

ing N10011TXXXX CADIDMORas DesignOneexcise Ma. Sand by: EMisma SECTION 32 84 00 - PLANTING IRRIGATION

PART 1 - GENERAL

11 SUMMARY

A. THIS SECTION INCLUDES PIPING, VALVES, SPRINKLERS, SPECIALTIES, CONTROLS, AND WIRING FOR AUTOMATIC CONTROL IRRIGATION SYSTEM

1.2 DEFINITIONS

A. LATERAL PIPING: DOWNSTREAM FROM CONTROL VALVES TO SPRINKLERS, SPECIALTIES, AND DRAIN VALVES. PIPING IS UNDER PRESSURE DURING FLOW.

B. IRRIGATION MAIN PIPING: DOWNSTREAM FROM POINT OF CONNECTION TO WATER DISTRIBUTION PIPING TO, AND INCLUDING, CONTROL VALVES. PIPING IS UNDER WATER-DISTRIBUTION-SYSTEM PRESSURE.

A. PRODUCT DATA: INCLUDE PRESSURE RATINGS, RATED CAPACITIES, AND SETTINGS OF SELECTED MODELS FOR THE FOLLOWING:

SYSTEM VALVES.

2 SECULITY VALVES

3. CONTROL-VALVE BOXES. 4 SDDINKI EDS

5. IRRIGATION SPECIALTIES

1.4 OHALITY ASSIDANCE

A. ELECTRICAL COMPONENTS, DEVICES, AND ACCESSORIES: LISTED AND LABELED AS DEFINED IN NFPA 70, ARTICLE 100, BY A TESTINS AGENCY ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. AND MARKED FOR INTENDED USE.

A. AS INDICATED ON THE DRAWINGS.

2.2 DIDES TUBES AND EITTINGS

A PVC PIPE: ASTM D 1785 PVC 1120 COMPOUND CLASS 200

1. PVC SOCKET FITTINGS, SCHEDULE 40: ASTM D 2466.

2.2 GENERAL DUTY VALVES

A. PVC BALL VALVES: MSS SP-122, NONUNION TYPE, WITH FULL-PORT BALL, SOCKET OR THREADED DETACHABLE END CONNECTORS, AND PRESSURE RATING NOT LESS THAN 150 PSIG.

2.4 SPECIALTY VALVES

A. PLASTIC AUTOMATIC CONTROL VALVES: MOLDED-PLASTIC BODY, NORMALLY CLOSED, DIAPHRAGM TYPE WITH MANUAL FLOW ADJUSTMENT, AND OPERATED BY 24-V AC SOLENOID.

1. MANUFACTURER AS INDICATED ON THE DRAWINGS.

B. DRAINAGE BACKFILL: CLEANED GRAVEL OR CRUSHED STONE, GRADED FROM 3/4 INCH MINIMUM TO 1 INCH MAXIMI IM

A. DESCRIPTION: PLASTIC HOUSING AND CORROSION-RESISTANT INTERIOR PARTS DESIGNED FOR UNIFORM COVERAGE OVER ENTIRE SPRAY AREA INDICATED, AT AVAILABLE WATER PRESSURE.

1. MANUFACTURER AS INDICATED ON THE DRAWINGS.

26 AUTOMATIC/CONTROL SYSTEM A. MANUFACTURER AS INDICATED ON THE DRAWINGS

3.1 EARTHWORK

A. INSTALL PIPING AND WIRING IN SLEEVES UNDER SIDEWALKS AND PAVING PER THE DRAWINGS. B. PROVIDE MINIMUM COVER OVER TOP OF UNDERGROUND PIPING ACCORDING TO THE FOLLOWING:

1. IRRIGATION MAIN PIPING: MINIMUM DEPTH OF 18 INCHES.

2. LATERAL PIPING: 12 INCHES.

3. SLEEVES: 18 INCHES.

C. PLACE AND COMPACT INITIAL BACKFILL OF SATISFACTORY SOIL, FREE OF PARTICLES LARGER THAN 1 INCH IN ANY DIMENSION, TO A HEIGHT OF 12 INCHES OVER THE LATERAL AND MAINLINE PIPES. PLACE AND COMPACT FINAL BACKFILL OF SATISFACTORY SOIL TO FINAL SUBGRADE

3.2 PIPING APPLICATIONS

A. UNDERGROUND IRRIGATION MAIN PIPING: AS INDICATED ON PLANS, SOCKET FITTINGS; AND SOLVENT-CEMENTED JOINTS PER THE DRAWINGS.

B. LATERAL PIPING: CLASS 200 PVC PIPE AND SOCKET FITTINGS PER THE DRAWINGS AND DETAILS.

C. SLEEVES: CLASS 200 PVC PIPE AND SOCKET FITTINGS; AND SOLVENT-CEMENTED JOINTS.

3.3 VALVE APPLICATIONS

2.4 INSTALLATION

A. INSTALL PIPING FREE OF SAGS AND BENDS.

B. INSTALL GROUPS OF PIPES PARALLEL TO EACH OTHER. SPACED TO PERMIT VALVE SERVICING.

C. INSTALL FITTINGS FOR CHANGES IN DIRECTION AND BRANCH CONNECTIONS.

INSTALL UNIONS ADJACENT TO VALVES AND TO FINAL CONNECTIONS TO OTHER COMPONENTS. E. LAY PIPING ON SOLID BASE, LINIFORMLY SLOPED WITHOUT HUMPS OR DEPRESSIONS.

