gal	24" h x 24" w	30" OC		122	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
(*)	Mealy Blue Sage / <i>Salvia farinacea</i>	1 gal	18" h X 18" w	24" OC		148	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
(*)	Star Jasmine / <i>Trachelospermum jasminoides</i>	7 gal	24" h x 24" w	As shown		48	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
(*)	Wintergem Boxwood / <i>Buxus microphylla</i> var. japonica 'Winter Gem'	3 gal	24" h x 24" w	36" OC		50	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS	
GROUND COVERS							
(*)	Asian Jasmine / <i>Trachelospermum asiaticum</i>	4"pot	6" h X 6" w	12" o.c.		1,937	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
(*)	Berkeley Sedge / <i>Carex divisa</i>	1 gal	6" h X 12" w	12" o.c.		171	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
(*)	Mexican Feather Grass / <i>Nassella tenuissima</i>	1 gal	12"H x 12"W	18" o.c.		849	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
SOD							
(*)	Bermuda Grass / <i>Cynodon dactylon</i>	sod				25,406 sq	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS

LEGEND:

- PROPERTY LINE
- SETBACK LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED FIRE LANE
- EXISTING OVERHEAD POWER LINE
- BARRIER FREE RAMP (BFR)
- NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM MANHOLE
- EXISTING SIGN
- BUFFER TREE
- MITIGATION TREE

METALS

- STEEL EDGE
- MATERIAL: 3/16" x 4" STEEL PLATE
- COLOR: PLANTING POWDERCOAT BLACK
- SIZE: LENGTHS PER PLAN, ALL SEAMS TO BE FLUSH AND LEVEL
- INSTALL: REF. DETAILS
- SUPPLIER: MIMICK MATERIALS, OR APPROVED EQUAL
- APPROVAL: TINI SHANAHAN (405.834.8280)

AGGREGATES

- DECORATIVE ROCK
- AG-1
- TYPE: CRUSHED GRAVEL
- COLOR: KIOWA RIVER ROCK
- SIZE: 2"-4" SIZE, 4" DEPTH
- INSTALL: REFER DETAILS
- SUPPLIER: MIMICK MATERIALS, OR APPROVED EQUAL
- APPROVAL: TINI SHANAHAN (405.834.8280)

SITE FURNISHINGS

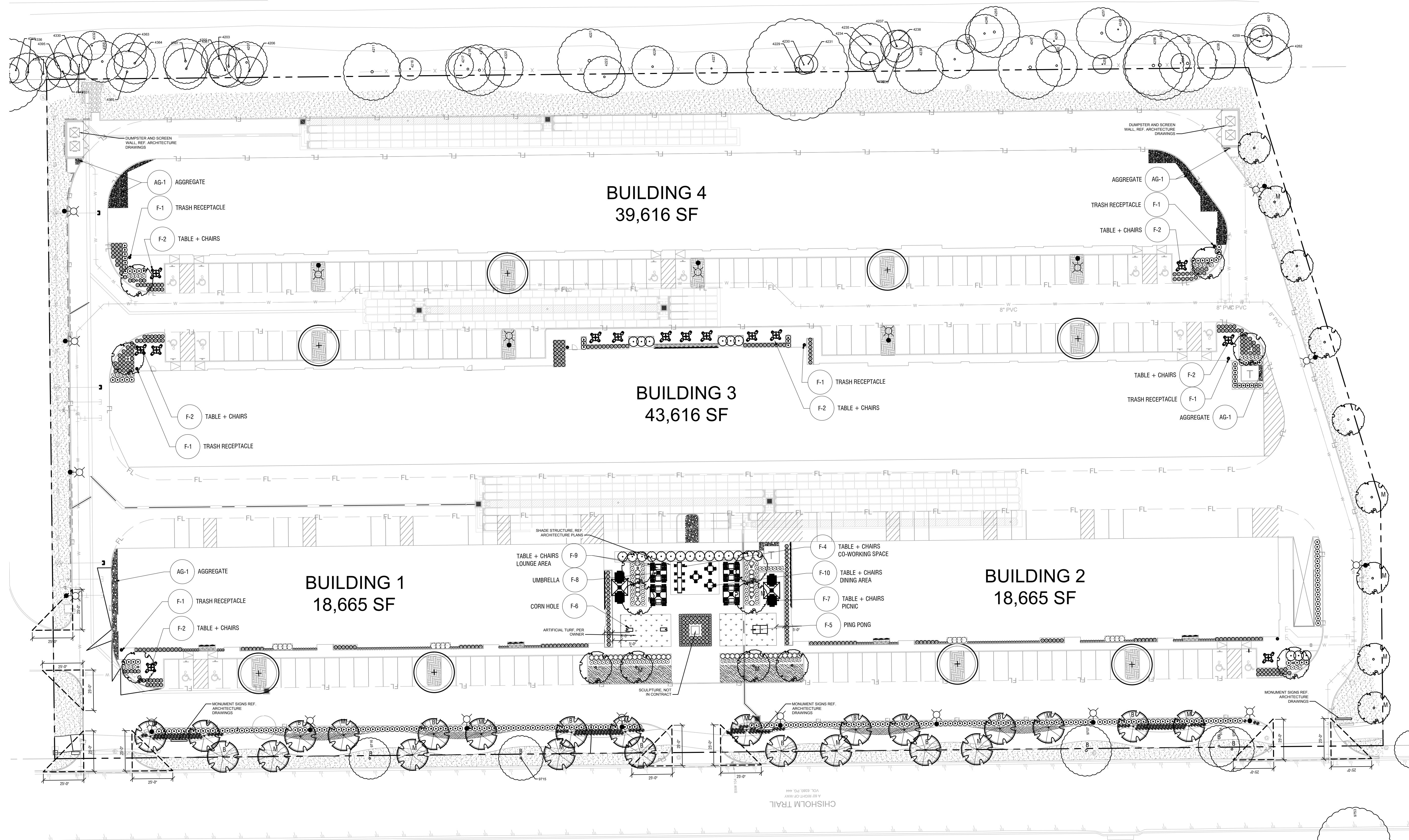
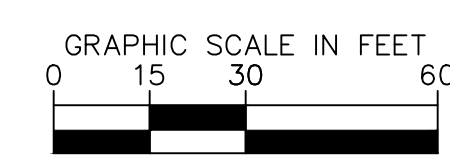
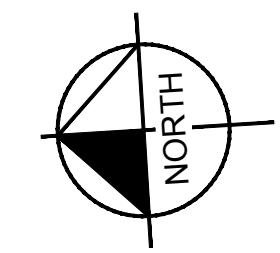
- F-1 TRASH RECEPTACLE
 - TYPE: STEELY CAN
 - MATERIAL: TYPE 304 STAINLESS STEEL
 - INSTALL: TOP OPENING
 - SUPPLIER: FREESTANDING
 - CONTACT: LANDSCAPE FORMS, OR APPROVED EQUAL
 - APPROVAL: NICOLE TREESE (269.276.4577)
- F-2 TABLE AND CHAIRS (BISTRO)
 - TYPE: BRAVO BISTRO
 - MATERIAL: STAINLESS STEEL HARDWARE W/ CARBON STEEL COMPONENTS
 - COLOR: TBD
 - INSTALL: FREESTANDING
 - SUPPLIER: LANDSCAPE FORMS, OR APPROVED EQUAL
 - CONTACT: NICOLE TREESE (269.276.4577)
 - APPROVAL: CUT SHEET
- F-3 BENCH
 - TYPE: METRO 40 REST
 - MATERIAL: CAST ALUMINUM
 - COLOR: BACKED W/O ARMS
 - INSTALL: TBO
 - SUPPLIER: SURFACE MOUNTED
 - CONTACT: LANDSCAPE FORMS, OR APPROVED EQUAL
 - APPROVAL: NICOLE TREESE (269.276.4577)
- F-4 TABLE AND CHAIRS (CO-WORKING SPACE)
 - TYPE: GO OUTDOORTABLE + CHIPMAN STOOL
 - MATERIAL: CAST ALUMINUM (TABLE + CHAIR)
 - COLOR: STANDING HEIGHT W/O POWER (TABLE)
 - INSTALL: BRONZE METALLIC (TABLE + CHAIR)
 - SUPPLIER: SURFACE MOUNTED (TABLE) + FREESTANDING (STOOL)
 - CONTACT: LANDSCAPE FORMS, OR APPROVED EQUAL
 - APPROVAL: NICOLE TREESE (269.276.4577)
- F-5 PING PONG
 - TYPE: STANDARD PICNIC (O-PP)
 - MATERIAL: PRECAST CONCRETE
 - COLOR: MISSION WHITE
 - INSTALL: FREESTANDING
 - SUPPLIER: QCP CORP. OR APPROVED EQUAL
 - CONTACT: ROB ZIELINSKI (817.401.4261)
 - APPROVAL: CUT SHEET
- F-6 CORN HOLE
 - TYPE: CORN HOLE (O-CH)
 - MATERIAL: PRECAST CONCRETE
 - COLOR: MISSION WHITE
 - INSTALL: FREESTANDING
 - SUPPLIER: QCP CORP. OR APPROVED EQUAL
 - CONTACT: ROB ZIELINSKI (817.401.4261)
 - APPROVAL: CUT SHEET
- F-7 TABLE AND CHAIRS (PICNIC)
 - TYPE: STANDARD PICNIC (Q-STD90PT)
 - MATERIAL: PRECAST CONCRETE
 - COLOR: MISSION WHITE
 - INSTALL: FREESTANDING
 - SUPPLIER: QCP CORP. OR APPROVED EQUAL
 - CONTACT: ROB ZIELINSKI (817.401.4261)
 - APPROVAL: CUT SHEET
- F-8 UMBRELLA
 - TYPE: TUCCI PLANTATION MAX CLASSIC
 - MATERIAL: SQUARE W/ JAVA ALUMINA-TEAK POLE FINISH
 - COLOR: NATURAL (SUNBRELLA FABRIC)
 - INSTALL: EMBEDDED - IN GROUND SECURITY MOUNT
 - SUPPLIER: LANDSCAPE FORMS, OR APPROVED EQUAL
 - CONTACT: NICOLE TREESE (269.276.4577)
 - APPROVAL: CUT SHEET
- F-9 TABLE AND CHAIRS (LOUNGE AREA)
 - TYPE: MORRISON TABLE + HARPO LOUNGE CHAIR
 - MATERIAL: METAL INSERT SQUARE LOUNGE HEIGHT (TABLE)
 - COLOR: DOMESTICALLY SOURCED THERMALLY MODIFIED ASH (CHAIR)
 - INSTALL: BRONZE METALLIC METAL INSERT AND FRAME (TABLE)
 - SUPPLIER: BRONZE METALLIC (CHAIR)
 - CONTACT: SURFACE MOUNT (TABLE) + FREESTANDING (CHAIR)
 - APPROVAL: LANDSCAPE FORMS, OR APPROVED EQUAL
- F-10 TABLE AND CHAIRS (DINING AREA)
 - TYPE: MORRISON TABLE + EVERY DAY CHAIR
 - MATERIAL: METAL INSERT SQUARE DINING HEIGHT (TABLE)
 - COLOR: W/O ARMS (CHAIR)
 - INSTALL: OBSIDIAN (METAL INSERT) BRONZE METALLIC (FRAME) (TABLE)
 - SUPPLIER: BRONZE METALLIC (CHAIR)
 - CONTACT: SURFACE MOUNT (TABLE) + FREESTANDING (CHAIR)
 - APPROVAL: LANDSCAPE FORMS, OR APPROVED EQUAL

IMAGES: EPIC02076_DWG02076A.LA02_5436X.LA02_26332_Maps0215 - EPIC02076A.DWG02076A.LA02_26332_Maps0215 - EPIC02076A.DWG02076A.LA02_26332_Maps0215 - EPIC02076A.DWG02076A.LA02_26332_Maps0215 - EPIC02076A.DWG02076A.LA02_26332_Maps0215
 XREFS: - NONE -
 PLOTTED BY: MARWAN, ANNE 4/20/2025 8:09 PM
 DWG NAME: L200 LANDSCAPE PLAN.dwg

This document, together with the concepts and designs presented herein, is an instrument of service, it is intended only for the specific purpose and client for which it was prepared. Reuse of and/or transfer of this document without written authorization and approval by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

KHA PROJECT				DATE				REVISIONS	DATE
060015803				APRIL 2025					
SCALE				AS SHOWN					
DESIGNED BY				AEA					
DRAWN BY				AEA					
CHECKED BY				AMT					
KELLER				TEXAS				KIMLEY-HORN AND ASSOCIATES, INC.	
LANDSCAPE SCHEDULE (777 CHISOLM)				FLEXD WAREHOUSE - KELLER PREPARED FOR CARDINAL RESIDENTIAL				SHEET NUMBER L2.02	

LANDSCAPE ARCHITECT
KIMLEY-HORN AND ASSOCIATES, INC.
260 DAVIS STREET, SUITE 100
MCKINNEY, TEXAS 75069
TELEPHONE: (469) 301-2580
TBP# NO. F-928
CONTACT: ANNE HARMAN, P.L.A., LI



Images were used as a reference for the concepts and designs presented herein, as an instrument of service, it is intended only for the specific purpose and client for which they were prepared. The user assumes all responsibility for the use of these images in any other context without the written permission of Kimley-Horn and Associates, Inc. All other rights reserved. © 2025 Kimley-Horn and Associates, Inc. All other rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Kimley-Horn and Associates, Inc. All other rights reserved.

KHA PROJECT 060015803
DATE APRIL 2025
SCALE AS SHOWN
DESIGNED BY AEA
DRAWN BY AEA
CHECKED BY AMH
TEXAS

No.	REVISIONS	DATE

Kimley-Horn

260 DAVIS ST #100, MCKINNEY, TX 75069
PHONE: (469) 301-2580 FAX:
WWW.KIMLEY-HORN.COM TX F-928

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes

Kimley-Horn

P.L.A. Anne M. Harman
L.A. No. 2146 Date 04/09/2025

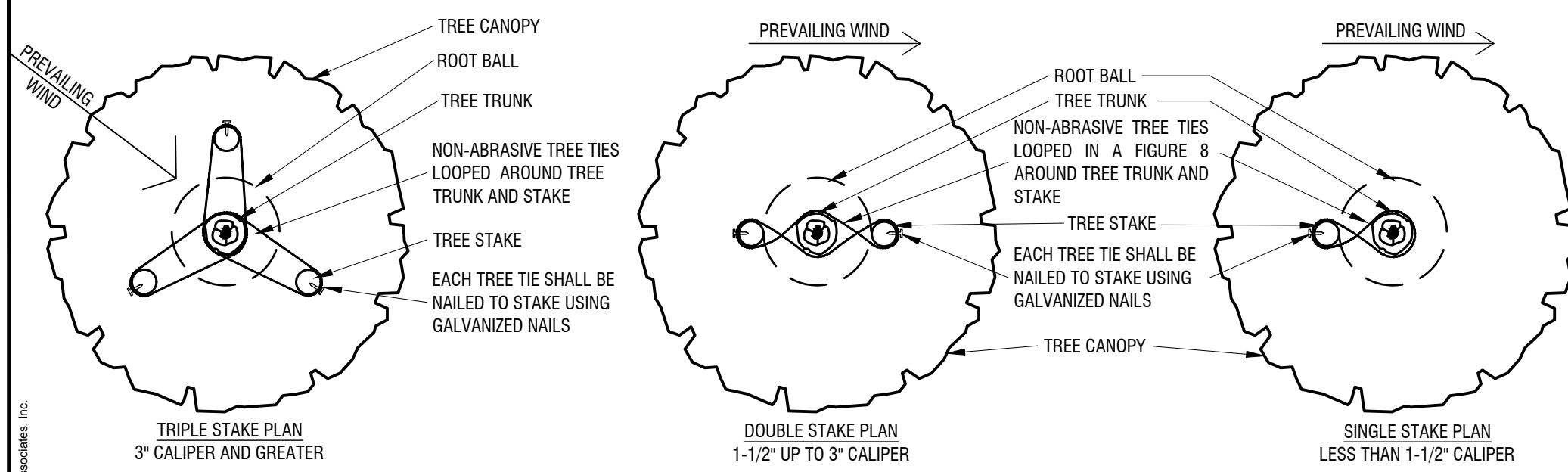
KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
060015803	APRIL 2025	AS SHOWN	AEA	AEA	AMH

FLEXD WAREHOUSE -
KELLER
PREPARED FOR
CARDINAL RESIDENTIAL

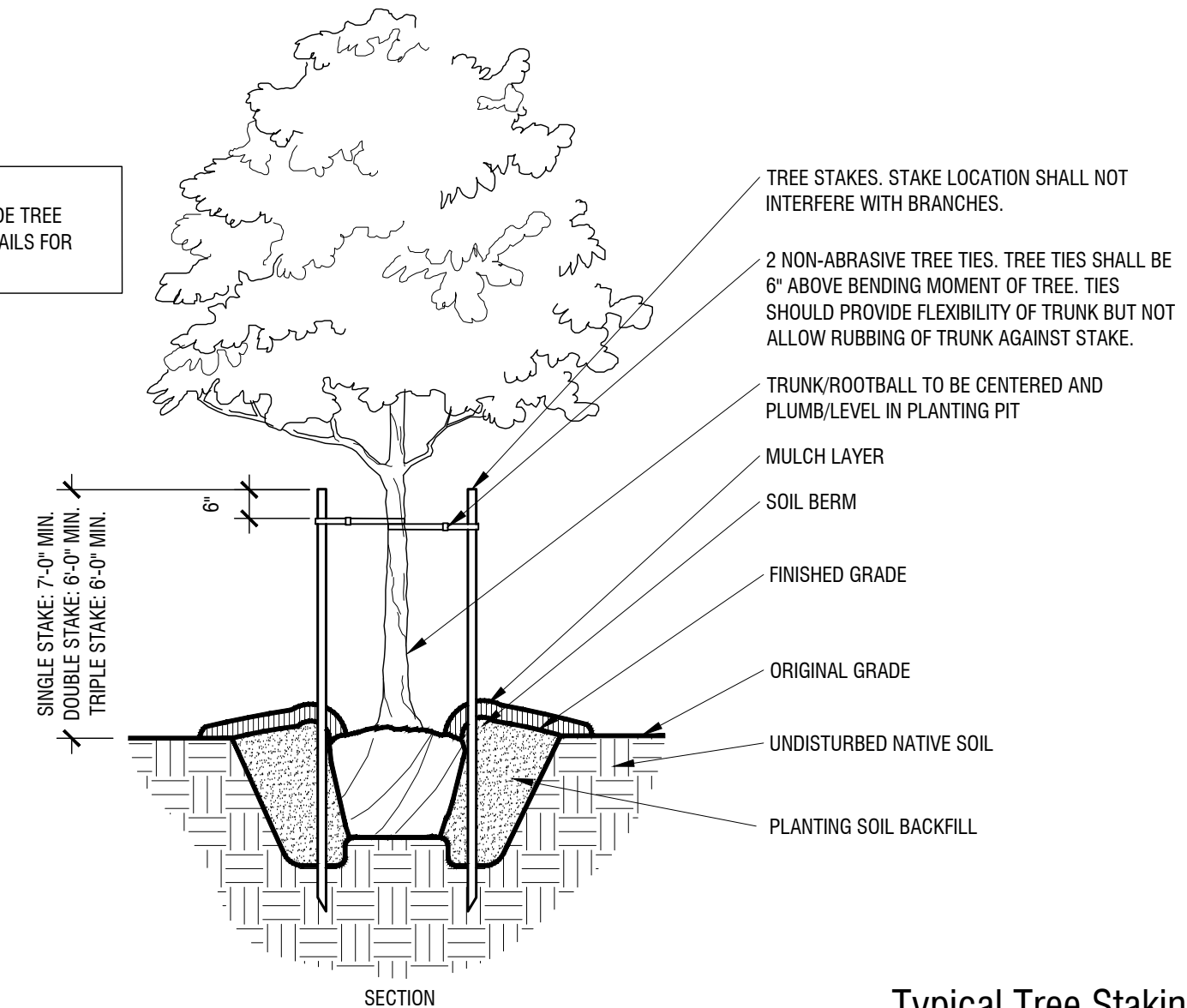
LANDSCAPE PLAN
(777 CHISOLM)

SHEET NUMBER
L2.03

KIMLEY-HORN AND ASSOCIATES, INC. 260 DAVIS ST #100, MCKINNEY, TX 75069
 PHONE: (469) 301-2580 FAX: WWW.KIMLEY-HORN.COM TX F-928
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

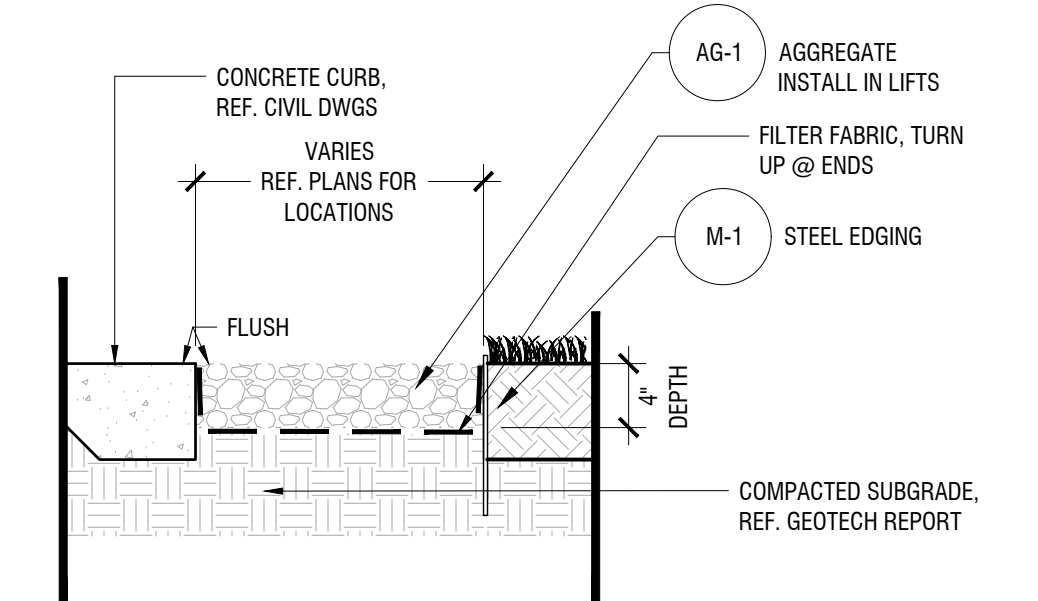


NOTES:
 1. THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.

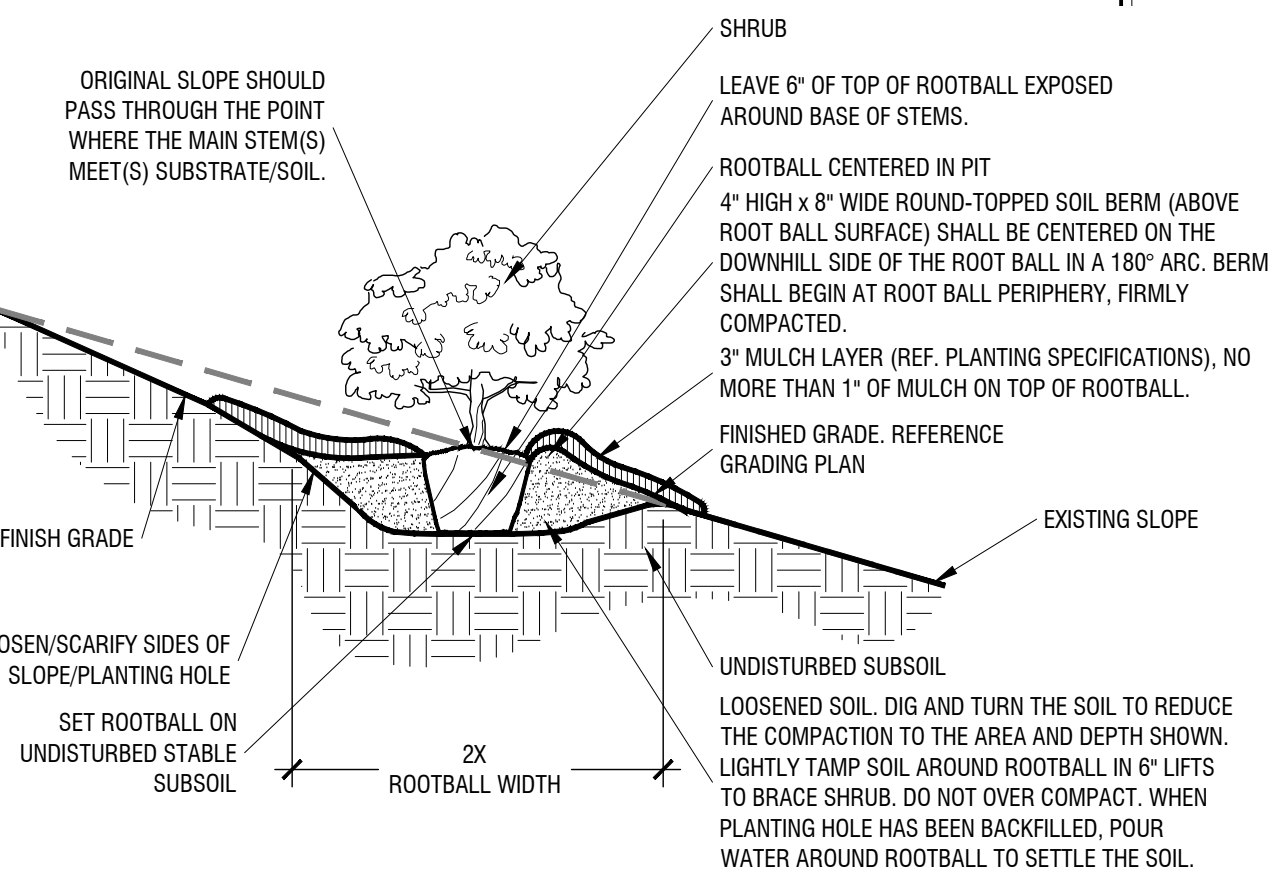


Typical Tree Staking
 Scale: NTS

NOTES:
 1. AGGREGATE MUST BE UNIFORM IN COLOR AND IN TEXTURE. REFERENCE PLANS FOR TYPES LOCATIONS.

