

LANDSCAPE NOTES:

General Requirements: This plan meets or exceeds the requirements set forth in the Screening and Landscaping Standards for the City of Grand Prairie, TX.

- 1. VISIBILITY TRIANGLES:** Landscaping within the visibility triangles shall meet the City of Grand Prairie standards for screening and land use. Landscaping shall be planted at a minimum of 10 feet from the intersection and shall be maintained at all times. Maintenance shall be provided for the life of the trees.
- 2. TRUNK PROTECTION:** All trees shall be protected with a minimum of 4" of trunk protection. Trunk protection shall be maintained at all times. Maintenance shall be provided for the life of the trees.
- 3. HANDICAPPED ACCESS:** If any sidewalk or ramp is required, it shall be designed to provide handicap access at the drive approaches.
- 4. MAINTENANCE:** The Property Owner is responsible for regular watering, pruning, and maintenance of all trees and shrubs. Maintenance shall be provided for the life of the trees.
- 5. TREE PLANTING:** All trees shall be planted at a minimum of 10 feet from the intersection and shall be maintained at all times. Maintenance shall be provided for the life of the trees.
- 6. IRRIGATION:** All required landscaping shall be irrigated by means of a permanently installed, automatic, underground irrigation system with a timer, pump and 1/2" pipe.
- 7. CUTTING:** A minimum of 75% of the critical root zone (CRZ) shall be preserved at all times. The CRZ shall be defined as the area within which the roots of the tree are located. The CRZ shall be defined as the area within which the roots of the tree are located. The CRZ shall be defined as the area within which the roots of the tree are located.
- 8. UTILITIES:** The landscape and irrigation contractor shall have all underground utilities located and flagged prior to commencement of work. Protection shall be provided for all utilities. Protection shall be provided for all utilities. Protection shall be provided for all utilities.
- 9. CLEAN UP:** Trash and debris shall be removed from the site daily in accordance with all laws.
- 10. PLANTING:** The landscape contractor is responsible for verifying that all quantities of plants, trees, and preparation, and related landscape materials are correct.
- 11. BED PREPARATION:** Planting areas to receive seasonal color, groundcover, shrubs, or ornamentals shall be prepared as follows for the incorporation of 4" of mulch:
 1. Remove existing soil as necessary to allow for the incorporation of 4" of mulch.
 2. Apply a balanced fertilizer having an analysis of 15-15-15 at the rate indicated on the package.
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 4. Remove all debris and rocks and debris from site. Do not use any mulch or organic material.
 5. Stake beds with 4" x 4" stakes. Finish grade of bed may be slightly higher than surrounding turf grade but at least 3" below the finished grade of all building structures. There shall be positive drainage away from all buildings.
 6. The bed shall be prepared with a minimum of 4" of mulch. The bed shall be prepared with a minimum of 4" of mulch. The bed shall be prepared with a minimum of 4" of mulch.
 7. Plants shall be planted only to receive deadwood and mulch.
- 12. METAL EDGING:** All beds shall be edged with 4" x 4" x 4" metal edging. The edging shall be installed so that the top of edging is equal to the existing height of surrounding turf grass.
- 13. GUARANTEE:** All trees, shrubs, and soil shall be guaranteed for a period of one year from the date of final acceptance. All plant material shall be properly supported, watered, and maintained at all times.

SUMMARY TABLE	
ZONING	ALLOWED PROVIDED
LOT AREA	3,500 sq. ft. 3,500 sq. ft.
BUILDING AREA TOTAL	4,528 sq. ft.
LOT COVERAGE	1.28%
BUILDING HEIGHT	3 stories / 32 ft. 1 stories / 19 ft.
IMPERVIOUS SURFACE	5% / 175 sq. ft. 5% / 175 sq. ft.
PARKING TOTAL	3,500 sq. ft. 3,500 sq. ft.
SALES	11 spaces 12 spaces
HANDICAPPED	1 space 2 spaces

NOTES: Handicap parking is provided in accordance with ADA standards. Irrigation to be connected to existing irrigation line.

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1 tree 20' x 20' x 10' 1 tree 20' x 20' x 10'	1 tree 2 trees

NOTES: This is an existing site with Overhead Power lines along the East side. The site is to be developed with a new building and parking lot. Therefore no trees have been added at this present time.