F. CONTROL VALVES: INSTALL IN CONTROL-VALVE BOX.

G. FLUSH CIRCUIT PIPING WITH FULL HEAD OF WATER AND INSTALL SPRINKLERS AFTER HYDROSTATIC TEST IS COMPLETED.

H. LOCATE SPRINKLER HEADS TO MAINTAIN A MINIMUM DISTANCE OF 2 INCHES FROM PAVED SURFACES.

I. INSTALL FREESTANDING CONTROLLERS ON PRECAST CONCRETE BASES PER THE DRAWING.

I INSTALL CONTROL CABLE IN SAUE TRENCH AS INFORMATION PIPM ON AT LEAST 2 INCHES BELOW OR BESIDE PIPMS. PROVIDE CONDUCTORS OF SIZE NOT SMALLER THAN RECOMMENDED BY CINCROLLER MANUFACTURER. INSTALL CABLE IN SEPARATE SLEEVE UNDER PAVED AREAS IF IRRIGATION PIPMS IS INSTALLED IN SLEEVE.

3.5 FIELD QUALITY CONTROL

A. PERFORM THE FOLLOWING FIELD TESTS AND INSPECTIONS AND PREPARE TEST REPORTS

LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS. REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.

OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, OPERATE CONTROLLERS AND AUTOMATIC CONTROL VALVES TO CONFIRM PROPER SYSTEM OPERATION.

TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.

B. REMOVE AND REPLACE UNITS AND RE-INSPECT AS SPECIFIED ABOVE.

A ADJUST SETTINGS OF CONTROLLERS

B. ADJUST AUTOMATIC CONTROL VALVES TO PROVIDE FLOW RATE OF RATED OPERATING PRESSURE REQUIRED FOR EACH SPRINKLER CIRCUIT.

C. ADJUST SPRINKLERS SO THEY WILL BE FLUSH WITH, OR NOT MORE THAN 1/2 INCH ABOVE, FINISH GRADE.

END OF SECTION 32 84 00

SECTION 32 92 00 - TURF AND GRASSES

DART 1 - GENERAL

1.1 SUMMARY

A. SECTION INCLUDES

1.2 DEFINITIONS

A FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL

B. PLANTING SOIL: NATIVE OR IMPORTED TOPSOIL, MANUFACTURED TOPSOIL, OR SURFACE SOIL MODIFIED TO BECOME TOPSOIL; MIXED WITH SOIL AMENDMENTS.

C. SUBGRADE: SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER COMPLETING EXCAVATION. OR TOP SURFACE OF A FILL OR BACKFILL IMMEDIATELY BENEATH PLANTING SOIL.

D. SUBSOIL: ALL SOIL BENEATH THE TOPSOIL LAYER OF THE SOIL PROFILE, AND TYPIFIED BY THE

1.3 SUBMITTALS

A. CERTIFICATION OF SOD SOURCE.

B. SOIL TEST RESULTS.

1.4 QUALITY ASSURANCE

A. INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN PLANTING IS IN PROGRESS.

B. TOPSOIL ANALYSIS: CONTRACTOR SHALL FURNISH SOIL ANALYSIS FROM (2) LOCATIONS OF STOCKPILED EXISTING TOPSOIL TO BE RE-USED ON SITE. IF IMPORTED TOPSOIL IS PROPOSED, A SOIL ANALYSIS SHALL BE PROVIDED FROM THE SOURCE MATERIAL AS WELL. TEST SHALL BE PERFORMED BY A QUALIFIED SOIL-TESTING LABORATORY, SUCH AS THE TEXAS A&M

TEST TYPE: REPORT SUITABILITY OF TOPSOIL FOR TURE GRASS. STATE RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS, AND POTASH NUTRIENTS AND SOIL AMENDMENTS TO BE ADDED TO PRODUCE SATISFACTORY TOPSOIL.

INITIAL LAWN MAINTENANCE SERVICE: PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE INSTALLER. MAINTAIN AS REQUIRED IN PART.3. BEGIN MAINTENANCE MAINTENANCE MAINTENANCE MAINTENANCE AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT FOR NOT LESS THAN THE POLLOWING PERIODS:

1. SODDED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION

DART 2 - PRODUCTS

1. SOD PER THE PLANTING SCHEDULE.

2.2 TOPSOIL

A. TOPSOIL: ON SITE SOIL, STRIPPED PRIOR TO MASS GRADING, OR IMPORTED MEETING CRITERIA

CLEAN SURFACE SOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH. IF STRIPPED TOPSOIL IS INSUFFICIENT IN QUANTITY OF QUALITY, THE CONTRACTOR SHALL IMPORT, AT NO ADDITIONAL EXPENSE, SUFFICIENT SOILS TO BRING THE SITE GRADES TO THE REQUIRED ELEVATIONS.

. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 5; MOISTURE CONTENT 35 TO 56 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENSM. LIVING EARTH COMPOST OR APPROVED COULD.

PART 3 - EXECUTION

3.1 LAWN PREPARATION

A. NEWLY GRADED TOPSOIL: FINISH GRADE BY REMOVING STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY.

B. SOD AREAS: APPLY FERTILIZER IN RECOMMENDED RATES FROM SOIL TEST, THEN TILL INTO 3' EXISTING SOIL TO PREPARE TURF AREAS.

D. MOISTEN PREPARED LAWN AREAS BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.

E. BEFORE PLANTING, RESTORE AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH

3.2 SOD INSTALLATION

A. SOD: ROLL SOD OVER THE AREAS IDENTIFIED ON THE PLANS WITH STAGGERED JOINTS. USE A

3.3 LAWN MAINTENANCE

AMAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, RE-GRADE, AND REPLANT BARE OR ERODED AREAS AND REMILED IT OF RODUCE A UNIFORMY SMOOTH LAWN. PROVIDE MATERIALS AND INSTALLATION THE SAME AS THOSE USED IN THE ORIGINAL INSTALLATION.

