



**PLANNING DEPARTMENT**

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## SITE LANDSCAPE PLAN

**EXISTING TREE LIST**

(SOME TREES BELOW ARE BEING USED FOR ALL TREE REQUIREMENTS)  
(TREES WITH 0 INDICATES THEY ARE NOT ON THE APPROVED TREE LIST  
AND DO NOT PROVIDE TREE CREDITS)

| PORT COMMON NAME  | CALPER TREE CREDIT |
|-------------------|--------------------|
| 1 CHINSE PISTACHO | 7                  |
| 2 CHINSE PISTACHO | 6                  |
| 3 LIVE OAK        | VERIFY             |
| 4 LIVE OAK        | VERIFY             |
| 5 LIVE OAK        | VERIFY             |
| TOTALS            | 13                 |

## PLANT LIST

| STN          | COUNTRY NAME | POTENTIAL NAME | QTY | SIZE | HEIGHT | SPREAD | ROOT BALL | REMARKS      |
|--------------|--------------|----------------|-----|------|--------|--------|-----------|--------------|
| SPRINGS      |              |                |     |      |        |        |           |              |
| 1            | FLORIDA      | FLORIDA        | 1   | 14"  | 24"    | 24"    | 24"       | FLORIDA      |
| NATIVE GRASS |              |                |     |      |        |        |           |              |
| 1            | NATIVE GRASS | NATIVE GRASS   | 1   | 14"  | 24"    | 24"    | 24"       | NATIVE GRASS |
| IRACLANDIA   |              |                |     |      |        |        |           |              |
| 1            | IRACLANDIA   | IRACLANDIA     | 1   | 14"  | 24"    | 24"    | 24"       | IRACLANDIA   |
| SE           |              |                |     |      |        |        |           |              |
| 1            | SE           | SE             | 1   | 14"  | 24"    | 24"    | 24"       | SE           |

| ITEM                                                           | PROVIDED BY<br>EXIST TREE<br>CREDITS | QUANT<br>% OR NO | SQ. FT. OR<br>L.F. | QTY REQ  | FREE CREDITS |
|----------------------------------------------------------------|--------------------------------------|------------------|--------------------|----------|--------------|
| <b>GENERAL LANDSCAPE AREA</b>                                  |                                      |                  |                    |          |              |
| GROSS SITE AREA                                                |                                      | 100%             | 43,660             | 3        | 3            |
| TOTAL INTERVIEWS SITE AREA                                     |                                      | 72%              | 31,512             | 3        | 3            |
| TOTAL AREA BEHIND LANDSCAPED                                   |                                      | 28%              | 12,640             | 3        | 3            |
| LANDSCAPE AREA AHEAD OF BUILDING (EXISTING AND PROVIDED)       |                                      | 20%              | 3,164              | 3        | 3            |
| ANY REQUIRED LANDSCAPE AREA                                    |                                      | 9%               | 2,170              | 3        | 3            |
| % OF REQUIRED COVERS & LUMPS & RELATED TO REQUIRED AREA        |                                      | 40%              | 571                | 3        | 3            |
| <b>PARKING LOT &amp; STREET TREES</b>                          |                                      |                  |                    |          |              |
| PARKING LOT TREES (20 SPACES)                                  |                                      |                  |                    | 2        | 2            |
| STREET TREES (WARTON TRAIL 110 LINEAR FEET (EXIST & PROVIDED)) |                                      |                  |                    | 150      | 3            |
| TOTAL TREES REQUIRED FOR PARKING LOT & STREET TREES            |                                      |                  |                    | 3        | 3            |
| <b>LANDSCAPE AREA</b>                                          |                                      |                  |                    |          |              |
| SITE TREES REQUIRED (1500 SQ FT OF REQUIRED LANDSCAPE AREA)    |                                      |                  |                    | 2,170    | 3            |
| TOTAL TREES REQUIRED (1500 SQ FT OF REQUIRED LANDSCAPE AREA)   |                                      |                  |                    | 3        | 3            |
| <b>SHRUBS</b>                                                  |                                      |                  |                    |          |              |
| SHRUBS REQUIRED (1500 SQ FT OF REQUIRED LANDSCAPE AREA)        |                                      |                  | 50 FT.             | QTY/PHO. |              |
| S-RUBS EXISTING (N/A)                                          |                                      |                  | 2,170              | 45       |              |
| S-RUBS PROVIDED                                                |                                      |                  |                    | 26       |              |
| TOTAL SHRUBS                                                   |                                      |                  |                    | 19       |              |
|                                                                |                                      |                  |                    | 45       |              |

