

VICINITY MAP  
N.T.S.

NOTES:  
 1. CM = CONTROL MONUMENT  
 2. IRF = IRON ROD FOUND  
 3. IRS = IRON ROD SET WITH YELLOW CAP STAMPED "ANA"  
 4. THE SUBJECT PROPERTY WAS NOT ABSTRACTED AS A PART OF THIS SURVEY.  
 5. BEARINGS ARE RELATIVE TO TRUE NORTH OBTAINED FROM GLOBAL POSITIONING SATELLITE SYSTEM (GPS) OBSERVATIONS, NORTH AMERICAN DATUM, 1983 (NAD '83), TEXAS NORTH CENTRAL ZONE.  
 BY GRAPHIC SCALE A PORTION OF THE SUBJECT PROPERTY APPEARS TO LIE IN ZONE AE SHADED (AREA DETERMINED TO BE INSIDE THE 100-YEAR FLOODWAY) THE REST OF THE PROPERTY APPEARS TO LIE IN ZONE X, NOT SHADED. (AREA DETERMINED TO OUTSIDE 500-YEAR FLOODPLAIN) ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, PANEL NO. EFF SEPTEMBER 25, 2009.

LAND USE TABLE

ITEM	R-2	RI-PD (3.535 AC) 16 UNITS
MIN. LOT AREA	9,000 SF	5,500 SF
AVG. LOT AREA	-	5,600 SF
MIN. FRONT YARD	20 FT	15 FT
MIN. REAR YARD	10 FT AND 20%	10 FT
MIN. LOT WIDTH	72.5 FT	55 FT (58 FT AVG.)
MIN. SIDE YARD	10 FT & 6 FT	5 FT AND 5 FT
TOTAL OPEN SPACE	-	15,851 SF (10.87%)
USEABLE OPEN SPACE	-	15,851 SF (10.87%)
DENSITY	4 UNITS/AC	4.79 UNITS/AC

AREA CALCULATIONS  
 AREA OF DEVELOPMENT = 3.535 ACRES (153,968 SF)  
 NUMBER OF UNITS = 17  
 OPENSACE (15,851 S.F.) 10.30 %

REAL PROPERTY DESCRIPTION  
 BEING TRACT B-1, AND TRACT B, BLOCK SEVEN, DIAMOND LOCH UNIT 2, SUBDIVISION, CITY OF NORTH RICHLAND HILLS, TARRANT COUNTY, TEXAS, AS RECORDED IN VOLUME 388-89, PAGE 37, PLAT RECORDS, TARRANT COUNTY, TEXAS, AS CONVEYED TO BENCHMARK AMERICAN HOMES LLC, BY DEED RECORDED IN INSTRUMENT NUMBER D216289250, DEED RECORDS, TARRANT COUNTY, TEXAS, AND THAT CERTAIN TRACT OF LAND CALLED 1.248 ACRE TRACT SITUATED IN R.P. BARTON SURVEY, ABSTRACT NUMBER 175, AS CONVEYED TO BENCHMARK AMERICAN HOMES LLC, BY DEED RECORDED IN INSTRUMENT NUMBER D217155196, OF SAID DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON FOUND FOR THE SOUTHEAST CORNER OF SAID 1.248 ACRE TRACT AND THE SOUTHWEST CORNER OF TRACT A, OF SAID BLOCK SEVEN, IN THE NORTH RIGHT OF WAY LINE OF GLENVIEW DRIVE (80' RIGHT-OF-WAY);

THENCE NORTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, 220.40 FEET WITH THE COMMON LINE OF SAID GLENVIEW AND SAID 1.248 ACRE TRACT TO THE SOUTHEAST CORNER OF THE SAME AND THE SOUTHEAST CORNER OF SAID TRACT B;

THENCE NORTH 89 DEGREES 54 MINUTES 18 SECONDS WEST, 43.52 FEET WITH SAID COMMON LINE TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE 553.67 FEET WITH THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 46 DEGREES 54 MINUTES 50 SECONDS WITH A RADIUS OF 676.20 FEET, AND A CHORD WHICH BEARS NORTH 66 DEGREES 28 MINUTES 54 SECONDS WEST, 538.34 FEET TO THE WEST CORNER OF SAID TRACT B-1;

THENCE NORTH 62 DEGREES 18 MINUTES 25 SECONDS EAST, 94.11 FEET WITH THE COMMON LINE OF SAID TRACT B-1, AND LOT 1 OF SAID BLOCK SEVEN;

THENCE SOUTH 89 DEGREES 01 MINUTES 18 SECONDS EAST, 192.20 FEET WITH THE NORTH LINE OF SAID TRACT B-1, TO THE NORTHEAST CORNER OF THE SAME;

THENCE SOUTH 86 DEGREES 37 MINUTES 18 SECONDS EAST, 250.00 FEET WITH THE NORTH LINE OF SAID TRACT B TO THE NORTHEAST CORNER OF THE SAME;

THENCE NORTH 87 DEGREES 04 MINUTES 42 SECONDS EAST, 220.40 FEET TO THE NORTHEAST CORNER OF SAID 1.248 ACRE TRACT AND THE NORTHWEST CORNER OF SAID TRACT A;

THENCE SOUTH 02 DEGREES 52 MINUTES 18 SECONDS EAST, 240.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 153,968 SQUARE FEET OR 3.535 ACRE OF LAND MORE OR LESS.

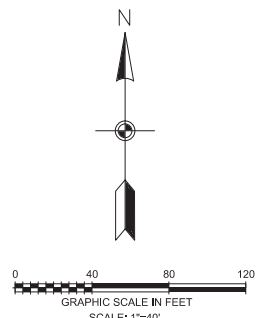
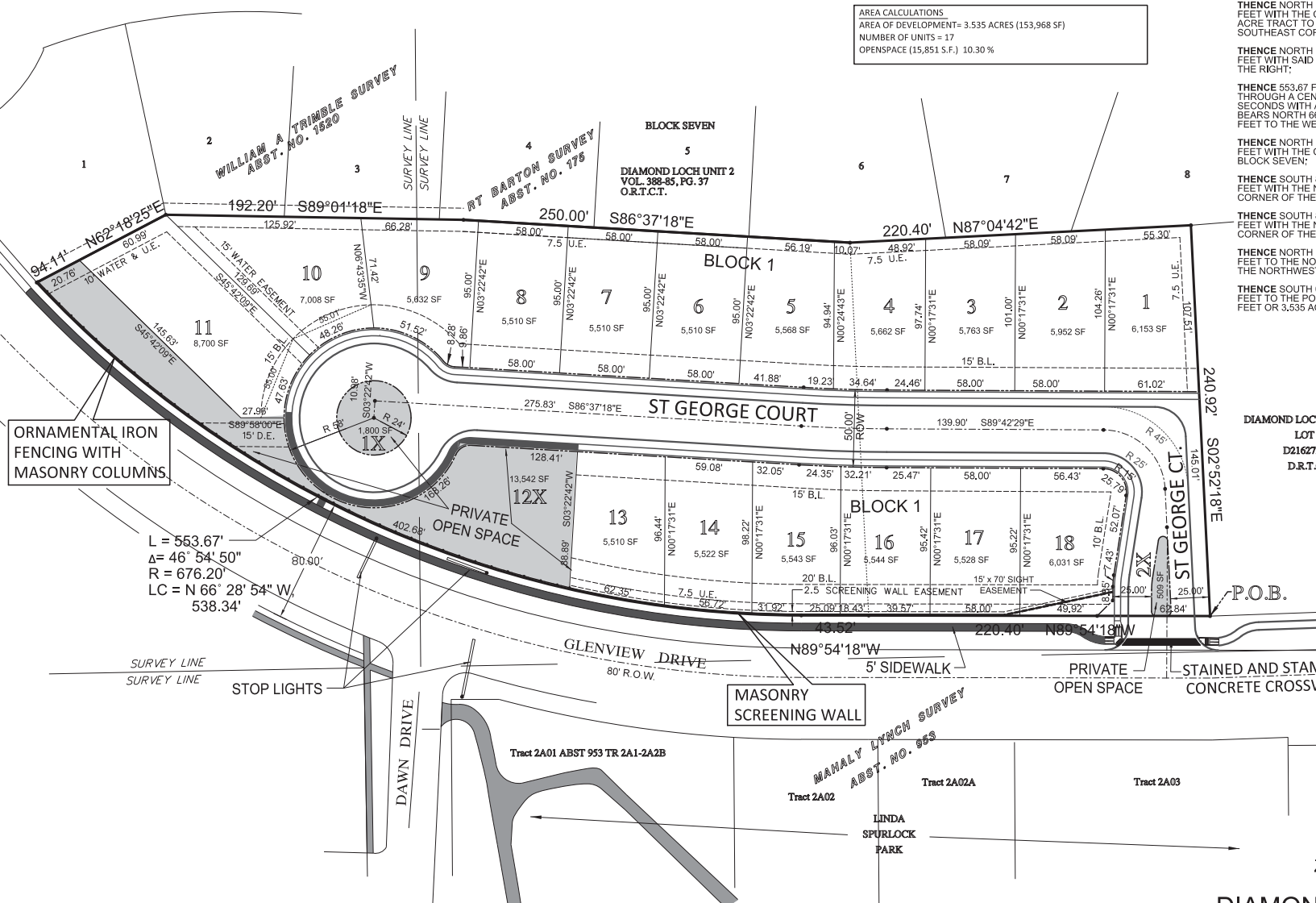
DIAMOND LOCH ADDITION  
 LOT A  
 D21627426  
 D.R.T.C.T.

