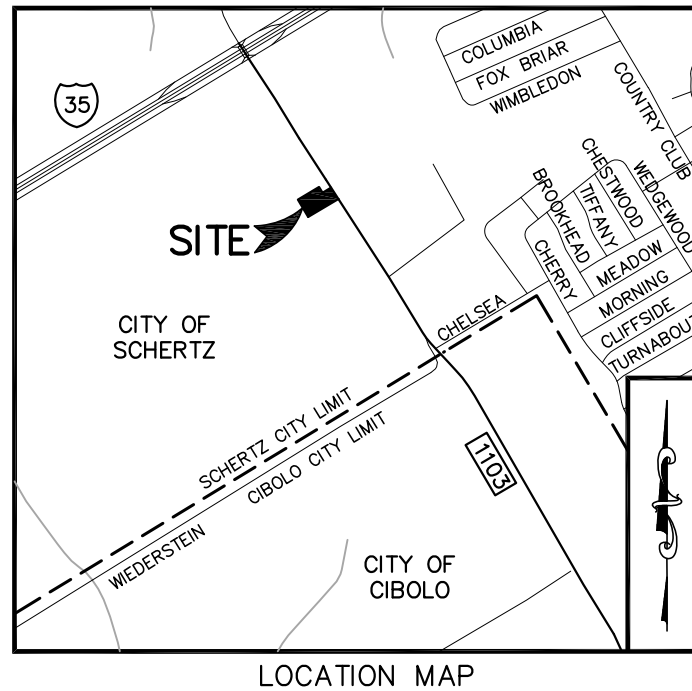
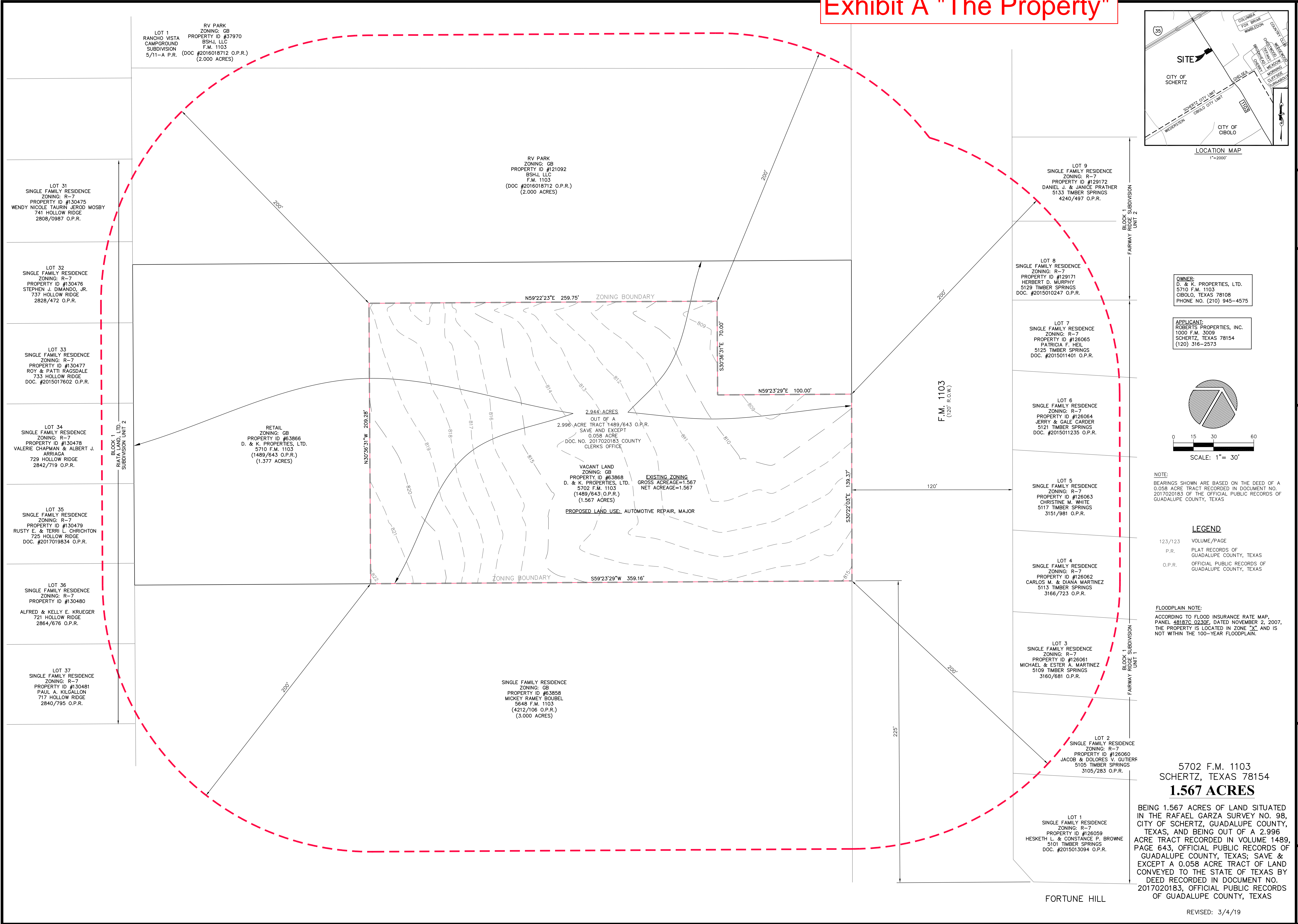
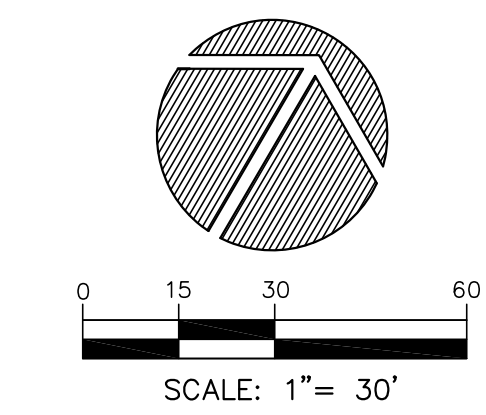


Exhibit A "The Property"



OWNER:
D. & K. PROPERTIES, LTD.
5710 F.M. 1103
CIBOLO, TEXAS 78108
PHONE NO. (210) 945-4575

APPLICANT:
ROBERTS PROPERTIES, INC.
1000 F.M. 3009
SCHERTZ, TEXAS 78154
(120) 316-2573



NOTE:
BEARINGS SHOWN ARE BASED ON THE DEED OF A 0.058 ACRE TRACT RECORDED IN DOCUMENT NO. 2017020183 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

LEGEND

123/123 VOLUME/PAGE
P.R. PLAT RECORDS OF GUADALUPE COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

FLOODPLAIN NOTE:
ACCORDING TO FLOOD INSURANCE RATE MAP, PANEL 48187C-0230E, DATED NOVEMBER 2, 2007, THE PROPERTY IS LOCATED IN ZONE "X" AND IS NOT WITHIN THE 100-YEAR FLOODPLAIN.

DYE ENTERPRISES
ENGINEERS - SURVEYORS - PLANNERS

STATE REGISTRATION #00857500
TX-00857500
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
PHONE (210) 598-4191
FAX (210) 598-4191

WWW.DYEENTERPRISES.COM
WWW.DYEENTERPRISES.COM

TOTAL TRUE AUTOMOTIVE #2

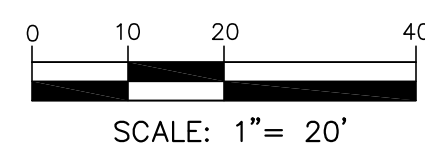
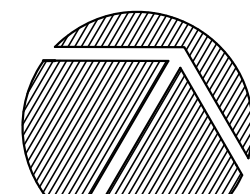
SPECIFIC USE PERMIT EXHIBIT

