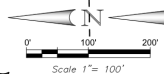


REFERENCE SHEET L-6 FOR LANDSCAPE CHARTS AND NOTES



**CAUTION!!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.  
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-5377  
TEXAS ONE CALL SYSTEMS 1-800-245-4545  
LONE STAR NOTIFICATION CENTER 1-800-669-5344 EXT. 5  
**BEFORE YOU DIG...**



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED REGISTRAR & LANDSCAPE ARCHITECT LICENSED BY THE TEXAS BOARD OF ARCHITECTURE. THE ORIGINAL FILE, THIS ELECTRONIC DRAWING FILE, MAY BE USED AS A BACKGROUND DRAWING. PARTIAL OR FULL REUSE OF THE FILE AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURE, DRAWING AND THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURE AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON SHALL BE HELD LIABLE TO THIS ELECTRONIC DRAWING FILE WITHOUT THE REGISTRAR/LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

CASE #S191001

PRELIMINARY — NOT FOR CONSTRUCTION

SHEET LEGEND

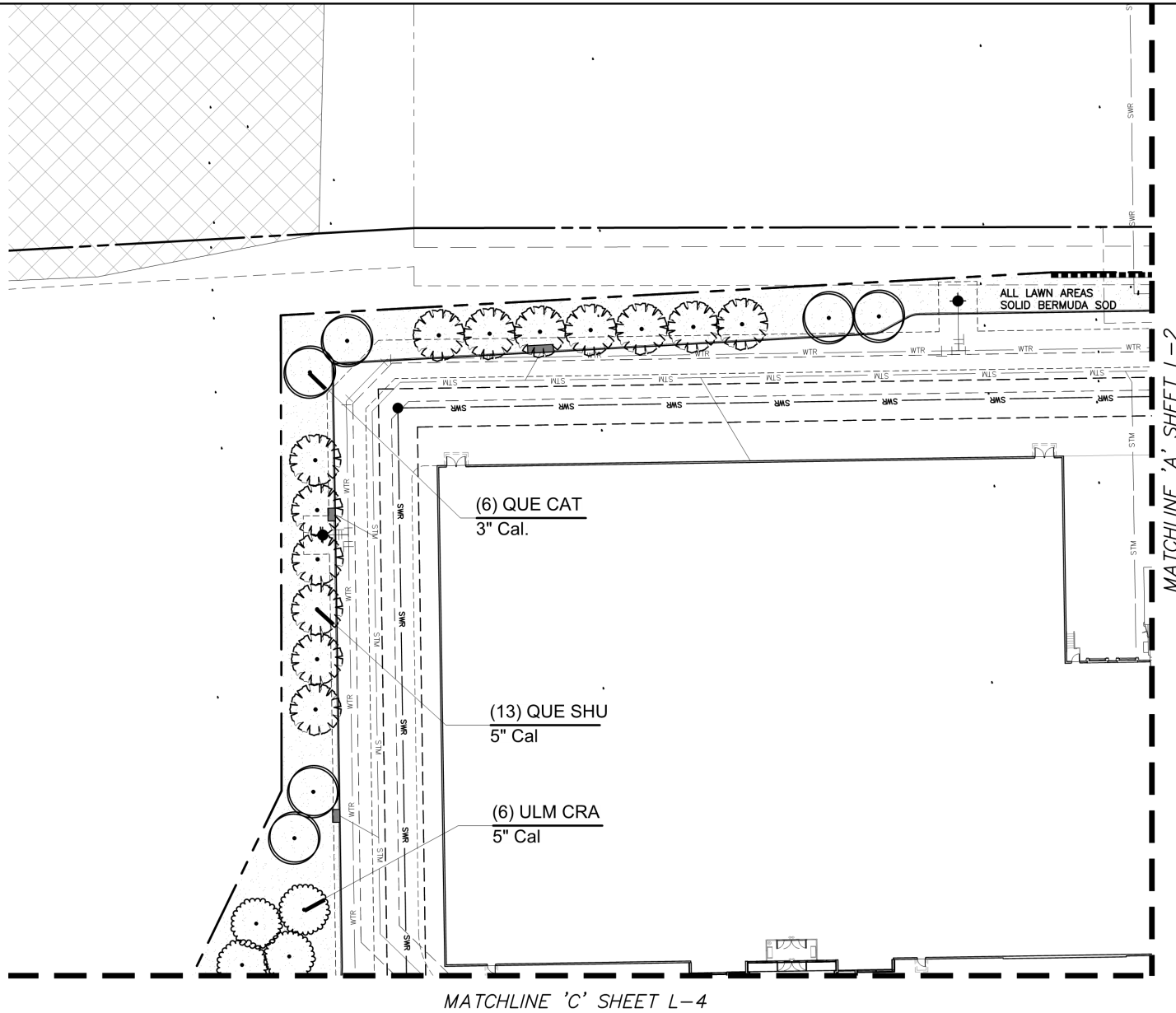
EPIC EAST TOWNE CROSSING PHASE II  
GRAND PRAIRIE, TEXAS

L-0

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS  
SINCE 1957  
10000 W. 10th St., Suite 100  
Dallas, Texas 75243-1000  
Tel: 972-442-7000  
Fax: 972-442-7001  
www.winkelmann.com



NO.	DATE	REVISION	APPROVAL



**NOTE:**

- NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.

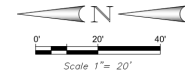


**CAUTION!!!**  
UNDERGROUND UTILITIES ARE LOCATED IN  
THIS AREA. 48 HOURS PRIOR TO ANY  
CONSTRUCTION ACTIVITIES, CONTACT LINE  
LOCATES FOR FRANCHISE UTILITY INFO.  
CALL BEFORE YOU DIG:  
TEXAS EXCAVATION SAFETY SYSTEM (TESS)  
1-800-344-8377  
TEXAS ONE CALL SYSTEMS  
1-800-245-4545  
LONE STAR NOTIFICATION CENTER  
1-800-669-8344 EXT. 5



**BEFORE  
YOU DIG...**

REFERENCE SHEET L-6 FOR  
LANDSCAPE CHARTS  
AND NOTES

[illegible]

CASE #S191001

PRELIMINARY – NOT FOR CONSTRUCTION

LANDSCAPE PLAN

**EPIC EAST TOWNE CROSSING PHASE II  
GRAND PRAIRIE, TEXAS**



**Winkelman & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
(921) 480-7060  
(921) 480-7069 Fax  
Tensar Engineers Registration No. B9  
Tensar Surveyors Registration No. 100866-00  
COPYRIGHT © 2019, Winkelman & Associates, Inc.

