



MIUNGO 811

PROPERTY OWNERS: Haggard Rhea Mills, LLC 800 Central Parkway East, Suite 100 Plano, Texas 75074

Dallas, Texas 75201

Plano, Texas 75074

SEC Custer/Frontier, Ltd.
3102 Maple Avenue, Suite 500



Mailing Address: P.O. Box 181599 Arlington, Texas 76096

Street Address: 2325 Belton Drive Arlington, Texas 76018 P: 817-247-8226

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED, WINKELMANN & ASSOC; INC. SMALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FAGILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "BIT" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "SIT" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHULLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

GENERAL UTILITY NOTES:

- 1. ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY.
 ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE
 CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER / LA
 NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE
 ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S
 RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY
- THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.

 2. CALL 1-800-344-8377 (DIG TESS) OR OTHER UTILITY LOCATING SERVICES

 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SBDS, LLC IS NOT
 RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING
 EXACT LOCATIONS OF ALL UTILITIES ON DRAWINGS.

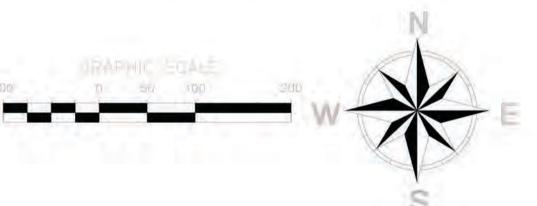
GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.
- 2. ALL PROPOSED HARDSCAPE, LANDSCAPE, AND IRRIGATION SHALL BE INSTALLED PER LOCAL CITY ORDINANCES AND STATE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF ANY DESCREPENCIES PRIOR TO CONSTRUCTION.
- 3. LANDSCAPE CONTRACTOR SHALL BE RESPONSBILE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE PLINE.
- STRUCTURES AND LINE RUNS.

 4. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS.

 QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR
- SHALL FOLLOW DESIGN INTENT.

 5. LOCATIONS OF BUILDING, CURB AND GUTTER, UNDERGROUND UTILITIES, EASEMENTS, AND SETBACKS HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.



ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC

UNDERGROUND IRRIGATION SYSTEM WITH

IRRIGATION SYSTEM SHALL BE DESIGNED

RAIN AND FREEZE SENSORS; AND SAID

BY A QUALIFIED PROFESSIONAL AND

INSTALLED BY A LICENSED IRRIGATOR.

LOT 2: Kroger Fuel Center CITY OF McKINNEY LANDSCAPE ORDINANACE PROPOSED USE: FUEL CENTER GROSS SITE AREA: 1.2.65 AC / 55,119 S.F **BUILDING FOOTPRINT 183 S.F** REQUIRED PROVIDED SITE AREA 10% OF SITE SHALL BE LIVING LANDSCAPE 5,511.9 S.F 6686 S.F 55,119 / 10 = 5,5,11.9 STREET YARD 20' 20' STREET BUFFER 100% OF STREET YARD SHALL BE LIVING LANDSCAPE 3920 S.F. 3920 S.F. LAUD POWELL PARKWAY VAR. ROW 60'-199' 196 LF X 20 FT = 3920 S.F STREET BUFFER TREES 1 TREE PER 40 LF OF STREET FRONTAGE 4.9 TREES 5 TREES 196 LF / 40 = 4.9 PARKING LOT TREES 1 TREE PER 7 PARKING SPACES 6 SPACES / 7 = .86 1 TREE 1 TREE ALL PARKING SPACES WITHIN 65' OF TREE ISLAND / TREE AT END OF PARKING ROW

AT LEAST 75% OF THE FRONTAGE OF PARKING ADJACENT TO A PUBLIC ROW SHALL BE SCREENED WITH

LOW EVERGREEN SHRUBS WITHIN THE STREET YARD

LOT 3: RETAIL		
CITY OF McKINNEY LANDSCAPE ORDINANACE		
PROPOSED USE: RETAIL		
GROSS SITE AREA: 3.457 AC / 150,579 S.F		
BUILDING FOOTPRINT 32,000 S.F		
Control of the Contro	REQUIRED	PROVIDED
SITE AREA 10% OF SITE SHALL BE LIVING LANDSCAPE 150,579 / 10 = 15,057.9 S.F.	15,057.9 S.F.	23,754 S.F.
STREET YARD		
	20'	20'
STREET BUFFER		
100% OF STREET YARD SHALL BE LIVING LANDSCAPE LAUD POWELL PARKWAY VAR. ROW 60'-199' 523.5 LF X 20 FT = 10,470 S.F	10,470 S.F.	12,192 S.F.
STREET BUFFER TREES		
1 TREE PER 40 LF OF STREET FRONTAGE 523.5 LF / 40 = 13	13 TREES	13 TREES
ADJACENCY BUFFER		
10' MIN WIDTH PARALLEL TO SIDE OR REAR PROPERTY LINES THAT ARE ADJACENT TO SINGLE FAMILY	10'	AT LEAST 10' MIN
ADJACENCY BUFFER TREES		
1 TREE PER 40 LF OF ADJACENY BUFFER 262.0 LF / 30 = 8.73	9 TREES	9 TREES
PARKING LOT TREES		
1 TREE PER 7 PARKING SPACES 162 SPACES / 7 = 23.14 ALL PARKING SPACES WITHIN 65' OF TREE ISLAND / TREE AT END OF PARKING ROW	23 TREES	24 TREES
PARKING LOT SCREEN		
AT LEAST 75% OF THE FRONTAGE OF PARKING ADJACE LOW EVERGREEN SHRUBS WITHIN THE STREET YARD	NT TO A PUBLIC ROW SI	HALL BE SCREENED WIT

OT 9: RETAIL		
ITY OF McKINNEY LANDSCAPE ORDINANACE		
ROPOSED USE: RETAIL		
ROSS SITE AREA: 2.035 AC / 88,645 S.F		
UILDING FOOTPRINT 16,000 S.F		
	REQUIRED	PROVIDED
ITE AREA 0% OF SITE SHALL BE LIVING LANDSCAPE 8,645 / 10 = 8,864.5 S.F.	8,864.5 S.F.	13,560 S.F.
DJACENCY BUFFER		
0' MIN WIDTH PARALLEL TO SIDE OR REAR ROPERTY LINES THAT ARE ADJACENT TO SINGLE AMILY	10'	AT LEAST 10' MIN
DJACENCY BUFFER TREES		
TREE PER 40 LF OF ADJACENY BUFFER 40 LF / 30 = 11.33	11 TREES	11 TREES
ARKING LOT TREES		
TREE PER 7 PARKING SPACES 00 SPACES / 7 = 14.28 LL PARKING SPACES WITHIN 65' OF TREE SLAND / TREE AT END OF PARKING ROW	14 TREES	14 TREES

LOT 10: KROGER SITE / RETAIL		
CITY OF McKINNEY LANDSCAPE ORDINANACE		
PROPOSED USE: RETAIL		
GROSS SITE AREA: 10.555 AC / 459,762 S.F		
BUILDING FOOTPRINT 99,992 S.F		
	REQUIRED	PROVIDED
SITE AREA 10% OF SITE SHALL BE LIVING LANDSCAPE 459,762 / 10 = 45,976.2 S.F.	45,976.2 S.F.	51,246 S.F.
ADJACENCY BUFFER		
10' MIN WIDTH PARALLEL TO SIDE OR REAR PROPERTY LINES THAT ARE ADJACENT TO SINGLE FAMILY	10'	AT LEAST 10' MIN
ADJACENCY BUFFER TREES		
1 TREE PER 40 LF OF ADJACENY BUFFER EAST 706 LF / 30 = 23.53 SOUTH 487.76 LF / 30 = 16.25	39 TREES	39 TREES
PARKING LOT TREES		
1 TREE PER 7 PARKING SPACES 449 SPACES / 7 = 64.14 ALL PARKING SPACES WITHIN 65' OF TREE ISLAND / TREE AT END OF PARKING ROW	64 TREES	67 TREES (21 relocated due to space limitations)



