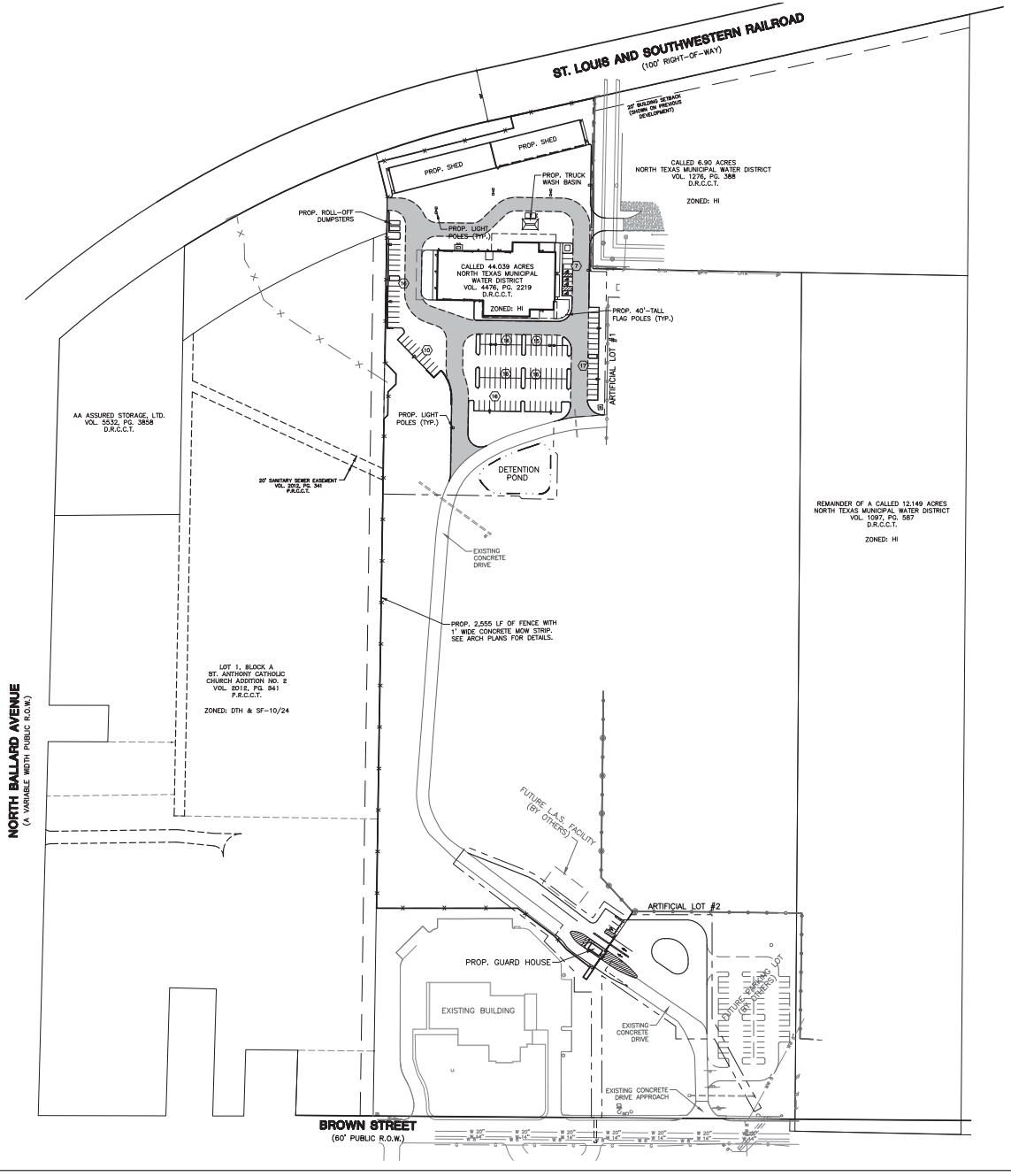

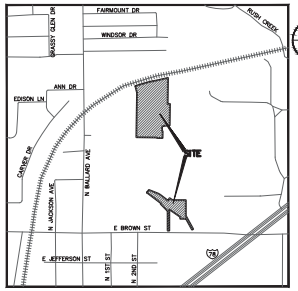

VICINITY MAP

NOT TO SCALE
MAPSCO NO. 663-U

N

0 100' 200'

CAUTION !!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

LEGEND

VARIABLE WIDTH FIRELANE

SITE DATA SUMMARY TABLE		
ADDRESS:	401 E BROWN ST	
ARTIFICIAL LOT #1:	6.5 AC - 284,454 SF	
ARTIFICIAL LOT #2:	1.7 AC - 75,480 SF	
TOTAL:	8.2 AC - 359,934 SF	
ZONED:	HEAVY INDUSTRIAL (HI)	
PROPOSED USE:	MAINTENANCE FACILITY/OFFICE	
BUILDING DATA:		
1ST FLOOR:	26,760 SF	
2ND FLOOR:	17,044 SF	
HEIGHT (MAX)	44'-0"	
ARTIFICIAL LOT #1		
PARKING:	**REQUIRED:**	**PROVIDED:**
	99	
10'X20' SPACES:		109
10'X22' VEHICLE STORAGE:		16
HC PARKING:	5	4
ARTIFICIAL LOT #2		
PARKING:	**REQUIRED:**	**PROVIDED:**
10'X20' SPACES:		2
HC PARKING:		1
TOTAL:		132

CITY OF WYLIE ALLOWS FOR A MAXIMUM OF 25% EXCESS NUMBER OF PARKING SPACES FROM NUMBER REQUIRED. 16 SPACES ARE DESIGNATED FOR THE STORAGE OF OPERATIONS RELATED VEHICLES AND DO NOT COUNT TOWARDS THE PARKING COUNT PER ZONING REGULATIONS.

REQUIRED PARKING CALCULATED PER CITY OF WYLIE ZONING CODE WITH THE FOLLOWING:

7,746 SF LIGHT ASSEMBLY & FABRICATION - 1 PER 1000 GSF = 8 REQUIRED SPACES

36,058 SF GENERAL OFFICE - 1 PER 400 GSF = 91 REQUIRED SPACES

19,000 SF ACCESSORY OUTSIDE STORAGE - NONE

SITE DESIGN REQUIREMENTS	
ELEMENT	DESIRABLE
BUILDING PLACEMENT	1. FRONT FACADE ORIENTED TO THE STREET.
ACCESS DRIVES	1. COMBINED ACCESS POINTS WITH ADJACENT TRACTS. 2. DIRECT CONNECTION BETWEEN BUILDINGS AND STREET.

BENCHMARKS:

1. **NTMWD SITE CONTROL POINT NO. 1A CUT "X" IN CONCRETE SET BY SAM INC. PUBLISHED ELEVATION= 530.46'**
2. **CM #1: LOCATED NORTH OF STATE HIGHWAY NO. 78 AND WEST OF SOUTH BALLARD STREET NEAR THE SOUTHEAST CORNER OF THE BUILDING LOCATED AT 104 SOUTH BALLARD STREET. NORTHING: 7057346.784 EASTING: 2569621.039 ELEVATION: 550.238**
3. **CM #2: LOCATED ON THE NORTH SIDE OF STATE HIGHWAY NO. 78 NEAR THE EAST ENTRANCE DRIVE FOR THE CITY OF WYLIE MUNICIPAL COMPLEX AT 2000 STATE HIGHWAY NO. 78 NORTH. NORTHING: 7060922.844 EASTING: 2578974.068 ELEVATION: 530.294**

OWNER:
NORTH TEXAS MUNICIPAL WATER DISTRICT
501 E BROWN STREET
WYLIE, TEXAS 75098
PH: (972) 442-5405

ARCHITECT:
STANTEC CONSULTING SERVICES INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO TEXAS, 75024
PH: (214) 473-2622
CONTACT: ANDREW SIMPSON
EMAIL: andrew.simpson@stantec.com

CIVIL ENGINEER:
STANTEC CONSULTING SERVICES INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO TEXAS, 75024
PH: (214) 473-2483
CONTACT: PAUL M. HAMES, P.E.
EMAIL: paul.hames@stantec.com
TBPE # F-6324

SURVEYOR:
STANTEC CONSULTING SERVICES INC.
6080 TENNYSON PARKWAY, SUITE 200
PLANO, TEXAS 75024
PH: (214) 473-2385
CONTACT: MIKE MURPHY, R.P.L.S.
EMAIL: mike.murphy@stantec.com
TBPLS # F-10194229

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Plano TX 75024-5003
www.stantec.com
TBPE # F-6324
TBPLS # 10194229

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Revision	By	Appd.	YY.MM.DD
95% CONSTRUCTION DOCUMENTS	ATS	AH	21.06.13
SITE PLAN	ATS	AH	21.06.09
75% CHECK SET	ATS	SG	21.04.09
50% CONSTRUCTION DOCUMENTS	ATS	SG	21.03.10
DESIGN DEVELOPMENT	ATS	DN	20.12.22
SCHEMATIC DESIGN	ATS	DN	20.10.22

Issued

Client/Project
NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEMS MAINTENANCE, PHASE II
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Title
OVERALL SITE LAYOUT

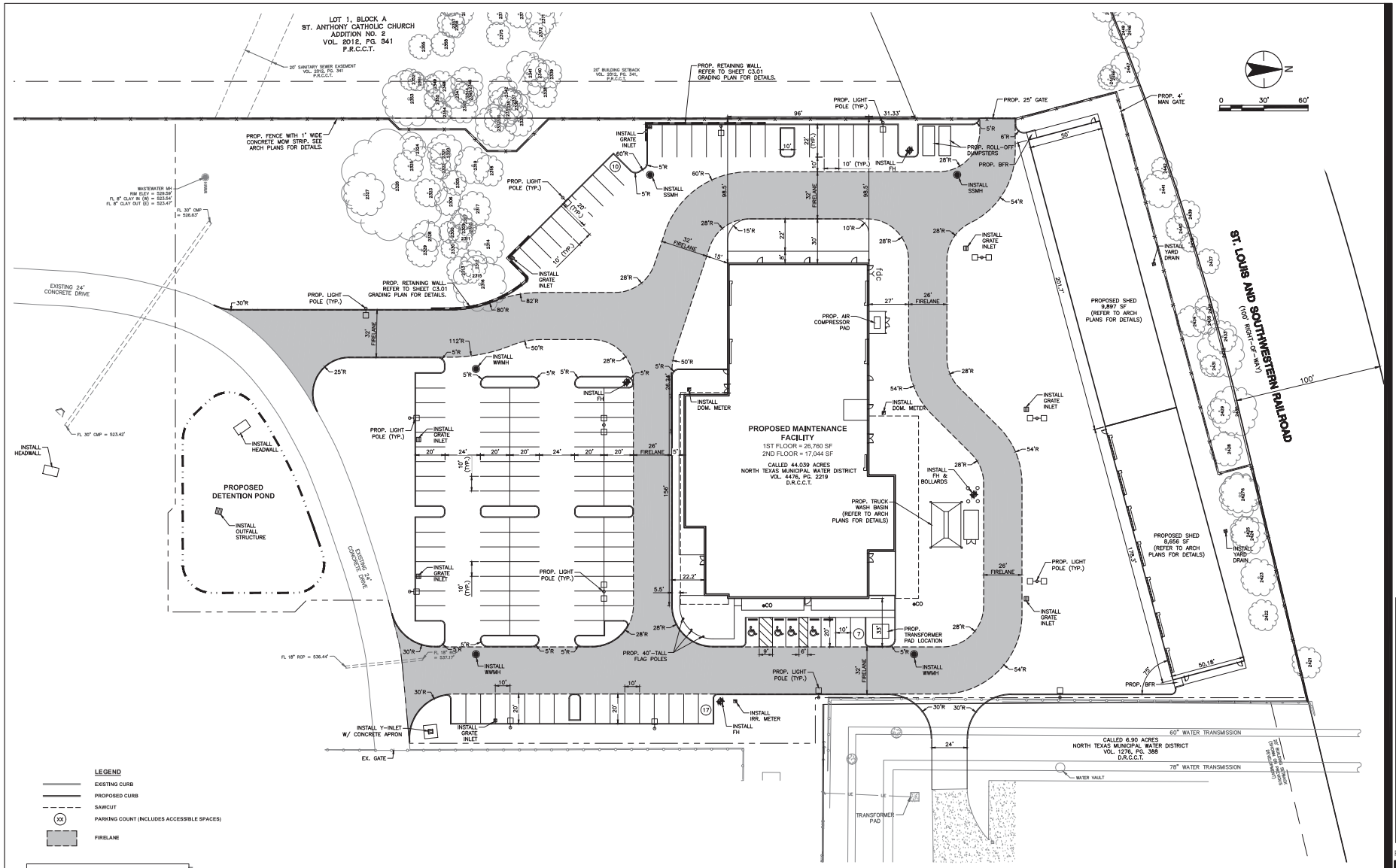
Permit-Seal

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Stantec
Engineer PAUL M. HAMES
P.E. No. 66791 Date 08/23/2021

Project Number: 214008865
File Name: 00865c01_40_gen.dwg

JQ	JGW	JGW	21.07.30
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. C2.01
Revision —-- Sheet 6 of 29



LEGEND

- EXISTING CURB
- PROPOSED CURB
- SAWCUT
- (XX) PARKING COUNT (INCLUDES ACCESSIBLE SPACES)
- FIRELANE

NOTES:

- REFER TO DRAWING NO. C0.01 & C0.02 FOR GENERAL PROJECT NOTES & LEGEND.
- PRIOR TO BEGINNING STAKING OF BUILDING LOCATION, CONTRACTOR TO CONFIRM ARCHITECTURAL, STRUCTURAL, AND CIVIL DESIGN PLANS MATCH; NOTIFY DESIGNERS OF ANY DISCREPANCY.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
- ALL CURB RADII SHALL BE 3' TO FACE OF CURB UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- REFER TO SITE LIGHTING PLANS FOR EXACT LIGHTING LOCATIONS AND DETAILS.
- ALL SITE WORK FOR THIS PROJECT SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE RELEVANT UTILITY COMPANY OR REGULATORY AUTHORITY, AND THE SPECIFICATIONS FOR THE CONSTRUCTION OF THE EXISTING IMPROVEMENTS WHICH ARE BEING ALTERED OR REPLACED.