REVISION	APPROV.
----------	---------

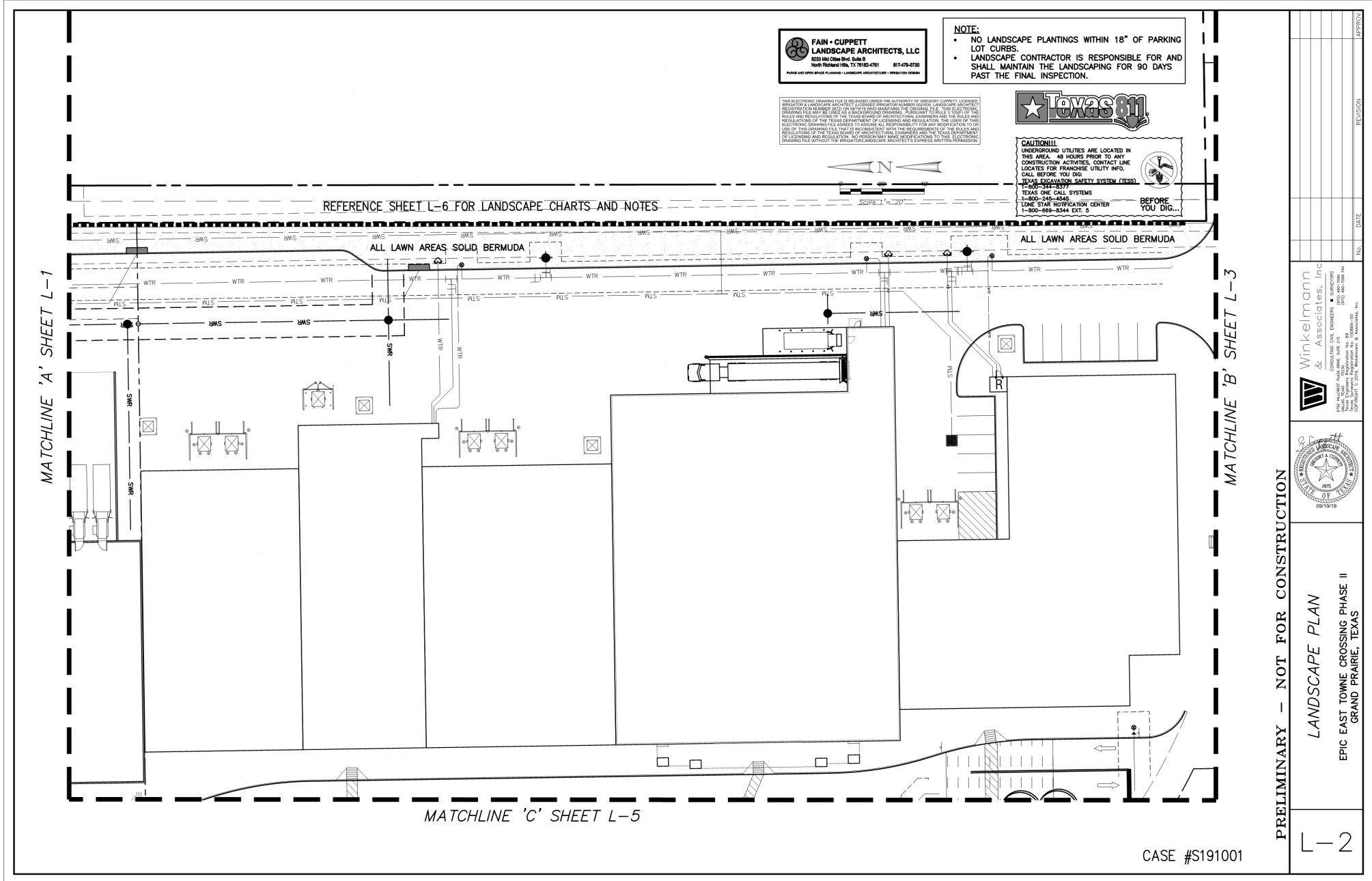
No.	DATE
-----	------

10.



GRAND PRAIRIE, TEXAS

1



MATCHLINE 'B' SHEET L-2

MATCHLINE 'C'

(3) ULM CRA

5" Cal.

(14) SAL GRE

1 gal.

(7) ULM CRA

3" Cal.

(49) ILVON

5 gal.

(5) ACE GLO

3" Cal.

CER TE4 (5)

45 gal.

(8) QUE CAT

3" Cal.

QUE SHU (7)

5" Cal.

(11) HES PAR

5 gal.

(99) ILCOD

5 gal.

(47) MUH LIN

5 gal.

ALL LAWN AREAS SOLID BERMUDA SOD

ALL LAWN AREAS SOLID BERMUDA SOD

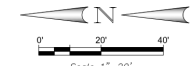
**NOTE:**

- NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.



**CAUTION!!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.  
TEXAS EXCAVATION SAFETY SYSTEM (TESS)  
1-800-344-8377  
TEXAS ONE CALL SYSTEMS  
1-800-245-4545  
LINE STAR NOTIFICATION CENTER  
1-800-889-8344 EXT. 5  
**BEFORE YOU DIG...**

REFERENCE SHEET L-6 FOR  
LANDSCAPE CHARTS  
AND NOTES



**FAIN • CUPPETT**  
**LANDSCAPE ARCHITECTS, LLC**  
8233 Mid Creek Blvd, Suite B  
North Dallas, TX 75243-1761 817-479-0730  
FIRM AND OFFICE PLANNING • LANDSCAPE ARCHITECTURE • PRELIMINARY DESIGN

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED PROFESSIONAL LANDSCAPE ARCHITECT, LICENSE NUMBER 0000000000. LANDSCAPE ARCHITECTS, LLC IS THE OWNER OF THIS FILE. IT IS THE USER'S RESPONSIBILITY TO MAINTAIN THE INTEGRITY OF THIS FILE AND TO PROTECT IT FROM UNAUTHORIZED ACCESS, MODIFICATION, OR DESTRUCTION. THE USER OF THIS FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS IN VIOLATION OF THE REGULATIONS OF THE BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE WRITTEN PERMISSION OF LANDSCAPE ARCHITECTS, LLC.