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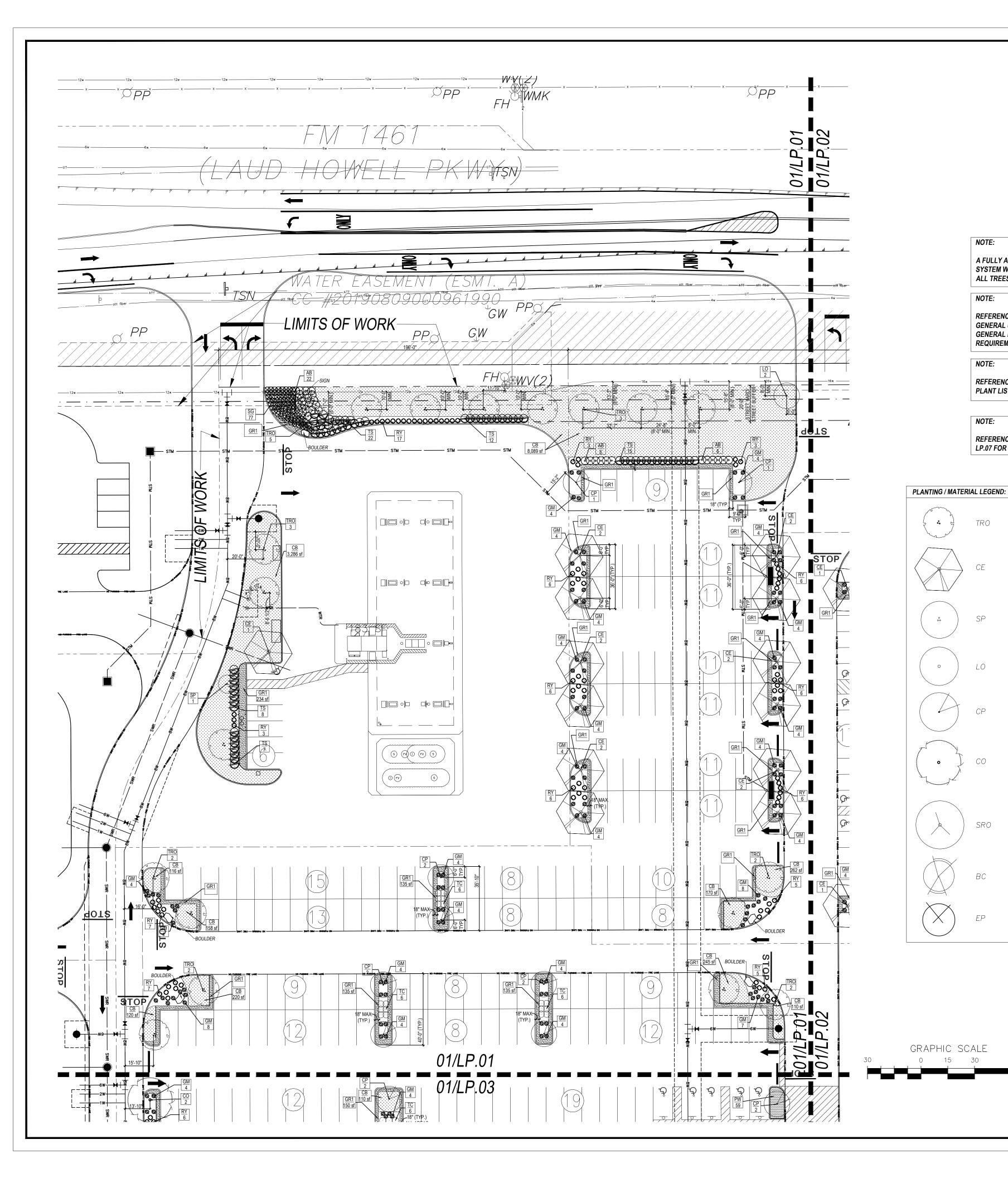
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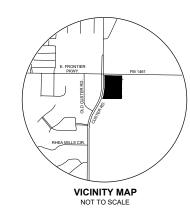
FOR REGULATORY REVIEW NOT FOR CONSTRUCTION

08-07-2025

CUSTER FRONTIER MARKETPLACE
SEC CUSTER RD & FRONTIER PARKWAY
CITY OF MCKINNEY, TEXAS

LP.00





NOTE:

NOTE:

PLANT LISTS.

A FULLY AUTOMATED IRRIGATION

SYSTEM WILL BE PROVIDED FOR

REFERENCE SHEET LP.00 FOR

REFERENCE SHEET LP.05 FOR

REFERENCE SHEETS LP.06 AND LP.07 FOR PLANTING DETAILS.

GENERAL NOTES AND LANDSCAPE

GENERAL UTILITY NOTES,

REQUIREMENT TABLES.

ALL TREES AND PLANTING AREAS.

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BEYOND WHAT IS STATED ABOVE.

WITHOUT FOLLOWING THE PROCEDURES ABOVE.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE

- 1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LA
- 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL
- 6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS
- INSTALLATION AS SHOWN ON THESE PLANS.
- 8. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
 9. TREES SHALL BE PLANTED AT LEAST FIVE (5') FEET FROM ANY UTILITY LINE, AND OUTSIDE UTILITY EASEMENTS, AND A FIVE (5') FEET CLEAR DIAMETER AROUND
- 10. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
- 12. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.
- GRADE OF SLOPE. 14. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3') FEET IN WIDTH. ALL SUCH AREAS SHALL BE GRASS, GROUNDCOVER OR PERENNIALS OR
- 15. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THOUROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE A MINIMUM
- 16. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWNING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTOYED OR REMOVED.
- 17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE.
- LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. 20. CONTRACTOR IS TO PROVIDE SAMPLES FOR REVIEW OF THE FOLLOWING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE:
- E. PLANTING BACKFILL
- 21. CONTRACTOR IS TO PROVIDE PHOTOGRAPHIC SAMPLES OF ALL SPECIFIED PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. 22. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST
- 23. NO SUBSTITIUTIONS IN PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE. IN THE EVENT OF DISCREPENCIES BETWEEN DRAWINGS AND PLANT LIST, THE DRAWING
- SHALL PREVAIL UNLESS AUTHORIZED OTHERWISE. 24. PROVIDE GRASS SEEDING OR LAY SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND / OR LIMITS OF DISTURBANCE OUTSIDE ROW OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- 27. ALL LANDSCAPE BEDS TO HAVE TOPSOIL / BEDDING MIX THAT MEETS PLANTING SPECIFICATIONS. INSTALL IN DEPTHS PER PLANTING DETAILS (12" DEPTH MIN).
- 28. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION.

GENERAL PLANTING NOTES:

PRIOR TO INSTALLATION.

UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

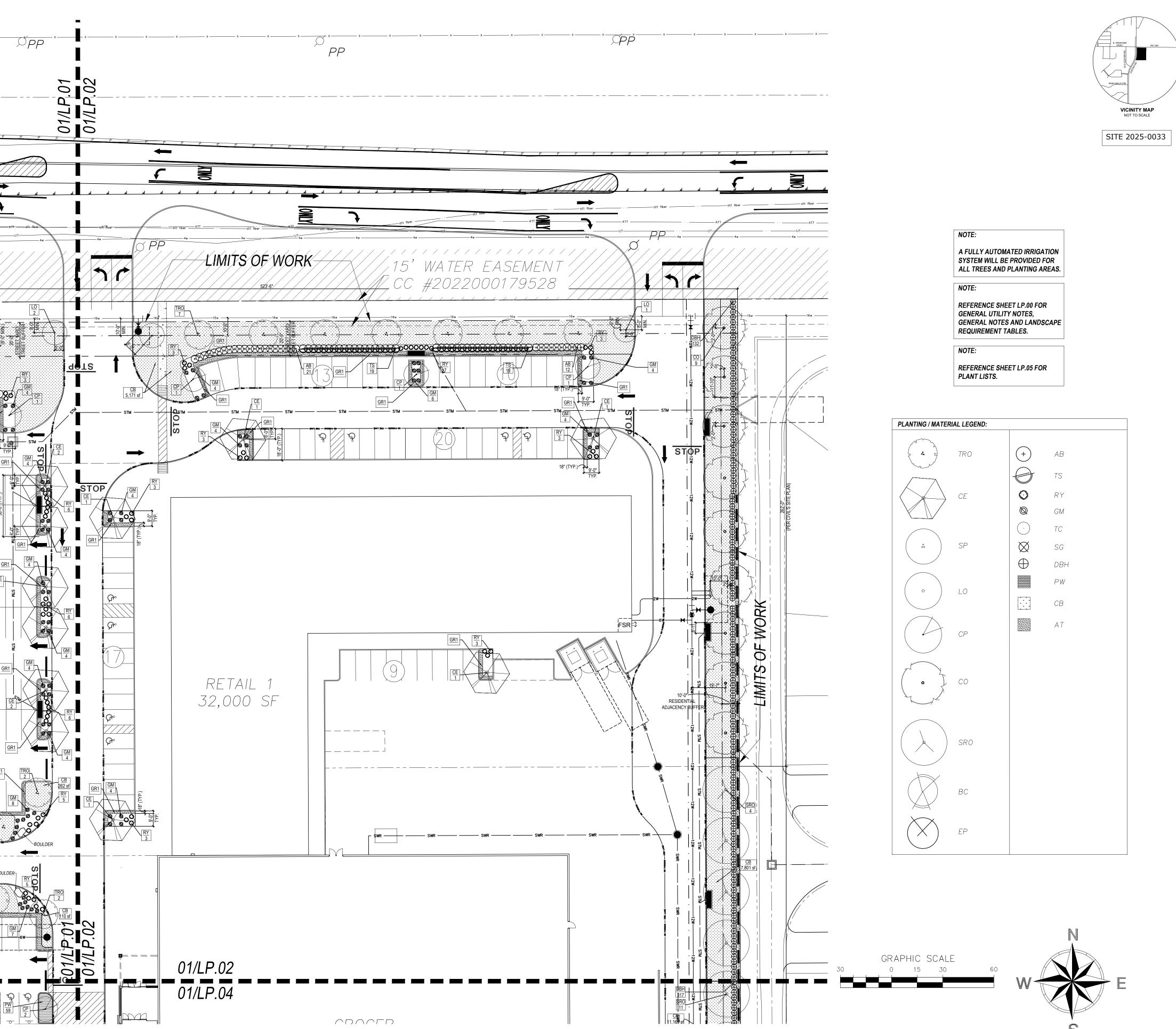
- 7. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (4") FOUR INCHES OF DECOMPOSED GRANITE, WITH 1" MAX ON TOP OF SHRUB ROOTBALLS.
- FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
- 11. TREES OVERHANGING VISIBILITY EASEMENTS WITHIN RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
- 13. TREES PLANTED ON SLOPES WILL HAVE THE SOIL MAINTAINED AT AVERAGE
- OTHER PERMANENT FIXED MATERIAL SUCH AS DECOMPOSED GRANITE OR
- CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
- 18. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS 19. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL
- A. DECOMPOSED GRANITE B. COURSE GRAVEL
- C. BOULDERS
- D. COMPOST
- EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- 25. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND
- 26. ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION NOT CALL TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SEED AND IRRIGATED.
- FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISH GRADE OF ADJACENT PAVEMENT.
- TOPSOIL SHALL BE NATURAL, FRIABLE, FÉRTILE, pH RANGE OF 5.5-7.4 AND FREE OF TRASH, DEBRIS, STONES, WEEDS, TWIGS / BRANCHES

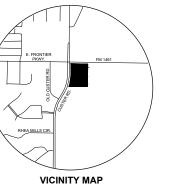


FOR REGULATORY REVIEW 08-07-2025

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LP.01





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CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE

HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY

THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE

GENERAL PLANTING NOTES:

1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LA PRIOR TO INSTALLATION.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS

INSTALLATION AS SHOWN ON THESE PLANS.
7. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (4") FOUR INCHES OF DECOMPOSED GRANITE, WITH 1" MAX ON TOP OF SHRUB ROOTBALLS.

8. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN. 9. TREES SHALL BE PLANTED AT LEAST FIVE (5') FEET FROM ANY UTILITY LINE, AND OUTSIDE UTILITY EASEMENTS, AND A FIVE (5') FEET CLEAR DIAMETER AROUND

FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED. 10. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.

11. TREES OVERHANGING VISIBILITY EASEMENTS WITHIN RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.

12. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE

LANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET. 13. TREES PLANTED ON SLOPES WILL HAVE THE SOIL MAINTAINED AT AVERAGE

14. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3') FEET IN WIDTH. ALL SUCH AREAS SHALL BE GRASS, GROUNDCOVER OR PERENNIALS OR OTHER PERMANENT FIXED MATERIAL SUCH AS DECOMPOSED GRANITE OR

15. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THOUROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.

16. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWNING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTOYED OR REMOVED.

17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL

LANDSCAPING UNTIL FINAL ACCEPTANCE. 18. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS. 19. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.

20. CONTRACTOR IS TO PROVIDE SAMPLES FOR REVIEW OF THE FOLLOWING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE:

A. DECOMPOSED GRANITE B. COURSE GRAVEL

C. BOULDERS D. COMPOST

E. PLANTING BACKFILL

21. CONTRACTOR IS TO PROVIDE PHOTOGRAPHIC SAMPLES OF ALL SPECIFIED PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. 22. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.

23. NO SUBSTITIUTIONS IN PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE. IN THE EVENT OF DISCREPENCIES BETWEEN DRAWINGS AND PLANT LIST, THE DRAWING

SHALL PREVAIL UNLESS AUTHORIZED OTHERWISE. 24. PROVIDE GRASS SEEDING OR LAY SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND / OR LIMITS OF DISTURBANCE OUTSIDE ROW OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.

25. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.

26. ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION NOT CALL TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SEED AND IRRIGATED. 27. ALL LANDSCAPE BEDS TO HAVE TOPSOIL / BEDDING MIX THAT MEETS PLANTING SPECIFICATIONS. INSTALL IN DEPTHS PER PLANTING DETAILS (12" DEPTH MIN).

FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISH GRADE OF ADJACENT PAVEMENT. 28. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION.

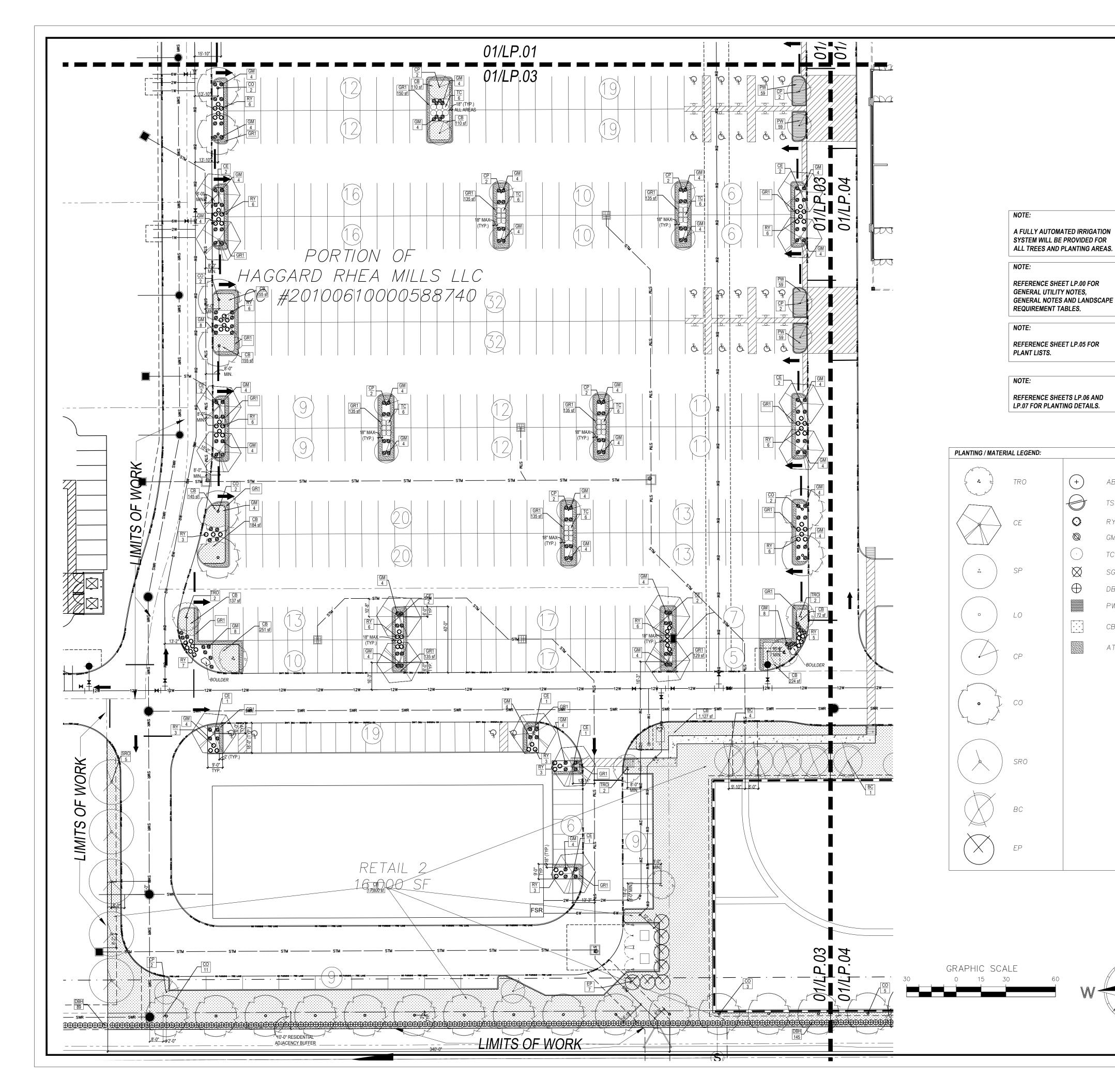
TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4 AND FREE OF TRASH, DEBRIS, STONES, WEEDS, TWIGS / BRANCHES