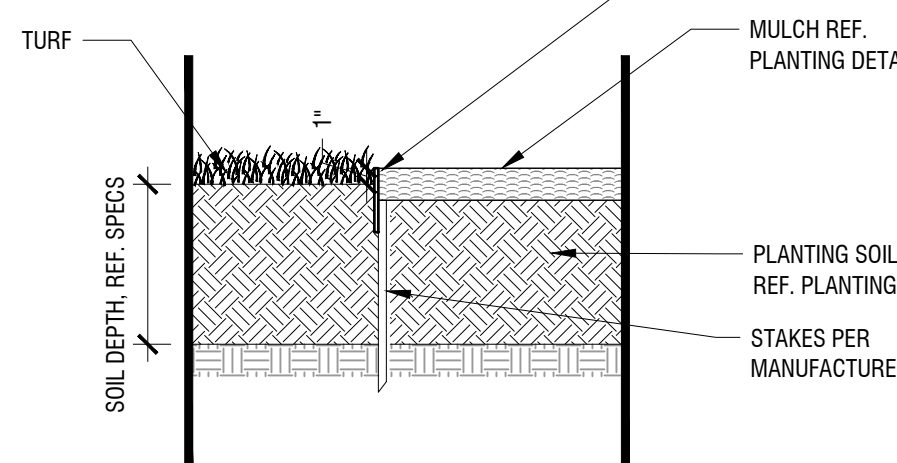


Aggregate
 Scale: 1" = 1'-0"

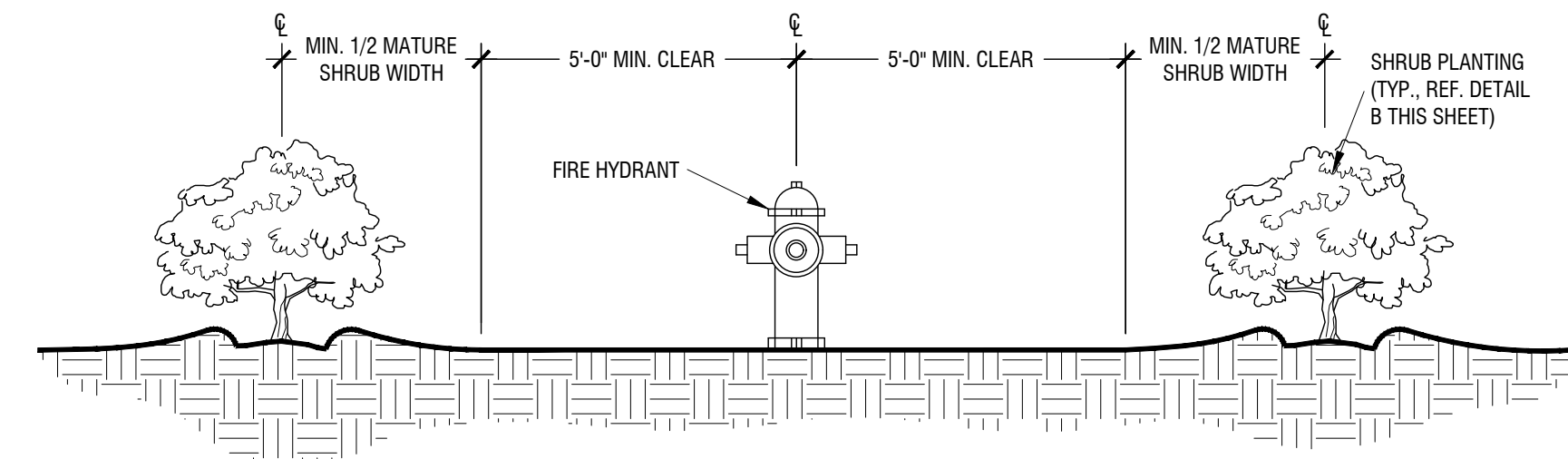


Shrub Planting On 5-50% (20:1 TO 2:1) Slope
 Scale: NTS

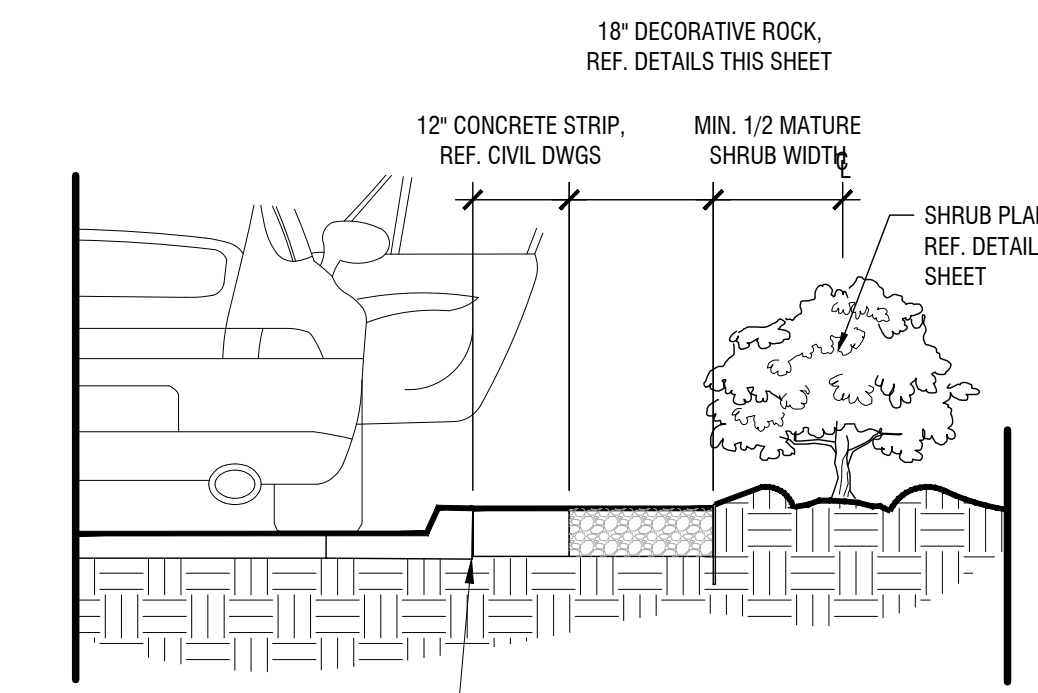
NOTES:
 1. EDGING AND STAKES TO BE POWDERCOATED BLACK.
 2. EDGING SIZE PER PLAN(S).
 3. EDGING FABRICATED IN 10' 0" OR 16' 0" SECTIONS WITH ANCHOR STAKE LOOPS STAMPED IN FACE OF SECTION 32" ON CENTER.
 4. USE 15" TAPERED STEEL ANCHORING STAKES (3/16" THICK) PROVIDED BY MANUFACTURER.



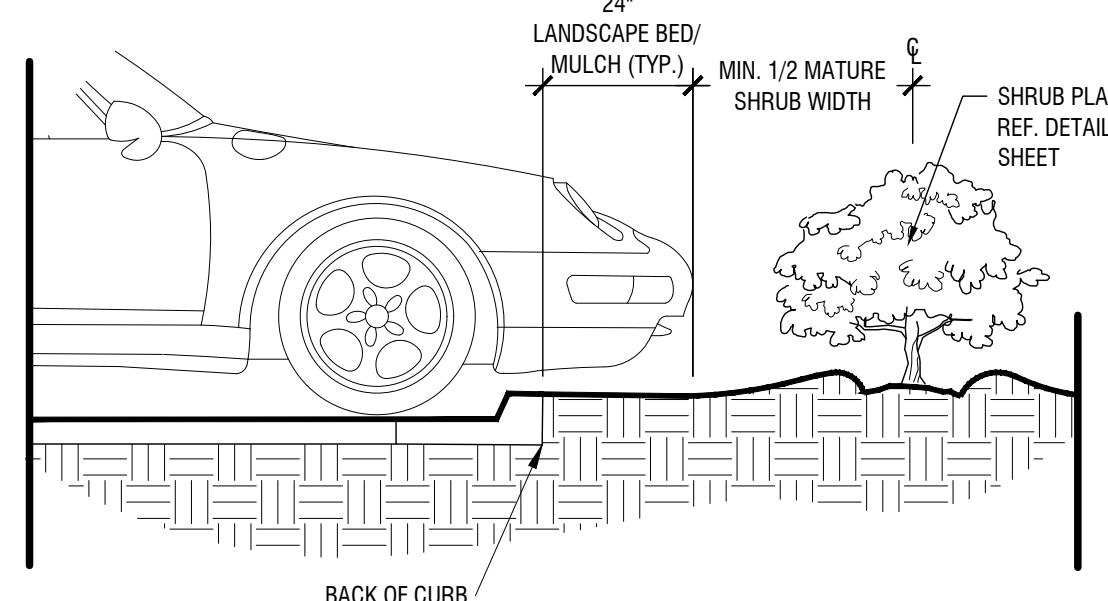
Steel Edge
 Scale: 1" = 1'-0"



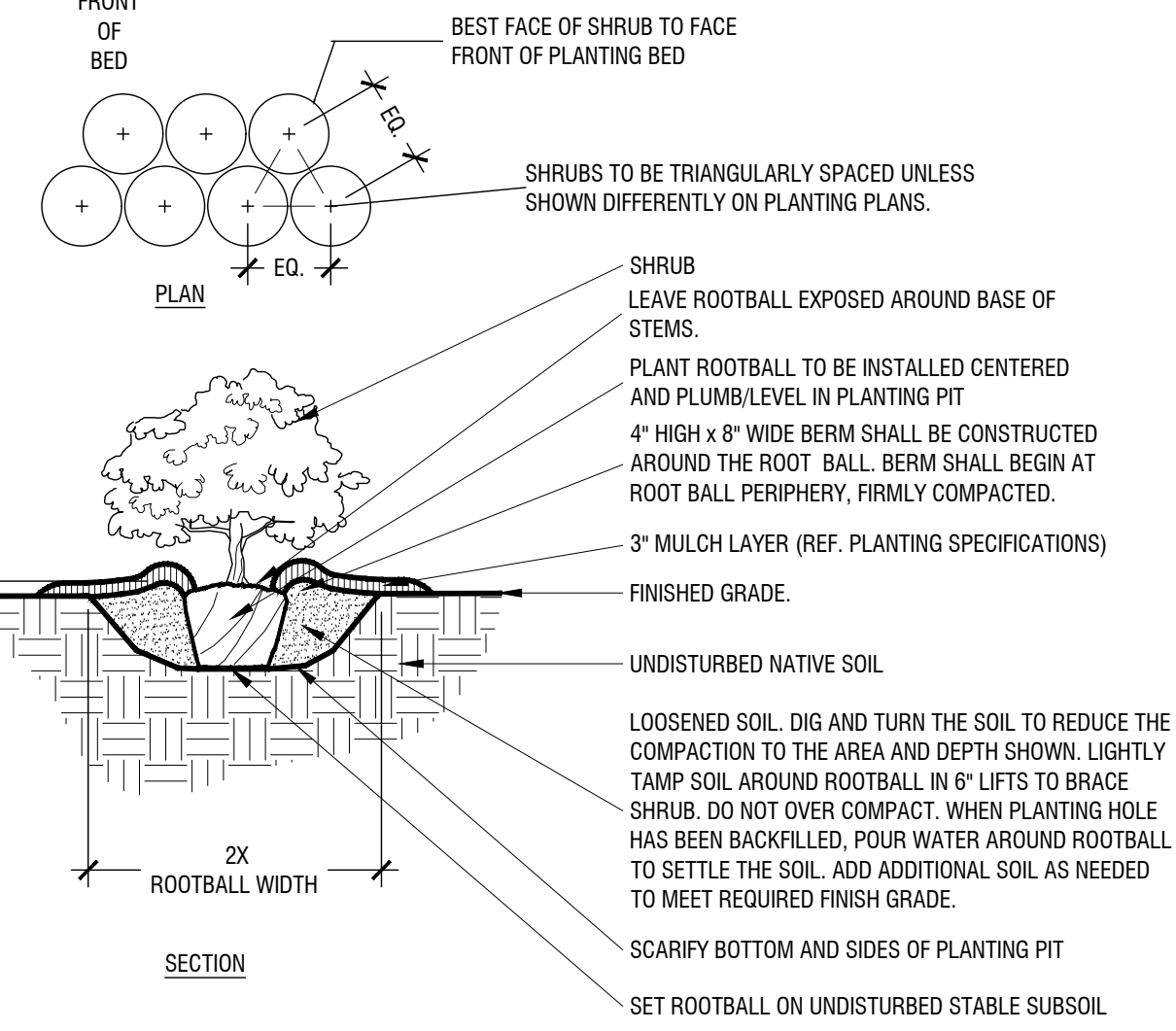
Shrub Planting at Fire Hydrant
 Scale: NTS



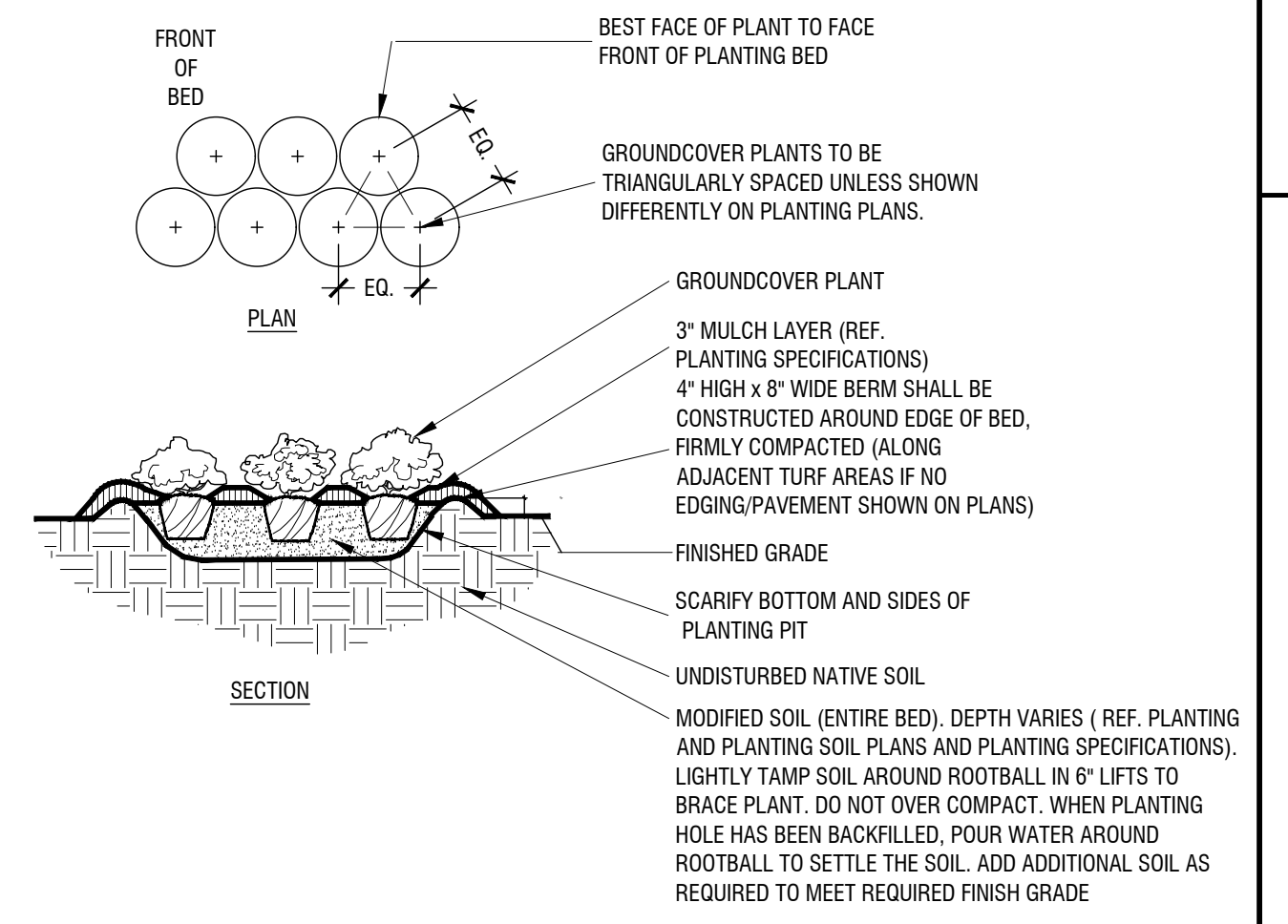
Shrub Planting at Curb
 Scale: NTS



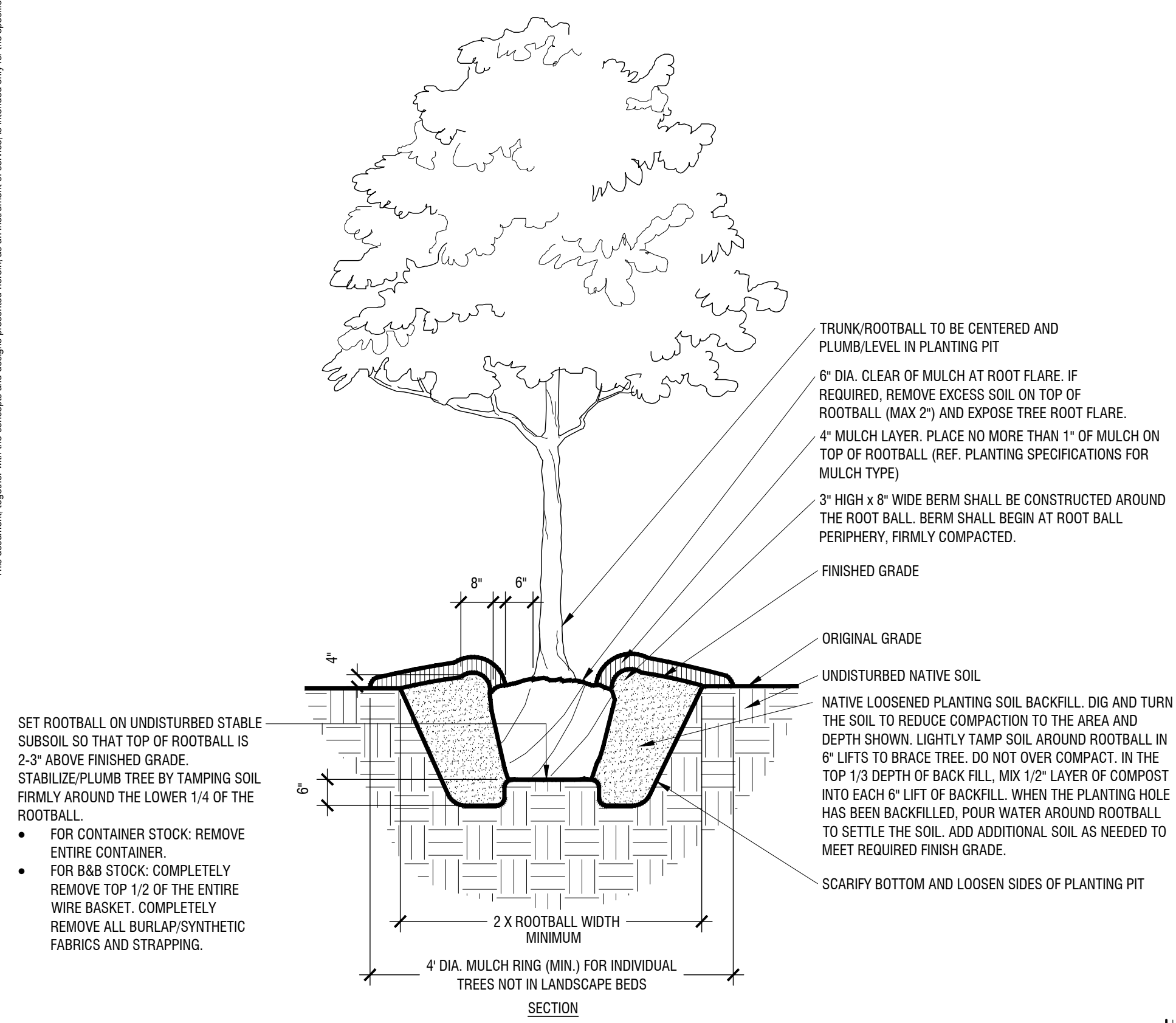
Shrub Planting at Sidewalk
 Scale: NTS



Typical Groundcover Planting
 Scale: NTS



Typical Shrub Planting
 Scale: NTS



Typical Tree Planting
 Scale: NTS

SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2'-3" ABOVE FINISHED GRADE. STABILIZE PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.

- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR BAB STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.

TRUNK/ROOTBALL TO BE CENTERED AND PLUMB/LEVEL IN PLANTING PIT

6" DIA. CLEAR OF MULCH AT ROOT FLARE. IF REQUIRED, REMOVE EXCESS SOIL ON TOP OF ROOTBALL (MAX 2") AND EXPOSE TREE ROOT FLARE.

4" MULCH LAYER. PLACE NO MORE THAN 1" OF MULCH ON TOP OF ROOTBALL (REF. PLANTING SPECIFICATIONS FOR MULCH TYPE)

3" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY, FIRMLY COMPACTED.

FINISHED GRADE

ORIGINAL GRADE

UNDISTURBED NATIVE SOIL

NATIVE LOOSENED PLANTING SOIL BACKFILL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. IN THE TOP 1/3 DEPTH OF BACKFILL, MIX 1/2" LAYER OF COMPOST INTO EACH 6" LIFT OF BACKFILL. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS NEEDED TO MEET REQUIRED FINISH GRADE.

SCARIFY BOTTOM AND LOOSEN SIDES OF PLANTING PIT

2 X ROOTBALL WIDTH MINIMUM

4" DIA. MULCH RING (MIN.) FOR INDIVIDUAL TREES NOT IN LANDSCAPE BEDS

SHRUB

LEAVE 6" OF TOP OF ROOTBALL EXPOSED AROUND BASE OF STEMS.

ROOTBALL CENTERED IN PIT

4" HIGH x 8" WIDE ROUND-TOPPED SOIL BERM (ABOVE ROOT BALL SURFACE) SHALL BE CENTERED ON THE DOWNHILL SIDE OF THE ROOT BALL IN A 180° ARC. BERM SHALL BEGIN AT ROOT BALL PERIPHERY, FIRMLY COMPACTED.

3" MULCH LAYER (REF. PLANTING SPECIFICATIONS), NO MORE THAN 1" OF MULCH ON TOP OF ROOTBALL.

FINISHED GRADE. REFERENCE GRADING PLAN

EXISTING SLOPE

UNDISTURBED SUBSOIL

LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN. LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE SHRUB. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL.

FINISH GRADE

LOOSEN/SCARIFY SIDES OF SLOPE/PLANTING HOLE

SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL

2X ROOTBALL WIDTH

SHRUB PLANTING. REF. DETAIL THIS SHEET

MIN. 1/2 MATURE SHRUB WIDTH

24" LANDSCAPE BED/ MULCH (TYP.)

BACK OF CURB

BEST FACE OF PLANT TO FACE FRONT OF PLANTING BED

GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED UNLESS SHOWN DIFFERENTLY ON PLANTING PLANS.