## LANDSCAPE TABULATION

|                                                                                                                         |  |                                                                                                                                                                                                         |  |
|-------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Y.C.<br>10/28/2014<br>D.B.                                                                                              |  | NO DATE<br>REVISION<br>BY                                                                                                                                                                               |  |
| NAME: ENVIRONMENTAL SYSTEMS, INC.<br>CONTACT: SUE ELLIS<br>ADDRESS: 2337 W. WARRIOR TRAIL<br>PHONE NUMBER: 817-266-2510 |  | 2337 W. WARRIOR TRAIL, GRAND PRAIRIE, TEXAS 75052-7255<br>ENVIRONMENTAL SYSTEMS, INC.<br>LOT 2R, BLOCK 1, CORNELIUS ADDITION<br>PROPOSED BUILDING EXPANSION                                             |  |
| OWNER/DEVELOPER                                                                                                         |  | LANDSCAPE ARCHITECTS<br>BERKEBILE                                                                                                                                                                       |  |
| PROJECT ID: CRE-141001<br>SHEET: L-1<br>1 OF 2 SHEETS<br>ISSUE DATE: 10/28/2014                                         |  | PRELIMINARY<br>THIS DRAWING IS FOR INFORMATION ONLY<br>NO CONSTRUCTION SHALL BE PERMITTED<br>WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT<br>DATE: 10/28/2014<br>PROJECT NO: 141001<br>SHEET NO: L-1 |  |

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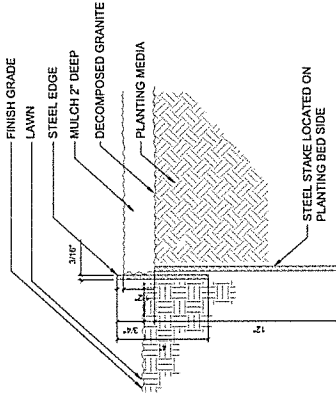
**NOTE:**  
FOR LANDSCAPE REQUIREMENT NOTES,  
AND LANDSCAPE DETAILS, SEE SHEET L-2.