CITY OF SCHERTZ, COUNTY OF GUADALUPE, STATE OF TEXAS

DRAWN BY: D.S.D./M.J.W.
CHECKED BY: D.S.D.
DATE: 10-12-2018
PROJECT NO: 180009-05

SHEET

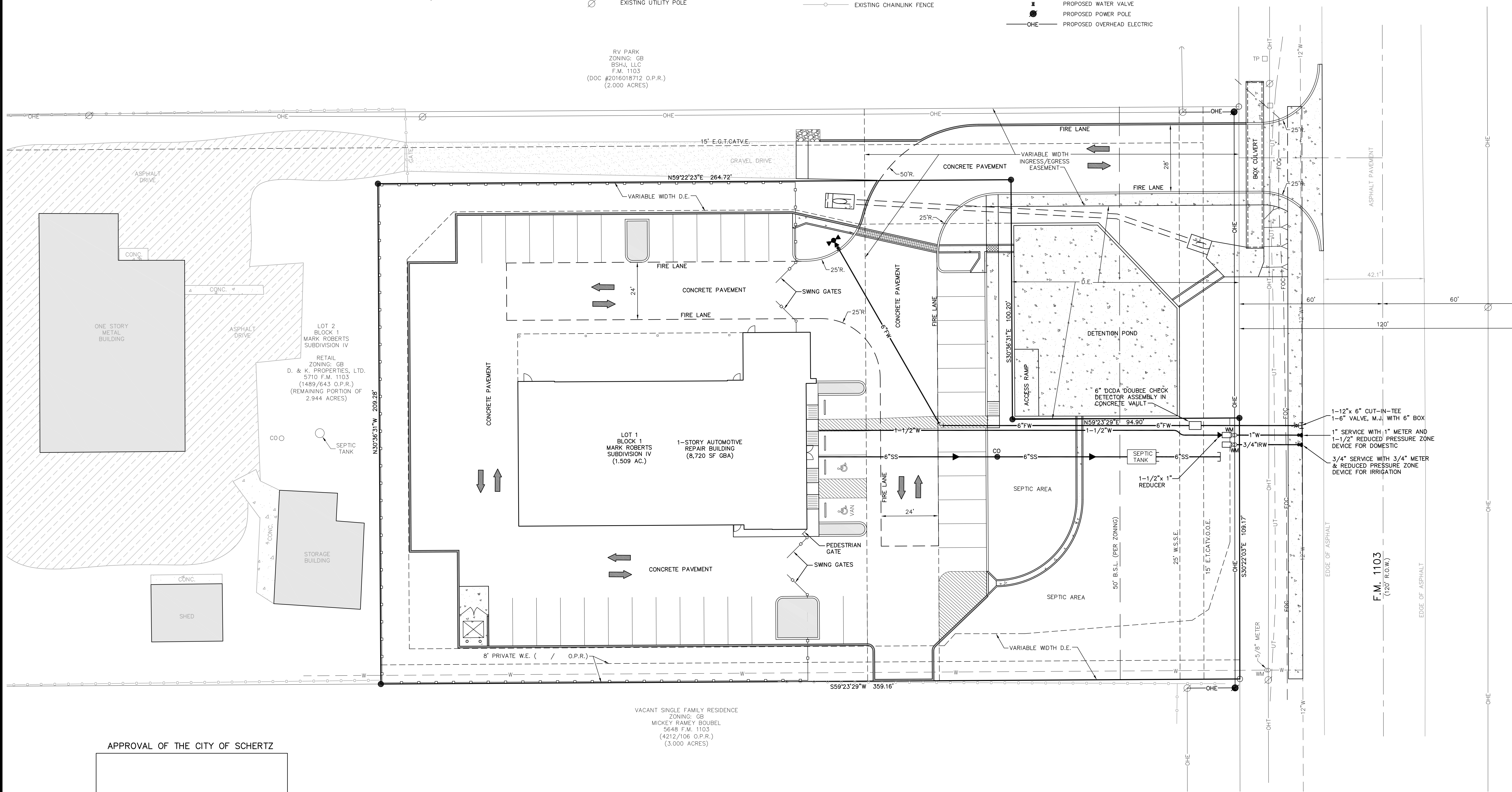
1 of 1



NOTE:
BEARINGS SHOWN ARE BASED ON THE DEED OF A 0.058 ACRE TRACT RECORDED IN DOCUMENT NO. 2017020183 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS

- LEGEND**
- SET 1/2" STEEL REBAR WITH YELLOW CAP MARKED "DYE ENT SATX"
 - FOUND 1/2" STEEL REBAR W/CAP MARKED "RPLS 4020" (UNLESS OTHERWISE NOTED)
 - 8600/24 VOLUME/PAGE
 - P.R. PLAT RECORDS OF GUADALUPE COUNTY
 - O.P.R. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY
 - D.E. DRAINAGE EASEMENT
 - W.E. WATER EASEMENT
 - W.S.S.E. WATER & SANITARY SEWER EASEMENT
 - E.T.CATV.E. ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
 - E.T.CATV.O.O.E. ELECTRIC, TELEPHONE, & CABLE T.V. OVERHANG ONLY EASEMENT
 - EXISTING UTILITY POLE
 - EXISTING GUYWIRE
 - OHE— EXISTING OVERHEAD ELECTRIC
 - OHT— EXISTING OVERHEAD TELEPHONE LINE
 - UT— EXISTING UNDERGROUND TELEPHONE LINE
 - FOC— EXISTING UNDERGROUND FIBER OPTIC LINE
 - SS— EXISTING SEPTIC LINE
 - W— EXISTING WATER LINE
 - ⊗ EXISTING FIRE HYDRANT
 - WV ⊗ EXISTING WATER VALVE
 - WM ⊗ EXISTING WATER METER
 - CO ○ EXISTING SANITARY SEWER CLEANOUT
 - TP □ EXISTING TELEPHONE PEDESTAL
 - EXISTING CHAINLINK FENCE
 - EXISTING SMOOTH WIRE FENCE
 - TRAFFIC FLOW ARROW
 - ▭ PROPOSED CONCRETE
 - ▬ PROPOSED CONCRETE CURB
 - ▬ PROPOSED CONCRETE WHEEL STOP
 - SS— PROPOSED SANITARY SEWER LINE
 - FW— PROPOSED FIRE WATER LINE
 - W— PROPOSED POTABLE WATER LINE
 - IRW— PROPOSED IRRIGATION WATER LINE
 - WM ⊗ PROPOSED WATER METER
 - ⊗ PROPOSED FIRE HYDRANT
 - ⊗ PROPOSED WATER VALVE
 - ⊗ PROPOSED POWER POLE
 - OHE— PROPOSED OVERHEAD ELECTRIC

R.V. PARK ZONING: GB
BSHU, LLC
F.M. 1103
(DOC #2016018712 O.P.R.)
(2.000 ACRES)



LOT 2
BLOCK 1
MARK ROBERTS
SUBDIVISION IV
RETAIL ZONING: GB
D. & K. PROPERTIES, LTD.
5710 F.M. 1103
(1489/643 O.P.R.)
(REMAINING PORTION OF 2.944 ACRES)

VACANT SINGLE FAMILY RESIDENCE
ZONING: GB
MICKEY RAMEY BOUBEL
5648 F.M. 1103
(4212/106 O.P.R.)
(3.000 ACRES)

F.M. 1103
(120' R.O.W.)

APPROVAL OF THE CITY OF SCHERTZ



5702 F.M. 1103
SCHERTZ, TEXAS 78154
MARK ROBERTS
SUBDIVISION IV
LOT 1, BLOCK 1
1.509 ACRES/65,732 S.F.

DYE ENTERPRISES
ENGINEERS - SURVEYORS - PLANNERS

TYPE: FIRM REGISTRATION #00857500
TOP: FIRM REGISTRATION #00857500
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL: (210) 598-4191
FAX: (210) 598-4191

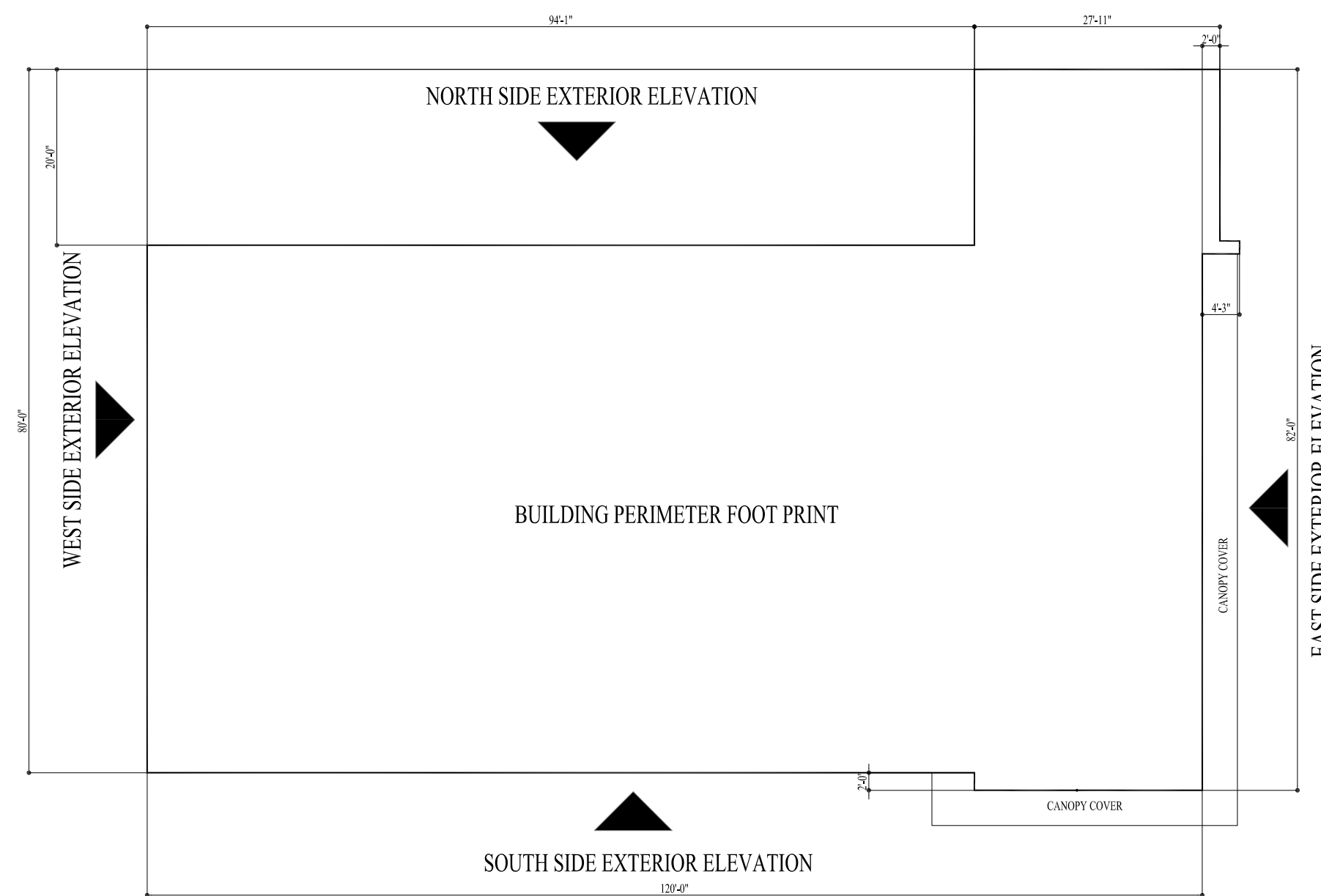
TOTAL TRUE AUTOMOTIVE #2 - 5702 F.M. 1103
MARK ROBERTS SUBDIVISION IV - LOT 1
UTILITY PLAN