GROUNDCOVER PLANT

3" MULCH LAYER (REF. PLANTING SPECIFICATIONS)

4" HIGH x 8" WIDE BERM SHALL BE CONSTRUCTED AROUND EDGE OF BED, FIRMLY COMPACTED (ALONG ADJACENT TURF AREAS IF NO EDGING/PAVEMENT SHOWN ON PLANS)

FINISHED GRADE

SCARIFY BOTTOM AND SIDES OF PLANTING PIT

UNDISTURBED NATIVE SOIL

MODIFIED SOIL (ENTIRE BED), DEPTH VARIES (REF. PLANTING AND PLANTING SOIL PLANS AND PLANTING SPECIFICATIONS). LIGHTLY TAMP SOIL AROUND ROOTBALL IN 6" LIFTS TO BRACE PLANT. DO NOT OVER COMPACT. WHEN PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND ROOTBALL TO SETTLE THE SOIL. ADD ADDITIONAL SOIL AS REQUIRED TO MEET REQUIRED FINISH GRADE

NO.	REVISIONS	DATE

Kimley-Horn

260 DAVIS ST #100, MCKINNEY, TX 75069
 PHONE: (469) 301-2580 FAX: WWW.KIMLEY-HORN.COM TX F-928
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes

Kimley-Horn
 Anna M. Norman
 P.L.A. No. 3146 Date: 04/30/2025

KHA PROJECT	060018003
DATE	APRIL 2025
SCALE	AS SHOWN
DESIGNED BY	AEA
DRAWN BY	AEA
CHECKED BY	AMT

FLEXD WAREHOUSE - KELLER
 PREPARED FOR
CARDINAL RESIDENTIAL

TEXAS
 KELLER

LANDSCAPE DETAILS
 (150 BEAR CREEK)

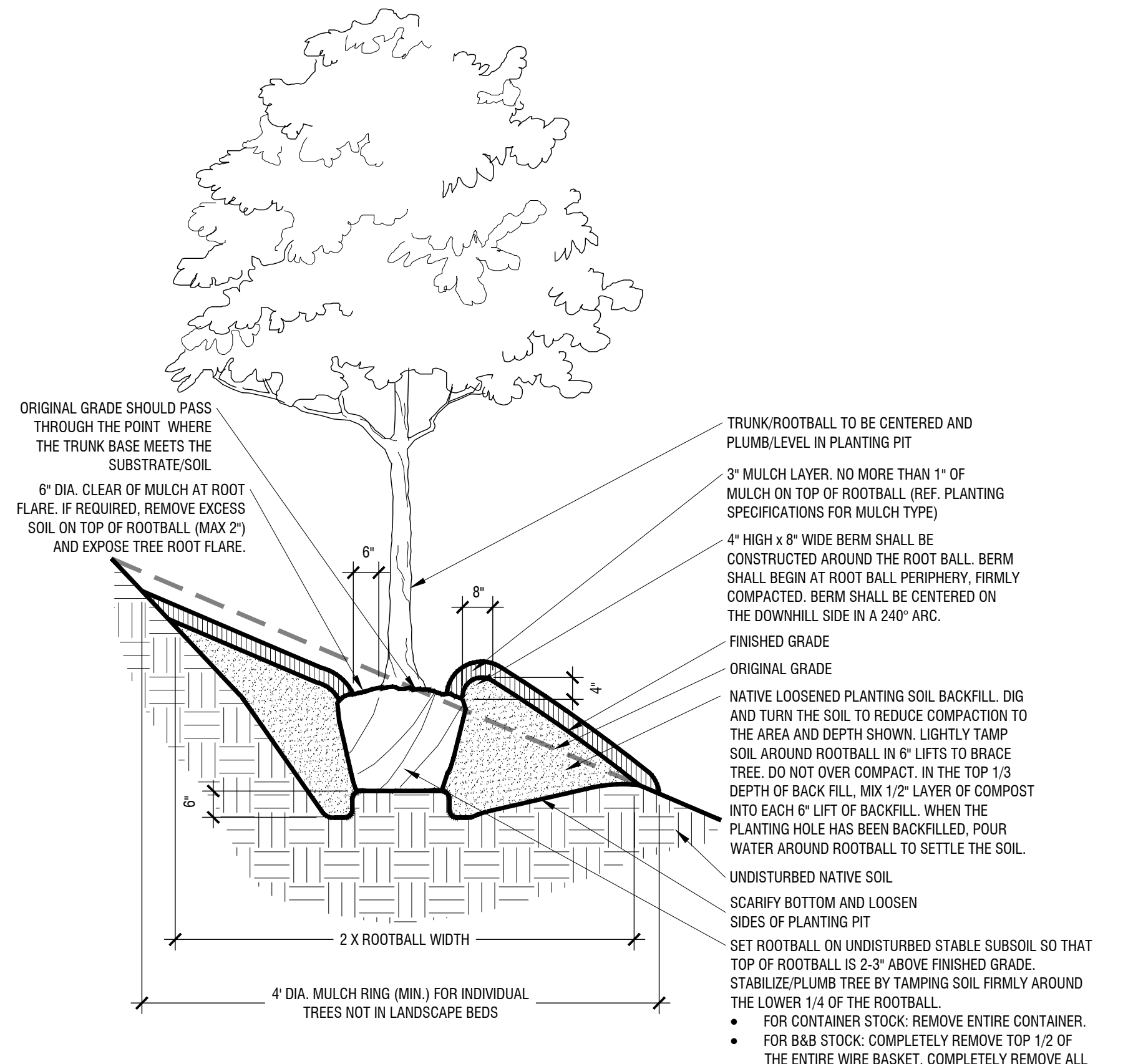
SHEET NUMBER
L3.01

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK**
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
 2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES**
- ALL EXISTING BUILDINGS, WALLS, WALKS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
- C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK**
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE PROTECTION BY DIVING OR PARKING INSIDE THE DRAIN LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRAIN LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FEET (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES IN CALIPER.
- D. MATERIALS**
1. GENERAL
 2. PLANT MATERIALS

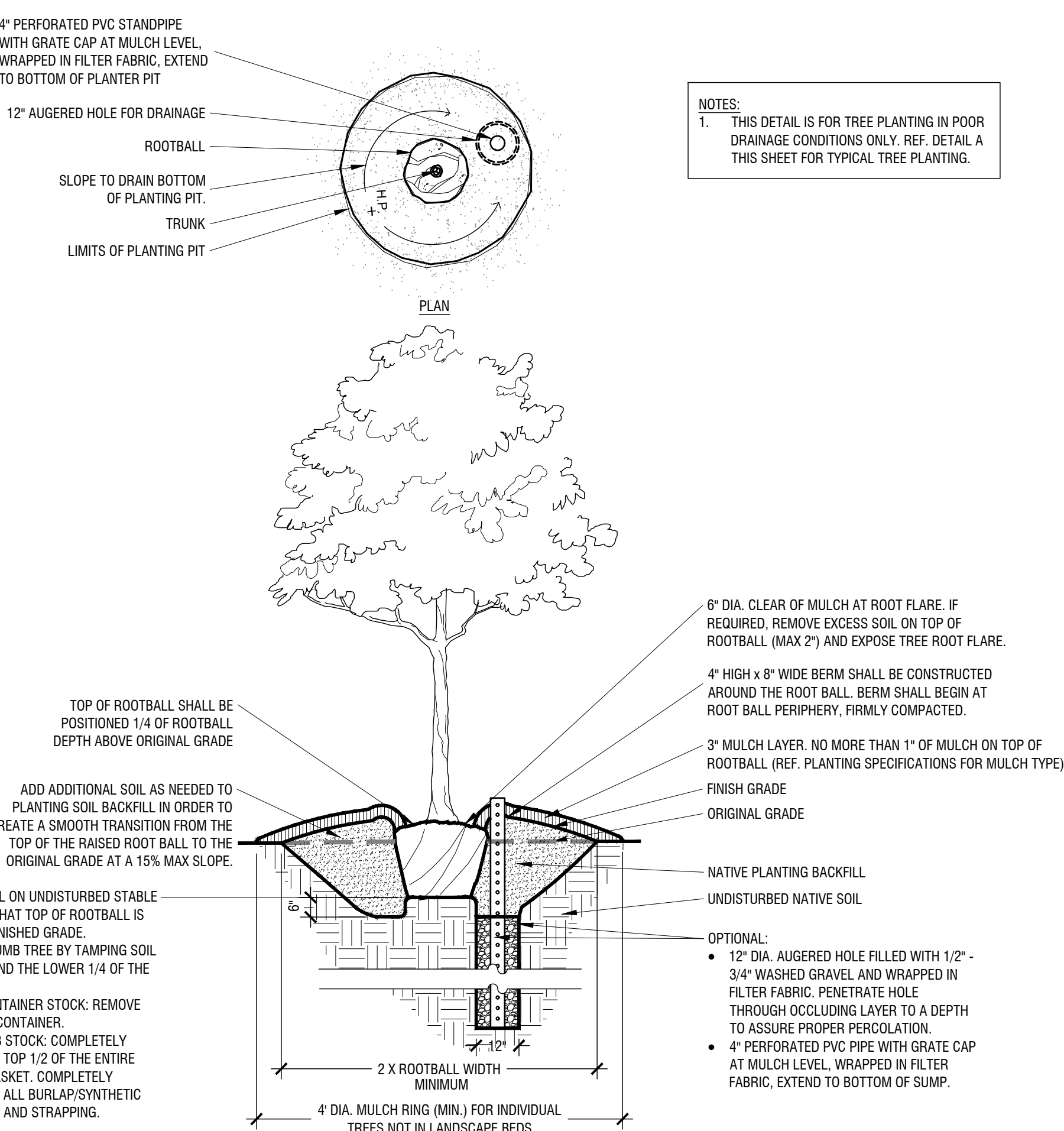
- L. DIGGING AND HANDLING**
1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSIT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILTRUP" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 2. BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO COMPASS THE FIBRUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
 3. PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
 4. PROTECTION OF PALMS IF APPLICABLE: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CROWN FRUNK (CT) SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
 5. EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- M. CONTAINER GROWN STOCK**
1. ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS AND ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 2. AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSPLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBRUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER WHEN REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 3. PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
 4. SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL EXPLICITLY SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.
- N. COLLECTED STOCK**
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- O. NATIVE STOCK**
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSPLANTING INTO THE NURSERY ROW.
- P. MATERIALS LIST**
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE READERS TAKE OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- D. FINISHED GRADE**
1. FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADES OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT UNLESS OTHERWISE NOTED.
 2. THE LANDSCAPE ARCHITECT SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOIL AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR HANDLING AND EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
 3. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.
- R. PLANTING PROCEDURES**
1. CLEANING UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREA OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND SOIL CONTAMINATED WITH THE SOIL WHICH WILL IN ANY WAY ADVERSELY AFFECT THE PLANT GROWTH, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL BE CONSIDERED AS A WAIVER OF THE CONTRACTOR'S RESPONSIBILITY OF THE CONTRACTOR.
 2. VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS, WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
 3. SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND UNDERLAYER SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 90" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE ARCHITECT SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.
 4. FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.
 5. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
 6. THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
 7. ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 2601. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED FINISHED GRADE AS SPECIFIED HEREIN BEFORE SECTION H. TEST ALL TREE PITS WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF FLOOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMBS AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "LETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
 8. TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
 9. SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION F OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGIFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
 - TWO (2) TABLETS PER 1 GAL PLANT
 - THREE (3) TABLETS PER 0.5 GAL PLANT
 - FOUR (4) TABLETS PER 0.25 GAL PLANT
 - LARGER MATERIAL - TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
 10. TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. FINISHED SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMPING.
 11. FILL HOLE WITH SOIL MIXTURE MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE. ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC. SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
 12. PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
 13. SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6" REMOVE AND DISPOSE ALL DEBRIS, TILL INTO TOP 4" OF THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
 14. TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DECIDE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.
 15. MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
 16. HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, ROUND-UP SHALL BE APPLIED FOR WEED CONTROL. BY QUALIFIED PERSONNEL. ALL PLANTING AREAS IN ALL SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREES ALL PLANTING WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.

- S. LAWN SOODING**
1. THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SOODING COMPLETE, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
 2. LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SOODEN SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND DEBRIS, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
 3. SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. UTILIZE APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 4. SOODING
 5. SEEDING
 6. LAWN MAINTENANCE



Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS



Tree Planting (Poor Drainage Condition)

Scale: NTS

- E. TOPSOIL**
1. ASTM D5268, NATURAL, FRAGILE, FERTILE, FINE LOAMY SOIL, POSSESSING CHARACTERISTICS OF REPRESENTATIVE TOPSOIL IN THE VICINITY THAT PRODUCES HEAVY GROWTH. TOPSOIL SHALL HAVE A RANGE OF 5.5 TO 7.4 PERCENT, FREE FROM SUBSOIL, OBJECTIONABLE WEEDS, LITTER, SOIL, STIFF CLAY, STONES LARGER THAN 1 INCH IN DIAMETER, STUMPS, ROOTS, TRASH, HERBICIDES, TOXIC SUBSTANCES, OR ANY OTHER MATERIAL WHICH MAY BE HARMFUL TO PLANT GROWTH OR HINDER PLANTING OPERATIONS. TOP SOIL SHALL CONTAIN A MINIMUM OF THREE PERCENT ORGANIC MATERIAL.
 2. SALVAGED OR EXISTING TOPSOIL: REUSE SUITABLE TOPSOIL STOCKPILED ON-SITE OR EXISTING TOPSOIL UNDISTURBED BY GRADING OR EXCAVATION OPERATIONS. CLEAN TOPSOIL OF ROOTS, PLANTS, SOIL, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
 3. VERIFY AMOUNT OF SUITABLE TOPSOIL, STOCKPILED IF ANY, AND SUPPLY ADDITIONAL IMPORTED TOPSOIL AS NEEDED. FOUR (4) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL TURF AREAS. TWENTY FOUR (24) INCHES OF TOPSOIL TO BE PROVIDED FOR ALL PLANTING AREAS WITH INTERIOR LANDSCAPE ISLANDS AND FOUNDATION PLANTINGS. FOR ALL OTHER PLANTING AREAS, TWELVE (12) INCHES OF TOPSOIL MINIMUM TO BE PROVIDED.
 4. IMPORTED TOPSOIL: SUPPLEMENT SALVAGED TOPSOIL WITH IMPORTED TOPSOIL FROM OFF-SITE SOURCES WHEN EXISTING QUANTITIES ARE INSUFFICIENT.
 5. OBTAIN TOPSOIL DISPLACED FROM NATURALLY WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT LEAST 6 INCHES DEEP. DO NOT OBTAIN FROM AGRICULTURAL LAND, BOGS, OR MARSHES.
 6. VERIFY BORROW AND DISPOSAL SITES ARE PERMITTED AS REQUIRED BY STATE AND LOCAL REGULATIONS. OBTAIN WRITTEN CONFIRMATION THAT TERMS ARE CURRENT AND ACTIVE.
 7. OBTAIN PERMITS REQUIRED BY STATE AND LOCAL REGULATIONS FOR TRANSPORTING TOPSOIL. PERMITS SHALL BE CURRENT AND ACTIVE.
 8. AMEND EXISTING AND IMPORTED TOPSOIL AS INDICATED BELOW.
 - ORGANIC SOIL AMENDMENTS
 1. MANURE: WELL-ROTTED, UNLEACHED, STABLE OR CATTLE MANURE CONTAINING NOT MORE THAN 25 PERCENT BY VOLUME OF STRAW, SAWDUST, OR OTHER BEDDING MATERIAL. FREE OF TOXIC SUBSTANCES, STONES, STICKS, SOIL, WOOD SEED, AND MATERIAL HARMFUL TO PLANT GROWTH.
 2. BACK TO NATURE COTTON BURR COMPOST OR APPROVED EQUIVALENT.
 3. COMPOST: DECOMPOSED ORGANIC MATERIAL INCLUDING LEAF LITTER, MANURE, SAWDUST, PLANT TRIMMINGS AND/OR HAY, MIXED WITH SOIL.
 4. PECAN HULLS: COMPOSTED PECAN HULLS FOR LOCAL SOURCE.
 5. BIOSOLIDS: USE GRADE 1 CONTAINING LOWER PATHOGEN LEVELS.
 6. WORM CASTINGS: EARTH-WORMS.
 - INORGANIC SOIL AMENDMENTS
 1. LIME: ASTM C602, CLASS O AGRICULTURAL LIMESTONE CONTAINING A MINIMUM OF 80 PERCENT CALCIUM CARBONATE EQUIVALENT WITH A MINIMUM OF 95 PERCENT PASSING NO. 80 SIEVE AND MINIMUM OF 95 PERCENT PASSING NO. 60 SIEVE.
 2. SULFUR: GRANULAR, INCREASABLY, CONTAINING A MINIMUM OF 90 PERCENT SULFUR WITH A MINIMUM OF 90 PERCENT PASSING NO. 6 SIEVE AND A MAXIMUM OF 10 PERCENT PASSING NO. 40 SIEVE.
 3. IRON SULFATE: GRANULATED FERROUS SULFATE CONTAINING A MINIMUM OF 20 PERCENT IRON AND 10 PERCENT SULFUR.
 4. AGRICULTURAL GYPSUM: FINELY GROUND, CONTAINING A MINIMUM OF 90 PERCENT CALCIUM SULFATE.
 5. SAND: CLEAN, WASHED, NATURAL OR MANUFACTURED, FREE OF TOXIC MATERIALS.
 - PLANTING SOIL MIX
 1. PLANTING MIX MAY BE PROVIDED BY LIVING EARTH OR MINICK MATERIALS OR APPROVED EQUAL.
 2. PLANTING MEDIUM CONTAINING 75 PERCENT SPECIFIED TOPSOIL MIXED WITH 15 PERCENT ORGANIC SOIL AMENDMENTS AND 10 PERCENT SHARP WASHED SAND. INSTALL TO DEPTHS, PER PLANTING DETAILS. (12" MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 - SOODED AREA TOPSOIL
 1. 12" DIA. AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL. PRIOR TO INSTALLATION, TOPSOIL SHALL BE NATURAL, FRAGILE, FERTILE, WITH 2% (MIN) ORGANIC MATERIAL, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES. THE PARTICLE SIZES SHALL BE SUCH THAT 85% OF THE TOPSOIL WILL PASS THROUGH A 1/2 INCH SCREEN AND 95% MORE SHALL PASS THROUGH A 3/8 INCH SCREEN. TOPSOIL SHALL BE REVIEWED AND APPROVED BY OWNER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. CONTRACTOR TO SUBMIT SAMPLES IN 1 GAL (MIN.) CONTAINER.

- I. WATER**
- WATER NECESSARY FOR PLANTING AND MAINTENANCE SHALL BE OF SATISFACTORY QUALITY TO ELIMINATE AN ADEQUATE GROWTH OF PLANTS AND SHALL NOT CONTAIN HARMFUL, NATURAL, OR MAN-MADE SUBSTANCES DETRIMENTAL TO PLANTS. WATER MEETING THIS STANDARD SHALL BE OBTAINED ON THE SITE FROM THE OWNER, IF AVAILABLE, AND THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE ARRANGEMENTS FOR ITS USE BY TANKS, HOSES, SPRINKLERS, ETC. IF SUCH WATER IS NOT AVAILABLE AT THE SITE, THE CONTRACTOR SHALL PROVIDE SUCH SATISFACTORY WATER FROM SOURCES OFF THE SITE AT NO ADDITIONAL COST TO THE OWNER.
- J. COMMERCIAL FERTILIZER**
- COMMERCIAL FERTILIZER SHALL BE A COMPLETE FORMULA, IT SHALL BE UNIFORM IN COMPOSITION, DRY AND FREE FLOWING. THIS FERTILIZER SHALL BE DELIVERED TO THE SITE IN THE ORIGINAL UNOPENED CONTAINERS, EACH BEARING THE MANUFACTURER'S GUARANTEED STATEMENT OF ANALYSIS. FIFTY PERCENT (50%) OF THE NITROGEN SHALL BE DERIVED FROM NATURAL ORGANIC SOURCES. THE FOLLOWING FERTILIZERS SHALL BE USED AND APPLIED AT RATES AS SUGGESTED BY MANUFACTURER'S SPECIFICATIONS.
1. SHRUBS AND TREES - ML ORGANIC OR APPROVED EQUAL
 2. ANNUALS AND GROUNDCOVERS - OSMOCOTE/SIERRA BLEND 16-14-14
 3. SOIL - 16-4-14 FERTILIZER
- IN ADDITION TO SURFACE APPLIED FERTILIZERS, ALL CONTAINER GROWN AND FIELD GROWN PLANT MATERIAL SHALL RECEIVE "AGIFORM" PLANTING TABLETS 24-10-5 FORMULA, 21 GRAM OR EQUAL. THESE TABLETS SHALL BE PLACED AT A DEPTH OF ROOT BALL AT THE RATE AS SPECIFIED BY MANUFACTURER.
- K. MULCH**

REVISIONS

No.	REVISIONS	DATE

PRELIMINARY

FOR REVIEW ONLY
Not for construction or other purposes

Kimley-Horn

260 DAVIS ST #100, MCKINNEY, TX 75069
PHONE: (469) 301-2500 FAX: (469) 301-2501
WWW.KIMLEY-HORN.COM TX-F-928

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

LANDSCAPE DETAILS - (150 BEAR CREEK)

FLEX WAREHOUSE - KELLER

PREPARED FOR **AEA**

CARDINAL RESIDENTIAL

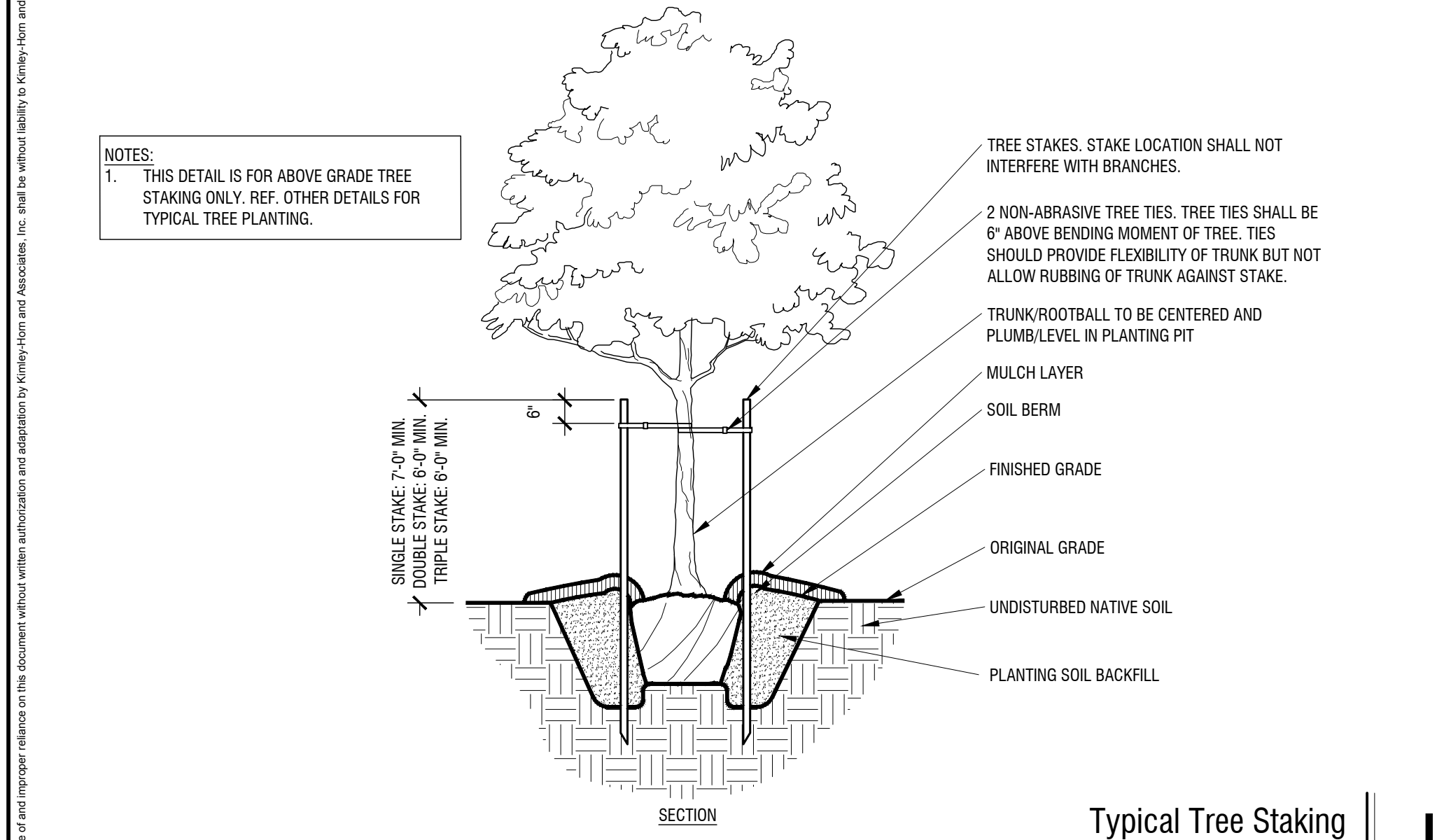
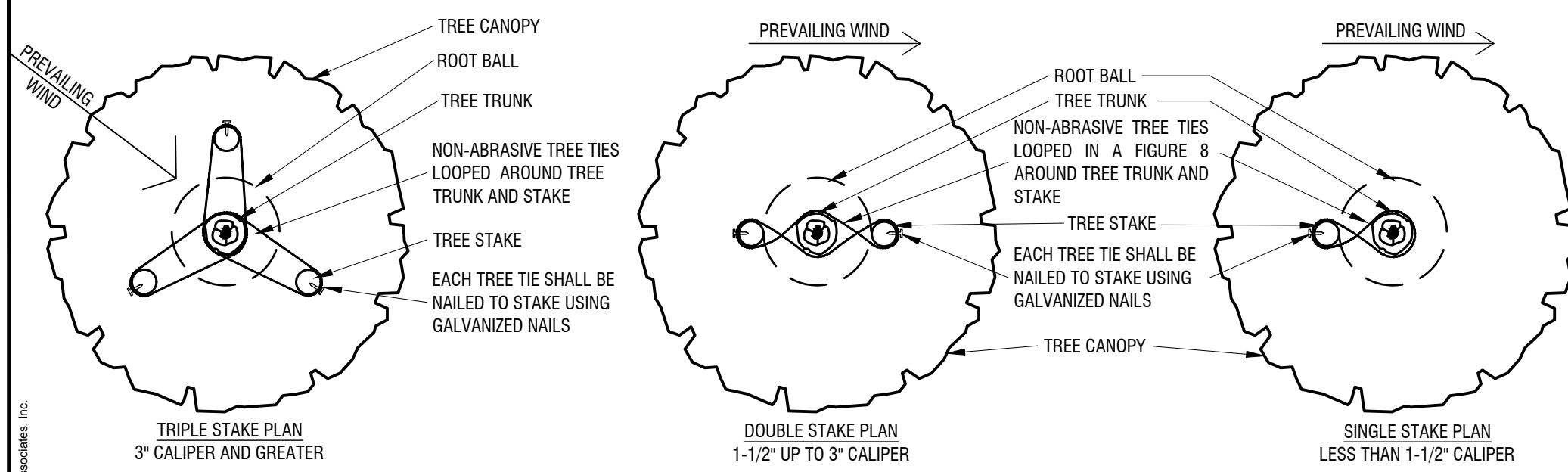
KELLER

