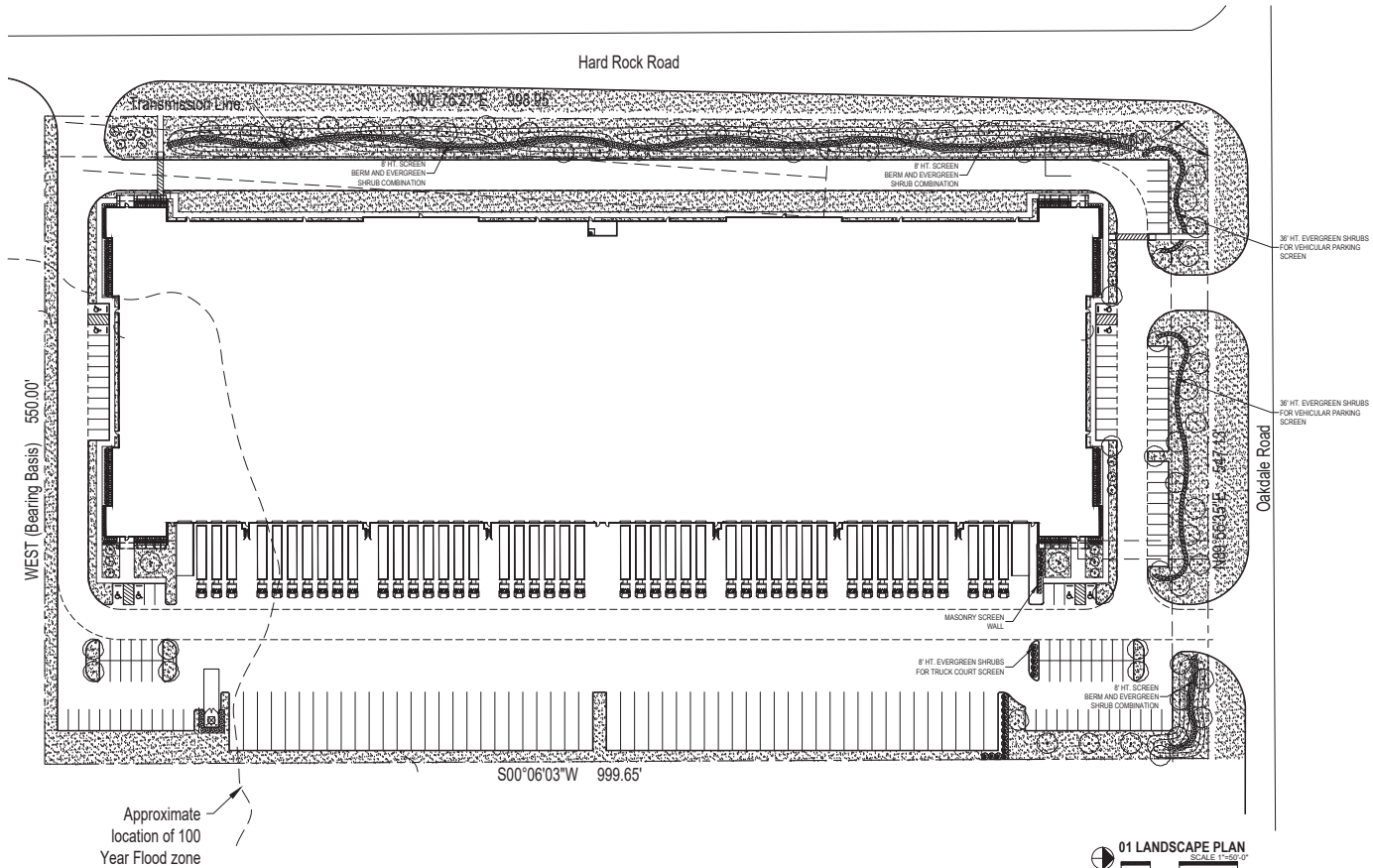
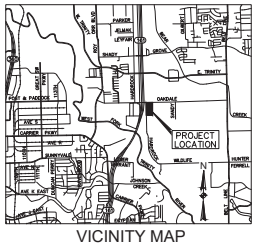


Exhibit D - Landscape Plan



architecture

9660 Audella Road  
Suite 123-66  
Dallas, Texas 75238  
214.261.9060

Hardrock Development

GRAND PRAIRIE, TX

2411

1	08.21.18	DRC Submittal
2	09.17.18	△ DRC Comments
3	09.19.18	△ DRC Comments
4		
5		
6		
7		
8		
9		



SHEET CONTENTS:  
LANDSCAPE PLAN

DATE: September 19, 2018  
SHEET:  
L1.01

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GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LIMBS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREA TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOISTURE, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVERSEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

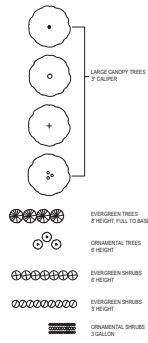
LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS

LANDSCAPE AREA	
(Total Size = 518,174 s.f.)	
Landscape area provided: 91,454 s.f. (17.6%)	
STREET FRONTAGE	
Requirements: One (1) tree, 2" cal., per 50 l.f. of street frontage	
Hard Rock Road (998.05 l.f.)	
Required: (20) trees, 2" cal.	Provided: (20) trees, 2" cal.
Oakdale Road (574.13 l.f.)	
Required: (12) trees, 2" cal.	Provided: (17) trees, 2" cal.
PARKING LOT (110 spaces)	
Requirements: (1) tree, 2" cal., per 20 parking spaces, 340' l.f. parking lot screen	
Required: (6) trees, 2" cal.	Provided: (14) trees, 2" cal.
evergreen landscape screen: evergreen landscape screen	
OUTDOOR STORAGE	
Requirements: Outdoor storage areas to be screened with 4' plus shrubs and berry. Height of screening (berry and evergreen plants) at time of installation to be 8'	
Evergreen plants and berry provided	
IRRIGATION	
Irrigation will meet the requirements of the UDC	

PLANT LEGEND



LANDSCAPE ARCHITECT

STUDIO GREEN SPOT, INC.  
1784 W. McDERMOTT DRIVE  
SUITE 110  
ALLEN, TEXAS 75013  
CHRIS TRONZANO  
(469) 389-4448  
CHRIS@STUDIOGREENSPOT.COM

DEVELOPER

CH / ACQUISITIONS, L.P.  
CROW HOLDINGS INDUSTRIAL  
WILL MUNDINGER  
3819 MAPLE AVE  
DALLAS, TEXAS 75219  
214-661-8000 BUSINESS  
214-445-0903 FAX  
wmundinger@crowholdingsindustrial.com

OWNER

ARGAS USA, LLC  
255 N. RADNOR CHESTER ROAD  
SUITE 100  
RADNOR, PA 19087

HARDROCK DEVELOPMENT  
SITE PLAN

GRAND PRAIRIE, TEXAS  
DALLAS COUNTY  
12.584 ACRES  
BUILDING: 221,335 SF  
CASE NO.: SA181002S181002