CASE #S191001

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

EPIC EAST TOWNE CROSSING PHASE II  
GRAND PRAIRIE, TEXAS

L-3

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
10000 W. 10th Street, Suite 110  
Dallas, Texas 75243-1761  
Phone: 214-343-8888  
Fax: 214-343-8889  
www.winkelmann-engineers.com



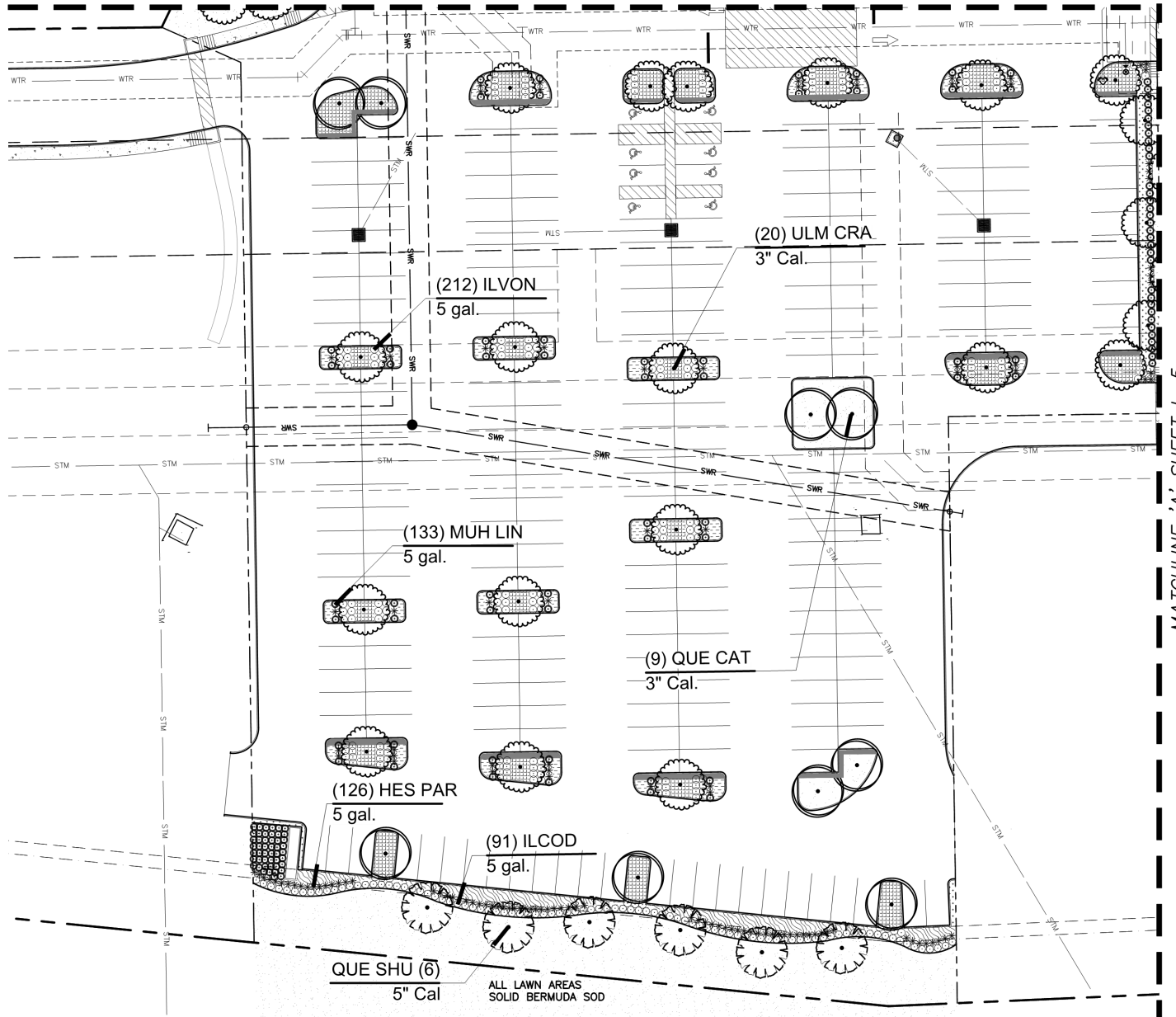
APPROVAL

REVISION

DATE

NO.