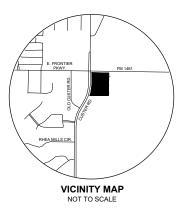


FOR REGULATORY REVIEW

08-07-2025

LP.02





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REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
7. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (4") FOUR INCHES OF DECOMPOSED GRANITE, WITH 1" MAX ON TOP OF SHRUB ROOTBALLS.

8. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN. TREES SHALL BE PLANTED AT LEAST FIVE (5') FEET FROM ANY UTILITY LINE, AND OUTSIDE UTILITY EASEMENTS, AND A FIVE (5') FEET CLEAR DIAMETER AROUND

FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED. 10. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.

11. TREES OVERHANGING VISIBILITY EASEMENTS WITHIN RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET. 12. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.

13. TREES PLANTED ON SLOPES WILL HAVE THE SOIL MAINTAINED AT AVERAGE

CONFIGURATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LA

6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS

1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED

UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL

GRADE OF SLOPE.

14. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3') FEET IN WIDTH. ALL SUCH AREAS SHALL BE GRASS, GROUNDCOVER OR PERENNIALS OR OTHER PERMANENT FIXED MATERIAL SUCH AS DECOMPOSED GRANITE OR

15. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THOUROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE A MINIMUM

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LANDSCAPING UNTIL FINAL ACCEPTANCE. 18. ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS 19. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.

20. CONTRACTOR IS TO PROVIDE SAMPLES FOR REVIEW OF THE FOLLOWING FOR

APPROVAL BY THE OWNER'S REPRESENTATIVE: A. DECOMPOSED GRANITE B. COURSE GRAVEL

C. BOULDERS D. COMPOST

GENERAL PLANTING NOTES:

PRIOR TO INSTALLATION.

E. PLANTING BACKFILL 21. CONTRACTOR IS TO PROVIDE PHOTOGRAPHIC SAMPLES OF ALL SPECIFIED PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR APPROVAL. 22. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY

PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN. 23. NO SUBSTITUTIONS IN PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN

AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE. IN THE EVENT OF DISCREPENCIES BETWEEN DRAWINGS AND PLANT LIST, THE DRAWING SHALL PREVAIL UNLESS AUTHORIZED OTHERWISE. 24. PROVIDE GRASS SEEDING OR LAY SOD FOR PROPOSED LAWN AREAS TO ALL

EDGES OF PAVEMENT AND / OR LIMITS OF DISTURBANCE OUTSIDE ROW OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY. 25. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY

SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER. 26. ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION NOT CALL TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SEED AND IRRIGATED.

27. ALL LANDSCAPE BEDS TO HAVE TOPSOIL / BEDDING MIX THAT MEETS PLANTING SPECIFICATIONS. INSTALL IN DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISH GRADE OF

ADJACENT PAVEMENT. 28. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4 AND FREE OF TRASH, DEBRIS, STONES, WEEDS, TWIGS / BRANCHES

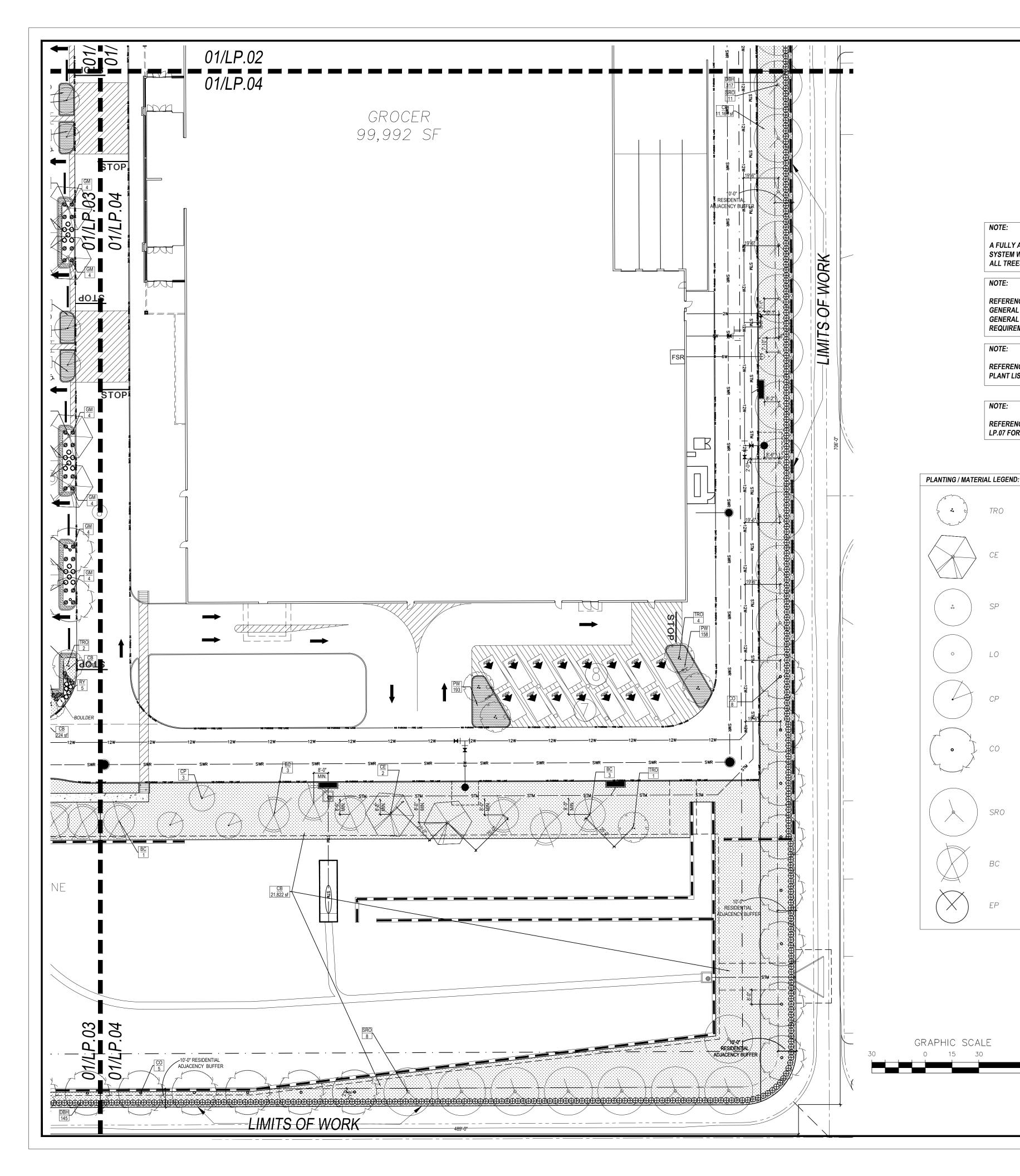


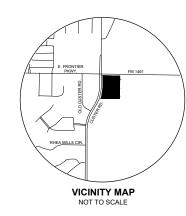
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08-07-2025

LANDSCAPE PLA

LP.03





A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED FOR

ALL TREES AND PLANTING AREAS.

