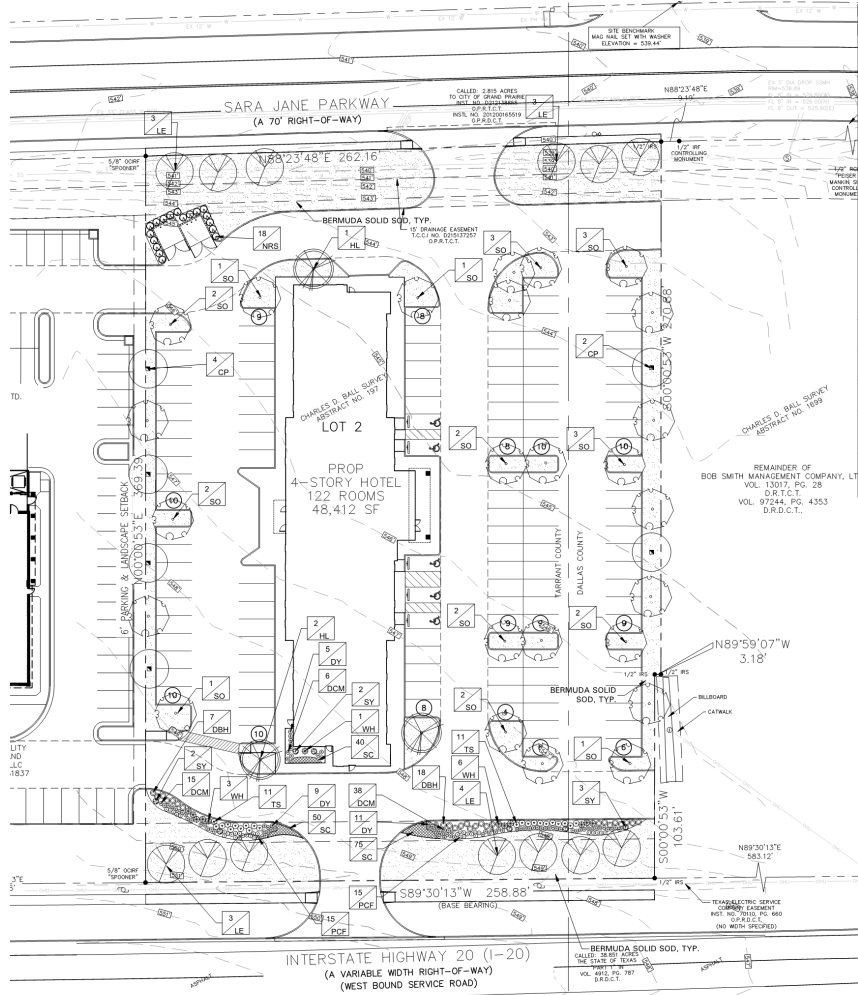


Exhibit D - Landscape Plan  
Page 1 of 2



LANDSCAPE TABULATIONS for Grand Prairie, TX	
Corridor Overlay Landscaping	
1. The minimum landscape requirement is 10% of the site area.	
2. Street Trees and Buffer trees shall be provided 1 for every 500 s.f. of required landscape area. Street trees shall also be provided 1 for every 50 l.f. of frontage.	
3. Parking lot trees - one tree shall be provided for every 5 parking spaces.	
4. Pedestrian walkway trees - one tree shall be provided for every 20 l.f. of pedestrian walkway.	
5. Flowering and colorful plants shall be provided so that it equals to at least 15% of the required shrubs.	
6. Parking areas shall be screened along all streets by a minimum 3' high solid shrub hedge when mature.	
7. Dumpsters shall be screened at a minimum of 6' ht.	
8. 30' buffer shall be provided at the street	
9. 173 s.f. (10%)	PROVIDED 22,327 s.f. (22.98%)
Street Trees/Buffer Trees	
19 trees, 3" cal.	13 trees, 3" cal. Placed along street, 6 trees, 3" cal. Placed in buffer areas
10 trees, 3" cal.	13 trees, 3" cal. (as noted above)
Parking Lot Trees - 127 spaces	
25 trees, 3" cal.	25 trees, 3" cal.
Pedestrian Walkway Trees	
3 trees, 3" cal.	3 trees, 3" cal.
Shrubs	
199 shrubs	204 shrubs
Seasonal Color	
147 seasonal color, one gallon (15%)	165 one gallon pots, seasonal color
screen parking	
screen parking	screen parking and drive aisles
screen dumpster	screen dumpster
30' buffer	30' buffer

