

### LANDSCAPE PLAN NOTES:

1. ALL TURF AREAS ARE TO BE SOLID SOODED WITH TURF TYPES AS NOTED ON THE PLAN
2. ANNUAL COLOR PLANTINGS ARE TO BE DETERMINED AT THE TIME OF PLANTING.
3. ALL LAWN AND LANDSCAPE AREAS ARE TO BE SEPERATED BY APPROVED LANDSCAPE EDGING.
4. ALL TREES AND PLANTING BEDS ARE TO BE LAID OUT IN THE FIELD BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OR PREPARATION OF PLANTING AREAS. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR FAILURE TO OBTAIN OWNER'S REVIEW OF THE LAYOUT INCLUDING MODIFICATIONS REQUIRED.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WETHER OR NOT SHOWN ON THE PLANS. AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES. REF. CIVIL PLANS FOR PROPOSED UTILITY LINE LOCATIONS.
6. PLANTING AREA PREPARATION TO INCLUDE MINIMUM OF 3" OF APPROVED ORGANIC MATTER (BACK TO EARTH OR LIVING EARTH) TILLED INTO THE TOP 8" OF PLANTING AREA SOIL UNLESS OTHERWISE SPECIFIED. REMOVE ALL ROCKS, CLOGS AND DEBRIS. LEAVE PLANTING AREAS SMOOTH AND ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AS SHOWN.