REFERENCE SHEET LP.00 FOR

REFERENCE SHEET LP.05 FOR

REFERENCE SHEETS LP.06 AND LP.07 FOR PLANTING DETAILS.

A . . E

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 \boxtimes

GENERAL NOTES AND LANDSCAPE

GENERAL UTILITY NOTES.

REQUIREMENT TABLES.

PLANT LISTS.

NOTE:

PROPERTY OWNERS: Haggard Rhea Mills, LLC 800 Central Parkway East, Suite 100 Dallas, Texas 75074

JUNAS 81

SEC Custer/Frontier, Ltd. 3102 Maple Avenue, Suite 500 Dallas, Texas 75201



Mailing Address: P.O. Box 181599 Arlington, Texas 76096

Street Address: 2325 Belton Drive Arlington, Texas 76018 P: 817-247-8226

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE. AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT E RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

GENERAL PLANTING NOTES:

- 1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LA PRIOR TO INSTALLATION.
- 2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- 6. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- 7. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (4") FOUR INCHES OF DECOMPOSED GRANITE, WITH 1" MAX ON TOP OF SHRUB ROOTBALLS.
- 8. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
 9. TREES SHALL BE PLANTED AT LEAST FIVE (5') FEET FROM ANY UTILITY LINE, AND OUTSIDE UTILITY EASEMENTS, AND A FIVE (5') FEET CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
- 10. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK
- HEIGHT OF SEVEN (7') FEET.
- 11. TREES OVERHANGING VISIBILITY EASEMENTS WITHIN RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET. 12. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE
- LANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET. 13. TREES PLANTED ON SLOPES WILL HAVE THE SOIL MAINTAINED AT AVERAGE 14. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3') FEET IN
- WIDTH. ALL SUCH AREAS SHALL BE GRASS, GROUNDCOVER OR PERENNIALS OR OTHER PERMANENT FIXED MATERIAL SUCH AS DECOMPOSED GRANITE OR
- 15. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THOUROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
- 16. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWNING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTOYED OR REMOVED.
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- 27. ALL LANDSCAPE BEDS TO HAVE TOPSOIL / BEDDING MIX THAT MEETS PLANTING SPECIFICATIONS. INSTALL IN DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISH GRADE OF ADJACENT PAVEMENT.
- 28. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4 AND FREE OF TRASH, DEBRIS, STONES, WEEDS, TWIGS / BRANCHES



FOR REGULATORY REVIEW NOT FOR CONSTRUCTION

08-07-2025

USTE, CUSTEI CITY (

LP.04

LOT 2: PLANT LIS		FUEL CENTE	ER			LOT 9: PLANT L	RETAIL IST	
SYMBOL QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS	SYMBOL QT	Y KEY	COMMON
REES / ORNA	MENTAL TREES					TREES / ORN	AMENTAL TREES	
	8 TRO	Texas Red Oak	Quercus buckleyi	4" caliper	B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched	<u>\</u>		ımard Red Oak
	1 CE	Cedar Elm	Ulmus crassifolia	4" caliper	B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched		4 TRO	Texas Red (
000	1 SP	Sabal Palm	Sabal texana		B&B or Cont., 6'-8' ht. clear trunk, 6-7 fronds minimum		8 CE	Cedar Elm
HRUBS / ORN	AMENTAL GRAS	SSES / TURF					2.00	Chi Din
	49 TS	Texas Sage	Leucophyllum candidum 'Microburst' PP33437	5 gallon	26"-30"min ht., 24"-26" sp., full pot, well rooted, 36" o.c spacing		2 CP	Chinese Pis
+	22 AB	Brilliantina Abelia	Abelia x grandiflora 'Brilliantina'	5 gallon	26"-30"min ht., 26"-28" sp., full pot, well rooted, 36" o.c spacing		11 CO	Chinquapin
Annotation of the state of the	20 RY	Red Yucca	Hesperaloe parviflora	5 gallon	20"-22" ht., 20"-24" sp., full pot, well rooted, 30" o.c. spacing	SUDIES / OF	7 EP RNAMENTAL GRA	Eldarica Pin
\bowtie	77 SG	Autumn Sage	Salvia greggi	3 gallon	15"-18" ht., 15"-18" sp., full pot well rooted, 24" o.c. spacing			
		-			25 26 mily 25 26 spry tall post treil resteed, 2 i et al specific		145 DBH Dw	arf Burford Ho
62	66 S.F. CB	Common Bermuda	Cynodon dactylon	Sod		on which the second of the sec	27 RY	Red Yucca
							40 GM Gul	f Muhly
						12	,618 S.F. CB	Common Be
OT 3: PLANT LIS	RETAIL ST					LOT 10 PLANT L	D: KROGE	R SITE
YMBOL QT	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS	SYMBOL QT	Y KEY	COMMON
REES / ORNA	MENTAL TREES					TREES / ORN	AMENTAL TREES	
	12 TRO	Texas Red Oak	Quercus buckleyi	4" caliper	B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched			ımard Red Oak
0	3 LO	Live Oak	Quercus virginiana	4" caliper	B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched		13 TRO	Texas Red (
	17 CE	Cedar Elm	Ulmus crassifolia	4" caliper	B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched		11 BC	Bald Cypres
	5 CP	Chinese Pistache	Pistacia chinensis	4" caliper	B&B or Cont., 12' min. ht., 5'-6' sp., single straight trunk, matched		10 CE	Cedar Elm
	9 CO	Chinquapin Oak	Quercus muhlenbergii	4" caliper	B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched		25 CP	Chinese Pis
IRUBS / OR	NAMENTAL GRA	SSES / TURF						
	132 DBH Dw	arf Burford Holly	Ilex cornuta 'Burfordii nana'	7 gallon	36"-38" min ht. at time of planting, 26"-32" sp., full pot, well rooted, 36" o.c spacing		24 CO	Chinquapin
	53 TS	Texas Sage	Leucophyllum candidum 'Microburst' PP33437	5 gallon	26"-30"min ht., 24"-26" sp., full pot, well rooted, 36" o.c spacing	SHRUBS / OI	RNAMENTAL GRA	SSES / TURF varf Burford Ho
+	45 AB	Brilliantina Abelia	Abelia x grandiflora 'Brilliantina'	5 gallon	26"-30"min ht., 26"-28" sp., full pot, well rooted, 36" o.c spacing	grander of the state of the sta	80 RY	Red Yucca
Now the state of t	75 RY	Red Yucca	Hesperaloe parviflora	5 gallon	20"-22" ht., 20"-24" sp., full pot, well rooted, 30" o.c. spacing	~ ©	176 GM Gul	f Muhly
	94 GM Gul	f Muhly	Muhlenbergia capillaris	3 gallon	15"-18" ht., 15"-18" sp., full pot well rooted, 24" o.c. spacing	\odot	54 TC	Turks Cap
15,0	558 S.F. CB	Common Bermuda	Cynodon dactylon	Sod				Purple
.OT 8:						45,	587 PW .174 S.F. CB	Wintercree Common B
PLANT LIS			60151	o.=-	DENANDIC			
SYMBOL QTY		COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS		RIAL SCH	EDULE
	NAMENTAL GRA		llex cornuta 'Burfordii		36"-38" min ht. at time of planting, 26"-32" sp., full pot, well rooted,	<u>-:</u>	<u>-</u>	
	89 DBH Dw	arf Burford Holly	nana'	7 gallon	36" o.c spacing		Course Gravel @ sland Bands	

