



LANDSCAPE REQUIREMENT COMPLIANCE
CITY OF GRAND PRAIRIE
ROYALTON AT GRAND PRAIRIE



**The John R. McAdams
Company, Inc.**
(DBA, G&A | McAdams)
111 Hillside Drive
Lewisville, Texas 75057
972.436.9712

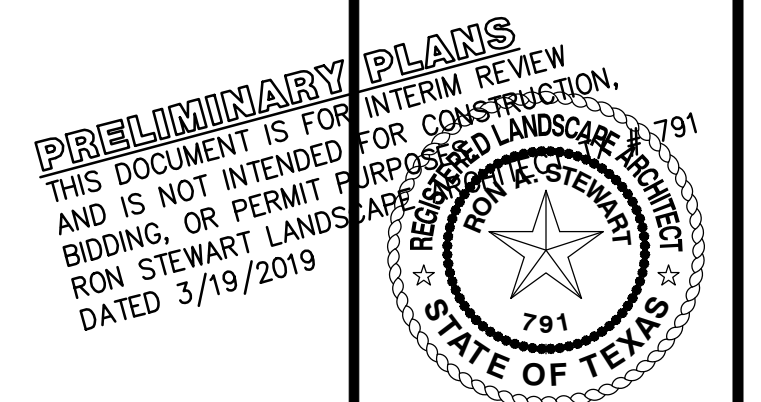
201 Country View Drive
Roanoke, Texas 76262
940.240.1012

TBPE: 19762 TBPLS: 10194440
www.gacon.com
www.mcadamsco.com



ROYALTON ® GRAND PRAIRIE
ROYALTON ® GRAND PRAIRIE ADDITION
Lot 1, Block A
11,997 Acres
in the
FREDERICK DOHME SURVEY, ABSTRACT NO. 395
CITY OF GRAND PRAIRIE
DALLAS COUNTY, TEXAS

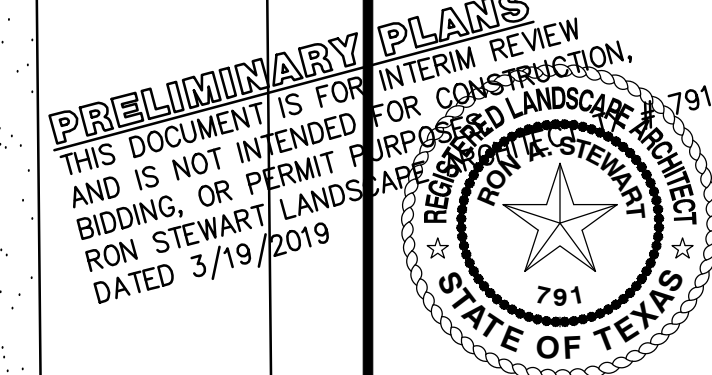
LANDSCAPE PLAN

**WBC-19000**

OWNER/DEVELOPER
SWBC REAL ESTATE, LLC
5949 SHERRY LANE, STE 750
DALLAS, TX 75225
Ph. (214) 924-4156
Contact: SPENCER BYINGTON

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ROYAL LION @ GRAND PRAIRIE



LANDSCAPE PLAN

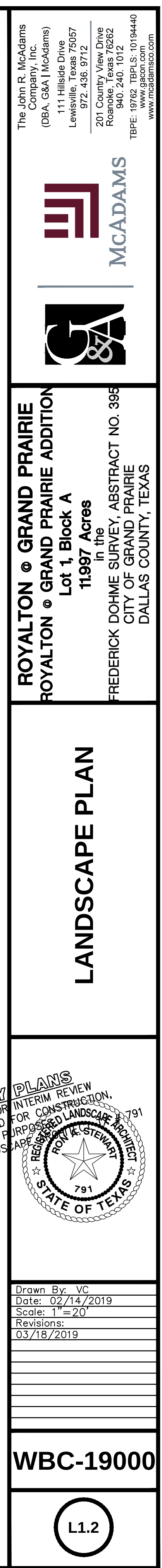
Drawn By: VC
Date: 02/14/20
Scale: 1"=20'
Revisions:
03/18/2019