CAUTION !!

CONTRACTOR IS TO CONTACT TEXAS ONE-CALL SYSTEM (1-800-245-4545) OR OTHER UTILITY LOCATING SERVICES AT LEAST 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES. STANTEC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES IN THE PROJECT AREA NOR FOR DEPICTING THE EXACT LOCATIONS OF UTILITIES ON THESE DRAWINGS.

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6080 Tennyson Parkway, Suite 200
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Issued			
95% CONSTRUCTION DOCUMENTS	ATS	AH	21.06.13
SITE PLAN	ATS	AH	21.06.09
75% CHECK SET	ATS	SG	21.04.09
50% CONSTRUCTION DOCUMENTS	ATS	SG	21.03.26
DESIGN DEVELOPMENT	ATS	DN	20.12.22
SCHEMATIC DESIGN	ATS	DN	20.10.22
Revision	By	Appd.	YY.MM.DD

Client/Project
NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEMS MAINTENANCE, PHASE II
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Title
SITE PLAN 1

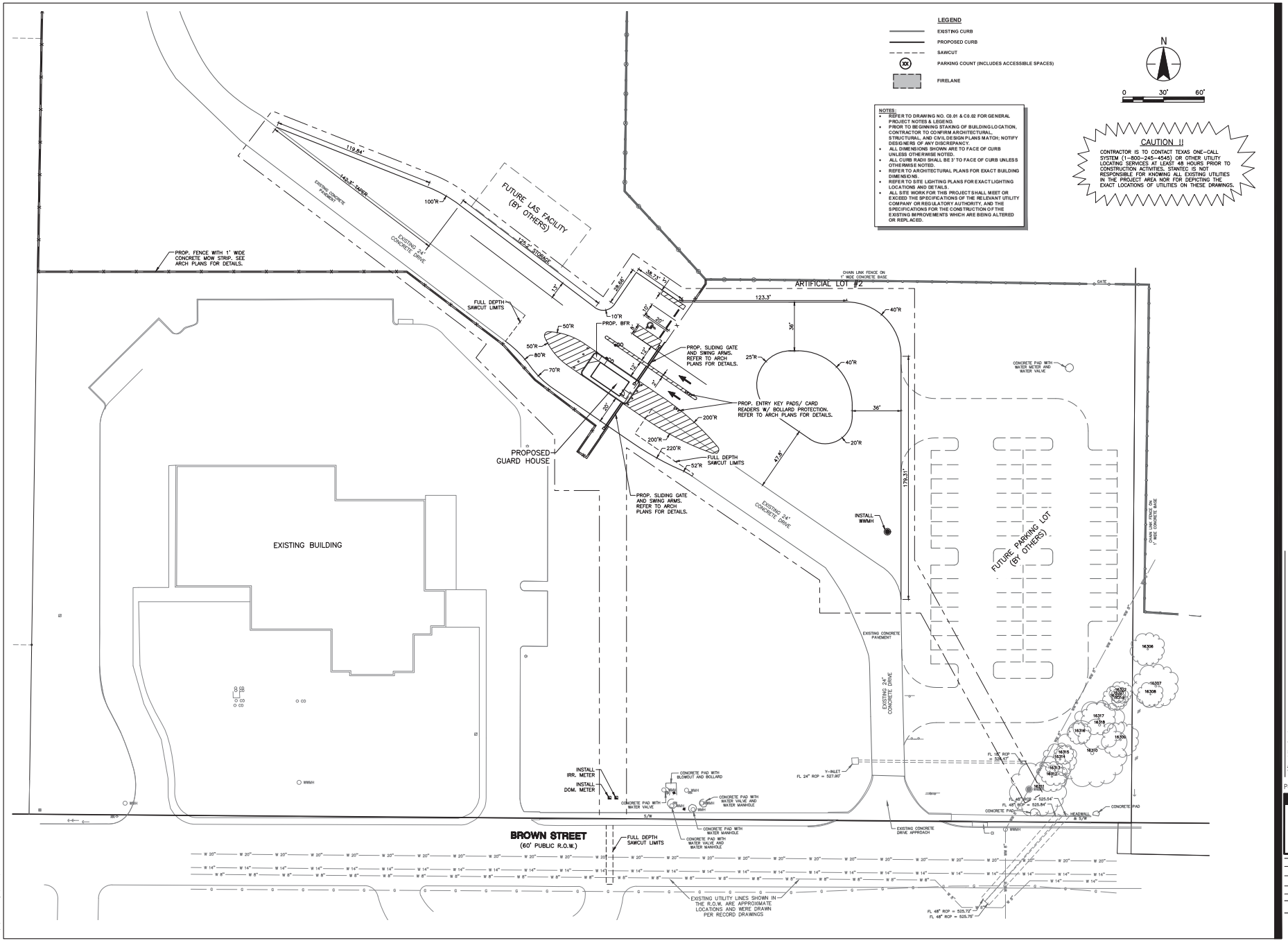
Permit-Seal

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes
Stantec
Engineer PAUL M. HAMES
P.E. No. 66791 Date 08/27/2021

Project Number: 214000865
File Name: 00SAS_Site_Plan.dwg

JQ	JQW	JQW	21.07.30
Dwn.	Chkd.	Dgn.	YY.MM.DD

Drawing No.
Revision —-- Sheet 1 of 4



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TBPE # F-4324
TBPLS # 10194229

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Issued	By	Appd.	YY.MM.DD
25% CONSTRUCTION DOCUMENTS	ATS	AH	21.06.13
SITE PLAN	ATS	AH	21.06.09
75% CHECK SET	ATS	SG	21.04.09
90% CONSTRUCTION DOCUMENTS	ATS	SG	21.03.05
DESIGN DEVELOPMENT	ATS	DN	20.12.22
SCHEMATIC DESIGN	ATS	DN	20.10.22

Revision

Client/Project
NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEMS MAINTENANCE, PHASE II
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Title
SITE PLAN 2

Permit-Seal
PRELIMINARY
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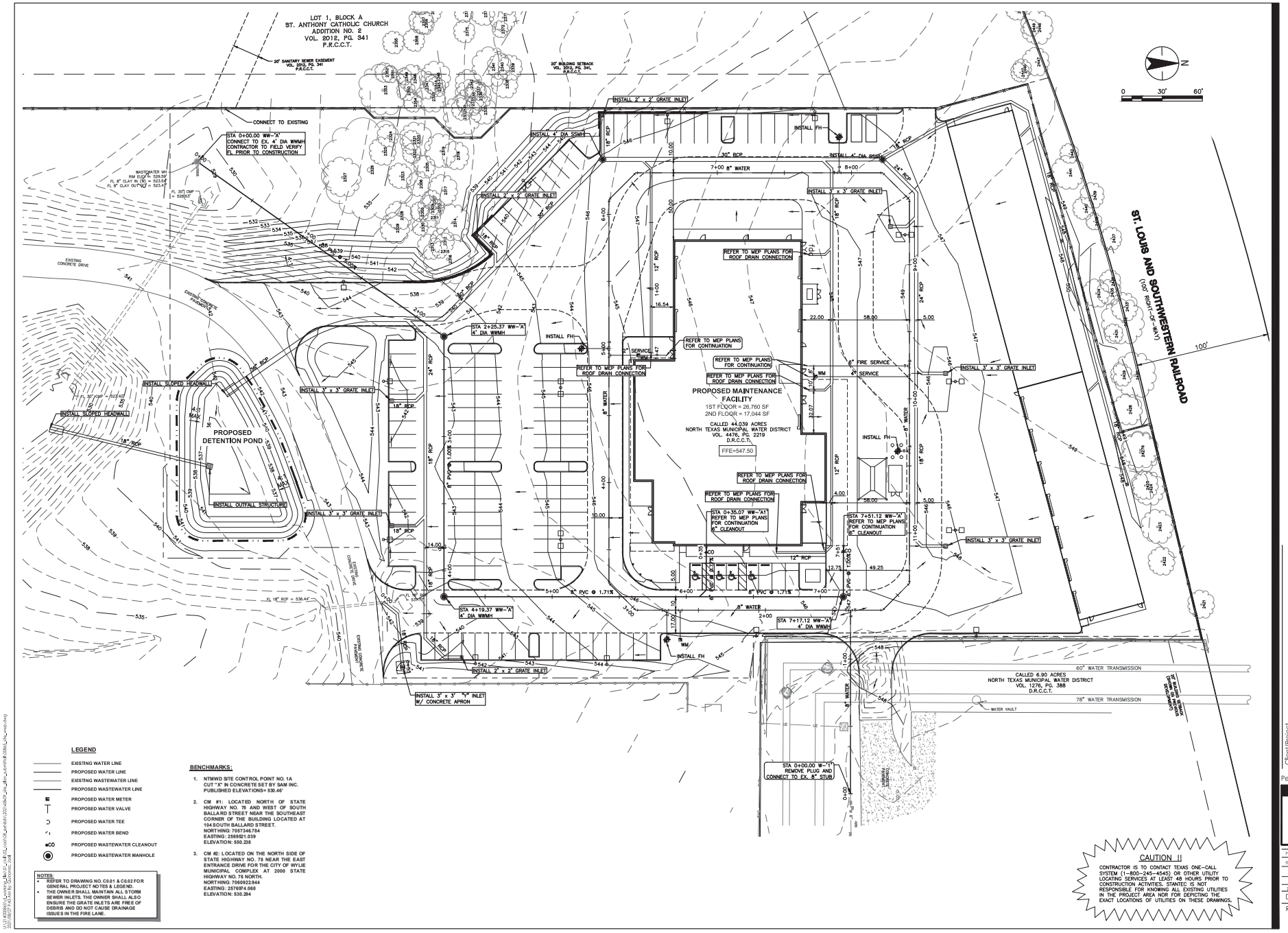
Not for Construction or Permit Purposes
Stantec
Engineer PAUL M. HAMES
P.E. No. 66791 Date 08.07.2021

Project Number: 214000865
File Name: 00845_Site_Plan.dwg

JQ	JGW	JGW	21.07.30
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No.
Revision Sheet
—— 2 of 4



LEGEND

- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WASTEWATER LINE
- PROPOSED WASTEWATER LINE
- PROPOSED WATER METER
- PROPOSED WATER VALVE
- PROPOSED WATER TEE
- PROPOSED WATER BEND
- PROPOSED WASTEWATER CLEANOUT
- PROPOSED WASTEWATER MANHOLE

NOTES:

- REFER TO DRAWING NO. C0.01 & C0.02 FOR GENERAL PROJECT NOTES & LEGEND.
- THE OWNER SHALL MAINTAIN ALL STORM SEWER INLETS. THE OWNER SHALL ALSO ENSURE THE GRATE INLETS ARE FREE OF DEBRIS AND DO NOT CAUSE DRAINAGE ISSUES IN THE FIRE LANE.

BENCHMARKS:

1. NTMWD SITE CONTROL POINT NO. 1A
   CUT "X" IN CONCRETE SET BY SAM INC.
   PUBLISHED ELEVATIONS= 530.46'
2. CM #1: LOCATED NORTH OF STATE HIGHWAY NO. 78 AND WEST OF SOUTH BALLARD STREET NEAR THE SOUTHEAST CORNER OF THE BUILDING LOCATED AT 104 SOUTH BALLARD STREET.
   NORTHING: 7057346.784
   EASTING: 2569521.039
   ELEVATION: 550.238
3. CM #2: LOCATED ON THE NORTH SIDE OF STATE HIGHWAY NO. 78 NEAR THE EAST ENTRANCE DRIVE FOR THE CITY OF WYLIE MUNICIPAL COMPLEX AT 2000 STATE HIGHWAY NO. 78 NORTH.
   NORTHING: 7060922.944
   EASTING: 2576974.068
   ELEVATION: 530.284

CAUTION !!

