SITE BENCHMARK:
BOX CUT ON NORTHEAST CORNER OF KYE INLET SOUTH OF SARA JANE PARKWAY
ELEV=545.08'

CITY OF GRAND PRAIRIE BENCHMARK
CITY G.P.S. BENCHMARK NUMBER 70, TOP SECURITY ROAD WITH A 3-1/4" ALUMINUM CAP STATED GPS#70 SET IN CONCRETE AND INSIDE A WELL WITH AN ALUMINUM ACCESS COVER FLUSH WITH GROUND ELEV.=554.70

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAMS FLOOD INSURANCE RATE MAP FOR TARRANT COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48439C0510K, MAP REVISED SEPTEMBER 25, 2009.

PLANTING LEGEND	DROUGHT TOLERANT	POLLINATOR FRIENDLY FLOWER
TRAILING LANTANA	NO	YES
SHORE JUNIPER	NO	YES
MUHLY GRASS		
NATIVE ROCK (4"-6")		

PLANTING LEGEND	DROUGHT TOLERANT	POLLINATOR FRIENDLY FLOWER
RED OAK	YES	
LIVE OAK	YES	
CEDAR ELM	YES	
CRAPE MYRTLE	YES	
DWARF YAUPON HOLLY	YES	
NANDINA		YES
TEXAS SAGE	YES	
ASIATIC JASMINE	YES	YES
GRASS TURF (BERMUDA)	YES	
GRAVEL STRIP		

GENERAL LANDSCAPE NOTES:

1. ALL PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF GRAND PRAIRIE, TEXAS.
2. AN UNDERGROUND AUTOMATIC LANDSCAPE IRRIGATION SYSTEM SHALL BE INSTALLED TO WATER ALL LANDSCAPE AREAS, INCLUDING RIGHT-OF-WAY AREAS, UNLESS NOTED OTHERWISE.
3. ADDITIONAL PLANT MATERIAL MAY BE INSTALLED ON SITE AT OWNER'S DIRECTION AND ACCORDING TO CITY REQUIREMENTS.
4. ALL PLANT MATERIAL SHALL BE MAINTAINED BY OWNER IN A HEALTHY AND GOING CONDITION, AND REPLACE WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY IF DAMAGED, DESTROYED, OR REMOVED.
5. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS.
6. ALL LANDSCAPE AREAS SHALL BE CONSTRUCTED, INSTALLED AND MAINTAINED SO AS NOT TO OBSTRUCT VIEW OF MOTORIST BETWEEN THE STREET AND ACCESS DRIVE. VISIBILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.
7. ALL PERMEABLE SURFACES NOT OCCUPIED BY TREES, SHRUBS, PLANTING BEDS OR OTHER PERMITTED ITEMS OR FIXTURES SHALL BE BERM A DEGREES LAWN AREAS UNLESS OTHERWISE NOTED.
8. ALL TREES TO BE INSTALLED OUTSIDE FIRE HYDRANT, SANITARY SEWER, AND UTILITY EASEMENTS.
9. REFERENCE ENGINEERING PLANS FOR PROPOSED GRADES.
10. THE CONTRACTOR SHALL PLACE A 3 INCH THICK OF ROOT MULCH, SHREDDED HARDWORK BARK MULCH OR DECORATIVE STONE TO A DIAMETER OF 5 FEET AROUND TREES AND SHRUBS OVER POLYETHYLENE IN ALL AREAS THAT WILL NOT BE SEEDED OR SODDED.
11. HERBICIDE TO BE USED UNDER MULCH WHEN POLYETHYLENE IS NOT TO BE USED.
12. THE LOCATION OF ALL PLANT MATERIALS IS APPROXIMATE. THE FINAL LOCATION SHALL BE DETERMINED IN THE FIELD.
13. ALL DISTURBED AREAS SHALL BE PLANTED AS LAWN. APPLY 4 INCHES OF TOPSOIL, SEED, FERTILIZE AND MULCH PERMANENT SEEDING SHALL BE AS PER SHOWN ON THE SOIL CONSERVATION PLAN.
14. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIRED RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION OVER THE PROPOSED WORK.

IRRIGATION NOTES:

1. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM.
2. IRRIGATION SYSTEM WILL BE EQUIPPED WITH A RAIN SENSOR AND FREEZE GUARD.