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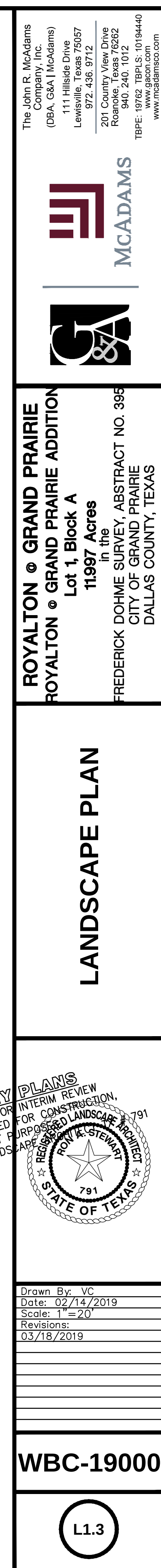
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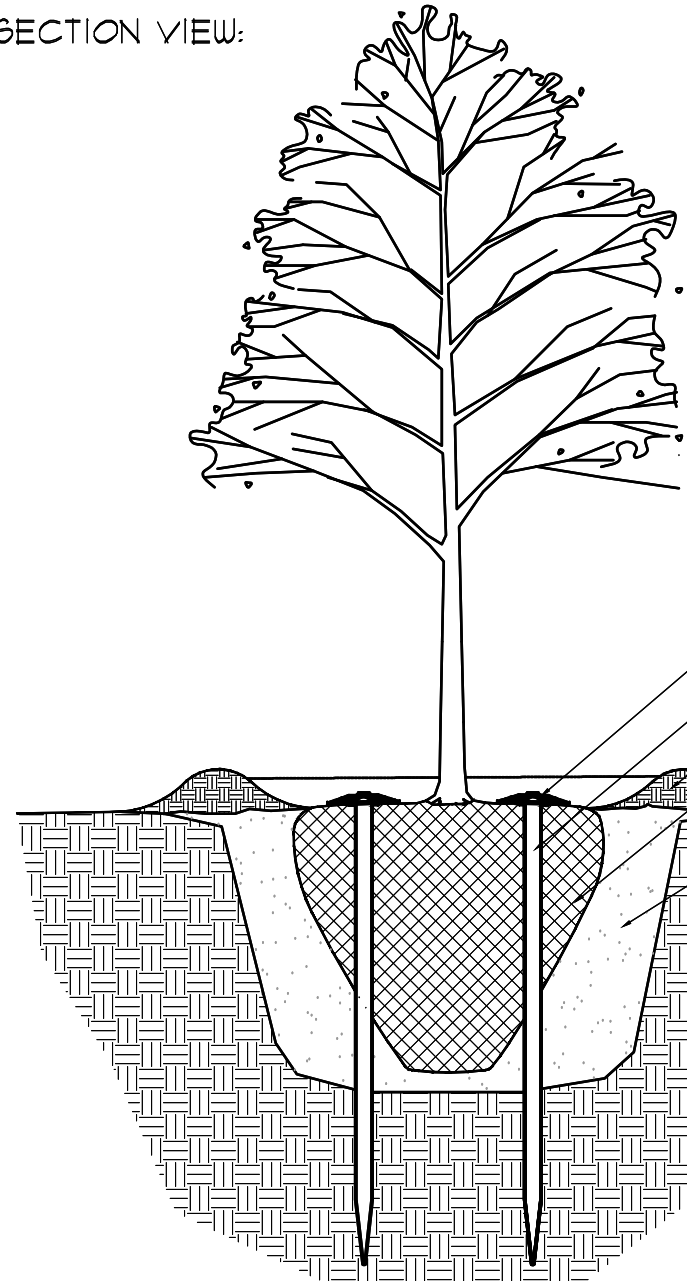
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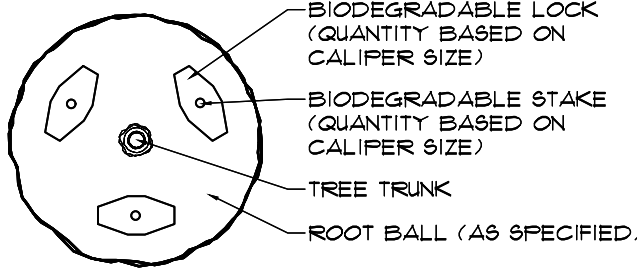
PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
32	LACEBARK ELM	Ulmus parvifolia	3"	10'-12'	Per Plan	Single Trunk
13	LIVE OAK	Quercus virginiana	3"	10'-12'	Per Plan	Single Trunk
14	CEDAR ELM	Ulmus crassifolia	3"	10'-12'	Per Plan	Single Trunk
3	SAUCER MAGNOLIA	Magnolia x soulangeana	3"	10'-12'	Per Plan	Single Trunk
2	DESERT WILLOW	Chilopsis linearis	20gal.	3'-4'	Per Plan	Multi Trunk
3	YAUPOH HOLLY	Ilex vomitoria	20gal.	3'-4'	Per Plan	Full
4	POSSUMHAW HOLLY	Ilex decidua	20gal.	7'-8'	Per Plan	Multi Trunk
15	CRAPEMYRTLE	Lagerstroemia indica	20gal.	3'-4'	Per Plan	Full
8	CHASTE TREE	Vitex agnus-castus	20gal.	3'-4'	Per Plan	Multi Trunk
66	NELLIE R. STEVENS	Ilex x 'Nellie R. Stevens'	20gal.	5'-6'	Per Plan	Full
53	SKYROCKET JUNIPER	Juniperus scopulorum 'Skyrocket'	20gal.	7'-8'	Per Plan	Single Trunk
76	FRAGRANT SUMAC	Rhus aromatica	5gal.	24"	3'-0"	Full
280	PINK MUHLY	Muhlenbergia capillaris	3gal.	18"	3'-0"	Xeri
33	DWARF LOROPETALUM	Loropetalum chinensis	3gal.	18"	3'-0"	Full
268	DWARF INDIAN HAWTHORN	Rhaphiolepis indica	5gal.	24"	3'-0"	Full
286	DWARF WAX MYRTLE	Myrica pusilla	5gal.	24"	4'-0"	Full
316	DWARF TEXAS SAGE	Leucophyllum frutescens 'Bertstar'	3gal.	18"	3'-0"	Xeri
504	PINK ABELIA	Abelia x 'Edward Goucher'	5gal.	24"	3'-0"	Xeri
174	SOFT CARESS MAHONIA	Mahonia eurybracteata 'Soft Caress'	5gal.	24"	3'-0"	Full
239	ADAGIO MAIDEN GRASS	Miscanthus sinensis 'Adagio'	3gal.	24"	3'-0"	Full
312	GULF STREAM DWARF NANDINA	Nandina domestica	3gal.	12"	2'-0"	Full
206	KALEIDOSCOPE ABELIA	Abelia x grandiflora 'Kaleidoscope'	3gal.	24"	3'-0"	Full
265	AUTUMN SAGE	Salvia greggii	1gal.	12"	18" o.c.	Xeri
366	LITTLE BLUESTEM	Schizachyrium scoparium	1gal.	24"	2'-6"	Xeri
780	LANTANA	Lantana camara	1gal.	12"	3'-0" o.c.	Xeri
1247	LIRIOPE	Liriope muscari	4" pot	6"	12" o.c.	Full
530	FROG FRUIT	Phyla nodiflora	4" pot	6"	12" o.c.	Full
556	ASIAN JASMINE	Trachelospermum asiaticum	4" pot	6"	18" o.c.	Full
293	RED COLUMBINE	Aquilegia canadensis	4" pot	24"	12" o.c.	Full
6343	BLACKFOOT DAISY	Melampodium leucanthum	4" pot	12"	18" o.c.	Xeri
358	INLAND SEA OATS	Chasmanthium latifolium	4" pot	24"	24" o.c.	Full
73523	BERMUDA SOD					
5325	ARTIFICIAL TURF					