GENERAL LAWN NOTES  
EROSION CONTROL AND SOIL PREPARATION  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE EXISTING GRADE. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD BE MAINTAINED DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION CONTROL FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.  
ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.  
CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOIL.  
CONTRACTOR SHALL PROVIDE TOPSOIL TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOIL. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.  
TOPSOIL SHALL BE FRANKLIN, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.  
CONTRACTOR SHALL BE RESPONSIBLE FOR SOIL UNTIL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: MOULING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS HEALTHY CONDITION. SOIL SHALL BE REPLACED IF NECESSARY.  
SOIL BEDS SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, WALKS, MANHOLES AND PLANTING BED AREAS. SOIL SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLANS.  
SOIL SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOIL, NOT LESS THAN 3 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASSES AND FORBES CUT AND THINNESS OF 3/4" x 1/4" EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOIL CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.  
DO NOT INSTALL SOIL IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOIL WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO PREVENT CRACKS.  
SOIL SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOIL SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.  
SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOIL SHALL INCLUDE AN OVERSEED OF ANNUAL RYE OR WINTER PRESEAS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GRASSY SURFACE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.0 OF TITLE 7, PART XXX, HORTICULTURE COMMISSION CHAPTER 1.  
IRRIGATION  
SCAFFOLD SURFACE TO A MINIMUM OF 7" DEPTH PRIOR TO THE IMPORT TOPSOIL APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL, HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.  
IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.  
ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMALLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS.  
HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.  
IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.  
AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.  
ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES  
REFERENCE SITEWORK AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.  
CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.  
CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.  
A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.  
ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLANS WITH 7" OF TOPSOIL AND 3" OF COMPOST AND CONSISTENTLY BLENDING TO A DEPTH OF 1' IF ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.  
PLANTING AREAS AND SOIL TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/8" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.  
MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBS.  
QUANTITIES FOR THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.  
CONTAINER GROWN PLANT MATERIAL IS PROHIBITED. HOWEVER BALL AND BURLAP PLANT MATERIAL MAY BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.  
TREES SHALL BE PLANTED AT A MINIMUM OF 6' FROM ANY UTILITY LINE. SIDEWALKS OR CURBS. TREES SHALL ALSO BE 12' CLEAR FROM FIRE HYDRANTS.  
4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4" OF WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WIT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER MULCH. MULCH, FINE STRAW MULCH IS PROHIBITED.  
CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.  
IRRIGATION  
ALL IRRIGATION SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEDRAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER-BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATION MAINTENANCE REQUIREMENTS.  
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.  
MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSURES REGULAR MAINTENANCE.  
ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.  
MISC. LANDSCAPE MATERIALS  
STEEL EDGING SHALL BE 3/8" X 1/2" X 16' DARK GREEN DURABLE STEEL LANDSCAPE EDGING.  
IRRIGATION WILL MEET THE REQUIREMENTS OF THE LOCALITY OF GRAND PRAIRIE.

PLANT SCHEDULE				
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE NOTES
SHADE TREES				
6	CP	Frutillous Chinese Pistache - Male	<i>Pistacia chinensis</i> 'Keith Darrow'	3" cal. 12' ht. 4' spread
3	HL	Thornless Honey Locust 'Skyline'	<i>Gleditsia triacanthos</i> 'I meaner 'Skyline'	3" cal. 12' ht. 4' spread, matching
13	LE	Lacebark Elm	<i>Ulmus parviflorus</i> 'Sempervirens'	3" cal. 12' ht. 4' spread
25	SO	Shumard Oak - Parking Lot tree	<i>Quercus shumardi</i>	3" cal. 12' ht. 5' spread
SHRUBS				
25	DBH	Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burford Nana'	5 gal. full, 20" spread, 36" o.c.
50	DCM	Dwarf Crepe Myrtle 'Chisam Fire' (P)	<i>Lagerstroemia indica</i> 'Chisam Fire'	5 gal. full, 20" spnd, 24" o.c.
25	DY	Dwarf Yaupon Holly (N)	<i>Ilex vomitoria</i> 'Condeau'	5 gal. full, 24" spnd, 24" o.c.
18	NRS	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	6" ht. full, 40" o.c.
35	PCF	Purple Ceanothus (N/P)	<i>Echinacea purpurea</i>	1 gal. full, 24" o.c.
7	SY	Softleaf Yucca (N)	<i>Yucca recurvifolia</i>	5 gal. full, 30" o.c.
22	TS	Texas Sage 'Green Cloud' (N)	<i>Leucophyllum frutescens</i> 'Green Cloud'	5 gal. full, 24" spnd, 36" o.c.
12	WH	White Honeysuckle (N/P)	<i>Lonicera albiflora</i>	5 gal. full, 24" spnd, 36" o.c.
GROUND COVER/VINES/GRASS				
165	SC	Seasonal Color		1 gal. full, 12" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>	

