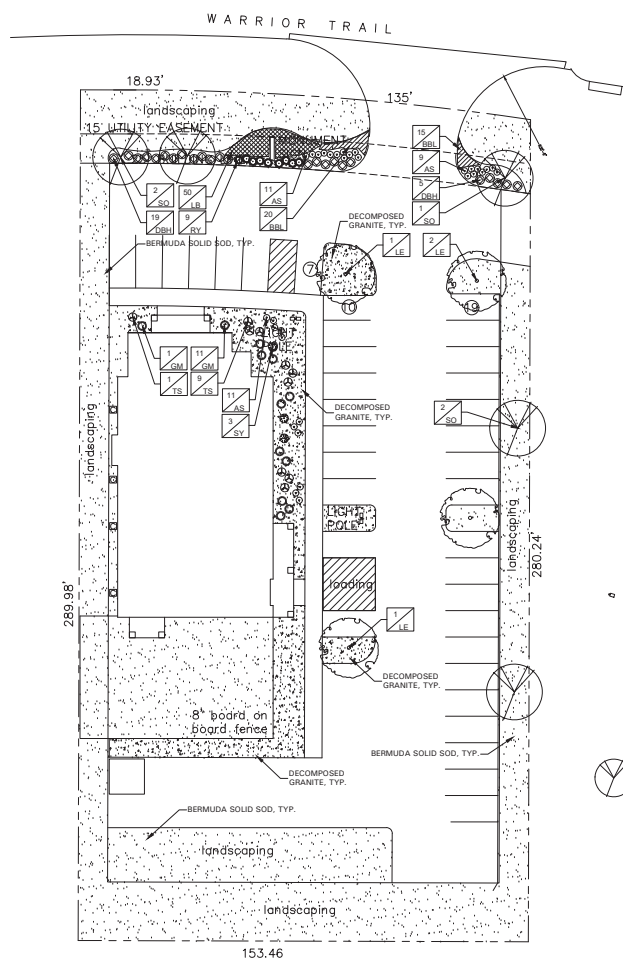


Exhibit D - Landscaping Plan



GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRADES DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR WITHIN 18 MONTHS ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOO.

FOUR (4) OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION INCLUDING SOO. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNER'S REPRESENTATIVE.

TOPSOIL SHALL BE FRABLE, NATURAL LOAM, FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOO UNTIL ACCEPTANCE. THIS SHALL INCLUDE BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION. SOO SHALL BE REPLACED IF NECESSARY.

SOLID SOO:
SOLID SOO SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES AT A MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOO SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOO SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOO, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO FAD THICKNESS OF 3/4" x 1/4", EXCLUDING TOP GROWTH AND TATCH. PROVIDE ONLY SOO CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT RE-FILL SOO IF IT IS DOMINANT OR GROUND IS PROZEN. LAY SOO WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO THIRTY (30) INCHES.

SOO SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOO SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOO SHALL INCLUDE AN OVERSEED OF ANNUAL, PER OR WINTER PREGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §15.0 OF TITLE 7, PART XIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:
SCARP SURFACE TO A MINIMUM OF 2" 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 UNIFORMLY 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 THE 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 ON DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL BY 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 PLAN WITH 2" OF TOPSOIL AND 2" OF COMPOST AND CONSISTENTLY BLENDED TO A DEPTH OF 8". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOO TO BE SEPARATED BY STEEL EDGING, EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" 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 CURBING.

QUANTITIES ON 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 PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED 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, SIDEWALK OR CURB. TREES SHALL ALSO BE 1' CLEAR FROM FIRE HYDRANTS.

2" OF SHREDDED HARDWOOD MULCH OR BETTER THICKNESS SHALL BE PLACED OVER 4" OZ WOVEN NEED BARRIER FABRIC OR APPROVED EQUAL. NEED BARRIER FABRIC SHALL BE PLACED UNDER MULCH AND ALL TREES AND SHALL BE DEWITT WARTER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE 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:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL WATER SOO TEMPORARILY BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH. TURF SHALL BE IN FULL ESTABLISHMENT AT THE TIME OF ACCEPTANCE.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

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 ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

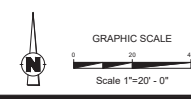
MISCELLANEOUS MATERIALS:
STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURADEGE STEEL LANDSCAPE EDGING.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH MATERIAL. SO SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

PROPOSED PLANT SCHEDULE				
QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE
SHADE TREES				
4	LE	Live Oak	<i>Quercus laevis</i>	12' H., 4' spread
5	SO	Shumard Oak	<i>Quercus shumardii</i>	12' H., 5' spread
SHRUBS				
31	AS	Autumn Sage	<i>Salvia greggii</i>	5 gal.
24	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Holly'</i>	5 gal.
12	GM	Gulf Muhly	<i>Muhlenbergia capillaris</i>	5 gal.
9	RY	Red Yucca	<i>Yucca filamentosa</i>	5 gal.
3	SY	Buffed Yucca	<i>Yucca repens</i>	5 gal.
10	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.
GROUNDCOVER/VINES/GRASS				
35	BBL	Big Blue Linum	<i>Linum catharticum</i>	1 gal.
50	LB	New Gold Lantana/Black Eyed Susan Mix	<i>Lantana x hybrid/New Gold / Rutebeckia hirta</i>	1 gal.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>	1 gal.
		Bermuda Hydromulch	<i>Cynodon dactylon</i>	1 gal.
		Decomposed Granite		1 gal.

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.

LANDSCAPE TABULATIONS for Grand Prairie, TX	
Non Residential Landscaping	
1. A minimum of 75% of all required landscape areas shall be located in the front yard.	
2. The minimum landscape requirement is 10% of the site area.	
3. One tree shall be provided for every 500 s.f. of landscape required	
REQUIRED	PROVIDED
4,000 s.f. (10%)	18,200 s.f. (41.5%)
3,304 s.f. (75%)	5,220 s.f.
9 trees, 3" cal.	9 trees, 3" cal.
88 shrubs	88 shrubs
Landscaping Adjacent to Public R.O.W.	
1. Street Trees shall be provided and spaced between 25' and 50 feet apart along the property line or lesser frontage.	
Parking Areas	
1. One tree shall be provided for each 20 parking spaces. No car parking space shall be located greater than 100' from the center of a tree.	
2. Parking areas shall be screened along all streets by a minimum 3' high solid shrub hedge when mature.	
Parking Spaces = 38 spaces	
REQUIRED	PROVIDED
2 trees	2 trees
shrub screen	shrub screen



CASE # S181104



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**PENNY PAWS
ANIMAL CLINIC**
23525 WARRIOR TRAIL
GRAND PRAIRIE, TEXAS

REVISIONS	BY
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