ATTACHMENT IV

Alliance Airport Association's Landscaping Regulation

Landscaping

- Alliance is a Texas scale project. The landscape character of Alliance is that of an industrial ranch or working landscape. As Alliance makes the transition from working ranch to development the intention is that some of the architectural developments of that ranch character remain. It is envisioned that throughout this transition, the vastness and horizontal nature of the Texas landscape will remain as foreground for the dominant vertical structures.

- **Objective.** Landscape character is created by hierarchy of architectural elements, streets, and site features such as walkways, signage, and lighting as well as plant materials, berms, and water elements. In an attempt to identify the building sites and their architecture in ALLIANCE, landscaping as a design element will play a key role in creating and conveying a "ranch like" working environment. The intent of these guidelines is to provide design criteria which will fulfill aesthetic environmental and economic considerations to ensure an image that is distinctive, understandable, and unifies the entire site. Refer to pages 13 and 14 for layouts, procedures, and additional plant list.

- **Plans.** Plans for any Improvements to be erected, placed, or altered in or upon any Site shall not be approved by the DRB, unless separate landscape plans, satisfactory to the DRB, have been submitted to include plant material and landscape construction to be installed on the Site, and plans for an underground irrigation system for all planted areas per the design of a registered landscape architect and licensed irrigator.

- **Landscape Treatment.** Landscape treatment of the Site shall be in the form of native grass lawns, shrubbery, ground covers, shade trees, street trees, ornamental trees as well as planting in areas used as dividers and in any areas of limited use. All plant material will conform to the American Standard for Nursery Stock (ANSI-260.1-1986). Landscaping treatment shall be used to shield or define service areas and property divisions, and to enhance building scale and forms, subject to DRB approval.

- **Installation.** Landscaping in accordance with the plans submitted and approved by the DRB must be installed on a Site and in the adjacent Unpaved Right-of-Way within 30 days following the completion of the building or as soon as possible allowing for the seasons of the year, but in no event later than 180 days following completion of the building.

- **Irrigation System.** An automatic underground irrigation system approved by the DRB shall be installed in all landscaped areas on a Site by a licensed irrigator registered by the State of Texas, and shall be designed to insure that all landscape vegetation is watered as necessary to sustain its design intent.

- **Parkway Landscape Area.** Parkway Landscape Areas adjacent to a developed portion of a Site, specified by the DRB, shall be landscaped in accordance with the Parkway Landscape Plan. This plan was prepared by the Declarant and designed to provide a uniform use of landscape material along all streets addressed in this plan. This Parkway Landscape Area shall be dominated by a "Mow Free Zone" to preserve a coherent and consistent image throughout the development.

  - **Front Yard Landscape Area.** This 25' shall be planted with Buffalo Grass or other native grasses, but shall <u>not</u> be planted with trees, shrubs, or other landscape materials, except for Groups 5 and 7 from the plant materials list on page 14.

  - For streets addressed in the Parkway Landscape Plan, the Front Yard Landscape Area shall consist of the area between the Parkway Landscape Area and the Paving Setback Line. At least one tree with a 3" to 6" caliper trunk shall be planted every 25'-40', with an average spacing of not more than 40 ft. (selected from Group 1). Also, six (6) 2" caliper trees from Group 2 shall be planted for every 100 ft. of frontage.

  - For streets not addressed in the Parkway Landscape Plan, the Front Yard Landscape Area shall consist of the area between the adjacent street Right-of-Way and the Paving Setback Line. Trees from the approved list (on page 14) with 3 to 6 inch caliper trunks having a combined average caliper trunk size of not less than 4 inches shall be planted in Front Yard Landscape Areas in a layout meeting DRB approval. At least one tree from Group 1, shall be located every 25 to 40 feet apart with an average spacing of not more than 50 feet. One tree shall be planted for every 30 feet of landscaped frontage. Also, 6, 2-inch caliper ornamental trees from Group 2 shall be planted for every 100 feet of frontage. It is always suggested that planting be done in groups whenever possible.

- **Minimum Landscaping for Parking Areas.** It is always suggested that planting be in groups whenever possible. Parking lot trees should be predominantly canopy trees. However, up to 20% from Groups 2 and 3 may be used along with Group 1 trees in islands, creating massing similar to old fence rows.

  - The tree requirements in the parking landscape requirements do not count toward the requirements along Parkway Landscape Areas, nor do trees in the Parkway Landscape Areas count towards those of the Parking Landscape Areas.