TEXAS

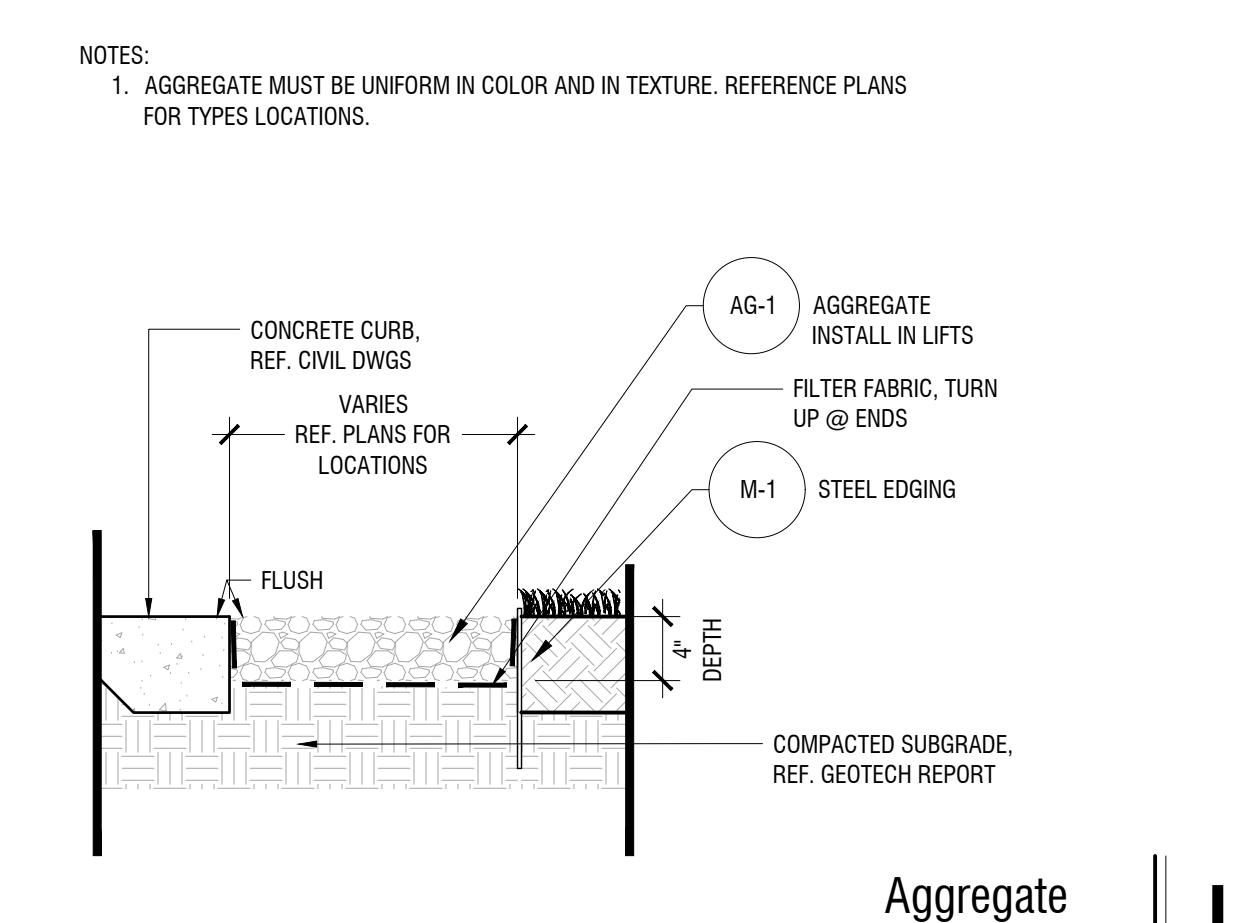
SHEET NUMBER L3.02

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED THEREIN, IS AN INSTRUMENT OF SERVICE. IT IS HEREBY CERTIFIED THAT THE DESIGNER HAS PREPARED THIS DOCUMENT IN ACCORDANCE WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE PROFESSION OF LANDSCAPE ARCHITECTURE. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER PROJECTS THAT MAY BE AFFECTED BY THIS DOCUMENT. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER PROJECTS THAT MAY BE AFFECTED BY THIS DOCUMENT. THE DESIGNER HAS NOT BEEN ADVISED OF ANY OTHER PROJECTS THAT MAY BE AFFECTED BY THIS DOCUMENT.

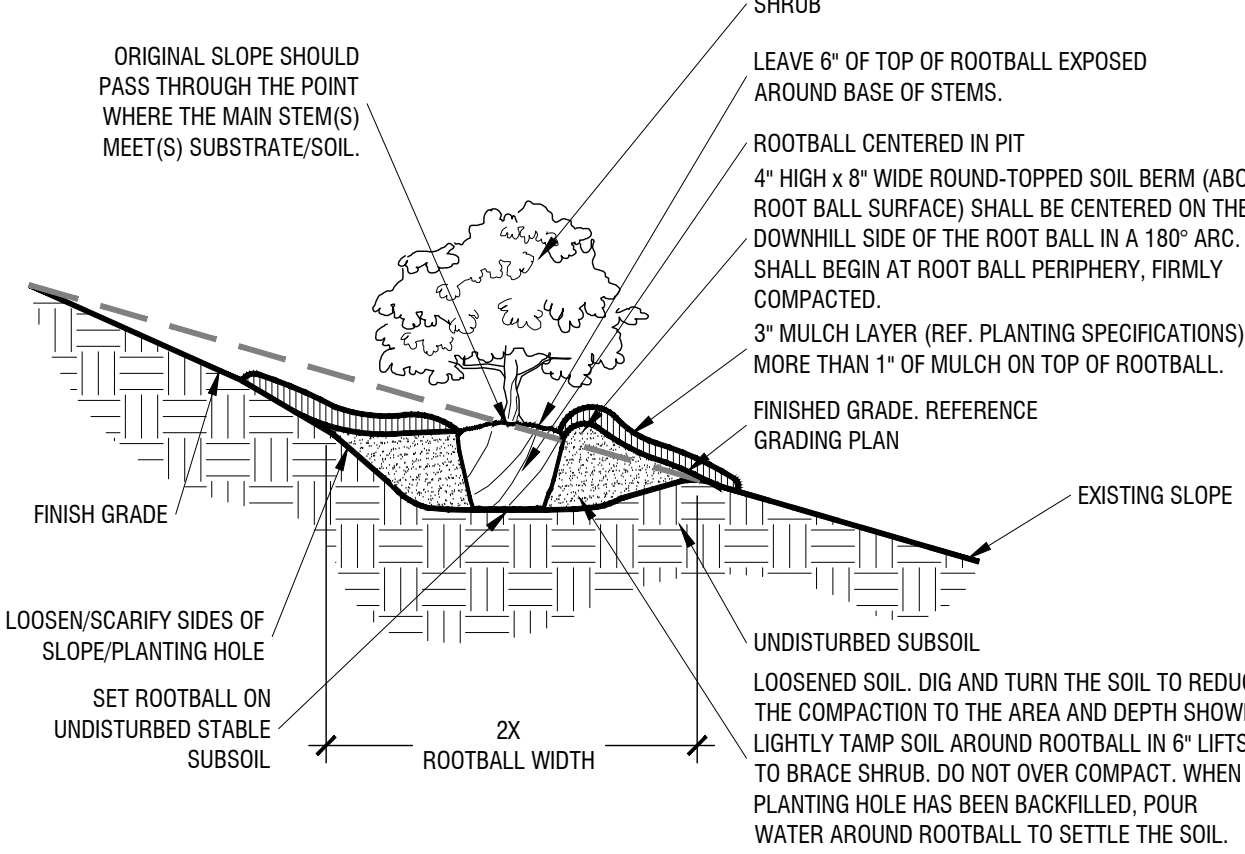
KIMLEY-HORN AND ASSOCIATES, INC. 260 DAVIS ST #100, MCKINNEY, TX 75069
 PHONE: (469) 301-2580 FAX: WWW.KIMLEY-HORN.COM TX F-928
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.



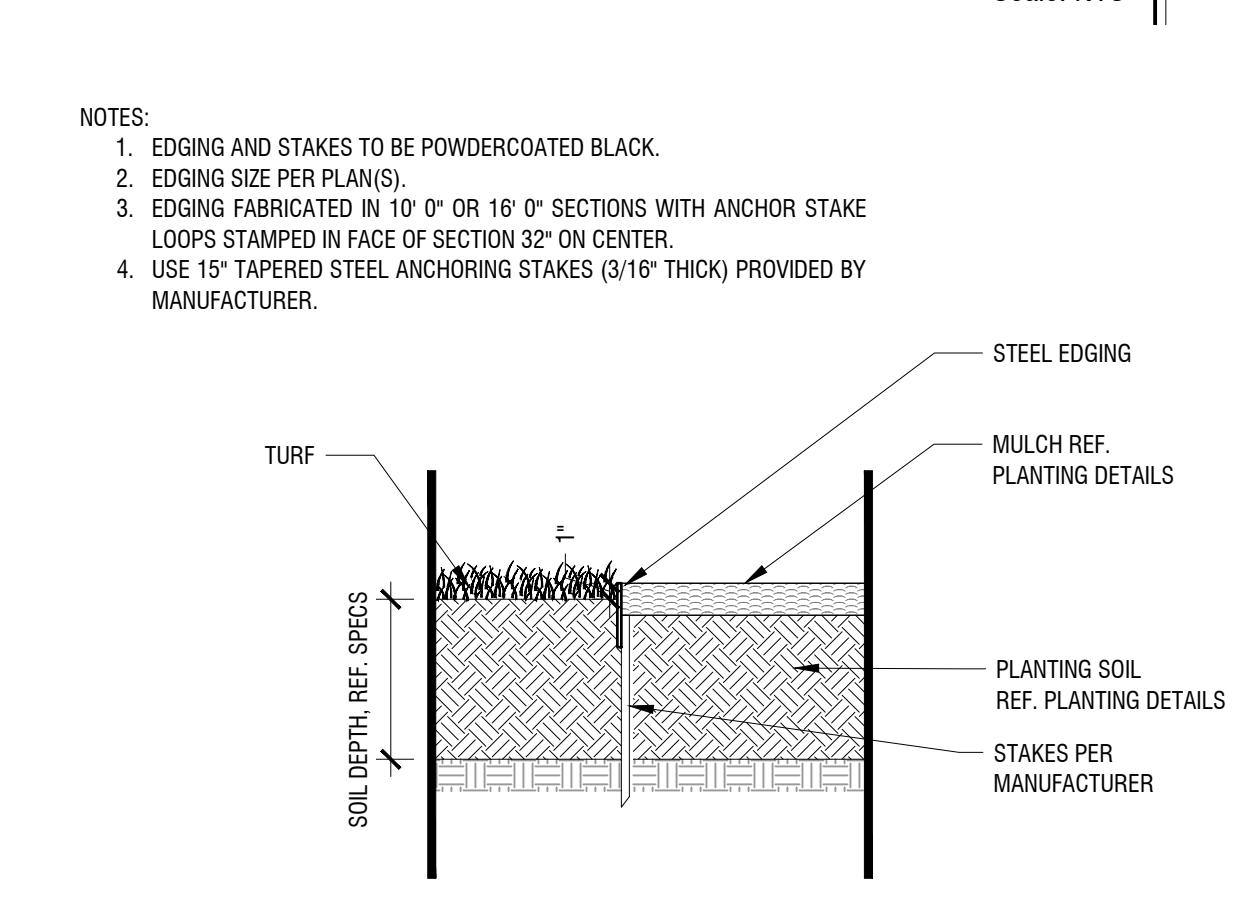
Typical Tree Staking
Scale: NTS



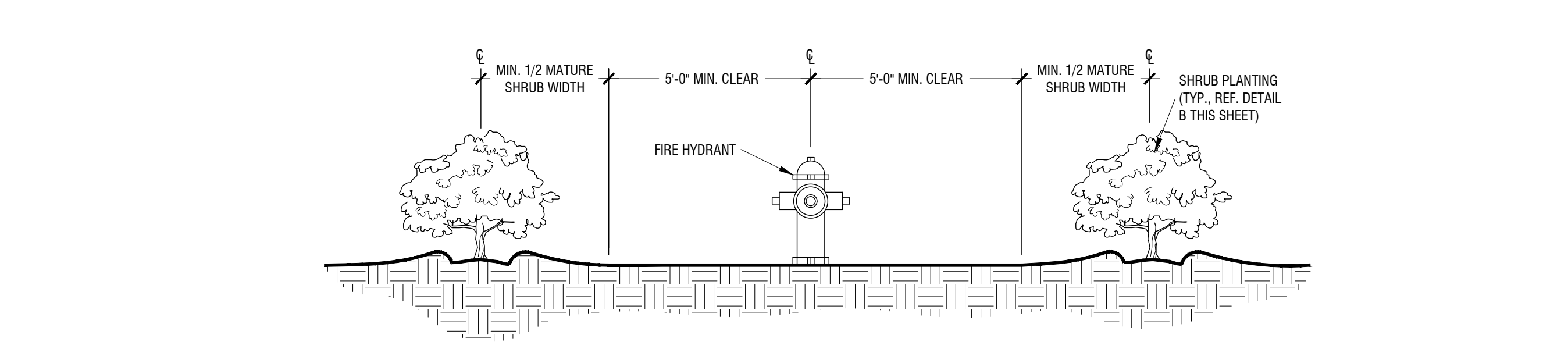
Aggregate
Scale: 1" = 1'-0"



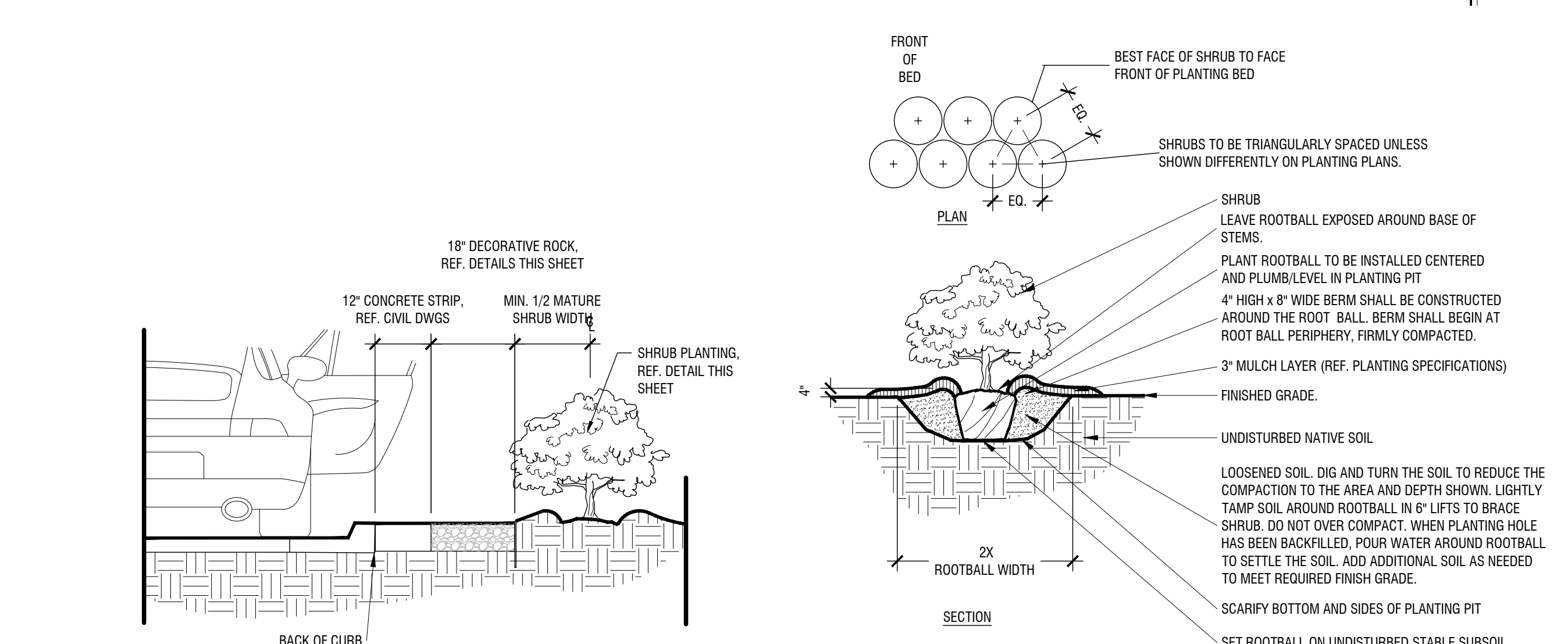
Shrub Planting on 5-50% (20:1 TO 2:1) Slope
Scale: NTS



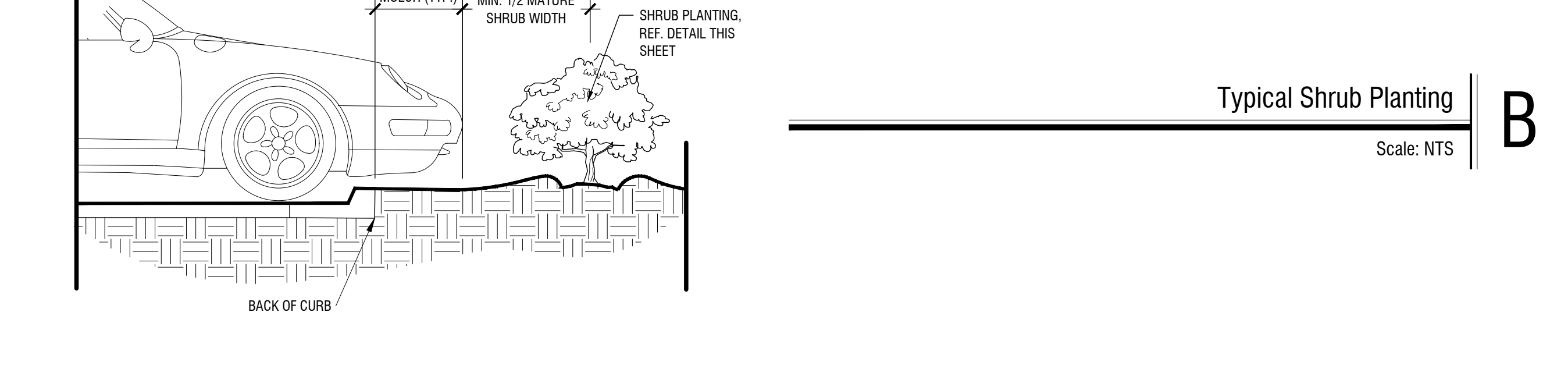
Steel Edge
Scale: 1" = 1'-0"



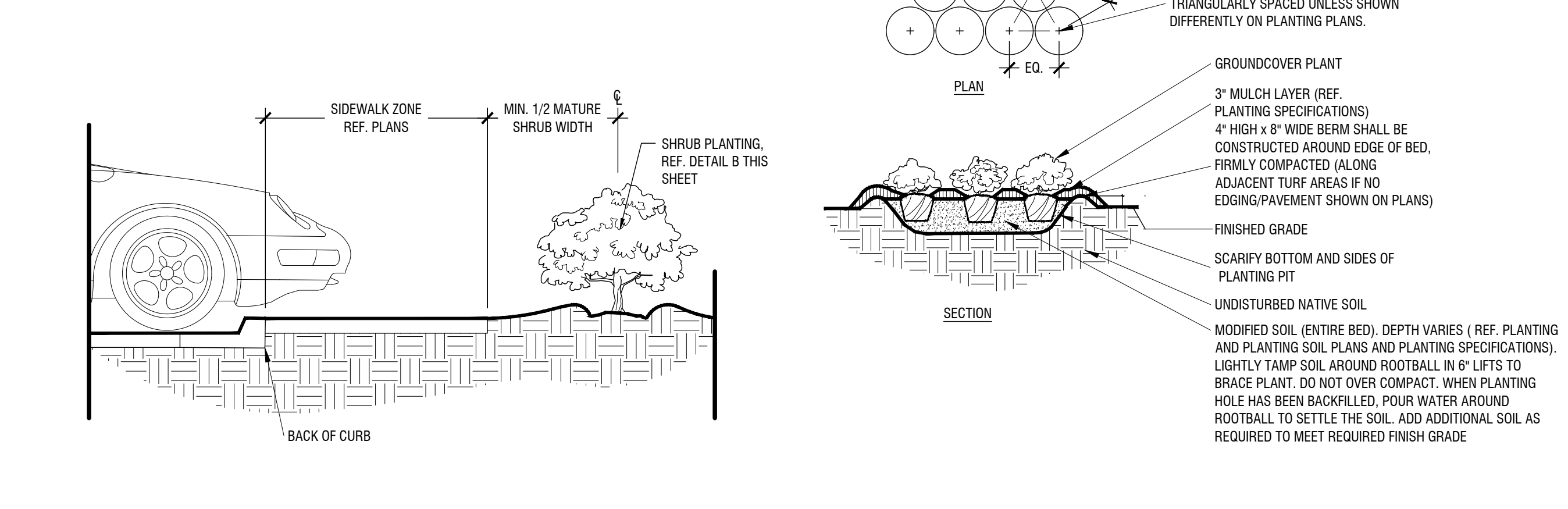
Shrub Planting at Fire Hydrant
Scale: NTS