PLANNED DEVELOPMENT RESTRICTIONS

- DWELLINGS TO BE 2,000 S.F. MINIMUM.
- ELEVATIONS OF EACH UNITS WILL BE 85% MASONRY WITH DECORATIVE ELEMENTS AND AT LEAST 3 ARCHITECTURAL ENHANCEMENTS SUCH AS SHUTTERS, CUT BRICK "HAUNCH", LOUVERED VENTS, METAL OVERHANGS, DECORATIVE WOOD GARAGE DOORS, WINDOW AND DOOR DRESSINGS, ENHANCED DRIVEWAY PAVEMENT, ETC.
- ROOF MATERIALS SHALL BE CONSTRUCTED OF AT LEAST 30-YEAR SHINGLES. THREE-TAB SHINGLES ARE PROHIBITED.
- ALL DRIVEWAYS TO BE SALT-FINISH OR BROOMED FINISHED WITH SMOOTHED BORDERS/EDGES.
- ALL PRIVACY FENCING SHALL BE AS SHOWN ON THE PLAN. WOOD STOCKADE FENCING SHALL BE 6' TALL AND SHALL HAVE METAL POSTS. HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF WALLS WITHIN OPEN SPACE LOTS AND WITHIN DEDICATED WALL EASEMENTS. 6' WOOD FENCE TO BE PRE-STAINED CEDAR BOARD-ON-BOARD WITH TOP SIDE STRIP, TOP CAP, AND PRESSURE-TREATED KICKBOARD BASE ON METAL POLES.
- SIDEWALKS SHALL BE CONSTRUCTED ON EACH LOT BY THE HOME BUILDER OR DEVELOPER. THE SIDEWALK SHALL BE FOUR FEET IN WIDTH. A FIVE-FOOT WIDE SIDEWALK SHALL BE CONSTRUCTED ADJACENT TO GLENVIEW DRIVE BY THE DEVELOPER.
- EACH LOT SHALL HAVE A FULL AREA IRRIGATION SPRINKLER SYSTEM WITH FREEZE AND RAIN DETECTORS.
- ALL LATERAL AND SERVICE LINES FOR ALL UTILITIES SHALL BE PLACED AND MAINTAINED UNDERGROUND.
- COMMON AMENITIES, COMMON AREAS AND ALL COMMON AREAS NOT SPECIFIED IN INDIVIDUAL LOTS WILL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.
- SIDE YARD SEPARATIONS SHALL BE A MINIMUM OF 10' BETWEEN STRUCTURES (5 FT AND 5 FT).
- PROJECT SIGNS TO BE IN ACCORDANCE WITH THE CITY OF NRH SIGN ORDINANCE.
- EACH LOT OWNER WILL BE A MANDATORY MEMBER OF THE HOMEOWNERS ASSOCIATION (HOA) WHICH WILL PROVIDE MAINTENANCE AND LIABILITY COVERAGE FOR COMMON AREAS.
- ALL BUILDINGS SHALL HAVE 15 MINIMUM FEET SETBACK FROM FRONT PROPERTY LINE.
- FRONT ENTRY GARAGES SHALL BE LIMITED TO 13 OF THE 17 LOTS. WITH (6) MUST HAVE INDIVIDUAL DOORS SEPARATED BY A MINIMUM 12" COLUMN. FRONT ENTRY GARAGE DOORS MUST BE SET BACK AT LEAST 20 FEET FROM THE FRONT PROPERTY LINE.
- FRONT ENTRY GARAGE DOORS MUST BE DECORATIVE WOOD. FRONT BUILDING ELEVATIONS NEXT TO GARAGE DOORS SHALL BE ENHANCED MASONRY USING A COMBINATION OF BRICK AND STONE WITH DECORATIVE ELEMENTS.
- EACH LOT SHALL BE LANDSCAPED BY THE BUILDER WITH A MINIMUM OF FIFTEEN ONE-GALLON SHRUBS, THREE TREES (3 INCH CALIPER MEASURED 12 INCHES ABOVE THE ROOT BALL) WITH A MINIMUM OF ONE TREE IN THE FRONT YARD.
- STREET LIGHTS SHALL BE SELECTED FROM ONCOR'S 'DECORATIVE STREET LIGHTING' OPTIONS, EXCLUDING THE TEXAN LUMINAIRE.
- A MASONRY SCREENING WALL SHALL BE CONSTRUCTED ON THE SIDE OR REAR LOT LINES ADJACENT TO GLENVIEW DRIVE ON THE SINGLE-FAMILY RESIDENTIAL LOTS. THE WALL MUST BE 6 FEET IN HEIGHT WITH 1" MOW STRIP AND TWO INCH CONTINUOUS DRAINAGE OPENING. TRADITIONAL MASONRY SCREENING WALLS OR A PRE-CAST PRODUCT SUCH AS VERTI-CRETE® ARE REQUIRED. THIN-PANEL WALLS ARE PROHIBITED.
- A MOUNTABLE CURB MAY BE CONSTRUCTED ON THE CUL-DE-SAC MEDIAN.

ORNAMENTAL IRON FENCING WITH MASONRY COLUMNS.