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

**VASQUEZ ENGINEERING, L.L.C.**  
1915 S. SHILOH ROAD  
SUITE 400, LB 44  
GARLAND, TEXAS 75042  
PH: 972-276-2948  
TX Registration # 12266

**FOUR VP GP HOUSTON, INC.**  
17950 PRESTON ROAD  
DALLAS, TEXAS 75252

**LANDSCAPE PLAN**  
LOT 2, BLOCK A  
SMITH I-20 ADDITION  
CITY OF GRAND PRAIRIE, TEXAS

Scale: 1" = 30'  
Designed by: AWR  
Drawn by: AWR  
Checked by: AWR  
Reviewed by: AWR  
Date: 9/20/2019

SHEET  
**L1.1**

LANDSCAPE PLAN  
LOT 2, BLOCK A  
SMITH I-20 ADDITION  
97,136 SQ. FT. OR 2.230 ACRES  
CITY OF GRAND PRAIRIE,  
DALLAS/TARRANT COUNTY, TEXAS  
SEPTEMBER 20, 2019  
SU1910041/S191004

Exhibit D - Landscape Plan  
Page 2 of 2

SECTION 16.000 - LANDSCAPE

PART 1 - GENERAL

1.1 QUALIFICATIONS OF THE LANDSCAPE CONTRACTOR

A. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING

1.2 REFERENCE DOCUMENTS

A. REFER TO LANDSCAPE PLANS, NOTES, AND DETAILS FOR ADDITIONAL REQUIREMENTS

1.3 SCOPE OF WORK / DESCRIPTION OF WORK

A. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, PERMITS, INSURANCE, AND TRANSPORTATION. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN, INSTALLATION, AND COMPLETION OF ALL WORK SPECIFIED HEREON, AND FOR THE PROTECTION OF EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF EXISTING UTILITIES, STRUCTURES, AND LANDSCAPE.

B. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES, AND REGULATIONS. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

C. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

D. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND SERVICES NECESSARY TO PROVIDE ALL WORK COMPLETED IN PLACE AS SPECIFIED. WORK SHOULD INCLUDE:

- A. PLANTING OF TREES, SHRUBS AND GRASSES
- B. SEEDING
- C. BED PREPARATION AND FERTILIZATION
- D. WATER AND MAINTENANCE UNTIL FINAL ACCEPTANCE
- E. WORK GUARANTEE

1.4 REFERENCES

- A. AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) 2001 - NURSERY STOCK
- B. TEXAS STATE DEPARTMENT OF AGRICULTURE
- C. TEXAS ASSOCIATION OF NURSERYMEN, GRASSES AND STANDARDS

1.5 SUBMITTALS

A. PROVIDE REPRESENTATIVE QUANTITIES OF EACH SOIL, MULCH, BED MIX, GRAVEL, STONE, ETC. BEFORE INSTALLATION. SAMPLES TO BE APPROVED BY OWNERS REPRESENTATIVE BEFORE USE.

B. SOIL AMENDMENTS AND FERTILIZERS SHOULD BE RESEARCHED AND BASED ON THE SOILS IN THE AREA.

C. BEFORE INSTALLATION, SUBMIT DOCUMENTATION THAT PLANT MATERIALS ARE AVAILABLE AND HAVE BEEN RESERVED FOR ANY PLANT MATERIALS NOT AVAILABLE UNTIL THE LATEST FOR SUBSTITUTION.

1.6 JOB CONDITIONS, DELIVERY, STORAGE AND HANDLING

A. GENERAL CONTRACTOR TO COMPLETE WORK BEFORE LANDSCAPE CONTRACTOR TO COMMENCE. ALL PLANTING BED AREAS SHALL BE LEFT THREE FEET BELOW FINAL GRADE OF SIDEWALKS, DRIVEWAYS AND CURBS. ALL AREAS TO RECEIVE SOIL SHOULD BE LEFT ONE INCH BELOW THE FINAL GRADE OF WALKS, DRIVEWAYS AND CURBS. CONSTRUCTION DEBRIS SHALL BE REMOVED PRIOR TO LANDSCAPE CONTRACTOR BEGINNING WORK.