DRAWN BY: D.S.D./M.J.W.
CHECKED BY: D.S.D.
DATE: 05-17-2019
PROJECT NO: 180009-04

SHEET
2 of 6

NO.	DATE	COMMENTS

CITY OF SCHERTZ, COUNTY OF GUADALUPE, STATE OF TEXAS



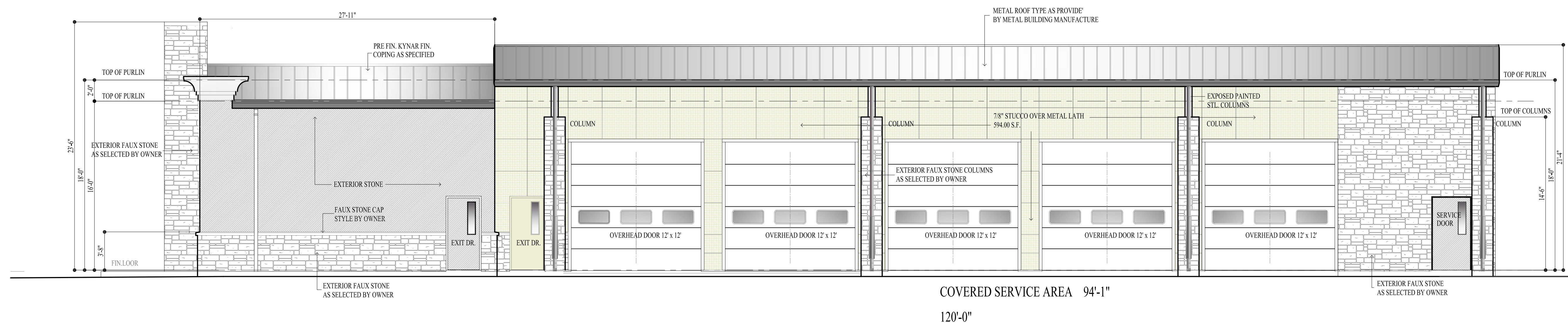
3 KEY PLAN
SCALE: 1/16" = 1'-0"

BUILDING DESIGN CATEGORY		COMMERCIAL
TOTAL BUILDING FACADE		8,173 S.F.
ELEVATION FACADE AREA		
	North	2,386 S.F.
	South	2,357 S.F.
	East	2,152 S.F.
	West	1,278 S.F.
AREA OF WINDOWS & GLASS DOORS		
	North	0 S.F.
	South	112 S.F.
	East	582 S.F.
	West	0 S.F.
ELEVATION FACADE AREA EXCLUDING WINDOWS AND GLASS DOORS		
	North	1,619 S.F.
	South	1,504 S.F.
	East	1,270 S.F.
	West	1,278 S.F.
TOTAL SQUARE FOOTAGE OF EACH BUILDING MATERIAL		
	Stone	2,191 S.F.
	Stucco	2,303 S.F.
	Tile	1,070 S.F.
	Other	107 S.F.
LIST AND PROVIDE THE SQUARE FOOTAGE OF EACH MATERIAL OF EACH ELEVATION		SEE CHART

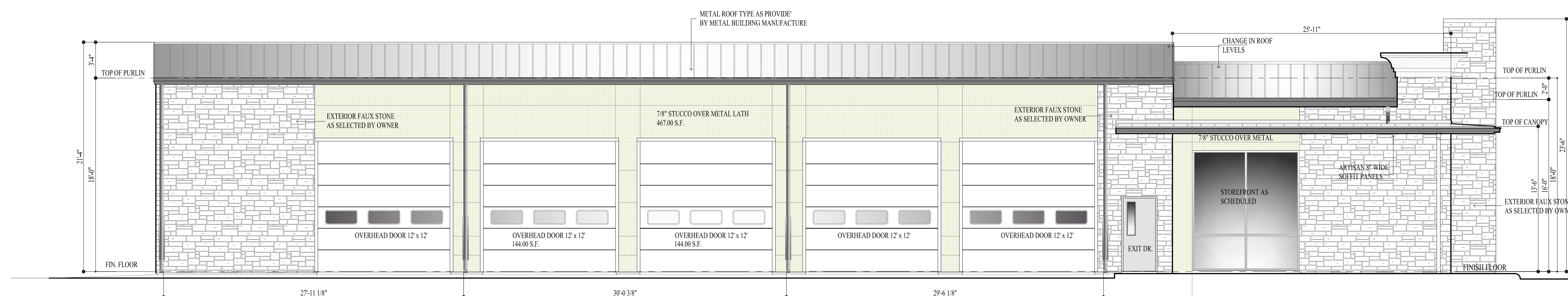
	TOTAL	STONE	STUCCO	TILE	OTHER	DOORS	GLAZING
NORTH FACADE	2,386 S.F.	564 S.F.	572 S.F.	483 S.F.	----	767 S.F.	----
TOTAL MATERIAL EXCLUDING DOOR AND WINDOWS							
		1,619 S.F. = 68%					
SOUTH FACADE	2,357 S.F.	773 S.F.	688 S.F.	----	43 S.F.	741 S.F.	112 S.F.
TOTAL MATERIAL EXCLUDING DOOR AND WINDOWS							
		1,504 S.F. = 63%					
EAST FACADE	2,152 S.F.	442 S.F.	534 S.F.	230 S.F.	64 S.F.	----	582 S.F. = 27%
TOTAL MATERIAL EXCLUDING DOOR AND WINDOWS							
		1,270 S.F. = 59%					
WEST FACADE	1,278 S.F.	412 S.F.	509 S.F.	357 S.F.	----	----	----
TOTAL MATERIAL EXCLUDING DOOR AND WINDOWS							
		1,278 S.F. = 100%					

405 N. ST. MARY'S ST.
SUITE 105
SAN ANTONIO, TEXAS 78205
(210) 824-1435 / fax 826-7454

Addendum:



2 NORTH SIDE EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH SIDE EXTERIOR ELEVATION
SCALE: 3/16" = 1'-0"

Project: NEW PROJECT FOR:

TOTAL TRUE AUTOMOTIVE #2

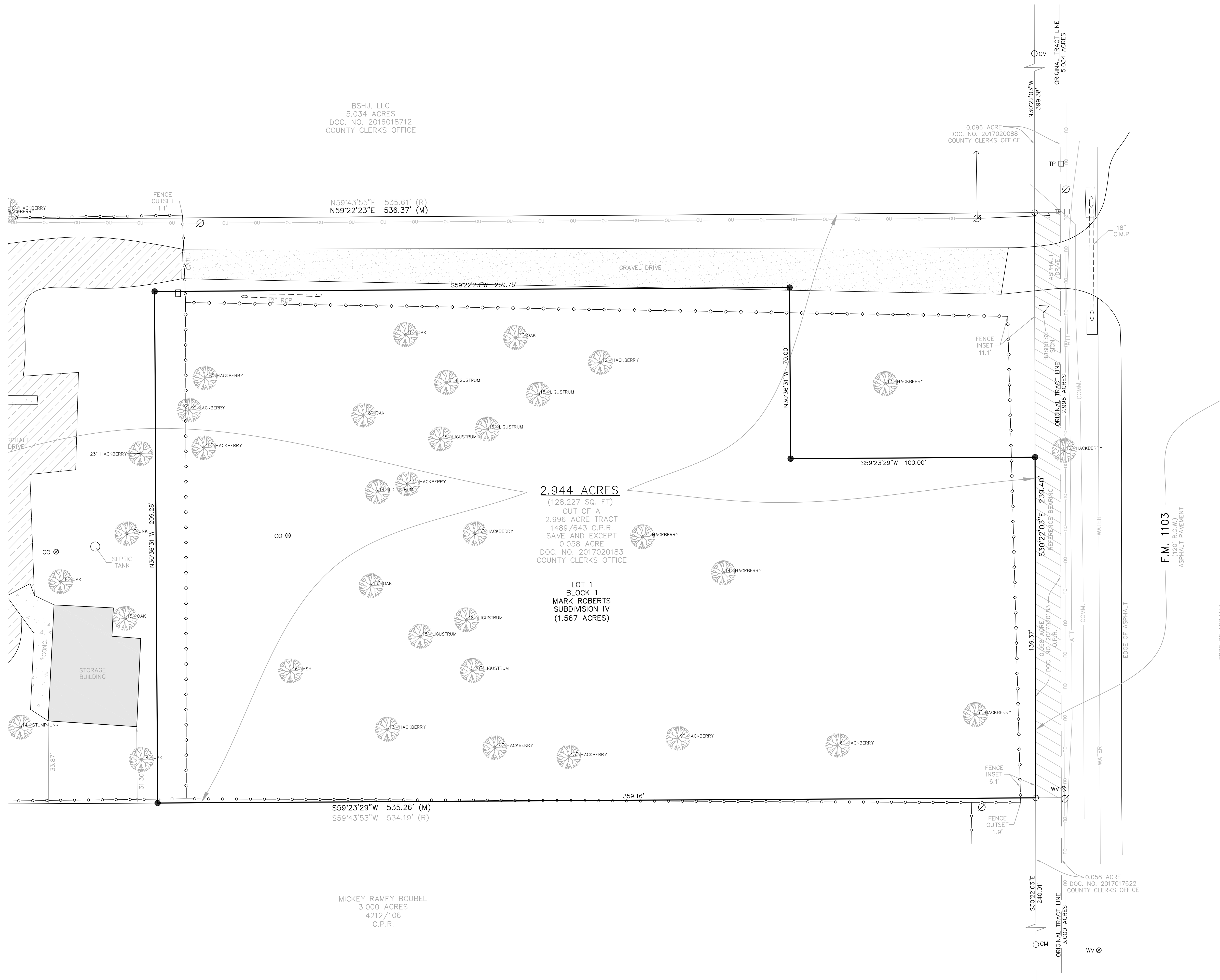
5702 F.M. 1103
SCHERTZ,

TEXAS 78154

Date: 4/22/2019

Sheet No.