$L = 553.67'$   
 $\Delta = 46^\circ 54' 50''$   
 $R = 676.20'$   
 $LC = N 66^\circ 28' 54'' W,$   
 $538.34'$



PROJECT NO.	DATE	REVISIONS
170670	JSW	
	EKK	
		08-18-2017

ZONING EXHIBIT  
 DIAMOND PARK ESTATES

5000 THOMPSON TERRACE  
 COLLEYVILLE, TX, 76034  
 (817) 335-9900  
 FAX: (817) 335-9955



SHEET 1 OF 1

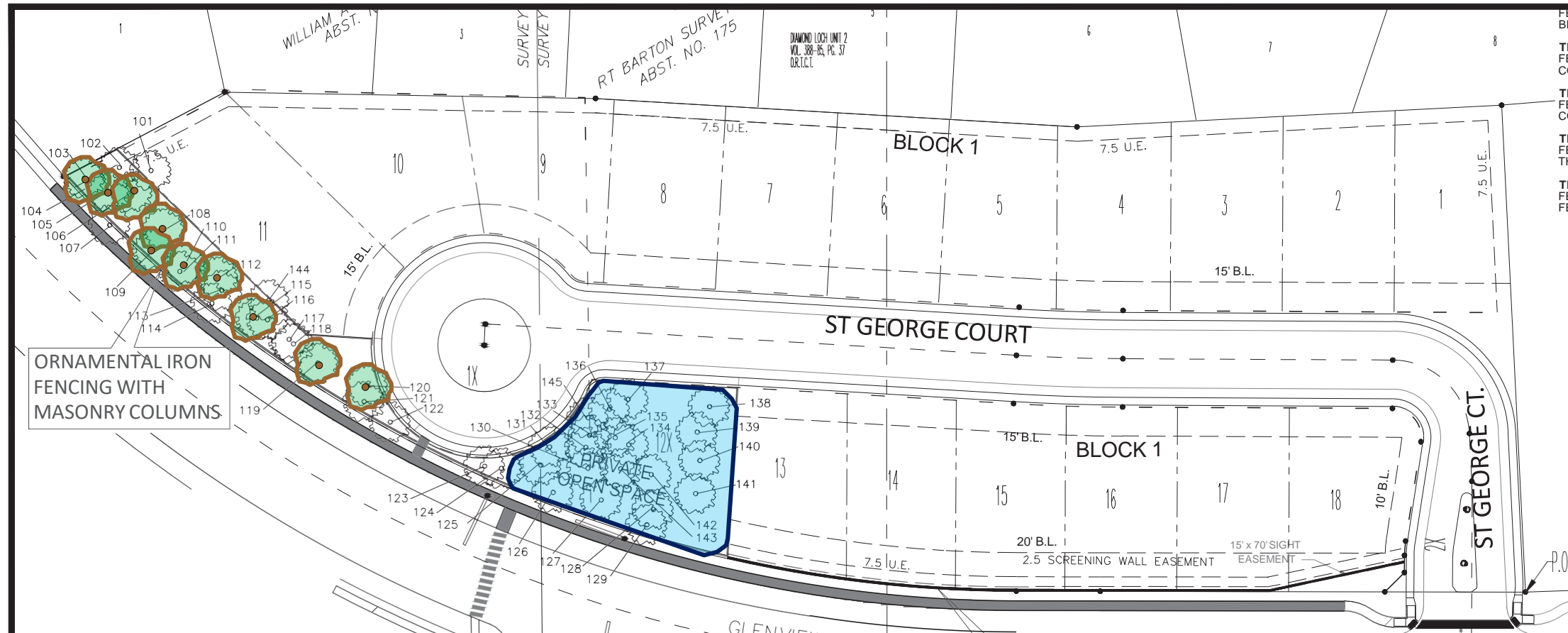
CASE ZC 2017-11

ZONING EXHIBIT  
**DIAMOND PARK ESTATES**  
 EXIST. ZONING "LR LOCAL RETAIL"  
 PROP. ZONING "RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT"  
 LOTS 1-2 BLOCK 1, LOTS 1-11, 12X & 13-18  
 BLOCK 1  
 AND 1X & 2X BLOCK 100  
 BEING 3.535 ACRES OF LAND  
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 2 PRIVATE OPEN SPACE LOT  
 IN THE WILLIAMS TRIMBLE SURVEY  
 ABSTRACT NO. 1520 AND  
 R.P. BARTON SURVEY ABSTRACT NO. 175  
 AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,  
 TARRANT COUNTY, TEXAS.

ENGINEER / SURVEYOR  
 A.N.A. CONSULTANTS, L.L.C.  
 5000 THOMPSON TERRACE  
 COLLEYVILLE, TEXAS 76034  
 TEL: (817) 335-9900  
 FAX: (817) 335-9955

OWNER / DEVELOPER  
 BENCHMARK AMERICAN HOMES LLC  
 BENCHMARK AMERICAN HOMES, L.L.C.  
 9001 GLENARA DRIVE  
 NRH, TX, 7182  
 TEL.: (817) 875-8631

PREPARED OCTOBER 2017



ORNAMENTAL IRON FENCING WITH MASONRY COLUMNS

**OAK TREES (PRESERVED)**

**DETENTION POND LOCATION**

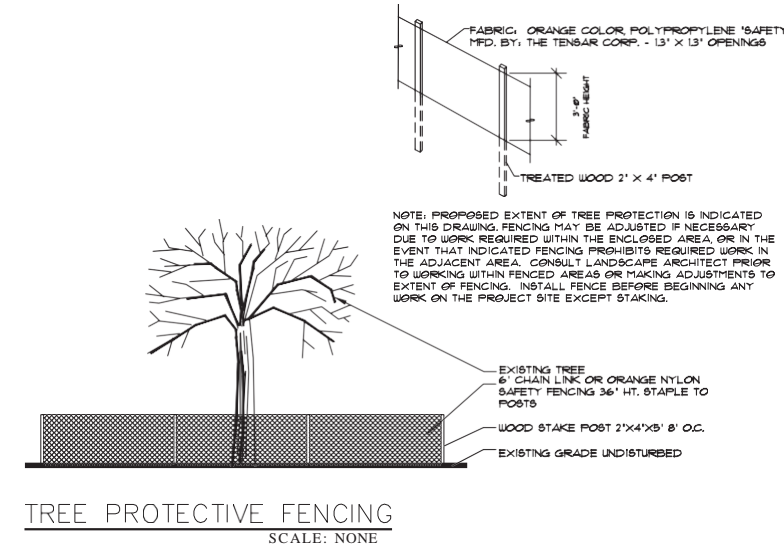
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FEET BLOC	THEN FEET CORN	THEN FEET CORN	THEN FEET THE N	THEN FEET FEET	DBH	Species	Status
101	6				6	HACKBERRY	PRESERVE
102	6				6	HACKBERRY	PRESERVE
103	20				6	OAK	PRESERVE
104	6				6	HACKBERRY	PRESERVE
105	20				6	OAK	PRESERVE
106	6				6	OAK	PRESERVE
107	8				6	HACKBERRY	PRESERVE
108	20				6	OAK	PRESERVE
109	10				6	OAK	PRESERVE
110	20				6	OAK	PRESERVE
111	6				6	HACKBERRY	PRESERVE
112	12				6	OAK	PRESERVE
113	6				6	HACKBERRY	PRESERVE
114	8				6	HACKBERRY	PRESERVE
115	12				6	OAK	PRESERVE
116	8				6	HACKBERRY	PRESERVE
117	20				6	HACKBERRY	PRESERVE
118	20				6	HACKBERRY	PRESERVE
119	12				6	OAK	PRESERVE
120	8				6	OAK	PRESERVE
121	26				6	HACKBERRY	PRESERVE
122	8				6	HACKBERRY	PRESERVE
123	8				6	HACKBERRY	PRESERVE
124	8				6	HACKBERRY	PRESERVE
125	6				6	HACKBERRY	PRESERVE
126	6				6	HACKBERRY	PRESERVE
127	8				6	HACKBERRY	PRESERVE
128	6				6	HACKBERRY	PRESERVE
129	6				6	HACKBERRY	PRESERVE
130	12				6	HACKBERRY	PRESERVE
131	6				6	HACKBERRY	PRESERVE
132	6				6	HACKBERRY	PRESERVE
133	6				6	HACKBERRY	PRESERVE
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138	12				6	HACKBERRY	PRESERVE
139	6				6	HACKBERRY	PRESERVE
140	6				6	HACKBERRY	PRESERVE
141	6				6	HACKBERRY	PRESERVE
142	6				6	HACKBERRY	PRESERVE
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144	8				6	HACKBERRY	PRESERVE
145	6				6	HACKBERRY	PRESERVE