SECTION VIEW:

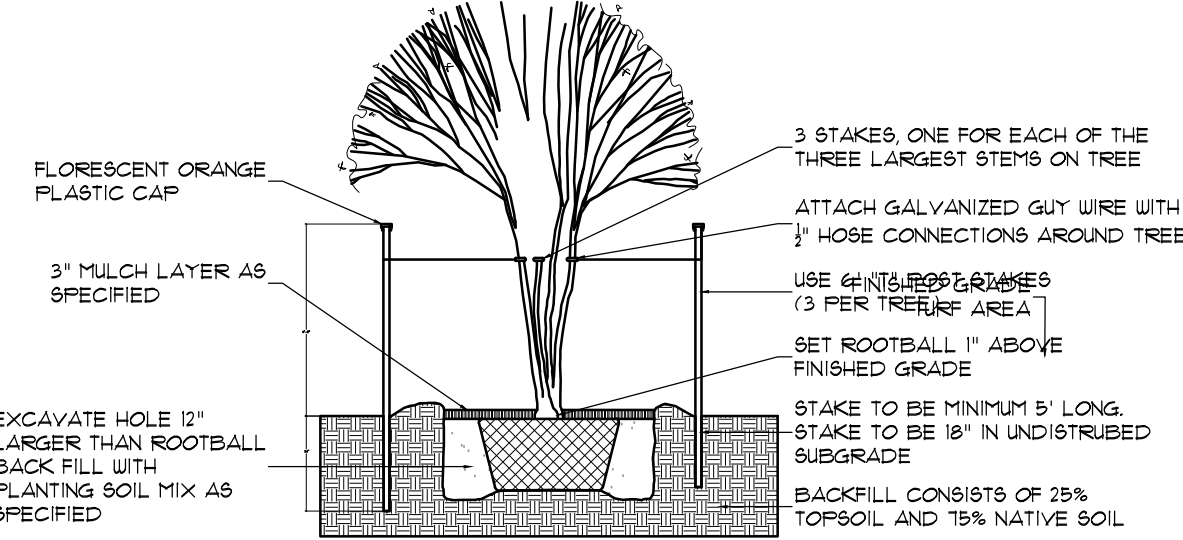


PLAN VIEW:



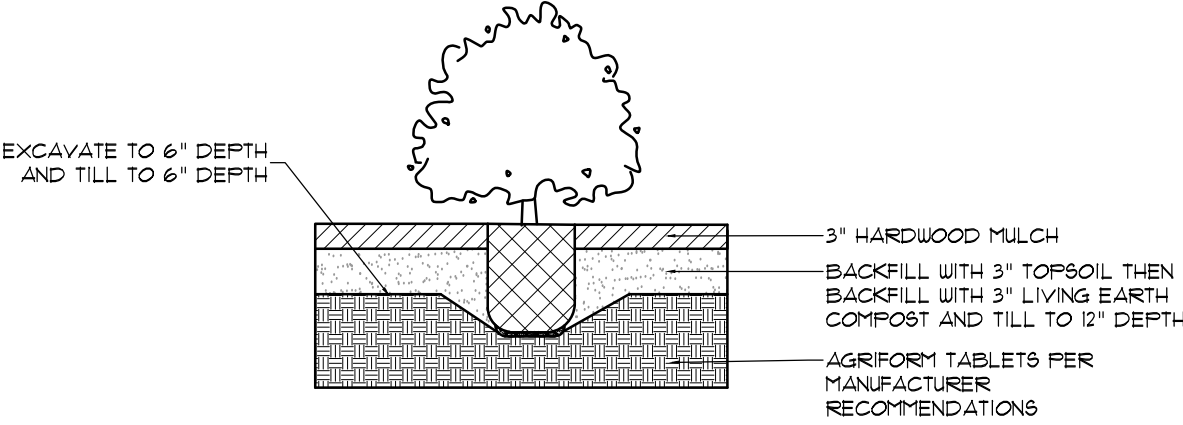
1.

