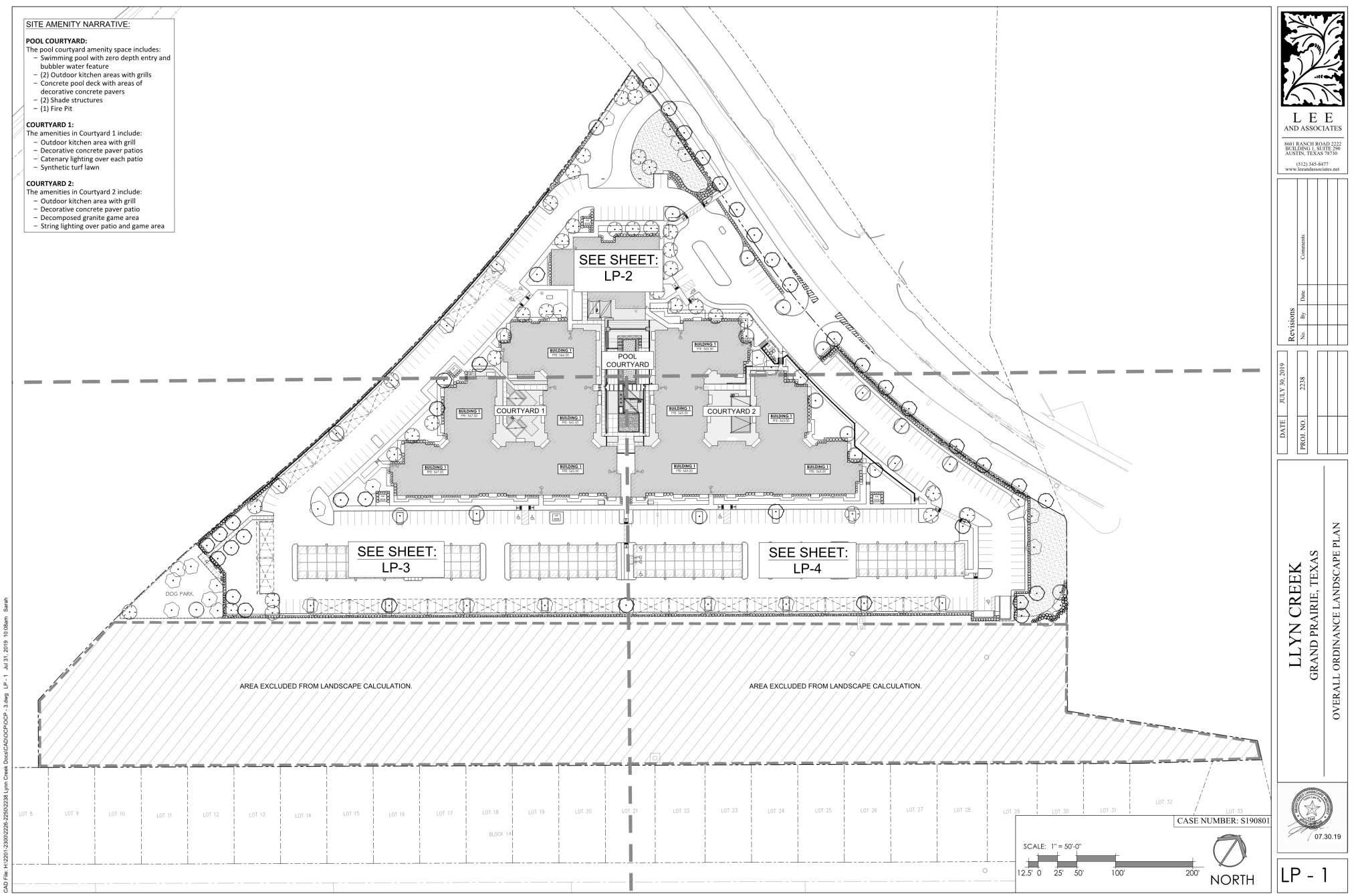


**SITE AMENITY NARRATIVE:**

**POOL COURTYARD:**  
The pool courtyard amenity space includes:  
- Swimming pool with zero depth entry and bubbler water feature  
- (2) Outdoor kitchen areas with grills  
- Concrete pool deck with areas of decorative concrete pavers  
- (2) Shade structures  
- (1) Fire Pit

**COURTYARD 1:**  
The amenities in Courtyard 1 include:  
- Outdoor kitchen area with grill  
- Decorative concrete paver patios  
- Catenary lighting over each patio  
- Synthetic turf lawn

**COURTYARD 2:**  
The amenities in Courtyard 2 include:  
- Outdoor kitchen area with grill  
- Decorative concrete paver patio  
- Decomposed granite game area  
- String lighting over patio and game area

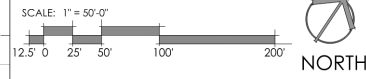


AREA EXCLUDED FROM LANDSCAPE CALCULATION.