- **Earthen Berms.** Earthen berms shall be required as per the Parkway Landscape Plan and/or along Street frontage of a Site as follows:

  - Along all Streets, berms shall be required between street paving and all site paving, except driveways to provide screening. This berm shall be adjacent to the street in cases of deep paving setbacks.

  - Berms shall have an average height of 36 inches measured from the top of the berm elevation of the back of the street curb, or parking lot curb, whichever is greater.

  - Manholes, cleanouts, or other points of access to utility lines shall be preserved in the design and construction of the berms.

- **Grass and Sod.** All Sites shall have properly maintained grass along the front of each Site, between the Street curb and the building, or between the Street curb and parking area. Where erosion is expected to occur due to topography of the Site, solid sod shall be used at the backs of landscaped walls, curbs, and sidewalks in a continuous strip. Solid sod shall be used at any location in the landscape where potential erosion problems may occur. Solid sod shall be of the same type and quality as specified for the rest of the site. Erosion control should be implemented as required during the construction process and until the landscape is established.

- **Sight Line Requirements.** Landscape treatment shall not interfere with sight line requirements at Street or driveway intersections as required by the City of Fort Worth. It is the responsibility of the owners and the owner's engineers and consultants to make sure that all such requirements are provided for.

- **Design for Ease of Maintenance.** All landscaping shall be designed for reasonable maintenance and all landscaped areas shall be maintained in a quality, well-manicured manner at all times. Retaining walls or terracing may be used in areas where excessive maintenance would otherwise be required if specifically approved by the DRB (use of railroad tie retaining walls is prohibited).

- **Expansion Areas.** The unimproved portion of a Site to be used for expansion and future improvements does not have to be landscaped or irrigated in compliance with the above requirements, but such area shall be kept in native condition and mowed on a regular basis with generally neat and orderly appearance acceptable to the DRB. Sites cleared and graded for future use must be reestablished with appropriate native material to prevent erosion.

- **Tree or Plant Material Substitution.** When a specific type of plant material ceases to become generally available, then the DRB shall have the right, in its sole discretion, to recommend appropriate substitutions.

Screening and Fencing

- **Screening Between Incompatible Land Uses.** Landscaping or other screening acceptable to the DRB shall be provided between office, hotel, or retail sales sites and other incompatible land use areas such as warehousing and manufacturing.

- **Open Storage.** Such areas shall be screened with a wall of permanent construction with ornamental landscaping. The design and materials shall be approved in writing by the DRB (Refer to page 10). Said screening wall shall be of a height at least equal to that of the materials or equipment being stored, but in no event shall be less than six feet. Location of all outside storage shall be limited to the rear two-thirds of the site, and shall be approved in writing by the DRB. Walls facing Street or adjacent parcels shall be softened with landscaping as approved by the DRB.

  No front storage area will be allowed on Alliance Boulevard, Heritage Parkway, Eagle Parkway, Keller-Haslet Road, I-35W and SH-170 Frontage Roads, and on any median divided streets and highways. If a compactor/dumpster is not located within a screened loading area, it shall have an enclosure of masonry construction on three sides with an opaque gate on the vehicular access side. A pedestrian gate may be required by the DRB. If a compactor/dumpster is located within a screened loading area, there must be provisions taken such that it is not visible from the street through openings in the screening walls. Hose bibs must be provided at such areas.

- **Screening of Other Equipment and Objects.** Storage tanks (including water storage), processing equipment, trash containers, maintenance facilities, mechanical systems, and trucks based on the premises shall either be housed in closed buildings or otherwise screened from public view in a manner architecturally compatible with the building and approved in writing by the DRB. Such screening shall include landscaping and/or permanent fences of solid materials similar to the building materials and be located as far from the front and side property lines of the Site as reasonably possible.

- **Fences.** Fences are permitted only if approved by the DRB and only at locations approved by the DRB. Use of landscaping to soften the visual impact of fences shall be required. Non-PVC coated chain link fences and wooden fences shall not be permitted. In no case will a fence be allowed forward of the Paving Setback line unless approved by the DRB. The use of screening insert strips or "slats may not be used without the written approval of the DRB.