B. MOW SOD FOR MAINTENANCE. MOW LAWN ONE TIME AS SOON AS TOP GROWTH IS TALL

3.4 SATISFACTORY TURE

A. SATISFACTORY SOD: FULLY ROOTED, EVENLY COLORED SOD WITHOUT VISIBLE SOD JOINTS THAT HAS BEEN MOWED AT LEAST TWICE.

B. USE SPECIFIED MATERIALS TO REESTABLISH LAWNS THAT DO NOT COMPLY WITH REQUIREMENTS AND CONTINUE MAINTENANCE UNTIL LAWNS ARE SATISFACTORY

END OF SECTION 32 92 00

SECTION 32 93 00 - PLANTS

PART 1 - GENERAL

A SECTION INCLUDES

1. TREES.

2. SHRUBS 3. PERENNIALS 4. BARK MULCH

12 DEFINITIONS

A. BACKFILL: THE EARTH USED TO REPLACE OR THE ACT OF REPLACING EARTH IN AN

B. FINISH GRADE: ELEVATION OF FINISHED SURFACE OF PLANTING SOIL.

C. PLANTING SOIL: NATIVE OR IMPORTED TOPSOIL, MANUFACTURED TOPSOIL, OR SURFACE SOIL MODIFIED TO BECOME TOPSOIL; MIXED WITH SOIL AMENDMENTS.

D. SUBGRADE: SURFACE OR ELEVATION OF SUBSOIL REMAINING AFTER COMPLETING EXCAVATION, OR TOP SURFACE OF A FILL OR BACKFILL, BEFORE PLACING PLANTING SOIL.

E. SUBSOIL: ALL SOIL BENEATH THE TOPSOIL LAYER OF THE SOIL PROFILE, AND TYPIFIED BY THE LACK OF ORGANIC MATTER AND SOIL ORGANISMS.

13 SUBMITTALS

A. PRODUCT DATA: FOR EACH TYPE OF PRODUCT INDICATED.

14 OHALITY ASSURANCE

A INSTALLER'S FIELD SUPERVISION: REQUIRE INSTALLER TO MAINTAIN AN EXPERIENCED FULL-TIME SUPERVISOR ON PROJECT SITE WHEN PLANTING IS IN PROGRESS.

B. PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI 260.1, "AMERICAN STANDARD FOR MILIPSEDY STOCK"

1.5 DELIVERY, STORAGE, AND HANDLING

DELIVERY, STORMAGE, WIND ORNOLLING.

A DO NOT PRINE TREES BEFORE DELIVERY, PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SIAN SCALD, DRYNING, SWEATING, WHIPPING, AND OTHER HANDLING AND TYNING DAMAGE. DO NOT BERN OF BROTHET BEES OF SHRUIBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL, SHAPE, PROVIDE PROTECTIVE COVERNO OF EXTERIOR PLAYES DURING DELIVERY. OO NOT DROP CHETERIOR PLAYES DURING DELIVERY AND HANDLING.

C. DELIVER EXTERIOR PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET EXTERIOR PLANTS AND TREES IN SHADE, PROTECT FROM WEATHER AND MECHANICAL DIMAGE, AND KEEP ROOTS MOIST.

A. SPECIAL WARRANTY: INSTALLER'S STANDARD FORM IN WHICH INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD.

1. FAILURES INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: a. DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE. NEGLECT. ABUSE BY OWNER, OR INCIDENTS THAT ARE

BEYOND CONTRACTOR'S CONTROL b. STRUCTURAL FAILURES INCLUDING PLANTINGS FALLING OR BLOWING OVER

2. WARRANTY PERIODS FROM DATE OF SUBSTANTIAL COMPLETION:

a. TREES AND PLANTS: ONE YEAR.

1.7 MAINTENANCE SERVICE

A INTIAL MAINTENANCE SERVICE: PROVIDE FULL MAINTENANCE BY SKILLED EMPLOYEES OF LANDSCAPE, INSTALLER, MAINTAIN, AS REQUIRED IN PARTI3. BEGIN MAINTENANCE MAINEAURED AFTER EACH, AREA IS PLANTED AND CONTINUE UNIT, PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL ESTABLISHED, BUT FOR NOT LESS THAN MAINTENANCE PERIOD BELOW.

MAINTENANCE PERIOD FOR TREES AND PLANTS: THREE MONTHS FROM DATE OF SUBSTANTIAL COMPLETION.

DART 2 - DRODUCTS

2.1 TREE AND PLANT MATERIAL A GENERAL FUNDAM HUNSERY GROWN TREES AND SHRUBS COMPLYING WITH ANSI ZED.1
WITH HEALTHY ROOT SYSTEMS DEVELORED BY TRANSPLANTING OR ROOT PRUNNING
PROVIDE WELLENAMPED, PLLUT BRANCHED, HEALTHY VGOROUS STOCK FREE OF DESERGE,
INSECTS, EGOS, LARVAE, AND DEFECTS SUCH AS RNOTS, SUN SCALD, INJURIES, ABRASIONS,
AND DISFORDERMENT.

B. ROOT-BALL DEPTH: FURNISH TREES AND SHRUBS WITH ROOT BALLS MEASURED FROM TOP OF ROOT BALL, WHICH SHALL BEGIN AT ROOT FLARE ACCORDING TO ANSI 260.1. ROOT FLARE SHALL BE VISIBLE BEFORE PLANTING.