BELOWGROUND TREE STAKING DETAIL
1/4"=1'



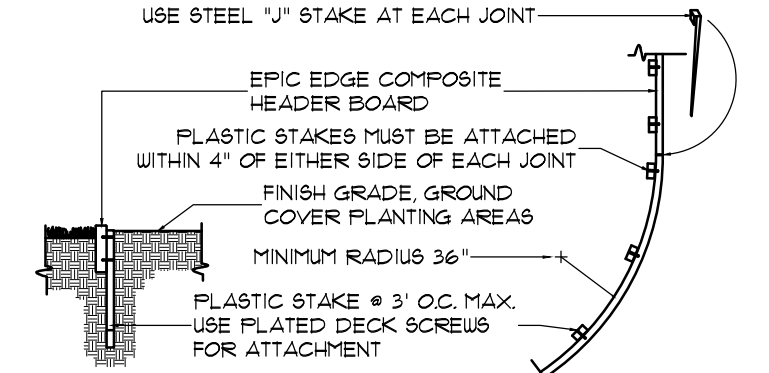
2.

MULTI TRUNK TREE STAKING
1/4"=1'



3.

SHRUB PLANTING DETAIL
1/2"=1'



SECTION	MIN. RADIUS
HDR: ACTUAL SIZE DIMENSIONS POSSIBLE	36"
1X6 5 1/2"X2"X20'	

EPIC EDGE CHART:
COLOR OPTIONS: MENDOCINO REDWOOD, PACIFICA GREY, SEDONA SAND, AND CARAMEL BROWN
MANUFACTURED BY: EPIC PLASTICS, 104 E. TURNER RD., LODI, CA 95240
URL ADDRESS: WWW.EPICPLASTICS.COM

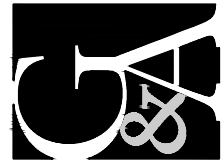
4.

EPIC EDGE COMPOSITE HEADER BOARD
NTS

LANDSCAPE NOTES:

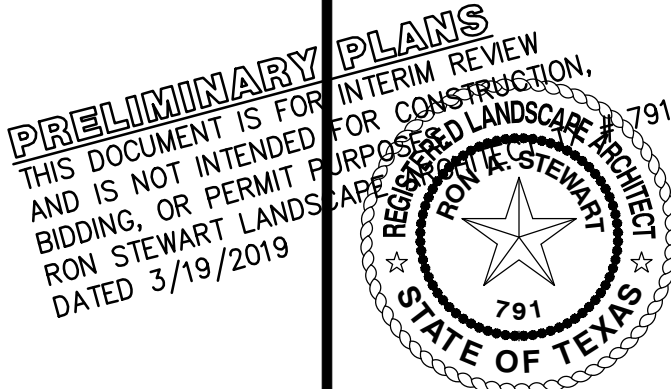
- Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