B. ALL PACKAGED MATERIALS SHALL BE SEALED IN CONTAINERS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. ALL MATERIALS SHALL BE PROTECTED FROM DETRIORATION IN TRANSIT AND WHILE STORED ON SITE.

C. DELIVER PLANT MATERIALS IMMEDIATELY PRIOR TO INSTALLATION. PLANT MATERIALS SHALL BE INSTALLED ON THE SAME DAY AS DELIVERED. IF PLANTING CANNOT BE INSTALLED ON THE SAME DAY, PROVIDE ADDITIONAL PROTECTION TO MAINTAIN PLANTS IN A HEALTHY, VIGOROUS CONDITION.

D. STORE PLANT MATERIALS IN SHADE, PROTECT FROM FREEZING AND DRYING.

E. KEEP PLANT MATERIALS MOIST AND PROTECT FROM FREEZING AND DRYING. SHUT, TRUNKS AND BRANCHES.

F. PROTECT ROOT BALLS BY WELSHING WITH DAMASKOT, OR OTHER MOISTURE RETAINING MATERIAL. IF NOT PLANTED WITHIN 24 HOURS OF DELIVERY.

G. NOTIFY OWNERS REPRESENTATIVE OF DELIVERY SCHEDULE 72 HOURS IN ADVANCE.

H. FOR BALLED AND BURLAPPED PLANTS, DO NOT PREPARE SHED IN A MANNER THAT WILL NOT DAMAGE, ROOTS, BRANCHES, SHAPE, AND FUTURE DEVELOPMENT.

I. CONTAINER GROWN PLANTS, DELIVER PLANTS IN CONTAINER TO HOLD PLANTS, SHAPE AND PROTECT ROOT BALLS.

J. STORAGE OF ALL MATERIALS AND EQUIPMENT WILL BE AT THE RISK OF THE LANDSCAPE CONTRACTOR. OWNER WILL NOT BE HELD RESPONSIBLE FOR THEFT OR DAMAGE.

1.7 MEASUREMENT

A. INSTALL TREES, SHRUBS, AND UNDER STOCK PLANT MATERIALS PRIOR TO INSTALLATION OF LANDSCAPE SOIL.

B. WHERE EXISTING TURF AREAS ARE BEING CONVERTED TO PLANTING BEDS, THE TURF SHALL BE CHEMICALLY ENRICHED TO MINIMIZE REGROWTH IN THE FUTURE. AREAS SHALL BE PROPERLY PREPARED WITH AMENDED ORGANIC MATTER.

1.8 WARRANTIES

A. WARRANTED PERIOD: PLANT GUARANTEE, REPLACEMENTS

B. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUMS, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

C. FURNISH WRITTEN WARRANTY THAT PLANT MATERIALS WILL BE IN A HEALTHY, VIGOROUS GROWING CONDITION FOR ONE YEAR (TWELVE MONTHS) AFTER FINAL ACCEPTANCE. DUE TO ACTS OF GOD, VANDALISM, OR NEGLIGENCE BY OWNER IS EXCLUDED.

D. THE OWNER AGREES THAT FOR THE PLANTING OF TREES, SHRUBS, OR UNDER STOCK PLANTS, THE PLANTS SHALL BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE OPERATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNUSUALLY PLANTS

G. REPLACE DRYING AND STAGNANT MATERIALS

1.9 MAINTENANCE

A. MAINTAIN PLANT LIFE AND PLANTING BEDS IMMEDIATELY AFTER PLACEMENT AND FOR MINIMUM 30 DAYS AFTER FINAL ACCEPTANCE.

B. ALL LANDSCAPE MUST BE MAINTAINED AND GRASS MOVED/EDGED ON A WEEKLY SCHEDULE UNTIL ACCEPTANCE BY OWNER.

C. REPLACE DEAD OR DYING PLANTS WITH PLANTS OF SAME SIZE AND SPECIES AS SPECIFIED.

D. REMOVE TRASH, DEBRIS AND LITTER, WATER, PRUNE, RESTAIN TREES, WEEDS, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

E. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

F. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAD WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

G. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SCHEDULE TO ENSURE PLANTS ARE IN PROPER WORKING ORDER WITH SUFFICIENT ADJUSTMENTS BY REASON TO MAINTAIN WATER CONSUMPTION.

