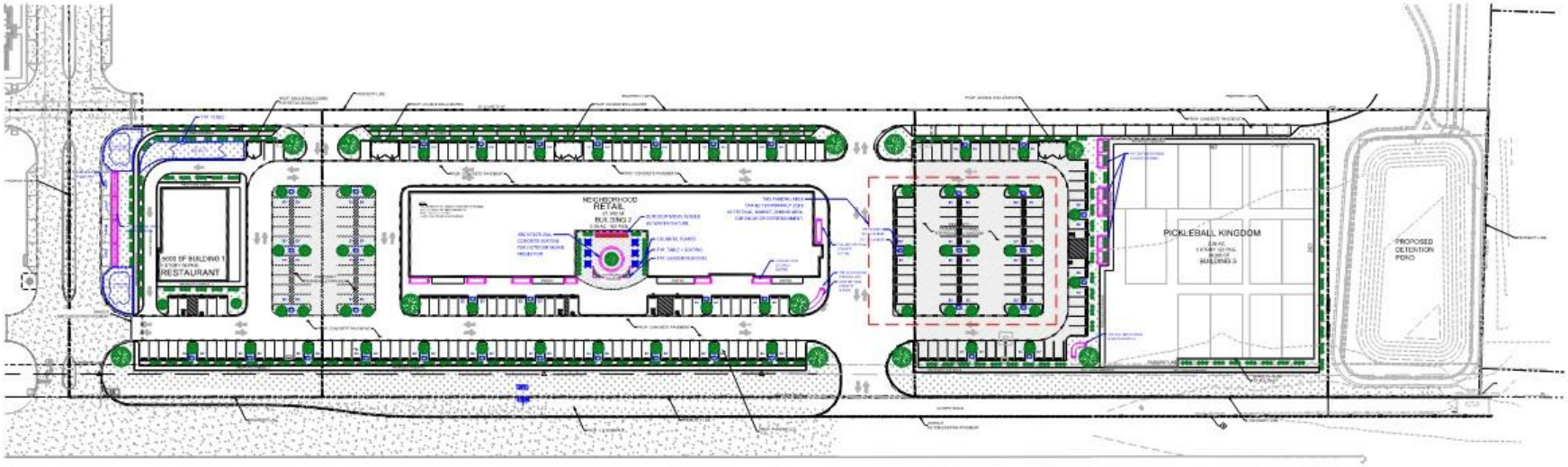
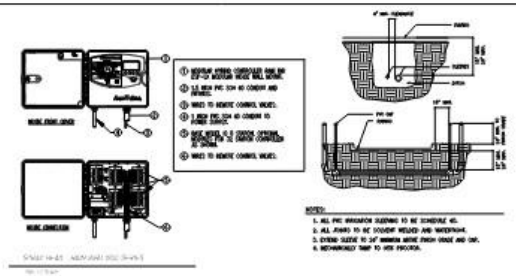


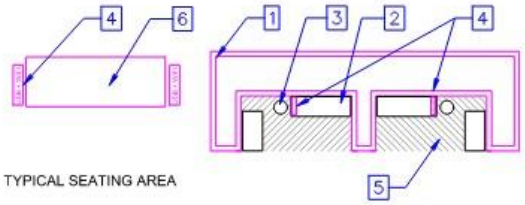
LANDSCAPE PLAN

SCALE 1: 50

TABLE 4.1 LANDSCAPE & SCREENING REQUIREMENTS - MULTI TENANT BUILDING

STANDARD	REQUIRED	PROVIDED	MEETS
LANDSCAPE AREA (SQ. FT.) 10%	31366	66937	YES
Front Yard (Sq. Ft.) 75%	26479	39482	YES
Street & Buffer Trees (1/500 Sq. Ft.)	62	64	YES
Parking Lot Trees (1/ per 5 space)	52	55	YES
Shrubs (1 5-gallon shrub per 50 sq. ft.)	627	629	YES
Flowering and colorful plants (15%)	80	80	YES