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Revision	By	Appd.	Issued
95% CONSTRUCTION DOCUMENTS	ATS	AH	21.08.13
SITE PLAN	ATS	AH	21.08.09
75% CHECK SET	ATS	SU	21.04.09
50% CONSTRUCTION DOCUMENTS	ATS	SU	21.03.05
DESIGN DEVELOPMENT	ATS	DN	20.12.22
SCHEMATIC DESIGN	ATS	DN	20.10.22

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Client/Project
NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEMS MAINTENANCE, PHASE II
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Title
UTILITY & DRAINAGE PLAN I

Permit-Seal

PRELIMINARY
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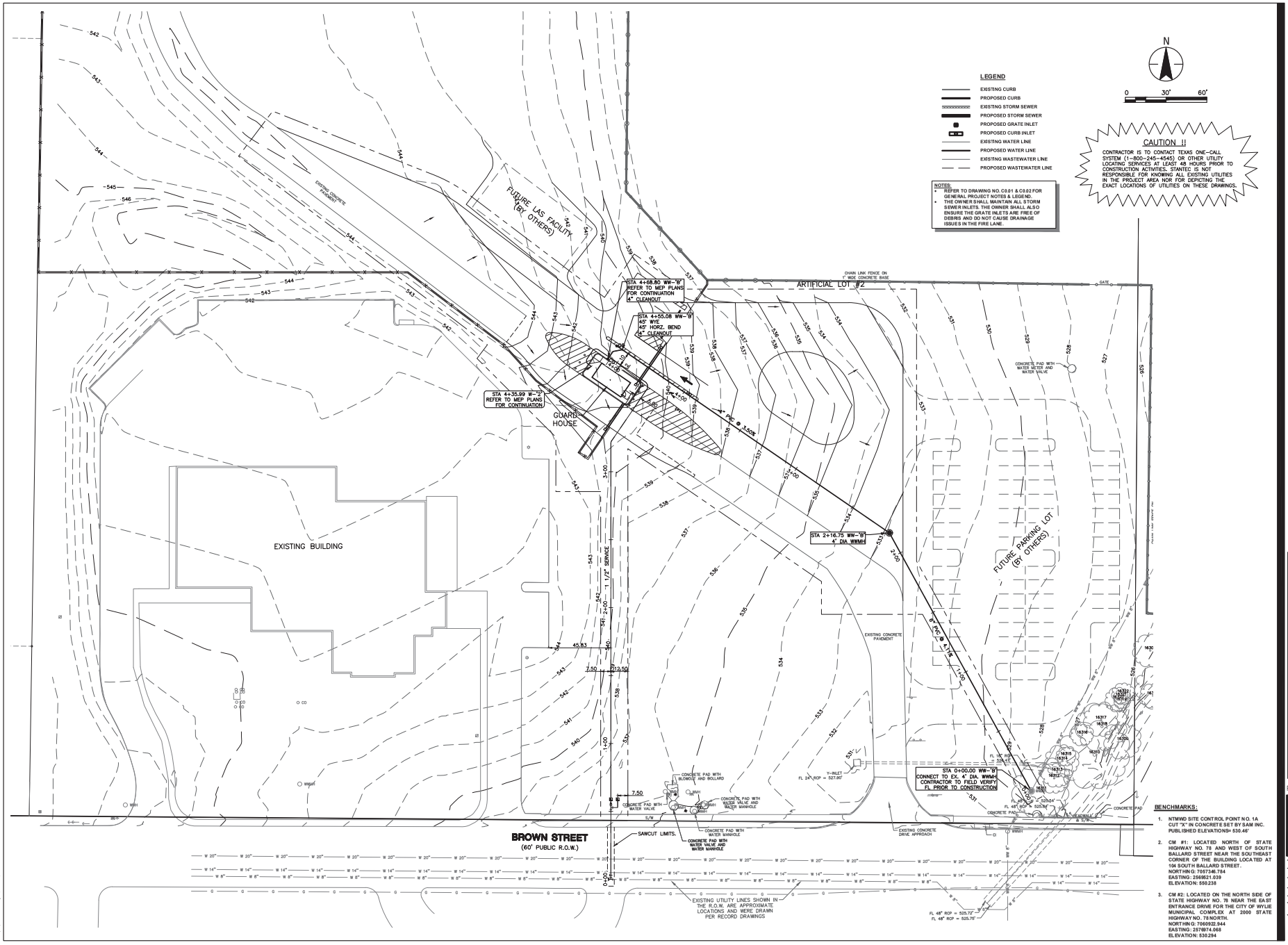
Not for Construction or Permit Purposes
Stantec
Engineer PAUL M. HAMES
P.E. No. 66791 Date 08/27/2021

Project Number: 214008865
File Name: 008AS_Ute_wwp.dwg

JQ	JGW	JGW	21.07.30
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No.
Revision Sheet
—— 3 of 4



LEGEND

- EXISTING CURB
- PROPOSED CURB
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- PROPOSED GRATE INLET
- PROPOSED CURB INLET
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING WASTEWATER LINE
- PROPOSED WASTEWATER LINE

NOTES:

- REFER TO DRAWING NO. C0.01 & C0.02 FOR GENERAL PROJECT NOTES & LEGEND.
- THE OWNER SHALL MAINTAIN ALL STORM SEWER INLETS. THE OWNER SHALL ALSO ENSURE THE GRATE INLETS ARE FREE OF DEBRIS AND DO NOT CAUSE DRAINAGE ISSUES IN THE FIRE LANE.

CAUTION !!

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BENCHMARKS:

1. NTMWD SITE CONTROL POINT NO. 1A CUT "X" IN CONCRETE SET BY SAM INC. PUBLISHED ELEVATIONS= 530.46'
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3. CM #2: LOCATED ON THE NORTH SIDE OF STATE HIGHWAY NO. 78 NEAR THE EAST ENTRANCE DRIVE FOR THE CITY OF WYLIE MUNICIPAL COMPLEX AT 2000 STATE HIGHWAY NO. 78 NORTH. NORTHING: 7066932.944 EASTING: 2576974.068 ELEVATION: 530.294

Revision	By	Appd.	Issued
95% CONSTRUCTION DOCUMENTS	ATS	AH	21.06.13
SITE PLAN	ATS	AH	21.06.09
75% CHECK SET	ATS	SD	21.04.09
50% CONSTRUCTION DOCUMENTS	ATS	SD	21.03.10
DESIGN DEVELOPMENT	ATS	DN	20.12.22
SCHEMATIC DESIGN	ATS	DN	20.10.22

Client/Project
NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEMS MAINTENANCE, PHASE II
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Title
UTILITY & DRAINAGE PLAN 2

Permit-Seal

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Stantec
Engineer PAUL M. HAMES
P.E. No. 66791 Date 08/27/2021

Project Number: 214008865
File Name: 00845_site_uwp.dwg

JQ	JGW	JGW	21.07.30
Dwn.	Chkd.	Dgn.	YY.MM.DD

Drawing No.
Revision Sheet
—— 4 of 4

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TBPE # F-0634
TBPLS # 10194229

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TREE LIST

TREE NO.	TREE TYPE	DBH	PROTECTED	REMOVED
2305	CEDAR	8"	-	-
2306	HACKBERRY	9"	-	-
2307	CEDAR	7"	-	-
2308	CEDAR	7"	-	-
2309	CEDAR	9"	-	-
2310	CEDAR	6"	-	-
2311	CEDAR	8"	-	-
2312	CEDAR	9"	-	-
2313	CEDAR	9"	-	-
2314	CEDAR	13"	-	-
2315	ELM	6"	-	-
2316	BOIS D'ARC	18"	YES	-
2317	CEDAR	11"	-	-
2318	CEDAR	10"	-	-
2319	HACKBERRY	12"	-	-
2320	HACKBERRY	12"	-	-
2321	HACKBERRY	7"	-	-
2322	CEDAR	7"	-	-
2323	CEDAR	9"	-	-
2324	CEDAR	8"	-	-
2325	CEDAR	10"	-	-
2326	BOIS D'ARC	36"	YES	-
2327	HACKBERRY	14"	-	-
2328	HACKBERRY	10"	-	-
2329	HACKBERRY	11"	-	-
2330	CEDAR	6"	-	-
2331	CEDAR	8"	-	-
2332	HACKBERRY	14"	-	-
2333	CEDAR	10"	-	-
2334	HACKBERRY	10"	-	-
2335	HACKBERRY	12"	-	-
2336	CEDAR	10"	-	-
2337	HACKBERRY	7"	-	-
2338	CEDAR	10"	-	-
2339	CEDAR	9"	-	-
2340	HACKBERRY	9"	-	-
2341	HACKBERRY	14"	-	-
2342	CEDAR	10"	-	-
2343	CEDAR	11"	-	-
2344	BOIS D'ARC	7"	-	-
2345	BOIS D'ARC	7"	-	-
2346	CEDAR	11"	-	-
2347	BOIS D'ARC	10"	-	-
2348	CEDAR	10"	-	-
2349	HACKBERRY	6"	-	-
2350	CEDAR	7"	-	-
2351	HACKBERRY	6"	-	-
2352	ELM	7"	-	-
2353	CEDAR	18"	YES	-
2354	CEDAR	7"	-	-
2355	CEDAR	8"	-	-
2356	HACKBERRY	8"	-	-
2357	HACKBERRY	9"	-	-
2358	HACKBERRY	8"	-	-
2359	HACKBERRY	9"	-	-
2360	HACKBERRY	6"	-	-
2361	HACKBERRY	8"	-	-
2363	HACKBERRY	6"	-	-
2364	BOIS D'ARC	8"	-	-
2365	CEDAR	7"	-	-
2366	CEDAR	8"	-	-
2367	CEDAR	7"	-	-
2368	CEDAR	6"	-	-
2369	CEDAR	6"	-	-
2370	CEDAR	6"	-	-
2371	CEDAR	10"	-	-
2372	CEDAR	6"	-	-
2373	CEDAR	9"	-	-
2374	CEDAR	7"	-	-
2375	CEDAR	8"	-	-
2376	CEDAR	7"	-	-
2377	HACKBERRY	6"	-	-
2378	BOIS D'ARC	7"	-	-
2379	BOIS D'ARC	10"	-	-
2380	CEDAR	9"	-	-
2381	HACKBERRY	7"	-	-
2382	HACKBERRY	7"	-	-
2383	HACKBERRY	7"	-	-
2384	HACKBERRY	6"	-	-
2385	HACKBERRY	7"	-	-
2386	HACKBERRY	6"	-	-
2387	HACKBERRY	7"	-	-
2388	HACKBERRY	6"	-	-
2389	CEDAR	6"	-	-
2390	HACKBERRY	8"	-	-
2391	CEDAR	6"	-	-
2392	CEDAR	7"	-	-
2393	CEDAR	8"	-	-
2394	CEDAR	7"	-	-
2395	CEDAR	7"	-	-
2396	CEDAR	8"	-	-

TREE NO.	TREE TYPE	DBH	PROTECTED	REMOVED
2397	CEDAR	8"	-	-
2398	HACKBERRY	7"	-	-
2399	CEDAR	7"	-	-
2400	CEDAR	8"	-	-
2401	CEDAR	8"	-	-
2402	CEDAR	8"	-	-
2403	CEDAR	8"	-	-
2404	HACKBERRY	6"	-	-
2405	CEDAR	7"	-	-
2406	CEDAR	9"	-	-
2407	CEDAR	11"	-	-
2408	CEDAR	9"	-	-
2409	CEDAR	6"	-	-
2410	CEDAR	6"	-	-
2411	HACKBERRY	6"	-	-
2412	ELM	14"	-	-
2413	CEDAR	9"	-	-
2414	HACKBERRY	6"	-	-
2415	CEDAR	10"	-	-
2416	ELM	8"	-	-
2417	CEDAR	10"	-	-
2418	ELM	16"	YES	-
2419	HACKBERRY	6"	-	-
2420	BOIS D'ARC	8"	-	-
2421	HACKBERRY	10"	-	-
2422	CEDAR	10"	-	-
2423	HACKBERRY	12"	-	-
2424	CEDAR	12"	-	-
2425	CEDAR	10"	-	-
2426	CEDAR	13"	-	-
2427	CEDAR	14"	-	-
2428	CEDAR	11"	-	-
2429	CEDAR	8"	-	-
2430	HACKBERRY	16"	YES	-
2431	CEDAR	7"	-	-
2432	HACKBERRY	16"	YES	-
2433	HACKBERRY	10"	-	-
2434	CEDAR	10"	-	-
2435	CEDAR	9"	-	-
2436	CEDAR	8"	-	-
2437	HACKBERRY	8"	-	-
2438	CEDAR	6"	-	-
2439	HACKBERRY	9"	-	-
2440	CEDAR	8"	-	-
2441	CEDAR	12"	-	-
2442	CEDAR	7"	-	-
2443	CEDAR	10"	-	YES
2444	CEDAR	10"	-	YES
2445	CEDAR	7"	-	-
2446	CEDAR	7"	-	-
2447	CEDAR	10"	-	-
2448	OAK	12"	-	-
2449	CEDAR	6"	-	-
2450	CEDAR	8"	-	-
2451	HACKBERRY	14"	-	-
2452	CEDAR	14"	-	-
2453	CEDAR	12"	-	-
2454	CEDAR	10"	-	-
2455	CEDAR	10"	-	-
2456	HACKBERRY	6"	-	-
2457	CEDAR	6"	-	-
2458	CEDAR	7"	-	-
2459	CEDAR	12"	-	-
2460	HACKBERRY	6"	-	-
2461	CEDAR	15"	-	-
2462	HACKBERRY	15"	-	-
2463	CEDAR	14"	-	-
2464	CEDAR	9"	-	-
2465	ELM	8"	-	-
2466	CEDAR	9"	-	-
2467	CEDAR	17"	YES	-
2468	CEDAR	6"	-	-
2469	ELM	6"	-	-
2470	ELM	8"	-	-
2471	CEDAR	11"	-	-
2472	CEDAR	10"	-	-
2473	HACKBERRY	6"	-	-
2474	ELM	7"	-	-
2475	ELM	11"	-	-
2476	CEDAR	11"	-	-
2477	CEDAR	14"	-	-
2478	CEDAR	7"	-	-
2479	CEDAR	8"	-	-
2480	HACKBERRY	10"	-	-
2481	BOIS D'ARC	32"	YES	-
2482	CEDAR	18"	YES	-
2483	HACKBERRY	7"	-	-
2484	ELM	10"	-	-
2485	HACKBERRY	14"	-	-
2486	CEDAR	6"	-	-
2487	CEDAR	7"	-	-

