



# FUTURE FALL DRIVE

70' RIGHT-OF-WAY

S. 0°22'40" E 1646.28

BUILDING SETBACK LINE

SITE FENCING, TYP.

25' DRAINAGE AND UTILITY EASEMENT

PROPOSED PARKING LOT

REMAINDER OF LOT

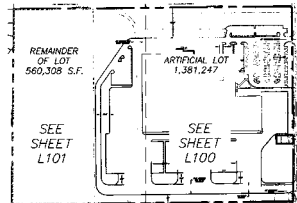
ARTIFICIAL LOT LINE. SEE AREA SUMMARY AT TOP RIGHT

FIRE LANE, TYP.

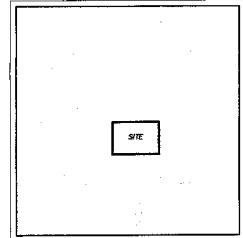
COMPACTORS

PROPOSED PARKING LOT

N 0°23'20" W 1677.35



ARTIFICIAL LOT SUMMARY  
TOTAL LOT SIZE = 1,341,555  
ARTIFICIAL LOT = 1,381,247  
REMAINDER OF LOT = 560,308 S.F.



VICINITY MAP  
NTS

## LANDSCAPE DATA TABLE

ELEMENT	REQUIREMENT	PROVIDED
LANDSCAPE REQUIRED BY ZONING DISTRICT	LIGHT INDUSTRIAL ZONING. AT THE OPTION OF THE DEVELOPER, A LANDSCAPE AREA AT LEAST THIRTY FEET (30') IN DEPTH ALONG THE LENGTH OF THE PROPERTY LINE FRONTAGE ON ALL PUBLIC RIGHTS-OF-WAY ADJUTING THE PROPERTY MAY BE UTILIZED IN LIEU OF THE REQUIRED LANDSCAPE PERCENTAGE.	A LANDSCAPE AREA AT LEAST THIRTY FEET (30') IN DEPTH ALONG THE LENGTH OF THE PROPERTY LINE FRONTAGE ON ALL PUBLIC RIGHTS-OF-WAY ADJUTING THE PROPERTY.
LANDSCAPE TREES	1 TREE PER 500 SQUARE FEET OF REQUIRED LANDSCAPED AREA = 34,590 SF = 5,494 FOR DRIVE APPROACHES = 29,096 / 500 = 59 TREES REQUIRED. TREE REQUIREMENT CAN BE MET WITH LANDSCAPE TREES, PARKING LOT TREES, AND STREET TREES.	(106) TREES PROVIDED. (83) TREES + (23) TREES IN LIEU OF SHRUBS = 106 TREES
LANDSCAPE SHRUBS	1 SHRUB PER 50 SQ. FT. OF REQUIRED LANDSCAPE AREA 29,096 SF / 50 = 582 SHRUBS	240 EXISTING EVERGREEN HOLLY SHRUBS PLUS 343 PROPOSED SHRUBS. TOTAL: 583 SHRUBS
PARKING LOT SCREENING	PARKING AREAS SHALL BE SCREENED ALONG ALL STREETS BY A MINIMUM THREE-FOOT HIGH SOLID SHRUB HEDGE WHEN MATURE, BERM, FENCE, OR COMBINATION OF THESE.	PARKING AREAS AREA SCREENED ALONG ALL STREETS BY A MINIMUM THREE-FOOT HIGH SOLID SHRUB HEDGE. PORTIONS OF THIS SCREENING ARE EXISTING AND PORTIONS ARE PROPOSED.
STREET TREES	PROVIDE ONE (1) TREE FOR EVERY 50 L.F. OF STREET FRONTAGE. W. WARRIOR TRAIL STREET FRONTAGE: 1,153 LF / 50 = (24) TREES	(24) STREET TREES
PARKING AREA TREES	PROVIDE ONE (1) TREE FOR EVERY (20) PARKING SPACES. 100 PARKING SPACES. CONTRAST PARKING LOT TREES REQUIRED: 1 PER 20 SPACES = 352/20 = (18) PARKING LOT TREES REQUIRED	(25) PARKING LOT TREES PROVIDED. ALL PARKING SPACES ARE WITHIN 100' OF THE TRUNK OF A TREE
LANDSCAPE TABLE	PROVIDE LANDSCAPE TABLE SHOWING PLANT MATERIAL, QUANTITIES, SIZE, AND SPACING FOR BOTH REQUIRED AND PROVIDED.	A LANDSCAPE TABLE SHOWING PLANT MATERIAL, QUANTITIES, SIZE, AND SPACING HAS BEEN PROVIDED.
IRRIGATION NOTES AND PLAN	PROVIDE NOTE INDICATING IRRIGATION WILL MEET REQUIREMENTS OF UDC.	AN IRRIGATION NOTE HAS BEEN PROVIDED TO INDICATE IRRIGATION WILL MEET REQUIREMENTS OF UDC.
TOTAL LANDSCAPE AREA PROVIDED ON ARTIFICIAL LOT	12,863 S.F.	