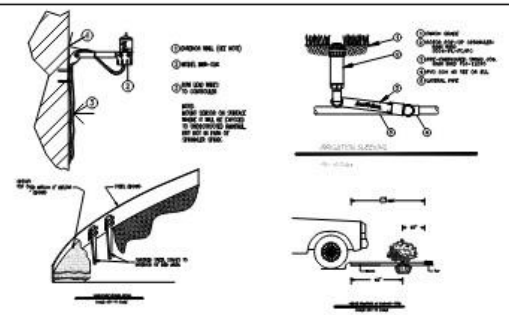


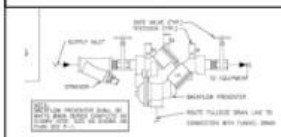
TYPICAL SEATING AREA

KEY NOTE:

1. RAISED MASONRY PLANTER W/SEASONAL PLANTING
2. TYP. BENCHES
3. TYP. TRASH/RECYCLE CONTAINER
4. TYP. USB CHARGING + WIFI STATION
5. DECORATIVE PAVING
6. ARCHITECTURAL CONCRETE BENCHES

PLANT SCHEDULE					
LOCATION ON PROPERTY	TREE / SHURB CLASS	TREE / SHRUB SPACING	TREE / SHRUB SIZE	TOTAL NUMBER OF TREE	STRIP WIDTH (FT)
LANDSCAPING AT RIGHT OF WAY STATE HIGHWAY 161	CLASS A. TREE(S) TYPE WILL BE CHOSEN FROM CLASS A TREE LISTED IN CITY OF GRAND PRAIRIE ORDINANCE.	CONTINUOUS	MUST MAINTAIN MINIMUM OF THREE FT (3')HEIGHT OR GREATER	TBD	34.50
LANDSCAPING AT REAR SIDE	SHRUBS WILL BE CHOSEN FROM THE LIST IN CITY OF GRAND PRAIRIE ORDINANCE.	CONTINUOUS	MUST MAINTAIN MINIMUM OF THREE FT (3')HEIGHT OR GREATER	-	5.00
PARKING AREA PENINSULA	CLASS A. TREE(S) TYPE WILL BE CHOSEN FROM CLASS A TREE LISTED IN CITY OF GRAND PRAIRIE ORDINANCE.	1 PER PENINSULA	2 INCHES OR GREATER IN CALIPER WHEN PLANTED. MATURE HEIGHT IS GREATER THAN 30 FEET. BRANCHES BEGIN AT 6 FEET.	TBD	9.00