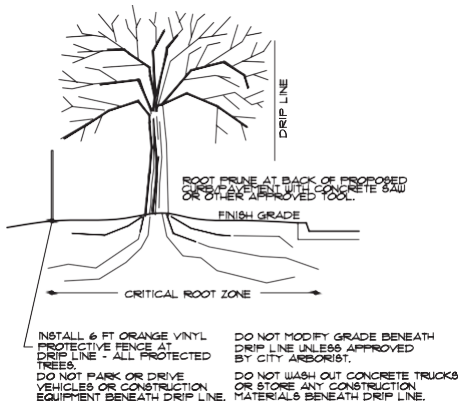
Date FEB 2, 2018  
 Drawn By GAC  
 Checked By JRF  
 Revisions



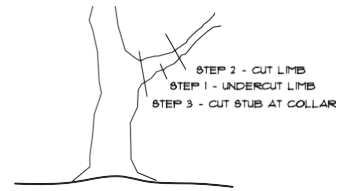
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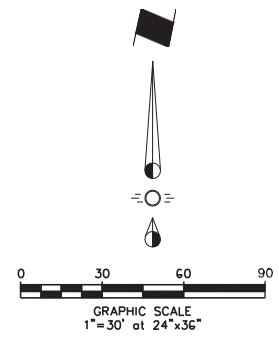
TREE PROTECTIVE FENCING  
SCALE: NONE



TREE PROTECTION FENCING/PRUNING  
SCALE: NONE



TREE PRUNING  
SCALE: NONE



OWNER / DEVELOPER  
 BENCHMARK AMERICAN HOMES LLC  
 BENCHMARK AMERICAN HOMES, LLC  
 9001 GLENDARA DRIVE  
 NRIH, TX 75182  
 TEL: (817) 875-8631

ZONING EXHIBIT

**DIAMOND PARK ESTATES**  
 EXIST. ZONING "LR LOCAL RETAIL"  
 PROP. ZONING "RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT"  
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PREPARED OCTOBER 2017  
**ZC 2017-11**  
**EXISTING TREES**

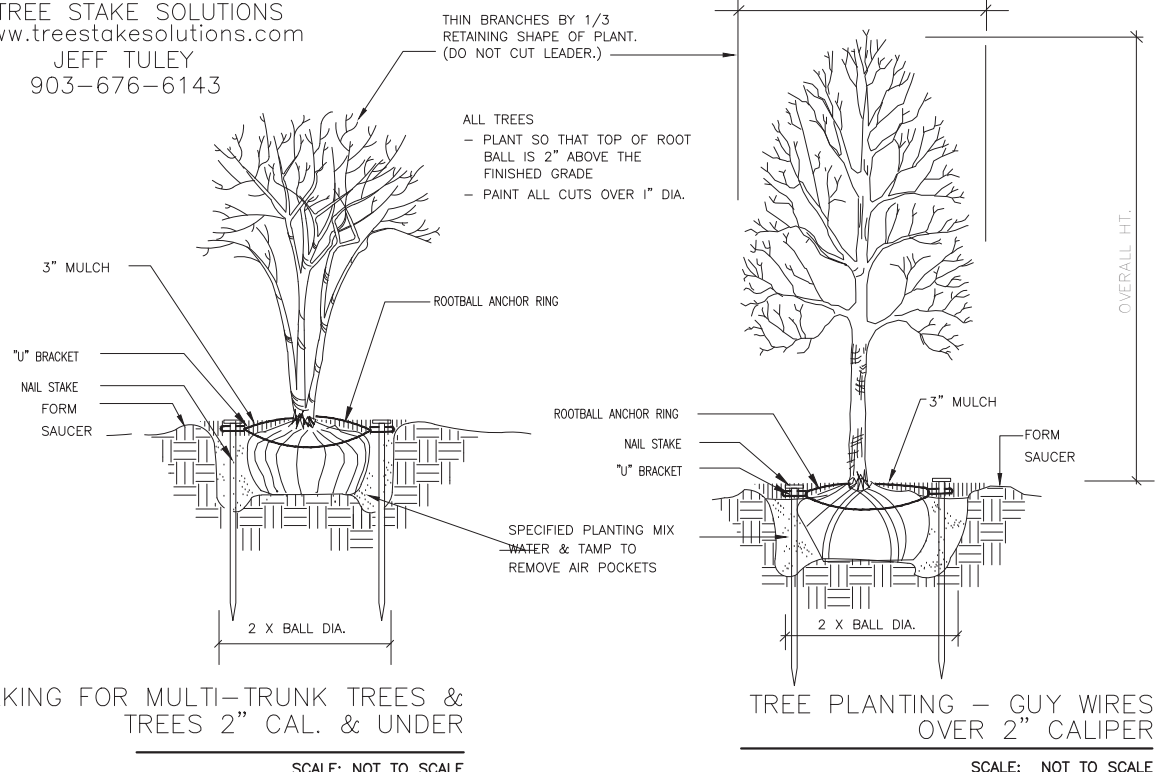
**DIAMOND PARK ESTATES**  
 GLENVIEW DRIVE  
 NORTH RICHLAND HILLS, TEXAS

Sheet No.

**L-1**



Contact Information:  
**TREE STAKE SOLUTIONS**  
 www.treestakesolutions.com  
**JEFF TULEY**  
 903-676-6143