TREE NOTES:

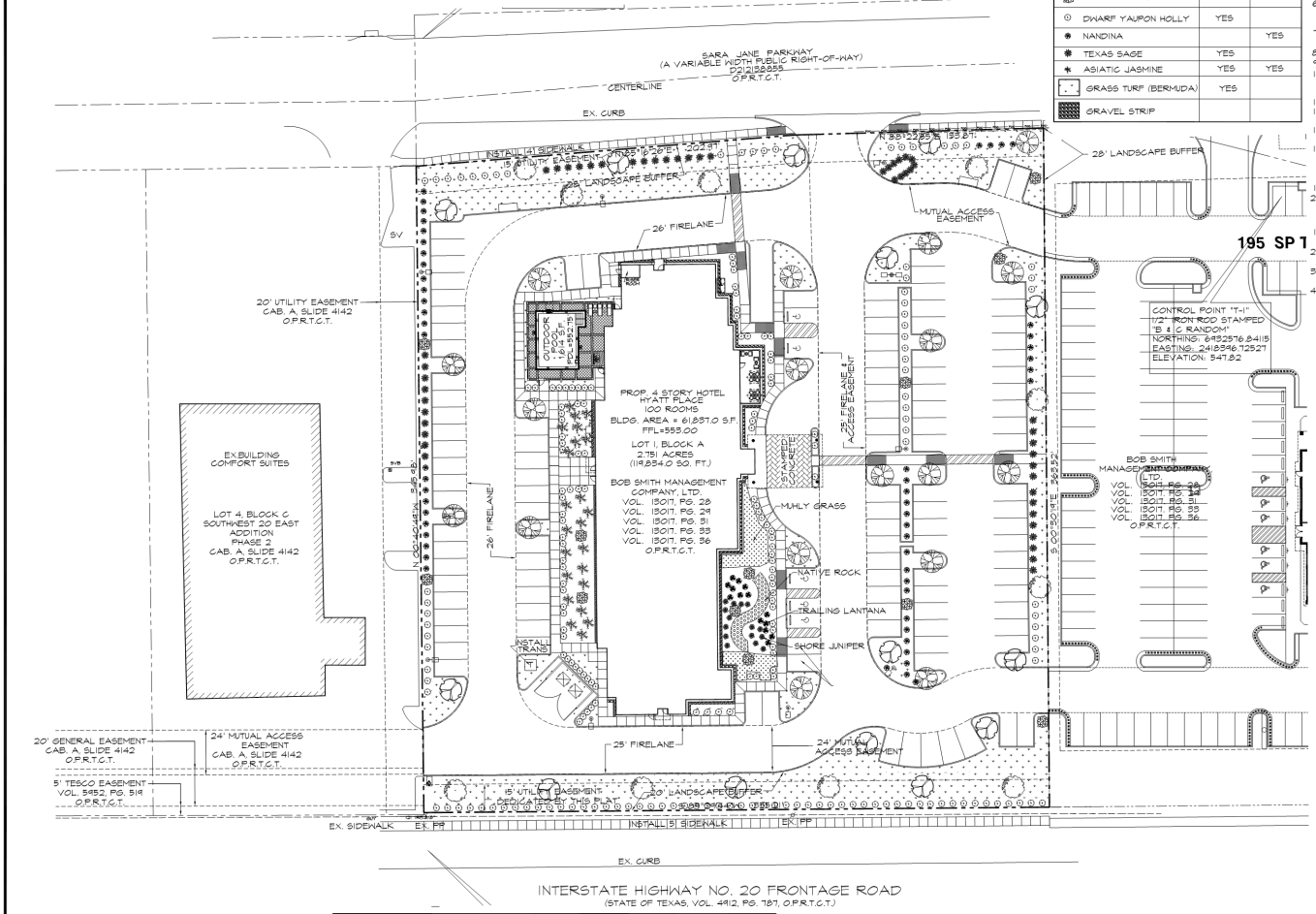
1. AT THE TIME OF PLANTING, TREES SHALL BE A MINIMUM OF THREE INCHES CALIPER, MEASURED 12" ABOVE GROUND AND A MINIMUM OF SEVEN FEET IN HEIGHT.
2. APPLY THREE INCHES (3") LAYER OF MULCH ON TOP OF ROOT BALL AFTER PLANTING, KEEP MULCH NINE INCHES (9") FROM BASE OF THE TRUNK.
3. PRUNE EACH TREE TO CORRECT STRUCTURAL DEFECTS AND REMOVE BROKEN BRANCHES CAUSED DURING TRANSPORT AND PLANTING.
4. EVERY OCTOBER APPLY TWO AND A HALF (2 1/2 LB.) POUNDS OF 10-10-10 FERTILIZER PER TEN SQUARE FEET OF AREA BENEATH EACH TREE.