- **Roof Objects and Appurtenances.** All roof objects including mechanical systems, cooling towers, fans, air conditioners, vents, and all other structures or roof mounted equipment which rise above the roofline shall be screened from view on all sides by a roof-mounted screen at least equal in height to the items being screened. Parapet walls can be considered as screening mechanisms as long as they are within a 3'-0" adjacency and fulfill other requirements of height and density.

- **Antennas and Towers.** Antennas and towers shall be permitted only if approved by the DRB and shall require screening approved by the DRB.

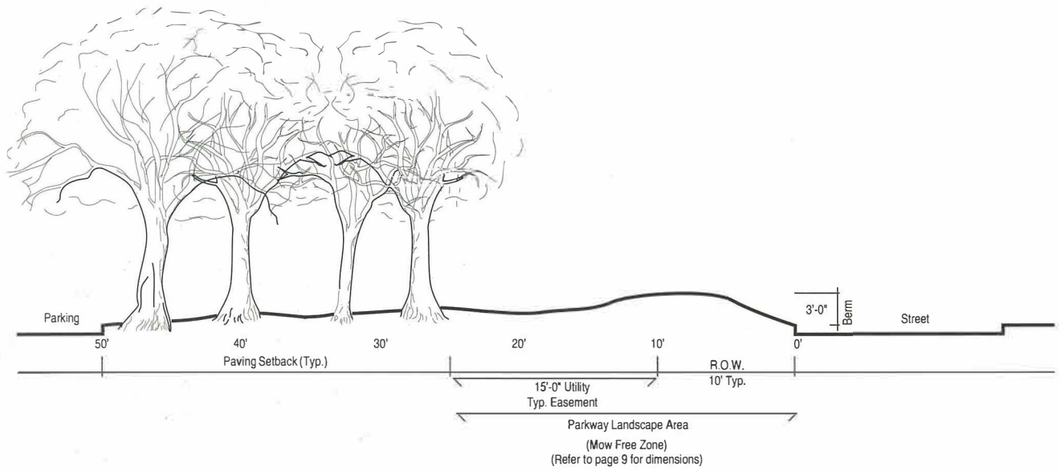
ALLIANCE DEVELOPMENT COMPANY

ALLIANCE DEVELOPMENT GUIDELINES

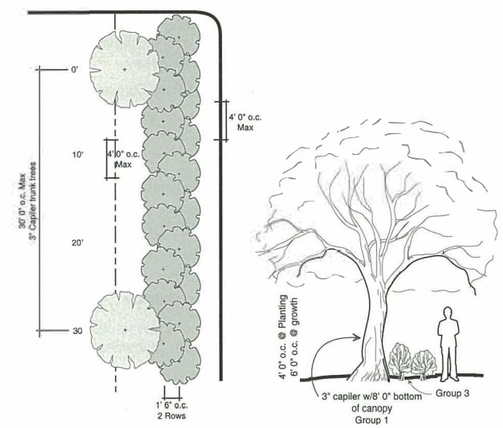
SITE PLANNING - LANDSCAPE

LAYOUTS

Parkway Landscape Plan Streets

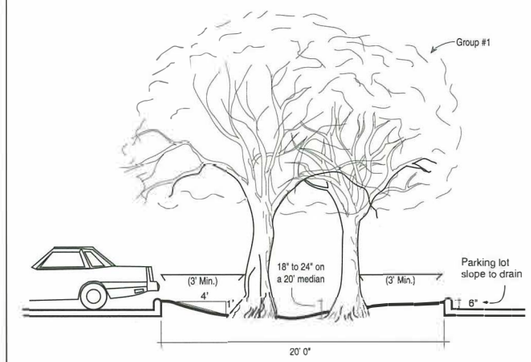


Screen Wall Between Incompatible Uses



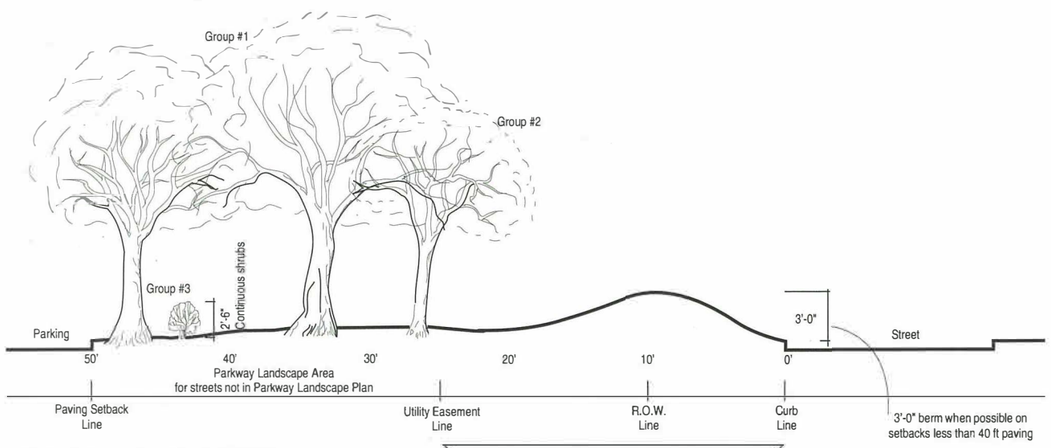
(Not a substitute when a masonry wall is required)

Parking Swale



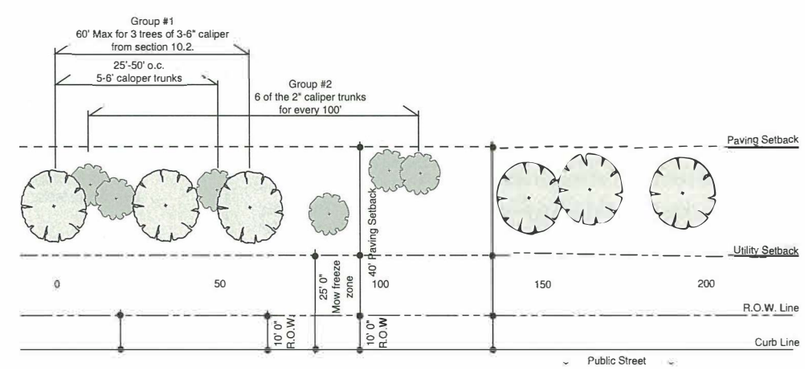
Reference Appendix A for Supplemental Guideline Exhibits

All Other Streets Not Included in Parkway Landscape Plan



* For streets in Parkway Landscape Plan, the front yard landscape area shall consist of the area between the Parkway landscape area and the paving setback line

Landscape Plan for Streets



PROCEDURES AND GENERAL NOTES

Site Planting

All plant material installed which is determined to be dead or not in satisfactory growth shall be removed and replaced with new plant material as originally specified. Replacement shall be made as soon as conditions permit during the next normal planting season.

Materials Other Than Plant Materials