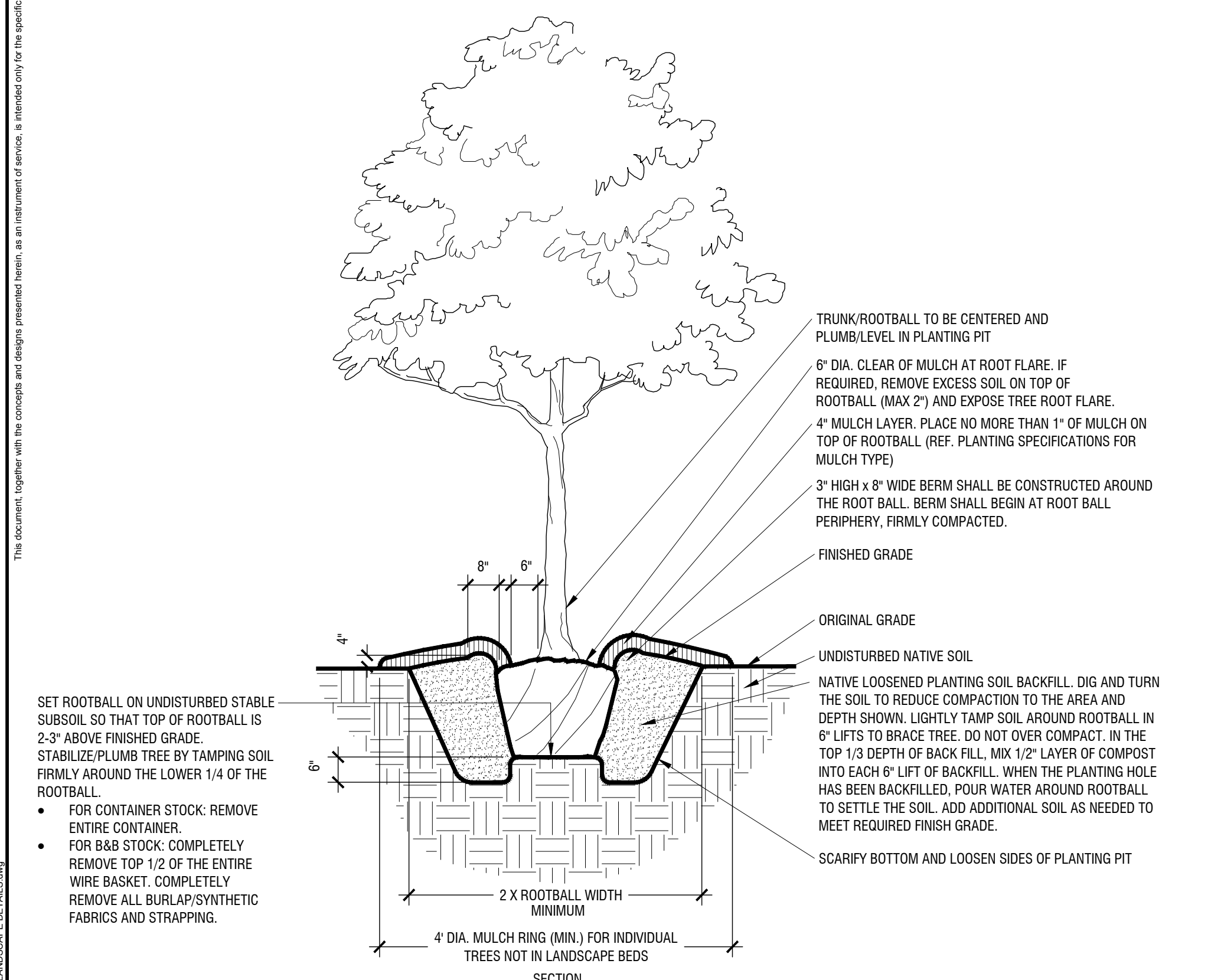
Typical Shrub Planting
Scale: NTS



Shrub Planting at Curb
Scale: NTS



Typical Groundcover Planting
Scale: NTS



Typical Tree Planting
Scale: NTS

NO.	REVISIONS	DATE

Kimley-Horn
 260 DAVIS ST #100, MCKINNEY, TX 75069
 PHONE: (469) 301-2580 FAX: WWW.KIMLEY-HORN.COM TX F-928
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes
 Kimley-Horn
 Anna M. Norman
 P.L.A. No. 3146 Date: 04/30/2025

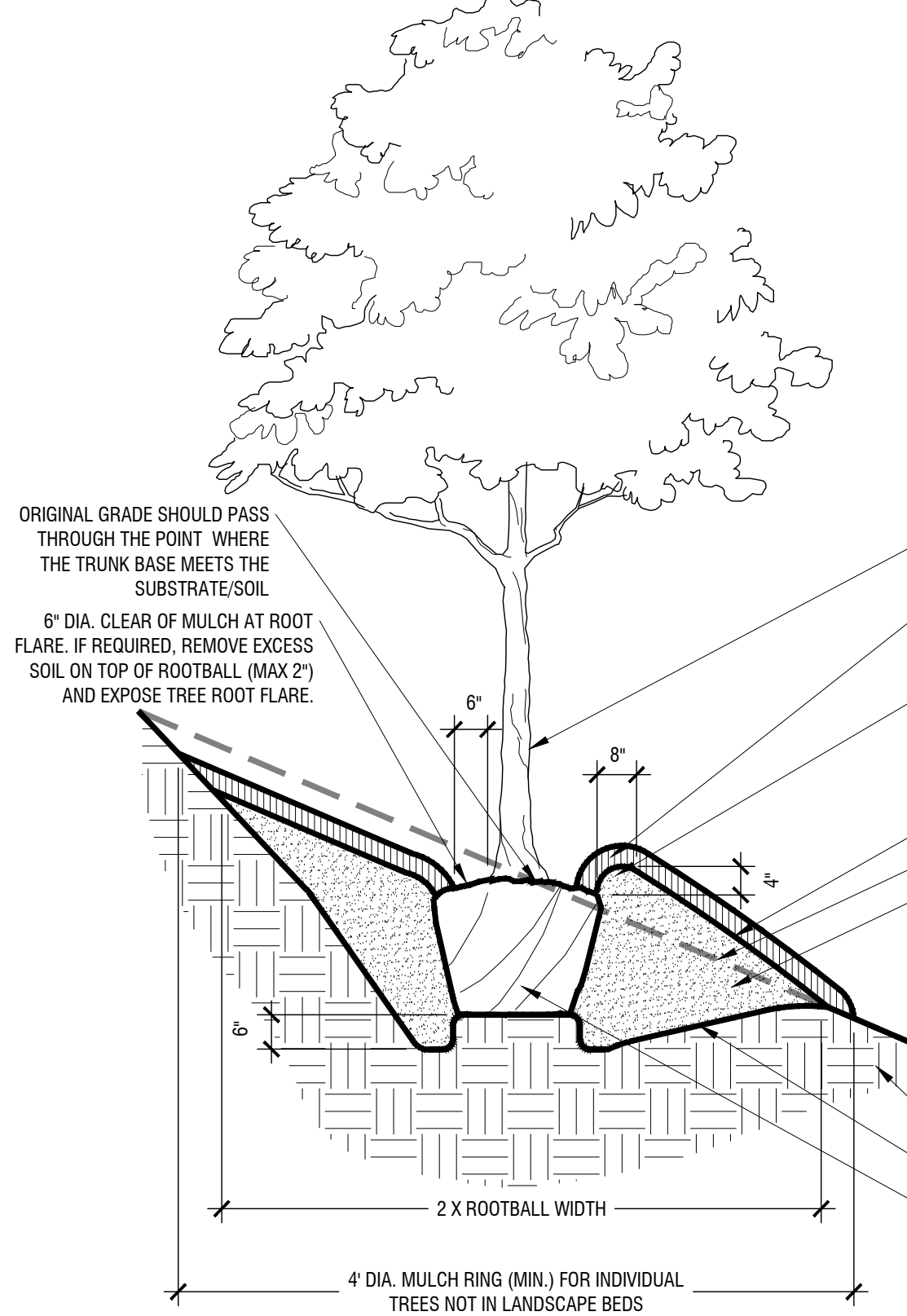
KHA PROJECT	060018003
DATE	APRIL 2025
SCALE	AS SHOWN
DESIGNED BY	AEA
DRAWN BY	AEA
CHECKED BY	AMT

FLEXD WAREHOUSE - KELLER
PREPARED FOR CARDINAL RESIDENTIAL
 TEXAS
 KELLER

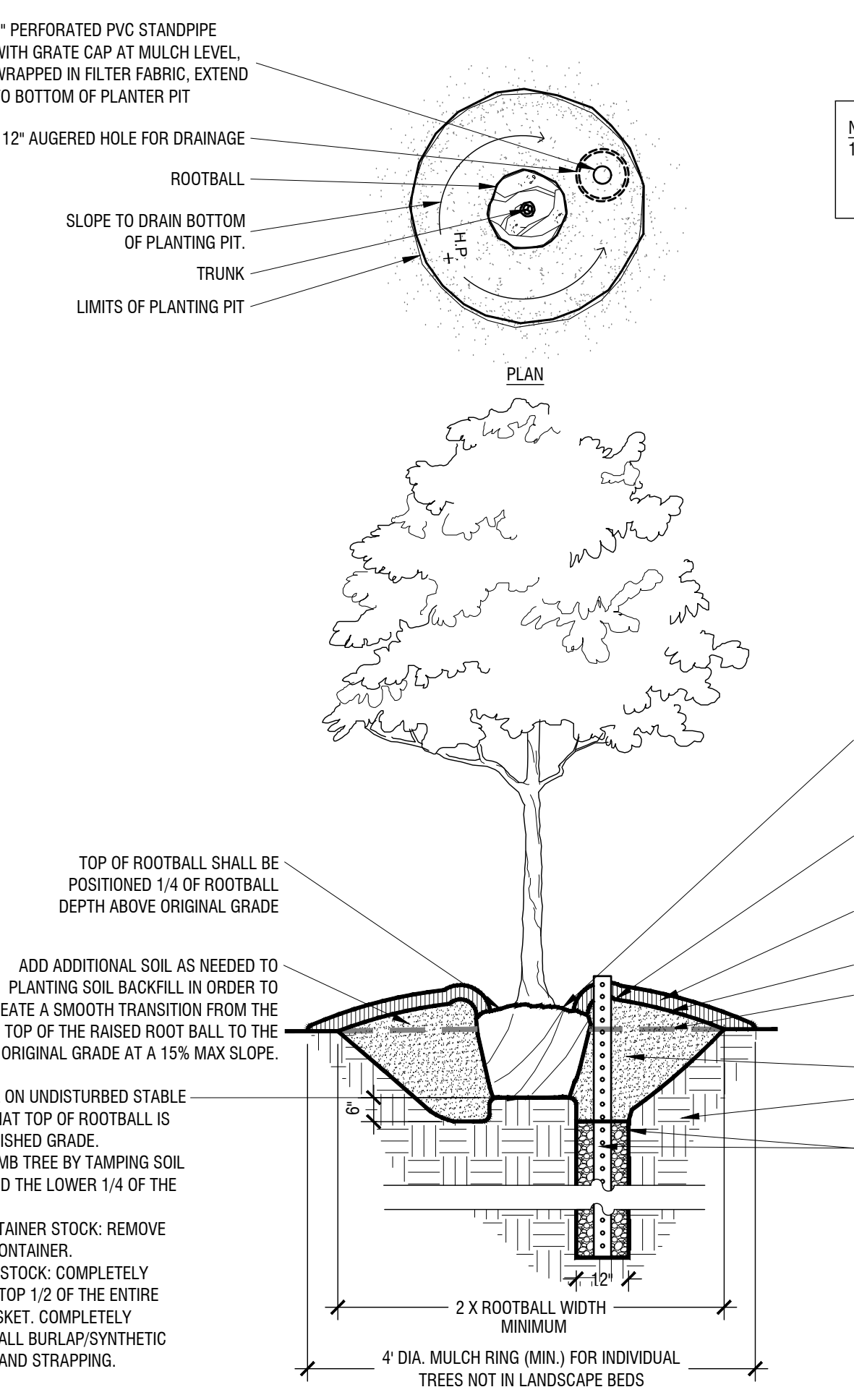
LANDSCAPE DETAILS (777 CHISOLM)
 SHEET NUMBER
L3.03

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK
- THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
 - WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
- B. PROTECTION OF EXISTING STRUCTURES
- ALL EXISTING BUILDINGS, WALLS, WALLS, PAVING, PIPING, AND OTHER ITEMS OF CONSTRUCTION AND PLANTING ALREADY COMPLETED OR ESTABLISHED SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR UNLESS OTHERWISE SPECIFIED. ALL DAMAGE RESULTING FROM NEGLIGENCE SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE OWNER.
- C. PROTECTION OF EXISTING PLANT MATERIALS OUTSIDE LIMIT OF WORK
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL UNAUTHORIZED CUTTING OR DAMAGE TO TREES AND SHRUBS EXISTING OR OTHERWISE CAUSED BY CARELESS OPERATION OF EQUIPMENT, STOCKPILING OF MATERIALS, ETC. THIS SHALL INCLUDE PROTECTION BY DIVING OR PARKING INSIDE THE DRIP-LINE OR THE SPILLING OF OIL, GASOLINE, OR OTHER DELETERIOUS MATERIALS WITHIN THE DRIP-LINE. NO MATERIALS SHALL BE BURNED WHERE THE HEAT WILL DAMAGE ANY PLANT. TREES KILLED OR DAMAGED SO THAT THEY ARE MISSHAPEN AND/OR UNSIGHTLY SHALL BE REPLACED AT THE COST TO THE CONTRACTOR OF ONE HUNDRED DOLLARS (\$100) PER CALIPER INCH ON AN ESCALATING SCALE WHICH ADDS AN ADDITIONAL TWENTY (20) PER CENT PER INCH OVER FEET (4) INCHES CALIPER AS FIXED AND AGREED LIQUIDATED DAMAGES. CALIPER SHALL BE MEASURED SIX (6) INCHES ABOVE GROUND LEVEL FOR TREES UP TO AND INCLUDING FOUR (4) INCHES CALIPER AND TWELVE (12) INCHES ABOVE GROUND LEVEL FOR TREES OVER FOUR (4) INCHES CALIPER.
- D. MATERIALS
- GENERAL
 - SAMPLES OF MATERIALS AS LISTED BELOW SHALL BE SUBMITTED FOR APPROVAL ON THE SITE OR AS OTHERWISE DETERMINED BY THE OWNER. UPON APPROVAL, DELIVERY OF MATERIALS MAY BEGIN.
 - MATERIALS SAMPLES
 - MULCH ONE (1) DISC FOOT TOPSOIL ONE (1) DISC FOOT PLANTS ONE (1) OF EACH VARIETY
 - PLANT MATERIALS
 - A PLANT SPECIES AND SIZE SHALL CONFORM TO THOSE INDICATED ON THE DRAWINGS. NOMENCLATURE SHALL CONFORM TO STANDARDIZED NAMES, 1992 EDITION. ALL NURSERY STOCK SHALL BE IN ACCORDANCE WITH GRASSES AND STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN. ALL PLANTS SHALL BE FREELY WOOD, HEALTHY, VIGOROUS, WELL-BRANCHED AND FREE OF DISEASE AND INSECTS. INSECT EGGS AND LARVAE SHALL HAVE ADEQUATE ROOT SYSTEMS. TREES FOR PLANTING SHALL BE UNIFORM IN SIZE AND ALL IRRIGATION MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE OWNER. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL BE NORMAL FOR THE VARIETY. PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE OWNER.
 - MEASUREMENTS: THE HEIGHT AND/OR WIDTH OF TREES SHALL BE MEASURED FROM THE GROUND OR ACROSS THE NORMAL SPREAD OF BRANCHES WITH THE PLANTS IN THEIR NORMAL POSITION. THIS MEASUREMENT SHALL NOT INCLUDE THE IMMEDIATE BRIMMAL GROWTH. PLANTS LARGER IN SIZE THAN THOSE SPECIFIED IN THE PLANT LIST MAY BE USED IF APPROVED BY THE OWNER. IF THE USE OF LARGER PLANTS IS APPROVED, THE BALL OF EARTH OR SPREAD OF ROOTS SHALL BE INCREASED IN PROPORTION TO THE SIZE OF THE PLANT.
 - INSPECTION: PLANTS SHALL BE SUBJECT TO INSPECTION AND APPROVAL AT THE PLACE OF GROWTH, OR UPON DELIVERY TO THE SITE. AS DETERMINED BY THE OWNER, FOR QUALITY, SIZE, AND VARIETY. SUCH APPROVAL SHALL NOT IMPAIR THE RIGHT OF INSPECTION AND REJECTION AT THE SITE DURING PROGRESS OF THE WORK OR AFTER COMPLETION FOR SIZE AND CONDITION OF BALLS OR ROOTS. LATENT DEFECTS OR INJURIES, REJECTED PLANTS SHALL BE REMOVED IMMEDIATELY FROM THE SITE. NOTICE OF REJECTION SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR AT LEAST ONE (1) WEEK PRIOR TO ANTICIPATED DATE.



Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)



NOTES:
 1. THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.

Tree Planting (Poor Drainage Condition)

A

- L. DIGGING AND HANDLING
- PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BREAKAGE AND DRYING OUT DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ("WILT-PRO" OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
 - BALLED AND BURLAPPED PLANTS (B&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MARKED "B&B" SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
 - PLANTS MARKED "BR" IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT DRY OUT IN MOVING AND PRIOR TO PLANTING.
 - PROTECTION OF PALMS IF APPLICABLE: ONLY A MINIMUM OF FRONDS SHALL BE REMOVED FROM THE CROWN OF THE PALM TREES TO FACILITATE MOVING AND HANDLING. CLEAR TRUNK CUT SHALL BE AS SPECIFIED AFTER THE MINIMUM OF FRONDS HAVE BEEN REMOVED. ALL PALMS SHALL BE BRACED PER DETAIL.
 - EXCAVATION OF TREE PITS SHALL BE DONE USING EXTREME CARE TO AVOID DAMAGE TO SURFACE AND SUBSURFACE ELEMENTS SUCH AS UTILITIES OR HARDSCAPE ELEMENTS, FOOTERS AND PREPARED SUB-BASES.
- M. CONTAINER GROWN STOCK
- ALL CONTAINER GROWN MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL-ROOTED PLANTS WHICH ARE ESTABLISHED IN THE CONTAINER IN WHICH THEY ARE SOLD. THE PLANTS SHALL HAVE TOPS WHICH ARE OF GOOD QUALITY AND ARE IN A HEALTHY GROWING CONDITION.
 - AN ESTABLISHED CONTAINER GROWN PLANT SHALL BE TRANSLANTED INTO A CONTAINER AND GROWN IN THAT CONTAINER SUFFICIENTLY LONG FOR THE NEW FIBROUS ROOTS TO HAVE DEVELOPED SO THAT THE ROOT MASS WILL RETAIN ITS SHAPE AND HOLD TOGETHER AFTER REMOVED FROM THE CONTAINER. CONTAINER GROWN STOCK SHALL NOT BE HANDLED BY THEIR STEMS.
 - PLANT ROOTS BOUND IN CONTAINERS SHALL NOT BE ACCEPTABLE.
 - SUBSTITUTION OF NON-CONTAINER GROWN MATERIAL FOR MATERIAL SPECIFIED TO BE CONTAINER GROWN WILL NOT BE PERMITTED UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE OWNER AND LANDSCAPE ARCHITECT.
- N. COLLECTED STOCK
- WHEN THE USE OF COLLECTED STOCK IS PERMITTED AS INDICATED ON THE PLANT LIST SCHEDULE, THE MINIMUM SIZES OF ROOTBALLS SHALL BE EQUAL TO THAT SPECIFIED FOR THE NEXT LARGER SIZE OF NURSERY GROWN STOCK OF THE SAME VARIETY.
- O. NATIVE STOCK
- PLANTS COLLECTED FROM WILD OR NATIVE STANDS SHALL BE CONSIDERED NURSERY GROWN WHEN THEY HAVE BEEN SUCCESSFULLY REESTABLISHED IN A NURSERY ROW AND GROWN UNDER REGULAR NURSERY CULTURAL PRACTICES FOR A MINIMUM OF TWO (2) GROWING SEASONS AND HAVE ATTAINED ADEQUATE ROOT AND TOP GROWTH TO INDICATE FULL RECOVERY FROM TRANSLANTING INTO THE NURSERY ROW.
- P. MATERIALS LIST
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWINGS SHALL BE FURNISHED BY THE CONTRACTOR. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE LANDSCAPE ARCHITECT OR OWNER ASSUMES NO LIABILITY FOR OMISSIONS OR ERRORS. SHOULD A DISCREPANCY OCCUR BETWEEN THE QUANTITIES TAKEN OFF AND THE PLANT LIST QUANTITY, THE LANDSCAPE ARCHITECT SHALL BE NOTIFIED FOR CLARIFICATION PRIOR TO THE SUBMISSIONS OF BIDS. ALL DIMENSIONS AND/OR SIZES SPECIFIED SHALL BE THE MINIMUM ACCEPTABLE SIZE.
- Q. FINE GRADING
- FINE GRADING UNDER THIS CONTRACT SHALL CONSIST OF FINAL FINISHED GRADES OF LAWN AND PLANTING AREAS THAT HAVE BEEN ROUGH GRADED BY OTHERS AS SHOWN ON THE DRAWINGS. THE CONTRACTOR SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT UNLESS OTHERWISE NOTED.
 - THE LANDSCAPE ARCHITECT SHALL FINE GRADE THE LAWN AND PLANTING AREAS TO BRING THE ROUGH GRADE UP TO FINAL FINISHED GRADE ALLOWING FOR THICKNESS OF SOG AND/OR MULCH DEPTH. THIS CONTRACTOR SHALL FINE GRADE ALL HAND AND/OR MACH EQUIPMENT NECESSARY INCLUDING A GRADING TRACTOR WITH FRONT-END LOADER FOR TRANSPORTING SOIL WITHIN THE SITE.
 - ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER AREAS ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM THE BUILDINGS.
- R. PLANTING PROCEDURES
- CLEAN UP BEFORE COMMENCING WORK: THE CONTRACTOR SHALL CLEAN UP WORK AND SURROUNDING AREAS OF ALL RUBBISH OR OBJECTIONABLE MATTER. ALL MORTAR, CEMENT, AND TOXIC MATERIAL SHALL BE REMOVED FROM THE SURFACE OF ALL PLANT BEDS. THESE MATERIALS SHALL NOT BE MIXED WITH THE SOIL. SHOULD THE CONTRACTOR FIND ANY SUCH MATERIALS, HE SHALL IMMEDIATELY CALL IT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT OR OWNER. FAILURE TO DO SO BEFORE PLANTING SHALL MAKE THE CONTRACTOR RESPONSIBLE FOR THE CORRECTIVE MEASURES OF THE CONTRACTOR.
 - VERIFY LOCATIONS OF ALL UTILITIES, CONDUITS, SUPPLY LINES AND CABLES, INCLUDING BUT NOT LIMITED TO: ELECTRIC, GAS LINES AND TANKS, WATER, SANITARY SEWER, STORMWATER LINES, CABLE AND TELEPHONE. PROPERLY MAINTAIN AND PROTECT EXISTING UTILITIES.
 - SUBGRADE EXCAVATION: SITE CONTRACTOR IS RESPONSIBLE TO REMOVE ALL EXISTING AND IMPORTED LIMEROCK AND LIMEROCK SUB-BASE FROM ALL LANDSCAPE PLANTING AREAS TO A MINIMUM DEPTH OF 36". SITE CONTRACTOR IS RESPONSIBLE TO BACKFILL THESE PLANTING AREAS TO ROUGH FINISHED GRADE WITH CLEAN TOPSOIL FROM AN ON-SITE SOURCE OR AN IMPORTED SOURCE. IF LIMEROCK OR OTHER ADVERSE CONDITIONS OCCUR IN PLANTED AREAS AFTER 90" DEEP EXCAVATION BY SITE CONTRACTOR, AND POSITIVE DRAINAGE CAN NOT BE ACHIEVED, LANDSCAPE CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT OR OWNER.
 - FURNISH NURSERY'S CERTIFICATE OF COMPLIANCE WITH ALL REQUIREMENTS AS HEREIN SPECIFIED AND REQUIRED. INSPECT AND SELECT PLANT MATERIALS BEFORE PLANTS ARE DUG AT NURSERY OR GROWING SITE.

- GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY, AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK. CONFORM TO ACCEPTED HORTICULTURAL PRACTICES AS USED IN THE TRADE. PLANTS SHALL BE PROTECTED UPON ARRIVAL AT THE SITE BY BEING THOROUGHLY WATERED AND PROPERLY MAINTAINED UNTIL PLANTED. PLANTS SHALL NOT REMAIN UNPROTECTED FOR A PERIOD EXCEEDING TWENTY-FOUR (24) HOURS. AT ALL TIMES WORKMANLIKE METHODS CUSTOMARY IN GOOD HORTICULTURAL PRACTICES SHALL BE EXERCISED.
- THE WORK SHALL BE COORDINATED WITH OTHER TRADES TO PREVENT CONFLICTS. COORDINATE THE PLANTING WITH THE IRRIGATION WORK TO ASSURE AVAILABILITY OF WATER AND PROPER LOCATION OF IRRIGATION ITEMS AND PLANTS.
- ALL PLANTING PITS SHALL BE EXCAVATED TO SIZE AND DEPTH IN ACCORDANCE WITH THE USA STANDARD FOR NURSERY STOCK 260. UNLESS SHOWN OTHERWISE ON THE DRAWINGS, AND BACKFILLED WITH THE PREPARED TOPSOIL. THE CONTRACTOR FINE GRADE SOIL TO THE FINISHED GRADE WITH WATER BEFORE PLANTING TO ASSURE PROPER DRAINAGE PERCOLATION IS AVAILABLE. NO ALLOWANCE WILL BE MADE FOR LOST PLANTS DUE TO IMPROPER DRAINAGE. IF FLOOR DRAINAGE EXISTS, UTILIZE PLANTING DETAIL THAT ADDRESSES THIS CONDITION. TREES SHALL BE SET PLUMB AND HELD IN POSITION UNTIL THE PLANTING MIXTURE HAS BEEN FLUSHED INTO PLACE WITH A SLOW, FULL HOSE STREAM. ALL PLANTING SHALL BE PERFORMED BY PERSONNEL FAMILIAR WITH PLANTING PROCEDURE AND UNDER THE SUPERVISION OF A QUALIFIED PLANTING FOREMAN. PROPER "LETTING IN" SHALL BE ASSURED TO ELIMINATE AIR POCKETS AROUND THE ROOTS. "JET STICK" OR EQUAL IS RECOMMENDED.
- TAKE ALL NECESSARY PRECAUTIONS TO AVOID DAMAGE TO BUILDINGS AND BUILDING STRUCTURES WHILE INSTALLING TREES.
- SOIL MIXTURE SHALL BE AS SPECIFIED IN SECTION OF THESE SPECIFICATIONS. IN ADDITION, EACH PLANTING PIT SHALL RECEIVE 21-GRAM "AGRFORM" PLANTING TABLETS PER MANUFACTURER'S SPECIFICATIONS OR AS FOLLOWS:
 - TWO (2) TABLETS PER 1 GAL PLANT
 - THREE (3) TABLETS PER 0.5 GAL PLANT
 - FOUR (4) TABLETS PER 1.5 GAL PLANT
 - LARGER MATERIAL: TWO (2) TABLETS PER 1/2" OF TRUNK CALIPER
- TREES AND SHRUBS SHALL BE SET STRAIGHT AND AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE PLANT CROWN WILL STAND ONE (1) TO TWO (2) INCHES ABOVE GRADE. EACH PLANT SHALL BE SET IN THE CENTER OF THE PIT. PLANTING SOIL MIXTURE SHALL BE BACKFILLED AND THOROUGHLY TAMPED AROUND THE BALL AND SHALL BE SETTLED BY WATER AFTER TAMING.
- FILL HOLE WITH SOIL MIXTURE, MAKING CERTAIN ALL SOIL IS SATURATED. TO DO THIS, FILL HOLE WITH WATER AND ALLOW TO SOAK MINIMUM TWENTY (20) MINUTES. STIRRING IF NECESSARY TO GET SOIL THOROUGHLY WET. PACK LIGHTLY WITH FEET. ADD MORE WET SOIL MIXTURE. DO NOT COVER TOP OF BALL WITH SOIL MIXTURE, ONLY WITH MULCH. ALL BURLAP, ROPE, WIRES, ETC. SHALL BE REMOVED FROM THE SIDES AND TOPS OF BALLS, BUT NO BURLAP SHALL BE PULLED FROM UNDERNEATH.
- PRUNING: EACH TREE SHALL BE PRUNED TO PRESERVE THE NATURAL CHARACTER OF THE PLANT AS SHOWN ON THE DRAWINGS. ALL SOFT WOOD OR SUCKER GROWTH AND ALL BROKEN OR BADLY DAMAGED BRANCHES SHALL BE REMOVED WITH A CLEAN CUT.
- SHRUBS AND GROUND COVER PLANTS SHALL BE EVENLY SPACED IN ACCORDANCE WITH THE DRAWINGS AND AS INDICATED ON THE PLANT LIST. CULTIVATE ALL PLANTING AREAS TO A MINIMUM DEPTH OF 6" REMOVE AND DISPOSE ALL DEBRIS, TILL INTO TOP 4" OF THE PLANTING SOIL MIX AS SPECIFIED IN SECTION E. THOROUGHLY WATER ALL PLANTS AFTER INSTALLATION.
- TREE GUYING AND BRACING SHALL BE INSTALLED BY THE LANDSCAPE CONTRACTOR IN ACCORDANCE WITH THE PLANS TO INSURE STABILITY AND MAINTAIN TREES IN AN UPRIGHT POSITION. IF THE LANDSCAPE CONTRACTOR AND OWNER DISAGREE TO WAIVE THE TREE GUYING AND BRACING, THE OWNER SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING OF THEIR INTENTIONS AND AGREE TO HOLD HARMLESS THE LANDSCAPE ARCHITECT IN THE EVENT ANY TREES FALL DOWN AND DAMAGE PERSON OR PROPERTY.
- MULCHING: PROVIDE A THREE (3) INCH MINIMUM LAYER OF SPECIFIED MULCH OVER THE ENTIRE AREA OF EACH SHRUB BED, GROUND COVER AND VINE BED AND TREE PIT.
- HERBICIDE WEED CONTROL: ALL PLANT BEDS SHALL BE KEPT FREE OF NOXIOUS WEEDS UNTIL FINAL ACCEPTANCE OF WORK. IF DIRECTED BY THE OWNER, ROUND-UP SHALL BE APPLIED FOR WEED CONTROL. QUALIFIED PERSONNEL SHALL APPLY HERBICIDE IN SPOT APPLICATIONS PER MANUFACTURER'S PRECAUTIONS AND SPECIFICATIONS. PRIOR TO FINAL INSPECTION, TREE PLANTING BEDS WITH AN APPROVED PRE-EMERGENT HERBICIDE AT AN APPLICATION RATE RECOMMENDED BY THE MANUFACTURER.
- MULCH

- S. LAWN SODDING
- THE WORK CONSISTS OF LAWN BED PREPARATION, SOIL PREPARATION, AND SODDING CONDUIT, IN STRICT ACCORDANCE WITH THE SPECIFICATIONS AND THE APPLICABLE DRAWINGS TO PRODUCE A GRASS LAWN ACCEPTABLE TO THE OWNER.
 - LAWN BED PREPARATION: ALL AREAS THAT ARE TO BE SODDED SHALL BE CLEARED OF ANY ROUGH GRASS, WEEDS, AND BRUSH, AND THE GROUND BROUGHT TO AN EVEN GRADE. THE WHOLE SURFACE SHALL BE ROLLED WITH A ROLLER WEIGHING NOT MORE THAN ONE HUNDRED (100) POUNDS PER FOOT OF WIDTH. DURING THE ROLLING, ALL DEPRESSIONS CAUSED BY SETTLEMENT OF ROLLING SHALL BE FILLED WITH ADDITIONAL SOIL, AND THE SURFACE SHALL BE REGRADED AND ROLLED UNTIL PRESENTING A SMOOTH AND EVEN FINISH THAT IS UP TO THE REQUIRED GRADE.
 - SOIL PREPARATION: PREPARE LOOSE BED FOUR (4) INCHES DEEP. APPLY FERTILIZER AT RATE OF TWENTY (20) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. APPLICATION SHALL BE UNIFORM. UTILIZE APPROVED MECHANICAL SPREADERS. MIX FERTILIZER THOROUGHLY WITH THE SOIL TO A DEPTH OF THREE (3) INCHES. HAND RAKE UNTIL ALL BUMPS AND DEPRESSIONS ARE REMOVED. WET PREPARED AREA THOROUGHLY.
 - SODDING
 - THE CONTRACTOR SHALL SOD ALL AREAS THAT ARE NOT PAVED OR PLANTED AS DESIGNATED ON THE DRAWINGS WITHIN THE CONTRACT LIMITS, UNLESS SPECIFICALLY NOTED OTHERWISE.
 - THE SOD SHALL BE CERTIFIED TO MEET THE STATE PLANT BOARD SPECIFICATIONS, ABSOLUTELY TRUE TO VARIETY TYPE, AND FREE FROM WEEDS, FUNGUS, INSECTS AND DISEASE OF ANY KIND.
 - SOD PANELS SHALL BE Laid TIGHTLY TOGETHER SO AS TO MAKE A SOLID SODDED LAWN AREA. SOD SHALL BE LAID UNIFORMLY AGAINST THE EDGES OF ALL CURBS AND OTHER HARDSCAPE ELEMENTS, PAVED AND PLANTED AREAS. ADJACENT TO BUILDINGS, A FOUR INCH MULCH STRIP SHALL BE PROVIDED. IMMEDIATELY FOLLOWING SOIL LAYING, THE LAWN AREAS SHALL BE ROLLED WITH A LAWN ROLLER CUSTOMARILY USED FOR SUCH PURPOSES, AND THEN THOROUGHLY IRRIGATED. IF, IN THE OPINION OF THE OWNER, TOP DRESSING IS NECESSARY AFTER ROLLING, FILL THE VOIDS BETWEEN THE SOD PANELS AND TO EVEN OUT INCONSISTENCIES IN THE SOIL. CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.

- DURING DELIVERY, PRIOR TO AND DURING THE PLANTING OF THE LAWN AREAS, THE SOD PANELS SHALL AT ALL TIMES BE PROTECTED FROM EXCESSIVE DRYING AND UNNECESSARY EXPOSURE OF THE ROOTS TO THE SUN. ALL SOD SHALL BE STACKED SO AS NOT TO BE DAMAGED BY SWEATING OR EXCESSIVE HEAT AND MOISTURE.
- SEEDING
 - USE APPROVE FRESH, CLEAN, NEW CROP LAWN SEED MIXTURE, FURNISH TO OWNER DEALERS GUARANTEED STATEMENT OF COMPOSITION OF MIXTURE AND PERCENTAGE OF PURITY AND GERMINATION OF EACH VARIETY.
 - SEED MIXTURE: PROVIDE SEED OF GRASS SPECIES AND VARIETIES, PROPORTIONS BY WEIGHT AND MINIMUM PERCENTAGE OF PURITY AND GERMINATION AS SPECIFIED BY THE MANUFACTURER. SEEDS VARY BY REGION AND SEASON AND SHALL COMPLY WITH STATE DO AND LOCAL SOIL CONSERVATION SERVICE STANDARDS FOR LAWN TURF.
 - DO NOT PERFORM SEEDING IN WINDY CONDITIONS.
 - SEEDING SHALL BE DISPERSED IN 2 DIRECTIONS AT RIGHT ANGLES TO EACH OTHER.
 - PERMANENTLY SEED AND MULCH CUT AND FILL SLOPES AS CONSTRUCTION PROCEEDS TO EXTENT CONSIDERED DESIRABLE AND PRACTICAL. IN THE EVENT IT IS NOT PRACTICAL TO SEED AREAS, SLOPES SHALL BE STABILIZED WITH STRIP-LAY APPLIED FIBER MATRAX, NETTING, BLANKETS OR OTHER MEANS TO REDUCE THE EROSION POTENTIAL OF THE AREA.
 - SEED LAWN AREAS BY SOWING EVENLY WITH APPROVED MECHANICAL SEEDER AT RATE OF MINIMUM OF 6 POUNDS PER 1,000 SQUARE FEET. AMOUNT WILL VARY BASED ON VARIETY AND/OR SPECIES. CULTIVATOR OR APPROVED SIMILAR EQUIPMENT MAY BE USED TO COVER SEED AND TO FORM SEEDBED IN ONE OPERATION. IN AREAS AND TO EVEN OUT INCONSISTENCIES IN THE SOIL. CLEAN SAND AS APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE UNIFORMLY SPREAD OVER THE ENTIRE SURFACE OF THE SOD AND THOROUGHLY WATERED IN.
 - SURFACE LAYER OF SOIL FOR SEEDBED AREAS SHALL BE KEPT ABOVE DURING GERMINATION PERIOD. WATER SEEDBED AREAS TWICE FIRST WEEK TO MINIMUM DEPTH OF 6 INCHES WITH FINE SPRAY AND ONCE PER WEEK THEREAFTER AS NECESSARY TO SUPPLEMENT NATURAL RAIN TO A MINIMUM DEPTH OF 6 INCHES DEPTH.
 - CONTRACTOR TO REAPPLY SEED AS NECESSARY IN ORDER TO GET ALL SEEDBED AREAS ESTABLISHED AS INTENDED.
- LAWN MAINTENANCE
 - WITHIN THE CONTRACT LIMITS, THE CONTRACTOR SHALL PRODUCE A DENSE, WELL ESTABLISHED LAWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR AND RE-SODDING OF ALL ERODED, SUNKEN OR BARE SPOTS UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. REPAIRED SODDING SHALL BE ACCOMPLISHED AS IN THE ORIGINAL WORK (INCLUDING REGRADING IF NECESSARY).
 - WATER EVERY DAY FOR TEN (10) SUCCESSIVE DAYS, THEN WATER THREE (3) TIMES PER WEEK (AT EVEN INTERVALS) FOR TWO (2) ADDITIONAL WEEKS. ALL WATERING SHALL BE TO SUFFICIENT QUANTITY TO REPAIR AND RESTORE TO EQUAL OR SUPERIOR NATURAL RAIN TO A MINIMUM DEPTH OF 1/2" IN A DROUGHT RESTRICTION AREA AND MUST FOLLOW CITY/COUNTY PROTOCOL, IF ANY ARE IN PLACE.
- UPON COMPLETION OF ALL PLANTING WORK AND BEFORE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL MATERIAL, EQUIPMENT, AND DEBRIS RESULTING FROM HIS WORK. ALL PAVED AREAS SHALL BE BROOM CLEANED AND THE SITE LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
- PLANT MATERIAL MAINTENANCE
 - ALL PLANTS AND PLANTING INCLUDED UNDER THIS CONTRACT SHALL BE MAINTAINED BY WATERING, CULTIVATING, SPRAYING, AND ALL OTHER OPERATIONS (SUCH AS RE-STAKING OR REPAIRING GUY SUPPORTS) NECESSARY TO INSURE A HEALTHY CONDITION BY THE CONTRACTOR UNTIL CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE AFTER THE CERTIFICATION OF ACCEPTABILITY SHALL BE IN ACCORDANCE WITH THE SPECIFICATIONS IN THIS SECTION. CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE TO COVER LANDSCAPE AND IRRIGATION MAINTENANCE FOR A PERIOD OF 90 CALENDAR DAYS COMMENCING AFTER ACCEPTANCE.
- MAINTENANCE (ALTERNATE BID ITEM)
 - CONTRACTORS ARE REQUESTED TO PROVIDE A BID ESTIMATE FOR MAINTENANCE FOLLOWING THE INITIAL 90-DAY MAINTENANCE PERIOD ON A COST PER MONTH BASIS.
- WARRANTY
 - THE LIFE AND SATISFACTORY CONDITION OF ALL PLANT MATERIAL INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
 - THE LIFE AND SATISFACTORY CONDITION OF ALL OTHER PLANT MATERIAL, INCLUDING SODS INSTALLED BY THE LANDSCAPE CONTRACTOR SHALL BE GUARANTEED BY THE CONTRACTOR FOR A MINIMUM OF 90 CALENDAR DAYS, COMMENCING AT THE TIME OF CERTIFICATION OF ACCEPTABILITY BY THE LANDSCAPE ARCHITECT OR OWNER.
 - REPLACEMENT: ANY PLANT NOT FOUND IN A HEALTHY GROWING CONDITION AT THE END OF THE GUARANTEE PERIOD SHALL BE REMOVED FROM THE SITE AND REPLACED AS SOON AS WEATHER CONDITIONS PERMIT. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE AS SPECIFIED IN THE PLANT LIST. THEY SHALL BE FURNISHED PLANTED AND MULCHED AS SPECIFIED UNDER "PLANTING," AT NO ADDITIONAL COST TO THE OWNER.
 - IN THE EVENT THE OWNER DOES NOT CONTRACT WITH THE CONTRACTOR FOR LANDSCAPE (AND IRRIGATION) MAINTENANCE, THE CONTRACTOR IS ENCOURAGED TO VISIT THE PROJECT SITE PERIODICALLY DURING THE ONE YEAR WARRANTY PERIOD TO EVALUATE MAINTENANCE PROCEDURES BEING PERFORMED BY THE OWNER, AND SHALL NOTIFY THE OWNER IN WRITING OF MAINTENANCE PROCEDURES OR CONDITIONS WHICH THREATEN VIGOROUS AND HEALTHY PLANT GROWTH. IT IS SUGGESTED SUCH VISIT SHALL BE CONDUCTED A MINIMUM OF ONCE PER MONTH FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF ACCEPTANCE.
 - FINAL INSPECTION AND ACCEPTANCE OF WORK
 - FINAL INSPECTION AT THE END OF THE GUARANTEE PERIOD SHALL BE ON PLANTING, CONSTRUCTION AND ALL OTHER INCIDENTAL WORK PERTAINING TO THIS CONTRACT. ANY REPLACEMENT AT THIS TIME SHALL BE SUBJECT TO THE SAME ONE (1) YEAR GUARANTEE (OR AS SPECIFIED BY THE LANDSCAPE ARCHITECT OR OWNER IN WRITING) BEGINNING WITH THE TIME OF REPLACEMENT AND ENDING WITH THE SAME INSPECTION AND ACCEPTANCE HERIN DESCRIBED.

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF ANY PORTION HEREIN WITHOUT THE WRITTEN AUTHORIZATION OF KIMBLEY & HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMBLEY & HORN AND ASSOCIATES, INC.

IFTS: 001 - Detail line position
 XREFS: 002 - Material & quantity
 PLOTTED BY: MARIANA, ANNE 4/29/2025 11:11 AM
 PROJECT: FLEX WAREHOUSE - KELLER
 DRAWING: LANDSCAPE DETAILS
 DRAWN BY: J. COOKE
 CHECKED BY:

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes
 Kimley & Horn
 P.L.L.C. Anna M. Stearns
 L.A. No. 3146 Date: 04/29/2025

RHA PROJECT 060126803
 DATE APRIL 2025
 SCALE AS SHOWN
 DESIGNED BY AEA
 DRAWN BY AEA
 CHECKED BY AMT
 TEXAS
 FLEX WAREHOUSE - KELLER
 PREPARED FOR
 CARDINAL RESIDENTIAL
 KELLER

LANDSCAPE DETAILS
 (777 CHISOLM)
 SHEET NUMBER
 L3.04

Chipman

Product Data Sheet



Chair

- The frame of Chipman is formed of aluminum castings welded together to make the final form.
- Powdercoated seating is offered armless, or with arms, in lightweight and nests.
- Blurplet/glide are made of tough nylon to resist damage from dragging on rough surfaces.

Stool

- All metal is finished with Landscape Forms' proprietary Plangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Blurplet/glide are made of tough-nylon to resist damage from dragging on rough surfaces.

Finishes

- All metal is finished with Landscape Forms' proprietary Plangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Blurplet/glide are made of tough-nylon to resist damage from dragging on rough surfaces.
- Call for standard color chart.

To Specify

- Select table size, shape, height, and powdercoat color. Specify surface mount or freestanding. Select with or without umbrella hole for dining table only. If specified with umbrella, table must be surface mounted.
- Select chair with arms, or armless, and powdercoat color.
- Select powdercoat color.

Designed by Robert Chipman

Chipman is protected by U.S. Patent No. D684,543; D689,544; D7146,074; D718,058

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

landscapeforms

GO OutdoorTable

Product Data Sheet



Dining Height

- Table is constructed of a cast and extruded aluminum frame with rolled steel surface panels.
- Table must be surface mounted, anchoring hardware is included.
- The table features a unique mounting system that allows for leveling adjustment.
- Table ships fully assembled.
- Table is ADA compliant for dining-height table requirements.

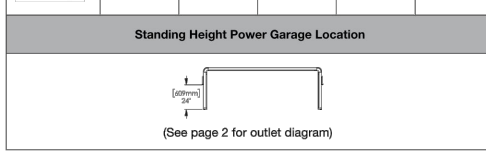
Standing Height

- Table is constructed of a cast and extruded aluminum frame with rolled steel surface panels.
- Table must be surface mounted, anchoring hardware is included.
- The table features a unique mounting system that allows for leveling adjustment.
- Table ships fully assembled.
- Standing height table is available with handrail power options.
- Power garages housing charging ports are located on the outer leg panels.
- One or two power garages can be specified for two garages, placement is one on each outer leg panel.
- Power garage can feature QFCO charging ports.
- See charging port diagram for handrail option arrangement.

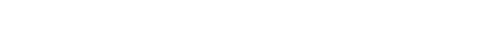


Table	Style	Depth	Width / Length	Height	Weight
Dining Height	Arms	30"	114"	30"	345 lb
	Arms	22"	24"	30"	30 lbs

Table	Style	Depth	Width / Length	Height	Weight
Standing Height	Arms	30"	114"	42.5"	385 lb
	Arms	22"	24"	42.5"	345 lb



Note: The table below is a stand-alone version. Steel drawers would be used in a table for a substitute for arms.



- End frame is cast aluminum.
- Seat and back rails are aluminum extrusions or wood.
- Cast aluminum frame and aluminum extrusion slats are powder-coated.
- Aluminum version can be two-toned: one color on the continuous ribbon and frame and another color on the slats.
- The wood for exterior applications is jarrah, with LP 80 finish.
- The wood option for interior applications is jarrah with LP 80 finish.

- Installation:
 - Shipped fully assembled.
 - Freestanding, surface mount or embedded.
 - Surface mount and embedded versions are shipped with a mounting kit.

landscapeforms

Metro40 Collection

Product Data Sheet



Rest™ Bench

- Rest length is 80" longer than typical three-person benches.
- Rest seat height is 18" and seat depth is 16".
- Optional arms (available only on backless version)
- End frames are joined using concealed mortise and tenon connections.
- Available with one or two optional intermediate cast aluminum seat dividers (available on backless version).
- Equipment with "anti-glides," cushioned plastic pads on the underside of the frame that keep the bench from moving under seated loads and protect the powdercoat finish from becoming scratched by concrete or floor.

Materials

- End frame is cast aluminum.
- Seat and back rails are aluminum extrusions or wood.
- Cast aluminum frame and aluminum extrusion slats are powder-coated.
- Aluminum version can be two-toned: one color on the continuous ribbon and frame and another color on the slats.
- The wood for exterior applications is jarrah.
- The wood option for interior applications is jarrah with LP 80 finish.

Installation

- Shipped fully assembled.
- Freestanding, surface mount or embedded.
- Surface mount and embedded versions are shipped with a mounting kit.

Table	Style	Depth	Width	Height	Product Weight
Backless	Backless	28"	80"	33"	400 lb (60 lbs seat, 340 lb frame)
	Backless	28"	80"	33"	400 lb (60 lbs seat, 340 lb frame)
With Arms	With Arms	28"	80"	33"	450 lb (60 lbs seat, 390 lb frame)
	With Arms	28"	80"	33"	450 lb (60 lbs seat, 390 lb frame)

Note: The backless version is a stand-alone version. Steel drawers would be used in a table for a substitute for arms.



- End frame is cast aluminum.
- Seat and back rails are aluminum extrusions or wood.
- Cast aluminum frame and aluminum extrusion slats are powder-coated.
- Aluminum version can be two-toned: one color on the continuous ribbon and frame and another color on the slats.
- The wood for exterior applications is jarrah.
- The wood option for interior applications is jarrah with LP 80 finish.

- Installation:
 - Shipped fully assembled.
 - Freestanding, surface mount or embedded.
 - Surface mount and embedded versions are shipped with a mounting kit.

landscapeforms

Bravo Bistro

Product Data Sheet



Table

- Table ships fully assembled.
- Freestanding, not surface mountable.
- Stainless steel hardware and carbon steel components.
- Durable nylon bumpers on table legs prevent scratching and wear, and add durability.
- Nylon washers in between all components prevent wear and corrosion.

Chairs (set of 2)

- Chairs (set of 2) ship fully assembled.
- Freestanding, not surface mountable.
- Stainless steel hardware and carbon steel components.
- Durable nylon glides on steel pan prevent metal-on-metal contact and enhance durability.
- Nylon bumpers on chair legs prevent scratching and wear, and add durability.
- Nylon washers in between all components prevent wear and corrosion.

Finishes

- All components are first e-coated, then powdercoated providing surface durability, resistance to scratching and corrosion, and protection from UV light and other elements.
- Available in Cadmium and Carbon.

Designed by Landscape Forms

Table	Depth	Width	Height	Seat Height	Weight
Table	17.25"	16"	32.5"	17.5"	18 lbs
					18 lbs

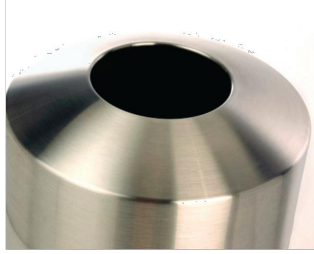
Table	Chairs (set of 2)
Depth	23.5"
Width	27"
Height	28"
Weight	17 lbs

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

landscapeforms

STEELY CAN

Product Data Sheet



Steely's made of strong stuff, type 304 stainless steel. That's made, darn and scratch resistant and very durable. It first top provides a snug, well sealed top ready to travel to fit the contemporary style aesthetic. And there's something going on under that handsome lid. Steely Cans include free stabilizer with grab the bag and hold it from view.

Litter Receptacle

- Steely Can litter receptacle is a top or side opening unit, with a 30 gallon capacity.
- Fixed top locks to free stabilizer with grab the bag (not for use with roll-in trash).
- Like all freestanding, and constructed of Type 304 series stainless steel with polished finish.

Table	Depth	Width	Height	Product Weight
Table	20"	20"	32"	42 lb
				42 lb

To Specify

- Select Steely Can.
- Specify top or side opening.

Finishes

- All components are first e-coated, then powdercoated providing surface durability, resistance to scratching and corrosion, and protection from UV light and other elements.
- Available in Cadmium and Carbon.

To Specify

- After selecting Bravo Bistro, select product type, then select powdercoat color. Bravo Bistro table and chair can only be specified as freestanding. All units ship full assembled.