MATCHLINE 'C' SHEET L-1



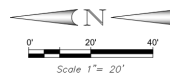
**NOTE:**  
• NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.  
• LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.



**CAUTION!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG:  
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377  
TEXAS ONE CALL SYSTEMS 1-800-245-4545  
LONE STAR NOTIFICATION CENTER 1-800-668-8344 EXT. 5



REFERENCE SHEET L-6 FOR LANDSCAPE CHARTS AND NOTES



**FAIN • CUPPET**  
**LANDSCAPE ARCHITECTS, LLC**  
8228 Mid-Cover Blvd., Suite 1  
North Richland Hills, TX 79182-4781 817-479-0720  
PLANS AND SPECIFICATIONS PREPARED BY LANDSCAPE ARCHITECTURE - REGISTRATION 000000

THIS ELECTRONIC DRAWING FILE IS BEING SUBMITTED UNDER THE AUTHORITY OF ORIGINATOR'S LICENSED PROFESSIONAL LANDSCAPE ARCHITECT. I, LANDSCAPE ARCHITECT, LICENSED REGISTRATION NUMBER 000000, LANDSCAPE ARCHITECT, REGISTRATION NUMBER 000000, HAVE REVIEWED AND APPROVED THE DESIGN AND THE ELECTRONIC DRAWING FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKUP COPY OF THE ORIGINAL DRAWING FILE. THE ORIGINAL DRAWING FILE IS THE ONLY FILE TO BE USED FOR THE DESIGN AND THE ELECTRONIC DRAWING FILE. THE ORIGINAL DRAWING FILE IS THE ONLY FILE TO BE USED FOR THE DESIGN AND THE ELECTRONIC DRAWING FILE. THE ORIGINAL DRAWING FILE IS THE ONLY FILE TO BE USED FOR THE DESIGN AND THE ELECTRONIC DRAWING FILE.