A- 4 OF 6



BSHJ, LLC
5.034 ACRES
DOC. NO. 2016018712
COUNTY CLERKS OFFICE

0.096 ACRE
DOC. NO. 2017020088
COUNTY CLERKS OFFICE

N30°22'03\"/>

N59°43'55\"/>

S59°22'23\"/>

N30°36'37\"/>

S59°23'29\"/>

2.944 ACRES
(128,227 SQ. FT.)
OUT OF A
2.996 ACRE TRACT
1489/643 O.P.R.
SAVE AND EXCEPT
0.058 ACRE
DOC. NO. 2017020183
COUNTY CLERKS OFFICE

LOT 1
BLOCK 1
MARK ROBERTS
SUBDIVISION IV
(1.567 ACRES)

MICKY RAMEY BOUBEL
3.000 ACRES
4212/106
O.P.R.

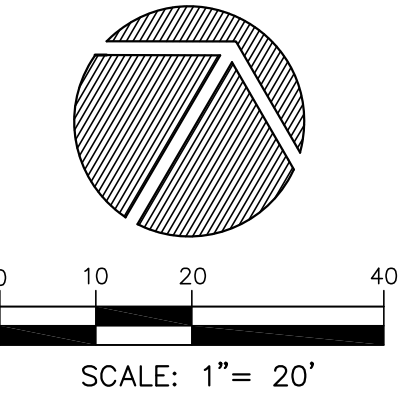
0.058 ACRE
DOC. NO. 2017017622
COUNTY CLERKS OFFICE

S30°22'03\"/>

F.M. 1103
(120' R.O.W.)
ASPHALT PAVEMENT

NOTES:

1. BEARINGS SHOWN ARE BASED ON THE DEED OF A 0.058 ACRE TRACT RECORDED IN DOCUMENT NO. 2017020183 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.
2. A LEGAL DESCRIPTION WAS PREPARED THIS SAME DATE AND IS A PART OF THIS SURVEY.
3. VERTICAL DATA IS BASED ON NAVD88



LEGEND:

- FOUND 1/2" STEEL REBAR W/CAP MARKED "RPLS 4020" (UNLESS OTHERWISE NOTED)
- (R) RECORD
- (M) MEASURED
- 123/123 VOLUME/PAGE
- O.P.R. OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
- UTILITY POLE
- SERVICE POLE
- GUYWIRE
- OVERHEAD UTILITIES
- CHAINLINK FENCE
- SMOOTH WIRE FENCE
- WOOD FENCE
- FIRE HYDRANT
- WV ⊗ WATER VALVE
- CO ○ SANITARY SEWER CLEANOUT
- TP □ TELEPHONE PEDESTAL

5702 F.M. 1103
SCHERTZ, TEXAS 78154
MARK ROBERTS
SUBDIVISION IV
LOT 1, BLOCK 1
1.567 ACRES/68,267 S.F.

NO.	DATE	COMMENTS

DYE ENTERPRISES
ENGINEERS - SURVEYORS - PLANNERS

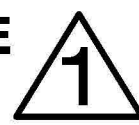
STATE REGISTRATION #00857500
TSP #0000000000
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL: (210) 598-4191
FAX: (210) 598-4191
WWW.DYEENTERPRISES.COM

TOTAL TRUE AUTOMOTIVE #2 - 5702 FM-1103
MARK ROBERTS SUBDIVISION IV - LOT 1
TREE SURVEY
CITY OF SCHERTZ, COUNTY OF GUADALUPE, STATE OF TEXAS

DRAWN BY: D.S.D./M.J.W.
CHECKED BY: D.S.D.
DATE: 04-19-2019
PROJECT NO: 180009-04

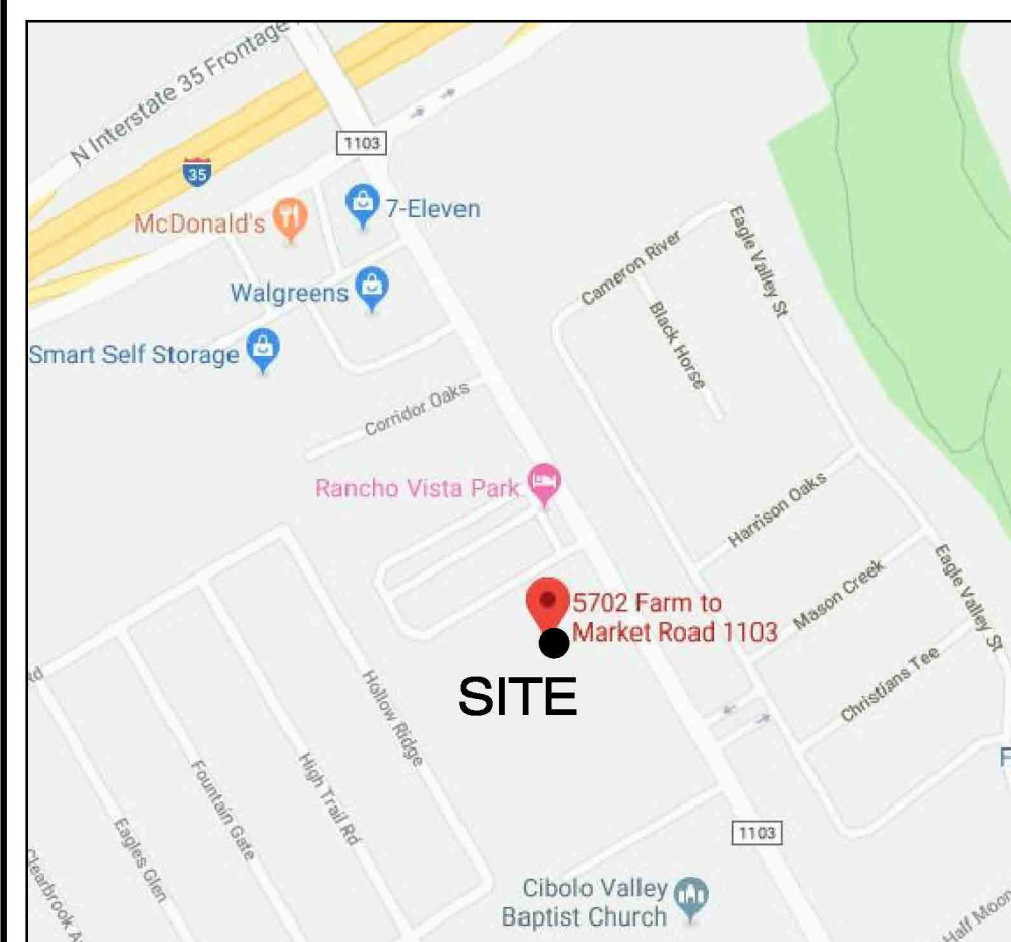
SHEET
5 of 6

LANDSCAPE ORDINANCE COMPLIANCE

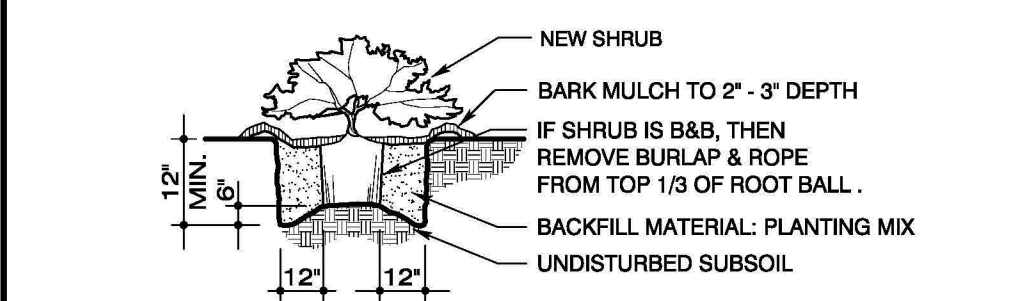


- LANDSCAPING REQUIRED**
 TOTAL SITE AREA: 68,266 SF
 20% TOTAL LANDSCAPE REQUIRED: 13,653 SF LANDSCAPING REQUIRED
 TOTAL LANDSCAPING PROVIDED: 26,876 SF (39.3%) LANDSCAPING PROVIDED
 TOTAL TREES REQUIRED: 18 TREES REQUIRED
 (9) TREES PER ACRE (43,560 SF) 18 TREES PROVIDED
 TOTAL TREES PROVIDED ON SITE: 18 TREES PROVIDED
- LANDSCAPING IN FRONT YARD**
 LANDSCAPING IN FRONT YARD REQUIRED: 13,653 SF x 40%: 5461 SF
 LANDSCAPING IN FRONT YARD PROVIDED: 14,439 SF (100%) PROVIDED
- PARKING LOT LANDSCAPING**
 TOTAL PARKING LOT AREA: 19,482 SF x 10%: 1948 SF PARKING LOT LANDSCAPING REQUIRED
 TOTAL PARKING LOT LANDSCAPING PROVIDED: 1953 SF (10.0%) PROVIDED
 TREES REQUIRED PER PARKING LOT: 1948 SF / 400 SF: 5 PARKING LOT TREES REQUIRED
 TREE PROVIDED IN PARKING LOT: 5 PARKING LOT TREES PROVIDED
- PARKING LOT SCREENING**
 PROVIDED AS REQUIRED.
- PERIMETER LANDSCAPING**
 LF ALONG FM 1103: 140 LF / 20 LF: 7 TREES REQUIRED
 TOTAL TREES PROVIDED ALONG FM 1103: 7 TREES PROVIDED
- MULTI-FAMILY / RESIDENTIAL BUFFER**
 NOT APPLICABLE.
- IRRIGATION**
 ALL NEW LANDSCAPE WILL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.