AREA EXCLUDED FROM LANDSCAPE CALCULATION.

LOT 8 LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14 LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20 LOT 21 LOT 22 LOT 23 LOT 24 LOT 25 LOT 26 LOT 27 LOT 28 LOT 29 LOT 30 LOT 31 LOT 32 LOT 33  
BLOCK 1A

CASE NUMBER: S190801



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Revisions	No.	By	Date	Comments
	2238			

DATE	JULY 30, 2019
PROJ. NO.	2238

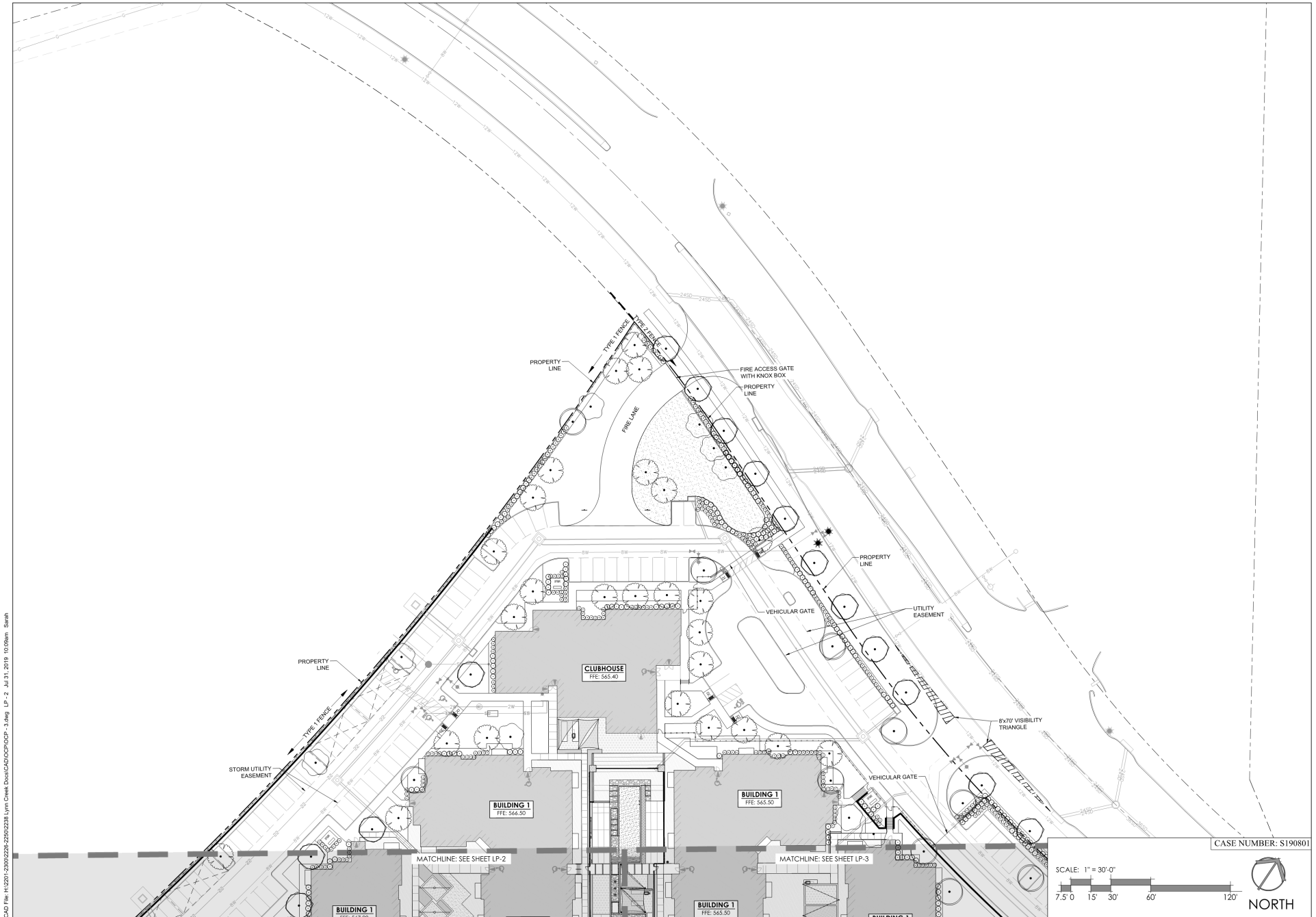
**LLYN CREEK**  
GRAND PRAIRIE, TEXAS  
OVERALL ORDINANCE LANDSCAPE PLAN



LP - 1

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Exhibit D - Landscape Plan  
Page 2 of 5