CASE #S191001

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN  
EPIC EAST TOWNE CROSSING PHASE II  
GRAND PRAIRIE, TEXAS

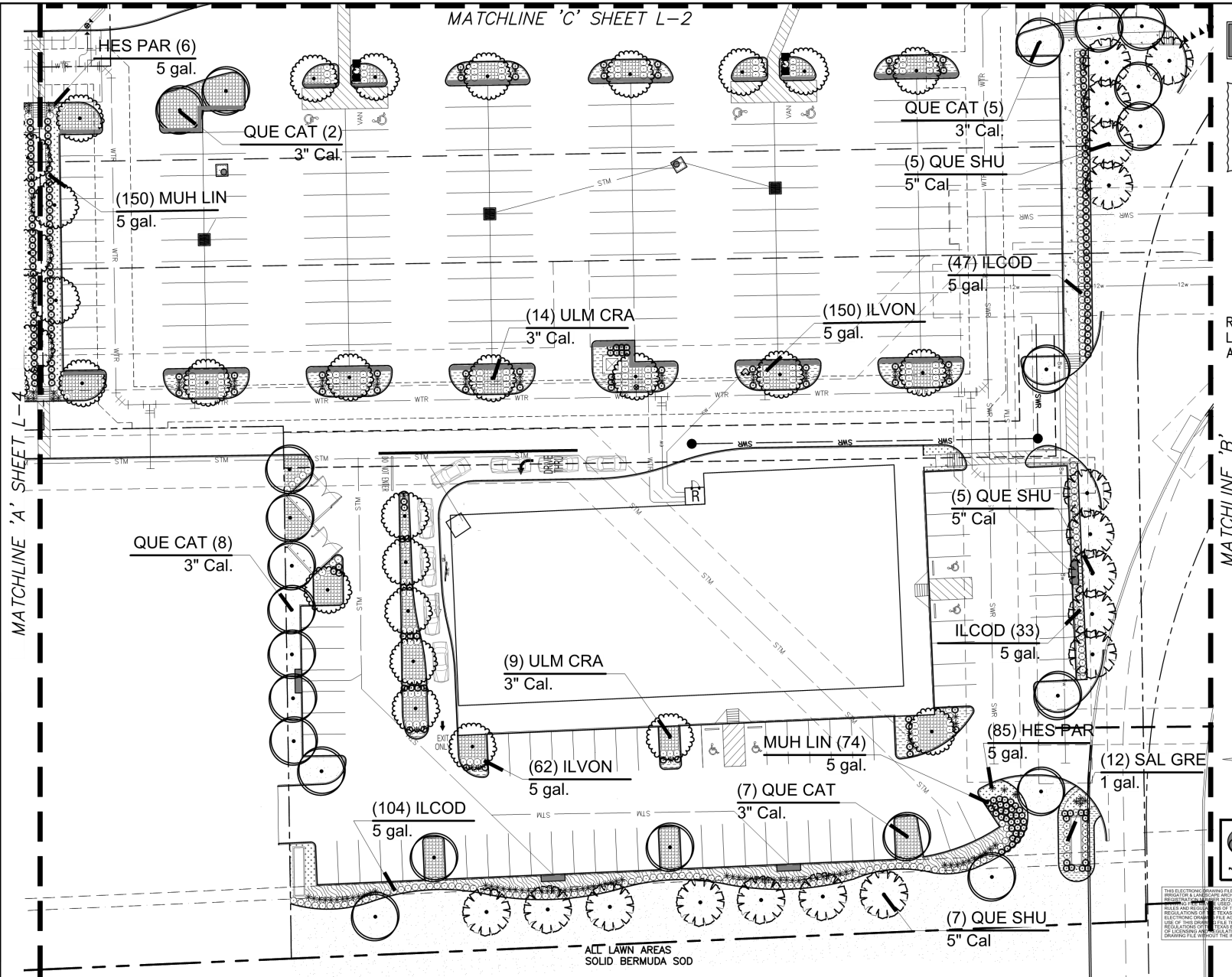
L-4

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
1920 W. HUNTER ROAD, SUITE 100  
FARMERSVILLE, TEXAS 77936  
TEL: 817-491-7891 FAX: 817-491-7892  
E-MAIL: WINKELMANN@WINKELMANN-ASSOCIATES.COM  
CONTRACT # 2019-000000-000000-000000



NO.	DATE	REVISION	APPROVAL

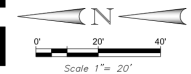
MATCHLINE 'C' SHEET L-2



**CAUTION!!**  
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.  
TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-348-8377  
TEXAS ONE CALL SYSTEMS 1-800-243-4545  
LOVE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5  
**BEFORE YOU DIG...**

- NOTE:**
- NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.
  - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR AND SHALL MAINTAIN THE LANDSCAPING FOR 90 DAYS PAST THE FINAL INSPECTION.

REFERENCE SHEET L-6 FOR LANDSCAPE CHARTS AND NOTES



**FAIN • CUPPETT**  
**LANDSCAPE ARCHITECTS, LLC**  
6233 Mid Cities Blvd. Suite B  
North Richland Hills, TX 76182-4781 817-479-8730  