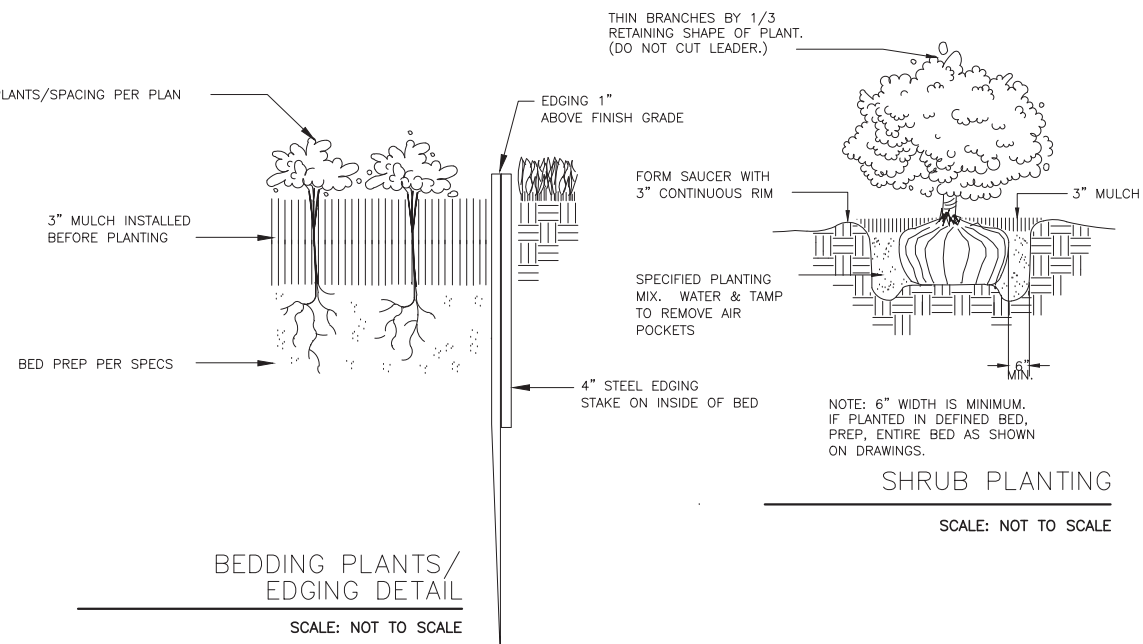


STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE

TREE PLANTING - GUY WIRES OVER 2" CALIPER

SCALE: NOT TO SCALE

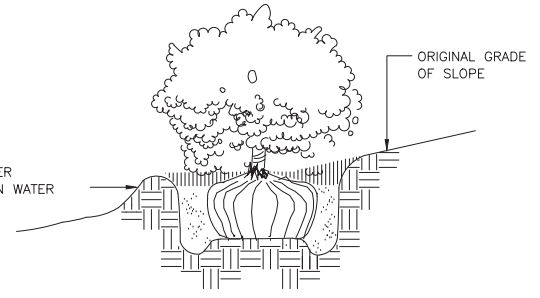


BEDDING PLANTS/EDGING DETAIL

SCALE: NOT TO SCALE

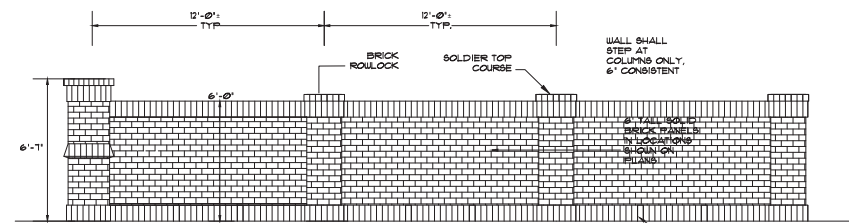
SHRUB PLANTING

SCALE: NOT TO SCALE



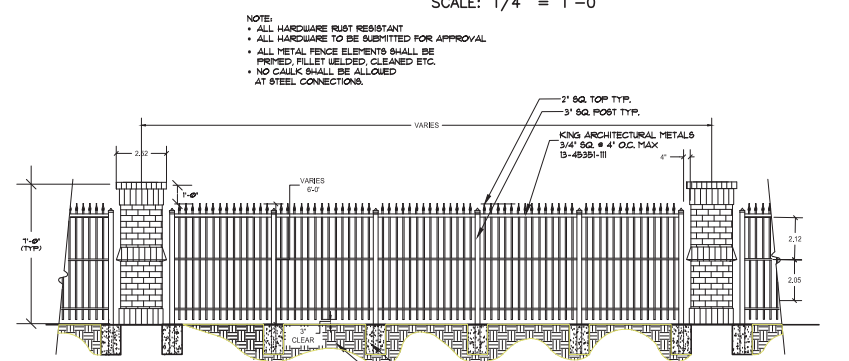
TREE/SHRUB PLANTING ON SLOPES

SCALE: NOT TO SCALE



TYPICAL WALL ELEVATION

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



TYPICAL COLUMN/FENCE ELEVATION

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

<https://www.mailboxworks.com/product/florence-8-door-cbu-mailbox-cluster-box-unit/>  
<https://www.mailboxworks.com/product/florence-12-door-cbu-mailbox-cluster-box-unit/>



Vogue Classic CBU Accessories  
 The Vogue 8 door CBU mailboxes classic accessories kit is the perfect way to enhance your cluster mailbox units by Auth Florence Manufacturing. Economical and easy to install, these CBU mailbox accessories include an aluminum pillar, base and cap. Ideal for use on CBU residential, industrial, and Commercial Mailboxes.

Vogue Classic Mailbox Accessories  
 Order Auth Florence 12 door CBU classic mailboxes accessories for replacement purposes or for new build neighborhoods and set your centralized mail delivery center apart from the rest. The clean lines on the crown moulding roof cap, reinforced column cover and mailbox pedestal base put the finishing touches on the world's most secure and trusted Commercial Mailboxes by Auth Florence.

CLUSTER MAILBOXES W/ DECORATIVE ACCESORIES

SCALE: NOT TO SCALE

OWNER / DEVELOPER  
**BENCHMARK AMERICAN HOMES LLC**  
 BENCHMARK AMERICAN HOMES, LLC  
 9001 GLENDARA DRIVE  
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PREPARED OCTOBER 2017  
**ZC 2017-11**  
**LANDSCAPE DETAILS**

Date FEB 2, 2018  
 Drawn By GAC  
 Checked By JRF  
 Revisions



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**DIAMOND PARK ESTATES**  
 GLENVIEW DRIVE  
 NORTH RICHLAND HILLS, TEXAS

Sheet No.

L-3

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SECTION 02830

TREES, SHRUBS, AND GROUNDCOVERS

PART I GENERAL

1.01 DESCRIPTION OF WORK

- A. Scope
1. Bed prep
  2. Metal edging
  3. Topsoil
  4. Planting
  5. Mulching
  6. Guarantee
- B. Related Work Specified Elsewhere

1. General Requirements - All locations
2. Section 02740 - Irrigation Trenching
3. Section 02750 - Irrigation
4. Section 02800 - Lawns

1.02 QUALITY ASSURANCE

A. Contractor Qualifications

Minimum of three (3) years experience on projects of similar characteristics and size.

B. Reference Standards:

1. American Joint Committee Of Horticultural Nomenclature: Standardized Plant Names, Second Edition, 1942;
2. American Association Of Nurserymen: American Standard For Nursery Stock, 1973

C. Substitutions

1. Substitutions accepted only upon written approval of Landscape Architect and Owner.
2. Submit substitutions possessing same characteristics as indicated on plans and specifications.

D. Inspection and Testing

1. The project Owner's representative reserves the right to inspect and tag plants at the place of growth with the Contractor.
2. Inspection at place of growth does not preclude the right of rejection due to improper digging or handling.
3. Owner's representative reserves the right to request soil samples and analysis of soil and plant mix. Remove or correct unacceptable soil. Cost of testing by Contractor.

1.03 SUBMITTALS

A. Certificates

1. Submit State and Federal certificates of inspection with invoice. (Only if required by Landscape Architect.)
2. File certificates with Owner's representative prior to material acceptance.

1.04 PRODUCT DELIVERY, STORAGE, & HANDLING

A. Preparation of Delivery

1. Balled & Burlaped (B&B) Plants
  - a. Dig and prepare for shipment in manner that will not damage roots, branches, shape, and future development after replanting.
  - b. Ball with firm, natural ball of soil, wrapped tightly with burlap covering entire ball.
  - c. Ball size and ratios: conform to American Association of Nurserymen standards unless otherwise shown on plant list.

2. Pack plant material to protect against climatic & seasonal damage, as well as breakage injuries during transit.
3. Securely cover plant tops with ventilated tarpaulin or canvas to minimize wind-whipping and drying in transit.
4. Pack and ventilate to prevent sweating of plants during transit. Give special attention to insure prompt delivery and careful handling to point of delivery at job site.

B. Delivery

1. Deliver fertilizer, fertilizer tablets, peat, mulch, soil additives, and amendment materials to site in original, unopened containers, bearing manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law.
2. Deliver plants with legible identification and size labels on example plants.
3. Protect during delivery to prevent damage to root ball or desiccation of leaves.
4. Notify Owner's representative of delivery schedule in advance so plant material may be inspected upon arrival at job site.
5. Deliver plants to job site only when areas are prepared.

C. Storage

1. Protect roots of plant material from drying or other possible injury with wetted mulch or other acceptable material.
2. Protect from weather.
3. Maintain and protect plant material not to be planted immediately upon delivery.

D. Handling

1. Do not drop plants.
2. Do not damage ball, trunk, or crown.
3. Lift and handle plants from bottom of container or ball.

1.05 JOB CONDITIONS

- A. Planting Season - Perform actual planting only when weather and soil conditions are suitable in accordance with locally acceptable practices.
- B. Protection - Before excavations are made, take precautionary measures to protect areas trucked over and where soil is temporarily stacked.

1.06 GUARANTEE

- A. Guarantee new plant material for one year after acceptance of final installation (i.e. Final Acceptance of project).
- B. Make replacement (one per plant) during one year guarantee period at appropriate season with original plant type, size and planting mixture.
- C. Repair damage to other plants, lawns, & irrigation caused during plant replacement at no cost to Owner.
- D. Use only plant replacements of indicated size and species.

