

GRAND PRAIRIE, DALLAS COUNTY, TEXAS

LANDSCAPE NOTES:

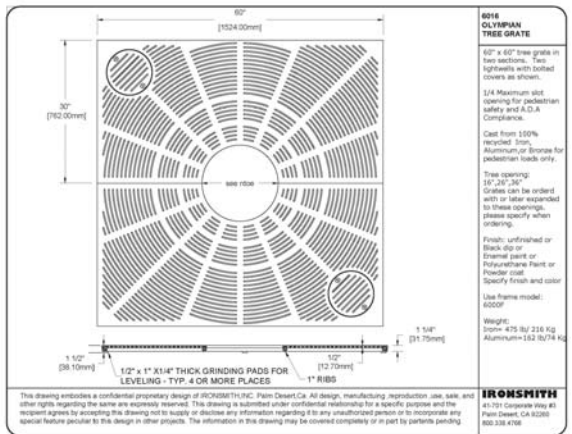
1. A TREE PERMIT IS REQUIRED FOR ALL REMOVAL OF ALL TREES, PROTECTED AND UNPROTECTED.
2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF GRAND PRAIRIE APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF GRAND PRAIRIE.
5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF GRAND PRAIRIE HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHED SIDES AND BE TWO TO THREE TIMES DEEPER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL, FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TYNE AND WIRE BASKETS SHALL BE LOOSEENED AND PULLED BACK FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
12. NO PERSONS OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNBENEFICIAL, TREMMING OF TREES, TREMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TO A DEPTH OF 6" MINIMUM.
14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
15. TREES OVERHANGING PARKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 1 FEET. TREES OVERHANGING PUBLIC STREET PARK DRIVE ABLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 50 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 1 FEET AT TIME OF PLANTING.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUND COVER OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOUNTING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 90 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF GRAND PRAIRIE.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND PARKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROUGH ON RIGHT-OF-WAY, SIDEWALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPAIRED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE, 3" HORIZONTAL TO 1" VERTICAL.
25. EARTHEN BERM SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. ALL MALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
27. CONTACT CITY OF GRAND PRAIRIES PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF GRAND PRAIRIE AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
28. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPEARANCES TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF GRAND PRAIRIES PUBLIC WORKS DEPARTMENT STANDARDS.
29. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER UTILITY APPEARANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT.

PLANT LIST

SYMBOL	COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	3" CALIPER	AS SHOWN	4	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
SO	SHUMARD OAK / QUERCUS SHUMARDII	3" CALIPER	AS SHOWN	5	6" MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
CP	CHINESE PISTACHE / PISTACIA CHENSIS	3" CALIPER	AS SHOWN	1	4" MINIMUM SPREAD; MINIMUM 6' HEIGHT; FULL ROUNDED HEAD 6" MINIMUM BRANCHING HEIGHT; NURSERY GROWN.
	TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS	1" GALLON	AS SHOWN	24	PLANT PLANTS
	"PURPLE DIAMOND" LOROPETALUM / LOROPETALUM CHINESE PURPLE DIAMOND	1" GALLON	AS SHOWN	20	FULL PLANTS
	FURMAN'S RED AUTUMN SAGE / SALVIA GREGGII 'FURMAN'S RED'	5" GALLON	AS SHOWN	21	FULL PLANTS
	LITTLE BLUESTEM GRASS / SALVIA GREGGII 'FURMAN'S RED'	5" GALLON	AS SHOWN	64	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNISIMA	3" GALLON	18" O.C.	187	FULL PLANTS
	ANDORRA JUNIPER / JUNIPERUS HORIZONTALIS	3" GALLON	36" O.C.	12	FULL PLANTS
	COMMON BERMUDA SOLID SOD	SOLID SOD	SQUARE FEET	9,550	MINIMUM 100% COVERAGE

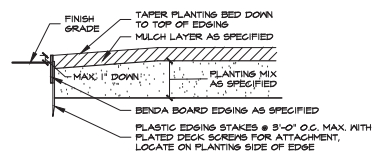
LANDSCAPE PROVIDED

- GENERAL RETAIL (GR) - 5% OF LOT
LOT AREA - 44,260 SF
5% OF 44,260 = 2,213 OF LS AREA REQUIRED
- 1-3" TREE / 500 SF OF REQUIRED LS AREA
2,213 LS AREA / 500 = 4.426 (5 TREES)
PROVIDED: 5 - 3" CALIPER TREES
- 1-3" TREE / 20 PARKING SPACES
47 PARKING SPACES / 20 = 2.35 (2 TREES)
PROVIDED: 2 - 3" CALIPER TREES
- STREET TREES SHALL BE PLANTED A MINIMUM OF 25 LF APART
AND A MAXIMUM OF 50 LF APART ALONG COLLECTORS AND ARTERIALS.
165 LF OF FRONTAGE / 50 LF = 3.3 - 3" CAL TREES REQUIRED
PROVIDED: 3 - 3" CALIPER AND GREATER CANOPY TREES (EXISTING TREES)
- 1-3" GALLON SHRUBS / 50 SF OF REQUIRED LS AREA
2,213 LS AREA / 50 = 44.26 (45 SHRUBS)
PROVIDED: 45 - 3" SHRUBS



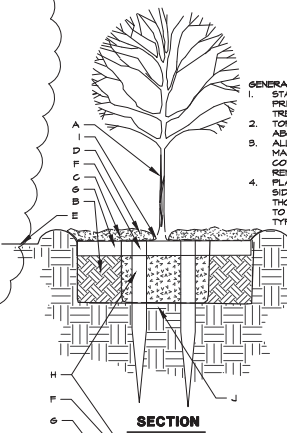
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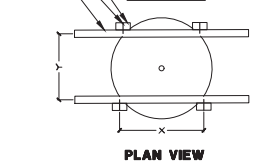


TYPICAL BED EDGING DETAIL

NOT TO SCALE



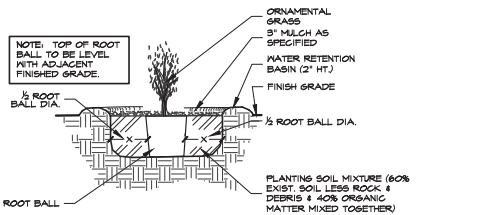
SECTION



PLAN VIEW

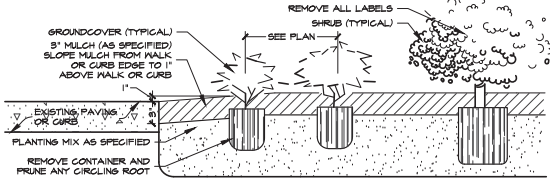
TREE PLANTING

NOT TO SCALE



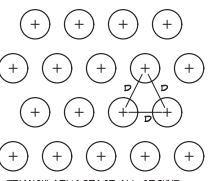
POCKET PLANTING ORNAMENTAL GRASS DETAIL

NOT TO SCALE



SHRUB AND GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



TRIANGULARLY SPACE ALL GROUND COVERS. D = GROUND COVER OR SHRUB SPACING AS NOTED.



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

LANDSCAPE AND SCREENING
Landscape Details
Andy's Frozen Custard
City of Grand Prairie, Dallas County, Texas

DATE	BY	PLAN REVIEW REVISIONS
09/26/2018		
1	Tree Gate Added	

PROJECT
CPT030
SHEET
L2 of 2

CITY CASE # - S181006