PLANT SCHEDULE		PLANT LEGEND			
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
EXISTING TREE	EXT	31	EXISTING TREE / TO REMAIN	B & B OR CONTAINER	
NR	NR	46	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY FULL TO GROUND, PYRAMIDAL SHAPE, MINIMUM SIZE AT PLANTING TO BE 8" HT. AND 4" SPREAD	B & B OR CONTAINER	
CP	CP	4	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B OR CONTAINER	3" CAL
RO	RO	10	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B OR CONTAINER	3" CAL
LO	LO	4	QUERCUS VIRGINIANA / LIVE OAK	B & B OR CONTAINER	3" CAL
CE	CE	10	ULMUS CRASSIFOLIA / CEDAR ELM	B & B OR CONTAINER	3" CAL
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
DBH	DBH	157	ILEX CORNUTA 'BURFORDI NANA' / DWARF BURFORD HOLLY	3 GAL	
GC	GC	32	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS SAGE	3 GAL	
PM	PM	24	MUELENBERGIA CAPILLARIS / PINK MUHLY	3 GAL	
BG	BG	93	NOLINA MICROCARPA / BEAR GRASS	3 GAL	
DP	DP	40	PUNICA GRANATUM 'CHICO' / DWARF POMEGRANATE	5 GAL	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	
CD	CD	440,089 SF	CYNODON DACTYLON / COMMON BERMAUDA	HYDROMULCH	

## GENERAL UTILITY NOTES:

- ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DETERMINING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

## IRRIGATION NOTES:

- ALL LANDSCAPE PLANTINGS PROPOSED IN THIS PLAN WILL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- IRRIGATION SYSTEM WILL BE EQUIPPED WITH A RAIN AND FREEZE SENSOR CAPABLE OF SHUTTING DOWN THE SYSTEM WHEN DICTATED BY RAINFALL OR FREEZING CONDITIONS.
- IRRIGATION SYSTEM DESIGN WILL MEET ALL REQUIREMENTS OF THE CITY OF ARLINGTON, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AND ALL APPLICABLE PLUMBING CODES.
- IRRIGATION DESIGN DRAWINGS WILL BE SUBMITTED UNDER A SEPARATE COVER AT A LATER DATE FOR IRRIGATION PERMITTING.

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF DUNCAN JONKER, R.L.A. NO. 2071 ON 10/09/2017 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

2	City of Grand Prairie Comments	10/09/17
1	DRC Review Comments	9/18/17
1	1st Submittal	8/22/17
Rev.	Description	Date
<b>Revisions</b>		
<b>Landscape Plan</b>		<b>L101</b>
Site Plan/Zoning Exhibit <b>Fresh Express Addition</b> 44.572 Acre Tract Jose A. Gill Survey, Abstract 567 2370 W. Warrior Trail, Grand Prairie, Texas 75052		
<b>Case Number: S171003/2171003</b>		
<b>FOOD PLANT ENGINEERING, LLC</b> 10816 Milington Court Suite 110 Cincinnati, OH 45248 Phone 513/680-8088 Fax 513/680-8088 www.FoodPlantEngineering.com Professional Engineering Firm # F-5448 Architecture Firm Registration # 88-2022		<b>Consultant:</b> <b>mima</b> mycoskie+mcinnis+associates 1000 Lexington Avenue 10th Floor New York, NY 10017 Tel: 212-633-1000 Fax: 212-633-1001 08/18/2017 8233-001