: RETAIL IST

SYMBOL QTY	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS		
TREES / ORNAMENTAL TREES							
\bigcirc	5 SRO Shumard Red Oak		Quercus shumardii	4" caliper	B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched		
	4 TRO	Texas Red Oak	Quercus buckleyi	4" caliper	B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched		
	8 CE	Cedar Elm	Ulmus crassifolia	4" caliper	B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched		
	2 CP	Chinese Pistache	Pistacia chinensis	4" caliper	B&B or Cont., 12' min. ht., 5'-6' sp., single straight trunk, matched		
	11 CO	Chinquapin Oak	Quercus muhlenbergii	4" caliper	B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched		
	7 EP	Eldarica Pine	Pinus eldarica	1.5" caliper	B&B or Cont., 6'-7' ht., 3'-5' sp.,full and matched		
SHRUBS / ORNAMENTAL GRASSES / TURF							
	145 DBH Dwarf Burford Holly		llex cornuta 'Burfordii nana'	7 gallon	36"-38" min ht. at time of planting, 26"-32" sp., full pot, well rooted, 36" o.c spacing		
Marie Commence of the Commence	27 RY	Red Yucca	Hesperaloe parviflora	5 gallon	20"-22" ht., 20"-24" sp., full pot, well rooted, 30" o.c. spacing		
	40 GM Gulf Muhly		Muhlenbergia capillaris	3 gallon	15"-18" ht., 15"-18" sp., full pot well rooted, 24" o.c. spacing		

SIZE

4" caliper

4" caliper

1 gallon

REMARKS

Supplier: Wiz-Q-Stone (or equal)

Manufacturer: Permoloc (or equal)

and between planting areas and GR1 bands.

REMARKS

B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched

B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched

B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched

B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched

B&B or Cont., 12' min. ht., 5'-6' sp., single straight trunk, matched

B&B or Cont., 12'-14' ht., 5'-6' sp., single straight trunk, matched

36"-38" min ht. at time of planting, 26"-32" sp., full pot, well rooted,

20"-22" ht., 20"-24" sp., full pot, well rooted, 30" o.c. spacing

15"-18" ht., 15"-18" sp., full pot well rooted, 24" o.c. spacing

15"-18" ht., 15"-18" sp., full pot well rooted, 36" o.c. spacing

10"-12" ht., 13"-15" sp., full pot well rooted, 18" o.c. spacing

Provide sample for approval 4" min depth with filter fabric

Install at all locations where planting areas are separated from turf,

Install per manufacturer directions. Provide sample for approval

KEY COMMON NAME SCIENTIFIC NAME

Ulmus crassifolia

Pistacia chinensis

Quercus muhlenbergii

llex cornuta 'Burfordii

Hesperaloe parviflora

Malvaviscus arboreus

var. drummondii

Euonymus fortunei

Cynodon dactylon

New Mexico Cobble Small:

Size: 2"- 3" x 3" -7"

Color: Black Duraflex

Type: Cleanline

Size: 1/8" x 4"

'Coloratus'

SIZE / COLOR /

Muhlenbergia capillaris 3 gallon

nana'

Steel Edging

Wintercreeper

Common Bermuda

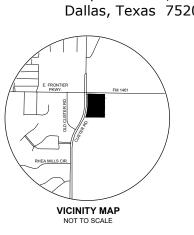
Texas Red Oak

Chinese Pistache



PROPERTY OWNERS: Haggard Rhea Mills, LLC 800 Central Parkway East, Suite 100 Plano, Texas 75074

SEC Custer/Frontier, Ltd. 3102 Maple Avenue, Suite 500 Dallas, Texas 75201



SITE 2025-0033



Mailing Address: P.O. Box 181599 Arlington, Texas 76096

Street Address: 2325 Belton Drive Arlington, Texas 76018 P: 817-247-8226

Winkelmann & Associates, Inc.





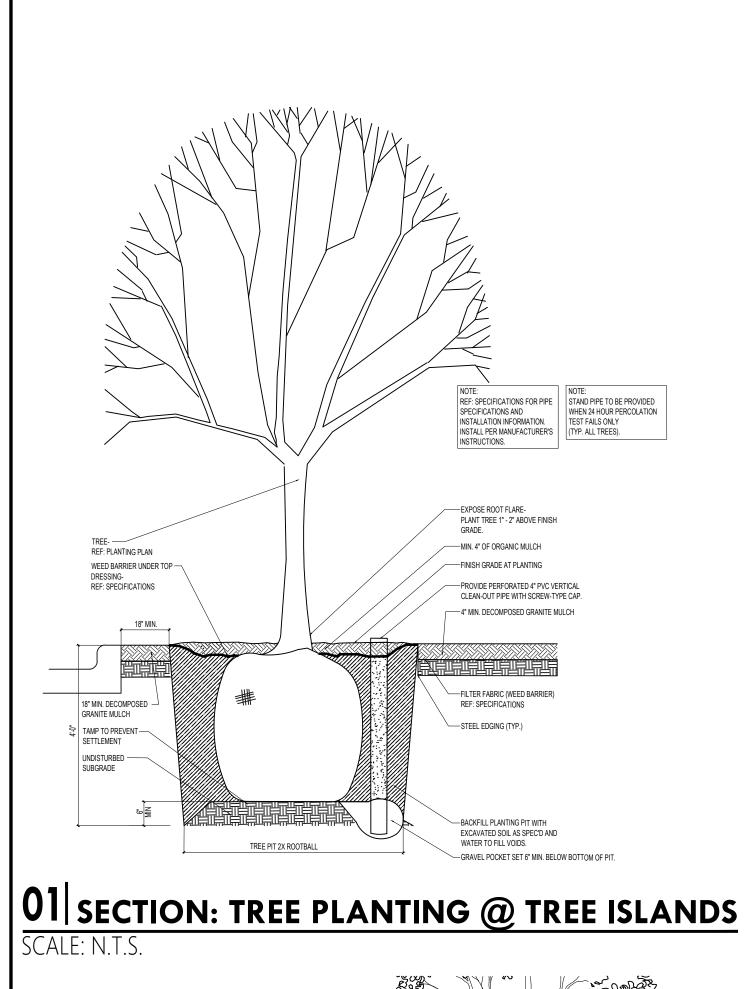
FOR REGULATORY REVIEW

NOT FOR CONSTRUCTION 08-07-2025

LANDSCAPE PLAN
CUSTER FRONTIER MARKETPLACE
C CUSTER RD & FRONTIER PARKWA
CITY OF MCKINNEY, TEXAS

LP.05

SE



02 SECTION: TREE PLANTING @ TURF AREAS SCALE: N.T.S.

SLOPE TO TREEWELL DRAIN

TREE PIT- 2X ROOT BALL

STAND PIPE TO BE PROVIDED

WHEN 24 HOUR PERCOLATION

DO NOT CUT CENTRAL LEADER.

APPROXIMATELY ONE-THIRD OF THE BRANCH

STRUCTURE SHALL BE REMOVED BY THINNIN

BUT THE NATURAL CHARACTER AND GENERA

SHAPE OF THE TREE SHALL BE PRESERVED

EXCAVATED SOIL AS SPEC'D AND WATER

(TYP. ALL TREES).

IF APPICABLE.

TO FILL VOIDS.

<u>™</u>

TREE CENTERED IN HOLE -

BACKFILL PLANTING PIT WITH

REF: SPECIFICATIONS FOR PIPE

 ${\tt INSTALLATION\ INFORMATION.}$

INSTALL PER MANUFACTURER'S

- FINISH GRADE AT PLANTING

REF: SPECIFICATIONS

- PROVIDE PERFORATED 4" PVC VERTIC.

CLEAN-OUT PIPE WITH SCREW-TYPE CAP.

WEED BARRIER UNDER TOP DRESSIN

REF: MULCH RING DETAIL FOR SIZE.

- TAMP TO PREVENT SETTLEMENT

UNDISTURBED SUBGRADE

GRAVEL POCKET SET 6" MIN. BELOW BOTTOM OF PIT.

- SCARIFY SIDES OF TREE PIT FOR DRAINAGE.

ROOT FLARE SHOULD BE VISIBLE WHEN PLANTED PLANT TREE 1" - 2" ABOVE FINISH GRADE.