PHONE AND OTHER OFFICE IN TEXAS • LANDSCAPE ARCHITECTS • LICENSED PROFESSIONALS

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY CUPPETT, LICENSED PROFESSIONAL LANDSCAPE ARCHITECT, REGISTERED THROUGH THE BOARD OF ARCHITECTURE. LANDSCAPE ARCHITECTS MAY NOT REPRODUCE OR REDUCE OR OTHERWISE INFRINGE THE ORIGINAL FILE. THE ELECTRONIC FILE AND ALL INFORMATION CONTAINED THEREIN ARE THE PROPERTY OF FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY VIOLATION OF THE REGULATIONS OF THE TEXAS DEPARTMENT OF LICENSING AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY VIOLATION OF THE REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURE. FAIN • CUPPETT LANDSCAPE ARCHITECTS, LLC AND GREGORY CUPPETT, LICENSED PROFESSIONAL LANDSCAPE ARCHITECT, EXPRESS WRITTEN PERMISSION TO REPRODUCE THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

CASE #S191001

PRELIMINARY - NOT FOR CONSTRUCTION

LANDSCAPE PLAN

EPIC EAST TOWNE CROSSING PHASE II  
GRAND PRAIRIE, TEXAS

L-5

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS • SURVEYORS  
10000 W. 10th Street, Suite 100  
Dallas, Texas 75243-1000  
Phone: (214) 343-1000  
Fax: (214) 343-1001  
www.winkelmann.com



APPROVAL

REVISION

DATE

NO.