Designed by Landscape Forms

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

landscapeforms

Every Day Chair

Product Data Sheet



The Every Day chair is simple yet sophisticated, making it an excellent candidate for adaptable use throughout a variety of outdoor dining, gathering and multi-purpose event spaces. Precisely bent wire and steel strapping make for a metal construction that can confidently withstand stacking and repeated reconfiguration. Available with or without arms, the chair's gentle curves and softened edges contribute to an inviting personality, while a steel base bolsters structural integrity and stability on a variety of surfaces. The Every Day chair is finished in our proprietary Plangard II® powdercoat, ensuring vibrant color that resists chipping, peeling, and fading outside in the elements.

Chair

- The Every Day chair is designed to accommodate a variety of postures.
- The Every Day chair is a freestanding chair available with or without arms.
- The frame of the chair is formed from bent wire and steel strapping.
- Chairs are stackable, up to four high.
- Glide are made of tough nylon to resist damage from dragging on rough surfaces.

Finishes

- All metal is finished with Landscape Forms' proprietary Plangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- The Every Day Chair comes standard in one color, but can be customized in color combinations.

To Specify

- Specify the Every Day Chair, select with or without arms, and choose powdercoat color.

Designed by Landscape Forms

Table	Style	Depth	Length	Height	Weight
Table	With Arms	21"	22.75"	31.75"	22 lbs
	Without Arms	21"	22.5"	31.75"	20 lbs

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

landscapeforms

Harpo Lounge Chair

Product Data Sheet



The Harpo lounge chair takes the minimal form and international appeal of the Harpo bench into a more casual realm. The lounge chair has arms and a high backrest for exceptional comfort, while its robust bent and welded steel structure with slatted wood seats and backs provide performance and durability at high use public, corporate, campus and healthcare settings.

Lounge Chair

- Lounge chair is available in three freestanding, surface mount, or embedded supports.
- Steel supports are powdercoated.
- Available only in jarrah, oak, or domestically sourced thermally modified ash (DTMA 3/4" wide wood slats).
- Supports have arms welded on.
- Wood boards are available in either exterior or interior finishes.

Finishes

- Interior woods are finished with Landscape Forms' exclusive LF-80 wood finish, a clear, catalyzed acrylic lacquer.
- Exterior woods are unfinished and will weather to a soft weather gray, requiring no future maintenance.
- All metal is finished with Landscape Forms' proprietary Plangard II® polyester powdercoat, a hard yet flexible finish that resists rusting, chipping, peeling and fading.
- Wood boards are available in either exterior or interior finishes.
- A wide range of standard, optional and custom colors are available.

To Specify

- Specify Harpo Lounge Chair. Select wood type and powdercoat color. Specify surface mount, embedded or freestanding. Lounge Chair ships fully assembled.

Designed by Miguel Mila for Urbidema

Click here for patent information related to this product.

Table	Style	Depth	Length	Height	Weight
Lounge Chair	Lounge Chair	32.5"	24.5"	35.5"	77 lb

Harpo lounge chair is a patent.

Visit landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level.

landscapeforms

Morrison

Product Data Sheet



Elevate the many dimensions of terrace life. Transform a terrace or roof garden into a gallery with the addition of fine art in the form of Morrison tables and stools. Designed by renowned modernist architect Liora Mossinson, the table frames appear to float, creating an ethereal quality balanced by the strength and texture of wood, concrete, or metal surface frames. Seamless connections and frames finishes further define Morrison's timeless artistry. Standing-height rectangular and square tables, dining-height square tables, lounge-height square tables, and powder-coated metal stools elevate the formal and informal experiences happening in protected public outdoor spaces.

Table

- Table offered in three heights - lounge (15"), dining (31"), or standing (40").
- The 40" x 80" and 40" x 40" dining tables are ADA compliant.
- Morrison tables are available in square and rectangular sizes.
- Inserts available in metal, wood, or Mesquite™ (only available with rectangular tables).
- Available without inserts, so the customer may choose locally available materials as a special order.
- Only square dining-height tables may be specified with an umbrella hole, the table must be surface mounted.
- Some assembly required for some product variations.
- All supporting frames are powdercoated aluminum.
- Umb can be freestanding or surface mounted.
- Freestanding units come with pre-treated hard-nylon glides for adjustable leveling.

Table	Style	Depth	Length	Height	Weight
Standing Height (Freestanding)	metal	40"	80"	40"	160 (60 lb)
	wood	40"	80"	40"	160 (60 lb)

Table	Style	Depth	Length	Height	Weight
Dining Height (Freestanding)	metal	40"	40"	40"	140 lb
	wood	40"	40"	40"	47 (100 lb)

Table	Style	Depth	Length	Height	Weight
Dining Height (Surface)	metal	40"	80"	31"	180 (60 lb)
	wood	40"	80"	31"	180 (60 lb)

Table	Style	Depth	Length	Height	Weight
Lounge Height (Freestanding)	metal	40"	40"	31"	100 lb
	wood	40"	40"	31"	41 (80 lb)

Table	Style	Depth	Length	Height	Weight
Lounge Height (Surface)	metal	40"	40"	15"	140 lb
	wood	40"	40"	15"	75 (60 lb)

landscapeforms

Parasols by TUUCI

Product Data Sheet



Plantation Series

- Canopy frames/poles, and poles are aluminum extrusions.
- Fasteners and hardware are stainless steel.
- Surface mount stand is stainless steel.
- Freestanding base is galvanized steel.
- Manual lift system: security pin system.
- Plantation Max Cantilever parasols come standard with the auto-lift piston assist system.
- Plantation MAX Classic parasols come standard with the auto-lift manual lift pulley system.
- Sunbrella marine-grade, 100% solution-dyed fiber is treated for a high degree of fade-resistance, is mildew proof and meets California Technical Bulletin #117 Section E (2019-11-03).
- All fabric umbrellas are subject to damage from high winds; we recommend lowering TUUCI at night and in 25 MPH wind conditions.
- Pole finish is Alumina-TEAK. Available in Natural or Java colored.
- Misting System is Aluma-TEAK. Available in Natural or Java colored.
- Plantation Classic must be anchored to Landscape Forms table (surface mounted) or embedded table style (piled) with a zinc-plated steel using a TUCI to TUUCI G-Plate double stack combo stand, or a TUCI 150 to G-Plate double stack combo free standing base or surface mounted stand, or deck mount security base.
- Plantation MAX Classic, and Plantation MAX Single and Dual Cantilever can be freestanding, surface mounted, or embedded.

Plantation Classic Square	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
Plantation Classic Square	-	80"	100"	21 lb
				21 lb
Plantation Classic Hexagon	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
Plantation Classic Hexagon	100"	102.5"	100"	26 lb
				26 lb
Plantation MAX Classic Octagonal	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
Plantation MAX Classic Octagonal	124"	124"	100"	46 lb
				46 lb
Plantation MAX Classic Square	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
Plantation MAX Classic Square	-	120"	100"	46 lb
				46 lb
Plantation MAX Classic Rectangle	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
Plantation MAX Classic Rectangle	80"	140"	100"	29 lb
				29 lb
Plantation MAX Single Cantilever	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
Plantation MAX Single Cantilever	127"	100.25"	100"	146 lb
				146 lb
Plantation MAX Dual Cantilever	DEPTH	WIDTH	HEIGHT	PRODUCT WEIGHT
Plantation MAX Dual Cantilever	150.25"	100.25"	100"	214 lb
				214 lb

landscapeforms

Parasols by TUUCI

Product Data Sheet



Warranty (2 different warranties)

- 15 Year Warranty includes center mast, cantilever mast, top and bottom hubs and stainless steel hardware only. If wear/tear damage occurs to the hubs, center pole or stainless steel hardware, TUUCI will replace or repair any item listed in this category at its discretion. Superficial damage occurring from contact with foreign objects including any type of scratches or abrasions caused from contact with the moving components of the frame shell or canopy during normal operation are not eligible for warranty coverage unless the damage somehow compromises the structural integrity of the frame.

IMAGES: XREFS: KTD: ... DATE: 7/23/24
 PLOTTED BY: MARIAM ANNE 4/28/2025 5:11 PM
 DWG NAME: L300 LANDSCAPE DETAILS.rvt
 PROJECT: ...
 The document, together with the concepts and designs presented herein, is an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and reliance on the information contained herein without the prior written authorization and signature of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

QTY: ___

Authorized Signature _____ Date _____

By signing above or stamping this drawing "approved" or "no exception taken" authorization is given to QCP to produce this drawing as shown within a 1/4" tolerance.

PLAN VIEW

SIDE VIEW

ELEVATION VIEW

QCP		PLAN TYPE	CONSTRUCTION PLAN	DATE	FILE NO.	SHEET
www.qcp-corp.com		PRODUCT	Q-PP GAMING PING PONG TABLE	7/23/24	Q-PP-1	1
		SCALE		3/8" = 1'		OF
		PROJECT NAME		PC NO.	QC ITEM NO.	7

PRODUCT: Q-STD90PT WEIGHT: 3,648 lbs.
(CUSTOMER TO OPLAND IF OVER 6000 LBS.)

CONCRETE COLOR: CONCRETE TEXTURE:

NATURAL FRENCH GREY DRAFTSMAN ETCH HONED
 MISON WHITE LATTE STATA
 CUSTOM

QUANTITY: ___

SEALER: PERMASHIELD 4200 SEALER

Authorized Signature _____ Date _____

By signing above or stamping this drawing "approved" or "no exception taken" authorization is given to QCP to produce this drawing as shown within a 1/4" tolerance.

GENERAL PRODUCT NOTES:
 E = EXPOSED FINISHED SURFACE
 INSTALLATION IS REQUIRED BY OTHERS.
 ALL EDGES TO BE EASED.
 MANUFACTURING TOLERANCE ±1/4".
 ANCHORING METHOD BY OTHERS.

NOTE:
ANCHORING REQUIRED AS SHOWN ON DETAIL "A"

PLAN VIEW

ELEVATION VIEW

DETAIL "A" INSTALLATION PLAN

QCP		PLAN TYPE	CONSTRUCTION PLAN	DATE	FILE NO.	SHEET
www.qcp-corp.com		PRODUCT	Q-STD90PT PICNIC TABLE STANDARD	9/10/24	Q-STD90PT	1
		SCALE		3/8" = 1'		OF
		PROJECT NAME		PC NO.	QC ITEM NO.	1

PRODUCT: Q-CH WEIGHT: 409 lbs.
(CUSTOMER TO OPLAND IF OVER 6000 LBS.)

CONCRETE COLOR: CONCRETE TEXTURE:

NATURAL FRENCH GREY DRAFTSMAN ETCH HONED
 MISON WHITE LATTE STATA
 CUSTOM

QUANTITY: ___

SEALER: PERMASHIELD 4200 SEALER

Authorized Signature _____ Date _____

By signing above or stamping this drawing "approved" or "no exception taken" authorization is given to QCP to produce this drawing as shown within a 1/4" tolerance.

GENERAL PRODUCT NOTES:
 E = EXPOSED FINISHED SURFACE
 INSTALLATION IS REQUIRED BY OTHERS.
 ALL EDGES TO BE EASED.
 MANUFACTURING TOLERANCE ±1/4".
 ANCHORING METHOD BY OTHERS.

SECTION VIEW

BOTTOM VIEW

PLAN VIEW

SIDE VIEW

REAR ELEVATION VIEW

FRONT ELEVATION VIEW

QCP		PLAN TYPE	CONSTRUCTION PLAN	DATE	FILE NO.	SHEET
www.qcp-corp.com		PRODUCT	Q-CH GAMING CORN HOLE	8/19/23	Q-CH	1
		SCALE		1/2" = 1'		OF
		PROJECT NAME		PC NO.	QC ITEM NO.	

Kimley & Horn

260 DAVIS ST #100, MCKINNEY, TX 75069
 PHONE: (469) 301-2580 FAX:
 WWW.KIMLEY-HORN.COM TX F-928
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes
 Kimley & Horn
 P.L.A. Anna M. Harman
 L.A. No. 3146 Date: 04/29/2025

KHA PROJECT
 060015803
 DATE
 APRIL 2025
 SCALE AS SHOWN
 DESIGNED BY AEA
 DRAWN BY AEA
 CHECKED BY AMH

FLEXD WAREHOUSE -
 KELLER
 PREPARED FOR
 CARDINAL RESIDENTIAL
 KELLER

LANDSCAPE DETAILS

SHEET NUMBER
 L3.06

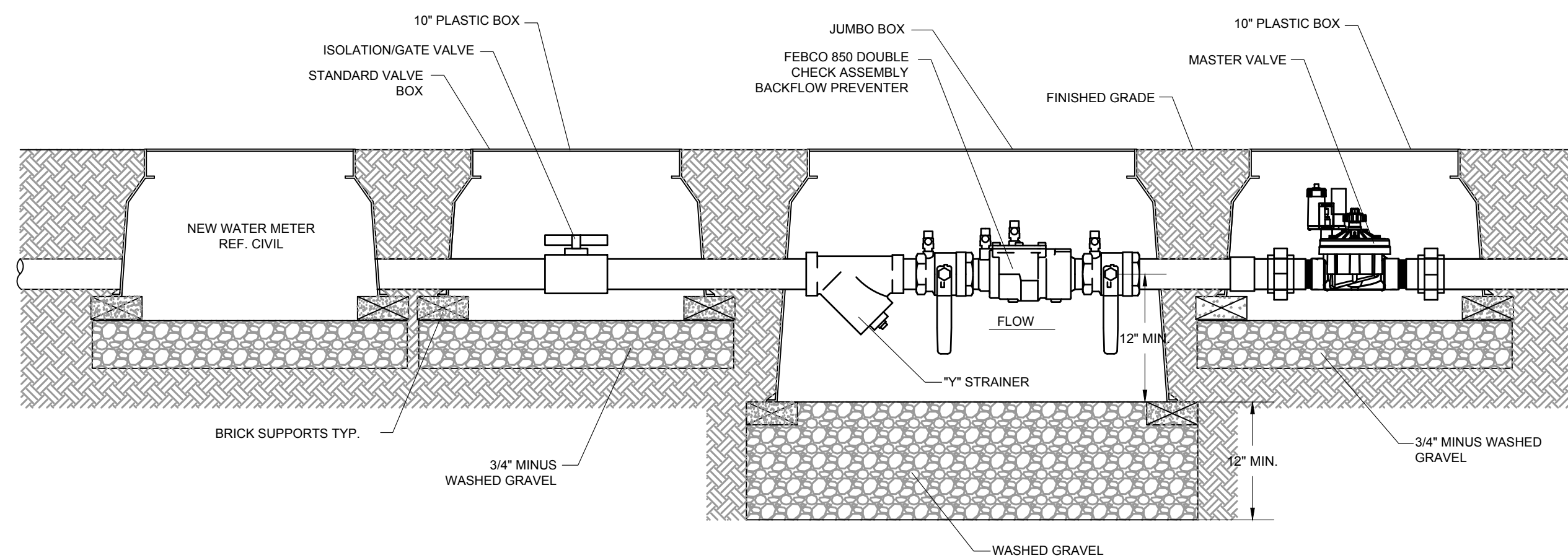
DATE

REVISIONS

No.

IRRI...
 IMAGES
 XREFS
 PLOTTED BY
 DATE

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. It is intended only for the specific purpose and client for which it was prepared. Return of and/or reproduction of this document without written authorization and signature of Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



DOUBLE CHECK ASSEMBLY BACKFLOW PREVENTER

Scale: N.T.S.

A

GENERAL IRRIGATION SPECIFICATIONS AND NOTES

- E. INSTALLATION:
- EXCAVATION AND TRENCHING:
 - PERFORM ALL EXCAVATIONS AS REQUIRED FOR THE INSTALLATION OF THE WORK INCLUDING UNDER THIS SECTION INCLUDING SHORING OF EARTH BANKS TO PREVENT CAVE-INS. RESTORE ALL SURFACES, EXISTING UNDERGROUND INSTALLATIONS, ETC., DAMAGED OR CUT AS A RESULT OF THE EXCAVATIONS TO AND IN A MANNER APPROVED BY THE OWNER.
 - TRENCHES SHALL BE MADE WIDE ENOUGH TO ALLOW A MINIMUM OF 6 INCHES BETWEEN PARALLEL PIPE LINES. TRENCHES FOR PIPE LINES SHALL BE MADE OF SUFFICIENT DEPTHS TO PROVIDE THE MINIMUM COVER FROM FINISH GRADE AS FOLLOWS:
 - 24" MINIMUM BELOW BOTTOM PAVEMENT PER SLEEVING INSTALLATION DETAIL FOR MAIN LINE; 18" MINIMUM FOR NON-PRESSURIZED LATERALS.
 - MINIMUM COVER OVER IRRIGATION LINES TO HEADS/ DRIPLINE EXCEPT VEHICLE TRAFFIC AREAS ARE AS FOLLOWS:
 - 12" COVER OVER LATERALS
 - 18" COVER OVER MAINLINE.
 - MAINTAIN ALL WARNING SIGNS, SHORING, BARRICADES, FLARES AND RED LANTERNS AS REQUIRED BY THE SAFETY ORDERS OF THE DIVISION OF INDUSTRIAL SAFETY AND LOCAL ORDINANCES.
 - PIPE LINE ASSEMBLY:
 - INSTALL REMOTE CONTROL VALVES WHERE SHOWN AND GROUP TOGETHER WHERE PRACTICAL. PLACE NO CLOSER THAN 12-18 INCHES TO WALK EDGES, WALLS, AND OTHER PAVEMENTS. PLACE A MINIMUM OF 24" FROM BUILDINGS.
 - PLASTIC PIPE AND FITTINGS SHALL BE SOLVENT WELDED USING SOLVENTS AND METHODS RECOMMENDED BY MANUFACTURER OF THE PIPE. EXCEPT WHERE SREWED CONNECTIONS ARE REQUIRED. PIPE AND FITTINGS SHALL BE THOROUGHLY CLEANED OF DIRT, DUST AND MOISTURE BEFORE APPLYING SOLVENT WITH A NON-SYNTHETIC BRISTLE BRUSH.
 - PIPE MAY BE ASSEMBLED AND WELDED ON THE SURFACE. SNAKE PIPE FROM SIDE TO SIDE OF TRENCH BOTTOM TO ALLOW FOR EXPANSION AND CONTRACTION.
 - MAKE ALL CONNECTIONS BETWEEN PLASTIC PIPE AND METAL VALVES OR STEEL PIPE WITH THREADED FITTINGS USING PLASTIC MALE ADAPTERS.
 - JOINTS:
 - PIPE SIZES 2 1/2 INCH OR SMALLER SHALL HAVE BELL AND SOCKET JOINTS.
 - PIPE SIZES LARGER THAN 2 1/2 INCH SHALL HAVE SNAP CONNECTIONS WITH RUBBER GASKET JOINTS.
 - THRUST BLOCKING SHALL BE REQUIRED WHEN PIPE SIZE IS 4" OR GREATER.
 - SPRINKLER HEADS/ DRIPLINE:
 - INSTALL ALL SPRINKLERS/ DRIPLINE AS DETAILED ON DRAWINGS.
 - DO NOT SCALE PLANS FOR EXACT HEAD LOCATION.
 - CLOSING OF PIPE AND FLUSHING LINES:
 - CAP OR PLUG ALL OPENINGS AS SOON AS LINES HAVE BEEN INSTALLED TO PREVENT THE ENTRANCE OF MATERIALS THAT WOULD OBSTRUCT THE PIPE. LEAVE IN PLACE UNTIL REMOVAL IS NECESSARY FOR COMPLETION OF INSTALLATION.
 - THOROUGHLY FLUSH OUT ALL WATER LINES BEFORE INSTALLING HEADS, DRIPLINE, VALVES AND OTHER HYDRANTS.
 - TEST IN ACCORDANCE WITH PARAGRAPH ON HYDROSTATIC TESTS.
 - UPON COMPLETION OF THE TESTING, THE CONTRACTOR SHALL COMPLETE ASSEMBLY AND ADJUST SPRINKLER HEADS FOR PROPER DISTRIBUTION.
 - INSPECTIONS:
 - SPRINKLER/ DRIPLINE LAYOUT AND SPACING INSPECTION: VERIFICATION THAT THE IRRIGATION DESIGN IS ACCURATELY INSTALLED IN THE FIELD. IT WILL ALSO PROVIDE FOR ALTERATION OR MODIFICATION OF THE SYSTEM TO MEET FIELD CONDITIONS. SPACING SHOULD BE WITHIN 5% OF THE DESIGN SPACING.
 - PIPE INSTALLATION DEPTH INSPECTION: ALL PIPES IN THE SYSTEM SHALL BE INSTALLED TO DEPTHS AS PREVIOUSLY DESCRIBED IN SECTION 'E' OF THESE SPECIFICATIONS.
 - OPEN TRENCH INSPECTION: THE TRENCH AND ALL JOINTS AND EVERY TRANSITION IN PIPE SIZE, WILL BE OPEN WHERE OPEN TRENCH INSPECTION IS REQUIRED.
 - INSPECTIONS WILL BE PERFORMED THROUGHOUT THE DURATION OF THE INSTALLATION. INSPECTION MAY BE MADE BY THE GOVERNING AGENCY/ OWNER TO ENSURE COMPLIANCE WITH DESIGN INTENT, SPECIFICATIONS AND THE IRRIGATION CODES.
 - HYDROSTATIC TESTS:
 - REQUEST THE PRESENCE OF THE OWNER AND/OR OWNERS REPRESENTATIVE IN WRITING AT LEAST 48 HOURS IN ADVANCE OF TESTING.
 - TESTING TO BE ACCOMPLISHED AT THE EXPENSE OF THE CONTRACTOR AND IN THE PRESENCE OF THE OWNER.
 - CENTER LOAD PIPING WITH SMALL AMOUNT OF BACKFILL TO PREVENT ARCHING OR SLIPPING UNDER PRESSURE.
 - APPLYING A CONTINUOUS AND STATIC WATER PRESSURE OF 125 PSI WHEN WELDED PLASTIC JOINTS HAVE CURED AT LEAST 3 HOURS AND WITH THE RISERS CAPPED AS FOLLOWS:
 - MAIN LINES AND SUBMANS TO BE TESTED FOR 2 HOURS.
 - NO PRESSURE LOSS IS ALLOWED FOR SOLVENT WELD MAINLINE/ PIPE.
 - FOR PVC AND O-RING GASKET PIPE THE ALLOWABLE LEAKAGE SHALL NOT EXCEED THE NUMBER OF GALLONS PER HOUR AS DETERMINED BY THE FOLLOWING FORMULA:

$$L = NPQ^{1.850}$$
 IN WHICH:
 L=ALLOWABLE LEAKAGE, IN GALLONS PER HOUR
 N=NUMBER OF JOINTS
 D=PIPE DIAMETER IN INCHES
 P=AVERAGE TEST PRESSURE IN PSI GAUGE.
 - REPAIR LEAKS RESULTING FROM TESTS.
 - AUTOMATIC CONTROLLERS:
 - CONNECT REMOTE CONTROL VALVES TO CONTROLLER IN A CLOCKWISE SEQUENCE TO CORRESPOND WITH STATION SETTING BEGINNING WITH STATIONS 1, 2, 3, ETC.
 - AUTOMATIC CONTROL WIRING:
 - INSTALL CONTROL WIRING, SPRINKLER MAINS AND LATERALS IN COMMON TRENCHES WHEREVER POSSIBLE.
 - INSTALL CONTROL WIRES AT LEAST 18" BELOW FINISHED GRADE AND SNAKE WIRE SIDE TO SIDE IN TRENCH BELOW MAIN LINE. EXPANSION CURLS SHALL BE PROVIDED WITHIN THREE (3) FEET OF EACH WIRE CONNECTION TO SOLENOID AND AT LEAST EVERY THREE HUNDRED (300) FEET IN LENGTH. EXPANSION CURLS ARE FORMED BY WRAPPING AT LEAST FIVE (5) TURNS OF WIRE AROUND A ROD OR PIPE 1" OR MORE IN DIAMETER, THEN WITHDRAWING THE ROD.
 - CONTROL WIRE SPLICES WILL BE ALLOWED ONLY RUNS OVER 1000 FT. CONNECTIONS SHALL BE IN VALVE BOX AND LOCATION TO BE SHOWN ON AS-BUILT PLANS.
 - ALL WIRING PASSING UNDER EXISTING OR FUTURE PAVING, CONSTRUCTION, ETC., SHALL BE ENCASED IN PLASTIC OR GALVANIZED STEEL CONDUIT EXTENDING AT LEAST 24" BEYOND EDGES OF PAVING OR CONSTRUCTION.
 - CONTRACTOR SHALL RUN TWO SPARE WIRES IN EACH DIRECTION FROM CONTROLLER TO FARTHEST VALVE TO SERVE AS BACKUP WIRES.
 - BACKFILL AND COMPACTING:
 - AFTER SYSTEM IS OPERATING AND REQUIRED TESTS AND INSPECTIONS HAVE BEEN MADE, BACKFILL EXCAVATIONS AND TRENCHES WITH CLEAN SOIL, FREE OF RUBBISH. INITIAL BACKFILL MATERIAL TO 6 INCHES ABOVE THE TOP OF PIPE SHALL BE FREE OF ROCKS OR STONES LARGER THAN ONE INCH DIAMETER. FINAL BACKFILL MATERIAL SHALL BE FREE OF ROCKS OR STONES LARGER THAN 3 INCHES IN DIAMETER.
 - BACKFILL FOR ALL TRENCHES, REGARDLESS OF THE TYPE OF PIPE COVERED, SHALL BE COMPACTED TO MINIMUM 90% DENSITY.
 - COMPACT TRENCHES IN AREAS TO BE PLANTED BY THOROUGHLY FLOODING THE BACKFILL. JETTING PROCESS MAY BE USED IN THOSE AREAS.
 - DRESS OFF ALL AREAS TO FINISH GRADES.
 - PROTECTIVE RADIUS OF EXISTING TREES:
 - AN AUGER IS TO BE USED TO TUNNEL UNDER EXISTING TREES IF IRRIGATION IS INSTALLED WITHIN THE PROTECTIVE RADIUS OF EXISTING TREES AND ONLY IF THERE IS NO OTHER OPTION OR TO DO SO CREATES AN UNREASONABLE HARDSHIP.
- F. CLEAN-UP:
- REMOVE FROM THE SITE ALL DEBRIS RESULTING FROM WORK OF THIS SECTION.