TREE NO.	TREE TYPE	DBH	PROTECTED	REMOVED
2488	CEDAR	11"	-	-
2489	CEDAR	7"	-	-
2490	ELM	12"	-	-
2491	CEDAR	12"	-	-
2492	CEDAR	13"	-	-
2493	HACKBERRY	7"	-	-
2494	HACKBERRY	13"	-	-
2495	HACKBERRY	11"	-	-
2496	ELM	18"	YES	-
2497	BOIS D'ARC	9"	-	-
2498	BOIS D'ARC	14"	-	-
2499	ELM	8"	-	-
2500	ELM	7"	-	-
2501	ELM	12"	-	-
2502	HACKBERRY	6"	-	-
2503	ELM	13"	-	-
2504	HACKBERRY	12"	-	-
2505	HACKBERRY	10"	-	-
2506	ELM	7"	-	-
2507	HACKBERRY	10"	-	-
2508	HACKBERRY	10"	-	-
2509	HACKBERRY	9"	-	-
2510	HACKBERRY	7"	-	-
2511	HACKBERRY	9"	-	-
2512	HACKBERRY	9"	-	-
2513	HACKBERRY	9"	-	-
2514	ELM	15"	-	-
2515	HACKBERRY	8"	-	-
2516	HACKBERRY	8"	-	-
2517	HACKBERRY	7"	-	-
2518	ELM	8"	-	-
2519	ELM	10"	-	-
2520	HACKBERRY	8"	-	-
2521	ELM	19"	YES	-
2522	HACKBERRY	8"	-	-
2523	ELM	15"	-	-
2524	ELM	12"	-	-
2525	ELM	12"	-	-
2526	ELM	12"	-	-
2527	ELM	16"	YES	-
2528	ELM	18"	YES	-
2529	ELM	12"	-	-
2530	ELM	11"	-	-
2531	ELM	6"	-	-
2532	ELM	9"	-	-
2533	ELM	11"	-	-
2534	ELM	16"	-	-
2535	ELM	14"	-	-
2536	ELM	11"	-	-
2537	ELM	8"	-	-
2538	HACKBERRY	9"	-	-
2539	ELM	9"	-	-
2540	BOIS D'ARC	27"	YES	-
2541	HACKBERRY	10"	-	-
2542	CEDAR	7"	-	-
2543	ELM	7"	-	-
2544	HACKBERRY	11"	-	-
2545	ELM	10"	-	-
2546	HACKBERRY	7"	-	-
2547	CEDAR	12"	-	-
2548	BOIS D'ARC	16"	YES	-
2550	CEDAR	13"	-	-
2551	CEDAR	10"	-	-
2552	ELM	8"	-	-
2553	CEDAR	11"	-	-
2554	ELM	10"	-	-
2555	PECAN	19"	YES	-
2556	CEDAR	8"	-	-
2557	CEDAR	6"	-	-
2558	ELM	9"	-	-
2559	ELM	7"	-	-
2560	CEDAR	9"	-	-
2561	ELM	27"	YES	-
2562	HACKBERRY	9"	-	-
2563	HACKBERRY	6"	-	-
2564	HACKBERRY	6"	-	-
2565	PECAN	11"	-	-
2566	ELM	8"	-	-
2567	PECAN	9"	-	-
2568	ELM	6"	-	-
2569	ELM	6"	-	-
2570	ELM	11"	-	-
2571	ELM	14"	-	-
2572	CEDAR	7"	-	-
2573	CEDAR	7"	-	-
2574	ELM	6"	-	-
2575	ELM	6"	-	-
2576	CEDAR	8"	-	-
2577	CEDAR	7"	-	-

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Revision	By	Appd.	YY.MM.DD

Issued	By	Appd.	YY.MM.DD
95% CD Set	MY	CY	21.08.27
75% CD Set	MY	CY	21.04.09
50% CD Set	MY	CY	21.03.01

Permit-Seal

Client/Project
NORTH TEXAS MUNICIPAL WATER DISTRICT

REGIONAL WATER SYSTEMS MAINTENANCE, PHASE II

CITY OF WYLIE, COLLIN COUNTY, TEXAS

Title
TREE MANAGEMENT PLAN

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Project Number: 214000865
File Name:

MY	CY	CY	21.08.27
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. L1.01

Revision

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2021/08/26 12:21 PM By: Yuan, Min

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	QTY
	Uc	ULMUS CRASSIFOLIA / CEDAR ELM	MIN 3" CAL & 14'-16' HT	14

GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONTAINER	QTY
	CI	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOLID SOD	36,694 SF

LANDSCAPE AREA OF PROPERTY

(HI) HEAVY INDUSTRIAL	REQUIRED	PROVIDED
PROPERTY AREA		283,422 SF
LANDSCAPE AREA	28,342 SF	86,128 SF
LANDSCAPE AREA PERCENTAGE	10%	30.39%

LANDSCAPE AREA OF PARKING LOT

	REQUIRED	PROVIDED
LANDSCAPE AREA PER PARKING SPACE (132)	50 SF/SPACE	55 SF/SPACE
LANDSCAPE AREA	6,600 SF	7,270 SF
MAX. DISTANCE OF EACH PARKING SPACE TO A LANDSCAPE AREA	60 LF	40 LF

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	MY	CY	21.08.27	50% CD Set
	MY	CY	21.04.09	75% CD Set
	MY	CY	21.03.01	50% CD Set

Client/Project
NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEMS MAINTENANCE, PHASE II
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Title LANDSCAPE PLAN

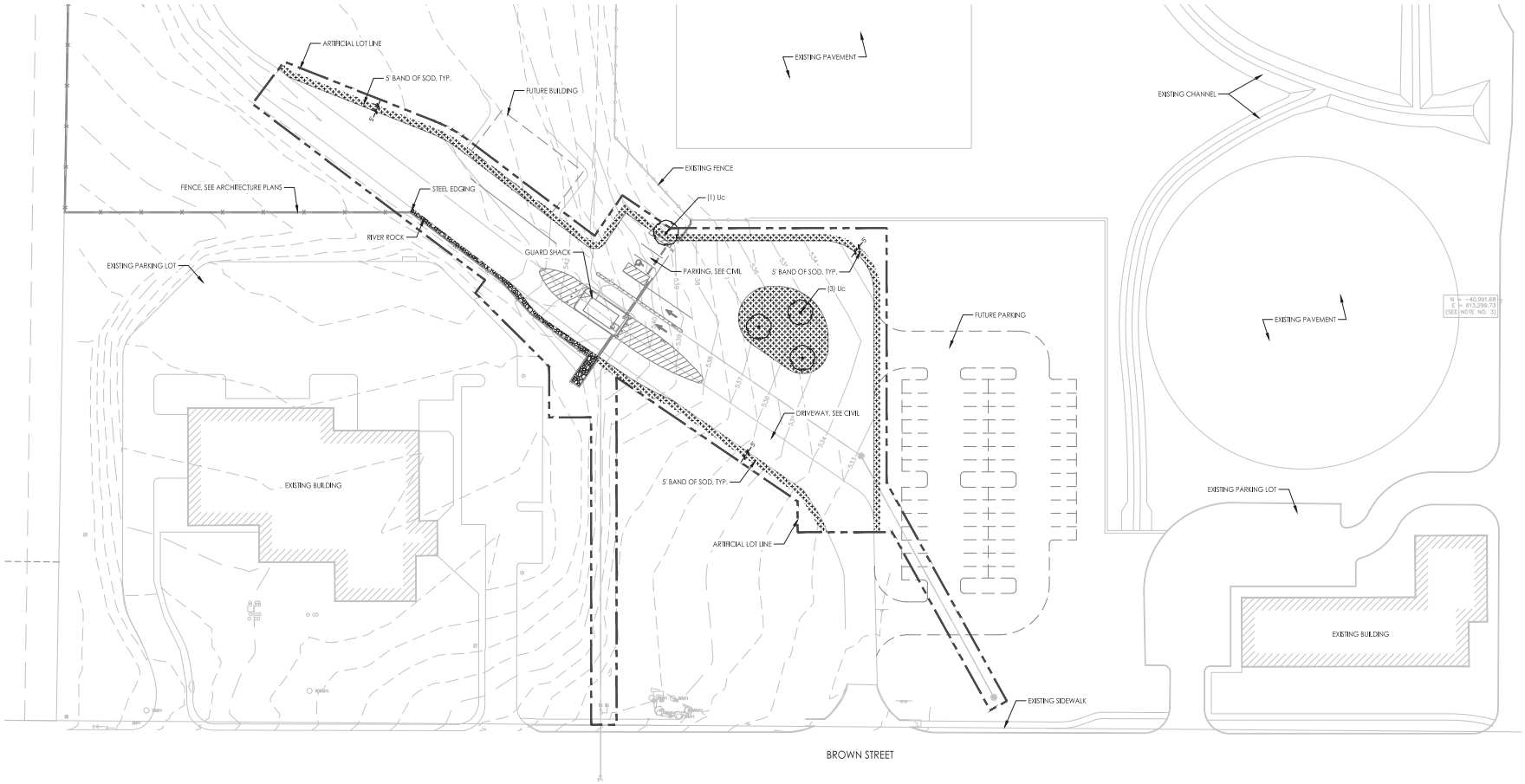
Permit-Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Project Number: 214000865
File Name:

MY	CY	CY	21.08.27
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. L1.02
Revision Sheet



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CALIPER
	Uc	4	ULMUS CRASSIFOLIA / CEDAR ELM	MIN 3" CAL & 14'-16' HT

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	REMARKS
	Cl	7,281 SF	CYNODON DACTYLON 'TIFWAY 419' / TIFWAY 419 BERMUDA GRASS	SOLID SOD
	Dc	1,866 SF	RR / RIVER ROCK	3" CLEAR RIVER ROCK

LANDSCAPE AREA OF PROPERTY

(HI) HEAVY INDUSTRIAL	REQUIRED	PROVIDED
PROPERTY AREA		66,528 SF
LANDSCAPE AREA	6,653 SF	9,926 SF
LANDSCAPE AREA PERCENTAGE	10%	14.92%

LANDSCAPE AREA OF PARKING LOT

	REQUIRED	PROVIDED
LANDSCAPE AREA PER PARKING SPACE (132)	50 SF/SPACE	158 SF/SPACE
LANDSCAPE AREA	150 SF	474 SF
MAX. DISTANCE OF EACH PARKING SPACE TO A LANDSCAPE AREA	60 LF	28 LF

0 20 40 80 120
SCALE: 1"=40'

Stantec

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TBPLS # 10194229

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				75% CD Set
				90% CD Set

By	Appd.	YY.MM.DD
MY	CY	21.08.27
MY	CY	21.04.09
MY	CY	21.03.01

Client/Project
NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEMS MAINTENANCE, PHASE II
CITY OF WYLIE, COLLIN COUNTY, TEXAS
Title LANDSCAPE PLAN

Permit-Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Project Number: 214000865
File Name:

MY	CY	CY	21.08.27
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. L1.03
Revision Sheet

SECTION 02910 - LANDSCAPING

PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Lawns - Section 02930

1.3 QUALITY ASSURANCE

A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing rate.

B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.

C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.

D. Employ only qualified personnel familiar with required work.

E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):

1. Provide source of off-site soil to the Landscape Architect for purposes of soil investigation.

2. Take random representative soil samples from areas to be planted.

3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.

1.4 REFERENCED STANDARDS

A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.

B. Hortus Third, 1976 - Cornell University - Plant nomenciature.

C. ASTM - American Standard Testing Material - Sharp sand.

1.5 SUBMITTALS:

A. Samples: Submit for approval sufficient representative quantities of soil mix, mulch and peat moss.

B. Submit one sample of each specified tree and three samples of each specified shrub and groundcover plants for Landscape Architects approval. When approved, tag, install and maintain as representative samples for final installed plant materials.

C. File Certificate of Inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.6 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Preparation for Delivery:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.

2. Container Grown Plants: Deliver plants in containers sufficiently rigid to hold ball shape and protect root mass during shipping.

B. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.

2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.

3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with saw dust or other approved material.

4. Protect during delivery to prevent damage to root ball or desiccation of leaves.

5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.

6. Remove rejected plant material immediately from site.

1.7 JOB CONDITIONS:

A. Planting Restrictions:

Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice.

B. Protections:

1. Do not move equipment over existing or newly placed structures without approval of Landscape Architect and General Contractor.

2. Provide board-roading and sheeting as required to protect paving and other improvements from damage.

3. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.

C. Utilities:

1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.

2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.

3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.8 WARRANTY:

A. Warrant plants and trees for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Landscape Architect. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.

B. Replace plants and trees with same kind and size as originally planted, at no cost of Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.

C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.

D. At the end of the warranty period, staking and guying materials shall be removed from the site.

1.9 MAINTENANCE

A. Water: Will be available on site. provide necessary hoses and other watering equipment required to complete work.

B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.

C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect seven (7) days prior to completion. At that time Owner and Landscape Architect will prepare a final punch list to be reviewed with Landscape Contractor. When such project is deemed complete by Landscape Architect, an on-site inspection by Owner, Landscape Contractor and Landscape Architect will be completed prior to written acceptance.

D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1 PLANTS:

A. Quantities: The drawings and specifications are complementary: anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

B. Plants shall be equal to well formed No. 1 grade of betterñ symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.

D. Plants shall have a well-developed fibrous root system.

E. Plants shall be free of physical damage such as scrapes, broken or split branches, cars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.

F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the owner.

G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.

H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.

I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

A. Peat Moss: Commercial sphagnum moss or hyphum peat, or decomposed gin trash with pH between 5 and 7. The gin trash shall be sterilized to eliminate all active residuals, i.e., insecticides, pesticides, herbicides, fungus, virus and defoliant chemicals.

B. Pre mixed soils will be considered as "approved equals" when samples are submitted with manufacturer's data and laboratory test reports. Approved suppliers include Vital Earth Complete Mix by Vital Earth Resources, Gladewater, Texas and Acid Gro Complete Mix by Soil Building Systems, Inc., Dallas, Texas.

C. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign grasses. Soil containing Dallisgrass or Nutgrass shall be rejected.

2. Physical properties as follows:

Clay - between 7-27 percent
Silt - between 28-50 percent
Sand - less than 52 percent

D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.

2.3 COMMERCIAL FERTILIZER:

A. Fertilizer shall be delivered in manufacturer's standard container printer with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.

B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with maximum 8% sulfur and 4% iron plus micro-nutrients.

C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-15 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

2.4 MULCH:

Bark mulch shall be shredded hardwood mulch, medium fine texture.

2.5 WATER:

Water shall be suitable for irrigation and shall be free from ingredients harmful to plant life.