H. RESET SETTLED PLANTS

I. REPAIR MULCH TO MAINTAIN AND TRIM AREAS

J. SHOULD BE REPEATED AND/OR SOILED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL

BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTH STATUS OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DECIDUOUS). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

B. ALL LANDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

C. SOILED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1.5 METERS BEFORE BEING MOVED. UNDEVELOPED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LESS THAN TWELVE SQUARE METERS MUST BE REJECTED OR RESEEDED. AN APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SOILED TURF SHALL BE MEATY MOVED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT HAVE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROPOSAL TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL, AND RETAINS THE RIGHT TO ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUMS, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

E. DURING INSTALLATION, THE OWNERS REPRESENTATIVE MAY ALSO REQUEST ANY MATERIALS RESIDE FIELDS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSPORT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE TO THE AMERICAN STANDARDS FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH ORIGIN COUNTRY DISCLOSED.

C. TREES SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED, PROVIDE PLANTS OF UNIFORM PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. THE OWNER AGREES THAT FOR THE PLANTING OF TREES, SHRUBS, OR UNDER STOCK PLANTS, THE PLANTS SHALL BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE OPERATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNUSUALLY PLANTS

G. REPLACE DRYING AND STAGNANT MATERIALS

H. REMOVE TRASH, DEBRIS AND LITTER, WATER, PRUNE, RESTAIN TREES, WEEDS, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

I. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

J. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAD WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SCHEDULE TO ENSURE PLANTS ARE IN PROPER WORKING ORDER WITH SUFFICIENT ADJUSTMENTS BY REASON TO MAINTAIN WATER CONSUMPTION.

L. RESET SETTLED PLANTS

M. REPAIR MULCH TO MAINTAIN AND TRIM AREAS

N. SHOULD BE REPEATED AND/OR SOILED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL

BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTH STATUS OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DECIDUOUS). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

B. ALL LANDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

C. SOILED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1.5 METERS BEFORE BEING MOVED. UNDEVELOPED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LESS THAN TWELVE SQUARE METERS MUST BE REJECTED OR RESEEDED. AN APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SOILED TURF SHALL BE MEATY MOVED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT HAVE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROPOSAL TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

D. OWNERS REPRESENTATIVE SHALL INSPECT ALL PLANT MATERIAL, AND RETAINS THE RIGHT TO ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDUMS, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

E. DURING INSTALLATION, THE OWNERS REPRESENTATIVE MAY ALSO REQUEST ANY MATERIALS RESIDE FIELDS TO BE UNSATISFACTORY OR DEFECTIVE DURING THE WORK PROCESS. ALL PLANTS DAMAGED IN TRANSPORT OR AT THE JOB SITE SHALL BE REJECTED.

PART 2 - PRODUCTS

2.1 PLANT MATERIALS

A. ALL PLANTS SHALL BE CERTIFIED IN ACCORDANCE TO THE AMERICAN STANDARDS FOR NURSERY STOCK.

B. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH ORIGIN COUNTRY DISCLOSED.

C. TREES SHALL CONFORM TO THE MEASUREMENTS SPECIFIED, EXCEPT THE PLANTS LARGER THAN THOSE SPECIFIED, PROVIDE PLANTS OF UNIFORM PLANTS SHALL NOT INCREASE THE CONTRACT PRICE.

D. THE OWNER AGREES THAT FOR THE PLANTING OF TREES, SHRUBS, OR UNDER STOCK PLANTS, THE PLANTS SHALL BE EFFECTIVE, HE WILL WATER PLANTS AT LEAST TWICE A WEEK DURING DRY PERIODS.

E. NOTIFY OWNER OR OWNERS REPRESENTATIVE SEVEN DAYS PRIOR TO THE OPERATION OF THE WARRANTY PERIOD.

F. REMOVE DEAD, UNHEALTHY AND UNUSUALLY PLANTS

G. REPLACE DRYING AND STAGNANT MATERIALS

H. REMOVE TRASH, DEBRIS AND LITTER, WATER, PRUNE, RESTAIN TREES, WEEDS, WEED AND APPLY HERBICIDES AND FUNGICIDES AS REQUIRED.