### LANDSCAPE TABLE

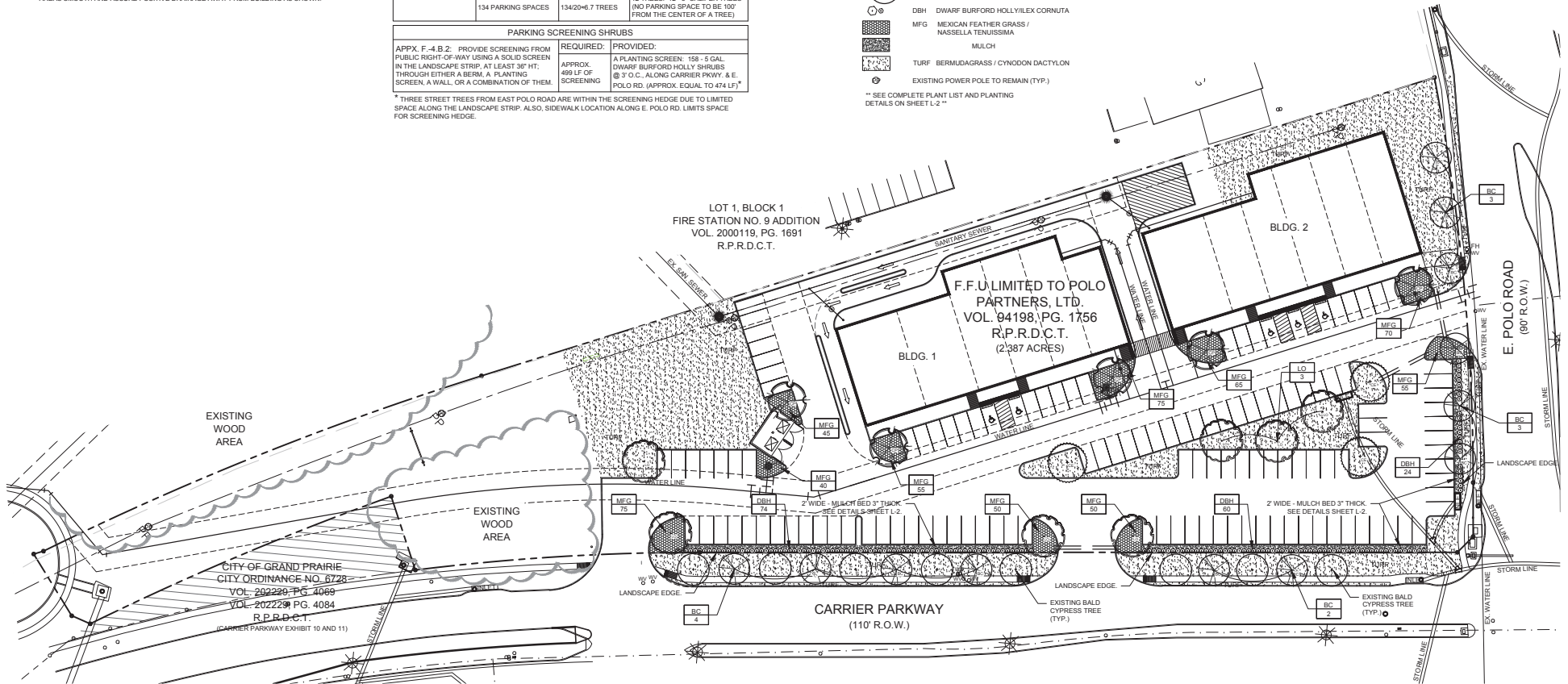
| STREET FRONTAGE                                                                                                                                                                                 |                                          |                                                                                                                                                |                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| 8.9.2.1: PROVIDE ONE (1) TREE FOR EVERY 50 LF OF STREET FRONTAGE, WITH TREES SPACED AT 25' C TO C MINIMUM AND 50' C TO C MAXIMUM.                                                               | REQUIRED:<br>1 TREE / 50 LF              | PROVIDED                                                                                                                                       |                                                                                         |
| 1. CARRIER PARKWAY:                                                                                                                                                                             | 661.2 LINEAR FEET OF STREET FRONTAGE     | 661.2/50=13.2 TREES                                                                                                                            | 14 TREES: 8 EXISTING TREES + 6 - 3" CAL. TREES TO MATCH EXISTING AT APPROX. 25' O.C.    |
| 2. E. POLO ROAD:                                                                                                                                                                                | 292.8 LINEAR FEET OF STREET FRONTAGE     | 292.8/50=5.9 TREES                                                                                                                             | 6 TREES*: 6 - 3" CALIPER TREES TO MATCH EXISTING TREES ON CARRIER PKWY.                 |
| PARKING AREA TREES                                                                                                                                                                              |                                          |                                                                                                                                                |                                                                                         |
| 8.9.2.4: PROVIDE ONE (1) TREE FOR 20 PARKING SPACES; NO CAR PARKING SPOT FURTHER THAN 100' FROM CENTER OF A TREE.                                                                               | REQUIRED:<br>1 TREE / 20 PARKING SPACES  | PROVIDED                                                                                                                                       |                                                                                         |
|                                                                                                                                                                                                 | 134 PARKING SPACES                       | 134/20=6.7 TREES                                                                                                                               | 12 TREES: 12 - 3" CALIPER TREES (NO PARKING SPACE TO BE 100' FROM THE CENTER OF A TREE) |
| PARKING SCREENING SHRUBS                                                                                                                                                                        |                                          |                                                                                                                                                |                                                                                         |
| APPX. F-4.B.2: PROVIDE SCREENING FROM PUBLIC RIGHT-OF-WAY USING A SOLID SCREEN IN THE LANDSCAPE STRIP, AT LEAST 36" THROUGH EITHER A BERM, A PLANTING SCREEN, A WALL, OR A COMBINATION OF THEM. | REQUIRED:<br>APPROX. 499 LF OF SCREENING | PROVIDED:<br>A PLANTING SCREEN: 159 - 5 GAL. DWARF BURFORD HOLLY SHRUBS @ 3' O.C. ALONG CARRIER PKWY. & E. POLO RD. (APPROX. EQUAL TO 474 LF)* |                                                                                         |

\* THREE STREET TREES FROM EAST POLO ROAD ARE WITHIN THE SCREENING HEDGE DUE TO LIMITED SPACE ALONG THE LANDSCAPE STRIP. ALSO, SIDEWALK LOCATION ALONG E. POLO RD. LIMITS SPACE FOR SCREENING HEDGE.

### LANDSCAPE LEGEND

- CP CHINESE PISTACHE / PISTACIA CHINENSIS
- CE CEDAR ELM / ULMUS CRASSIFOLIA
- LO LIVE OAK / QUERCUS VIRGINIANA
- BC BALD CYPRESS / TAXODIUM DISTICHUM
- DBH DWARF BURFORD HOLLY VILEX CORNUTA
- MFG MEXICAN FEATHER GRASS / NASSELLA TENUISSIMA
- MULCH
- TURF BERMUDAGRASS / CYNODON DACTYLON
- EXISTING POWER POLE TO REMAIN (TYP.)