2.6 MISCELLANEOUS MATERIALS (if applicable):

A. Steel Edging: 1/8" x 4" Ryerson Estate or equal.

B. Jute Mesh: Ludlow smolder resistant.

C. Filter Fabric: Mirafi 140 N non woven fabric (Mirafi, Inc., Charlotte, NC 28224), or equal.

D. Tree Wrapping Paper: Waterproof 6" wide crepe.

E. Staking and Guying Materials:

1. Wood Stakes: 2" x 4" x 30" dense pine, untreated.

2. T-Shaped Metal Posts: Paint flat black, 8 feet long.

3. Turn Buckles: Galvanized steel, 3/8-inch eye, 6-inch opening.

4. Tie Wire: 12 gauge galvanized wire.

5. Black Hose: 2 ply, fiber reinforced hose, minimum 1/2-inch inside diameter.

F. Tree Paint: Asphaltic base paint with antiseptic properties, manufactured for use on tree wounds.

G. Pea Gravel: Washed 2/8-inch diameter native pea gravel.

H. Crushed Stone: 1" diameter crushed limestone.

I. Antidesicant: Wiltpruf (Nursery Specialty Products, Inc., Stubbins Road, Grotton Falls, N.Y.) or equal.

J. Fungicide: Zinc ethylene bisdithiocarbonate (Zineb) or equal.

K. Plastic Sheet: 4 mil black polyethylene, perforated at twenty four inches on center.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.

B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect of unsatisfactory conditions.

3.2 TREE PLANTING:

A. Stake tree locations for Landscape architect's approval prior to digging.

B. Plant ornamental trees in pits 12-inches larger than root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.

C. After excavation of tree pits, review water percolation with Landscape Architect. If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.

D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal of the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peat moss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.

F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree. Fill saucer with water and leave to soak in. Fill saucer with water again.

G. Completely fill each tree saucer with mulch to a depth of two inches.

H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.

I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

J. After planting has been completed and approved by Landscape Architect, mulch bed areas 3 inches deep.

3.3 SHRUB PLANTING

A. Lay out planting beds for the Landscape Architect's approval prior to digging.

B. All shrubs to be pocket planted. Excavate planting hole 1-1/2 times the width and height of the root ball. Backfill with 1/3 compost, 1/3 native soil and 1/3 sandy loam, 80/20 mix of soil and compost at on-structure locations

C. Place plants in position on bed areas before cans have been removed. Obtain approval from Landscape Architect. Do not remove burlap from BB plants. Landscape Architect reserves right to interchange or shift plants prior to planting.

D. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.

E. Water each plant thoroughly with hoses to eliminate air pockets.

F. Carefully prune plants to remove dead or broken branches and hand rake bed areas to smooth even surfaces.

G. After planting has been completed and approved by Landscape Architect, mulch bed areas 3 inches deep.

3.4 GROUNDCOVER PLANTING

A. Lay out planting beds for the Landscape Architect's approval prior to digging.

B. Till 2 inches minimum of thoroughly mixed prepared soil in all planting bed areas as follows:

1. 100% soil, 80/20 mix of soil and compost at on-structure locations

Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly,
or
2. 2 inches of specified "Complete Mix", from Living Earth Technology.

C. Place plants in position on bed ares before cans have been removed. Obtain approval from Landscape Architect. Landscape Architect reserves right to interchange or shift plants prior to planting.

D. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.

E. Water each plant thoroughly with hoses to eliminate air pockets.

F. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces.

G. After planting has been completed and approved by Landscape Architect, mulch bed areas 3 inches deep.

3.5 SEASONAL COLOR PLANTING:

A. Lay out planting beds for the Landscape Architect's approval prior to digging.

B. Beds shall be excavated to a depth of 4 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix.

C. Place plants in position on bed areas before cans have been removed. Obtain approval from the Landscape Architect. The Landscape Architect reserves right to interchange or shift plants prior to planting.

D. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.

E. Water each plant thoroughly with hoses to eliminate air pockets.

F. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces.

G. After planting has been completed and approved by the Landscape Architect, mulch bed areas 3 inches deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage area. Remove trash, including debris resulting from removing weeds and rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. keep walk and driveway area clean by sweeping or hosing.

END OF SECTION 02910

SECTION 02970 LANDSCAPE GROUNDS MAINTENANCE

The contractor is to render the following Landscape Maintenance Services during the term of the initial construction contract. In addition, the Contractor is to indicate a price for a one year extended maintenance contract to begin after the construction project is complete and accepted. This price is to be submitted on a separate line item.

PART 1 - GENERAL

1.1 SCOPE:

A. Work included in Base Bid: Perform all work necessary utilizing acceptable horticultural practices for the exterior landscape maintenance of the project as required herein. Such work includes, but is not limited to the following:

1. Monitoring adjustment and minor repair of the landscape irrigation system.

2. Protection of vacuum breakers against freeze damage.

3. Mowing, edging and trimming of trees and shrubs.

4. Pruning and trimming of trees and shrubs.

5. Restaking and adjustment of stakes and guying if required.

6. Approval, by Owner, of material substitutions prior to use.

7. Application of fertilizers, insecticides and herbicides.

8. Replacement of plant material (extra service).

9. General site clean up & removal of trash, and products of maintenance.

B. Extra Services: The intent of the contract is to provide a comprehensive maintenance program to include all required services, except those services specifically excluded, to perform the work for the state time period.

1. All services not included in the base bid shall be considered "extra services" and will be charged for separately according to the nature of the item of work. The written consent and authorization of the Owner of their authorized representative must be obtained prior to the performance or installation of such "extra services" items and prior to purchase of any chargeable materials.

2. Such work may include replacement of dead plant materials or major repairs of irrigation system created by acts of vandalism or other contracts or other site related work.

3. Authorized extra services work must be summarized weekly and submitted with receipts to the Owner.

4. The Owner is not bound by the specifications or contract to utilize the landscape maintenance contractor in the performance of "extra service work".

5. The landscape maintenance contractor shall coordinate his activities with other contractors on the site so as to not hinder the performance of any work.

6. Authorized charges for extra work will be paid monthly.

1.2 SUBSTITUTIONS:

A. Specific reference to manufacturer's names and products specified in this Section are used as standards, but this implies the right to substitute other material or methods without written approval of the Owner. Such permission must be secured without additional cost to Owner.

B. Installation of any approved substitutions Contractor's responsibility. Any changes required for installation of any approved substitution must be made to the satisfaction of any without additional cost to Owner.

1.3 SCHEDULE

All work under this Contractor shall be performed in accordance with the Schedule included.

1.4 CONTRACTOR'S PERFORMANCE

A. The Contractor's workmen shall be neat in appearance, perform their work in a professional manner, keep noise to a minimum and stage their work from a location on the site out of the way of the mainstream of the uses. In general, the Contractor's presence on the site shall be as inconspicuous as possible.

B. The intent and spirit of this project manual is to provide a guideline for the contractor to follow in order to provide owner with landscape maintenance services of the highest quality. Where the manual refers to "as-needed" or "as-required" the intent is for the contractor to perform the services necessary to maintain the property at the highest possible quality level. Nothing contained within this project manual shall be interpreted as relieving the contractor or his responsibility to perform the work in a professional manner and to the complete satisfaction of the owner.

C. If disputes arise as to the quality of the services performed the owner or owners designated representative shall make the final determination of responsibilities.

1.5 NEGLECT AND VANDALISM:

A. Turf, trees or plants that are damaged or killed due to Contractor's operations, negligence or chemicals shall be replaced at no expense to the Owner. If plant damage or death is caused by conditions beyond the Contractor's control, replacement shall be at the Owner's expense.

B. Sprinklers or structures that are damaged due to the Contractor's operations must be replaced by the Contractor promptly. Likewise, damage to the irrigation system by others shall be corrected immediately by the Contractor, at the Owner's expense.

C. All water damage, either natural or man-made, resulting from Contractor's neglect shall be corrected at the Contractor's expense.

D. All damage to or thefts of landscaping and irrigation installations not caused or allowed by the Contractor shall be corrected by the Contractor at the Owner's expense upon receipt of written authorization to proceed.

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95% CD Set	MY	CY	21.08.27
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Revision	By	Appd.	YY.MM.DD

Client/Project
NORTH TEXAS MUNICIPAL WATER DISTRICT

REGIONAL WATER SYSTEMS MAINTENANCE, PHASE II

CITY OF WYLIE, COLLIN COUNTY, TEXAS

Title
PLANTING NOTES

Permit-Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Project Number: 214000865
File Name:

MY	CY	CY	21.08.27
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. L2.01

Revision Sheet 4 of 6

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2021/08/26 12:49 PM By: Yuan, Min

1.6 JOB CONDITIONS:

A. Contractor shall acquaint himself with all site conditions. Should excavation be required the Contractor shall promptly notify the utility coordination committee for utility locations. Failure to do so will make Contractor liable for any and all damage thereto arising from his operations.

B. Contractor shall take necessary precautions to protect site conditions, irrigation and plants. Should damage be incurred, this Contractor shall repair damage to its original condition or furnish and install equal replacement at this expense.

1.7 EMERGENCIES:

A. The Contractor shall answer emergency or complaint calls within twelve (12) hours and corrective action shall be complete within 24 hours.

B. The Contractor shall answer emergency calls regarding the landscape irrigation system failure or need of repair, and take corrective action within eight (8) hours. Such work, unless caused due to neglect on the part of the Landscape Maintenance Contractor, shall be considered "Extra Services".

1.8 RESTRICTION:

A. Do not use growth regulators or growth retardants on this work.

PART 2.0 - MATERIALS AND MACHINERY

2.1 IRRIGATION SYSTEM MATERIALS:

Replacement materials through the system shall be as specified and/or noted on the "Contract Documents", new and in perfect condition.

2.2 MATERIALS:

Materials listed under this Section are expressly specified for use but does not prohibit or restrict the Contractor from providing other approved materials not listed in order to complete the work required herein. All materials shall be new and in perfect condition.

A. Pre-Emergence Weed Control: Contractor option (granular)

B. Post-Emergence Weed Control: Contractor option

C. Herbicide: Contractor option.

D. Insecticide: Contractor option.

E. Fungicide: Contractor option.

F. Fire Ant Control: Shall be slow release applied at six (6) week intervals. Spot treat weekly with a contact product where mounds appear. Alternate products for effective control.

G. Shrub Bed Fertilizer: Apply at manufacturer's recommended rates for each plant used. Shall be Osmacote Slow Release.

H. Lawn Fertilizer: 15-5-10 with 50% sulphur coated urea and 4% iron.

I. Tree Fertilizer: Davey Arborgreen: apply using the maximum manufacturer's recommended rate and procedures.

J. Mulch: Shredded Cypress mulch.

K. Tree Stakes and Guys: Shall match those in use at the site.

2.3 MACHINERY:

Machinery requirements listed under this Section are not intended to be restrictions of specific manufacturers or models unless so stated. Specific mention of manufacturers is intended as a guide to illustrate the final product of maintenance operations desired.

2.4 MOWERS:

A. Shall be commercial grade rotary type in good working order, finely tuned to protect the lawn from excessive exhaust fumes. Blades shall be sharp to reduce shredding of the cut grass blades. Grass catchers not required.

B. Lawn Edgers: Shall be of a rigid blade type that will produce a fine clean edge where lawns meet walkways, pavements or curbs.

C. Pruning Tools: Shall be maintained in good working order, cutting edges shall be sharp. Disinfect all tools when used for the removal of diseased limbs with a twenty (20%) percent solution of Chlorox and water.

PART 3.0 - EXECUTION

3.1 LANDSCAPE IRRIGATION SYSTEM:

The Contractor shall, a total of 18 times a year, monitor and program the automatic controlling devices to provide optimum moisture levels in all planted areas.

A. Irrigation cycles shall be set to take place prior to sunrise (usually 4:00 - 5:00 am) unless otherwise instructed by the Owner, except during visits of grounds maintenance personnelñ during such visits the irrigation system may be operated as desired by those personnel.

B. Do not program controllers operating on the same water meter to water during the same time period so as to prevent over-draft of water meters. Do not switch controller to "off" at any time, except as required for testing and for maintenance operations.

C. Complete sprinkler system servicing shall be performed as required to maintain sprinklers in correct operating condition, including all required labor. April through September the operation of sprinklers shall be inspected and monitored on a twice-per-month basis to assure proper cover and operation. October through March monitor and inspect sprinklers once per month or upon the request of the Owner. This check shall include visual "inspection" of all accessible components of the irrigation system including but not limited to controllers, remote control valves, quick couplers and heads.

D. Adjust sprinklers to avoid damage to windows, buildings and sign walls, also adjust heads to keep water off the street. Make repairs and alterations to the sprinkling system and water lines. All sprinkler repairs such as cleaning of heads or breaks caused by the Contractor shall be the Contractor's responsibility.

3.2 TREE MAINTENANCE:

A. Trees that may require guys, stakes or special care during the winter winds and rains shall receive the required care prior to the time of rains and high winds to insure that no damage results to the plant material.

B. Contractor shall maintain staking and guying of trees at all times and shall be responsible for any damage to trees or plat materials caused by chafing or breakage or foliage or limbs coming in contact with stakes or guys. Replace broken plant stakes and ties as needed. If ties are too tight, they must be replaced or adjusted.

C. All suckers shall be continually removed from trees. Grass shall be trimmed at the base of trees in a manner that shall protect tree trunks from cutting of bark and cambium layer. Do not use "power trimmers". A 4" diameter mulch ring band around tree trunk may be used as a weed and grass deterrent.

D. Annual tree pruning and/or shaping as needed. Always prune out dead wood. Refer to schedule. CONTACT OWNER PRIOR TO COMMENCING ANY PRUNING OR SHAPING WORK.

E. Mulch trees only when so directed by the Owner.

F. Spray all trees four times per year to control foliar feeding insects. The spray shall consist of alternately spraying 2 times with an insecticide spray and 2 times with a fungicide beginning in March, with the last spray in September.

