PROTECTED TREES REMOVED				
#	TREE TYPE	CALIPER	MITIGATED	COMMENT
00	XXX	X"	X	

EXISTING TREE KEY:

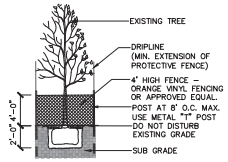
EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED MITIGATED AT 2:1

EXISTING TREE TABULATION

TOTAL = XXX CALIPER INCH REMOVED

TOTAL MITIGATING CAL. INCH REMOVED	= XXX
TOTAL MITIGATION CAL. INCH REQUIRED	= XXX
TOTAL MITIGATION CAL. INCH PROVIDED	= XXX



CONTRACTOR SHALL ADHERE TO THE FOLLOWING TREE PROTECTION MEASURES:

1. PRIOR TO GRADING, BRUSH REMOVAL, OR CONSTRUCTION, THE DEVELOPER SHALL CLEARLY TAG OR MARK ALL TREES TO BE PRESERVED.
2. THE DEVELOPER SHALL ERECT ORANGE VINYL FENCING, A MINIMUM OF (4') FOUR FEET IN HEIGHT, AROUND EACH TREE OR GROUP OF TREES TO PREVENT THE PLACEMENT OF DEBRIS OR FILL WITHIN THE DRIP LINE.
3. DURING THE CONSTRUCTION PHASE OF DEVELOPMENT, THE DEVELOPER SHALL PROHIBIT CLEANING, PARKING, OR STORAGE OF EQUIPMENT OR MATERIALS UNDER THE CANOPY OF ANY TREE OR GROUP OF TREES BEING PRESERVED. THE DEVELOPER SHALL NOT ALLOW THE DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., IN THE CANOPY AREA.
4. NO ATTACHMENTS OR WIRES OR ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
   A) NO FILL OR EXCAVATION MAY OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED.

(A) TREE PROTECTION DETAIL

NTS

LANDSCAPE TABULATION

LANDSCAPE REQUIREMENTS WILL MEET OR EXCEED:
PD-12-1055
SH 161 OVERLAY DISTRICT

ZONING	=	GENERAL RETAIL
GROSS SITE	=	37,336. S.F. (.86 AC.)
BUILDING	=	5,880. S.F.
PARKING/LOADING	=	30 SPACES REQUIRED (1:200 S.F.) 31 SPACES PROVIDED

05% = GROSS SITE LANDSCAPE AREA REQUIRED = 1,867 S.F.
30% = GROSS SITE LANDSCAPE AREA PROVIDED = 11,124 S.F.

NON-RESIDENTIAL LANDSCAPE
75% REQUIRED IN FRONT YARD
75% PROVIDED IN FRONT YARD

LANDSCAPE ADJACENT TO R-0-W
WEST SIDE (HWY 161 FRONTAGE ROAD)
30' BUFFER REQUIRED
30' BUFFER PROVIDED

SCREENING
WEST SIDE (HWY 161 FRONTAGE ROAD)
3' HT. SCREENING REQUIRED
3' HT. SCREENING PROVIDED
3' HT. SHRUB HEDGE
3' HT. BERM @ 3:1 SIDE SLOPE

EAST SIDE: (202.39 L.F.RESIDENTIAL ADJACENCY)
6' HT. SCREEN REQUIRED
6' HT. SCREEN PROVIDED
6' HT. MASONRY SCREEN WALL
14 – 3" CAL. TREE (CALCULATED AT 1 / 25 LF)