CITY OF GRAND PRAIRIE LANDSCAPE REQUIREMENTS (LOT 8R)		
MIN. LANDSCAPE AREA	10% OF SITE REQUIRED TO BE LANDSCAPE- 40,463 SF X 10% = 40,464 SF	
	REQUIRED	PROVIDED
	40,464 SF	55,555 SF (136%)
MIN.FRONT YARD LANDSCAPE	75% OF REQUIRED LANDSCAPE IN FRONT YARD 40,464 SF X 75% = 30,335 SF	
	REQUIRED	PROVIDED
	30,335 SF	36,839 SF (105%)
STREET TREES	1 TREE PER EACH 50 LF OF STREET FRONTAGE	
	704 LF X 10 = 14 STREET TREES	PROVIDED
	14 TREES	14 TREES
SITE TREES	1 TREE PER EACH 100 SF OF REQ LANDSCAPE	
	40,464 SF / 100 = 404 SITE TREES = 17 PARKING SPACES = 117 TREES	PROVIDED
	117 TREES	123 ADDITIONAL SHRUBS = 12 TREES 100 TREES + 12 = 112 TREES
INTERIOR PARKING TREES	PARKING LOT TREE FOR 10 SPACES	
	369 SPACES / 10 = 37 PARKING LOT TREES	PROVIDED
	37 TREES	37 TREES
SITE SHRUBS	1 SHRUB PER EACH 50 SF OF REQ LANDSCAPE	
	40,464 SF / 50 = 801 SITE SHRUBS	PROVIDED
	801 SHRUBS (5-GAL)	504 SHRUBS (5-GAL)
POLLINATOR PLANTINGS	20% OF REQUIRED SHRUBS	
	REQUIRED	PROVIDED
	801 (12) + 160 SHRUBS (5-GAL)	141 5-GAL + 458 1-GAL + 235 POLLINATOR PLANTINGS (5-GAL)

TREES

PLANT SCHEDULE (LOT 8R)

SHRUB:

IN CASE OF CONFLICT WITH OTHER NOTES OR SPECIFICATIONS, CITY REQUIREMENTS OVER RULE.

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF GREGORY COOPER, LICENSED IRRIGATOR & LANDSCAPE ARCHITECT (LICENSED IRRIGATOR NUMBER 003535), LANDSCAPE ARCHITECT (REGISTRATION NUMBER 2672), ON 05/14/18 WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED FOR THE PURPOSES OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND REGULATION. THE USER OF THIS ELECTRONIC DRAWING FILE IS ADVISED THAT THIS ELECTRONIC DRAWING FILE IS NOT A FINAL DRAWING FILE. THE USER OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS AND THE TEXAS DEPARTMENT OF LICENSING AND REGULATION AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS EXPRESS WRITTEN PERMISSION.

**PRELIMINARY – NOT FOR CONSTRUCTION**

LANDSCAPE CHARTS &amp; NOTES

**EPIC EAST TOWNE CROSSING PHASE II  
GRAND PRAIRIE, TEXAS**

**WINKELMANN & Associates, Inc.**  
CONSULTING OVAL ENGINEERS ■ SURVEYORS  
9750 HILLCREST PLAZA EAST, SUITE 215  
IRVING, TEXAS 75039  
(972) 460-7090  
(972) 460-7099 FAX  
Application No. 80  
Surveyors Registration No. 100866-00  
© COPYRIGHT © 2019, Winkelmann & Associates, Inc.

APPENDIX

MUSICIAN

214

No.

1

1

1

1

1

1

1

1

1

1

1

•

1

1

1

1

1

---