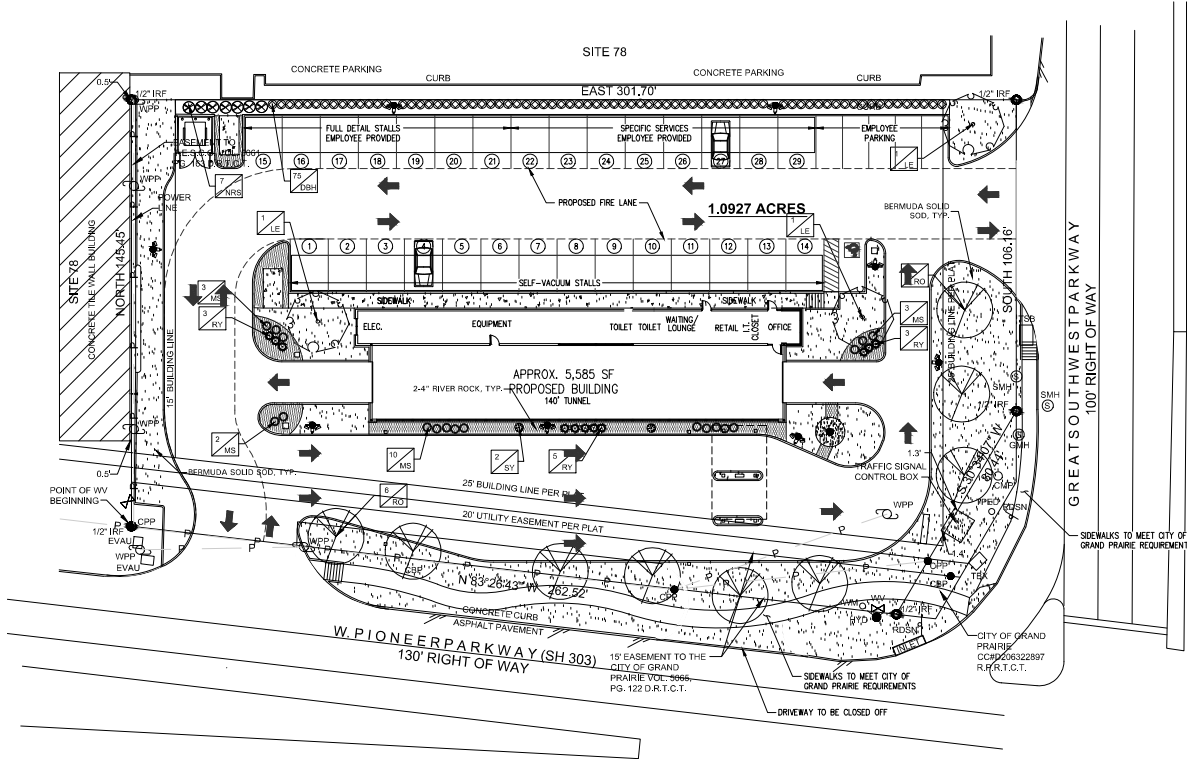


Exhibit C - Landscape Plan
Page 1 of 1



GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION SCHEDULE.
- LAWN AREAS SHALL BE SET 1" BELOW FINAL FINISHED GRADE TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FINE GRADE AREAS TO ACHIEVE FINAL CONTIGUOUS FINISH ON LAWN FINISHES. EXISTING DRAINAGE SHALL BE MAINTAINED AND NOT DISRUPTED. DRAINAGE AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER AREAS IN CORRESPONDING AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED ARE FINISH GRADE APPROVED BY THE CHAIRMAN CONSTRUCTION MANAGER ON LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL BERT CLOSERS, STEEL, CONCRETE, SPILLS, TRAILS ETC PRIOR TO LAYING TOPSOIL AND GRADE.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD

- SOD SOD SHALL BE PLACED ALONG ALL INTERVIEW EDGES, AT A MINIMUM SHALL INCLUDE CURBS, WALKS, ALLEYS, PARKING AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND VINE CUT TO PAD THICKNESS OF 3/4" (1-1/4) EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. JOINTS EDGES ARE TOOKING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STIRPS TO OFFSET JOINTS.
- TOP EDGES JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THROUGHOUT DURING INSTALLATION PROCESS.
- SOD SHOULD BE WATERED THROUGHOUT DURING INSTALLATION PROCESS. SOD SHOULD BE WATERED THROUGHOUT DURING INSTALLATION PROCESS. SOD SHOULD BE WATERED THROUGHOUT DURING INSTALLATION PROCESS.