3.3 GUIDELINES FOR CRAPEMYRTLE TREES:

A. Prune crepe myrtles in February to remove dead branches and to shape head for spring/summer growth.

B. Fertilize in February each year with super phosphate applied per manufacturer's recommendations for flowering trees.

C. Continually remove suckers.

D. Monitor for aphids, powdery mildew and other common ailments and treat immediately to eliminate these problems.

3.4 TURF MAINTENANCE:

A. Mowing: All common Bermuda and/or St. Augustine grass shall be mowed approximately every seven days March - October. During periods of mild weather the cut should not be lower than two (2") inches from the soil. Never scalp the lawn or cut more than on-half (1/2) the existing top growth in one mowing. On irrigated areas, remove the clippings, never allowing visible clippings to remain on lawn surface more than four (4) hours. All sidewalks and curbs shall be edged as well as other objects (non living) in the grass zone.

Allow grass to grow up to but not over sprinkler heads. Trim grass around heads with a circular sprinkler head trimmer. DO NOT USE "WEED-EATERS" TO TRIM AROUND SPRINKLER HEADS.

B. Watering: Provide a regular, deep watering program. The established turf should not be kept wet but should dry out somewhat between waterings. A twice weekly watering is good under regular conditions, but if it is hot or windy, water more often. In very hot weather, a fast watering with fine spray will cool the turf zone and can supplement the regular, deeper watering program. In shaded areas caused by trees, water more frequently because of the competition for soil moisture. If lawn wilts (shows grey-brown) water more frequently.

C. Lawn Fertilizer:

April 1 22-0-6 analysis at the rate of 10 pounds fertilizer per 1,000 square feet, nitrogen content shall consist of 50% sulphur coated urea. Analysis shall include 4% iron. (10# per 1,000 equals 2.1# actual nitrogen per 1,000 square feet).

May 15 24-6-12 analysis at the rate of 10 pounds fertilizer per 1,000 square feet, nitrogen content shall consist of 50% sulphur coated urea. analysis shall include 4% iron. (10# per 1,000 equals 2.1# actual nitrogen per 1,000 square feet.

July 1 15-5-10 analysis at the rate of 10 pounds fertilizer per 1,000 square feet, nitrogen content shall consist of 50% sulphur coated urea. Analysis shall include 4% iron. (10# per 1,000 equals 2.1# actual nitrogen per 1,000 square feet.)

August 15 15-5-10 analysis at the rate of 10 pounds fertilizer per 1,000 square feet, nitrogen content shall consist of 50% sulphur coated urea. Analysis shall include 4% iron. (10# per 1,000 equals 2.1# actual nitrogen per 1,000 square feet.)

October 1 22-0-06 analysis applied at the rate of 10# per 1,000 square feet. No sulphur coated urea, no iron.

D. Fertilizer: Trace elements in fertilizer shall be based on the recommendations of the soil laboratory.

The fertilization program will be closely monitored by the Owner. The Contractor shall prepare submittals prior to each application showing the area to be covered. The quantity of fertilizer to be applied and the rates of applications. The Owner will monitor the application to insure that materials and procedures are as specified.

E. Weed Control and Undesirable Grass - General:

1. Contractor shall use extreme care in the use of chemicals for weed control. Before such applications are made, the turf should be well established and in a vigorous condition.

2. All chemical applications shall be properly licensed with the proper governing authorities.

3. The Contractor shall carry the insurance required by the governing authority.

4. Apply chemicals at the manufacturer's recommended rate to achieve complete control of weeds and undesirable grasses.

5. All products utilized on this project must be labeled for turf use.

6. Spot treatment of weeds and undesirable grasses shall be achieved without damaging the surrounding turf.

F. Weed and Undesirable Grass Control Schedule:

All Bermuda grass turf shall be sprayed 2 times in early spring for post-emergent control of winter weeds, and 2 times in June - August for post-emergent control of crabgrass, dallisgrass, and other broadleaf grasses, for a total of 4 cycles.

NOTE: **IF PERMANENT TURF ESTABLISHMENT IS NOT COMPLETE, DO NOT APPLY PRE-EMERGENT HERBICIDE.**

Summer/Fall Spot treat turf areas to achieve a minimum 98% pure stand of turf.

G. Insects: Control insects with regular applications of commercial insecticides at the manufacturer's recommended rate.

H. Diseases: When they first appear, spray for diseases with an approved commercial fungicide strictly according to the manufacturer's recommendations.

I. Maintain mulched saucers around all trees for one year after planting. Trim grass as required to prevent grass from encroaching into the saucer area. No "Weed-eaters" shall be used around the trunk of any tree now, or at any time in the future.

J. If initial installation (any or all) of the project site is in winter rye, the Contractor will at that time change the mowing and trimming rate to 45 times a year. Contractor shall also during the 1 year maintenance period and at the appropriate season, chemically kill out Winter Rye and Hydromulch Bermuda.

K. One application of herbicide will be applied to overseeded turf aid to and in the eradication of Rye grass.

3.5 SHRUB AND GROUNDCOVER BED MAINTENANCE:

A. Weeding of all shrub, groundcover beds and seasonal color beds shall be performed twice monthly (total 24 times).

B. All shrub and groundcover beds shall be pruned 8 times a year March - October in an attempt to develop the natural form of the plant.

C. Pre-emergent weed control shall be applied 1 time in early spring and 1 time in late fall in planter beds only after careful thought of what is to occur in planters during the growing season.

D. All shrub, groundcover beds and seasonal color areas shall be fertilized 3 times per year at a rate of 2 pounds of fertilizer per 1,000 square feet.

April 1 - 22-0-6
July 1 - 15-5-10
October 1 - 22-0-6

3.6 USE OF HERBICIDES, INSECTICIDES, STERILANTS, POISON, AND ANIMAL TRAPS:

A. The Contractor is hereby granted permission to use such herbicides, insecticides, poison, and animal traps as it may find necessary and advantageous in its grounds maintenance activities. Herbicides, insecticides, sterilants, and animal traps must be used responsibly and in conformance with Federal, State and Local laws and regulations. The Contractor assumes all liability for damage and/or injury resulting from accident or misuse of these products and/or equipment.

The Owner retains the right to prohibit the use of any herbicide, insecticide, poison, or animal trap that he may judge to be undesirable for any reason.

B. Product leaving an undesirable residue or odor (i.e., weed oil) shall not be used.

C. The Owner shall be notified prior to application and advised of any danger associated with the use of these products (i.e., to avoid personal contact with sprayed areas, etc.).

D. Apply insecticides as needed to protect all plant materials from damage. The insect control program shall include slugs and snails and advance preventive spraying for twip boreres. The Contractors shall be responsible for the choosing of chemicals and insecticides he uses and shall be accountable for any misuse of same.

E. Apply the proper fungicide, herbicide and pesticides for the control of pests, weeds and plant diseases or treat cuts on turf, plants and trees.

3.7 GENERAL CLEAN UP:

A. The Contractor shall dispose of all waste materials or refuse from his operations off the property. See plans for contract area.

B. All plant growth shall be prevented in any cracks in walks or within paved areas.

C. Leaves, papers, grass clippings or other debris shall be removed at least weekly or at each visit from all areas.

D. Sweep roads and walks of refuse, dirt and other materials which may be deposited as a result of the maintenance operation.

E. Contractor will evaluate bark mulch 4 times a year during the 1 year maintenance period and replace bare spots as needed.

PART 4.0 - SCHEDULE

4.1 SCHEDULE:

The Schedule as included herein shall govern the Work. Should the Contractor require an alteration of the Schedule, contact the Owner.

PART 5.0 - MAINTENANCE SCHEDULE

5.1 MOWING, EDGING, TRIMMING, LITTER CLEAN UP, AND IRRIGATION MONITORING AND OTHER RELATED MAINTENANCE FEATURES:

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
MOW			2	4	4	5	5	5	5	4	2		36
EDGE/TRIM			2	4	4	5	5	5	5	4	2		36
CLEAN/TRASH WEED (BEDS)	2	2	2	2	2	2	2	2	2	2	2	2	24
SPRINKLER	1	1	1	2	2	2	2	2	2	1	1	1	18
FERTILIZE (LAWN)				1	1		1	1		1			5
POST-EMERGENT (LAWN)			1	1		1		1					4
POST-EMERGENT OF WINTER WEEDS	POST-EMERGENT OF CRABGRASS AND OTHER BROADLEAF GRASSES												
FERTILIZE (BEDS, INCL. GROUND COVER)			1		1		1						3
PRE-EMERGENT (BEDS)				1						1			2
CULTIVATE BEDS			1			1	1	1	1				5
PRUNE (SHRUBS)			1	1	1	1	1	1	1	1			8
PRUNE (GR. COVER)			1	1	1	1	1	1	1	1			8
PRUNE (TREES)	(CRAPEMYRTLES TO REMOVE SEED HEADS)												1
INSECT/DISEASE CONTROL (LAWN & BEDS)	AS NEEDED												
TREES (INSECTICIDE)			1			1							2
TREES (FUNGICIDE)				1					1				2

SECTION 02930 - LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.

Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Landscaping - Section 02910

1.3 PAYMENT:

A. Payment for grass planting or hydromulching for general turf areas will be made after final acceptance based on the method of payment stated in the bid proposal. If based on area units, such as square feet or square yards, payment will be based on actual field measurements. The contractor shall seed, fertilize, maintain and establish a healthy stand of grass before acceptance or payment for grass will be considered by the owner.

B. Bidders shall be aware that estimates of work under the specifications for monthly payments are made on non-perishable materials only. Payments for perishables will be made after final acceptance of the project. All grass planting, tilling, fertilizer, etc. shall be considered perishable, therefore, no partial payments will be paid for grass planting and associated work.

1.4 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing low spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

1.5 JOB CONDITIONS:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.

B. Lawn areas will be left within 0.1 foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.6 SCHEDULE

A. Sodding: Bermuda sod:
North Texas: May 1 to August 31 (warm season) and September 1 to April 30 (cool season) with overseed of Perennial rye.
Central Texas: May 1 to September 15 (warm season) and September 16 to April 30 (cool season) with overseed of Perennial rye.
(Use nursery overseeded sod, in lieu of seeding after installation, if available.)

B. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

C. "Raleigh" St. Augustine Grass

1.7 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner and the Landscape Architect.

PART 2 - MATERIALS

2.1 TOPSOIL:

A. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected.

B. Physical properties as follows:
Clay - between 7-27 percent
Silt - between 28-50 percent
Sand - less than 52 percent

2.2 GRASS:

A. Common Bermudagrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.

B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.

C. Annual Rye grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.

2.3 FERTILIZER:

Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.

A. First Application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.

B. Second Application: 3:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

2.4 MULCH FIBER:

Wood cellulose fiber for hydromulch: Weyerhauser or equal with green color additive.

2.5 TACKIFIER:

Natural, non-asphaltic vegetable gum with gelling and hardening agents.

2.6 SHARP SAND:

Clear, washed sand (fine aggregate) - ASTM C-33.

2.7 HERBICIDE:

Round-up or equal.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 6-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.

B. Leave areas free of weeds and ready for final grading.

C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

3.2 SPREADING TOPSOIL

A. No topsoil shall be placed until subgrade is approved by Landscape Architect.

B. Contractor to furnish and spread topsoil on lawn areas to a depth of six inches.

C. Work topsoil to a smooth uniform surface and compact firmly.

D. Feather topsoil into undisturbed areas creating a smooth, even transition. Spread additional topsoil in undisturbed areas to eliminate water ponding.

3.3 FINAL GRADING:

A. Remove from site and legally dispose of stones 1-inch and larger, sticks and other debris exposed during this operation.

B. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.

C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

3.4 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.5 FERTILIZER:

A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.

B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

3.6 SOLID SOD:

A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact. All Bermuda grass installed during the winter months (September-April) shall be overseeded with Rye grass before installation. (not overseeded at site.) The Information Center, all street frontage, pools and any building housing model units are to receive Bermuda sod. Depending upon the time of year, the Bermuda sod is to have perennial rye as part of it and not overseeded. No hydromulch in the above areas - only solid sod.

B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs. per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

3.7 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

A. Watering:

1. Water lawn areas immediately after grassing operation.
2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.

B. Replanting/Erosion Control:

1. Correct any erosion that may occur during the establishment of grass.
2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
3. A stand of grass will be defined as a uniform cover of actively growing turf.