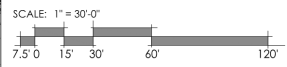
Revisions	No.	By	Date	Comments

DATE	JULY 30, 2019
PROJ. NO.	2238

**LLYN CREEK**  
GRAND PRAIRIE, TEXAS  
OVERALL ORDINANCE LANDSCAPE PLAN

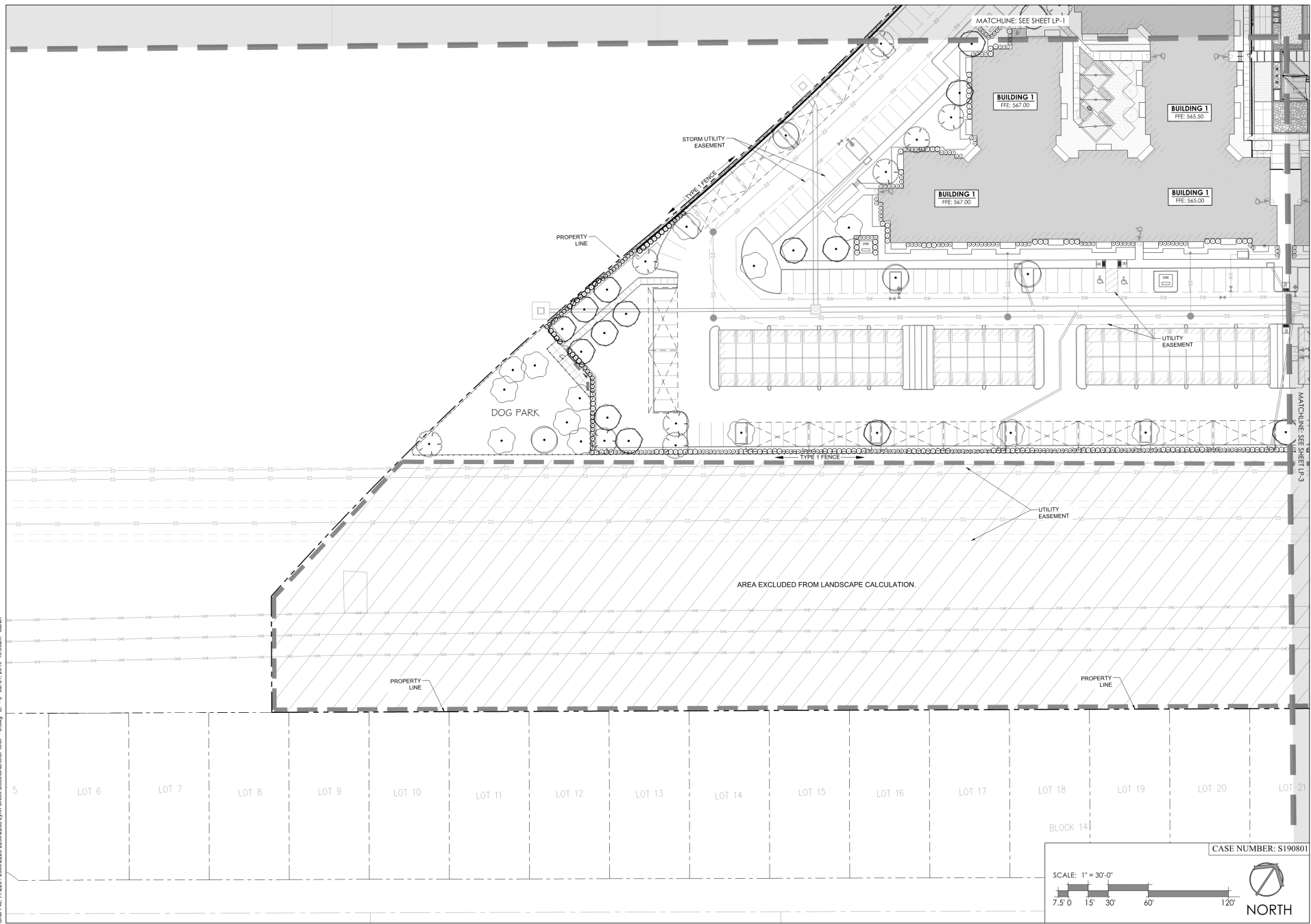


CASE NUMBER: S190801



LP - 2

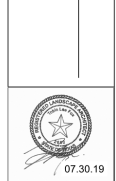
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REVISIONS		DATE	BY	DATE	COMMENTS
