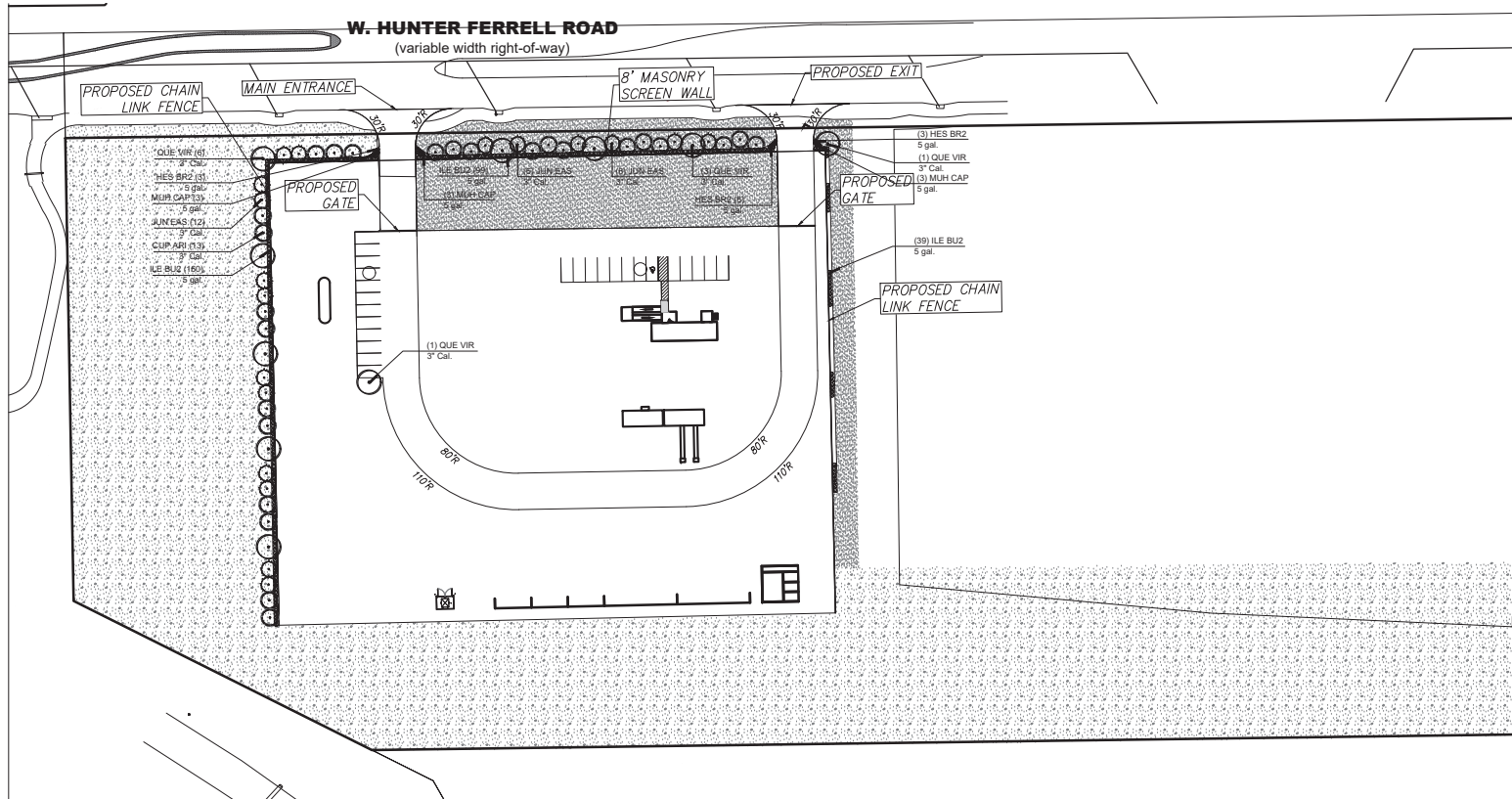


Exhibit C - Landscape Plan



1. PRIOR SITE, TREE, AND VEGETATION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL OTHER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER, AND WELL DEVELOPED FULLY BRANCHED, ALL TREES WITH SPREAD 2/3 OF HEIGHT.
5. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
6. CONTRACTOR TO MAINTAIN TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
7. PREPARE AND MAINTAIN ALL PLANTED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS, WHERE SHRUBS ARE LOCATED ALONG DRIVE, SET SHRUBS BACK FROM CURB 3 FT.
8. SEE DETAIL SHEET FOLLOWING FOR PLANT MATERIALS.
9. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO: TELEPHONE, CABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES CAUSED BY CONTRACTOR AT NO COST TO OWNER.
10. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR TO MAINTAIN THEM TO THE APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH, BRANCHES, LIMBS, AND BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE SURE TO REMAINING LIMB, RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
11. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
12. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS TO MEET CITY SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
13. INSTALL CURB/SLURK (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 1:1 OR GREATER.
14. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE GUARANTEED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ANY DELAY OR CANCELLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR SITE AND PLANT INSTALLATION.
15. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
16. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

NOTE:

- NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.