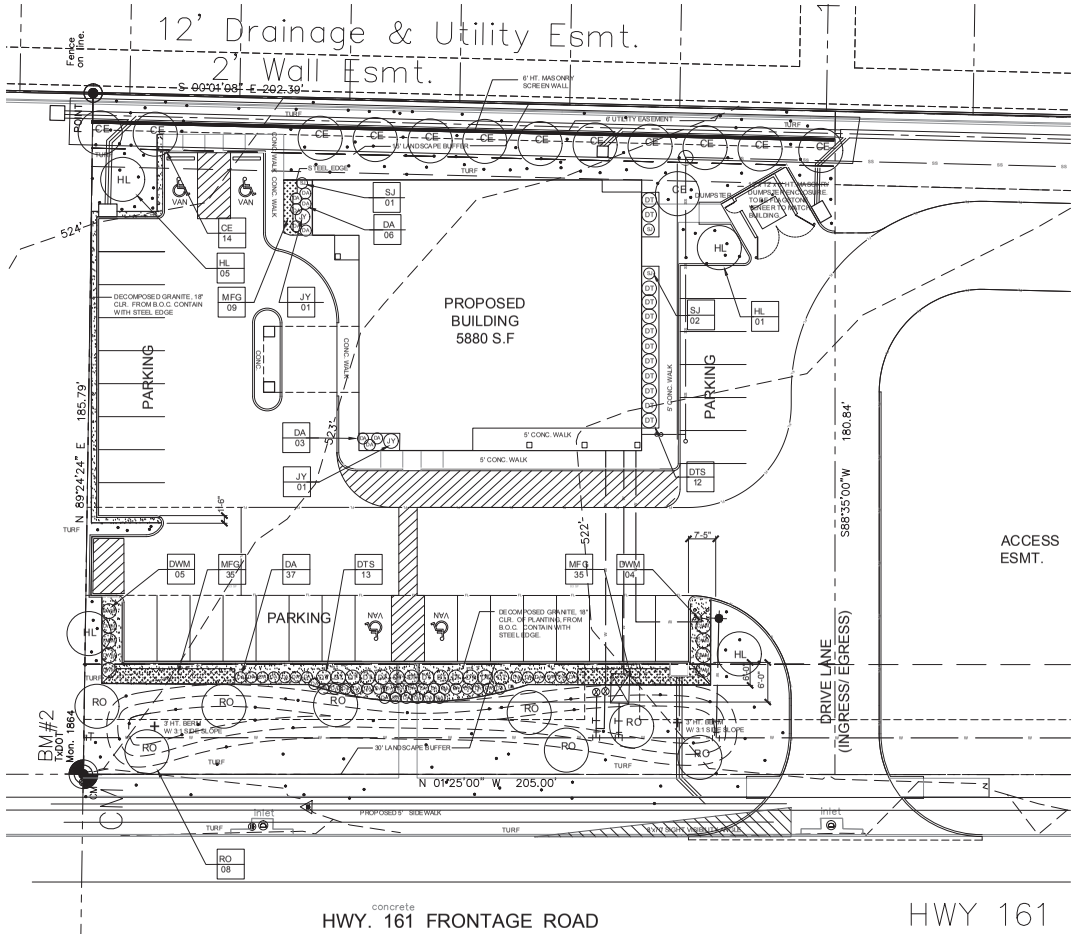
SITE TREES
1-3" CAL. TREE/500 SF OF REQUIRED LANDSCAPE AREA
3.73 TREES REQUIRED
4.00 TREES PROVIDED

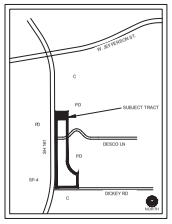
STREET TREES
WEST SIDE: (HWY 161 FRONTAGE ROAD)
1-3" CAL. TREE/25' LF FRONTAGE REQUIRED
205 L.F. FRONTAGE
8 TREES 3" CAL. REQUIRED
8 TREES 3" CAL. PROVIDED

PARKING LOT TREES
1 – 3" CAL. TREE/20 SPACES
30 SPACES REQUIRED
30 SPACES PROVIDED

30 SPACES –
1.5 – 3" CAL. TREES REQUIRED
2.0 – 3" CAL. TREES PROVIDED

SITE SHRUBS
1-5 GAL SHRUB/50 S.F. REQUIRED LANDSCAPE AREA
37 SHRUBS REQUIRED
37 SHRUBS PROVIDED





LOCATION PLAN
NTS

LANDSCAPE PLAN

OWNER / DEVELOPER:
REALTY APPRECIATION
1615 WEST ABRAM STREET
ARLINGTON, TEXAS 76013
(817) 861-8442

S171203

STEVEN R. RYBA
REGISTERED LANDSCAPE ARCHITECT
1724
10/17/17

PLANT SCHEDULE

SYMBOL	KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS	TREES USED FOR MITIGATION
TREES							
(CE)	CE	13	CEDAR ELM	ULMUS CRASSIFOLIA	3" -3.5 CAL. MIN.	PLANT WHERE INDICATED	
(RO)	RO	08	TEXAS RED OAK	QUERCUS TEXANA	3" -3.5 CAL. MIN.	PLANT WHERE INDICATED	
	HL	04	THORNLESS HONEYSUCKLE	Gleditsia triacanthos inermis 'shade master'	3" -3.5 CAL. MIN.	PLANT WHERE INDICATED	
SHRUBS							
(DA)	DA	40	ROSE CREEK ABELIA	ABELIA GRANDIFLORA 'ROSE CREEK'	5 GAL.	PLANT WHERE INDICATED	
(SJ)	SJ	03	SKYROCKET JUNIPER	JUNIPERUS SCOPULORUM 'SKYROCKET'	15 GAL.	PLANT WHERE INDICATED	
(JY)	JY	02	JAPANESE YEW	JUNIPERUS SCOPULORUM 'SKYROCKET'	15 GAL.	PLANT WHERE INDICATED	
(DT)	DTS	25	DWARF TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'COMPACTUM'	7 GAL.	PLANT WHERE INDICATED	
(DW)	DWM	09	DWARF WAX MYRTLE	MYRICA PUSILLA	7 GAL.	PLANT WHERE INDICATED	
GRND COVR							
	MFG	70	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GAL.	PLANT 20" O.C.	
GRASS							
	TURF	— SF	COMMON BERMUDA GRASS	CYNODON DACTYLON	SOD	PLANT WHERE INDICATED	

LANDSCAPE
DEVELOPMENT PLAN

NATITEX BLOCK 1, LOT 1

DISABILITY DENTAL SERVICES

CITY OF GRAND PRAIRIE, DALLAS COUNTY, TX

RYBA LANDSCAPE ARCHITECTURE
10670 North Central Expwy.
6th floor
Dallas, TX 75231
(214) 819-3073
rla@airmail.net
www.rybadesign.com

DATE

SHEET
L1.01

S171203

Xref \15047 01S X-TB dwg