No.					

DATE	JULY 30, 2019
PROJ. NO.	2238

**LLYN CREEK**  
GRAND PRAIRIE, TEXAS  
OVERALL ORDINANCE LANDSCAPE PLAN



LP - 3

CAD File: H:\2019\2500\2238\2500\2238\_Llyn\_Creek\_Design\CAD\DCP\DCP\_3.dwg LP-3 Jul 31, 2019 10:08am Sam

CASE NUMBER: S190801

SCALE: 1" = 30'-0"

NORTH

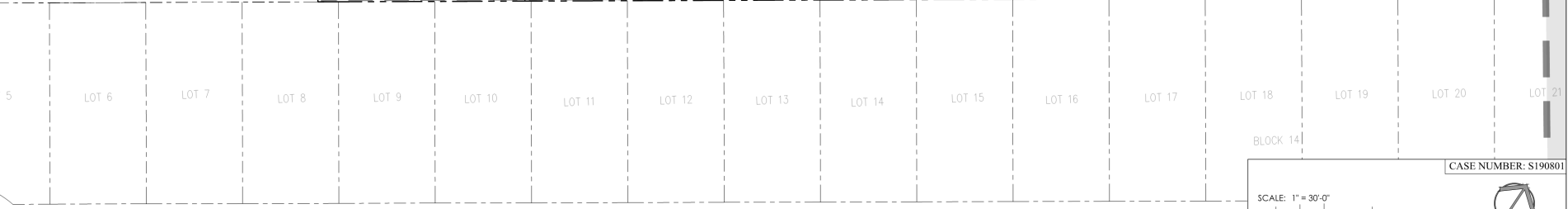
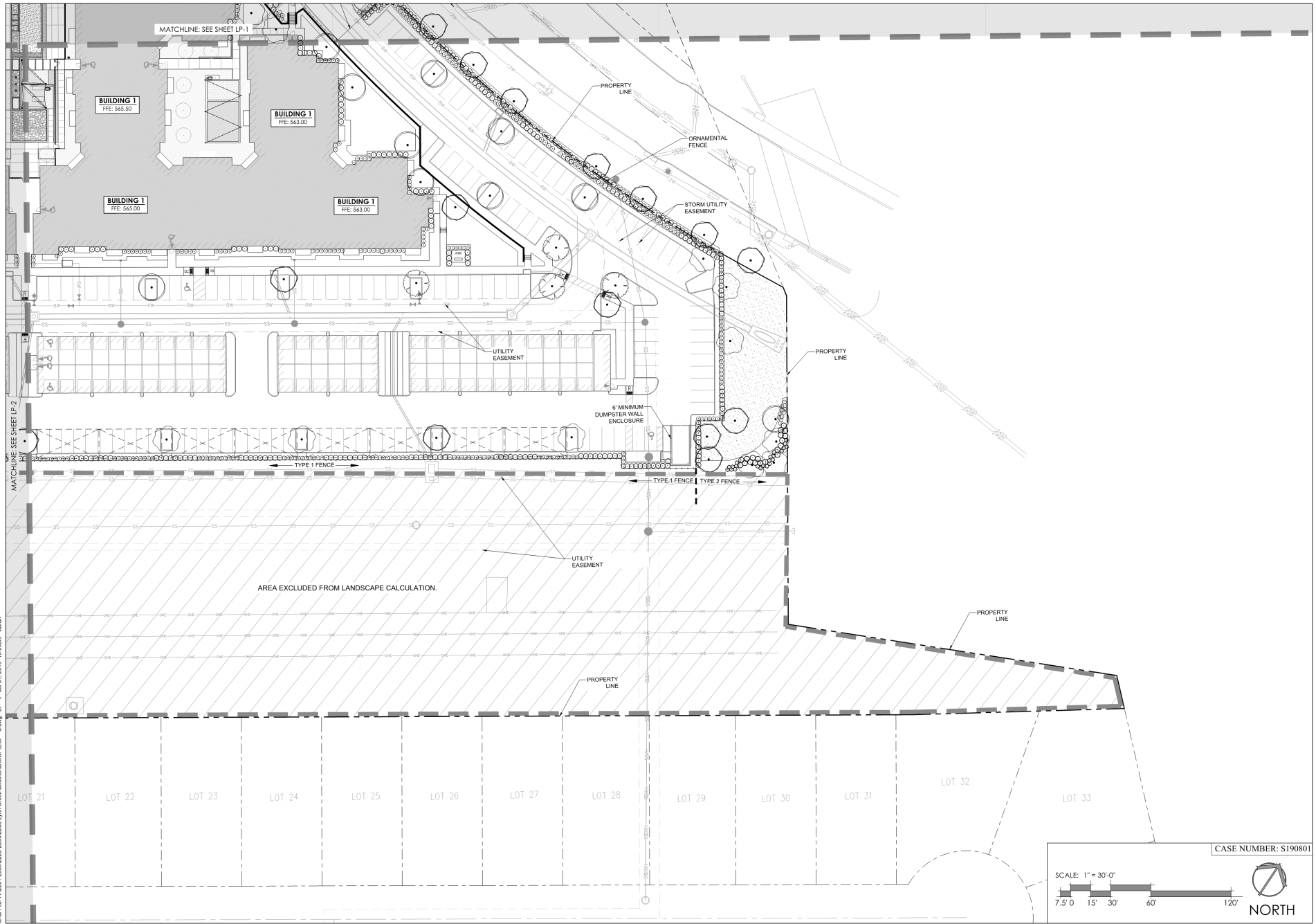