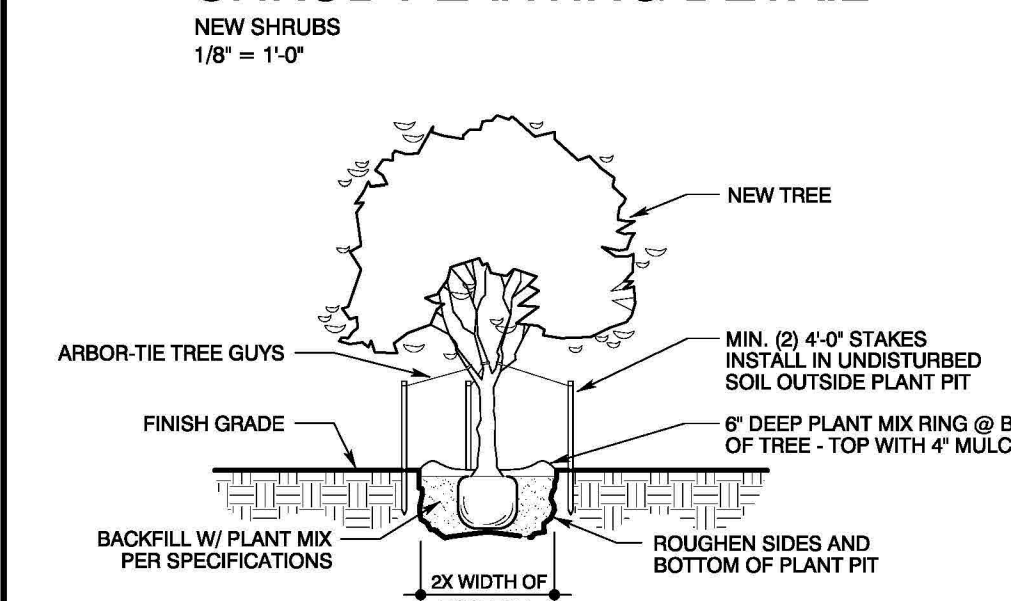
TREE MITIGATION SUMMARY
 MITIGATION REQUIRED PER TREE INVENTORY: 55 Cal. Inches
 MITIGATION OWED TO THE CITY: 55 Cal. Inches
 AMOUNT OWED TO THE CITY
 \$100 PER CAL. INCH: \$5500



VICINITY MAP (N.T.S.)



SHRUB PLANTING DETAIL



TREE PLANTING DETAIL

EXISTING PROTECTED TREE INVENTORY (1996 Schertz Ordinance)

TAG#	SPECIES	SIZE	PROTECTED PRESERVED	PROTECTED REMOVED	HERITAGE PRESERVED	HERITAGE REMOVED (3:1)	EXEMPT	COMMENTS	
1001	Hackberry	13					13	Undersirable; Removed	
1002	Hackberry	13					13	Undersirable; Removed	
1003	Hackberry	6					6	Undersirable; Removed	
1004	Hackberry	6					6	Undersirable; Removed	
1005	Hackberry	14					14	Undersirable; Removed	
1006	Hackberry	7					7	Undersirable; Removed	
1007	Hackberry	9					9	Undersirable; Removed	
1008	Hackberry	13					13	Undersirable; Removed	
1009	Hackberry	13					13	Undersirable; Removed	
1010	Ligustrum	20					20	Undersirable; Removed	
1011	Hackberry	16					16	Undersirable; Removed	
1012	Ash	16		16					
1013	Ligustrum	15					15	Undersirable; Removed	
1014	Ligustrum	18					18	Undersirable; Removed	
1015	Oak	13					13		
1016	Hackberry	15		13					
1017	Ligustrum	14					15	Undersirable; Removed	
1018	Hackberry	14					14	Undersirable; Removed	
1019	Ligustrum	15					15	Undersirable; Removed	
1020	Ligustrum	16					16	Undersirable; Removed	
1021	Ligustrum	8					8	Undersirable; Removed	
1022	Ligustrum	15					15	Undersirable; Removed	
1023	Hackberry	12					12	Undersirable; Removed	
1024	Oak	11	11						
1025	Oak	10	10						
1026	Oak	18		18					
1027	Hackberry	16					16	Undersirable; Removed	
1028	Hackberry	9					9	Undersirable; Removed	
1029	Hackberry	19					19	Undersirable; Removed	
TOTALS			384	21	47	0	0	329	Undersirable; Removed

TREE PRESERVATION SUMMARY

TOTAL CAL. INCHES ON-SITE:	384
TOTAL EXEMPT CAL. INCHES ON-SITE:	329
PROTECTED CAL. INCHES ON-SITE:	55
Protected Cal. Inches Preserved:	0
Protected Cal. Inches Removed:	55
Protected Class Mitigation Due (1:1):	55.0
HERITAGE CAL. INCHES ON-SITE:	0
Heritage Cal. Inches Preserved:	0
Heritage Cal. Inches Removed:	0
Heritage Class Mitigation Due (3:1):	0.0
Overall Preservation Ratio:	0.00%
Required Overall Preservation Ratio:	25%
TOTAL MITIGATION DUE:	55

GENERAL NOTES:

- REFER TO SPECIFICATIONS FOR ALL CONTRACT PLANTING.
- INSTALL APPROVED IMPORTED PLANTING MIX TO MIN. DEPTH OF 6" IN ALL AREAS SCHEDULED AS LANDSCAPE PLANTING AREAS.
- INSTALL APPROVED IMPORTED TOPSOIL TO 4" DEPTH IN ALL TURFGRASS AREAS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES IN THE FIELD PRIOR TO INSTALLATION AND MUST REPORT ANY DEVIATION IN SITE CONDITIONS TO THE LANDSCAPE ARCHITECT BEFORE PROCEEDING WITH WORK IN THE AFFECTED AREA.
- WHERE SHOWN ON THESE PLANS, UTILITY INFORMATION IS PROVIDED FOR REFERENCE ONLY. REF. CIVIL AND MEP PLANS FOR ALL UTILITY INFORMATION.
- VERIFY LOCATION AND DEPTH OF ALL EXISTING AND PROPOSED UTILITIES PRIOR TO ANY EXCAVATION. IN THE EVENT POTENTIAL CONFLICT(S) OCCUR BETWEEN UTILITIES AND LANDSCAPE IMPROVEMENTS, IMMEDIATELY CEASE WORK IN THE AFFECTED AREA, REPORT THE CONFLICT(S) TO THE OWNER'S REPRESENTATIVE, AND DO NOT PROCEED UNTIL RECEIPT OF SPECIFIC WRITTEN DIRECTION.

URBAN DEER NOTES:

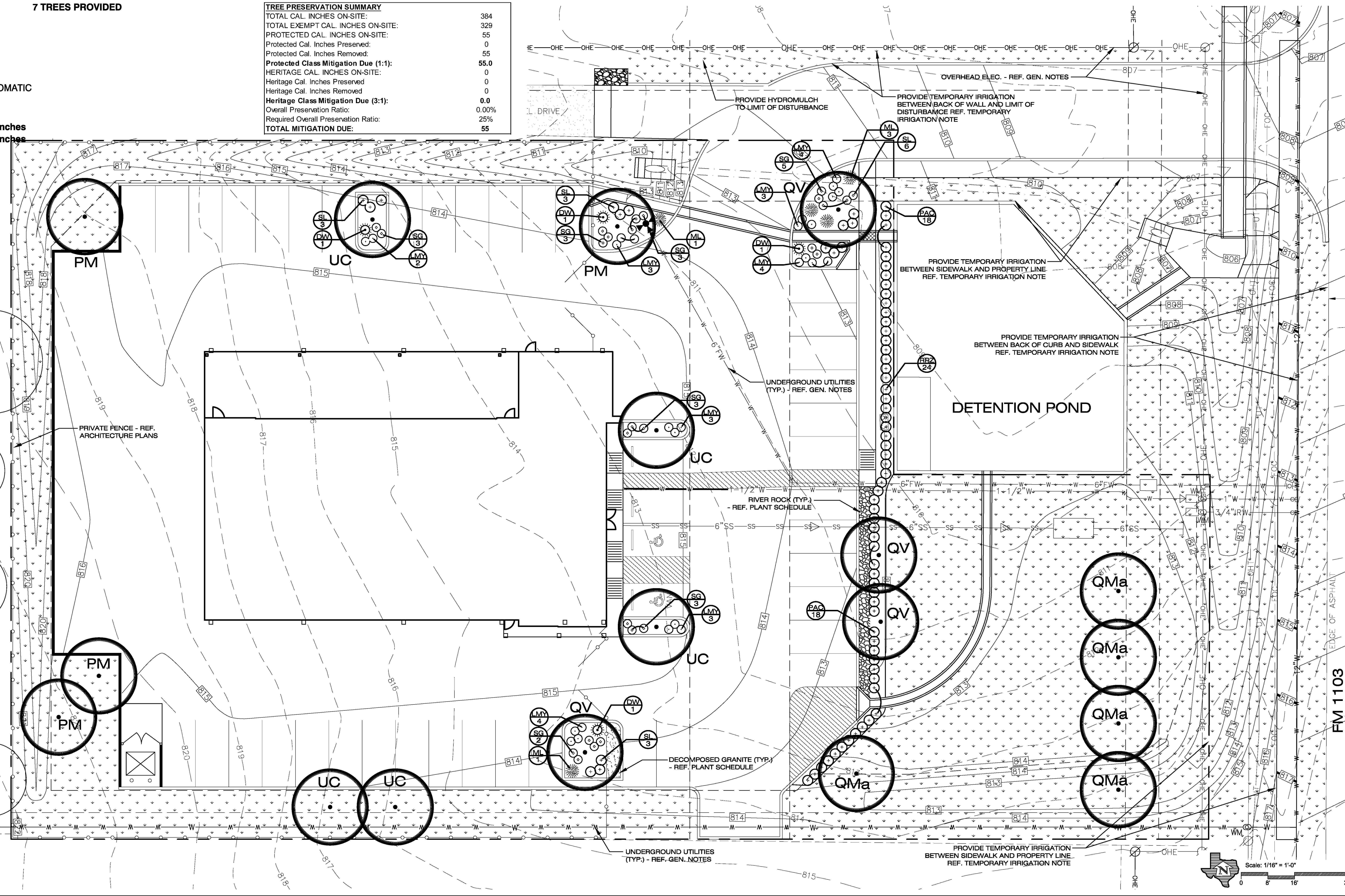
- AT THE TIME THESE DOCUMENTS WERE PREPARED THE LANDSCAPE ARCHITECT WAS NOT AWARE OF A LOCAL URBAN DEER POPULATION.
- IN THE EVENT AN URBAN DEER POPULATION IS DISCOVERED, CONTRACTOR IS SOLELY RESPONSIBLE FOR PROTECTING ALL NEWLY-INSTALLED PLANTS THROUGH THE 30-DAY MAINTENANCE PERIOD.
- APPLY "LIQUID FENCE" (OR APPROVED EQUAL) TO ALL PLANTS AS NEEDED TO DISCOURAGE BROWSING BY DEER.
- ANY NEWLY-INSTALLED PLANTS EATEN OR BROWSED BY DEER PRIOR TO THE EXPIRATION OF THE 30-DAY MAINTENANCE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.

