



ARTIFICIAL LOT SUMMARY
TOTAL LOT SIZE = 1,941,555
ARTIFICIAL LOT = 1,381,247
REMAINDER OF LOT = 560,308 S.F.



LANDSCAPE DATA TABLE		
ELEMENT	REQUIREMENT	PROVIDED
LANDSCAPE REQUIRED BY ZONING DISTRICT	LIGHT INDUSTRIAL ZONING: AT THE OPTION OF THE DEVELOPER, A LANDSCAPE AREA AT LEAST (30) IN DEPTH ALONG THE LENGTH OF THE PROPERTY LINE FRONTAGE ON ALL PUBLIC RIGHTS-OF-WAY ABUTTING THE PROPERTY MAY BE UTILIZED IN LIEU OF THE REQUIRED LANDSCAPE PERCENTAGE.	A LANDSCAPE AREA AT LEAST (30) IN DEPTH ALONG THE LENGTH OF THE PROPERTY LINE FRONTAGE ON ALL PUBLIC RIGHTS-OF-WAY ABUTTING THE PROPERTY
LANDSCAPE TREES	1 TREE PER 500 SQUARE FEET OF REQUIRED LANDSCAPED AREA = 34,590 SF ÷ 5,494 FOR DRIVE APPROACHES = 29,096 / 500 = 59 TREES REQUIRED. TREE REQUIREMENT CAN BE MET WITH LANDSCAPE TREES, PARKING LOT TREES, AND STREET TREES	(106) TREES PROVIDED; (83) TREES + (23) TREES IN LIEU OF SHRUBS = 106 TREES
LANDSCAPE SHRUBS	1 SHRUB PER 50 SQ. FT. OF REQUIRED LANDSCAPE AREA. 29,096 SF / 50 = 582 SHRUBS	240 EXISTING EVERGREEN HOLLY SHRUBS PLUS 343 PROPOSED SHRUBS. TOTAL: 583 SHRUBS
PARKING LOT SCREENING	PARKING AREAS SHALL BE SCREENED ALONG ALL STREETS BY A MINIMUM THREE-FOOT HIGH SOLID SHRUB HEDGE WHEN MATURE, BERM, FENCE, OR COMBINATION OF THESE.	PARKING AREAS AREA SCREENED ALONG ALL STREETS BY A MINIMUM THREE-FOOT HIGH SOLID SHRUB HEDGE. PORTIONS OF THIS SCREENING ARE EXISTING AND PORTIONS ARE PROPOSED.
STREET TREES	PROVIDE ONE (1) TREE FOR EVERY 50 L.F. OF STREET FRONTAGE. W. WARRIOR TRAIL STREET FRONTAGE: 1,153 LF / 50 = (24) TREES	(24) STREET TREES
PARKING AREA TREES	PROVIDE ONE (1) TREE FOR EVERY (20) PARKING SPACES... 100' PARKING SPACE COVERAGE PARKING LOT TREES REQUIRED: 1 PER 20 SPACES = 352/20 = (18) PARKING LOT TREES REQ'D	(25) PARKING LOT TREES PROVIDED, ALL PARKING SPACES ARE WITHIN 100' OF THE TRUNK OF A TREE
LANDSCAPE TABLE	PROVIDE LANDSCAPE TABLE SHOWING PLANT MATERIAL, QUANTITIES, SIZE, AND SPACING FOR BOTH REQUIRED AND PROVIDED.	A LANDSCAPE TABLE SHOWING PLANT MATERIAL, QUANTITIES, SIZE, AND SPACING HAS BEEN PROVIDED.
IRRIGATION NOTES AND PLAN	PROVIDE NOTE INDICATING IRRIGATION WILL MEET REQUIREMENTS OF UDC.	AN IRRIGATION NOTE HAS BEEN PROVIDED TO INDICATE IRRIGATION WILL MEET REQUIREMENTS OF UDC.
TOTAL LANDSCAPE AREA PROVIDED ON ARTIFICIAL LOT	444,769 S.F.	
PERCENTAGE OF ARTIFICIAL LOT PROVIDED AS LANDSCAPE AREA	32%	

PLANT SCHEDULE		PLANT LEGEND				
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	
	EXT	31	EXISTING TREE / TO REMAIN	B & B OR CONTAINER		
	NR	46	ILEX X 'NELLIE R STEVENS' / NELLIE STEVENS HOLLY FULL TO GROUND, PYRAMIDAL SHAPE, MINIMUM SIZE AT PLANTING TO BE 8' HT, AND 4' SPREAD	B & B OR CONTAINER		
	CP	4	PISTACIA CHINENSIS / CHINESE PISTACHE	B & B OR CONTAINER	3" CAL.	
	RO	10	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B OR CONTAINER	3" CAL.	
	LO	4	QUERCUS VIRGINIANA / LIVE OAK	B & B OR CONTAINER	3" CAL.	
	CE	10	ULMUS CRASSIFOLIA / CEDAR ELM	B & B OR CONTAINER	3" CAL.	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	DBH	157	ILEX CORNUTA 'BURFORDII NANA' / DWARF BURFORD HOLLY	3 GAL.		
	GC	32	LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD' TM / GREEN CLOUD TEXAS SAGE	3 GAL.		
	PM	24	MUHLENBERGIA CAPILLARIS / PINK MUHLY	3 GAL.		
	BG	93	NOLINA MICROCARPA / BEAR GRASS	3 GAL.		
	DP	40	PUNICA GRANATUM 'CHICO' / DWARF POMEGRANATE	5 GAL.		
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT		
	CD	440,089 SF	CYNODON DACTYLON / COMMON BERMUDA	HYDROMULCH		

GENERAL UTILITY NOTES:

- ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CALL 1-800-344-8377 (DIG-TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. MYCOSKIE MCINNIS ASSOCIATES, INC. IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF UTILITIES ON DRAWINGS.

IRRIGATION NOTES:

- ALL LANDSCAPE PLANTINGS PROPOSED IN THIS PLAN WILL BE IRRIGATED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM.
- IRRIGATION SYSTEM WILL BE EQUIPPED WITH A RAIN AND FREEZE SENSOR CAPABLE OF SHUTTING DOWN THE SYSTEM WHEN DICTATED BY RAINFALL OR FREEZING CONDITIONS.
- IRRIGATION SYSTEM DESIGN WILL MEET ALL REQUIREMENTS OF THE CITY OF ARLINGTON, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AND ALL APPLICABLE PLUMBING CODES.
- IRRIGATION DESIGN DRAWINGS WILL BE SUBMITTED UNDER A SEPARATE COVER AT A LATER DATE FOR IRRIGATION PERMITTING.

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF REVIEW UNDER THE AUTHORITY OF DUWAINE JOINER, RLA NO. 2071 ON 09/18/2017 AND IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

1	DRC Review Comments	9/18/17
Rev.	1st Submittal	8/22/17
	Description	Date
Revisions		
Landscape Plan		L101
Site Plan/Zoning Exhibit Fresh Express Addition 44.572 Acre Tract Jose A. Gill Survey, Abstract 567 2370 W. Warrior Trail, Grand Prairie, Texas 75052 Case Number: S171003/Z171003		
Consultant: m m a		
mycoskie+mcinnis+associates civil engineering surveying landscape architecture planning texas registration number: E - 2059 tbsp registration/license number: 10088000 200 east abram arlington, texas 76010 817-469-1671 fax: 817-274-8757 www.mmtexas.com		
Professional Engineering Firm # F-5440 Architecture Firm Registration # BR 2322		08/18/2017 6233-001

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