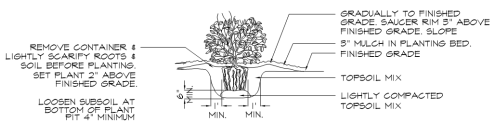
MAINTENANCE

THE OWNER, TENANT AND FOR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND GENERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHOULD BE MAINTAINED TO A SIZE AND ORDERLY MAINTAIN AT ALL TIMES. THIS SHALL INCLUDES, BUT NOT TO BE LIMITED VIEWING EDGING, GRADING, INSTALLING WATER LINES, HEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IN APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS, WHICH DIE SHALL BE REPLACED WITH MATERIAL SIMILAR VARIETY AND SIZE.

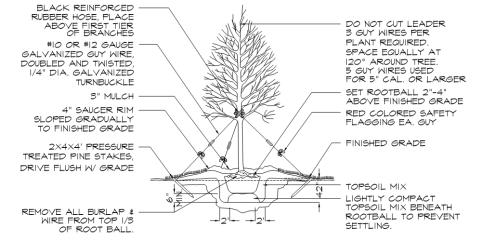
LANDSCAPING

NOTE: THE CONTRACTOR WILL ABIDE WITH THE CITY ZONING ORDINANCE REQUIREMENTS FOR TREE PLANTING AS NECESSARY TO CONFORM BY PLANTING SPECIAL TREES TO ENHANCE THE FACILITY. REVISED LANDSCAPE PLANS WILL FOLLOW AFTER APPROVAL OF THE ENGINEERING DRAWINGS OF THIS PROJECT SITE.





03 SHRUB PLANTING DETAIL
SCALE: NONE



02 TREE PLANTING DETAIL
SCALE: NONE

PLANT LIST :

QTY.	COMMON NAME	BOTANIC NAME	SIZE/SPACING
18	RED OAK	QUERCUS SHUMARDII	5" CALIPER
14	LIVE OAK	QUERCUS VIRGINIANA	5" CALIPER
10	CEDAR ELM	ULMUS CRASSIFOLIA	5" CALIPER
11	CRAPE MYRTLE	LAGERSTROEMIA INDICA	8' HEIGHT, 3-5 CANES 1-1 1/2" EACH
203	DWARF YAUPON HOLLY	ILEX VINUTIRUA "NANA"	3' HEIGHT, 5 GALLON, 36" O.C.
53	NANDINA	NANDINA DOMESTICA	3' HEIGHT, 5 GALLON, 36" O.C.
49	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	3' HEIGHT, 5 GALLON, 36" O.C.
23	ASIATIC JASMINE (SEASONAL PLANT)	TRACHELOSPERMUM ASIATICUM	5 GALLON
12	TRAILING LANTANA (SEASONAL PLANT)	LANTANA MONTEVIDENSIS	5 GALLON
12	SHORE JUNIPER (SEASONAL PLANT)	JUNIPERUS CONFERTA	5 GALLON

TABLE L1: LANDSCAPE DATA TABLE

ITEM	STANDARD	REQUIRED	PROVIDED	MEETS
LANDSCAPE AREA	10%	11,983.40 S.F.	53,550.28 S.F.	✓
STREET TREES AND BUFFER TREES	1 TREE/50 S.F.	14 - 3" CALIPER TREES	19 - 3" CALIPER TREES	✓
PARKING LOT TREES	1 TREE/05 SPACES	24 - 3" CALIPER TREES	24 - 3" CALIPER TREES	✓
TOTAL TREES	TOTAL TREES	27 TREES	40 TREES	✓
SHRUBS	1 SHRUBS/ 50 S.F.	240 - 5 GALLON	294 - 5 GALLON	✓
SEASONAL PLANTS	COMBINED CONTAINER GALLONS EQUAL TO 15% OF REQUIRED SHRUBS	180 CONTAINER GALLONS	225 CONTAINER GALLONS	✓

N

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

GRAPHIC SCALE
0 30 60
15

LANDSCAPE PLAN

HYATT PLACE
2.600 ACRES
CHARLES D. BALL SURVEY ABSTRACT NO. 197
CITY OF GRAND PRAIRIE,
TARRANT COUNTY, TEXAS

CASE NUMBER: SU190703/S190703

PROJECT STATUS: FINAL
PROJECT MANAGER: DBR
DESIGN MANAGER: RCM
PROJECT DATE: 122915
REVISION DATE: 072419

INFINITE HOSPITALITY AND DEVELOPMENT LLC
4075 EAST BELNAP ST.
FORTH WORTH TEXAS 76117
PH: 817-491-6119

ADR-DESIGNS-LLC
TOTAL DESIGN MANAGERS
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PH: 972-262-1333 FAX: 214-272-2987
E-Mail: adredesignsllc@adredesigns.com
POR: JOHN C. SARGENT

HYATT PLACE
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GRAND PRAIRIE, TEXAS

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FIRM #: F- 9928

JOB NUMBER: IHM - 16437

SHEET NUMBER
L1

CITY FILE NO. P-1539