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LANDSCAPE PLAN

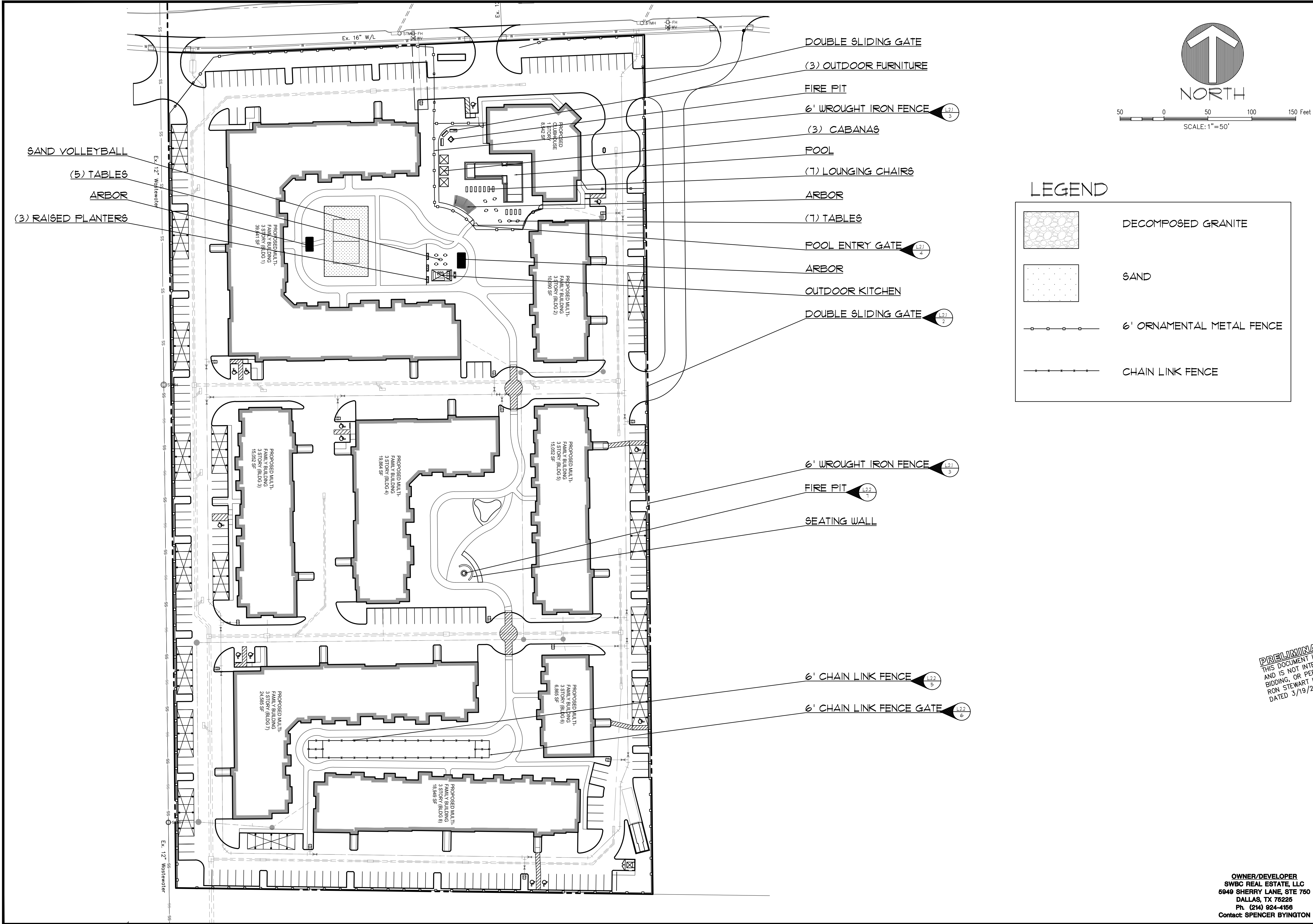


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McADAMS

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HARDSCAPE PLAN

PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
FOR CONSTRUCTION.
AND IS NOT INTENDED FOR BIDDING, OR PERMIT
APPROVAL.
RON STEWART LANDS
DATED 3/19/2019