I. REMOVE CLIPPINGS AND DEBRIS FROM SITE PROMPTLY.

J. COORDINATE WITH OPERATION OF IRRIGATION SYSTEM TO ENSURE THAT PLANTS ARE ADEQUATELY WATERED. HAD WATER AREAS NOT RECEIVING ADEQUATE WATER FROM AN IRRIGATION SYSTEM.

K. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN ACCORDANCE TO THE MAINTENANCE SCHEDULE TO ENSURE PLANTS ARE IN PROPER WORKING ORDER WITH SUFFICIENT ADJUSTMENTS BY REASON TO MAINTAIN WATER CONSUMPTION.

L. RESET SETTLED PLANTS

M. REPAIR MULCH TO MAINTAIN AND TRIM AREAS

N. SHOULD BE REPEATED AND/OR SOILED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL

BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL HEALTH STATUS OF GRASS AT NO ADDITIONAL COST TO THE OWNER.

K. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:

A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DECIDUOUS). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.

B. ALL LANDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.

C. SOILED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1.5 METERS BEFORE BEING MOVED. UNDEVELOPED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LESS THAN TWELVE SQUARE METERS MUST BE REJECTED OR RESEEDED. AN APPROPRIATE PRIOR TO FINAL ACCEPTANCE. ALL SOILED TURF SHALL BE MEATY MOVED.

1.10 QUALITY ASSURANCE

A. COMPLY WITH ALL FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.

B. EMPLOY PERSONNEL EXPERIENCED AND FAMILIAR WITH THE REQUIRED WORK AND SUPERVISION BY A FOREMAN.

C. DO NOT HAVE PLANT MATERIAL SUBSTITUTIONS. IF THE LANDSCAPE MATERIAL SPECIFIED IS NOT READILY AVAILABLE, SUBMIT PROPOSAL TO LANDSCAPE ARCHITECT ALONG WITH THE PROPOSED MATERIAL TO BE USED IN LIEU OF THE SPECIFIED PLANT.

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VASQUEZ ENGINEERING, L.L.C.  
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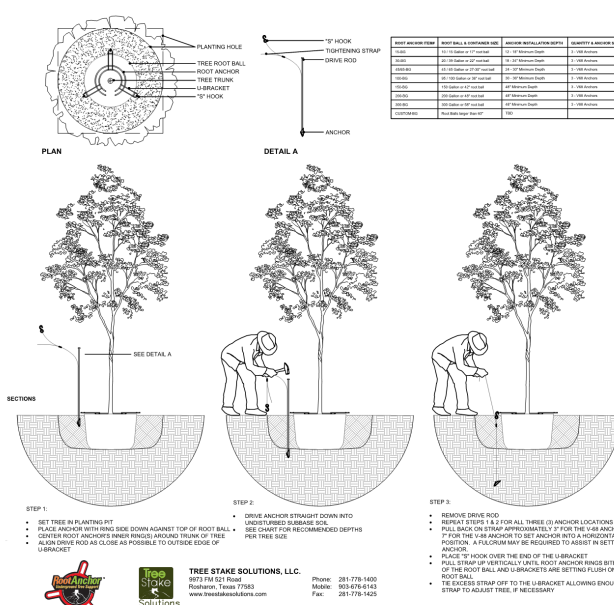


DEVELOPER:  
FOUR VP GP HOUSTON, INC.  
17950 PRESTON ROAD  
DALLAS, TEXAS 75252

LANDSCAPE SPECIFICATIONS AND DETAILS  
LOT 2, BLOCK A  
SMITH I-20 ADDITION  
CITY OF GRAND PRAIRIE, TEXAS

Scale: 1" = 3'-0"  
Designed by: JAVR  
Checked by: JAVR  
Drawn by: JAVR  
Date: 8/26/2018

SHEET  
L1.2



ITEM	DESCRIPTION	QUANTITY	UNIT
1	12" x 12" x 12" Root Ball	1	EA
2	12" x 12" x 12" Root Ball	1	EA
3	12" x 12" x 12" Root Ball	1	EA
4	12" x 12" x 12" Root Ball	1	EA
5	12" x 12" x 12" Root Ball	1	EA
6	12" x 12" x 12" Root Ball	1	EA
7	12" x 12" x 12" Root Ball	1	EA
8	12" x 12" x 12" Root Ball	1	EA
9	12" x 12" x 12" Root Ball	1	EA</