PROVIDE CONTAINER-GROWN TREES OR B&B PER PLANTING SCHEDULE. D. PLANT SIZES INDICATED ON DRAWINGS ARE SIZES AFTER PRIJNING

A TOPSOIL CREATED WITH COMPOST BLENDED TO EXISTING SOILS. CLEAN SURFACE SOIL OF ROOTS, PLANTS, SOD, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH

2.3 ORGANIC SOIL AMENDMENTS A. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH -INCK SIEVE; SOLUBLE SALT CONTENT OF \$ TO 10 DECISIEMENSM.

1. LIVING EARTH OR APPROVED EQUAL.

2.4 MULCHES

A. ORGANIC MULCH: FINELY GROUND OR SHREDDED CEDAR BARK

2.5 PLANTING SOIL MIX A PLANTING SOIL MIX: MIX TOPSOIL WITH THE FOLLOWING SOIL AMENDMENTS IN THE FOLLOWING QUANTITIES:

1. PER DRAWING DETAILS. PART 3 - EXECUTION

3.1 PLANTING BED ESTABLISHMENT

A. PER 2.5A. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S

B. FINISH GRADING: GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.

3.2 TREES AND PLANTS

A EXCAVATION OF PITS AND TRENCHES: EXCAVATE CIRCULAR PITS WITH SIDES SLOPED INWARD. TRIM BASE LEAVING CENTER AREA RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE. DO NOT FURTHER DISTURB BASE. SCARIFY SIDES OF PLANT PIT SMEARED OR SMCOTHED DURING EXCAVATION. 1. EXCAVATE PER PLANS AND DETAILS.

B. BEFORE PLANTING, VERIFY THAT ROOT FLARE IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI 260.1. C. STOCK WITH ROOT BALLS: SET TREES AND PLANTS PLUMB AND IN CENTER OF PIT OR TRENCH WITH TOP OF ROOT BALL 1 INCH ABOVE ADJACENT FINISH GRADES.

CONTAINER GROWN: CAREFULLY REMOVE ROOT BALL FROM CONTAINER WITHOUT DAMAGING ROOT BALL OR PLANT.

D. ORGANIC MULCHING: APPLY 3-INCH AVERAGE THICKNESS OF ORGANIC MULCH. DO NOT PLACE MULCH WITHIN 3 INCHES OF TRUNKS OR STEMS.

A REMOVE ONLY DEAD DYING OR BROKEN BRANCHES. DO NOT PRINE FOR SHAPE

3.4 PLANTING BED MULCHING

MULCH BACKFILLED SURFACES OF PLANTING BEDS AND OTHER AREAS INDICATED. IN THE DETAILS WITH BARK, DECOMPOSED GRANITE OR DECORATIVE GRAVEL AS INDICATED.

A TREE AND PLANT MAINTENANCE: MAINTAIN PLANTINGS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY OR TREAT AS REQUIRED TO KEEP AND PLANTS FREE OF INSECTS AND

GROUND COVER AND PLANT MAINTENANCE: MAINTAIN AND ESTABLISH PLANTINGS BY WATERING, WEEDING, FERTILIZING, MULCHING, AND OTHER OPERATIONS AS REQUIRED TO ESTABLISH HEALTHY, VIMEE PLANTINGS. C. PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.

MINIMUM 5' UNOBSTRUCTED CLEARANCE AROUND FDC AND ALL FIRE HYDRANTS.

INTERIM REVIEW THESE DOCUMENTS ARE INTENDED FOR INTEREM REVIEW CONLY AND NOT FOR RECOUNTY APPROVING PRESENTING, OR CONSTRUCTION RECESTERED LANCSCAPE ARCHITECT TROOK A. BOLMER TONG REGISTRATION NUMBER 2225

OWNER BOB LADD LADD HOLDINGS, LLC 2727 ROUTH ST, DALLAS, TX 75201

ENGINEER: AARON GRAVES WESTWOOD PROFESSIONAL SERVICES 11000 FRISCO STREET, SUITE 400. FRISCO TX 75033

LANDSCAPE ARCHITECT: TRICIA WOLIVER WESTWOOD PROFESSIONAL SERVICES 11000 FRISCO STREET SHITE 400 FRISCO TX 75033

10/13/2025 SITE PLAN RESUBMITTAL 09/22/2025 SITE PLAN SUBMITTAL NO. DATE REVISION Westwood IBPELS SURVEYING FIRM NO. 10074 LANDSCAPE SPECIFICATIONS **ENTERPRISE PLUMBING**

32 STEEL ROAD

DESIGN DRAWN DATE SCALE NOTES

OCT AS 2025 SHOWN

CITY OF WYLIE, COLLIN COUNTY, TEXAS

FILE

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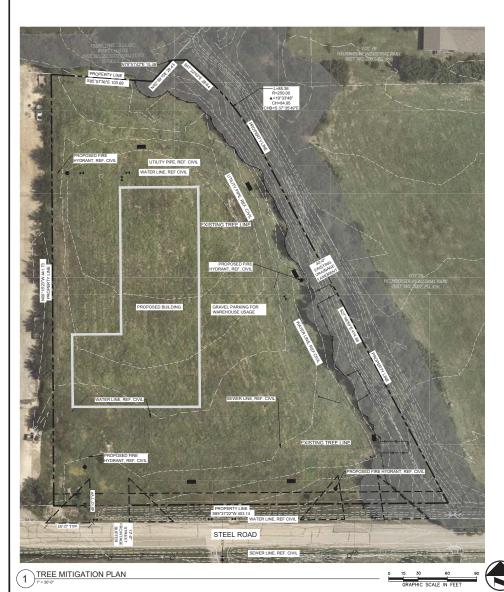
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TREE PRESERVATION LEGEND