STATE OF TEXAS
791
RON STEWART LANDS

Drawn By: VC
Date: 02/14/2019
Scale: 1" = 50'
Revisions:
03/18/2019

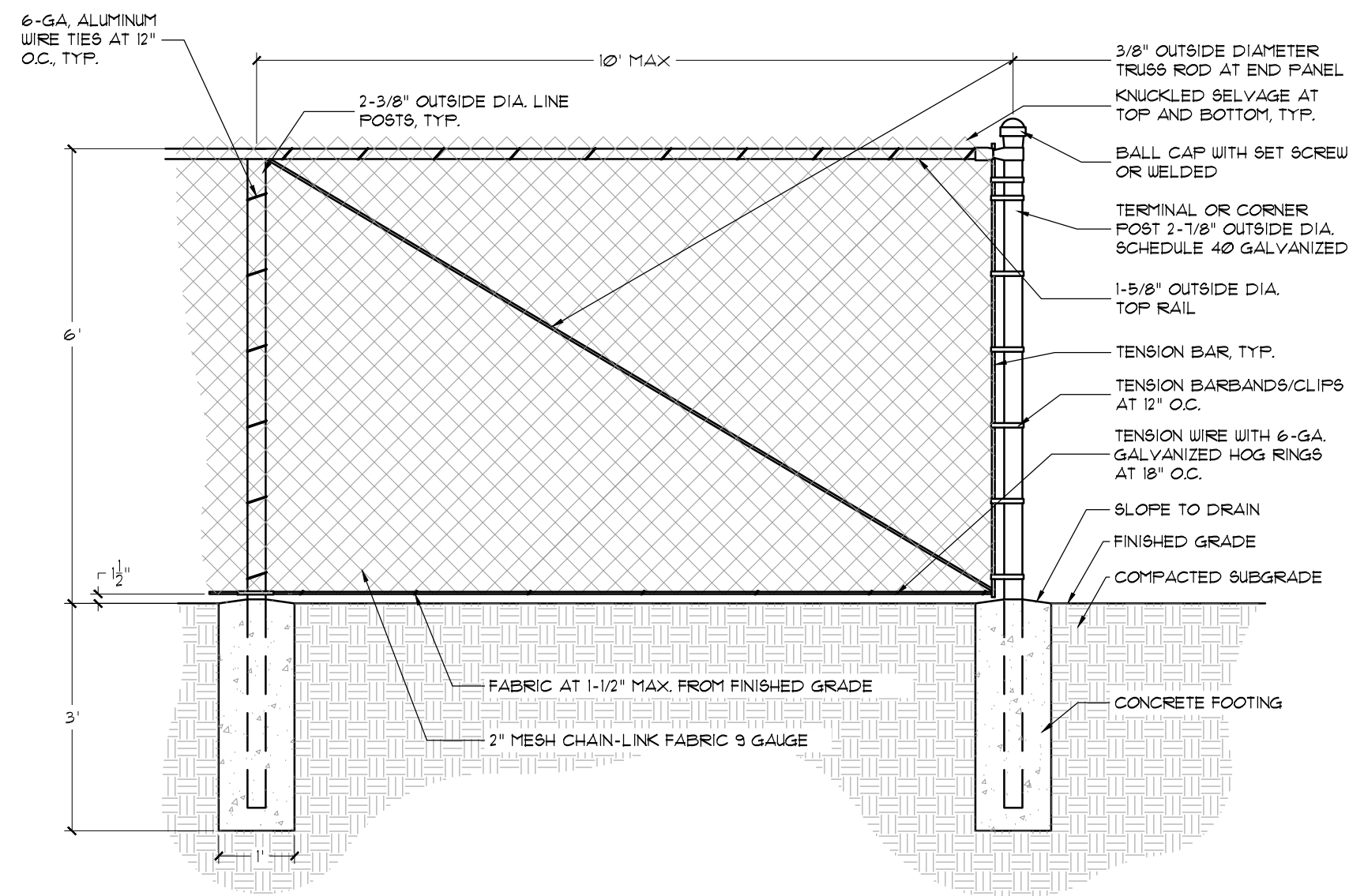
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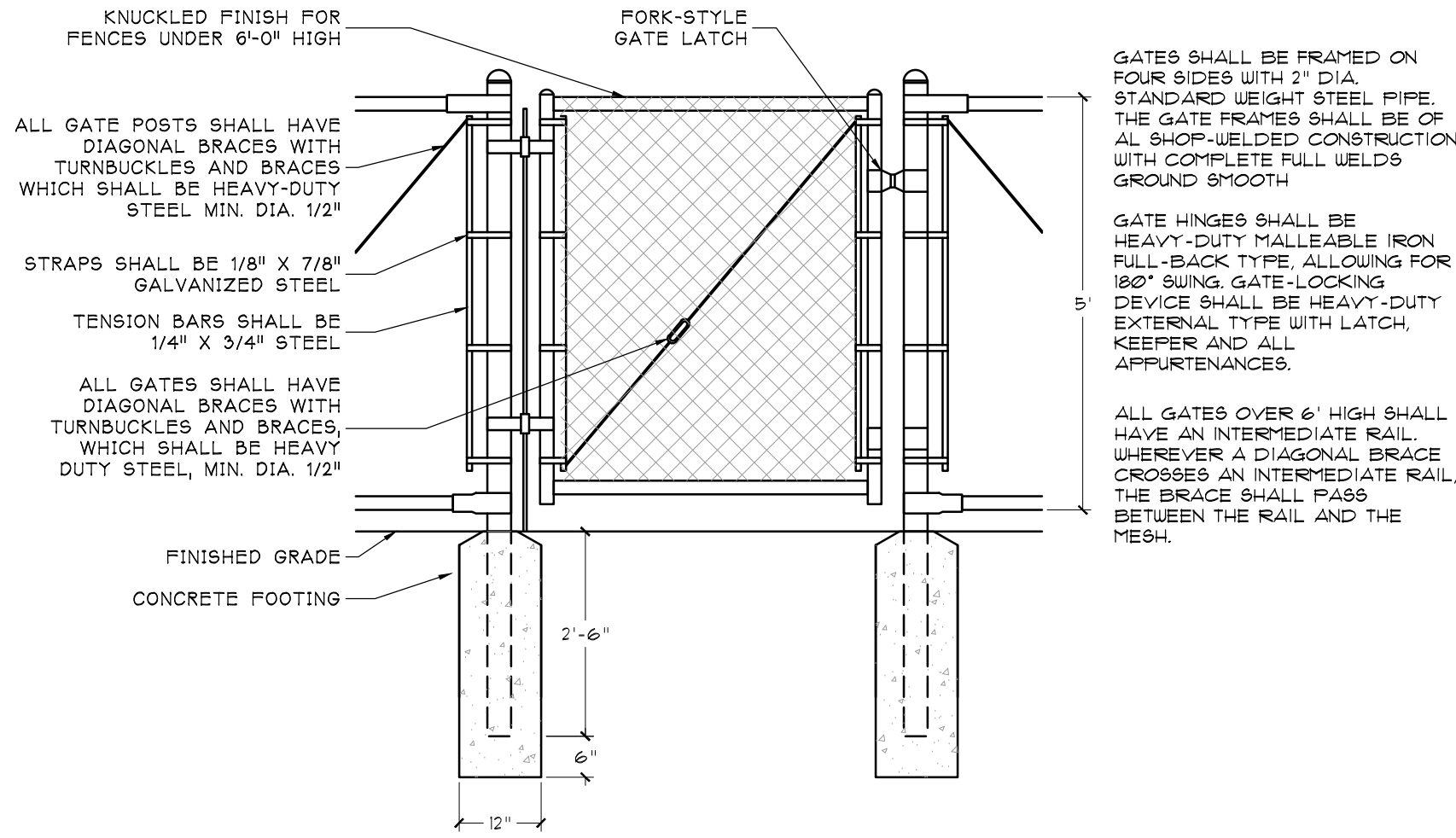