\*\* SEE COMPLETE PLANT LIST AND PLANTING DETAILS ON SHEET L-2 \*\*



CAUTION!!  
EXISTING UNDERGROUND POWER, GAS, CABLE, & TELEPHONE IN PROJECT AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND LOCATING EXISTING UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING UTILITIES AND STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.  
DIG TESS: 1-800-344-8377  
CALL CITY FOR WATER AND SEWER LINES.

| NO. | REVISIONS DURING CONSTRUCTION | BY | DATE | NO. | REVISIONS DURING PLAN REVIEW | BY | DATE |
|-----|-------------------------------|----|------|-----|------------------------------|----|------|
|     |                               |    |      |     |                              |    |      |
|     |                               |    |      |     |                              |    |      |
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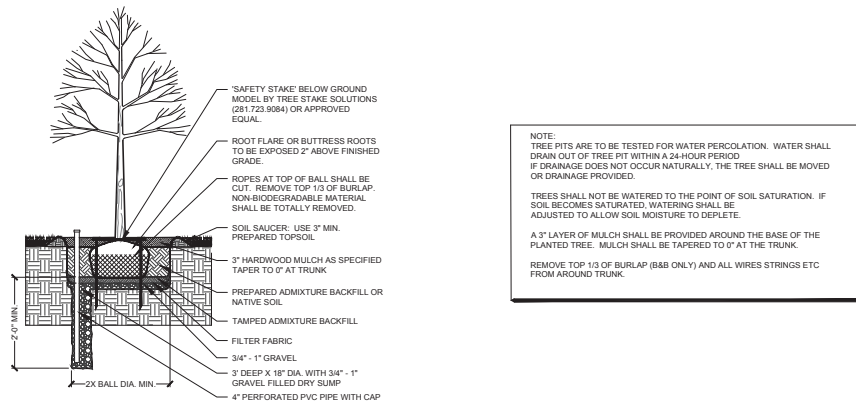
DESIGNED BY:  
CBM  
DRAWN BY:  
AR  
CHECKED BY:  
CBM

FOR REVIEW ONLY  
Not for construction or permit purposes.  
ENGINEERING, PLANNING AND LANDSCAPE ARCHITECTURE  
L.A. No. 1618 Date 02/14/2018



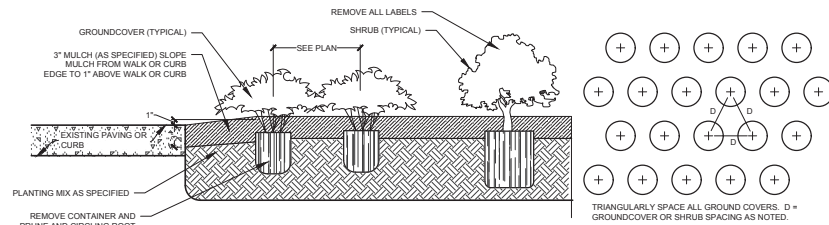
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www.jbi-partners.com

LANDSCAPE PLANTING PLAN  
WEST POLO ROAD RETAIL-PHASE 1  
City of Grand Prairie, Dallas County, Texas  
PROJECT NO. POH 001  
SHEET 001  
L-1



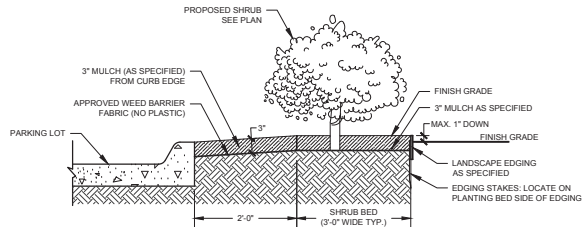
**1 SHADE TREE PLANTING DETAIL**  
**L-2**

NOT TO SCALE



**2 SHRUB AND GROUND COVER PLANTING DETAIL**  
L-2

NOT TO SCALE

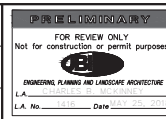


**3 MULCH BED DETAIL**  
**L-2**

NOT TO SCALE

[illegible]

|              |     |
|--------------|-----|
| DESIGNED BY: | CBM |
| DRAWN BY:    | AR  |
| CHECKED BY:  | CBM |



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|                                             |    |
|---------------------------------------------|----|
| LANDSCAPE PLANTING PLAN                     | P  |
| PLANTING DETAILS/PLANT LIST                 |    |
| WEST POLO ROAD RETAIL—PHASE 1               | SH |
| City of Grand Prairie, Dallas County, Texas |    |

|             |         |
|-------------|---------|
| PROJECT NO. | POH 001 |
| SHEET NO.   | L-2     |