Exhibit D - Landscape Plan  
Page 4 of 5



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REVISIONS		Date	Comments
No.	By		

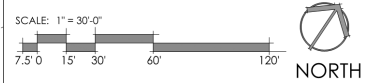
DATE	JULY 30, 2019
PROJ. NO.	2218

**LLYN CREEK**  
GRAND PRAIRIE, TEXAS  
OVERALL ORDINANCE LANDSCAPE PLAN



LP - 4

CASE NUMBER: S190801



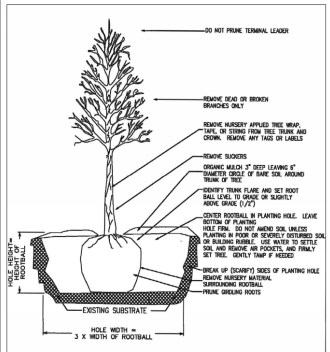
**PLANT SCHEDULE**

SYMBOL	CODE	QTY	DESCRIPTION / COMMON NAME	SIZE	COL.
	PM	31	Flowering Amelanchier (Mopane Dogwood) 15-18' Hrs., 2" Spread Min., Single Leader, Fall	3" Cal.	
	QT	40	Desmodium illinoense / Texas Road Oak 27' Hrs. Min.	3" Cal.	
	QV	21	Quercus virginiana / Southern Live Oak 27' Hrs. Min.	3" Cal.	
	UC	38	Ulmus crinitifolius / Cedar Elm 27' Hrs. Min.	3" Cal.	
SHRUBS					
SYMBOL	CODE	QTY	DESCRIPTION / COMMON NAME	SIZE	COL.
	AB	734	Abutilon grandiflorum / Glory Alike 20" Hrs. Min., 24" Spread	5 gal.	
	CB	19	Calliandra americana / American Beautyberry 20" Hrs. Min., 24" Spread	5 gal.	
	IC2	514	Ipomoea pes-caprae / Desert Purslane 24" Hrs., 24" Spread	5 gal.	
	SD	33	Sida spinosa / Yellow-flowered Candelabra 20" Hrs. Min., 24" Spread Min.	5 gal.	
GROUND COVER					
SYMBOL	CODE	QTY	DESCRIPTION / COMMON NAME	SIZE	COL.
	GD	10,424 sf	Cynodon dactylon / TIF 419 / Bermuda Grass-Clad Top of Slopes and Low-lying Areas	24" H.	