PLANTING LEGEND	
SYMBOL	COMMON NAME BOTANICAL NAME CAL.
2	CHINESE PISTACHIO PISTACHIA CHINENSIS
3	EXISTING EXISTING
5.844	COMMON BERBERIS GRASS
302	ASIAN LASHINE TRACHELOPOD
90	ASIAN LASHINE TRACHELOPOD

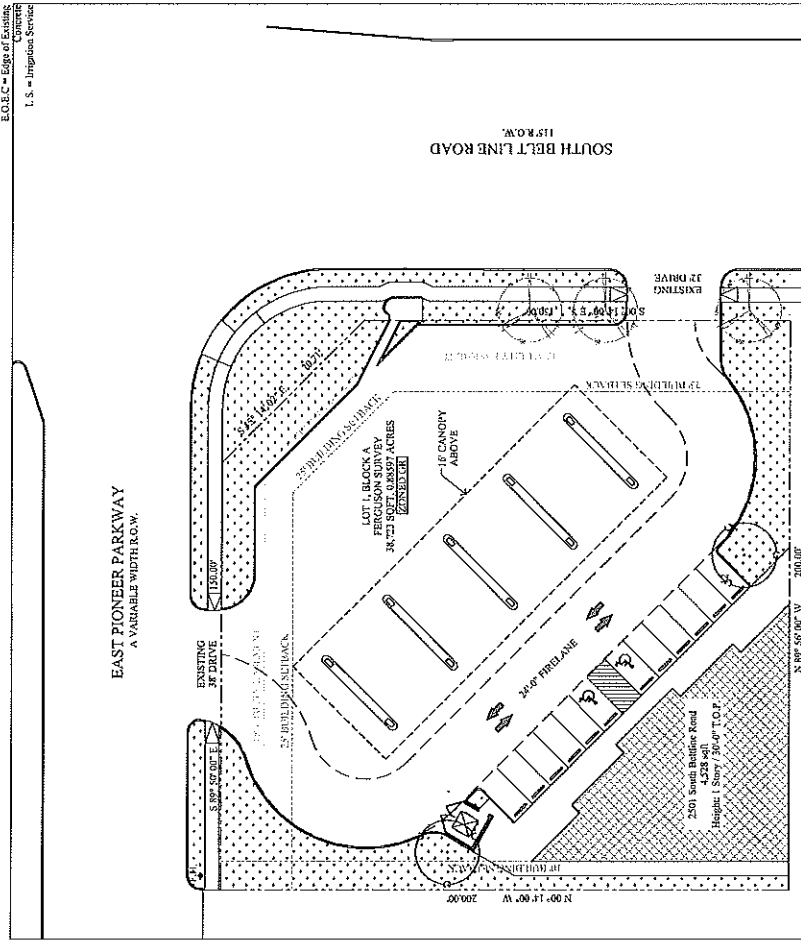
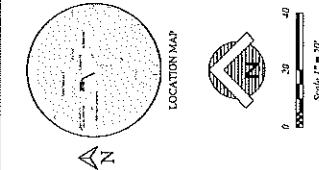
OWNER OF RECORD:
 Ann, Inc.
 2711 East Pioneer Parkway
 Dallas, TX 75248
 (214) 235-3713
 Fax: (815) 366-8014

APPLICANT:
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 (214) 235-3713
 Fax: (815) 366-8014

AGENT:
 DFW AUTOCAD
 15950 North Dallas Parkway
 Dallas, TX 75248
 (214) 235-3713
 Fax: (815) 366-8014

LEGEND:
 B.S. = Building Section
 L.C. = Landscape Condition
 P.F. = Planting Footprint
 E.O.B.C. = Edge of Building
 W.S. = Wall Section
 E.O.B.C. = Edge of Existing

1. S. = Irrigation Service



SP3
 DATE: 05-31-2017
 SHEET CONTENTS:
 New Gas Station & Convenience Store
 a 3.81 acre site located at the intersection of East Pioneer Parkway and South Belt Line Road, City of Grand Prairie, Dallas County, Texas
 Volume 81743, Page 1182
 DATE: May 23, 2017
 SCALE: 1" = 20'
 DRAWN BY: N.P.K.

① SITE PLAN: Proposed