CAUTION!!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5



BEFORE
YOU DIG...

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CUP ARI	25	Cupressus arizonica	Arizona Cypress	3" Cal.	12' Height Min		
	JUN EAS	18	Juniperus virginiana	Eastern Red Cedar	3" Cal.	12' Height Min		
	QUE VIR	10	Quercus virginiana	Southern Live Oak	3" Cal.	12' Height Min		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	HES BR2	12	Hesperaloe parviflora 'Brakelights' TM	Brakelights Red Yucca	5 gal.	18"-24"	36" O.C.	
	ILE BU2	299	Ilex cornuta 'Burfordii'	Burford Chinese Holly	5 gal.	18"-24"	36" O.C.	
	MUH CAP	12	Muhlenbergia capillaris	Pink Muhly	5 gal.	18"-24"	36" O.C.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CYN DA2	203,292 sf	Cynodon dactylon	Bermuda Grass		Hydro-Mulch		
	CYN DAC	32,016 sf	Cynodon dactylon	Bermuda Grass		sod		

CITY OF GRAND PRAIRIE LANDSCAPE REQUIREMENTS		
AREA		
MIN. LANDSCAPE AREA	15% OF SITE AREA TO BE LANDSCAPE	
	REQUIRED	PROVIDED
	302.00 SF X 4% = 15,681 SF	216,546 SF (69%)
MIN FRONT YARD LANDSCAPE	75% OF REQUIRED LANDSCAPE IN FRONT YARD	
	REQUIRED	PROVIDED
	15,681 SF X 75% = 11,761 SF	41,393 SF (108%)
STREET TREES	1 TREE PER EACH 50 LF OF STREET FRONTAGE 648 LF / 20 = 13 STREET TREES	
	REQUIRED	PROVIDED
	13 TREES	20 TREES
SITE TREES	1 TREE PER EACH 500 SF OF REQ. LANDSCAPE 15,681 SF / 500 = 32 SITE TREES	
	REQUIRED	PROVIDED
	32 TREES	53 TREES
INTERIOR PARKING TREES	PARKING LOT TREE FOR 20 SPACES 23 SPACES / 20 = 1 PARKING LOT TREES	
	REQUIRED	PROVIDED
	1 TREES	1 TREES
SITE SHRUBS	1 SHRUB PER EACH 50 SF OF REQ. LANDSCAPE 15,681 SF / 50 = 76 SITE SHRUBS	
	REQUIRED	PROVIDED
	11.6 / 0.04 = 290.00 SHRUBS	575 / 0.04 = 14,375 SHRUBS

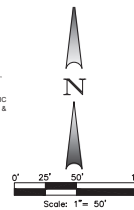
NOTE:
SITE SHALL BE IRRIGATED IN ACCORDANCE WITH
CITY OF GRAND PRAIRIE LANDSCAPE ORDINANCE
SECTION VII.7.5.

SITE WILL INCLUDE AN UNDERGROUND, AUTOMATIC
IRRIGATION SYSTEM, COMPLETE WITH RAIN, WIND
FREEZE SENSOR, DESIGNED AND INSTALLED BY A
TEXAS LICENSED IRRIGATOR.

ALL LAWN AREA SHALL BE SOLID BERMUDA SOD

ALL LAWN AREA SHALL BE SOLID BERMUDA SOG

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THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CURPETT, LICENSED REGISTRAR & LANDSCAPE ARCHITECT, LICENSED REGISTRAR NUMBER 0023308, LANDSCAPE ARCHITECT REGISTRATION NUMBER 20721, ON 02/18/19 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED FOR ANY PURPOSES, INCLUDING BUT NOT LIMITED TO, THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO HOLD THE REGISTRAR & LANDSCAPE ARCHITECT HARMLESS FROM ANY USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO HOLD THE REGISTRAR & LANDSCAPE ARCHITECTS HARMLESS FROM ANY USE OF THIS DRAWING FILE WITHOUT THE REGISTRAR & LANDSCAPE ARCHITECTS EXPRESS WRITTEN PERMISSION.

LANDSCAPE PLAN

LANDSCAPE PLAN
CONCRETE BATCH PLANT
2400 W. HUNTER FERRELL RD.
GRAND PRAIRIE, TX 75050

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