OVERHEAD ELECTRIC NOTES:

- ALL PROPOSED LARGE SPECIES TREES (AS DEFINED BY THE UNIFIED DEVELOPMENT CODE IN EFFECT HEREOF) SHALL BE PLANTED NO CLOSER THAN 20' TO ALL OVERHEAD ELECTRIC UTILITY LINES.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD LOCATING ALL OVERHEAD ELECTRIC UTILITY LINES AND ENSURING THAT NO LARGE SPECIES TREES ARE PLANTED WITHIN 20' OF ANY OVERHEAD ELECTRIC UTILITY LINES.
- WHERE CITY INSPECTORS FIND ANY PROPOSED LARGE SPECIES TREES TO BE IN VIOLATION OF PROXIMITY TO OVERHEAD ELECTRIC UTILITY LINES, THE CONTRACTOR SHALL RELOCATE TREES AT NO ADDITIONAL COST TO THE OWNER.

TEMPORARY IRRIGATION NOTES:

- PROVIDE TEMPORARY IRRIGATION TO SODDED OR SEEDED AREAS WHERE SHOWN ON PLAN AND NOT SCHEDULED TO RECEIVE PERMANENT IRRIGATION.
- WHERE TEMPORARY IRRIGATION IS REQUIRED, PROVIDE TEMPORARY IRRIGATION FOR A MIN. PERIOD OF 60 DAYS OR UNTIL A GRASS STAND IS FULLY ESTABLISHED (AS DETERMINED SOLELY BY THE OWNER'S REPRESENTATIVE).



5/17/19
 The user of this file agrees to assume all responsibility for any modifications to or use of this drawing file that is inconsistent with the requirements of the Rules and Regulations of the Texas Board of Architectural Examiners. No person may make any modifications to this electronic drawing file without the Landscape Architect's express written permission.

OWNER
Schertz Auto Service

1000 FM 3009
 Schertz, TX 78154

PROJECT
True Automotive No.2
 Schertz, Tx

5702 FM 1103
 Schertz, TX 78108

REVISIONS
 1. City Comments 5/17/19

PROJECT NUMBER
 2019-074

Drawn By: jv
 Checked By: jr

Sheet Title:
LANDSCAPE PLANTING PLAN

Sheet Number:

6 of 6

Issue Date:
 May 6, 2019

PART 1 - GENERAL

- 1.1 Work Included
A. Place and spread topsoil and planting mix.
B. Install edging at planter areas.
C. Excavate and prepare plant pits.
D. Place plants in pits and backfill with planting mix.
E. Prune plants.
F. Apply mulch to planter areas.
G. Install solid sod, hydromulch, or seed mix.
H. Guarantee plants.
I. Inspect plants during the Guarantee Period.

- 1.2 Reference Standards
A. Nomenclature and size. All plants must be true to name and size in conformance with the following standards:
B. American Joint Committee on Horticultural Nomenclature, 1942 ed. of Standardized Plant Names (Mount Pleasant Press, J. Horace McFarland Co., Harrisburg PA)
C. American Standard of Nursery Stock, 1973 ed. (American Association of Nurserymen, Inc., Washington DC)

- 1.3 Submittals
A. Submit weed control program in accordance with Sec. 01300
1. Indicate chemicals to be employed, manufacturer's printed instructions as to dilution and application, solution strength, application method, rates, and frequency, and frequency of manual weeding.
2. Submit chemical manufacturer's written certificate that material proposed for use meets local, state, and federal regulations for the type of material proposed and that the material is not toxic to humans and animals if applied per the manufacturer's written instructions.
B. Submit topsoil sample (min. 1-gal. bag) in accordance with Sec. 01300
1. Indicate topsoil supplier source.
2. Provide laboratory test results indicating compliance w/ topsoil composition requirements.

- C. Submit planting mix sample (min. 1-gal. bag) in accordance with Sec. 01300
1. Indicate planting mix supplier source.
2. Provide laboratory test results indicating compliance w/ planting mix composition requirements
D. Submit bark mulch sample (min. 1-gal. bag) in accordance with Sec. 01300
1. Indicate bark mulch supplier source.
E. Submit decomposed granite sample (min. 1-gal. bag) in accordance with Sec. 01300
1. Indicate decomposed granite supplier source.
F. Submit irrigation system product data in accordance with Sec. 01300.
1. Provide manufacturer's cut sheets indicating compliance with all equipment specified in the Irrigation Plans

- 1.4 Product Delivery, Storage, and Handling
D. Handle and store all materials in such a manner as to prevent damage.

- 1.5 Existing Conditions
A. Prior to commencement of work, investigate the site, locate and identify all existing underground utilities that may conflict with the installation of the work described in the contract documents, and notify the Landscape Architect of the conflict and do not proceed with construction in the affected area without specific direction.
B. Protect identified utilities from damage during installation.

- 1.6 Guarantee
A. All plants will be guaranteed against defects, including death and unsatisfactory growth, for a period of 12 months following the date of Substantial Completion. If replacement plants are installed, they will be guaranteed for an additional 12 months following their installation.

- 1.7 Responsibilities of Owner and Contractor
A. The Contractor will provide monthly inspections of the project during construction and the guarantee period and immediately provide to the Owner and the Landscape Architect a written report identifying any irregularities which affect the guarantee.
B. The Contractor will monitor any construction, whether conducted by other trades or the Owner's employees, adjacent to new and existing plants. The Contractor will identify and document any damage to the plants and immediately notify the Landscape Architect of same. The Contractor will replace any damaged plants at no expense to the Owner. Any reimbursement from other trades or contractors shall be the sole responsibility of the Contractor.
C. The Contractor will remove and replace all dead plants.
D. The Contractor will ensure all plants are installed in an upright position and to proper finish grade and will reset any plants not installed accordingly.
E. The Contractor will have the sole responsibility for ensuring that all plants are maintained and watered adequately.

- 1.8 Final Inspection
A. At the conclusion of the guarantee period, the Landscape Architect will inspect the planting to assess the final acceptance of the installation. Only plants that are alive and healthy will be accepted. The Contractor will replace any plants that are dead or, in the sole opinion of the Landscape Architect, in an unhealthy or unsightly condition or have lost their natural form due to dead or removed branches. The Contractor will bear the cost of replacing any plants.

- 1.9 Quality Assurance
A. Before entering into a contract with any subcontractor, the General Contractor will investigate the proposed subcontractor's reputation and ability to perform the work and determine whether the subcontractor is stable, reputable, and skilled in this area of work. The General Contractor will require and review a minimum of the following submittals:
1. Experience. The subcontractor will be a single firm specializing in landscape installation with a minimum 5 years documented experience. Documentation will demonstrate a minimum 10 installations of equal or greater size. The subcontractor will furnish the name, address, and telephone number for both the General Contractor and Owner on these projects, as well as the contract price, the company name under which the work was performed, and completion date.
2. Personnel. The subcontractor will provide a list of the project manager and foreman proposed to complete the work, their years of experience in the industry, any formal training, and years of service with the current company. If a separate irrigation subcontractor is to be used, the same information will be provided.
3. Business Expertise. The subcontractor will submit a current audited financial statement, current insurance certificate, contact information for their insurance company, bonding capacity and bonding company, and contact information for their bonding company.
B. Should the subcontractor selected by the General Contractor default on the contract, fail to complete the work in conformance with the Contract Documents, or enter into bankruptcy, the Owner will pay the Landscape Architect as an additional service for any additional work occasioned by the subcontractor's default.

PART 2 - PRODUCTS

- 2.1 Materials
A. Topsoil. Provided by the landscape subcontractor from local sources, sandy loam which is fertile, friable, surface soil. Topsoil will be free of rocks, stones, subsoil, building debris, weeds, grass, clay lumps, and other materials which would be detrimental to turfgrass growth. Topsoil composition will be not less than 7% nor more than 12% clay and not more than 12% silt.
B. Planting Mix. Plant mix composition will be 35% compost, 33% red sand, 16% composted topsoil, and 16% pine bark mulch.
C. Commercial Fertilizer. Complete fertilizer of neutral character, with some elements derived from organic sources and containing available plant nutrients in the following percentages:
1. For trees and shrubs - Woodace Top Dress Special (20-4-11, 8 - 9 month formula) at a rate of 5 to 10 lbs. per 100 SF
2. For lawns - Min. 1 lb. of actual nitrogen per 100 SF of lawn area, min. 4% phosphoric acid, and min. 2% potassium. Provide nitrogen in a form that will be available to turfgrass during the initial period of growth and in a minimum 50% organic form.