**LANDSCAPE CALCULATIONS**

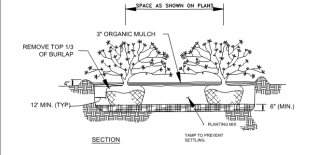
Category	Required	Provided
<b>LANDSCAPE REQUIRED BY ZONING DISTRICT</b>		
Total Site Area	681,104 sf	
Artificial Lot Area	433,190 sf	
Utility Easement Excluded from Landscape Calculations based on Section B.5.1	247,165 sf	
Required Landscape Area (15%)	64,975 sf	
Required Trees (1,500 sf of Landscape Area)	130 trees	130 trees
Street Trees (1,400 sf min) (105 sf of frontage)	17 trees	17 trees
Parking Lot Trees (1:200 Parking Spaces) (137 Spaces)	17 trees	17 trees
Landscape Area Reduction (200 sf / 1 Tree Over Required)	0 sf	0 trees
Reduced Landscape Area	0 sf	0 + sf
Required Shrubs (1:500 sf of Landscape Area)	1,300 shrubs	1,300 shrubs
Groundcover Maximum (60% of Landscape Area)	25,991 sf	19,993 sf

**TREE PLANTING DETAILS**



\* ALTERNATE DETAILS CAN BE REVIEWED BY THE CITY ARCHITECT  
 \* STAKES MAY BE USED AT THE DISCRETION OF THE APPLICANT. PINS AND TIES ARE TO BE EXCLUDED BEHIND CURBING OR TIE TO CURB-WITHIN CURBING. EXISTING UTILITIES (OR OTHER) NOT SHOWN THAT ALL EXISTING UTILITIES IS SHOWN FROM THE PLAN.  
 \* USE AND AVOID (PART 1) THE ADDITIONAL INFORMATION REGARDING PLANTING STANDARDS  
 \* USE AND AVOID (PART 2) THE ADDITIONAL INFORMATION REGARDING PLANTING STANDARDS

**SHRUB PLANTING DETAILS**



**LANDSCAPE NOTES**

- GRASS STANDARDS THAT DO NOT APPEAR ON SITE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT BY THE GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
- THE OWNER RESERVES THE RIGHT TO MAKE REASONABLE SUBSTITUTIONS WITH NATIVE OR ADAPTED SPECIES, FOR THE PROPOSED PLANTING, UPON APPROVAL OF THE LANDSCAPE ARCHITECT.
- ADEQUATE BARRIERS BETWEEN ALL VEHICULAR USE AREAS AND ADJACENT LANDSCAPE AREAS, SUCH AS A 4" CONCRETE CURB ARE REQUIRED.
- SCREENING FOR SOILS WATER COLLECTION AND LOADING AREAS SHALL BE THE SAME AS, OR EQUAL QUALITY TO, PRINCIPAL BUILDING MATERIALS.
- A MINIMUM OF 3 INCHES OF ORGANIC MULCH SHALL BE ADDED IN NON-TURF AREAS TO THE SOIL SURFACE AFTER PLANTING. NON-TORNSIC MATERIALS SUCH AS SHEET PLEXIGLASS SHALL NOT BE PLACED UNDER THE MULCH.
- A MINIMUM OF 2" FERTILIZABLE SOIL, NATIVE OR IMPORTED AND MEETING THE REQUIREMENTS OF STANDARD SPECIFICATION 601.1 SHALL BE REQUIRED FOR TURF AND LANDSCAPE AREAS.
- TREE PLANTING AREAS TO BE PROVIDED WITH A MINIMUM OF 12 INCHES OF FRABLE NATIVE LEAD SOIL. PLANTING IN RELATIVELY UNDISTURBED EXISTING NATIVE SOIL IS ENCOURAGED. SOIL TO A MINIMUM DEPTH OF 12 INCHES IS REQUIRED WITHIN THE TREE CROWN'S SPREAD OF FOLIAGE. ALL OTHER PLANTING AREAS MUST HAVE A MINIMUM SOIL DEPTH OF 11 INCHES WITHIN A RADIUS OF 36 FEET FROM THE TREE TRUNK. TREES ARE NOT TO BE PLANTED IN CALCE SOLID STOCK OR IN SOILS WHOSE TEXTURE HAS BEEN COMPACTED BY CONSTRUCTION EQUIPMENT. AREAS OF COMPACTED SOIL WHICH HAVE BEEN SUBSEQUENTLY AMENDED WITH 12 INCHES OF FRABLE NATIVE SOIL ARE SUITABLE FOR PLANTING.
- IRRIGATION SYSTEM WILL BE DESIGNED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN GRAND PRAIRIE CODE OF ORDINANCES 84.1.B.
- ALL LANDSCAPING INSTALLED AROUND TRANSFORMER BOX SHALL MAINTAIN 3' CLEARANCE FROM SIDES AND REAR AND 10' CLEARANCE FROM TRANSFORMER DOORS.

