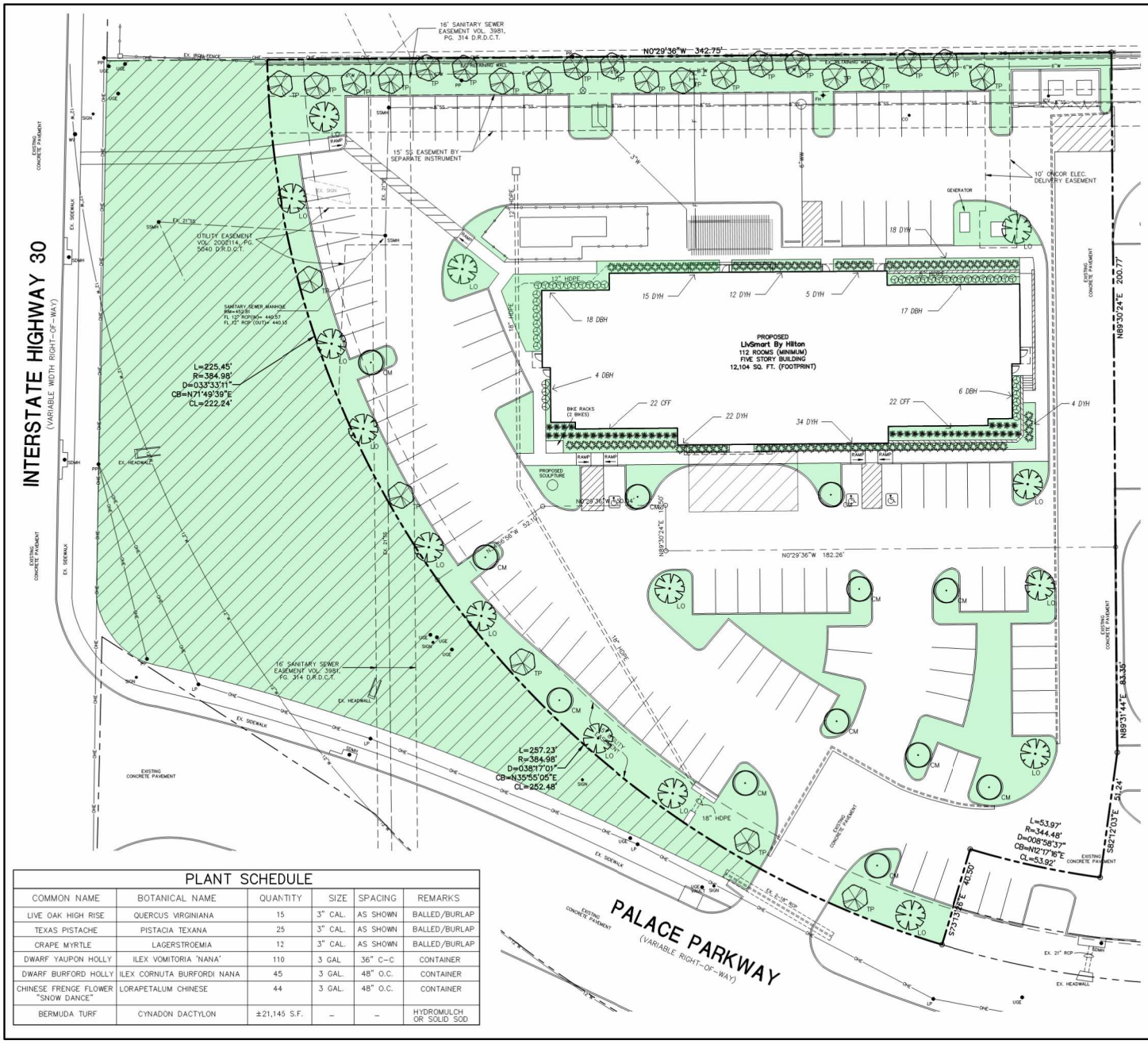
Exhibit C - Landscape Plan
Page 1 of 1



NOTES:

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER. PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.

3. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6" ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.

4. AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 2" (MIN) LAYER OF SHREDED CYPRESS MULCH.

5. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL).

6. ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.

7. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYERSON STEEL EDGING.

8. ALL LANDSCAPED AREAS SHALL BE IRRIGATED WITH AN UNDERGROUND IRRIGATION SYSTEM WITH AN AUTOMATIC CONTROLLER PER CITY CODE (NO SPRAY OVER SIDEWALK OR NEAR SIDEWALKS AND STREETS, USE DRIP IRRIGATION NEAR SIDEWALKS AND STREETS).

SITE AREA 95,193 SF

SITE DATA SUMMARY			
STANDARD	REQUIRED	PROPOSED	MEETS
LANDSCAPE AREA 10% (SQ. FT.)	9,519 SQ. FT.	20,621 SQ. FT.	YES
FRONT YARD 75% OF REQUIRED LANDSCAPE IN FRONT YARD	7,139 SQ. FT.	14,087 SQ. FT.	YES
TOTAL STREET, BUFFER, PARKING, AND PEDESTRIAN WALKWAY TREES	54 TREES	54 TREES	YES
STREET AND BUFFER TREES (1/500 SQ. FT.)	19 TREES	19 TREES	YES
PARKING ISLAND WITH TREE (1/10 SPACES) (EACH SPACE WITHIN 100' OF TREE)	12 TREES	14 TREES	YES
PEDESTRIAN WALKWAYS (1 PER 20 FEET)	N/A	N/A	
SHRUBS (1 5-GALLON SHRUB PER 50 SQ. FT. OF REQUIRED LANDSCAPE AREA)	190 SHRUBS	190 SHRUBS	YES
FLOWERING/COLORFUL PLANTINGS 15% OF REQUIRED SHRUBS	29 FLOWERING SHRUBS	----	YES

VARIANCE REQUESTED:
REQUIRED BUFFER ALONG STREETS = 30 FT.

PROVIDED BUFFER ALONG STREETS VARIES FROM 10 FT. TO 16 FT.

LANDSCAPE LEGEND

- LO — LARGE TREE PROPOSED LIVE OAK TREE "HIGH RISE"
- TP — PROPOSED TEXAS PISTACHE TREE
- CM — CRAPE MIRTLE
- DYH — DWARF YAUPON HOLLY OR APPROVED EQUAL
- DBH — DWARF BURFORD HOLLY OR APPROVED EQUAL
- DBH — CHINESE FRENGE FLOWER "SNOW DANCE"
- BERMUDA TURF
- EXTRA PARKWAY

PLANT SCHEDULE

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK HIGH RISE	QUERCUS VIRGINIANA	15	3" CAL.	AS SHOWN	BALLED/BURLAP
TEXAS PISTACHE	PISTACIA TEXANA	25	3" CAL.	AS SHOWN	BALLED/BURLAP
CRAPE MYRTLE	LAGERSTROEMIA	12	3" CAL.	AS SHOWN	BALLED/BURLAP
DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	110	3 GAL	36" C-C	CONTAINER
DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI NANA	45	3 GAL.	48" O.C.	CONTAINER
CHINESE FRENGE FLOWER "SNOW DANCE"	LORAPETALUM CHINESE	44	3 GAL.	48" O.C.	CONTAINER
BERMUDA TURF	CYNADON DACTYLON	±21,145 S.F.	–	–	HYDROMULCH OR SOLID SOD

REVISIONS:	
2-11-25	CITY COMMENTS

STATE OF TEXAS
JAMES DEWEY, JR.
61486
LICENSED
LANDSCAPE ARCHITECT
02/11/2025

SHEET TITLE:
LANDSCAPE PLAN
LIVSMART STUDIOS
PROPOSED LOT 1R, BLOCK A, PALACE PARKWAY HOTEL ADDITION
INTERSTATE HIGHWAY 30 AT PALACE PARKWAY
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS

PREPARED BY:
JDJR
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DATE: OCTOBER, 2024	DRAWN BY: ADL	SHEET NO.
SCALE: 1" = 20'	CHECKED BY: JDJR	C11 OF 11

JDJR FILE NO. 1148-2-24