AREA FOR EXISTING TREES

TREE PROTECTION SENCE

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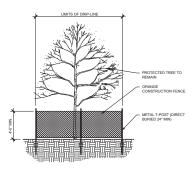
TREE MITIGATION NOTES

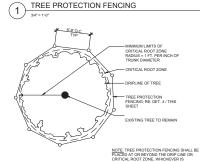
CERTIFIED ARBORIST:

- AS SHALL BE APPROVED BY OWNER AND MUST BE ISA CERTIFIED ARBORIST TO PROVIDE DIRECTION FOR THEE PRESERVATION, AS YELL AS, DOCUMENTING CERTIFIED ARBORIST TO COMPETE WITH OWNERS ARBORIST TO PROPERLY PRESERVE THEE. IN CASE OF DISCREPANCY BETWEEN ARBORISTS TO EXPENSE AND ARBORISTS TO SHOP PROPERLY PROPERTY OF THE PROPERTY OF THE CONTRACT WHITE WORK AND MUST VISIT SHEET ON MOTE ALL THEE PRESERVATION PARAMETERS. MUST BE ONSITE DURING THE DURATION OF THE CONTRACT WHERE WORK NATWAGES UPON THE ORDINATO THE THEE.
- PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: THE FOLLOWING PROCEDURES SHALL BE FOLLOWED ON ALL TYPES OF CONSTRUCTION PROJECTS.
- A DURINO PRE-CONSTRUCTION. TREES TO BE REMOVED SHOULD BE REMOVED FROM THE STEE IN A MANNER TO AVIOR DURING YO REMAINS THE SHOULD STEEL FROM THE STEEL OF THE SHOULD STEEL OF THE STEEL
- GRUDINO OUI INSTITUTO Y CONSTRUCT ELOPHENT.

 B. CRITICAL ROOT ZONES SHALL BE ESTABLISHED AND MANTAINED FOR ALL TREES TO BE CONSERVED ON A CONSTRUCTION SITE. THIS AREA MAY BE ADJUSTED FOR EXISTING SILLOMINGS, MALVONNYS, AMD ROMOS BY CONSTRUCTION FENCE OF CHANNING FENCE SIGNS, IN ENGLISH AND SPANISH SHALL BE PLACED SHORE FROM ALL DIBECTIONS, ALONG THE FENCE TO INFORM WORKERS OF THE PURPOSE OF THE BUILDRAFT THE FENCE TO INFORM WORKERS OF THE PURPOSE OF THE BUILDRAFT SHALL BE IN AND SHALL BE MANTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT. EROSION AND SEDMENT CONTROL BARRIESS SHALL BE INSTALLED OR MANTAINED IN AN ADMINENT WHICH DOES NOT RESULT IN SOLI BUILDWINNIN THE BURD FLINE WHICH DOES NOT RESULT IN SOLI BUILDWINNIN THE BURD FLINE WHICH DOES NOT RESULT IN SOLI BUILDWINNIN THE ROBE TO THE APPLY 4 NOWES OF TRESS AND REDUCES MANTAINED.
- STRESS AND REDUCE MANTEHANCE.

