Planning Department

APR 26 2017

Received

IRRIGATION WILL BE PROVIDED PER THE CITY OF GRAND PRAIRIE UDC REQUIREMENTS

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, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, 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 SPOILS, 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.
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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 AREAS 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: MOWING, 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 OVER-SEEDED 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 MAXIMUM 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.

PLANT MATERIAL SCHEDULE

TREES TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	7	Cedar Elm	*Ulmus crassifolia*	3" cal.	B&B, 13' ht., 6' spread min., 5' clear trunk
CM	12	Crape Myrtle	*Lagerstroemia indica*	6' ht.	container, 8' ht., 4' spread, 3-5 trunks, tree form
LO	6	Live Oak	*Quercus virginiana*	3" cal.	container, 14' ht., 8' spread, 5' clear straight trunk
MAG	7	Lil Gem Magnolia	*Magnolia Grandiflora 'Lil Gem'*	6' ht.	container, full to base, 4' spread
RO	7	Red Oak	*Quercus shumardii*	3" cal.	container, 14' ht., 8' spread, 5' clear straight trunk

SHRUBS TYPE	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DYH	19	Dwarf Yaupon Holly	*Ilex vomitoria 'nana'*	3 gal.	container, 18" ht., 18" spread
LOR	121	Loropetalum	*Loropetalum chinensis 'Ruby'*	5 gal.	container, 24" ht., well rooted
MID	23	Adagio Miscanthus	*Miscanthus sinensis 'Adagio'*	3 gal.	container full, well rooted
NPH	52	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	5 gal.	container, 24" ht., 20" spread, 36" o.c.
NRS	10	Nellie R. Stevens	*Ilex x 'Nellie R. Stevens'*	42" ht.	container, full to base, 36" spread

GROUNDCOVERS TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LIR	225	Liriope	*Liriope muscari*	4" pots	container full, 12" o.c.
SC	225	Seasonal Color		4" pots	selection by owner, 12" o.c.
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS

SITE LANDSCAPE

Requirements: 1% of the site to be landscape, (1) tree per 300 s.f. and (1) shrub per 50 s.f. of required landscape area or 30' landscape buffer.
(Total Site = 70,237 s.f.)

Required	Provided
2,828 s.f. (4%)	31,213 s.f. (44%) 30' plus landscape buffer along the street frontage extending the depth and 11,209 s.f. (17% of an area) of open space on the sides and back of the building
(5) trees	(22) trees
(17) shrubs	(223) shrubs

STREET FRONTAGE

Requirements: One (1) tree, 3" cal., per 50 l.f. of street frontage.

SH 303 (215.19 l.f.)

Required	Provided
(3) trees, 3" cal.	(1) trees, 3" cal. (1) ornamental trees

SH 161 (232.29 l.f.)

Required	Provided
(3) trees, 3" cal.	(1) trees, 3" cal (1) ornamental trees

PARKING LOT (31 spaces)

Requirements: (1) tree, 3" cal., per 20 parking spaces.

Required	Provided
(1) trees, 3" cal.	(1) trees, 3" cal.

TOTAL TREES REQUIRED: 10

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

Studio Green Spot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
CHRIS TRONZANO
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