- 2.2 Plant Materials
A. The drawings contain a complete list of plant species, quantities, sizes, and other requirements. In the event that discrepancies occur between the quantities of plants indicated on the plant list and as indicated on the drawings, the plant quantities shown on the drawings will be given precedence.
B. No substitutions of plants will be permitted without express prior written authorization by the Landscape Architect.
C. All plants will comply with state and federal inspection and diseases infestation laws.
D. All plants will be typical of their species or variety, with normal, well-developed branches and vigorous root systems.
E. All plants will be healthy and vigorous, free from defects, disfigurement, knots, abrasions, sunscald, diseases, insect eggs or larvae, borers, and all other forms of diseases or infestations.
F. All plants will be nursery stock. Any plants gathered from native stands must be kept under nursery conditions for a minimum of 1 full growing season, must be free from all foreign plants and weeds, and must meet all other requirements of the Contract Documents.
G. Container-grown plants must exhibit development of fibrous roots and have a root mass that will retain its shape when removed from the container. Plants grown in smaller containers must have root growth sufficient to reach the sides of the container. Root-bound container-grown plants will be rejected.
H. Container sizes of a large grade than listed in the American Standard for Nursery Stock (ASNS) shall be determined by the volume of the root ball specified in the ASNS for plants of the same size.
I. All bare root plants must have a heavy, fibrous root system and dormant buds at the time of planting.
J. All plants must have average height and spread proportions and branching habit in accordance with the appropriate sections of the ASNS.
K. All plants which have girdled roots, stem, or major branch, have deformities of the stem or major branch, lack symmetrical growth habits, have dead or defoliated portions, or have any defect, injury, or conditions which in the sole opinion of the Landscape Architect renders them unsuitable, will be rejected.

- L. Balled and burlapped plants must have a solid ball of earth of minimum specified size held securely in place by burlap and stoul rope. Oversized or exceptionally heavy plants will be accepted provided the size of the root ball or spread of the roots is increased proportionally. Root balls must be tight, unbroken, and free of weed or foreign plant growth. Root balls shall have the following depth-to-diameter ratios: root ball diameters of less than 20" = minimum depth of 75% of the diameter; root ball diameters of 20" to 30" = minimum depth of 2/3 of the diameter; root ball diameters over 30" = minimum depth of 60% of the diameter.
M. Plants delivered as a single unit of 25 or less of the same size, species, and variety must be clearly marked and tagged. Plants delivered in large quantities of more than 25 must be segregated as to variety, grade, and size, and 1 plant in each 25 plants, or fraction thereof, of each size, species, and variety, must be tagged.
N. Plants stored under temporary conditions will be the responsibility of the Contractor and must be protected at all times from extreme weather conditions by insulating the root balls with sawdust, soil, mulch, or other approved measure. Plants stored on paved areas must be separated from the pavement with an insulating layer.
O. Protecting stored plants from theft or vandalism will be the sole responsibility of the Contractor. Any stolen plants will be replaced at no cost to the Owner.

- 2.3 Miscellaneous Materials
A. Mulch. Shredded native mulch applied to a depth of 4" beneath all new trees and 4" beneath all shrubs.
B. Stakes. Sound new hardwood, treated softwood, or redwood stakes, free of knot holes and other defects, or metal stakes. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, minimum 12-gauge, with zinc-coated turnbuckles. Provide minimum 1/2" diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size, to protect tree trunks and branches from damage by wires. All new trees are to be staked.
C. Anti-Dessicant. Emulsion type, film-forming agent designed to permit transpiration but retard excessive loss of moisture from plants. Deliver in manufacturer's full identified containers and mix in accordance with manufacturer's instructions.
D. Plastic trunk protectors: Provide ArborGuard+, AG 9-4+ by Deep Root Partners, L.P. (or equal), (1-800-458-7958) to protect new trees from damage by string trimmers and mowers.

PART 3 - EXECUTION

- 3.1 Inspection
A. Inspect existing site conditions and progress of other trades before commencing landscape installation.
B. Verify that construction has progressed to a point at which the landscape will not be adversely affected by subsequent construction and that existing conditions are acceptable for landscape installation.
C. Report adverse conditions to the Landscape Architect and do not proceed with the work until adverse conditions have been rectified.
D. Commencement of the landscape installation will constitute acceptance of the site conditions without qualification.

- 3.2 Preparation of Subsoil
A. Inspect subsoil for the presence of objectionable materials such as rocks (2" diameter and greater), concrete waste, building debris, weeds, grass, and other material that would be detrimental to the growth of plants and turfgrass. Protect existing underground improvements from damage.
B. Cultivate the subsoil to a depth of 3" or, if the subsoil is compacted due to heavy equipment traffic or storage, cultivate to a depth of 6".

- 3.3 Spreading Topsoil
A. See lawn installation for topsoil spreading procedures in turfgrass areas.
B. Spread topsoil and planting mix to required finish grades. Fill turfgrass areas with topsoil to a minimum depth of 4"
C. Cultivate with a mechanical tiller to break up clods and cultivate by hand in inaccessible areas. Rake until the surface is smooth.
D. Remove from the site any foreign or objectionable material collected during cultivation.
E. Grade to eliminate rough spots and low spots where ponding may occur, maintaining smooth and uniform grades that will encourage positive drainage. Continue to grade the topsoil until it is firm and settled with a smooth surface, watering, drying, and re-grading as necessary.
F. The landscape Contractor is solely responsible for ensuring positive drainage regardless of the condition of the subgrade. If extreme poor objectionable conditions exist, notify the Landscape Architect before proceeding.
G. Mix the specified soil amendments and fertilizers with topsoil at the specified rates. Do not mix fertilizers unless planting will follow the spreading of topsoil or planting mix within 48 hours.
H. All planting areas must be prepared so that they remain free of debris and weeds until planting occurs.
I. Weed control in the planting areas will consist of killing all weeds and maintaining a weed-free condition in accordance with the weed control program until completion of the project.
J. Protect adjacent plants from damage due to overspray of weed control chemicals.

- 3.4 Planting
A. The Contractor will begin planting when other work divisions such as topsoil spreading have progressed sufficiently to permit planting.
B. Planting will occur where it is shown on the Contract Documents unless obstruction overhead or underground are encountered or where changes in construction have been made. Prior to the excavation of shrub or tree pits, the Contractor will locate and identify all underground utility lines, electrical cables, irrigation lines, and conduits. If such obstructions are found, promptly notify the Landscape Architect and do not proceed without clear direction.
C. No planting pits will be excavated until the proposed locations and plant sizes have been reviewed and approved by the Landscape Architect. Each plant will be planted in an individual pit dug with straight vertical sides. All plants will be set such that their original soil level is equal to the ultimate finish grade. No filling will be done around the trunks and stems. All ropes, wires, slaves, etc., will be removed from the sides and top of the root ball and removed from the pit before filling. Burlap will be properly cut and removed from the sides of the root ball. When a depth is specified for the plant pit, it will be construed as the depth below adjacent finish grade. Excess excavation from plant pits shall be either used elsewhere or removed from the site entirely.
D. The Landscape Architect will review and approve the location and orientation of all plants prior to excavation of their pits. All trees will be planted in pits a minimum 24" greater in diameter than the container size or spread of their roots. In the event that solid rock is encountered in the bottom of the pit, break up and loosen the sides and bottom of the pit so that water will drain effectively. The pit will be a minimum of 6" deeper than the depth of the root ball and will have a crown from the middle to the sides in order to direct drainage away from the root ball. Place planting mix in the bottom of the pit and tamp down to prevent settling. Backfill the pits with planting mix in layers no greater than 9" and tamp down to avoid settling. Provide enough planting mix to bring to finish grade and form a saucer with a minimum 4" lip around the perimeter of the tree's root ball so water will pond and soak into the root ball.
E. Slate trees immediately after planting, then remove the stakes after one (1) year.
F. If deciduous trees are planted in full-leaf, spray with anti-dessicant to provide an adequate film over the trunk, branches, stems, and foliage.
G. Shrubs will be planted in pits a minimum of 12" greater in width than the diameter of the root ball or container. In the event that solid rock is encountered in the bottom of the pit, break up and loosen the sides and bottom of the pit so that water will drain effectively. The depth of the pit will be sufficient to accommodate the root ball and to set the plant at finish grade. Backfill the pit with planting mix, tamp down and settle thoroughly, bring to finish grade, and form a slight saucer to hold additional water and soak the root ball. After planting has been approved, apply bark mulch to a depth of 2" around all plants in the planting area.
H. All ground cover material will be planted as follows:
1. One gallon material will be planted the same as one gallon shrubs.
2. 4" pot material will be planted in pits the same size as or larger than the root system, then firmly tamped by hand and watered in using a fine spray.
3. Where settlement occurs, backfill with additional planting mix to cover exposed roots and to bring to finish grade.
4. After planting has been reviewed and approved, apply decomposed granite to a compacted depth of 2".
5. Thoroughly water each plant using a root stimulator solution (Green Light or equal) mixed according to the manufacturer's recommendations.
6. Neatly prune and/or clip each plant as necessary to preserve the natural character. Conduct all pruning with sharp, clean tools and clip brushed or broken branches with a clean cut. Paint pruning cuts 2" in diameter and larger with an approved tree wound paint.
7. Apply water as required to keep the mulch damp at all times during germination and initial growth period or as directed by the Landscape Architect.

- 3.5 Lawn Installation
A. Do not commence lawn installation until after the irrigation system has been completely installed and is operational.
B. Do not commence any lawn installation until the Landscape Architect has reviewed and approved all areas prepared for seeding.

- 3.7 Hydromulch
A. Seed
1. Fresh, clean, new-crop seed, meeting USDA rules and regulations under the Federal Seed Act and Texas Seed Law for purity and germination.
2. Free of objectionable foreign material.
3. Treated with approved fungicide by a commercial or state laboratory not more than 6 months prior to the date of planting.
4. Wet, moldy, or damaged seed will not be accepted.
5. Seed Mixture:
5.1. If planting occurs between May 15 and September 1, provide Sultan bermudagrass seed at 12 lbs. PLS per 1000 SF of seeded area.
5.2. If planting occurs between September 2 and May 14, provide Gulf annual ryegrass seed at 8 lbs. PLS per 1000 SF of seeded area. Return to jobsite between May 15 and May 30 after all ryegrass has died, till the hydromulch area, and re-apply the hydromulch with Sultan bermudagrass seed at 12 lbs. PLS per 1000 SF of seeded area.
5.3. If planting in shaded areas between September 2 and May 14, provide Hound Dog Fescue seed at 3 lbs. PLS per 1000 SF of seeded area.

