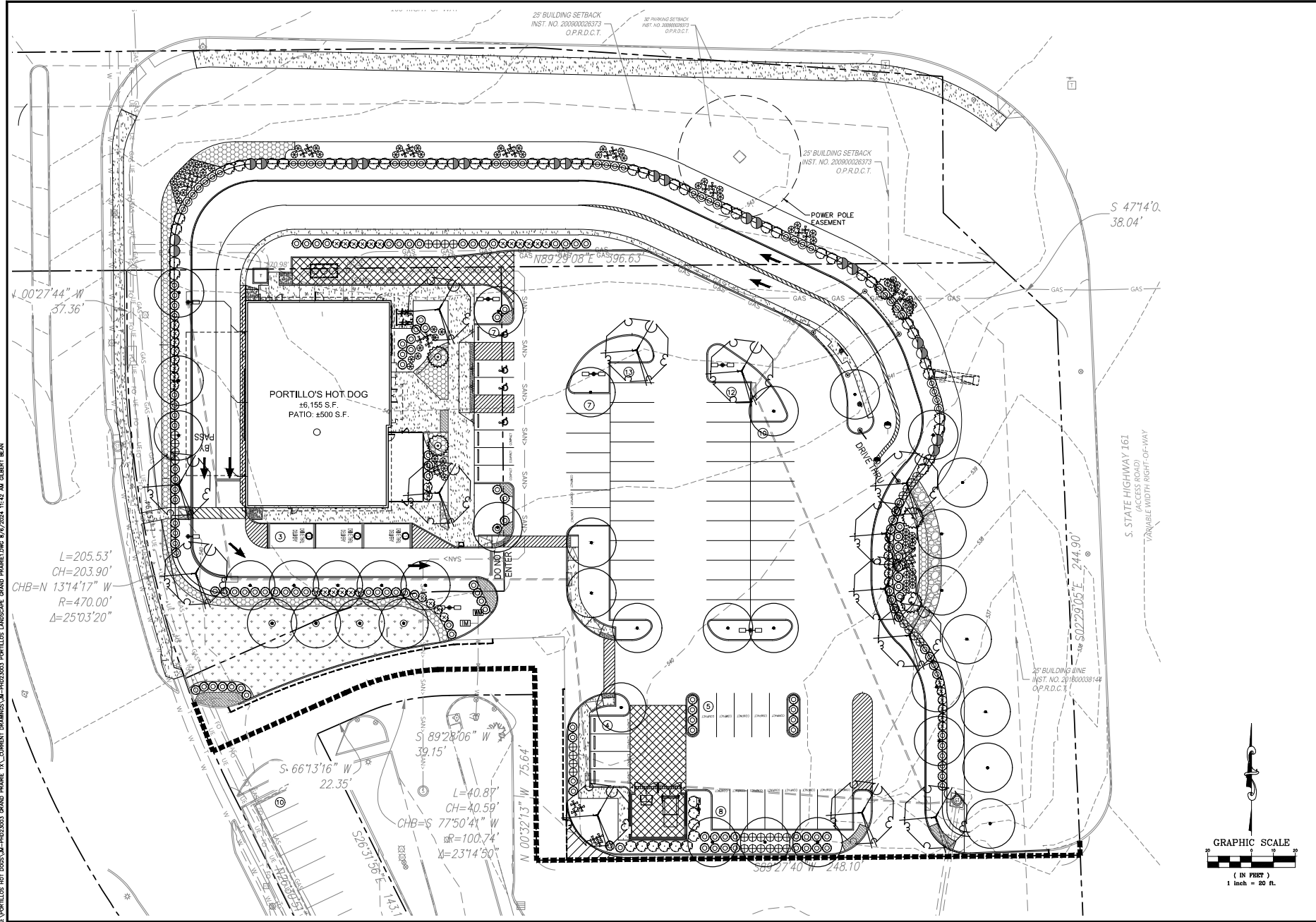


Exhibit C - Landscape Plan
Page 1 of 4



A:\PORTILLOS HOT DOGS\JM-PH023003 GRAND PRAIRIE TX\CURRENT DRAWINGS\JM-PH023003 PORTILLOS LANDSCAPE GRAND PRAIRIE\DWG 8/6/2024 11:16 AM CLBERT.BEAN

1101 Central Expressway South
Suite 215
Allen, TX 75013
Ph: 214-491-1830
John Meesele, PE
CIVIL ENGINEER

08/05/2024

HOT DOGS · BEEF · BURGERS · SALADS

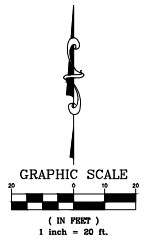
PORTILLO'S HOT DOGS
SW CORNER OF WARRIOR TRIL & HWY 161
GRAND PRAIRIE, TX 75062

ROTF

| REV | DATE | DESCRIPTION |
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PROJECT NO. JM-PH023003
DRAWN BY: E.A.
CHECKED BY: MACE
ISSUE DATE: 07/09/2024

PLANT SYMBOLS - ENTIRE SITE



EXHIBIT

CAUTION NOTICE TO CONTRACTOR
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 7 DAYS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES HORIZONTALLY AND VERTICALLY WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

REFER TO SHEET L 200
FOR PLANTING NOTES
AND CALCULATIONS

SEASONAL COLOR

| | AUG. THRU NOV. | DEC. THRU FEB. | MARCH THRU MAY | JUNE THRU AUG. |
|---------------------------|-------------------------------------------------------------------------|----------------------------------------------------------------------|-------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
| 410 S.F. (SEE NOTE BELOW) | PANSIES ICELAND POPPY CINERARIA BEGONIAS LOBELIA TAGETES | POINSETTIA PANSIES VIOLA BEGONIAS LOBULARIA CALENDULA | DIANTHUS DAHLIAS VINCA ROSEA BEGONIAS LIMONIUM ESCHOLZIA | IMPATIENS DUSTY MILLER SNAP DRAGONS CHRYSANTHEMUM SALVIA SPLENDENS VERBENA |