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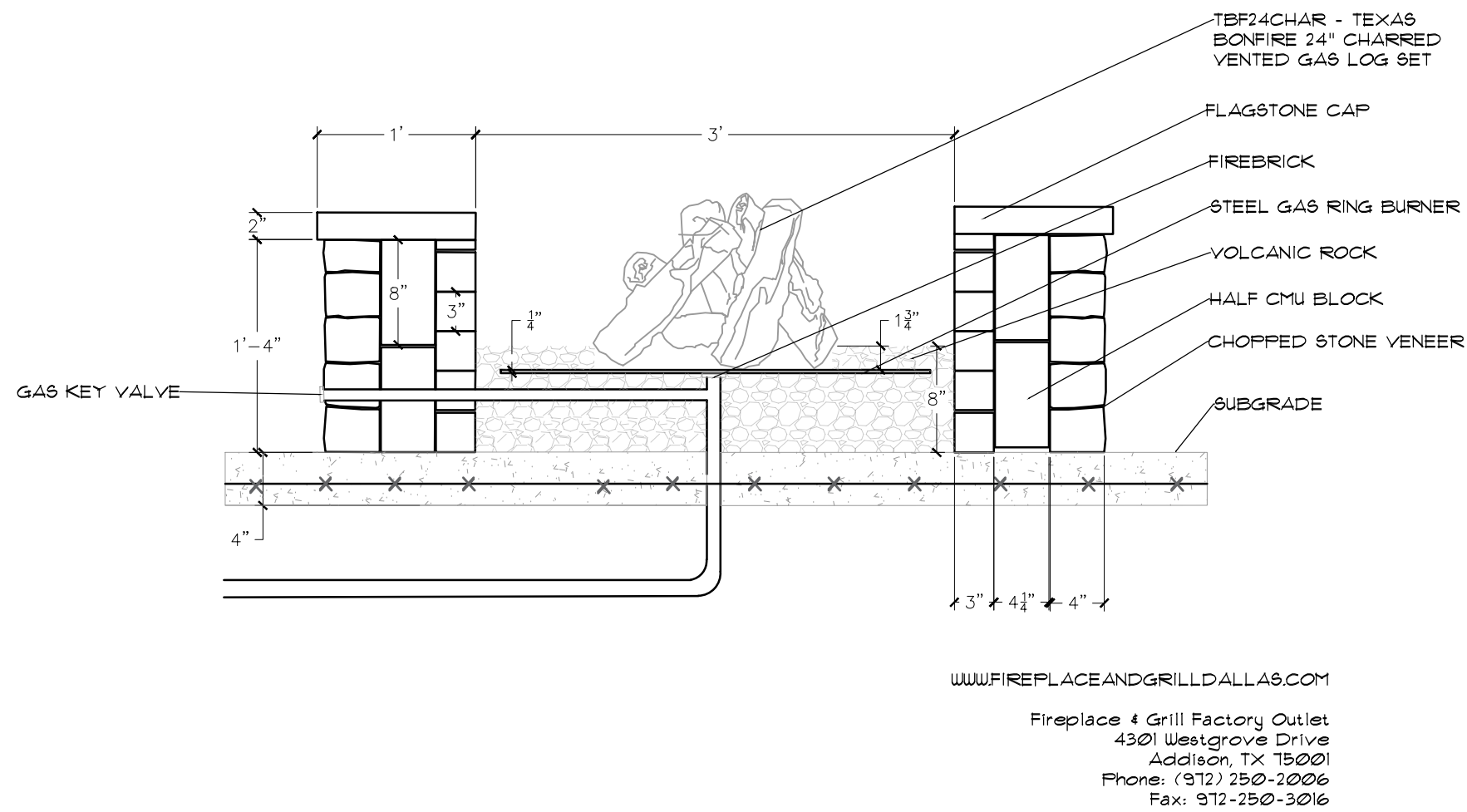
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5. 6' CHAIN-LINK FENCE
1/2"=1'