BACKFLOW PREVENTER DETAIL

BACK FLOW DEVICE

RPZ CAGE WITH LOCK

PLANS PREPARED BY
NICK LORKEN CONSTRUCTION

GRAND PRAIRIE MID-TOWN

3505-3596 STATE HWY 161, GRAND PRAIRIE, TX 75052, USA

No.	Description	Date

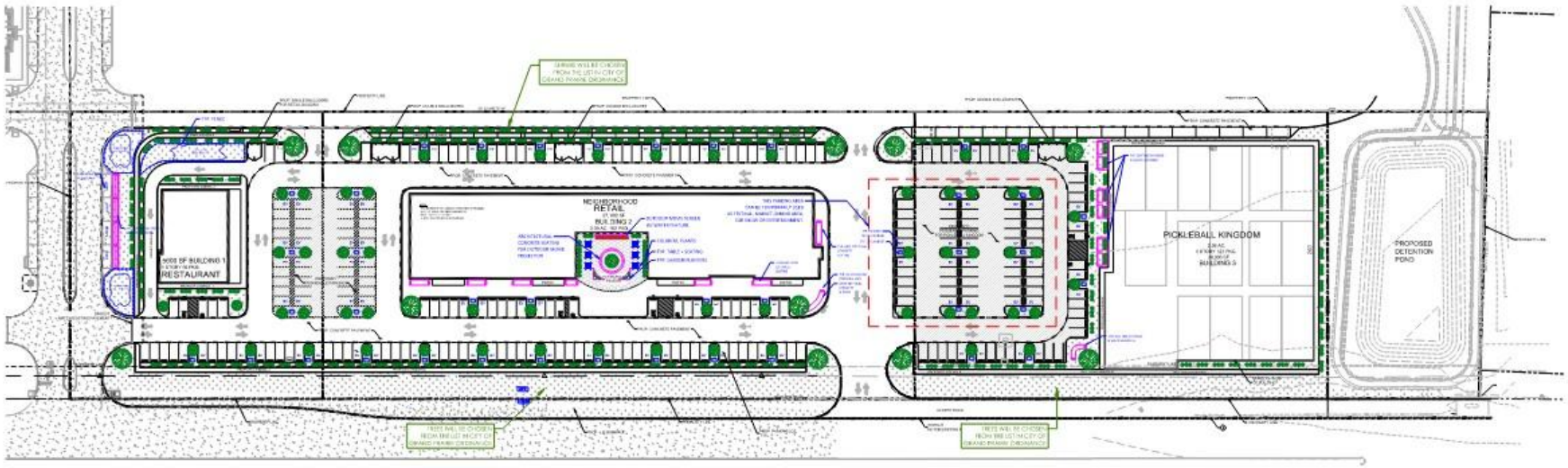
NEW CORE DEVELOPMENT

LANDSCAPE PLAN

Date 06/12/2025

A - 1.0

Scale SEE ON PLAN



STATE HIGHWAY 161

LANDSCAPE PLAN

SCALE 1: 50

TABLE 4.1 LANDSCAPE & SCREENING REQUIREMENTS - MULTI TENANT BUILDING

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PLANT SCHEDULE LOCATION ON PROPERTY	TREE / SHURB CLASS	TREE / SHRUB SPACING	TREE / SHRUB SIZE	TOTAL NUMBER OF TREE	STRIP WIDTH (FT)
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TREES SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UA	10	ULMUS PARVIFOLIA ALEE/ ALLEE LACEBARK ELM	B&B	4" CAL.	12'-14' HEIGHT	SINGLE STRAIGHT GENERAL LEADER, FULL AND MATCHING
	TD	54	TAXODIUM DISTICHUM/ BALD CYPRESS	B&B	4" CAL.	12'-14' HEIGHT	SINGLE STRAIGHT GENERAL LEADER, FULL AND MATCHING
/	UC	/	ULMUS CRASSIFOLIA/ CEDAR ELM	B&B	4" CAL.	12'-14' HEIGHT	SINGLE STRAIGHT GENERAL LEADER, FULL AND MATCHING
/	QV	/	QUERCUS VIRGINIANA/ LIVE OAK	B&B	4" CAL.	12'-14' HEIGHT	SINGLE STRAIGHT GENERAL LEADER, FULL AND MATCHING
/	QS	/	QUERCUS SHUMARDII/ SHUMARD RED OAK	B&B	4" CAL.	12'-14' HEIGHT	SINGLE STRAIGHT GENERAL LEADER, FULL AND MATCHING

NOTE:
- 70% PLANTING MATERIAL TO BE NATIVE AS PER CODE.
- 20% OF REQUIRED LANDSCAPE MATERIAL TO BE POLLINATOR FRIENDLY FLOWERS.
- BUILDING SURROUNDING PLANTS TO BE SEASONAL.
- PLANTS TO AVOID THE EASEMENT AREA.

SHRUBS SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	IC	629	ILEX CORNUTA DWARF BURFORD / DWARF BURFORD HOLLY	CONT.	16-24" HT.	36" O.C.	FULL AND MATCHING
			ILEX VOMITORIA NANA / DWARF YAUPON	CONT.	12-18" HT.	30" O.C.	FULL AND MATCHING
			MUHLENBERGIA LINDHEIMERI / LINDHEIMER'S MUHLY	CONT.	16-24" HT.	36" O.C.	FULL AND MATCHING
			CORTADERIA SELLOANA / PAMPAS GRASS	CONT.	16-24" HT.	72" O.C.	FULL AND MATCHING
			PENNISETUM SETACEUM RUBRUM / PURPLE FOUNTAIN GRASS	CONT.	16-24" HT.	36" O.C.	FULL AND MATCHING
			MUHLENBERGIA CAPILLARIS / PURPLE MUHLY	CONT.	12-18" HT.	36" O.C.	FULL AND MATCHING
			ROSMARINUS OFFICINALIS / ROSEMARY **(TO BE SELECTED BY OWNER)**	CONT.	16-24" HT.	30" O.C.	FULL AND MATCHING

PLANS PREPARED BY
NICK LORKEN CONSTRUCTION

GRAND PRAIRIE MID-TOWN
3505-3596 STATE HWY 161, GRAND PRAIRIE, TX 75052, USA

No.	Description	Date

NEW CORE DEVELOPMENT

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