

GENERAL NOTES:

PARKING SPACES
27 PARKING
3 HANDI PARKING
30 TOTAL PARKING 3 EXTRA
PARKING SPACES
NO 100 YEAR FLOOD PLAIN OR FLOODWAY
SITE ACREAGE
34198SF
VICINITY MAP ON G1(COVER PAGE)
NO ENGINEERS HIRED YET
ZONING PD 289 SUBZONE G1
NO FOOD OR GAS TENANTS

Quantity	Symbol	Description
Landscape		
Ground Cover/Vines		
10009		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
6		Abelia x 'Kaleidoscope' / 'Kaleidoscope' Abelia 5 gal / 24"ht. min.
8		Ilex vomitoria nana / Holly Dwarf Yaupon 5 Gallon
6		Spiraea x bumalda 'Anthony Waterer' / Deep Pink Spiraea 3 gallon
Trees		
13		Existing Tree / Existing Tree Existing
3		Quercus macrocarpa / Oak, Bur or Mossycup 3 in cal min
4		Quercus virginiana / Oak, Southern Live 3 in cal min
3		Ulmus crassifolia / Elm, Cedar 3 in cal min

Landscape Calculations

Lot Size - 34,198 Sq. Ft.
 Total Required Landscape Area - 3,419.8 Sq. Ft. (10%)
 Total Provided Landscape Area - 8,792 Sq. ft. (25.7%)
 75% of Required Landscape Area in Front Yard - 2,564.85 Sq. Ft.
 Provided Landscape Area in Front Yard - 2595 Sq. Ft.
 Required Trees - 1 tree per 500 Sq. Ft. of Required Landscape Area
 Trees Required - 7
 Trees Provided - 7

OWNER: MIAMI PARTNERS LLC.
P.O. BOX 601344 DALLAS, TEXAS 75360

1601 CARRIER PARKWAY GRAND PRAIRIE, TEXAS

DAVID L. GARRISON
Landscape Design Studio
4445 Eldorado Drive
Plano, Texas 75093
214-668-4163
david@plandesign.com