- B. Accessories
1. Fertilizer: Commercial lawn fertilizer, water soluble, 50% slow release.
2. Water. Clean, fresh, and free from foreign substances or material.
3. Glue agent: Contractor's standard type, non-detrimental to seed.
4. Wood mulching agent: Contractor's standard type, non-detrimental to seed.
5. Stakes: Softwood lumber, chisel pointed.
6. String: Organic fiber.
C. Hydromulching Slurry Mix
1. Mix specified seed, fertilizer, and wood mulching agent in water, using equipment specifically designed for hydrosseed application. Continue mixing until blended uniformly into a homogeneous slurry suitable for hydraulic application.
2. Proportion slurry mix as follows:
2.1. Wood mulching agent: 45 lbs. per 1000 SF of seeded area
2.2. Water soluble fertilizer: 5 lbs. per 1000 of seeded area
2.3. Glue agent 1 lb. per 1000 SF of seeded area
2.4. Seed

- D. Subsoil Preparation
1. Remove from subsoil all objectionable material such as concrete waste, building debris, rubbish, weeds, grass, stumps, and rocks greater than 1" in diameter.
2. Protect existing underground improvements.
3. Cultivate to a depth of 3" in areas to receive topsoil. If subsoil is compacted due to equipment traffic or storage, cultivate to a depth of 6".
E. Topsoil Spreading
1. Spread topsoil at minimum specified depth to required finish grades. In areas inaccessible by tiller, cultivate by hand.
2. Rake until topsoil surface is smooth
3. Remove from the site any objectionable materials collected during cultivation.
4. Fine grade to eliminate rough and low spots where ponding or marcelling would occur.
5. Maintain smooth, uniform grades, working topsoil, watering, drying, and re-grading as necessary to produce a firm, smooth, and settled soil profile.
6. The landscape subcontractor shall be responsible for assuring positive drainage regardless of the subgrade condition. If extreme or objectionable subgrade conditions exist, notify the Landscape Architect prior to spreading topsoil.
7. Mix the specified soil amendments and fertilizer with topsoil at rates specified. Do not mix fertilizers if hydromulch will not be applied within 3 days.
8. Maintain all prepared planting areas free of weeds and debris.
9. Planting area weed control shall consist of removing all existing weeds and maintaining a weed-free condition in accordance with the approved weed control plan until project completion.
10. Protect adjacent vegetation from damage due to overspray or misplaced application of weed control chemicals. Replace all plants mistakenly treated with weed control chemicals at no cost to the Owner.

- F. Hydrosseeding
1. Examination
1.1. Verify that the topsoil profile has been prepared in accordance with this Section and is ready to receive the planting.
1.2. Apply seeded slurry with a hydraulic seeder evenly in 2 intersecting directions.
1.3. Identify seeded areas with stakes and string around the entire perimeter. Space stakes at max. 15 feet O.C. and set string height to 12" above adjacent finish grade.
G. Cleaning
1. Maintain the construction, storage, and planting areas free from the accumulation of waste materials and debris.
2. Clean all paved areas that become soiled during landscape installation. Remove dirt, planting materials, and debris.
3. Clean in accordance with Sections 01500 and 01700.

- 3.8 CULTIVATION AND CLEANUP
A. Upon completion of the planting, all excess material shall be removed and disposed of at a location off-site. Bring the finish grade in planter areas to a uniform grade, 1-1/2" below all adjacent paving or hard surfaces. Loosen the soil surrounding each individual plant to a distance of three (3) feet around each new tree and large shrub and 12" around each new small shrub and ground cover.

- 3.9 MAINTENANCE AND RESTORATION
A. The Contractor will ensure adequate and proper care of all plants and work done on this project until final acceptance, but in no case less than 30 days following Substantial Completion. This will include keeping all plants in a healthy growing condition by watering, cultivating, pruning, and spraying, keeping the planting areas free from insect infestation, weeds and grass, litter, and debris, and retaining the finish grade in a neat and uniform manner. Plant crowns, runners, and branches will be kept free of mulch at all times.
B. Protect all lawn areas from vehicle and pedestrian traffic.
C. Repair all sod areas damaged by any cause prior to final acceptance.
D. The lawn establishment period will begin immediately after the lawn planting area has been accepted by the Landscape Architect, will extend for a minimum of 30 days or until the end of the contract, and will consist of caring for all lawn areas within the project limits of work.
E. During the lawn establishment period, the Contractor will be responsible for ensuring healthy growth of the turfgrass. This responsibility includes all labor and materials necessary keep the project in a presentable condition, including, but not limited to, litter removal, mowing, trimming, weed control, removal of grass clipping, edging, and any necessary re-sodding and repair.
F. During the lawn establishment period the Contractor will as often as conditions dictate mow the turfgrass to a cutting height of 1-1/2". The turfgrass shall never exceed 3" in height and all clipping will be removed from the site.
G. During the months of March through September, the Contractor will edge at least once every month or as directed by the Landscape Architect.
H. During the months of March through September, the Contractor will apply water to sodded areas at an even rate of 1" of water per week, although the Landscape Architect may change this rate as conditions warrant.
I. Final acceptance of the lawn areas will be based on the presence of a uniform stand of grass at a uniform grade at the time of final inspection. Areas 24" square and large that are bare, have a poor stand of grass, or have an finish grade that is not uniform will be at the Contractor's expense re-graded, re-sodded, and fertilized as specified herein.
J. Upon completion of the initial planting, the Landscape Architect will make an inspection of all plantings and notify the Contractor in writing of any replacements or corrective actions necessary to meet the provisions of the Contract Documents. The Contract will then replace all the rejected or missing plants and perform the specified corrective measures.
K. All replacement plants will be of the same species, size, and quality. All rejected plants will be replaced within 30 days of notification.

- 3.10 ACCEPTANCE
A. Upon receipt of a written request from the Contractor at least seven (7) prior, the Landscape Architect will inspect the planting and maintenance to determine its completion and the beginning of the guarantee period. All plants must be alive and healthy in order for the installation to be considered complete. Where inspected work does not comply with the requirements of the Contract Documents, replace rejected work and continue to perform the specified maintenance until the Landscape Architect re-inspects the work and finds it acceptable. Remove rejected plants and materials from the site.

- 3.11 Cultivation and Cleanup
A. Upon completion of the planting, all excess material shall be removed and disposed of at a location off-site. Bring the finish grade in planter areas to a uniform grade, 1-1/2" below all adjacent paving or hard surfaces. Loosen the soil surrounding each individual plant to a distance of three (3) feet around each new tree and large shrub and 12" around each new small shrub and ground cover.

- 3.12 Maintenance and Restoration
A. The Contractor will ensure adequate and proper care of all plants and work done on this project until final acceptance, but in no case less than 30 days following Substantial Completion. This will include keeping all plants in a healthy growing condition by watering, cultivating, pruning, and spraying, keeping the planting areas free from insect infestation, weeds and grass, litter, and debris, and retaining the finish grade in a neat and uniform manner. Plant crowns, runners, and branches will be kept free of mulch at all times.
B. Protect all lawn areas from vehicle and pedestrian traffic.
C. Repair all sod areas damaged by any cause prior to final acceptance.
D. The lawn establishment period will begin immediately after the lawn planting area has been accepted by the Landscape Architect, will extend for a minimum of 30 days or until the end of the contract, and will consist of caring for all lawn areas within the project limits of work.
E. During the lawn establishment period, the Contractor will be responsible for ensuring healthy growth of the turfgrass. This responsibility includes all labor and materials necessary keep the project in a presentable condition, including, but not limited to, litter removal, mowing, trimming, weed control, removal of grass clipping, edging, and any necessary re-sodding and repair.
F. During the lawn establishment period the Contractor will as often as conditions dictate mow the turfgrass to a cutting height of 1-1/2". The turfgrass shall never exceed 3" in height and all clipping will be removed from the site.
G. During the months of March through September, the Contractor will edge at least once every month or as directed by the Landscape Architect.
H. During the months of March through September, the Contractor will apply water to sodded areas at an even rate of 1" of water per week, although the Landscape Architect may change this rate as conditions warrant.
I. Final acceptance of the lawn areas will be based on the presence of a uniform stand of grass at a uniform grade at the time of final inspection. Areas 24" square and large that are bare, have a poor stand of grass, or have an finish grade that is not uniform will be at the Contractor's expense re-graded, re-sodded, and fertilized as specified herein.
J. Upon completion of the initial planting, the Landscape Architect will make an inspection of all plantings and notify the Contractor in writing of any replacements or corrective actions necessary to meet the provisions of the Contract Documents. The Contract will then replace all the rejected or missing plants and perform the specified corrective measures.
K. All replacement plants will be of the same species, size, and quality. All rejected plants will be replaced within 30 days of notification.

- 3.13 Acceptance
A. Upon receipt of a written request from the Contractor at least seven (7) prior, the Landscape Architect will inspect the planting and maintenance to determine its completion and the beginning of the guarantee period. All plants must be alive and healthy in order for the installation to be considered complete. Where inspected work does not comply with the requirements of the Contract Documents, replace rejected work and continue to perform the specified maintenance until the Landscape Architect re-inspects the work and finds it acceptable. Remove rejected plants and materials from the site.

END OF SECTION

Table with 7 columns: SYM., SCIENTIFIC NAME, COMMON NAME, HGT., SIZE, CONDITION, REMARKS. Sections include TREES (PM, QV, QS, UC), SHRUBS (DW, LMY, ML, PAC, RRZ, SG, SL), and GROUNDCOVERS AND GRASSES (Cynodon dactylon, DECOMPOSED GRANITE, 3" - 4" TEXAS BLEND RIVER ROCK).



5/7/19
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OWNER
Schertz Auto Service

1000 FM 3009
Schertz, TX 78154

PROJECT
True Automotive No.2
Schertz, Tx

5702 FM 1103
Schertz, Texas 78108

REVISIONS
1. City Comments 5/7/19

PROJECT NUMBER
2019-074

Drawn By: jv
Checked By: jr

Sheet Title:
LANDSCAPE SPECIFICATIONS

Sheet Number:

6a of 6

Issue Date:
May 6, 2019