PART II PRODUCTS

2.01 MATERIALS

A. Plant Materials

1. Hardy under climatic conditions similar to locality of project.
2. True to botanical and common name variety.
3. Sound, healthy, vigorous, well branched, and densely foliated when in leaf, with healthy well-developed root system.
4. Free from disease, insects, and defects such as knots, sun-scald, windburn, injuries, discoloration, or abrasions.
5. Conform to measurements after pruning with branches in normal positions.
6. Conform to American Association of Nurserymen standards unless shown differently on plant list.
7. Trees:
  - a. Single, straight trunks, unless indicated otherwise
  - b. Trees with weak, thin trunks not capable of support will not be accepted.
  - c. All multi-stem trees are to have a minimum of three stems, similar in size and shape, with a spread of approximately 2/3 of the height. All yaupons to be female. Crape myrtle color selection by Landscape Architect.
8. Nursery grown stock only.
9. Subject to approval of Landscape Architect.
10. Seasonal color:
  - a. Annuals in 4" pots or as specified
  - b. Perennials in 4" pots, clumps, bulbs as specified

B. Topsoil

1. Natural, fertile, friable soils having a textural classification of loam or sandy loam possessing characteristics of soils in vicinity which produce heavy growth of crops, grass, or other vegetation.
2. Free of subsoil, brush, organic litter, objectionable weeds, clods, shale, stones 1/2" diameter or larger, stumps, roots or other material harmful to grading, planting, plant growth, or maintenance operations.
3. Presence of vegetative parts of Bermuda grass (Cynodon dactylon), Johnson grass, nut grass (Cyperus rotundus), and other hard to eradicate weeds or grass will be cause for rejection of topsoil.
4. Test topsoil (cost by Contractor):
  - a. Available nitrogen
  - b. Available phosphorus
  - c. Available potash
  - d. Iron
  - e. Ph: 5.5 to 7.0
  - f. Decomposed organic matter: 6-10%

C. Mulch

1. Top Dressing Mulch - Shredded cypress or hard wood only
2. Mulch for soil prep - Shredded pine bark
3. In pre-packaged bags only; bulk shredded material is unacceptable

D. Peat Moss Commercially available baled peat moss or approved equivalent.

E. Staking Material

1. Stakes for tree support:
  - a. Construction grade yellow pine, stain brown
  - b. Size as noted on plans
2. Wires:
  - a. Padded with rubber hose to protect tree
  - b. Galvanized
  - c. With galvanized turnbuckle
  - d. Evenly tighten turnbuckles with plant in vertical position.

F. Water

1. Free of oils, acids, alkali, salt, and other substances harmful to plant growth
2. Location: Furnish temporary hoses and connections on site.

G. Sand - Washed builders sand

H. Antidesiccant - "Wilt-proof" or equal.

I. Edging - 3/16" X 4" green, new and unused, with stakes.

2.02 MIXES

D. Planting Mixture

1. Existing topsoil - 50%
2. Shredded pine bark - 50%
3. Fertilizer 10:20:10 at 30 lb./1000 SF

E. Planting Mix for Annuals/Perennials

1. Prepare above mix
2. Add 2" of sand

F. Azalea mix: solid peat moss in hole 9" wider than root ball each direction. Plant in solid peat moss and provide mound at base of plant to allow for drainage.

G. Japanese maple, dogwood, camellias: Provide 50/50 peat moss to topsoil mix, raise for drainage.

PART III - EXECUTION

- 3.01 UTILITIES - verify location of all utilities prior to initiating construction; repair any damage caused by construction at no cost to owner.

3.02 INSPECTION

- A. Inspect plants for injury and insect infestation; prune prior to installation.
- B. Inspect site to verify suitable job conditions.

3.03 FIELD MEASUREMENTS

- A. Location of all trees and shrubs to staked in the field and approved by Owner's representative prior to installation.
- B. Location of all groundcover and seeding limits as shown on plans.

3.04 EXCAVATION FOR PLANTING

A. Pits

1. Shape - Vertical hand scarified sides and flat bottom.
2. Size for trees - 2 feet wider or twice the root ball, whichever is greater.
3. Size for shrubs - Size of planting bed as shown on drawings.
4. Rototill soil mix thoroughly, full depth.
5. NOTE: If beds are proposed beneath drip line of existing tree canopy, pocket prep plants. Do not roto-till beneath existing trees.

B. Obstructions Below Ground

1. Remove rock or underground obstructions to depth necessary to permit planting.
2. If underground obstructions cannot be removed, notify Owner's representative for instruction.

- C. Excess Soil - Dispose of unacceptable or excess soil away from the project site at Contractor's expense.

3.05 PLANTING

A. General

1. Set plants 2" above existing grade to allow for settling.
2. Set plants plumb and rigidly braced in position until planting mixture has been tamped solidly around ball.
3. Apply soil in accordance with standard industry practice for the region.
4. Thoroughly settle by water jetting and tamping soil in 6" lifts.
5. Prepare 3" dish outside root ball after planting.
6. Thoroughly water all beds and plants.
7. Stake trees and large shrubs as indicated on plans.
8. Apply anti-desiccant according to manufacturer's instructions.
9. Apply commercially manufactured root stimulator as directed by printed instruction.
10. Plant and fertilize bedding plants per trade standards.
11. Apply 3" mulch top dressing.

B. Balled Plants

1. Place in pit of planting mixture that has been hand tamped prior to placing plant.
2. Place with burlap intact to ground line. Top of ball to be 2" above surrounding soil to allow for settling.
3. Remove binding at top of ball and lay top of burlap back 6".
4. Do not pull wrapping from under ball, but cut all binding cord.
5. Do not plant if ball is cracked or broken before or during planting process or if stem or trunk is loose.
6. Backfill with planting mixture in 6" lifts.

C. Container Grown Plants

1. Place in pit on planting mixture that has been hand tamped prior to placing plant.
2. Cut cans on two sides with an acceptable can cutter, and remove root ball from can. Do not injure root ball.
3. Carefully remove plants without injury or damage to root balls.
4. Backfill with planting mixture in 6" lifts.

D. Mulching

1. Cover planting bed evenly with 3" of mulch.
2. Water immediately after mulching.
3. Where mulch has settled, add additional mulch to regain 3" thickness.
4. Hose down planting area with fine spray to wash leaves of plants.

D. Pruning

1. Prune minimum necessary to remove injured twigs and branches, dead wood, and succors; remove approximately 1/3 of twig growth as directed by landscape architect; do not cut leaders or other major branches of plant unless directed by landscape architect.
2. Make cuts flush, leaving no stubs.
3. Paint cuts over 1" diameter with approved tree wound paint.
4. Do not prune evergreens except to remove injured branches.

3.06 EDGING

- A. Stake edging alignment with string line prior to installation. Use framing square to insure right angles are true.
- B. Install all edging straight and true as indicated on drawings. Where edging layout is circular in design, maintain true and constant radii as shown.
- C. When required on slopes, make vertical cuts (approximately 6" on center) on bottom of edging to allow bending without crimping edging.
- D. Install edging so that approximately 1" is exposed on lawn side. Edging should not be visible from bed side after application of mulch.
- E. Align edging with architectural features (ie pavement joints, windows, columns, wall, etc.) when drawings indicate.
- F. Bend all corners, do not cut corners.
- G. Interlock all pieces with pre-fabricated connectors.
- H. Install with all stakes on inside of planting bed.
- I. Remove, file off all sharp corners and burrs.

3.07 CLEAN-UP

- A. Sweep and wash all paved surfaces.

Remove all planting and construction debris from site, including rocks, trash and all other miscellaneous materials.

3.08 MAINTENANCE

- A. Contractor responsible for routine, and regular maintenance of site until Final Acceptance is awarded by Owner. Work includes:

1. Weeding (weekly)
2. Watering (as required)
3. Pruning
4. Spraying
5. Fertilizing
6. Mulching
7. Mowing (weekly)

- B. Provide Owner and Landscape Architect with preferred maintenance schedule in writing. Schedule shall include the above-listed tasks and shall address all frequencies, rates, times, levels, etc.