**IRRIGATION NOTES**

- A NEW COMMERCIAL AND MULTI-FAMILY IRRIGATION SYSTEM MUST BE DESIGNED AND INSTALLED SO THAT:
  - THE SYSTEM DOES NOT DIRECT OVERHEAD DRAINAGE NON-BROOKED AREAS.
  - THE SYSTEM DOES NOT INCLUDE SPRAY IRRIGATION ON AREAS LESS THAN 36 (4 FEET WIDE SUCH AS MEDIANS, PARKING SPACES, AND PARKING GARAGES).
  - ACTIVE GROUND IRRIGATION EMISSION DEVICES ARE SET BACK AT LEAST 36 INCHES FROM IMPERVIOUS SURFACES.
  - THE IRRIGATION SYSTEM HAS A MASTER VALVE.
  - CONTROL BENCHES CONTROL VALVES HAVE ADJUSTABLE BENCH CONTROLS.
  - ADJUSTABLE IN-HEAD CHECK VALVES ARE ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HEAD DRAINAGE.
  - THE IRRIGATION SYSTEM HAS A WEATHER BASED CONTROLLER.
  - AN AUTOMATIC BACKFLUSH OF SPINNIER OR ROTARY IRRIGATION SYSTEM AUTOMATICALLY AFTER NOT MORE THAN A ONE-HOUR RICH (1/2) BANANA.
  - SPINNIER AND ROTARY IRRIGATION DEVICES ARE SEPARATED BASED ON PLANT WATER REQUIREMENTS.
  - AN IRRIGATION SYSTEM DOES NOT EXCEED THE MANUFACTURER'S RECOMMENDED USE OF THE PRODUCT.
- THE MAXIMUM SPACING BETWEEN SPINNIER OR ROTARY IRRIGATION HEADS MUST NOT EXCEED THE RANGE OF THROW OF THE HEAD. THE MANUFACTURER OF THE IRRIGATION HEAD SPECIFICALLY RECOMMENDS A GIVEN SPACING. THE RANGE OF THROW IS DETERMINED BY REFERENCE TO THE MANUFACTURER'S SPECIFICATIONS FOR A SPECIFIC MODEL AT A SPECIFIC OPERATING PRESSURE.
- THE IRRIGATION INSTALLER SHALL DEVELOP AND PROVIDE AN AS-BUILT DESIGN PLAN AND WATER BUDGET TO THE CITY AT THE TIME THE FINAL PLUMBING INSPECTION IS PROVIDED. THE WATER BUDGET SHALL INCLUDE:
  - A WATER CONSUMPTION ZONE NUMBER, PRECIPITATION RATE, AND CALCULATED PERMITS AND
  - THE LOCATION OF THE IRRIGATION SYSTEM FROM THE PLAN OF THE SITE. A UNLAWFULLY COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR.



DATE	NO.	BY	DATE	COMMENTS
JULY 30, 2019	2238			

LLYN CREEK  
GRAND PRAIRIE, TEXAS  
ORDINANCE LANDSCAPE PLAN CALCULATIONS AND DETAILS