- **Topsoil.** All existing topsoil stripped for this work and suitable for reuse shall be stored on site and replaced as directed by the Owner's Representative.

  If the quantity of existing topsoil is inadequate to complete the Work, furnish sufficient topsoil to properly install all work as specified.

  Topsoil shall be without admixture of subsoil and shall be reasonably free from clay lumps, stones, stumps, roots, live plants, or similar substances one inch or more in diameter, debris, or other objects which might be a hindrance to planting operations.
- **Backfill.** Fertilizer shall comply with applicable State laws and shall be uniform in composition, dry, and free flowing. Fertilizer which has been wet or is caked or otherwise damaged will not be allowed.
- **Surface Mulch.** Commercial grade shredded cypress mulch.
- **Erosion Control Material.** "Geoweb" as manufactured by Geosystems, P. O. Box 2399, Appleton, Wisconsin 54913, 1-800-558-3525 (Ext-311) or comparable.

  "Incamat" or comparable.

  Jute mesh: Poly Burlap PB-24 or comparable.
- **Guying and Wrapping.** Tree Paint - Waterproof, adhesive and elastic, antiseptic, free from kerosene, coal tar creosote, and other material injurious to the life of the tree. Proposed tree paint must be approved by Owner's Representative prior to use.

Execution

Planting operations shall proceed as rapidly as possible as the site becomes available, consistent with normal seasonal limitations for planting work.

When unsatisfactory weather conditions occur during planting such as drought, high winds, or excessive moisture which are likely to produce unacceptable results, all planting work shall be stopped.

No planting, except ground cover and seasonal planting, shall be placed closer than 2 feet to any pavement or structure.