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PLANNING DEPARTMENT

LANDSCAPE REQUIREMENT NOTES

- 1) LANDSCAPE CONTRACTOR SHALL BECOME FAMILIAR WITH THE CITY OF GRAND PRAIRIE ARTICLE 8, LANDSCAPE SCREENING ORDINANCE AND APPENDIX F CORRIDOR OVERLAY DISTRICT STANDARDS, AS WELL AS ANY OTHER APPLICABLE REQUIREMENTS THAT MAY BE REQUIRED FOR THIS PROJECT.
- 2) REQUIRED LANDSCAPE AREA INCLUDES THE ENTIRE SITE FROM THE ROW AND PROPERTY LINE INWARD.
- 3) LANDSCAPE SCREENING FOR PARKING LOT FROM THE STREET IS DESIGNED WITH A SOLID SCREEN WITH A 6 FOOT OFFSET AT A MAXIMUM OF EVERY 60 LINEAR FEET.
- 4) INTERNAL PARKING ISLANDS SHALL BE LANDSCAPED.
- 5) THE FRONT YARD LANDSCAPE INCLUDES A MINIMUM 75% OF REQUIRED LANDSCAPE ON ONE OF THE TWO STREET SIDES.
- 6) STREET TREES ARE REQUIRED ON BOTH STREETS AND EXISTING TREE CREDITS ARE APPLIED FOR THIS REQUIREMENT.
- 7) VISIBILITY TRIANGLES FOR STREET INTERSECTIONS AND DRIVE TO STREET SHALL NOT BE PLANTED WITH TREES. THE TRIANGLE AT DRIVES IS CALCULATED AS AN 8 X 70 TRIANGLE. THE 8' DIMENSION STARTS AT THE INTERSECTING POINT OF THE RIGHT OF WAY AND THE DRIVEWAY. AT THE STREET INTERSECTION CORNER, THE 8' DIMENSION STARTS AT THE ANGLED POINT OF THE RIGHT OF WAY LINE AND GOES INTO THE PROPERTY.
- 8) PLANT MATERIAL WITHIN THE VISIBILITY TRIANGLE IS LESS THAN 2 FEET TALL.
- 9) AN AUTOMATIC IRRIGATION SYSTEM WILL BE DESIGNED BY A LICENSED IRRIGATION DESIGNER, LANDSCAPE ARCHITECT, OR OTHER JURISDICTIONAL AGENCY PRIOR TO THE CONSTRUCTION OF THE SYSTEM. THE SYSTEM WILL COVER ALL DISTURBED AREAS ALONG THE NEW DRIVE AND OTHER PAVING AREAS.
- 10) THE IRRIGATION SYSTEM WILL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, ARTICLE 8.
- 11) THE SITE IS ZONED COMMERCIAL. IT REQUIRES A MINIMUM 5% LANDSCAPE AREA.
- 12) SINGLE TRUNK METHOD OF TREE CALIPER MEASUREMENT IS MEASURED 6 INCHES ABOVE GROUND AND MUST BE A MINIMUM 1" CALIPER.
- 13) MULTI TRUNK METHOD OF TREE CALIPER MEASUREMENT IS MEASURED BELOW THE 6 INCH LEVEL. THE CALIPER IS MEASURED AT THE THINNEST PART OF THE TRUNK. THE THINNEST PART OF THE TRUNK IS MEASURED AND LARGEST TRUNK CALIPER IS MEASURED. THE THINNEST PART OF THE TRUNK IS MEASURED AND DIVIDED BY 2. ADD THE TWO CALCULATIONS TOGETHER TO OBTAIN THE TOTAL CALIPER SIZE OF THE TREE.
- 14) TREES REQUIRED FOR THE ENTIRE SITE IS ONE TREE PER 500 SQUARE FEET OF REQUIRED LANDSCAPE AREA.
- 15) TREE MINIMUM SIZE: A 3 INCH CALIPER MEASURED 6 INCHES ABOVE THE GROUND.
- 16) TREE SPACING IS A MINIMUM OF 25 LF TO A MAXIMUM OF 50 LF APART ON COLLECTOR AND ARTERIAL STREETS. TREES MAY BE CLUSTERED AS APPROVED BY THE DIRECTOR OF PLANNING.
- 17) PARKING LOT TREES REQUIRED 1 PER 20 PARKING SPACES AND ARE PROVIDED WITH EXISTING TREES TO THE SITE TREE REQUIREMENTS.
- 18) EXISTING TREES OF 3 INCH CALIPER AND LARGER ARE MEASURED 4.8 FEET ABOVE THE GROUND MAY BE SUBSTITUTED FOR REQUIRED LANDSCAPING TREES OF EQUAL SIZE.