C. Mowing/Weed Control:

1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches set mower to cut at 2-inches. A minimum of two mowings is required.
2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

3.8 CLEANUP:

During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

END OF SECTION 02930

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Client/Project
NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEMS MAINTENANCE, PHASE II
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Title PLANTING NOTES

Permit-Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Project Number: 214000865
File Name:

MY	CY	CY	21.08.27
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. L2.02
Revision Sheet 5 of 6

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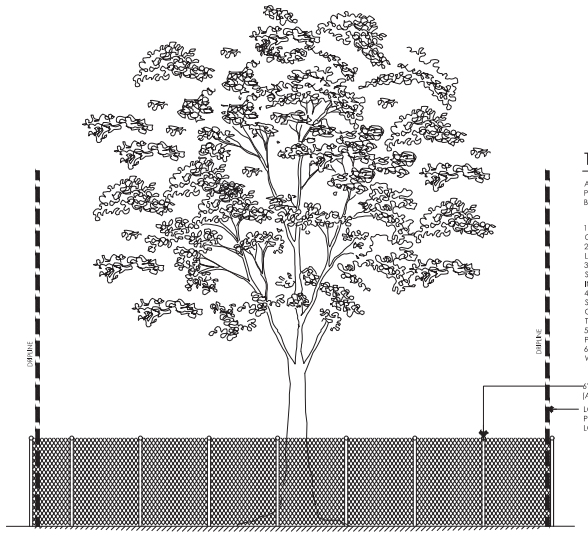


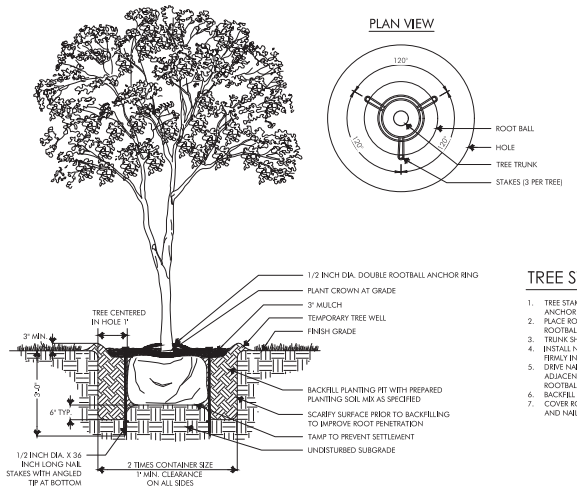
TREE PROTECTION NOTES:

ALL PROTECTED TREES, PRESERVED UNDERSTORY, AND OTHER VEGETATION DESIRED FOR PROTECTION SHALL BE PROTECTED FROM INJURY DURING ANY LAND CLEARING AND BUILDING CONSTRUCTION IN THE FOLLOWING MANNER :

1. A TEMPORARY BARRIER SHALL BE CONSTRUCTED TO PREVENT ANY DISTURBANCE OF THE SOIL AS INDICATED ON THE PLANS.
2. WHEN PREPARING PROPOSED LANDSCAPE BEDS, DO NOT TILL WITHIN THE DRIP LINE OF EXISTING VEGETATION.
3. THE PROTECTED AREA SHALL BE MAINTAINED AT ITS ORIGINAL GRADE, WITH NO STORAGE OF FILL, COMPACTION OF SOIL OR TRENCHING OR CUTTING OF TREE ROOTS. IN NO EVENT SHALL MOTORIZED VEHICLES OR EQUIPMENT ENTER THE PROTECTED AREA.
4. THE CONTRACTOR SHALL NOT CAUSE OR ALLOW THE CLEANING OF EQUIPMENT, STORAGE OR DISPOSAL OF MATERIALS SUCH AS PAINTS, SOLVENTS, ASPHALT, CONCRETE, OR ANY MATERIAL THAT CAN DAMAGE THE HEALTH OF VEGETATION WITHIN THE DRIP LINE OF PROTECTED VEGETATION.
5. NO ATTACHMENT OF WIRES (EXCLUSIVE OF PROTECTIVE GUIDE WIRES), SIGNS, OR PERMITS SHALL BE FASTENED TO VEGETATION WITHIN THE PROTECTED AREA.
6. ALL CLEARING AND GRUBBING WITHIN THE PROTECTED AREA SHALL BE DONE WITH HAND TOOLS ONLY.

1 TREE PROTECTION
SECTION

SCALE: 1/2" = 1'-0"



TREE STAKING NOTES:

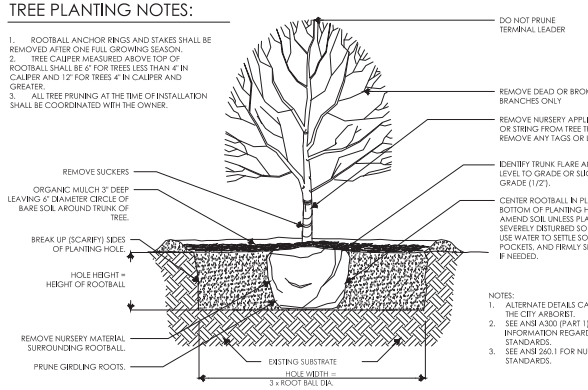
1. TREE STAKE TO BE TREE STAKE SOLUTIONS ROOT ANCHOR TREE SUPPORT PRODUCT.
2. PLACE ROOTBALL ANCHOR RING AT BASE OF ROOTBALL.
3. TRUNK SHOULD BE IN THE CENTER OF THE RING.
4. INSTALL NAIL STAKE WITH HAMMER OR MALLET FIRMLY INTO UNDISTURBED SOIL.
5. DRIVE NAIL STAKES FLUSH WITH U BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL)
6. BACKFILL HOLE WITH PLANTING SOIL MIXTURE.
7. COVER ROOTBALL ANCHOR RING, U BRACKET, AND NAIL STAKES WITH 3" LAYER OF MULCH.

2 TREE STAKING
SECTION

SCALE: 1/2" = 1'-0"

TREE PLANTING NOTES:

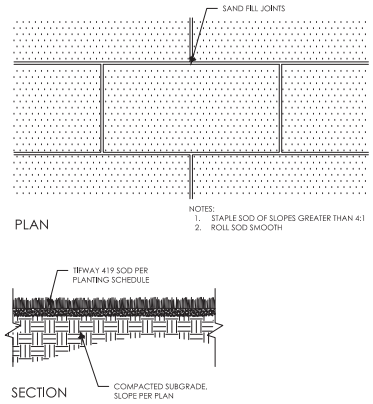
1. ROOTBALL ANCHOR RINGS AND STAKES SHALL BE REMOVED AFTER ONE FULL GROWING SEASON.
2. TREE CALIPER MEASURED ABOVE TOP OF ROOTBALL SHALL BE 6" FOR TREES LESS THAN 4" IN CALIPER AND 12" FOR TREES 4" IN CALIPER AND GREATER.
3. ALL TREE PRUNING AT THE TIME OF INSTALLATION SHALL BE COORDINATED WITH THE OWNER.



NOTES:
1. ALTERNATE DETAILS CAN BE REVIEWED BY THE CITY ARBORIST.
2. SEE ANSI A300 (PART 1) FOR ADDITIONAL INFORMATION REGARDING PRUNING STANDARDS.
3. SEE ANSI Z60.1 FOR NURSERY STOCK STANDARDS.

3 TREE PLANTING
SECTION

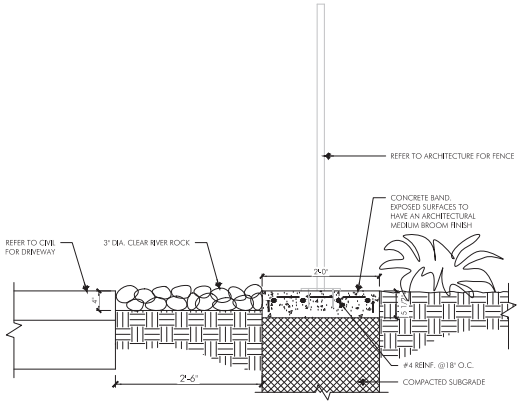
SCALE: 1/2" = 1'-0"



NOTES:
1. STAPLE SOD OF SLOPES GREATER THAN 4:1
2. ROLL SOD SMOOTH

4 SOD DETAIL
DETAIL

SCALE: 1" = 1'-0"



5 RIVER ROCK AND CONCRETE MOW STRIP AT FENCE
SECTION

SCALE: 1" = 1'-0"

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Revision	By	Appd.	YY.MM.DD	Issued
	MY	CY	21.08.27	95% CD Set
	MY	CY	21.04.09	75% CD Set
	MY	CY	21.03.01	50% CD Set

Client/Project
NORTH TEXAS MUNICIPAL WATER DISTRICT
REGIONAL WATER SYSTEMS MAINTENANCE, PHASE II
CITY OF WYLIE, COLLIN COUNTY, TEXAS

Title PLANTING DETAILS

Permit-Seal

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

Project Number: 214000865
File Name:

MY	CY	CY	21.08.27
Dwn.	Chkd.	Dsgn.	YY.MM.DD

Drawing No. L2.03
Revision Sheet
6 of 6

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Jul 27, 2021 - 3:11 PM - Plot By: Yvette Yang

EXTERIOR MATERIALS FINISH SCHEDULE

LEGEND	DESIGNATION	MATERIAL	MANUFACTURER	MODEL NUMBER/SOCIFINISH	COLOR	COMMENTS
	CON1	CONCRETE			SHERWIN WILLIAMS GREY SCREEN	PAINTED CONCRETE
	CON2	CONCRETE			SHERWIN WILLIAMS UMBER RUST	INTEGRAL COLOR SEALED CONCRETE
	MP1	METAL PANEL	ALUCOBOND		NISSAN GRAY MATTE GLOSS S-15	ALUCOBOND PLUS

FIGURE 4-3 ARCHITECTURAL DESIGN REQUIREMENTS

ELEMENT	BASE STANDARD (ALL DEVELOPMENT MUST COMPLY FULLY WITH ALL LISTED BELOW)	BASE STANDARD COMPLIANCE	DESIRABLE (EACH DEVELOPMENT MUST SELECT 3 OF THE 6 DESIRABLES LISTED BELOW)	DESIRABLE COMPLIANCE
BUILDING MATERIALS	1. BUILDINGS CONSTRUCTED OF A MASONRY PRODUCT WITH AT LEAST 20% STONE ON FRONT FACADE IN NS, CR, CC, BG, LI, AND HI DISTRICTS. TILT WALL CONSTRUCTION IS PERMISSIBLE IN LI AND HI DISTRICTS. 2. ROOFS WITH PITCH GREATER THAN 2:12 USE SPECIFIED ROOFING MATERIALS. 3. BUILDINGS SHOULD COPY ARCHITECTURAL STYLES AND DETAILS, DESIGN THEMES, BUILDING MATERIALS, AND COLORS OF THE SURROUNDING NEW DEVELOPMENT CONTEXT WITHIN 200 FT OF A CORNER.	1. MAIN BUILDING COMPRISED OF GREATER THAN 20% TILT-WALL PERMISSIBLE DUE TO LOCATION IN HI DISTRICT. GUARDHOUSE GREATER THAN 20% PRECAST CONCRETE TO MATCH MAIN BUILDING AESTHETIC. 2. NO ROOFS GREATER THAN 2:12 SLOPE ON PROJECT 3. MAIN BUILDING AND GUARDHOUSE UTILIZE THE SAME STYLE, THEME, MATERIALS, AND COLORS. TILT-WALL AND METAL PANEL FINISH SIMILAR TO CAMPUS DEVELOPMENT.	1. USE OF TWO COMPLEMENTARY PRIMARY FACADE MATERIALS TO HELP ACHIEVE FACADE ARTICULATION, VISUAL VARIETY, AND/OR ARCHITECTURAL DETAILING. 2. COPY SAME STYLE ENTIRE BLOCK.	1. BOTH MAIN BUILDING AND GUARDHOUSE UTILIZE PAINTED CONCRETE AND ANNODIZED METAL PANEL COMPLEMENTARY FACADE MATERIALS. USE OF VARIABLE REVEAL PATTERNS IN TILT-UP CREATE FURTHER VISUAL VARIETY AND ARCHITECTURAL DETAILING. 2. MAIN BUILDING AND GUARDHOUSE HAVE THE SAME STYLE.
BUILDING ARTICULATION, FORM AND MASSING	1. WALLS NOT EXCEED HEIGHT WIDTH RATIO OF 1 TO 2 WITHOUT VARIATION IN MASSING OF FACADE. AT LEAST 25% OF FACADE OFFSET AT LEAST 4'. 2. ENTRANCES MUST BE EMPHASIZED WITH ARCHITECTURAL ELEMENTS. 3. GROUND FLOOR FACADES IN NS, CR, AND CC DISTRICTS REQUIRED SPECIFIED FEATURES ALONG 60% OF LENGTH.	1. NO WALLS ON MAIN BUILDING EXCEED HEIGHT WIDTH RATIO OF 1 TO 2. GUARDHOUSE NW AND SE FACADE EXCEEDS HEIGHT WIDTH RATIO OF 1 TO 2 BUT DUE TO THE SMALL SIZE AND SECONDARY USE OF BUILDING ARCHITECT HOPES COMPLIANCE WILL NOT BE NECESSARY. 2. ENTRANCE OF MAIN BUILDING EMPHASIZED WITH DOUBLE HEIGHT CURTAIN WALL AND LARGE OVERHANGING CANOPY MAKING IT UNIQUE TO REMAINDER OF BUILDING. GUARDHOUSE ENTRANCE EMPHASIZED WITH STOREFRONT AND ALUMINUM OVERHANG. 3. DOES NOT APPLY – BUILDINGS LOCATED WITHIN HI DISTRICT.	1. APPLICATION OF BASE STANDARDS TO FACADE NOT FACING A PUBLIC STREET. 2. USE OF ARCHITECTURAL DETAILING AND/OR MATERIALS TO PROVIDE VARIETY IN VISUAL APPEARANCE.	1. FACADE BASE STANDARDS OCCUR ON ALL BUILDING FACADES NOT FACING PUBLIC STREET. 2. REVEAL PATTERNS IN TILT-UP. COMBINATION OF PAINTED CONCRETE AND METAL PANEL ALONG WITH USE OF CURTAIN WALL AND STOREFRONT GLAZING AT MAIN ENTRANCE PROVIDE VARIETY IN VISUAL APPERANCE.
ARCHITECTURAL COMPATIBILITY	1. BUILDINGS IN THE NS AND CR DISTRICTS SHALL BE ARCHITECTURAL COMPATIBLE WITH SURROUNDING NEIGHBORHOODS. 2. BUILDINGS IN CC & BG DISTRICTS ADJACENT OR WITHIN 200' OF RESIDENTIAL AREAS SHALL BE ARCHITECTURALLY COMPATIBLE.	1. DOES NOT APPLY – BUILDINGS LOCATED WITHIN HI DISTRICT. 2. DOES NOT APPLY – BUILDINGS LOCATED WITHIN HI DISTRICT AND GREATER THAN 200' FROM RESIDENTIAL AREA.	1. BUILDINGS WITH PITCH ROOFS MEETING MINIMUM REQUIREMENTS OF RESIDENTIAL DEVELOPMENT. 2. BUILDINGS WITH HIP ROOF SECTIONS, DORMERS, OR TWO OR MORE GABLE ROOF SECTIONS AT RIGHT ANGLES TO EACH OTHER.	1. NOT APPLICABLE – MAIN BUILDING AND GUARDHOUSE UTILIZE FLAT ROOF (1/4" / 12" SLOPE). 2. NOT APPLICABLE – MAIN BUILDING AND GUARDHOUSE UTILIZE FLAT ROOF (1/4" / 12" SLOPE).