END OF SECTION

ZONING EXHIBIT

DIAMOND PARK ESTATES  
EXIST. ZONING "LR LOCAL RETAIL"  
PROP. ZONING "RI-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT"  
LOTS 1-2 BLOCK 1, LOTS 1-11 , 12X & 13-18  
BLOCK 1  
AND 1X & 2X BLOCK 100

BEING 3.535 ACRES OF LAND  
17 RESIDENTIAL LOTS &  
2 PRIVATE OPEN SPACE LOT  
IN THE WILLIAMS TRIMBLE SURVEY  
ABSTRACT NO. 1520 AND  
R.P. BARTON SURVEY ABSTRACT NO. 175  
AN ADDITION TO THE CITY OF NORTH RICHLAND HILLS,  
TARRANT COUNTY, TEXAS.

ZC 2017-11  
PLANTING SPECS

OWNER / DEVELOPER  
BENCHMARK AMERICAN HOMES LLC  
BENCHMARK AMERICAN HOMES, LLC  
9001 GLENDARA DRIVE  
NRH, TX 7182  
TEL.: (617) 875-8631

Date FEB 2, 2018  
Drawn By GAC  
Checked By JRF  
Revisions



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DIAMOND PARK ESTATES  
GLENVIEW DRIVE  
NORTH RICHLAND HILLS, TEXAS

Sheet No.

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Date FEB 2, 2018  
 Drawn By GAC  
 Checked By JRF  
 Revisions



THIS IS TO CERTIFY THAT THE LANDSCAPE ARCHITECTURE PLAN, SPECIFICATIONS, AND MAINTENANCE PLAN FOR THE DIAMOND PARK ESTATES, PREPARED BY FAIN + CUPPETT LANDSCAPE ARCHITECTS, LLC, HAS BEEN REVIEWED AND FOUND TO BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS LANDSCAPE ARCHITECTURE ACT, CHAPTER 1001, TITLE 10, TEXAS ADMINISTRATIVE CODE, AND THE TEXAS LANDSCAPE ARCHITECTURE BOARD. THE PLAN, SPECIFICATIONS, AND MAINTENANCE PLAN ARE HEREBY APPROVED FOR THE CITY OF NORTH RICHLAND HILLS, TEXAS. THE APPROVAL IS LIMITED TO THE PROJECT AND SITE SPECIFICALLY IDENTIFIED IN THE PLAN, SPECIFICATIONS, AND MAINTENANCE PLAN. THIS APPROVAL DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT ACCEPTS RESPONSIBILITY FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT'S OFFICE IS NOT PROVIDING ANY CONTRACT ADMINISTRATION SERVICES. THE ARCHITECT'S OFFICE IS NOT PROVIDING ANY CONSTRUCTION MANAGEMENT SERVICES. THE ARCHITECT'S OFFICE IS NOT PROVIDING ANY GENERAL CONTRACTOR SERVICES. THE ARCHITECT'S OFFICE IS NOT PROVIDING ANY OTHER SERVICES. THE ARCHITECT'S OFFICE IS NOT PROVIDING ANY OTHER SERVICES.

DIAMOND PARK ESTATES  
 GLENVIEW DRIVE  
 NORTH RICHLAND HILLS, TEXAS

Sheet No.  
**L-5**

SECTION 02800

FINISH GRADING, LAWN WORK, WILD FLOWERS

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Work includes turf establishment (sod, hydromulch, etc.) as described on drawings.
- B. Make required analysis and material tests for topsoil, fertilizers, and other materials of similar character per current methods of the Association of Official Agricultural Chemists, when required.
- C. Grass seed shall conform to tolerances for germination and purity per applicable standards of U.S. Department of Agriculture.
- D. The turf contractor shall have a stand of grass established prior to substantial completion of the project. If this is not possible due to time of year or schedule, he shall maintain and protect the seeded areas until the grass is established.

PART II - PRODUCTS

2.01 TOPSOIL MATERIAL

- A. Topsoil material (stockpiled, as specified in Specifications) has been saved for use in finish grading. After sifting out all plant growth, rubbish, and stones, use for areas designated to receive grass. If stockpiled topsoil is not sufficient quantity to complete work, furnish acceptable topsoil from another approved source to provide four inches (4") of topsoil for grass areas unless otherwise noted on drawings. Grass areas shall be defined as the graded areas disturbed during construction not to be paved or built upon.
- B. Acceptable topsoil material shall be defined as natural, fertile, agricultural soil, capable of sustaining vigorous plant growth, uniform composition throughout admixture of subsoil, free of stones, lumps, plants, and their roots, sticks, or other extraneous matter; do not deliver while in a frozen or muddy condition.

2.02 FERTILIZER

- A. Provide a commercial balanced fertilizer delivered to the job in bags labeled with manufacturer's guaranteed analysis. Store in weatherproof storage, place in such a manner that its effectiveness will not be impaired.
- B. Fertilizer shall be a grade containing the percentages of plant food elements by weight as specified elsewhere in these specifications.
- C. Availability of various elements shall be per Standards of the Association of Official Agricultural Chemists.

2.03 GRASS SEED

- A. Grass seed shall be of the previous season's crop and the date of analysis shown on each bag shall be within nine (9) months of the time of delivery to the project. When requested by the Owner or Representative, the seeding contractor shall furnish a sample of seed from each bag for testing.
- B. The seed shall comply with all provisions of the U.S. Department of Agriculture as to labeling, purity, and germination.

2.04 MULCHING

- A. Dry straw or hay of good quality, free of seeds of competing plants and at such rate of 1 1/2 - 2 tons per acre, or,
- B. Wood cellulose or cane fiber mulch at a rate of 1,000 pounds per acre when the slope is 3/4:1 and steeper; or,
- C. A combination of good quality dry straw or hay free of seeds of competing plants at a rate of 2 1/2 tons per acre and wood cellulose or cane fiber mulch at a rate of 500 pounds per acre. This combination shall be used when the slope is flatter than 3/4:1; or,
- D. Sericea lespedza seed bearing hay at a rate of 3 tons per acre. This mulch may be applied green or air dried, but must contain mature seed.
- E. Manufactured mulch materials, such as soil retention blankets, erosion control netting, or others that may be required on special areas of high water concentration or unstable soils. When these materials are used, follow the manufacturer's recommendations for installation.

2.05 HYDRO-MULCHING

Wood cellulose fiber or cane fiber mulch will be applied with hydraulic seeding and fertilizing equipment. All slurry ingredients shall be mixed to form a homogeneous slurry and spray applied within one hour after the mixture is made.

When wood cellulose or cane fiber mulch is used at the 500 pound per acre rate, straw or hay mulch with asphalt emulsion is applied over this to complete the mulch.

Wood cellulose or cane fiber mulch at the 1,000 pound per acre rate is used alone where other mulch material will not stick.

Wood cellulose or cane fiber mulch is self anchoring.

PART III - EXECUTION

3.01 RESPONSIBILITY

The site grading contractor will be responsible to stockpile acceptable topsoil in a sufficient quantity to provide four inches (4") minimum cover for all grass areas, including but not limited to all curbed islands, and topsoil planting mounds/benms at the appropriate height and width as defined and shown on the landscaping and/or planting drawings. The topsoil and grass areas shall be further defined as any area disturbed during the grading and construction process.

The site grading contractor, shall be responsible to spread the topsoil within all perimeter graded areas and future building areas only.

The site grading contractor shall be responsible for backfilling of all curbed islands and planting mounds/benms. They shall also be responsible for removal of all stones, roots, and raking of all topsoil areas that are to be seeded and/or planted. It will also be the site grading contractor's responsibility to provide fertilizer, grass seed, and any additional topsoil required and mulching.