 VIMERE EDUCATIONS ARE EIPEROPHEED MINIALLY, OR BY USING A VIBRATORY PLOW, DIRECTIONAL SORRE, DEPOSITION SHALL BE PERFORMED MANUALLY, OR BY USING A VIBRATORY PLOW, DIRECTIONAL SORRE, OR BY AIR SPADING. BAGOOIGES SHALL NOT BE USED TO RIP ROOTS AT CONSIDERABLE DISTANCES FROM THE POINT OF EXCAVATION WHEN TRENCHING OR MODIFICATION OF THE ROOT ZONG METHOD SHOULD BE EMPLOYED WHERE THE ROOTS ARE EXPOSED AND TRAINED WITH BROWNED THE TENDER PRUMANT TOOLS SEVERAL ROWLEST TO THE SIDE OF THE TRENCH DOCISIONS THE TRUNK OF THE AFFECTED THEE. TEMPORY THE REAL PROPERTY OF THE AFFECTED THEE TEMPORY THE REAL PROPERTY OF THE AFFECTED THE TEMPORY AND THE SOLD AND SEALED USING LOCATION ACTIVITY SHALL BE PRUMED FLUSH TO THE SOLL AND SEALED USING LOC BALSAM BACKFUL TOOL OF THE TEMPORY AND THE SOLL AND SEALED USING LOC BALSAM BACKFUL TO THE THE SHALL BE COVERED WITH THE AND THE SHALL BE COVERED WITH THE REPORT AND THE AND THE SHALL BE COVERED WITH THE AND THE SHALL BE COVERED WITH THE SHALL BE COVERED WITH THE AND THE
- D. AL THEES DIRECTLY AUMENT TO BUILDINGS SHOULD BE PRIMED FOR CANADA AND THE PRIMED FOR CONTROL OF THE TOTAL OF THE PRIMED FOR CONTROL OF THE BUILDINGS AS WELL AS CANOPY REDUCTION PRUNNING FOR CHEARANCE AWAY FROM THIS BOIST OF BUILDINGS. A CERTIFIED ARBORIST SHOULD ASSESS EACH TIESE FOR BUILDINGS AND CONTROL OF THE FOR CONTROL OF THE PRIMED FOR CONTROL OF THE PROPER FOR THE TO THE TO HOUSE THE TO T
- THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE SUBJECT TO THE REQUIREMENTS OF THE CITY ORDINANCE.
- A MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- B. EQUIPMENT CLEANINGLIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED OR OTHER LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE THIS NICLIDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.
- C. TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- D. VEHICLIAR TRAFFIC: NO VEHICLIAR ANDIOR CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING SMALL TAKE FLACE WITHIN THE LIMITS OF HE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN OR EXISTING STREET PARKENT. THIS RESTRICTION DOES NOT APPLY TO SINCLE INCIDENT ACCESS WITHIN THE CRITICAL ROOT ZONE FOR PURPOSES OF CLEARING LONGERBRIGHT, STREAMSHIMS THE BUILDING PAO AND ASSOCIATED LOT GRAMMA. SHEULAN STAFFIC NECTUSER FOR ROUTINE ROWING OFFERTIONS OF RESTORATION OF UTILITY SERVICE, OR ROUTING MONING OFFERTIONS.
- E. GRADE CHANGES: NO GRADE CHANGES SHALL BE ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE UNLESS ADEQUATE CONSTRUCTION METHODS ARE APPROVED BY THE LANDSCAPE
- F. IMPERVIOUS PAVING: NO PAVING WITH ASPHALT, CONCRETE OR OTHER IMPERVIOUS MATERIALS THAT MAY REASONABLY BE EXPECTED TO KILL A TREE SHALL BE PLACED WITHIN THE LIMITS OF CRITICAL ROOT ZONE OF A PROTECTED TREE EXCEPT AS OTHERWISE ALLOWED IN THE CITY ORDINANCE.
- 4. PROHIBITED ACTIVITIES IN DRIP-LINE: NO HEAVY EQUIPMENT, INCLUDINS BUT NOT LIMITED TO TRUCKS, TRACTORS, TRAILERS, BULLDOZERS, BOBCAT TRACTORS, TRENCHERS, COMPRESSORS, AND HOSTS, SHALL BE ALLOWED INSIDE THE DRIP-LINE OF ANY PROTECTED TREE ON ANY CONSTRUCTION SITE WITHOUT THE SPECIFIC APPROVAL OF THE LANGSCAPE ARCHITECT.
- 5. TREES THAT WERE PREVIOUSLY IRRIGATED SHALL BE IRRIGATED DURING CONSTRUCTION. THEY SHALL RECEIVE A MIN. OF ONE INCH OF WATER PER WEEK FROM THE COMBINATION OF PRAINFALL AND IRRIGATION. TREES WITH ROOT-DAMAGE SHALL RECEIVE TWO INCHES OF WATER PER WEEK FROM COMBINATION OF PRAINFALL MAIO RIRIGATION.
- CONTRACTOR RESPONSIBLE FOR ANY DAMAGE TO TREES THAT ARE TO REMAIN. CONTRACTOR TO INSTALL NEW TREE OF EQUIVALENT SIZE IF DAMAGED DURING CONSTRUCTION.







10/13/2025 SITE PLAN RESUBMITTAL

09/22/2025 SITE PLAN SUBMITTAL





OWNER: BOB LADD LADD HOLDINGS, LLC 2727 ROUTH ST, DALLAS, TX 75201

ENGINEER:
AARON GRAVES
WESTWOOD PROFESSIONAL
SERVICES
11000 FRISCO STREET, SUITE 400

LANDSCAPE ARCHITECT: TRICIA WOLIVER WESTWOOD PROFESSIONAL SERVICES 11000 FRISCO STREET, SUITE 400 FRISCO TX 75033



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	32 STEEL ROAD								
	CITY OF WYLIE, COLLIN COUNTY, TEXAS								
0,	DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.		
	NTH	NTH	0CT 2025	AS SHOWN			L1.00		
	WW FILE: 0071573.00								

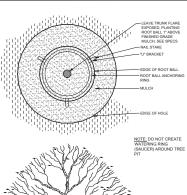
PLANT SCHEDULE BOTANICAL / COMMON NAME SYMBOL CODE QTY SIZE/COND. REMARKS TREES . 3" CAL. SINGLE, STRAIGHT LEADER, MATCHING 3" CAL. TAXODIUM ASCENDENS SINGLE, STRAIGHT LEADER, MATCHING 3" CAL. ULMUS CRASSIFOLIA CEDAR ELM SINGLE, STRAIGHT LEADER, MATCHING 3" CAL. BOTANICAL / COMMON NAME SIZE SPACING REMARKS SHRUBS $\langle \cdot \rangle$ ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY FULL, MATCHING, 3' HEIGHT AT PLANTING 5 GAL 48" o.c. FULL. MATCHING. 3' HEIGHT AT (3) 5 GAL 48" o.c. 'COMPACTA' DWARF TEXAS SAGE SOLID. ROLLED TIGHT, SAND FILLED CYNODON DACTYLON BERMUDA GRASS SOD JOINTS, 100% WEED, PEST AND DISEASE FREE

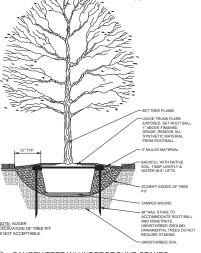
HARDSCAPE SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
1	RIVER ROCK	500 SF	5/L2.00
<u></u>	STEEL EDGING	322 LF	4/L2.00

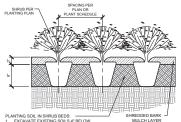
PLANTING GENERAL NOTES

- 1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION
- 4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- 5. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI 760 1 STANDARDS FOR CALIPER HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- 7. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET
- 8. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES

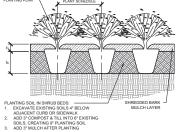




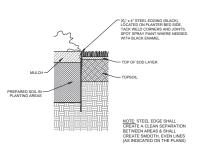




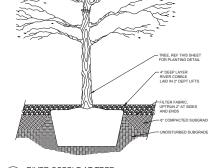
TYP. SHRUB PLANTING



SOIL PROFILE FOR SOD 1 1/2" = 1'-0"



STEEL EDGING AT PLANTING



TURF, REF. PLANTING PLANS FOR TYPE

PSOIL PREP: FINISH GRADE TOPSOIL BY REMOVING STONES LARGER THAN 1' IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER TO LEGALLY DISPOSE OF THEM OFF OWNERS PROPERTY. ADD 1" COMPOST ON THE SURFACE, THEN TILL TO 4" DEPTI-INSTALL SOD AS SHOWN AND NOTED PER SPECIFICATIONS, REF. PLANTING PLANS FOR TYPE.