6. CHAIN-LINK FENCE SINGLE GATE
1/2"=1'



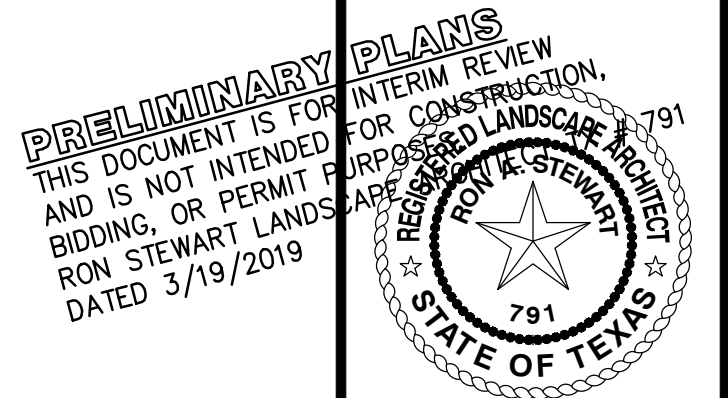
7. 36" DIA. GAS FIRE PIT
1"=1'

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HARDSCAPE DETAILS

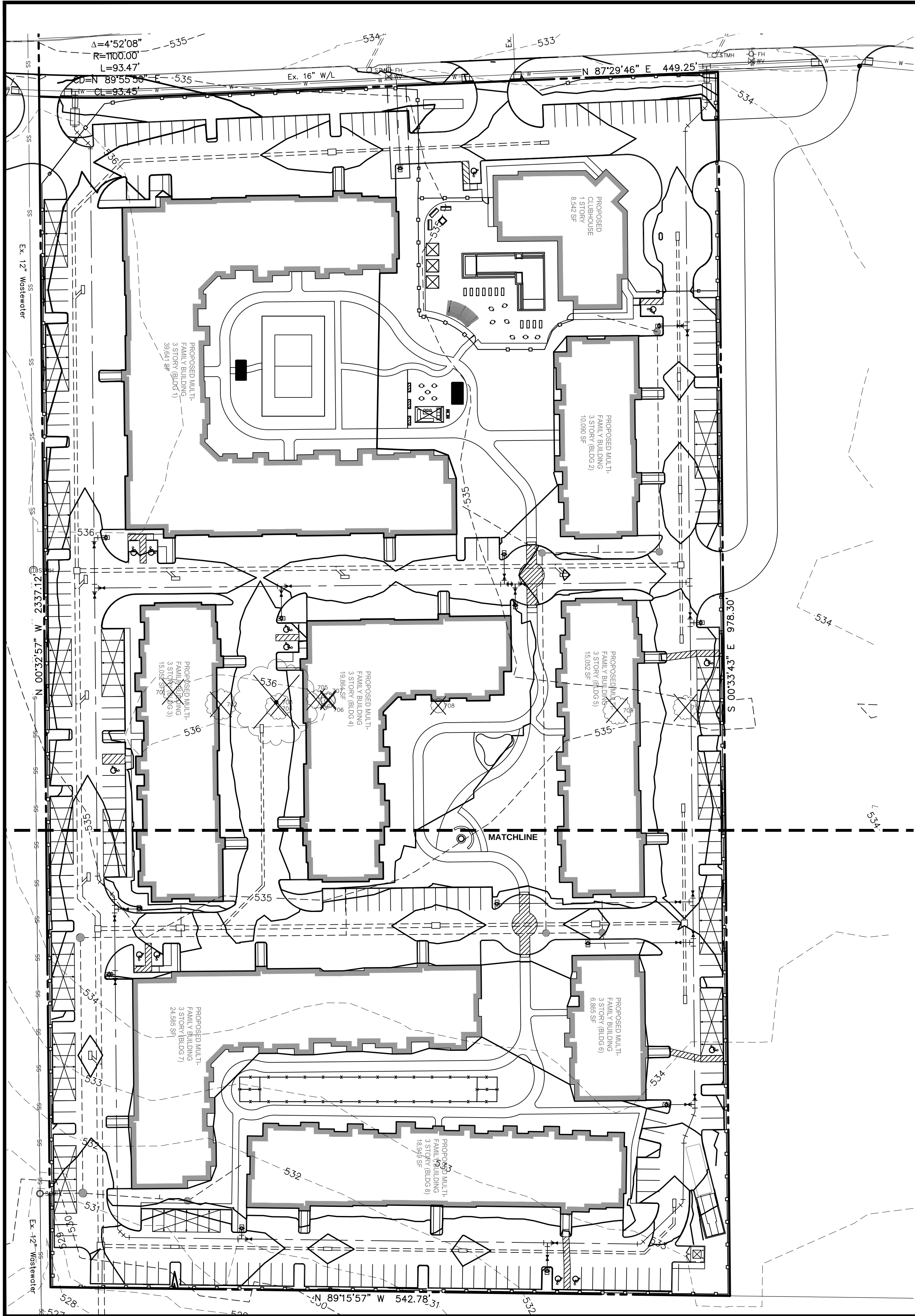


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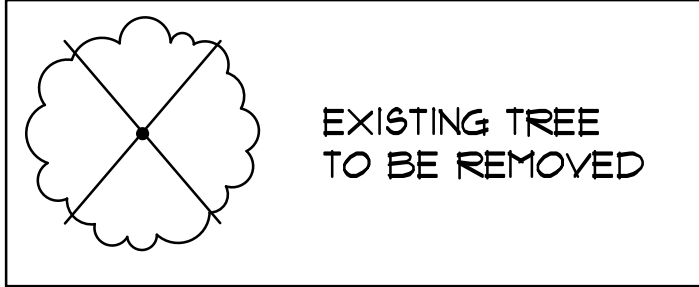
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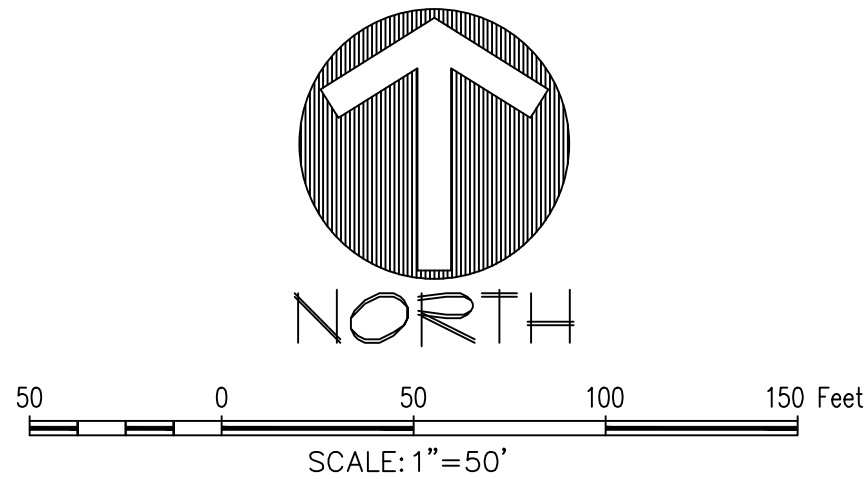
PLANT LEGEND



TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	REMOVED	REMARKS
701	11	AMERICAN ELM	Ulmus americana	YES	
702	16.5	PECAN	Carya illinoensis	YES	
703	46	AMERICAN ELM	Ulmus americana	YES	
704	14	AMERICAN ELM	Ulmus americana	YES	
705	10	AMERICAN ELM	Ulmus americana	YES	
706	8	AMERICAN ELM	Ulmus americana	YES	
707	8	AMERICAN ELM	Ulmus americana	YES	
708	8	AMERICAN ELM	Ulmus americana	YES	
709	15	PECAN	Carya illinoensis	YES	
710	13	PECAN	Carya illinoensis	YES	

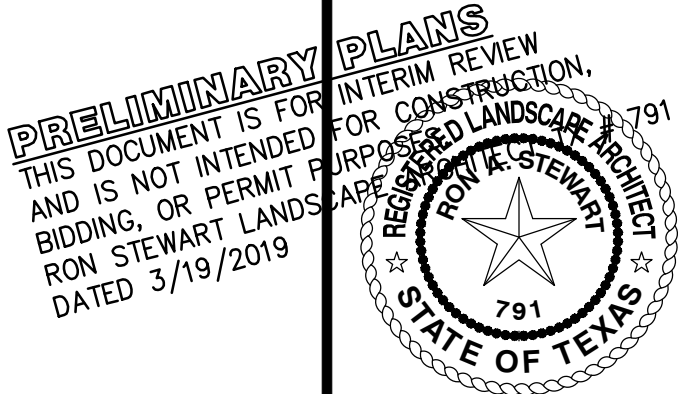
TREE PRUNING, REMOVAL AND PROTECTION MEASURES

- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 ½ inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors,
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior to construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written permission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airaug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may be routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no greater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that is expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified



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TREE SURVEY



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