- **Planting of Tree and Shrubs.** Where unsuitable soil conditions are encountered, over-excavate pit width a minimum of 50%.
- **Pruning.** Each tree and shrub shall be pruned in accordance with standard horticultural practice to preserve the natural character of the plant. Pruning shall be done with clean, sharp tools. Paint all cuts over 1 inch in diameter with tree paint to cover all exposed cambii and other living tissues.
- **Guying.** There shall be support immediately after planting as indicated with 3 guys per tree. Encase guy cable in rubber hose to prevent direct contact with tree, and place around the trunk in a single loop. Tighten and keep taut with turnbuckle.
- **Wrapping.** Promptly after planting, the trunks of all trees indicated to be wrapped shall be spirally wrapped from the ground line to the height of the second branches. Wrapping shall be neat and snug, and shall be in place with cord or twine ties.
- **Cleaning.** Maintain all paved areas and haul routes free of soil, rock, manure, peat, and other planting material.

  After completion of planting operations, remove all excess planting materials from the site and legally dispose of.
- **Maintenance.** Maintenance shall include watering, weeding, mulching, cultivating, repairing of guys, removal of dead material, resetting plants to proper grades or upright position, restoration of the "rain well", and other necessary operations required to maintain the planted material in a healthy condition. All existing areas damaged by installation or replacement are to be restored to their pre-existing conditions.
- **Quality Control.** Maintenance program shall include watering, fertilization, pruning, weeding, herbicide applications, pest and disease control, bed cultivation, trimming, and litter removal in landscaped areas and adjacent paved areas.
- **Disease and Pest Control.** Provide disease and pest control throughout the maintenance period as required.

Pruning

- **Trees.** Prune annually in January using only experienced tree pruning personnel. Thin out and remove any crossing, damaged, diseased, or dead wood throughout the year. Make cuts clean and flush, leaving no stub. Remove all suckers on a continuous basis.

  After each cut, disinfect with alcohol all tools used to cut trees where there is a known danger of transmitting disease on tools.
- **Shrubs/Ground Cover.** Prune annually in March.
- **Plant Additions and Replacements.** Promptly replace all plant material and other property damaged beyond recovery or repair as a result of maintenance activities.

  Replacement plants shall match existing size and original specifications of similar plants on the site.
- **Clean Up.** Clean up, haul away from the Owner's property, and legally dispose of all debris resulting from maintenance operations, plus all debris which may have accumulated in the planting beds and immediately adjacent lawn areas and paved surfaces.

  Remove from the site all litter, leaves, and clippings. Do not blow onto streets, parking areas, or other property.

Landscape Maintenance

- **Schedule.** Ongoing maintenance schedule should be submitted to the DRB annually for approval.
- **Quality Control.** Maintenance program shall include watering, fertilization, pruning, weeding, herbicide applications, pest and disease control, bed cultivation, trimming, and litter removal in landscaped areas and adjacent paved areas.
- **Disease and Pest Control**. Providing disease and pest control throughout the maintenance period as required.
- **Pruning**. Trees: Prune annually in January using only experienced tree pruning personnel. Thin out and remove any crossing, damaged, diseased, or dead wood throughout the year. Make cuts clean and flush, leaving no stub. Remove all suckers on a continuous basis.

  After each cut disinfect with alcohol all tools used to cut trees where there is a known danger of transmitting disease on tools.

Utilities Facilities

All utilities and utility connections shall be located underground, including, but not limited to, electrical and telephone cables, security and other telecommunication systems and wires. Transformers, meters of any type (including electric, gas or other meters), or other apparatus shall be adequately screened and landscaped as approved in writing by the DRB. All transformers and similar equipment shall be located outside the mow free zone away from the street. This constitutes either a mixed vegetative screen on three sides, or a split face CMU (limestone color) wall with pre-cast cap and fenced gates. It is strongly suggested that the location of these features is removed from the street front and parkway landscape areas. All exposed metal features, if painted, should match the ALLIANCE color palette (Kymar: Hartford Green).

PLANTING MATERIAL

Alliance Center/Alliance Gateway Approved Plant Materials List (July 8, 1992)

Group 1:

Canopy Trees

- Bumelia lanuginosa - Chittimwood
- Pistachia chinensis - Chinese Pistache
- Quercus macrocarpa - Burr Oak
- Quercus muhlenbergii - Chinkapin Oak
- Quercus shumardii - Shumard Oak
- Querous virginiana - Live Oak *
- Ulmus crassifolia - Cedar Elm
- Ulmus parvifolia sempervirens - Lacebark Elm
- Thoulgess Locust
- Gleditsia triacanthos - Honey Locust

Group 2:

Sub-Canopy/Small of Flowering Trees

- Betula nigra - River Birch
- Cercis canadensis L and Cercis texensis B - Redbud varieties
- Crataegis spp. - Hawthorne varieties
- Ilex decidua - Possum Haw
- Ilex vomitoria - Yaupon
- Lagerstroemia indica - Crepe myrtle
- Malus sp. - Crabapple varieties
- Prospois juliflora - Honey Mesquite
- Prunus mexicana - Mexican Plum
- Rhus glabra - Scarlet Sumac
- Rhus lanceolata - Prairie Flame Leaf Sumac
- Sophora secundiflora - Texas Mountain Laurel

Group 3:

Large Evergreen Shrubs

- Eleagnus pungens L. - Eleagnus
- Ilex cornuta "Burfordi" L. - Burford Holly
- Ilex "Nellie R. Stevens" - Nellie Stevens Holly

Group 4:

Small/Intermediate Shrubs and Ornamentals

- Abelia grandiflora L. - Abelia varieties
- Berberis thunbergi L. - Barberry varieties
- Cotoneaster spp. - Cottoneaster varieties
- Cydonia japonica - Texas Scarlet Flowering Quince
- Hypericum sp. - Hypericum, St. Johnswort
- Ilex cornuta "Burfordia Dwarf" L. - Dwarf Burford Holly
- Ilex cornuta "Carissa" - Carissa Holly
- Ilex cornuta "Delcambre" - Needlepoint Holly
- Ilex vomitoria "Nana" - Dwarf Yaupon Holly
- Juniperus sp. - Juniper varieties
- Langerstroemia indica - Dwarf Crepe myrtle varieties
- Leucophyllum frutescens - Texas Sage
- Ligustrum sinense "Variegata" - Variegated Privet
- Mahonia aquifolium "Compactum" - Dwarf Oregon Grape Holly
- Miscanthus sinensis - Maidengrass
- Nandina domestica "Compacta" - Compact Nandina
- Nandina domestica "Harbour Dwarf"
- Harbour Dwarf Nandina
- Nandina deomstica "Gulf Stream" - Gulf Stream Nandina
- Raphiolepis indica - Indian Hawthorne

* Subject to DRB approval

Group 5:

Vines and Groundcovers

- Hedera Helix - English Ivy
- Juniperus sp. - Prostrate Juniper varieties
- Liriope sp. - Liriope varieties
- Lonicera sempervirens - Coral Honeysuckle
- Ophiopogon sp. - Mondo Grass
- Parthenocissus tricuspidata - Boston Ivy
- Santolina sp. - Santolina
- Trachelospermum asiaticum - Asian Jasmine
- Vinca minor "Bowles" - Vinca

Group 6:

Wildflowers and Field Flowers

- Bluebonnet (Lupinus texensis) blue 1'-1-1/2', March - May
- Coneflower (Rudbeckia amplexicaulis) yellow, 1-1/2' - 2', May - June
- Firewheel/Indian Blanker (Gallardi pulchella) red with yellow tips, 1' - 1-1/2', May - June
- Lemon Mint (Monarda citriodora) purple/lavender, 1' - 3', May - June
- Plains Coreopsis (Coreopsis tinctoria) yellow, 1' - 3', May - July
- Pink Evening Primrose (Oenothesra speciosa) pink/white, 1' - 1-1/2', March - July
- Texas Paintbrush (Castilleja indivisa) red/orange, 1' - 1-1/2', March - June
- Tickseed (Coreopsis lanceolata) yellow, 1' - 2', May - July

Group 7:

Grasses

- Buchloe dactyloides - "Prairie" Buffalo grass, "609" Buffalo Grass

SHADE TREE

3-6” CAL (check development guidelines)
Spaced at 30’ O.C. typ.
8-10’ H X 6-8’ W min. size at install.
Full & round canopy
EX: Southern Live Oak, Shumard Red Oak, Cedar Elm, etc.

ORNAMENTAL TREE

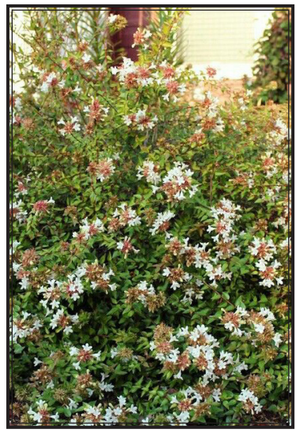
45 Gallon
Spaced at 12-15’ O.C. typ.
6-8’ H X 4-5’ W min. size at install.
Full & round canopy
EX: Chaste Tree, Crape Myrtle, Desert Willow, Redbud, Treed Yaupon Holly, etc.