RIVER COBBLE AT TREE 5`

LANDSCAPE REQUIREMENTS - CITY OF WYLIE					
PROJECT: ENTERPRISE PLUMBING	·				
ZONING: LIGHT INDUSTRIAL					
TOTAL LOT AREA: 126,621 SF (2.91 ACRES)					
LANDSCAPE DESIGN REQUIREMENTS (BASE STANDARD AND DESIRA	BLE (4 OF 8 SUGGESTED REQUIRED)				
ALL BASE STANDARDS TO BE MET WITH AND ADDITIONAL 4 OF 8 DESIR	EABLE STANDARDS REQUIRED				
LANDSCAPING IN REQUIRED YARDS	CALCULATIONS	REQUIRED	PROVIDED	COMMENTS	
MIN. 10% OF SITE IS LANDSCAPE.	126,621 SF X .1 = 12,621.1 SF	12,622 SF (10%)	50,487 SF (40%)		
LANDSCAPE REQUIRED IN FRONT YARD, AND IN SIDE AND REAR YARDS THAT ARE ADJACENT TO/ACROSS THE STREET FROM RESIDENTIAL.		YES	YES		
DESIREABLE: LANDSCAPING THAT EXCEEDS THE MINIMUM BY 10%.	126,621.1 SF X.2 = 25,324.2 SF	25,325 SF (20%)	50,487 SF (40%)	DESIREABLE STANDARD 1 OF 4	
LANDSCAPING IN PARKING LOTS	CALCULATIONS	REQUIRED	PROVIDED	COMMENTS	
SITE PLANS REQUIRING MORE THAN 12 SPACES REQUIRED TO HAVE 50 SF OF LANDSCAPING PER SPACE.	50 SF X 29 SPACES= 1,450 SF	1,450 SF	2,176 SF		
NO PARKING SPACES FURTHER THAN 60' FROM LANDSCAPED AREA.		YES	YES		
DESIREABLE: LANDSCAPING 10% OR MORE IN EXCESS OF 50 SF PER SPACE.	1,450 SF X.1 = 145 SF 145 SF +14,50 SF = 1,595 SF	1,595 SF (10%)	2,176 SF	DESIREABLE STANDARD 2 OF 4	
DESIRABLE: PARKING LOTS WITH NO SPACE FURTHER THAN 40' FROM LANDSCAPED AREA.		YES	YES	DESIREABLE STANDARD 3 OF 4	
VISUAL SCREENING	CALCULATIONS	REQUIRED	PROVIDED	COMMENTS	
STRIP AT LEAST 5' WIDE, PLANTS 3' IN HEIGHT AT PLANTING		YES	YES		
ONE FLOWERING TREE FOR EVERY 20 LINEAR FEET OF AREA	207 LF / 20 = 10.35 TREES	11 TREES	11 TREES	REFER TO ORNAMENTAL TREES	
LANDSCAPING STREET FRONTAGES	CALCULATIONS	REQUIRED	PROVIDED	COMMENTS	
MIN. 50% OF REQUIRED FRONT YARD DEVELOPED AS LANDSCAPE BUFFER. MIN. 10' WIDTH	37,712.5 SF X.5 = 18,856.25 SF	18,857 SF (50%)	21,914 SF (58%)	12' BUFFERYARD	
ONE 3" CAL. TREE IN GROVES OR BELTS AT 30-40" SPACING		YES	YES		
DESIREABLE: INCREASE MINIMUM WIDTH OF LANDSCAPE BUFFER BY 20%	10' X .2 = 2'	12' BUFFER	YES	DESIREABLE STANDARD 4 OF 4	

BOBLADD LADD HOLDINGS, LLC 2727 ROUTH ST, DALLAS, TX 75201

ENGINEER: AARON GRAVES WESTWOOD PROFESSIONAL SERVICES 11000 FRISCO STREET, SUITE 400, FRISCO TX 75033

LANDSCAPE ARCHITECT: TRICIA WOLIVER
WESTWOOD PROFESSIONAL SERVICES 11000 FRISCO STREET, SUITE 400. FRISCO TX 75033

2	10/13/2025	SITE PLAN RESUBMITTAL
1	09/22/2025	SITE PLAN SUBMITTAL
NO.	DATE	ISSUE
NO.	DATE	REVISION
	stw	

INTERIM REVIEW

THESE DOCUMENTS ARE INTENDED FOR INTERIM REVEW ONLY AND NOT FOR RECELLATION' APPROVAL PERMITTING, OR CONSTRUCTION.