LICENSED LANDSCAPE ARCHITECT CHRIS TRONZANO 2842 STATE OF TEXAS
04.19.2017

7- ELEVEN STORE

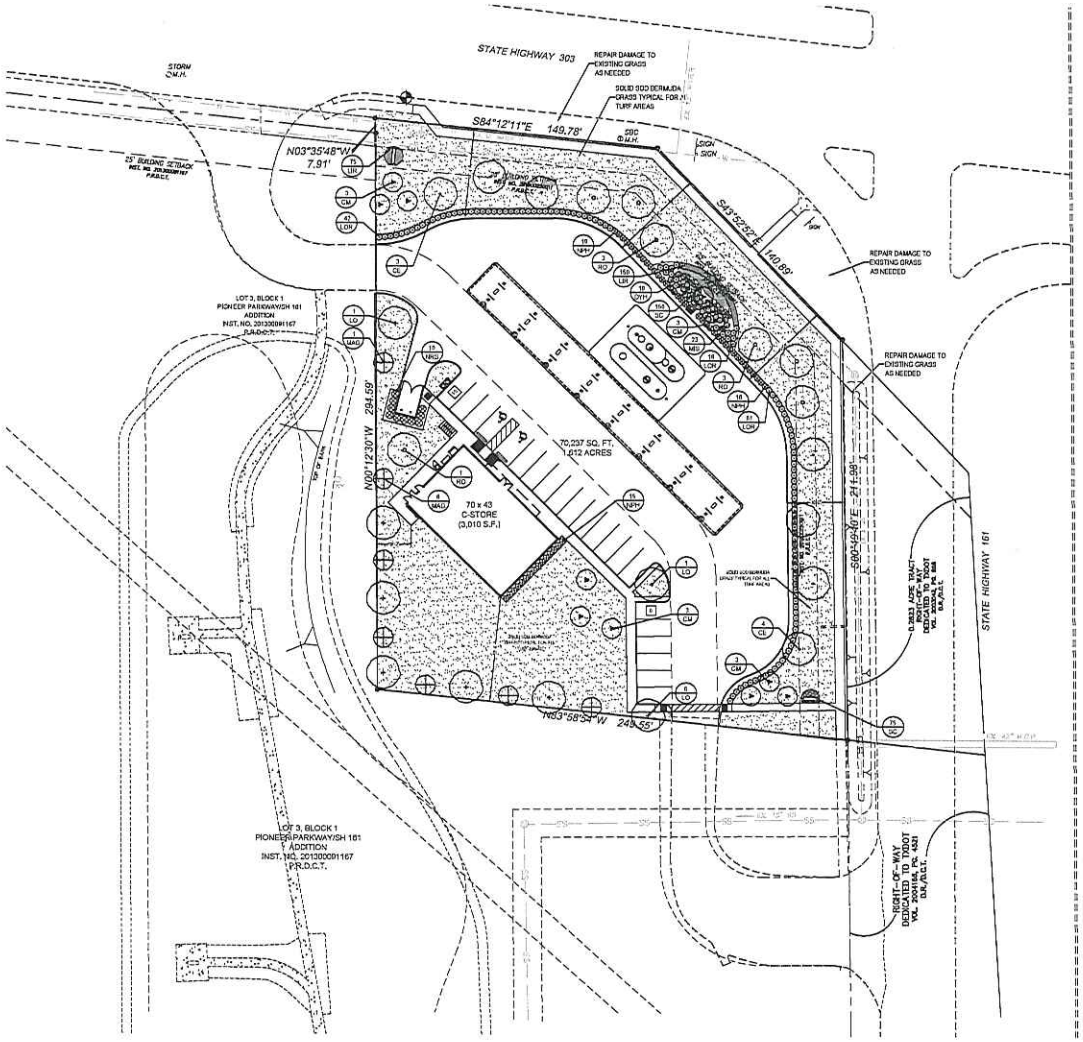
1401 PIONEER PARKWAY
(S.H. 303 & S.H. 161)
GRAND PRAIRIE, TEXAS 75051

ISSUE:
FOR CONSTRUCTION 04.19.2017

DATE:
04.19.2017

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.1



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7. CONTRACTOR SHALL PROVIDE (7) ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

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TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
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CM	12	Crape Myrtle	*Lagerstroemia indica*	6' ht.	container, 6' ht., 4' spread, 3-5 trunks, tree form
LO	8	Live Oak	*Quercus virginiana*	3" cal.	container, 14' ht., 8' spread, 5' clear straight trunk
MAG	7	Lil Gem Magnolia	*Magnolia Grandiflora 'Lil Gem'*	6' ht.	container, full to base, 4' spread
RO	7	Red Oak	*Quercus shumardii*	3" cal.	container, 14' ht., 8' spread, 5' clear straight trunk
SHRUBS					
DYH	19	Dwarf Yaupon Holly	*Ilex vomitoria 'nana'*	3 gal.	container, 18" ht., 18" spread
LOR	131	Lorepetalum	*Lorpetalum chinensis 'Ruby'*	5 gal.	container, 24" ht., well rooted
MIS	23	Adagio Miscanthus	*Miscanthus sinensis 'Adagio'*	3 gal.	container full, well rooted
NPH	32	Needlepoint Holly	*Ilex cornuta 'Needlepoint'*	3 gal.	container, 24" ht., 20" spread, 30" o.c.
NFS	10	Nellie R. Stevens	*Ilex x Nellie R. Stevens*	47" ht.	container, full this base, 32" spread
GROUNDCOVERS					
LIR	225	Liriope	*Liriope muscari*	4" pots	container full, 12" o.c.
SC	225	Seasonal Color		4" pots	selection by owner, 12" o.c.
		'419' Bermudagrass	*Cynodon dactylon '419'*		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plans. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS

SITE LANDSCAPE

Requirements: 4% of the site to be landscape; (1) tree per 500 s.f. and (1) shrub per 50 s.f. of required landscape area or (2) landscape buffer. (Total Site = 70,237 s.f.)

Required	Provided
2,810 s.f. (4%)	3,160 s.f. (5%) 20 s.f. in landscape buffer along the street frontage including the street and 11,250 s.f. (16.0%) of remaining of open space on the sides and back of the building
63 trees 125 shrubs	63 trees 125 shrubs

STREET FRONTAGE

Requirements: One (1) tree, 3" cal., per 50 lf. of street frontage.

SH 303 (211.89')

Required	Provided
(5) trees, 3" cal.	(5) trees, 3" cal. (6) ornamental trees

SH 161 (362.29')

Required	Provided
(7) trees, 3" cal.	(7) trees, 3" cal. (7) ornamental trees

PARKING LOT (21 spaces)

Requirements: (1) tree, 3" cal., per 20 parking spaces.

Required	Provided
(2) trees, 3" cal.	(2) trees, 3" cal.

TOTAL TREES REQUIRED: 75
TOTAL TREES PROVIDED: 83 (63 - 3" caliper trees, and 13 ornamental trees)

IRRIGATION WILL BE PROVIDED PER THE CITY OF GRAND PRAIRIE UDC REQUIREMENTS

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01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

CASE NUMBER SU170504

Studio Green Spot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
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