SCREENING TREE

45 Gallon
Spaced at 12-15’ O.C. typ.
8’ H X 4’ W min. size at install.
Strong central leader, branches full to base
EX: Eastern Red Cedar, Bald Cypress, Treed Yaupon Holly, etc.

LARGE SHRUBS

5 Gallon
Spaced at 3-5’ O.C. typ.
2-3’ H X 2-3’ W min. size at install.
4-6’ H X 4-6’ W mature size.
EX: Texas Sage, Dwarf Wax Myrtle, Eleagnus, etc.



MEDIUM SHRUBS

5 Gallon
Spaced at 2-3’ O.C. typ.
2’ H X 2’ W min. size at install.
3-4’ H X 3-4’ W mature size.
EX: Glossy abelia, Loropetelum, Barberry, Red Yucca, etc.

SMALL SHRUBS

3 Gallon
Spaced at 2-3’ O.C. typ.
1.5’ H X 1.5’ W min. size at install.
2-3’ H X 2-3’ W mature size.
EX: Andorra Juniper, Liriope, etc.

SCREENING SHRUBS

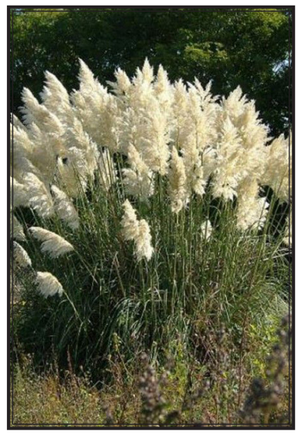
10 Gallon
Spaced at 5’ O.C. typ.
6’ H X 4’ W min. size at install.
EX: Burford Holly, Cherry Laurel, Nellie R. Stevens Holly, etc.

ORNAMENTAL GRASS

3-5 Gallon
Spaced at 2-3’ O.C. typ.
2’ H X 2’ W min. size at install.
3-5’ H X 3-5’ W mature size.
EX: Hameln Grass, Gulf Muhly, Regal Mist Pink Muhly, etc.

SMALL ORN. GRASS

1-2 Gallon (or Hydroseed)
Spaced at 1.5’ O.C. typ.
1’ H X 0.5’ W min. size at install.
2-3’ H X 2-3’ W mature size.
EX: Blonde Ambition Blue Grama, Weeping Love grass, etc.



SCREENING GRASS

5 Gallon
Spaced at 4-6’ O.C. typ.
3’ H X 3’ W min. size at install.
5-8’ H X 5-8’ W mature size.
EX: Pampas Grass, Dwarf Pampas Grass, etc.

GROUNDCOVER

4” Pots
Spaced at 1’ O.C. typ.
0.5’ H X 1-3’ W min. size at install.
0.5-1.5’ H X 1-3’ W mature size.
EX: Purple Wintercreeper, etc.

VINES

4” Pots
Spaced at 2.5’ O.C. typ.
1’ H X 1’ W min. size at install.
Train to grow up wall with mounted wire or rough, porous stone.
EX: English Ivy, Fig Ivy, Virginia Creeper, Carolina Jessamine, etc.

PERENNIALS

1-3 Gallon
Spaced according to plants requirements.
1.5’ H X 1.5’ W min. size at install.
1.5-3’ H X 1.5-3’ W mature size.
EX: Lambs Ear, Lantana, Salvia etc.

ANNUALS

4” Pots -1 Gallon
Spaced according to plants requirements.
0.5’ H X .05’ W min. size at install.
1-3’ H X 1-3’ W mature size.
EX: Pansys, Begonias, Ornamental kale, etc.

Plantings shown and listed represent a general variety found throughout the AllianceTexas Project. Review pertinent design guidelines and CCRs for landscape selection from specific association approved plant palettes.

AllianceTexas Landscape Specifications Guide

ALLIANCE TEXAS

This exhibit is to be used as a general guide for design, installation, and inspection. Verify specific sizing and spacing for each plant in plans to ensure landscape longevity.

MAY 2022

Hillwood
9800 Hillwood Pkwy. Suite 300
Fort Worth, TX 76177
817.224.6000
www.AllianceTexas.com