HYDROCHLORIC

- SCAFFY AND LOOSEN ALL AREAS TO BE HYDROCHLORIC TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HALLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE LOCAL LAWN REQUIREMENTS.
- THEIR SHALL BE 100% WOOD CELLULOSE FIBER DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "COMMERCE OR EQUAL".
- THEIR SHALL BE 100% WOOD CELLULOSE FIBER DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "COMMERCE OR EQUAL".
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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 over 500 s.f. of landscape required	
REQUIRED	PROVIDED
3070 s.f. (75%)	740 s.f.
4780 s.f. (10%)	11880 s.f. (24.93%)
10 trees, 3" cal.	12 trees, 3" cal.

Landscaping Adjacent to Public R.O.W

- Street trees shall be provided and spaced between 25' and 50 feet apart along the property line or linear frontage.

Parking Areas

- 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.

- Parking areas shall be screened along all streets by a minimum 3' high solid shrub hedge when mature.

- Parking Spaces = 31 spaces (including vacuum spaces)

- REQUIRED

- 2 trees

- 3 trees

- shrub screen

- shrub screen

STANDARD	REQUIRED	PROPOSED	MEETS
Landscape Area (Sq. Ft.)	4,750	11,859	YES
Street Trees	10	12	YES
Parking Trees	2	3	YES
Total Site Trees	12	15	YES
Shrubs	95	111	YES

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
3	LE	'Bosque' Lacebark Elm	<i>Ulmus parvifolia</i> 'UPMIF'	3" cal.	12" ht., 8' spread
9	RO	Texas Red Oak	<i>Quercus buckleyi</i>	3" cal.	12" ht., 5' spread
SHRUBS					
75	DBH	Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burford Nano'	5 gal.	full, 20" spread, 30" o.c.
15	MS	Maiden Grass	<i>Miscanthus sinensis</i> 'Gracillimus'	5 gal.	full, 20" spread, 30" o.c.
7	NIS	Nella R Stevens Holly	<i>Ilex x Nella R. Stevens</i>	7 gal.	full, 40" o.c.
11	RY	Red Yucca	<i>Hesperaloe parviflora</i>	5 gal.	full, 24" spread, 30" o.c.
2	SY	Softleaf Yucca	<i>Yucca recurvifolia</i>	5 gal.	full, 30" o.c.
GROUND COVER/VINES/GRASS					
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		24" River Rock			

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 NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS, NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT (DESIGNATIONS OR ANY CONVICTION THAT WOULD PROHIBIT THE INSTALLATIONS BYOWN, SURVEY DATA, OF EXISTING CONDITIONS ARE SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING CONSTRUCTION. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 3" SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTIGUOUS FINISH GRADE. LAWN AREAS TO RECEIVE TOPSOIL 1" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 7" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1" BELOW THE TOPS OF PLANTING AREAS.
- 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.
- TREES SHALL BE PLANTED AT A MINIMUM OF 8' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' FROM FROM FIRE HYDRANTS.
- 4" OF SHREDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WALKER FABRIC. MULCH SHALL BE SHREDED HARDWOOD MULCH OR APPROVED EQUAL. FINE STRAW MULCH IS PROHIBITED.
- WALKER FABRIC SHALL BE USED IN PLANT BEDS AND APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-PROOF SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS

- VEGETATION SHALL BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINING IN HEALTHY GROWING CONDITION. APPROPRIATE FOR THE SEASON IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOTHER TREES, TREES, BOWERS AND SPRINKLER OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. 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.

MISCELLANEOUS MATERIALS

- STEEL EDGING SHALL BE 3/16" x 4" x 16' DARK GREEN DURADEC STEEL. LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS SHALL BE 2".
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

AWR
AWE Design, LLC
Austin, Texas 78708
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AWR

GRAND PRAIRIE
CARWASH
2600 W PIONEER PARKWAY
GRAND PRAIRIE, TEXAS



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