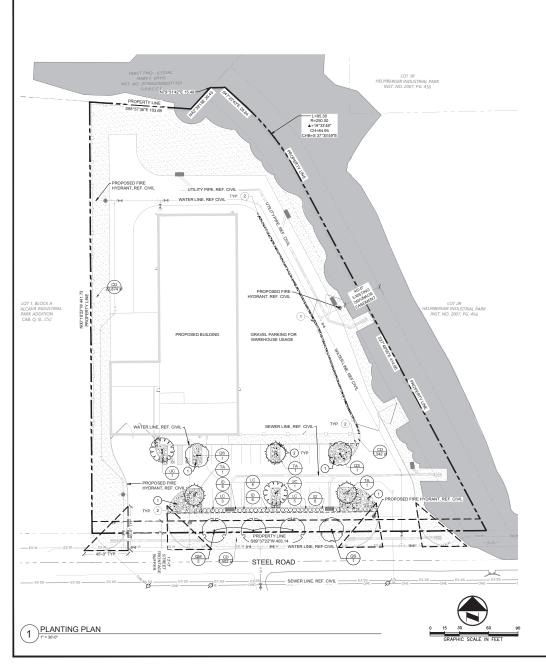
RECISTERED LANCISCHE MONTECT TROM A. MOLMER TEMS REGISTRATION NUMBER 2222

PLANTING NOTES AND SCHEDULE

ENTERPRISE PLUMBING 32 STEEL ROAD CITY OF WYLIE, COLLIN COUNTY, TEXAS

DESIGN DRAWN DATE SCALE NOTES FILE NO. OCT AS 2025 SHOWN L2.00 NTH NTH

WW FILE: 0071573.00



PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

TREES

QUERCUS MUEHLENBERGII CHINKAPIN OAK

QUERCUS SHUMARDII SHUMARD RED OAK

TAXODIUM ASCENDENS POND CYPRESS

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ILEX CORNUTA 'DWARF BURFORD'
DWARF BURFORD HOLLY

LEUCOPHYLLUM CANDIDUM 'COMPACTA' DWARF TEXAS SAGE

CYNODON DACTYLON BERMUDA GRASS



HARDSCAPE SCHEDULE

CODE	DESCRIPTION	QTY	DETAIL
(1)	RIVER ROCK	500 SF	5/L2.00
2	STEEL EDGING	322 LF	4/L2.00



VICINITY MAP SCALE : N.T.S.

OWNER: BOB LADD LADD HOLDINGS, LLC 2727 ROUTH ST, DALLAS, TX 75201

ENGINEER:
AARON GRAVES
WESTWOOD PROFESSIONAL
SERVICES
11000 FRISCO STREET, SUITE 400,
FRISCO TX 75033

LANDSCAPE ARCHITECT: TRICIA WOLIVER WESTWOOD PROFESSIONAL SERVICES 11000 FRISCO STREET, SUITE 400, FRISCO TX 75033



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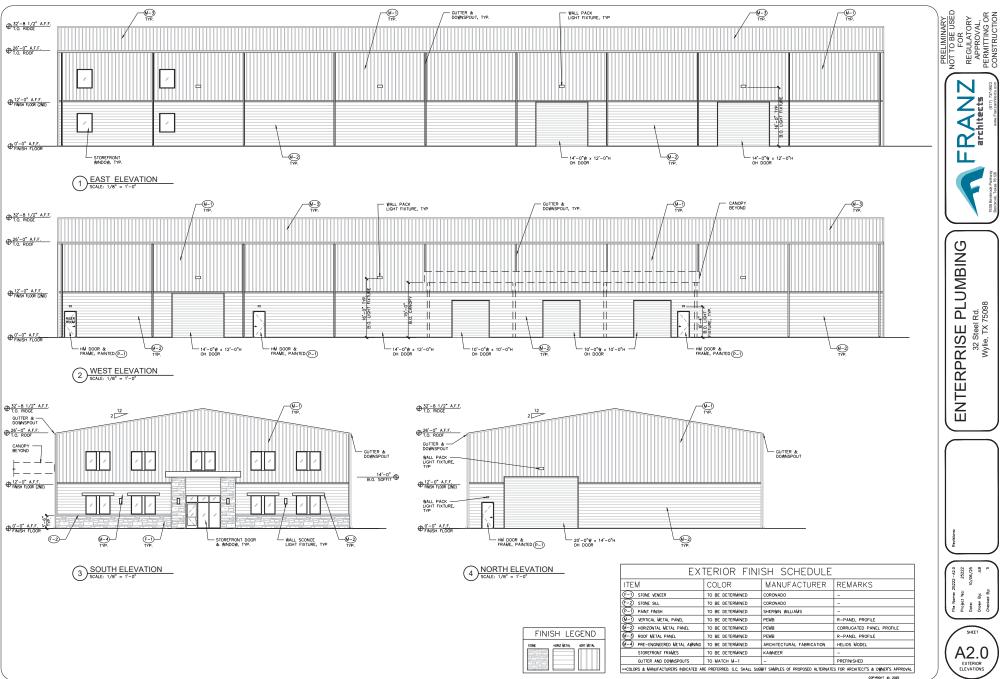
2	10/13/2025	SITE PLAN RESUBMITTAL			
1	09/22/2025	SITE PLAN SUBMITTAL			
NO.	DATE	ISSUE			
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NO.	DATE	REVISION			
Westwood 11000 FRISCO STREET, SUITE 400 FRISCO, TX 75033 T: 469.213.1800 TBPELS ENGINEERING FRISM NO. 117.					
Westigen	Profesional Ser	TBPELS SURVEYING FIRM NO. 10074301			
PLANTING PLAN					
ENTERPRISE PLUMBING					
32 STEEL ROAD					
C	CITY OF WYLIE, COLLIN COUNTY, TEXAS				

NTH WW FILE: 0071573.00

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DESIGN DRAWN DATE SCALE NOTES

OCT AS 2025 SHOWN



ENTERPRISE PLUMBING
32 SteelRd.
Wylie, TX 75098

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