SHALL BE REMOVED AFTER ONE YEAR. TREES WHEN THE ROOT FLARE IS NOT VISIBLE SHALL BE REJECTED

SPECIFICATIONS AND

· 95 GAL / 4" CALIPER BIODEGRADABLE LOCK - TREE / ROOT BALI BY ARBORSTAKE™ (AS SPECIFIED) (QUANTITY BASED ON CALIPER SIZE) BIODEGRADABLE STAKE SEE MFG NOTES BELOW BY ARBORSTAKE™ (QUANTITY BASED ON CALIPER SIZE) BIODEGRADABLE STAKE SEE MFG NOTES BELOW BY ARBORSTAKE™ (QUANTITY BASED ON - WATER-WELL CALIPER SIZE) / SAUCE SOIL 4-STAKES SEE MFG NOTES BELOW MANUFACTURER NOTES:

· 45 GAL / 3" CALIPER AND SMALLER

- BIODEGRADABLE STAKE

SEE MFG NOTES BELOW

/ SAUCE

BY ARBORSTAKE™

CALIPER SIZE)

(QUANTITY BASED ON

TREE / ROOT BALL

(AS SPECIFIED)

2. STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AS SHOWN. 3. ENSURE TRUNK BASE (ROOT FLARE) IS FREE FROM STAKING AND OTHER MATERIALS. 4. ABOVEGROUND GUYING AND/OR METALLIC STAKING SYSTEMS NOT ALLOWED AND SHALL BE REJECTED INSTALL STAKING SYSTEM AS PER MANUFACTURER'S INSTRUCTIONS

1. MINIMUM STAKE QUANTITY IS (3) - THEN - ADD (1) STAKE PER CALIPER INCH GREATER -THAN 3"

BIODEGRADABLE LOCK

BY ARBORSTAKE™

(QUANTITY BASED ON

CALIPER SIZE)

SEE MFG NOTES BELOW

BY ARBORSTAKE™

(QUANTITY BASED ON

CALIPER SIZE)

BACKFILL

(AS SPECIFIED)

SEE MFG NOTES BELOW

3-STAKES (MINIMUM)

SEE MFG NOTES BELOW

- FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
- THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
- 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER

REFERENCE NUMBER

SCALE: N.T.S.

SECTION VIEW

05 SECTION: TREE STAKING DETAIL (3-STAKES) 06 SECTION: TREE STAKING DETAIL (4-STAKES)

4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY

. MINIMUM STAKE QUANTITY IS (3) - THEN - ADD (1) STAKE PER CALIPER INCH GREATER -THAN 3"

4. ABOVEGROUND GUYING AND/OR METALLIC STAKING SYSTEMS NOT ALLOWED AND SHALL BE REJECTED.

5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER

ENSURE TRUNK BASE (ROOT FLARE) IS FREE FROM STAKING AND OTHER MATERIALS

. STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AS SHOWN.

THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

REFERENCE NUMBER

ORIGINAL GRADE SHOULD PASS THROUGH THE POINT TRUNK/ROOTBALL TO BE CENTERED WHERE THE TRUNK BASE MEETS THE SUBSTRATE/SOIL AND PLUMB/LEVEL IN PLANTING PI OF MULCH ON TOP OF ROOTBALL REF: PLANTING SPECIFICATIONS 4" HIGH X 8" WIDE BERM SHAL BE CONSTRUCT 6" DIA. CLEAR OF MULCH AT ROOT FLARE. — , AROUND THE ROOTBALL. BERM SHALL BEGIN AT IF REQUIRED, REMOVE EXCESS SOIL ON TOP OF BERM SHALL BE CENTERED ON THE DOWNHIL ROOTBALL (MAX. 2") AND EXPOSE TREE ROOT FLARE. - NATIVE LOOSENED PLANTING SOIL; BACKFILL, DIG AND AREA AND DEPTH SHOWN LIGHTY TAMP SOIL AROUN ROOTBALL IN 6" LIFTS TO BRACE TREE. DO NOT OVE COMPACT. IN THE TOP $\frac{1}{3}$ DEPTH OF BACKFILL, MIX $\frac{1}{2}$ LAYER OF COMPOST INTO EACH 6" LIFT OF BACKFILL. WHEN THE PLANTING HOLE HAS BEEN BACKEILLE OUR WATER AROUND ROOTBALL TO SETTLE THE SOIL 2X ROOT BALL WIDTH THAT TOP OF ROOTBALL IS 2-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER $\frac{1}{4}$ OF THE ROOTBAL 4' DIA. MULCH RING (MIN.) FOR INDIVIDUA . FOR CONTAINER STOCK: REMOVE ENTIRE 2. FOR B & B STOCK: COMPLETELY REMOVE ALL

SECTION: TREE PLANTING ON 5-25% 03 SLOPES (20:1 TO 4:1 SLOPES) SCALE: N.T.S.

- TREE / ROOT BALI BY ARBORSTAKE™ (AS SPECIFIED) (QUANTITY BASED ON CALIPER SIZE) SEE MFG NOTES BELOW BY ARBORSTAKE™ (QUANTITY BASED ON CALIPER SIZE) BIODEGRADABLE STAKE SEE MFG NOTES BELOW BY ARBORSTAKE™ (QUANTITY BASED ON CALIPER SIZE) SEE MFG NOTES BELOW PLAN VIEW 5-STAKES SEE MFG NOTES BELOW BACKFILL (AS SPECIFIED) MANUFACTURER NOTES:

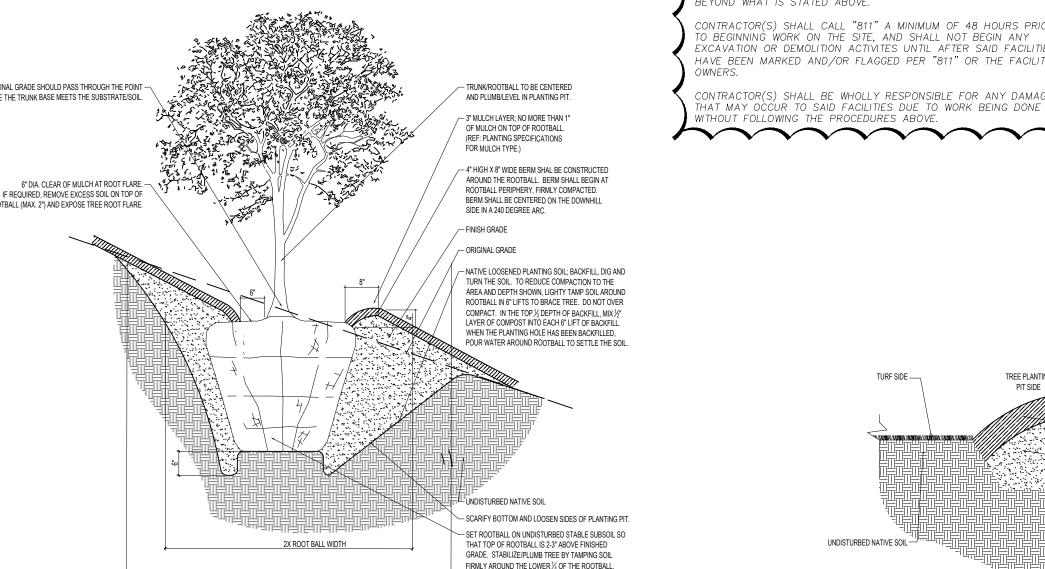
MINIMUM STAKE QUANTITY IS (3) - THEN - ADD (1) STAKE PER CALIPER INCH GREATER -THAN 3" STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AS SHOWN.

ENSURE TRUNK BASE (ROOT FLARE) IS FREE FROM STAKING AND OTHER MATERIALS ABOVEGROUND GUYING AND/OR METALLIC STAKING SYSTEMS NOT ALLOWED AND SHALL BE REJECTED INSTALL STAKING SYSTEM AS PER MANUFACTURER'S INSTRUCTIONS.

THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION. 4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY

THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE 5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info AND ENTER REFERENCE NUMBER

07 SECTION: TREE STAKING DETAIL (5-STAKES)



SPACE BETWEEN Design Studio

Mailing Address: P.O. Box 181599

Arlington, Texas 76096

PROPERTY OWNERS: Haggard Rhea Mills, LLC 800 Central Parkway East, Suite 100 Plano, Texas 75074

SEC Custer/Frontier, Ltd. 3102 Maple Avenue, Suite 500 Plano, Texas 75201

NOT TO SCALE

SITE 2025-0033

JUNUS 81

Street Address: 2325 Belton Drive Arlington, Texas 76018 P: 817-247-8226 STING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE TILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON TH

PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NO RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIE. OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS D BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY

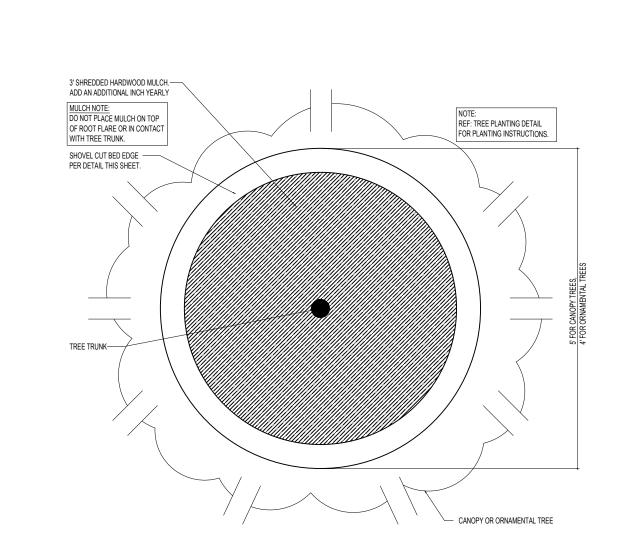
LANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE

PREPARED SOIL, PER BED PREP SPECS -UNDISTURBED NATIVE SOIL

SECTION: SHOVEL CUT EDGE @ 04 MULCHING RING IN TURF AREAS

SCALE: N.T.S.



SECTION: MULCH RING @ TREES IN TURF AREAS

SCALE: N.T.S.



FOR REGULATORY REVIEW NOT FOR CONSTRUCTIO 08-07-2025

LP.06

PLANT FURNISHED & INSTALLED

PLANTING BED PREPARED BY

CONTRACTOR (TYP. ALL BEDS).

4" PREPARED SOIL MIX

WATER TO ELIMINATE VOIDS.

ROTO TIL 2" EXISTING SOIL INTO 4" OF PREPARED SOIL AFTER EXCAVATION OF

BED TAMPED TO PREVENT SETTLEMENT.

MIN. 4" ORGANIC MULCH WHERE REQUIRED.

BY CONTRACTOR.

FINISH GRADE



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EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE. CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY

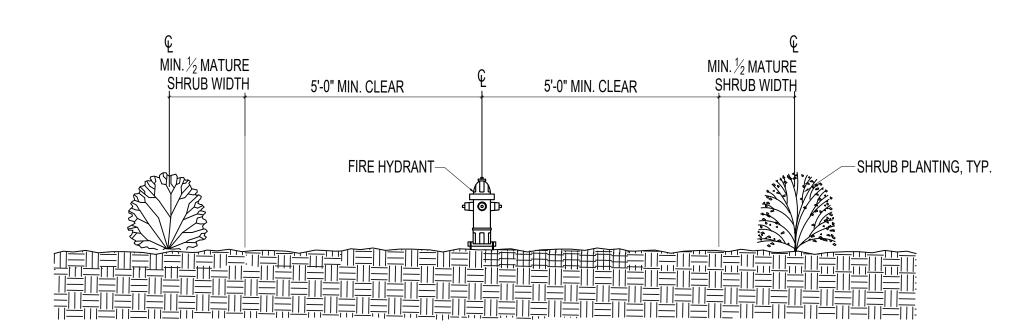
CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

CONTRACTOR TO NOTIFY CLIEN'T REPRESENTATIVE WHEN ROTOTIL 8" OF EXISTING SOIL INTO 6" PREPARED SOIL AFTER EXCAVATION OF BEDS TAKE PLACE AND, WHEN ROTOTIL OF 2" EXISTING SOIL INTO USE TRIANGULAR SPACING 4" OF PREPARED SOIL AFTER EXCAVATION OF BEDS TAKE PLACE. WHEN PLANTING SHRUBS. PLANTS FURNISHED & INSTALLED BY CONTRACTOR. MIN. 4" MULCH NO MORE THAN 1" MULCH ON TOP OF ROOTBALL (TYP.) WEED BARRIER UNDER TOP DRESSING-REF: SPECIFICATIONS 8" PREPARED SOIL MIX **ROTO TILL 8" EXISTING SOIL** INTO 6" OF PREPARED SOIL AFTER EXCAVATION OF BED. WATER TO ELIMINATE VOIDS.

UNDISTURBED SUBGRADE

01 SECTION: SHRUB PLANTING W/ MULCH

SCALE: N.T.S.



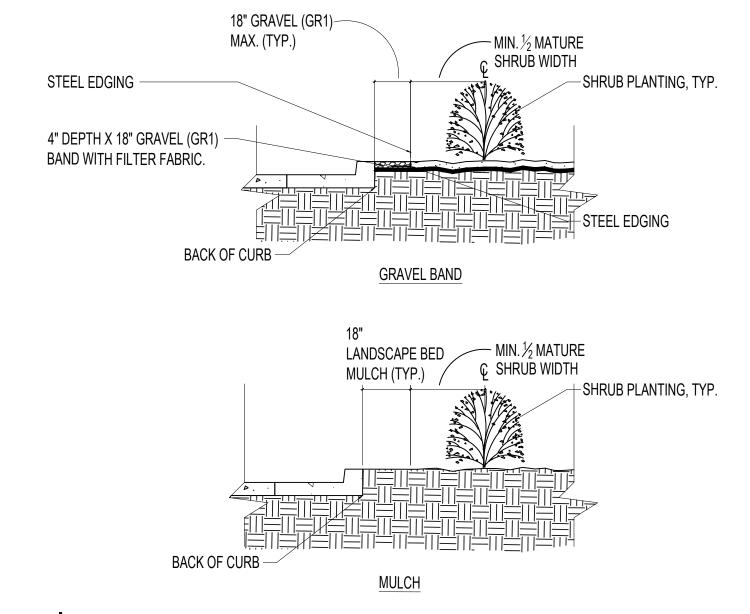
03 SECTION: SHRUB PLANTING @ FIRE HYDRANT

SCALE: N.T.S.

02 SECTION: TYP. GROUNCOVER PLANTING W/ MULCH

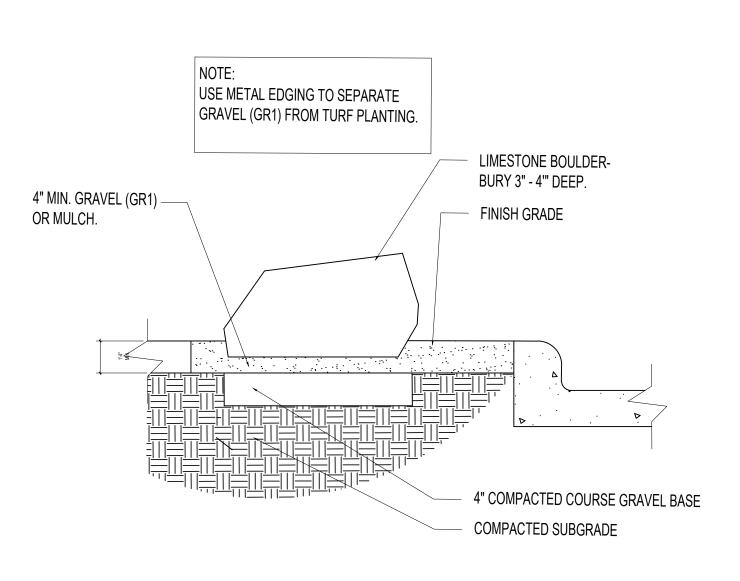
NO MORE THAN 1" DECOMPOSED GRANITE

MULCH ON TOP OF ROOTBALL (TYP.)



04 SECTION: SHRUB PLANTING @ CURB

SCALE: N.T.S.



05 SECTION: BOULDERS SET IN GRAVEL OR MULCH

SCALE: N.T.S.

Winkelmann & Associates, Inc.



08-07-2025

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LP.07