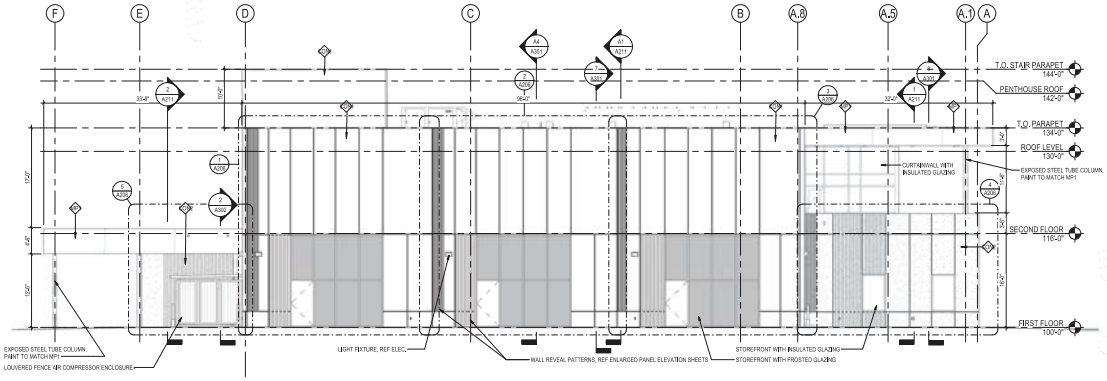
GENERAL NOTES - EXTERIOR ELEVATIONS:

1. REFERENCE SHEETS A221 & A222 FOR RENDERINGS

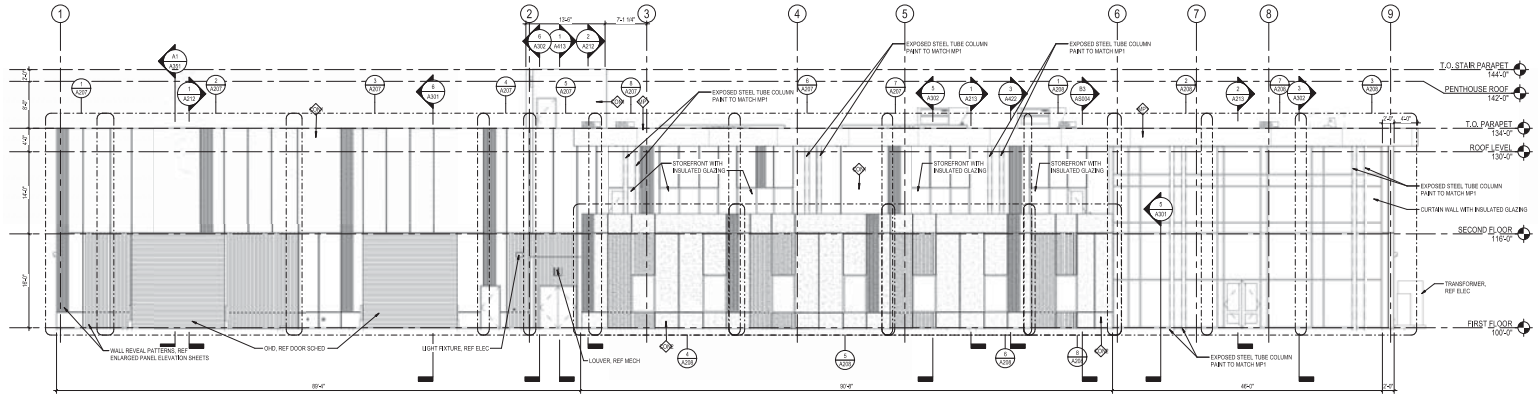
GENERAL NOTES - EXTERIOR FINISH AND COLOR SCHEDULE:

1. MANUFACTURERS NAMES AND IDENTIFICATION NUMBERS ARE LISTED AS A MEANS OF ESTABLISHING A STANDARD OF TYPE, FUNCTION, COLOR, AND QUALITY. REFER TO PROJECT MANUAL FOR ADDITIONAL MANUFACTURERS & PROCEDURES.
2. THE CONTRACTOR SHALL SUBMIT TO THE ARCHITECT A SAMPLE OF ALL MATERIALS FOR APPROVAL BEFORE MATERIALS ARE APPLIED ON THE JOB.
3. TERMINATE ALL ACCENT PAINTS & VINYL WALL COVERING ON INSIDE CORNERS ONLY UNLESS OTHERWISE INDICATED.
4. PAINT ALL EXTERIOR EXPOSED PIPING. VERIFY COLOR W/ ARCHITECT.
5. ALL EXTERIOR STEEL LINTELS SHALL BE PAINTED TO MATCH ADJACENT WALL.
6. ALL FLAGPOLES TO HAVE CLEAR ANODIZED FINISH. (UON).
7. ALL ALUM. WINDOWS & DOOR FRAMES SHALL BE CLEAR ANODIZED. EXTERIOR GLAZING TO BE ACCORDING TO MANUFACTURER PRO-TAZUM INSULATION GLASS, TYP.
8. ALL EXTERIOR METAL SHALL BE FINISHED AS FOLLOWS:

CLEAR ANNOD.	- ALUMINUM STOREFRONT, ALUMINUM WINDOWS
MP1	- COPING, AND FLASHING NOTED ON THE DRAWINGS.
MP1	- ALL UNDESIGNATED PRE-FINISHED METAL
MP1	- PRE-FINISHED LOUVERS
MP1	- GUTTERS, DOWNSPOUTS, BRACKETS & O.S. BOOTS
CLEAR ANNOD.	- ALUMINUM HANDRAILS.
MATCH ADJ. WALL	- HOLLOW METAL DOORS, FRAMES AND STEEL HANDRAILS.
MATCH ADJ. WALL OTHER MISC. FLASHING (U.O.N.)	- ALL EXPOSED COUNTER FLASHING, PIPE SUPPORTS AND
MP1	- ALL METAL BUILDING SIGNAGE.



C1 / A201 EXTERIOR ELEVATION - MAIN BUILDING WEST
1/8" = 1'-0"



A1 / A201 EXTERIOR ELEVATION - MAIN BUILDING SOUTH
1/8" = 1'-0"

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Notes

SITE PLAN
2021.08.09

Revision	By	Appd	YYYY.MM.DD
90% PLAN	AS	AH	2021.06.04
100% CONSTRUCTION DOCUMENTS	AS	AH	2021.06.13
100% CD GMSC	AS	AH	2021.07.30
75% CHECK SET	AS	AH	2021.04.09
30% CONSTRUCTION DOCUMENTS	AS	DN	2021.03.01
DESIGN DEVELOPMENT	AS	DN	2020.12.22
SCHEMATIC DESIGN	AS	DN	2020.10.23
Issued	By	Appd	YYYY.MM.DD

Title Names N/A	Author	Designer	Checker
	Dwn.	Dgn.	Chkd.

Permit/Seal

REGISTERED ARCHITECT HOWARD T. SIMPSON 23310 STATE OF TEXAS

Client/Project Logo

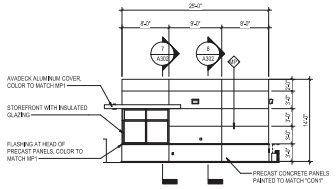
Client/Project
NTMWD

REGIONAL WSMFCR, PHASE II

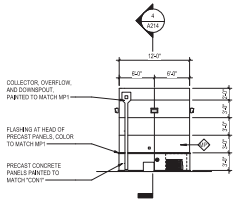
ADDRESS PENDING

Title
EXTERIOR ELEVATIONS

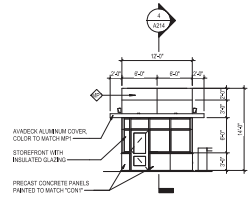
Project No. 214000865
Scale As indicated
Revision
Drawing No. **A201**



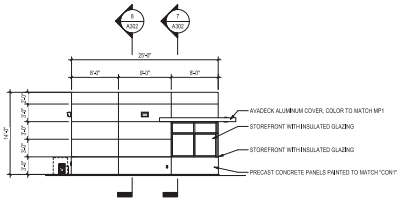
E1 A202 **EXTERIOR ELEVATION - GUARDHOUSE NE**
1/8" = 1'-0"



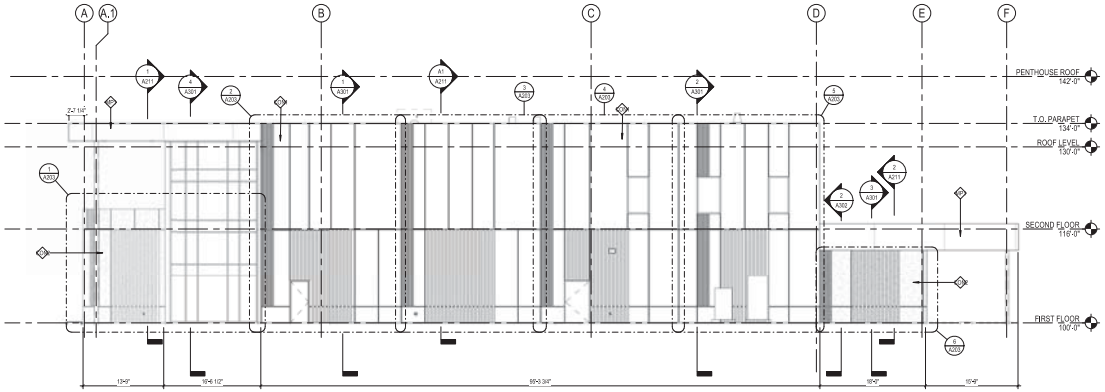
E2 A202 **EXTERIOR ELEVATION - GUARDHOUSE NW**
1/8" = 1'-0"



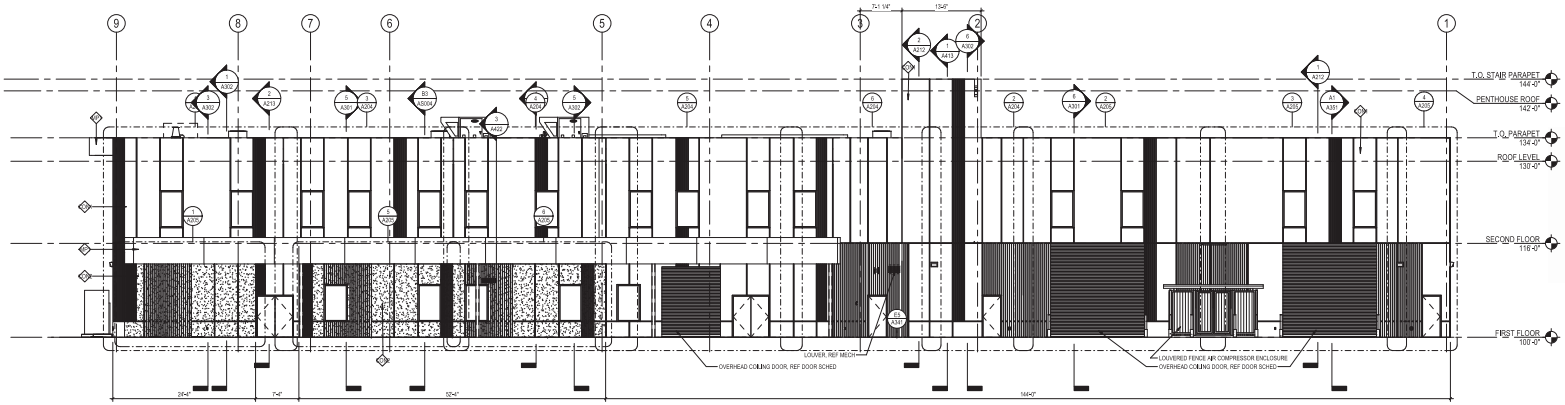
E4 A202 **EXTERIOR ELEVATION - GUARDHOUSE SE**
1/8" = 1'-0"



E5 A202 **EXTERIOR ELEVATION - GUARDHOUSE SW**
1/8" = 1'-0"



C1 A202 **EXTERIOR ELEVATION - MAIN BUILDING EAST**
1/8" = 1'-0"



A1 A202 **EXTERIOR ELEVATION - MAIN BUILDING NORTH**
1/8" = 1'-0"

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Notes

SITE PLAN
2021.08.09

Revision	By	Appd	YYYY.MM.DD
1 SITE PLAN	AS	AH	2021.08.09
10% CONSTRUCTION DOCUMENTS	AS	AH	2021.08.13
10% CD GMQC	AS	AH	2021.07.30
10% CHECK SET	AS	AH	2021.04.09
30% CONSTRUCTION DOCUMENTS	AS	DN	2021.03.01
DESIGN DEVELOPMENT	AS	DN	2020.12.22
SCHEMATIC DESIGN	AS	DN	2020.11.23

Issued	By	Appd	YYYY.MM.DD

File Name: N/A	Author	Designer	Checker	08/10/21
	Dwn.	Dsgn.	Chkd.	YYYY.MM.DD

Permit/Seal

REGISTERED ARCHITECT
PHILIP J. SIMON
STATE OF TEXAS

Client/Project Logo

Client/Project
NTMWD

REGIONAL WSMFCR, PHASE II

ADDRESS PENDING

Title
EXTERIOR ELEVATIONS

Project No.
214000865

Scale
1/8" = 1'-0"

Revision

Drawing No.
A202