LANDSCAPE PLAN

RETAIL BUILDING
1601 Carrier Parkway
Grand Prairie, Texas

REVISIONS:
None

DATE:
7-8-2024

JOB NUMBER:
240708

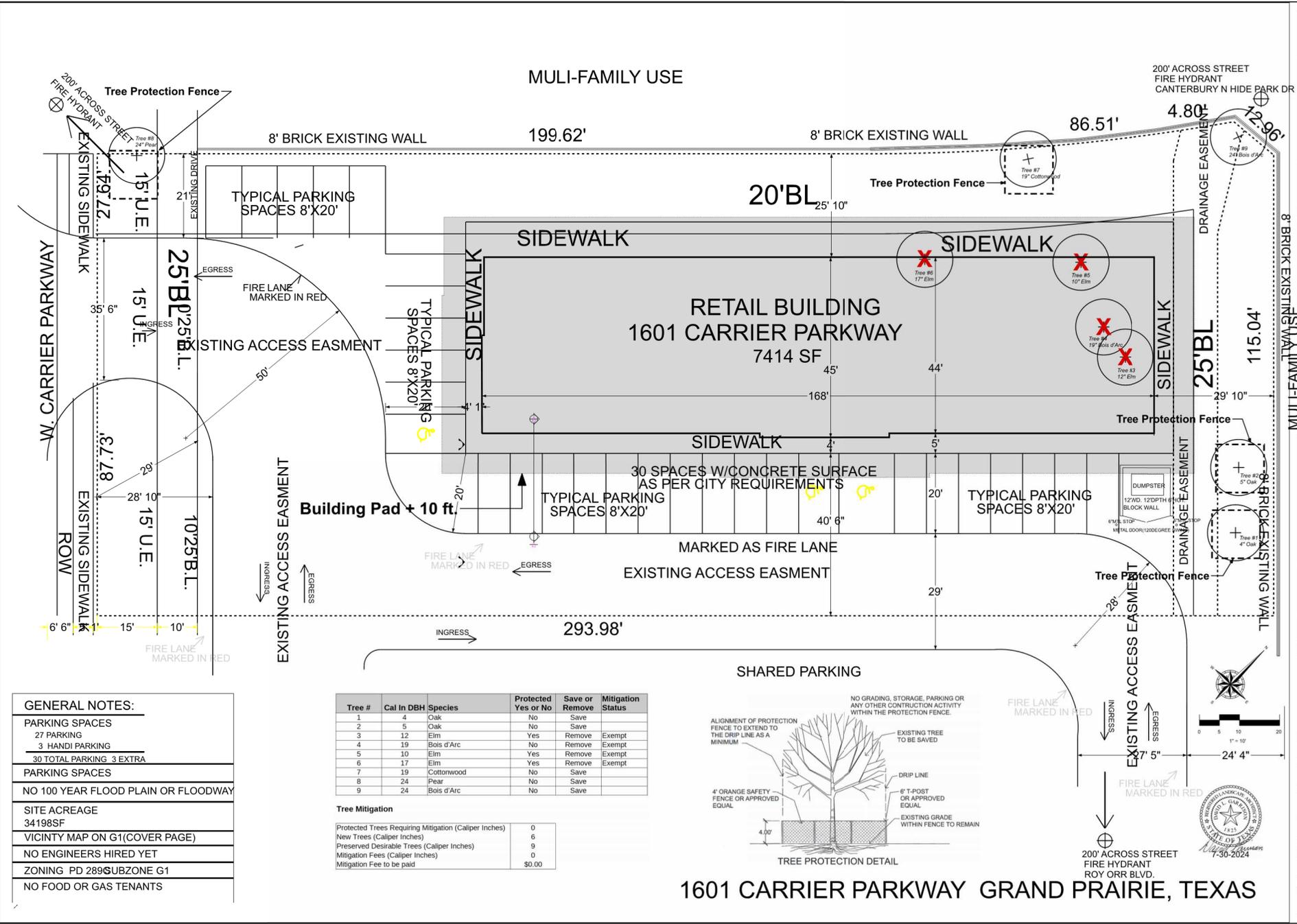
DRAWN BY:
David G

CHECKED BY:
N/A

SCALE:
1" = 10'

SHEET:
LS-1





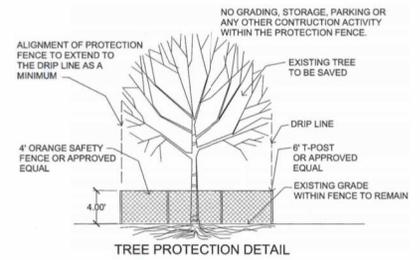
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Tree #	Cal In DBH	Species	Protected Yes or No	Save or Remove	Mitigation Status
1	4	Oak	No	Save	
2	5	Oak	No	Save	
3	12	Elm	Yes	Remove	Exempt
4	19	Bois d'Arc	No	Remove	Exempt
5	10	Elm	Yes	Remove	Exempt
6	17	Elm	Yes	Remove	Exempt
7	19	Cottonwood	No	Save	
8	24	Pear	No	Save	
9	24	Bois d'Arc	No	Save	

Tree Mitigation

Protected Trees Requiring Mitigation (Caliper Inches)	0
New Trees (Caliper Inches)	6
Preserved Desirable Trees (Caliper Inches)	9
Mitigation Fees (Caliper Inches)	0
Mitigation Fee to be paid	\$0.00



1601 CARRIER PARKWAY GRAND PRAIRIE, TEXAS

DAVID G. TEXAS LICENSED LANDSCAPE ARCHITECT
4445 Eldorado Drive
Piano, Texas 75093
214-668-4163
david@iPlantLandscapes.com

TREE PROTECTION PLAR O BOX 60
1601 W Carrier Parkway
Grand Prairie, Texas

REVISIONS:
None

DATE:
2-25-2024
JOB NUMBER:
240725
DRAWN BY:
David G
CHECKED BY:
N/A
SCALE:
1" = 10'
SHEET:
TP-1