END SECTION

Kimley-Horn
 260 DAVIS ST #100, MCKINNEY, TX 75069
 PHONE: (469) 301-2580 FAX: WWW.KIMLEY-HORN.COM TX F-928
 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 ANNE M. HARMAN
 L.L. No. 0029987, date: 4/29/2025

KHA PROJECT 060015803	DATE MARCH 2025	SCALE AS SHOWN	DESIGNED BY MMS	DRAWN BY MMS	CHECKED BY AMH
--------------------------	--------------------	-------------------	--------------------	-----------------	-------------------

FLEXD WAREHOUSE -
 KELLER
 PREPARED FOR
 CARDINAL RESIDENTIAL

IRRIGATION
 SCHEDULE AND
 NOTES

SHEET NUMBER
 3.04

No.	REVISIONS	DATE

IRRIGATION SCHEDULE 777 CHISOLM TRAIL

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
①	Hunter MP Corner PRS-04-PRS40-CV Turf Rotator, 4" (15.24cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. T=Turquoise adj arc 45-105.	4
②	Hunter MP1000 PRS-04-PRS40-CV Turf Rotator, 4" (15.24 cm) pop-up with check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc.	87
③	Hunter MP2000 PRS-04-PRS40-CV Turf Rotator, 4" (15.24 cm) pop-up with factory installed check valve, pressure regulated to 40 psi (2.76 bar), MP Rotator nozzle on PRS40 body. K=Black adj arc 90-210, G=Green adj arc 210-270, R=Red 360 arc.	51
④	Hunter PRS-04-CV-PCN Flood Bubbler, 4in. pop-up, factory installed drain check valve.	18
⑤	Netafim LVC210075-HFHP Pre-Assembled Control Zone Kit, with 1in. Series 80 Control Valve, 3/4in. Disc Filter, and High Flow Pressure Regulator 4.5GPM to 17.6GPM.	6

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
⑥	Area to Receive Dripline Netafim TLCV-04-12 Techline Pressure Compensating Landscape Dripline with Check Valve. 0.4 GPH emitters at 12" O.C. Dripline laterals spaced at 12" apart, with emitters offset for triangular pattern. 17mm.	9,902 lf
⑦	Hunter ICV-G (Remote) Plastic Electric Remote Control Valves, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	10
⑧	Hunter HQ-44LRC-R Quick coupler valve, purple rubber locking cover for reclaimed water use, red brass and stainless steel, with 1in. NPT inlet, 2-piece body.	1
⑨	Nibco T-113 Class 125 bronze gate shut off valve with wheel handle, same size as mainline pipe diameter at valve location.	1
⑩	Hunter ICV-G (Master Valve) 1-1/2" Plastic Electric Master Valve, Globe Configuration, with NPT Threaded Inlet/Outlet, for Commercial/Municipal Use.	1
⑪	Febco 850 1-1/2" Double Check Backflow prevention.	1
⑫	Hunter I2C-2400-SS 24 Station Outdoor Modular Controller. With two ICM-800 Module. Commercial Use. Stainless Steel Cabinet.	1

⑬	Hunter Solar-Sync Solar, rain freeze sensor with outdoor interface, connects to Hunter PCC, Pro-C, 1 and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Wired.	1
⑭	Hunter HFS-100 Flow Sensor for use with ACC controller, 1in. Schedule 40 Sensor Body, 24 VAC, 2 amp.	1
⑮	Water Meter 1-1/2" REF. CIVIL DWGS	1
⑯	Irrigation Lateral Line: PVC Class 200 SDR 21 3/4" min.	5,556 lf
⑰	Irrigation Mainline: PVC Class 200 SDR 21 1" min.	2,478 lf
⑱	Pipe Sleeve: PVC Schedule 40 Typical pipe sleeve for irrigation pipe. Pipe sleeve shall allow for irrigation piping and their related couplings to easily slide through sleeving material. Extend sleeves 18 inches beyond edges of paving or construction.	1,357 lf

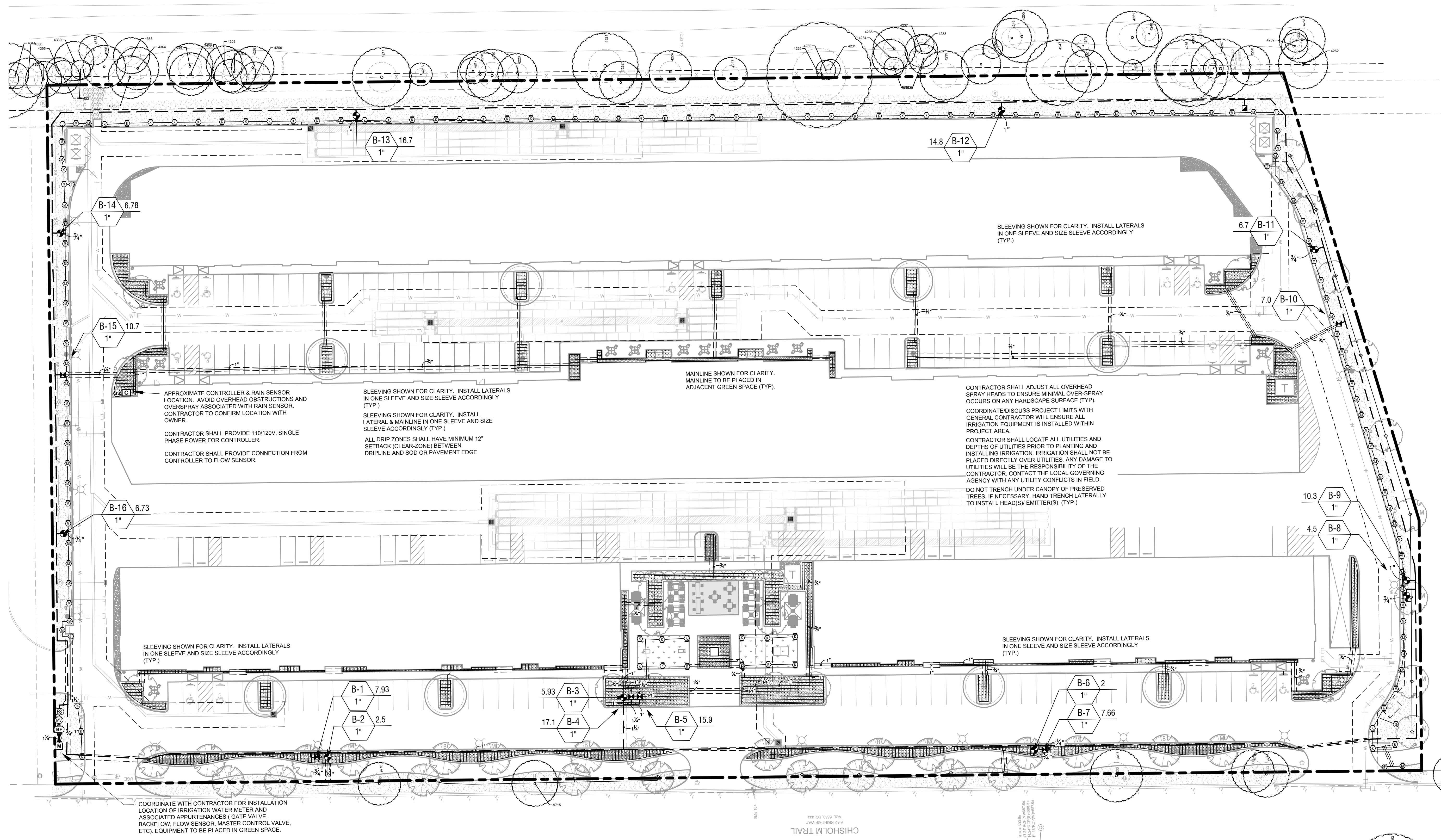
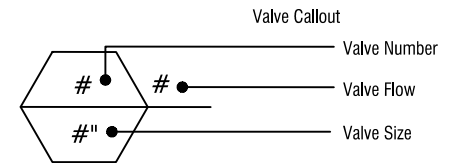
THIS IRRIGATION PLAN IS DESIGNED TO THE FOLLOWING STATS: 100 PSI AND 70.5 GPM. IF WATER PRESSURE DOES NOT MEET DESIGN SPECIFICATIONS A BOOSTER PUMP WILL BE REQUIRED AT COST OF CONTRACTOR. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. IF SYSTEM HAS +/- 5 PSI THAN DESIGN PRESSURE.

QUANTITIES PROVIDED FOR CONVENIENCE ONLY. CONTRACTOR TO CONFIRM ALL QUANTITIES PRIOR TO BIDDING.

REFERENCE MAXIMUM LATERAL DRIPLINE CHART TO DETERMINE MINIMUM NUMBER OF POINTS OF CONNECTION PER DRIP LINE ZONE. WHERE LAYOUT FLEXIBILITY EXISTS CENTER FEED LAYOUTS MUST BE USED. THIS ALLOWS FOR EVEN FLOW OF WATER THROUGH THE ZONE.

ECO-INDICATOR TO BE PLACED IN ALL DRIP AREAS AT THE FURTHEST POINT OF EACH DRIP RUN.

ZONES LOWER THAN THE CAPACITY OF THE FLOW SENSOR ARE TO BE WIRED IN THE CONTROLLER WITH ANOTHER ZONE SO THAT THE FLOW SENSOR READS BOTH ZONES AS ONE ZONE IN ORDER TO MEET THE FLOW SENSOR'S LOWEST GPM REQUIREMENT. DRIP ZONES REQUIRED TO REMAIN PIPED AS SEPARATE ZONES.



APPROXIMATE CONTROLLER & RAIN SENSOR LOCATION. AVOID OVERHEAD OBSTRUCTIONS AND OVERSPRAY ASSOCIATED WITH RAIN SENSOR. CONTRACTOR TO CONFIRM LOCATION WITH OWNER.

CONTRACTOR SHALL PROVIDE 110/120V, SINGLE PHASE POWER FOR CONTROLLER.

CONTRACTOR SHALL PROVIDE CONNECTION FROM CONTROLLER TO FLOW SENSOR.

SLEEVING SHOWN FOR CLARITY. INSTALL LATERALS IN ONE SLEEVE AND SIZE SLEEVE ACCORDINGLY (TYP.)

SLEEVING SHOWN FOR CLARITY. INSTALL LATERAL & MAINLINE IN ONE SLEEVE AND SIZE SLEEVE ACCORDINGLY (TYP.)

ALL DRIP ZONES SHALL HAVE MINIMUM 12" SETBACK (CLEAR-ZONE) BETWEEN DRIPLINE AND SOD OR PAVEMENT EDGE

MAINLINE SHOWN FOR CLARITY. MAINLINE TO BE PLACED IN ADJACENT GREEN SPACE (TYP.)

CONTRACTOR SHALL ADJUST ALL OVERHEAD SPRAY HEADS TO ENSURE MINIMAL OVER-SPRAY OCCURS ON ANY HARDSCAPE SURFACE (TYP.).

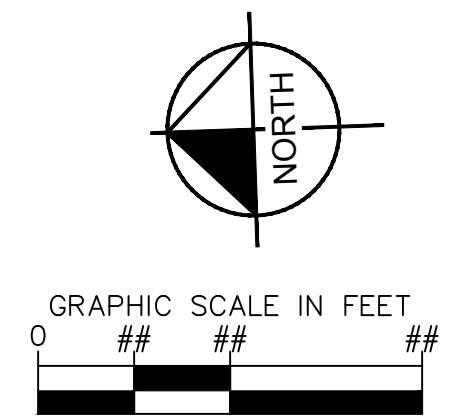
COORDINATE/DISCUSS PROJECT LIMITS WITH GENERAL CONTRACTOR WILL ENSURE ALL IRRIGATION EQUIPMENT IS INSTALLED WITHIN PROJECT AREA.

CONTRACTOR SHALL LOCATE ALL UTILITIES AND DEPTHS OF UTILITIES PRIOR TO PLANTING AND INSTALLING IRRIGATION. IRRIGATION SHALL NOT BE PLACED DIRECTLY OVER UTILITIES. ANY DAMAGE TO UTILITIES WILL BE THE RESPONSIBILITY OF THE CONTRACTOR. CONTACT THE LOCAL GOVERNING AGENCY WITH ANY UTILITY CONFLICTS IN FIELD. DO NOT TRENCH UNDER CANOPY OF PRESERVED TREES. IF NECESSARY, HAND TRENCH LATERALLY TO INSTALL HEAD(S) EMITTER(S). (TYP.)

SLEEVING SHOWN FOR CLARITY. INSTALL LATERALS IN ONE SLEEVE AND SIZE SLEEVE ACCORDINGLY (TYP.)

SLEEVING SHOWN FOR CLARITY. INSTALL LATERALS IN ONE SLEEVE AND SIZE SLEEVE ACCORDINGLY (TYP.)

COORDINATE WITH CONTRACTOR FOR INSTALLATION LOCATION OF IRRIGATION WATER METER AND ASSOCIATED APPURTENANCES (GATE VALVE, BACKFLOW, FLOW SENSOR, MASTER CONTROL VALVE, ETC.) EQUIPMENT TO BE PLACED IN GREEN SPACE.



THE DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE. IT IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND MODIFICATION OF THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

DATE
REVISIONS

No.

260 DAVIS ST #100, MCKINNEY, TX 75069
PHONE: (469) 301-2580 FAX:
WWW.KIMLEY-HORN.COM TX F-928
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley-Horn

L1 ANNE M. HARMAN
L1 No. 00229987, date: 4/29/2025

KHA PROJECT	060015803
DATE	MARCH 2025
SCALE	AS SHOWN
DESIGNED BY	MMS
DRAWN BY	MMS
CHECKED BY	AMH

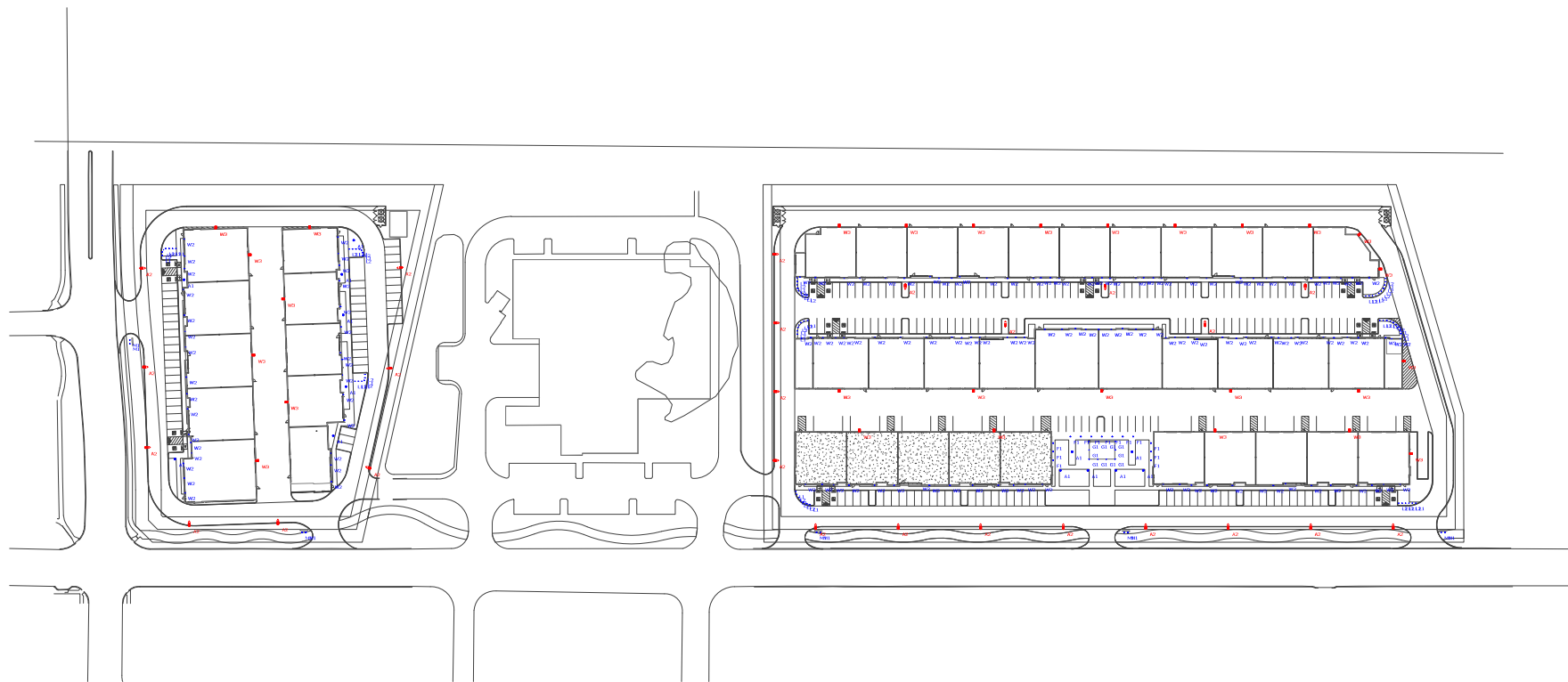
TX

FLEXD WAREHOUSE -
KELLER
PREPARED FOR
CARDINAL RESIDENTIAL

KELLER

IRRIGATION PLAN
(777 CHISOLM)

SHEET NUMBER
3.02

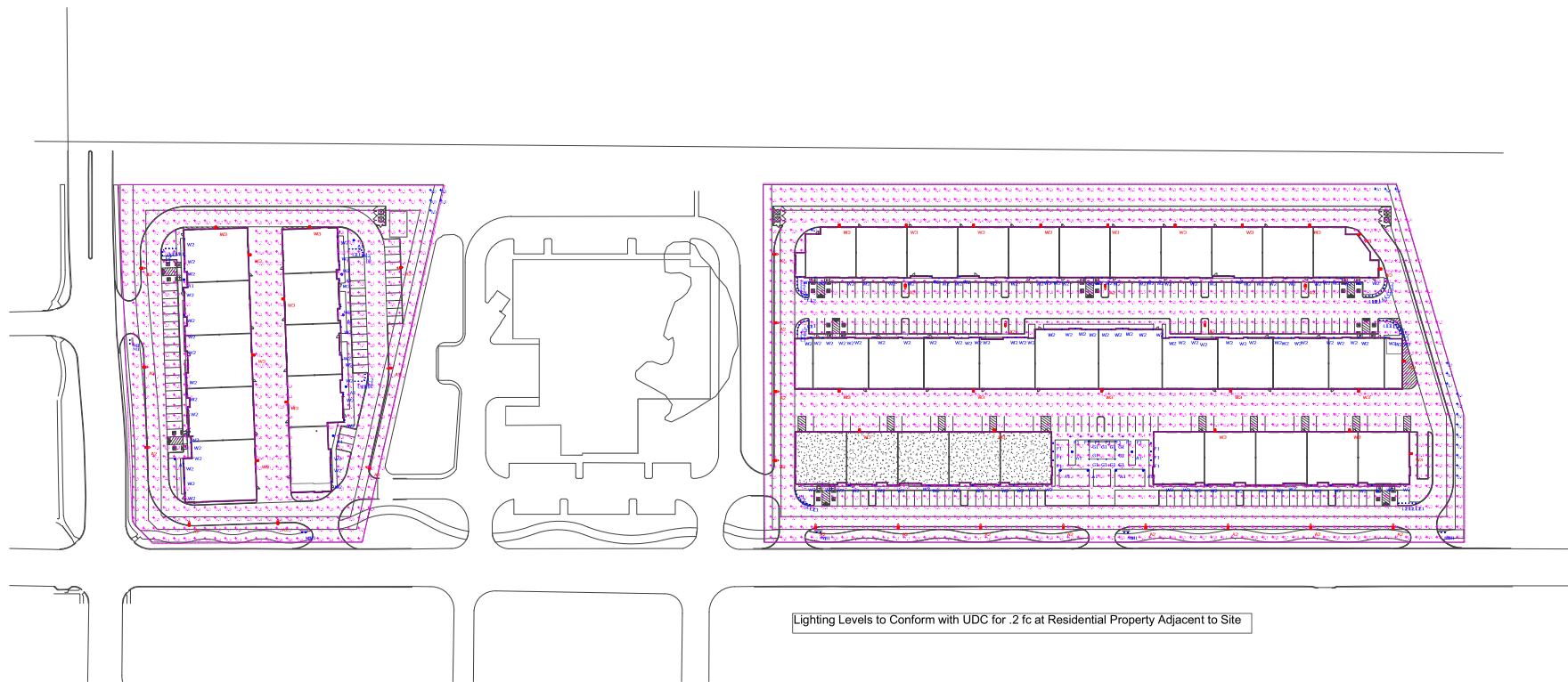


Lighting Fixture Schedule					
Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
A1	13	Lithonia Lighting	RADPT P4 30K SYM RSS 14 4B PT DDBXD	RADEAN Post-Top with P4 3000K Symmetric distribution w/ 14' round pole	85.6782
A2	25	Solais	GL1-16H-2RM-740-STD	GridLite 1, 16H Lumen Package, 130 Watts, Type II Roadway Distribution, 70CRI 4000K	130.7651
F1	13	OLL	DLFLS-20-UNVL-30-5X5-AK-BL-UV	LED Floodlight - 20W - 3000k - black finish	20
G1	10	PIL	073073	CRICKET+ 10 6W- 3000k - C/M IRON GREY	6
L1	35	Westgate	WL-181-BK	5W LED Well Light / Landscape - black finish	5
L2	32	Westgate	AD-003-BK	5W LED Spot/ Landscape - black finish	5
M1	10	Ecosense Lighting	F0801RMO30890S	Monument Sign Lighter LED - 3000k	15
W2	138	Westgate	WMCS-UDL-MCT-BK-DT	Exterior Up/Down wall sconce - 3000k - Graphite finish	24
W3	28	Solais	GL1-16H-2RM-740-STD-Wallmount	GridLite 1, Wall Mount - 16H Lumen Package, 130 Watts, Type II Roadway Distribution, 70CRI 4000K	130.7651

General Notes:
 1. All materials and workmanship shall conform to the manufacturer's specifications.
 2. The Designer, General Contractor, and/or electrical contractor shall be responsible for reviewing, obtaining, and providing all necessary permits.
 3. Fixtures shall be installed in accordance with the manufacturer's instructions and the applicable electrical code.
 4. All lighting shall be installed in accordance with the manufacturer's instructions and the applicable electrical code.
 5. The Designer shall be responsible for providing all necessary information for the manufacturer to produce the fixtures.
 6. The Designer shall be responsible for providing all necessary information for the manufacturer to produce the fixtures.

Bear Creek Business Park

Designer:
Vila Lighting
 Date:
03/06/2025
 Scale:
As Shown
 Drawing No.:
Summary



Lighting Levels to Conform with UDC for .2 fc at Residential Property Adjacent to Site

Statistics				
Description	Symbol	Avg	Max	Min
777 CHISLOM - buildings	+	3.5 fc	84.5 fc	0.1 fc
150 BEAR CREEK - buildings	+	3.1 fc	23.2 fc	0.0 fc

General Notes:
 1. All lighting fixtures furnished by Vila Lighting Inc. (6111 10th St., Suite 100, Richmond, BC V6V 1G1) (604) 273-8881.
 2. Vila Lighting, General Contractor, and/or electrical contractor shall be responsible for reviewing, installing, and testing all fixtures.
 3. Fixtures must be properly installed and must meet any damaged light fixtures or missing parts to Vila Lighting Inc. within 48 hours of receipt of light fixture packages.
 4. Fixtures must be tested to confirm operational condition at the time of receipt. Any damaged or missing light fixtures must be replaced with within 48 hours and missing components that affect any of the performance metrics and will cost the contractor and be subject to change orders and implications.
 5. Lighting levels to conform to UDC for .2 fc at Residential Property Adjacent to Site.

Bear Creek Business Park

Designer:
Vila Lighting
 Date:
03/06/2025
 Scale:
Not to Scale
 Drawing No.
 Summary