- 19) EXISTING TREE CREDITS:  
EXISTING TREES:  
1 TREE, LESS THAN 3" INCH CALIPER 0  
1 TREE 3" TO 4" INCH CALIPER 1  
1 TREE 4" TO 6" INCH CALIPER 2  
20) EXISTING GRADING SHALL NOT BE ALTERED UNDER TREES DRIP LINE TO BE SAVED, EXCEPT FOR 3 INCH DEEP TOP SOIL FOR NEW PLANTING IF REQUIRED.
- 21) ALL EXISTING TREES SHALL BE PRESERVED UNLESS THEY ARE DAMAGED OR DISEASED. EXISTING TREES SHALL BE PROTECTED BY A PROTECTIVE AREA OF NON-ENCROACHMENT.
- 22) THE PROTECTED AREA SHALL NOT BE USED FOR VEHICLES OR EQUIPMENT PARKING OR MATERIALS STORAGE. NO OIL, ASPHALT, CONCRETE OR OTHER POTENTIALLY TOXIC MATERIALS SHALL BE DEPOSITED WITHIN THE PROTECTED AREA. NO SIGNS, WIRES OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY PROTECTED TREE AND NO PROTECTED TREE SHALL BE PRUNED OR OTHERWISE DISFIGURED IN A MANNER WHICH MAY REASONABLY LEAD TO THE DEATH OF THAT TREE.
- 23) TRENCING FOR UTILITIES SHALL NOT BE ALLOWED WITHIN THE CRITICAL ROOT ZONE OF EXISTING TREES THAT ARE USED TO RECEIVE TREE CREDITS, AND BORING UNDER SUCH TREES MAY BE REQUIRED.
- 24) NO TREES ARE PROPOSED UNDER OVERHEAD UTILITY LINES.
- 25) ALL DISTURBED LAND AFTER CONSTRUCTION SHALL BE LANDSCAPED ACCORDING TO THE PLAN; HOWEVER, ANY ADDITIONAL AREAS THAT HAVE BEEN DISTURBED BEYOND THOSE AREAS SHOWN ON THE LANDSCAPE PLAN AND ARE AREAS WITHIN THE SITE DURING CONSTRUCTION SHALL AT A MINIMUM BE PLANTED AS LAWN.
- 26) ALL PLANT MATERIALS SHALL MEET OR EXCEED THE STANDARDS OF THE MOST RECENTLY PUBLISHED VERSION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANTS SHALL BE CLEARLY TAGGED BY THE PROVIDING NURSERY FOR INSPECTION WITH THE BOTANICAL NAME.
- 27) CONTRACTOR SHALL BE FAMILIAR WITH ANY WATER RESTRICTIONS THE CITY MAY IMPOSE, THAT COULD AFFECT THE INSTALLATION OF THE LANDSCAPE.
- 28) A TREE PROTECTION PLAN SHALL BE REQUIRED AT TIME OF BUILDING PERMIT SUBMITTAL (UDC, APPENDIX F, SECTION 4.6)



1 NOT TO SCALE

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www.berkenbille.com

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FOR CONSTRUCTION. ANY  
CHANGES TO THIS DRAWING  
MUST BE APPROVED BY THE  
DESIGNER. ANY CHANGES  
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DESIGNER.

PROPOSED BUILDING EXPANSION  
ENVIRONMENTAL SYSTEMS, INC.  
LOT 2R, BLOCK 1, CORNELIUS ADDITION  
2337 W. WARRIOR TRAIL, GRAND PRAIRIE, TEXAS 75052-7255

OWNER / DESIGNER  
NAME: ENVIRONMENTAL SYSTEMS, INC.  
ADDRESS: 2337 W. WARRIOR TRAIL  
PHONE NUMBER: 972-209-0590

NO. DATE  
10282014 D.B.  
REVISION  
BY:

CONTAINS  
LANDSCAPE  
DETAILS

PROJECT NO.  
CRE-141001

SHEET:  
L-2  
2 OF 2 SHEETS  
ISSUE DATE: 10/28/2014

NOTE:  
FOR EXISTING TREE LIST, PLANT LIST,  
LANDSCAPE TABULATION, AND LANDSCAPE  
LEGEND, SEE SHEET L-1.

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