3.02 GRASS SEEDING

- A. Remove stones, roots, rubbish and other deleterious materials from topsoiled areas that are to be seeded.
- B. Immediately prior to sowing seed, scarify ground as necessary; rake until surface is smooth and friable. Sow seed evenly, lightly wood rake into ground, then roll ground with suitable roller; water thoroughly with fine spray. During any weather, keep lawn watered with sprinklers or other approved methods. Re-seed any areas not doing well or damaged. At intervals as may be required according to seasonal conditions, mow and water grass and execute necessary weeding until acceptable and full stand of grass has been obtained.
- C. Provide permanent grass seeding for lawn areas so indicated. Seed in accordance with the following schedule (unless otherwise directed by Owner or Owner's Representative):
  - 1. Sow areas ready for seeding between March 1 and October 1 with Hulled Common Bermuda at a rate of 85 pounds per acre.
  - 2. Sow areas ready for seeding between October 1 and March 1 with Unhulled Common Bermuda at a rate of 90 pounds per acre, and Annual Rye Grass at the rate of 50 pounds per acre.
  - 3. Apply fertilizer at a rate of 20/25 pounds per 1,000 square feet.

3.03 WILD FLOWERS

- A. Areas indicated on plans to receive wild flower coverage shall be fine graded, fertilized, and prepared in a manner similar to traditional turf establishment.
- B. Area to be hydromulched with seed mix as follows:
 

Tickseed	10 pounds/acre
Cosmos	15 pounds/acre
One-Eyed Daisy	5 pounds/acre
Side Oats Grama	4 pounds/acre
Showy Primrose	0.5 pounds/acre
Plains Coreopsis	2 pounds/acre
Black Eyed Susan	2 pounds/acre
Indian Blanket	10 pounds/acre
Texas Bluebonnet	4 pounds/acre
Little Bluestem	4 pounds/acre

3.04 MULCH

- A. All areas to be seeded shall be mulched.
- B. Mulch materials shall be applied uniformly over the seeded area. Mulch shall be straw and shall be at the rate of 1 1/2 - 2 tons per acre
- C. Mulch shall be anchored with an emulsified asphalt binder at the rate of 10 gallons per 1,000 square feet.

3.05 PROTECTION

Provide, at no additional cost to Owner, fencing, railing, wire or other types of protection for topsoiled and seeded areas against trespassing and damage. If lawns are damaged prior to Final Acceptance, treat or replace them as directed. Remove protection when so directed.

3.06 MAINTENANCE

Provide maintenance from start of work until Final Acceptance. Maintenance includes watering of lawns, weeding, mowing, edging, repairs of wash-outs and gullies, repairs to protection, and other necessary work of maintenance. Maintain slopes against erosion.

3.07 REHYDROMULCHING

The Owner's representative will designate areas to be replanted. Areas on which a stand of growing grass is not present in a reasonable length of time, (Bermuda grass seed should be germinating in 6-8 days) shall be prepared, reseeded and remulched, as specified for original planting at no additional cost to Owner. A stand shall be defined as live plants from seed occurring at a rate of not less than 1,000 growing plants per square foot. Replanting required because of faulty operations or negligence on the part of the Contractor shall be performed without cost to Owner.

3.08 FINAL CLEAN-UP

- A. At time of final inspection of work, and before final acceptance, clean paved areas that are soiled or stained by operations of work of this section. Clean by sweeping or washing, and remove all defacements or stains.
- B. Remove construction equipment, excess material and tools. Cart away from site any debris resulting from work of this section and dispose of as directed.

END OF SECTION

SECTION 02922

SODDING

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Work Included
  - 1. Sod bed preparation
  - 2. Fertilizing
  - 3. Sodding
  - 4. Miscellaneous management practices
- B. Related Work Specified Elsewhere
  - 1. Finish Grading, Section 02800
  - 2. Lawns and Grasses, Section 02930

1.02 REFERENCE STANDARDS

- A. Standardized Plant Names
  - American Joint Committee of Horticultural Nomenclature, Second Edition, 1942.
- B. Texas Highway Department - Standard Specifications for Construction, Item 164, Seeding for Erosion Control.

1.03 SUBMITTALS

- A. Vendors Certification That Sod Meets Texas State Sod Law
  - 1. Include labeling requirements.
  - 2. Include purity and type.

1.04 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Sod:
  - 1. Previous season's crop with date of analysis on each bag.
  - 2. Furnish and deliver each variety in separate bags or containers.
  - 3. Sod to be cut no more than three days before delivery.
- B. Fertilizer:
  - 1. Unopened bags labeled with the analysis.
  - 2. Conform to Texas Fertilizer Law.

1.05 JOB CONDITIONS

- A. Planting Season:
  - 1. Only during suitable weather and soil conditions.
  - 2. As specifically authorized by the Owner's Representative.
- B. Schedule - Only after all other construction is complete.
- C. Protect and Maintain Sodded Areas
  - 1. From traffic and all other use.
  - 2. Until sodding is complete and accepted.

PART II - PRODUCTS

2.01 MATERIALS

- A. Sod:
  - 1. Sod: As specified on drawings, weed, insect, and disease free having a minimum of 1 inch of topsoil attached to the roots and cut no more than three days prior to installation.
  - 2. The sod shall be cut in strips of at least 1/2 sq. yd. and not more than 1 sq. yd. Sod shall be cut into strips not less than 12" in width or more than 9' in length. At the time of harvest, the top growth shall not exceed 3" in length.
  - 3. All sod shall conform to the laws of the State and shall be obtained from sources meeting the approval of the Department of Agriculture, Division of Entomology.
- B. Fertilizer:
  - 1. Uniform in composition, free flowing.
  - 2. Suitable for application in approved equipment.
  - 3. Analysis of 16-20-0, 16-8-8 or as directed.
- C. Water:
  - 1. Free of oil, acid, alkali, salts or other substances harmful to growth of grasses.

PART III - EXECUTION

3.01 SOD BED PREPARATION

- A. Cultivate to a depth of four (4") inches by disking and tilling with a power tiller.
- B. Clear surfaces of all materials:
  - 1. Stumps, stones, and other objects larger than one inch (1").
  - 2. Roots, brush, wire, stakes, etc.
  - 3. Any objects that may interfere with sodding or maintenance.
- C. Prepare sod bed:
  - 1. Remove soil clods larger than one inch (1").
  - 2. Grade areas to smooth, even surface, removing ridges and filling depressions. Final grade to be below finish grade of curbing and edging as shown on details. All grades shall meet approval of Owner's Representative before sodding.

3.02 SODDING

- A. Sodding:
  - 1. Lightly water prepared grade, lay sod with staggered joints and with edges touching. Topdress with topsoil at edges if necessary to provide smooth surface. On slopes of 2 to 1 and greater, fasten sod in place with wood pegs (two each piece) or other approved method. Sod damaged by storage or during installation shall be rejected. Following settling, topdress with screened, approved topsoil.
  - 2. Water and fertilize at 5 lbs. per 1,000 sq. ft.
  - 3. Sod shall not be placed during a drought, nor during periods when sod is not normally placed in the area, and shall not be placed on frozen ground. No dry or frozen sod is acceptable.
  - 4. The contractor shall keep all sodded areas moist and growing until Final Acceptance. All areas shall be maintained in an acceptable condition until acceptance by Owner.
- B. Rolling:
  - 1. After placing sod, roll with a hand roller, weighing not more than 100 lbs. per foot of width, in two directions.
  - 2. Eliminate all air pockets; finished surface should be free of excessive undulations.

3.05 MAINTENANCE AND MANAGEMENT

- A. Includes protection, replanting, maintaining grades, repair of erosion damage. Also includes weekly mowing at 1 1/2" height until final acceptance.
- B. Resodding:
  - 1. Resod damaged or unacceptable areas.
  - 2. Ruts, ridges, and other surface irregularities shall be corrected.

END OF SECTION

ZONING EXHIBIT

**DIAMOND PARK ESTATES**  
 EXIST. ZONING "LR LOCAL RETAIL"  
 PROP. ZONING "R1-PD RESIDENTIAL INFILL PLANNED DEVELOPMENT"  
 LOTS 1-2 BLOCK 1, LOTS 1-11, 12X & 13-18  
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BEING 3.535 ACRES OF LAND  
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PREPARED OCTOBER 2017

ZC 2017-11  
**TURF SPECS**