NOTE:
PER PLANTING CALCULATIONS, 167 ONE(1) GALLON CONTAINERS ARE REQUIRED.
BELOW ARE QUANTITIES OF PLANTS BASED ON SIZE OF POT AS IT RELATES TO PLANT SPACING. QUANTITY BELOW IS BASED ON TRIANGULAR SPACING.
1) 167 1 GALLON CONTAINERS @ 20" O.C. OR
2) 668 6" POTS/QUARTS(0.25 GALLONS) @ 10" O.C.; OR
3) 1072 4" POTS/PINT(0.125 GALLONS) @ 6.5" O.C.; (AVERAGE)

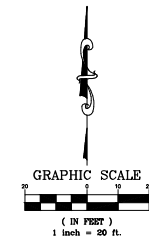
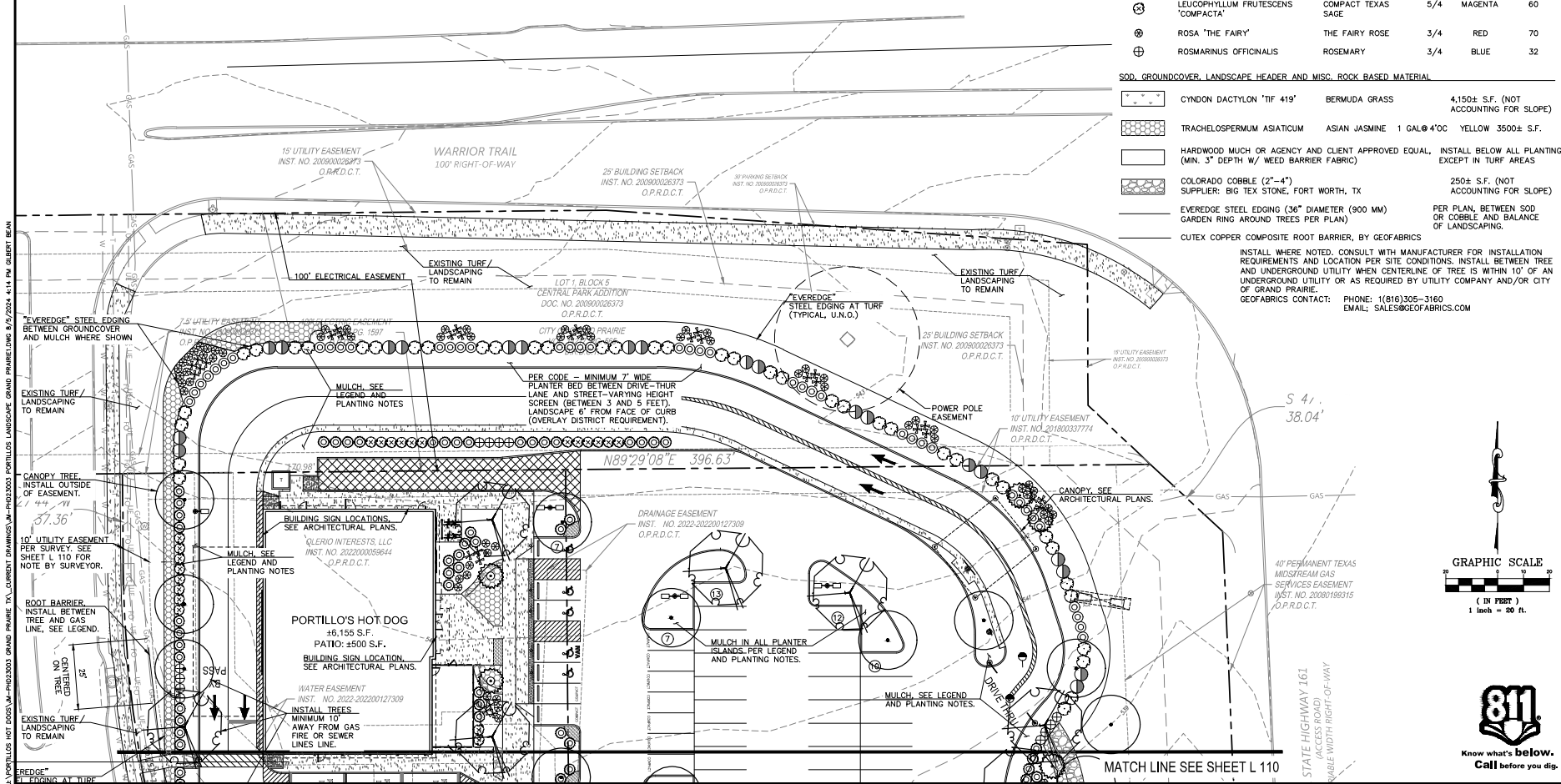
LEGEND:

| SYMBOL | SCIENTIFIC NAME | COMMON NAME | HT / WIDTH | FLWR CLR. | QUANTITY |
|-------------------------------------------------------------|-------------------------------------------------------------------------|--------------------|------------|---------------|----------|
| CANOPY TREES - ALL TO BE 3" MINIMUM CALIPER PER CITY | | | | | |
| ○ | PISTACHE CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHE | 30/30 | - | 36 |
| ○ | ULMUS CRASSIFOLIA | CEDAR ELM | 50/40 | INCONSPICUOUS | 13 |
| ORNAMENTAL TREES - 15 GALLON MINIMUM | | | | | |
| ○ | LAGERSTROEMIA INDICA 'WHITE CHOCOLATE' (PREFERRED) OR X FAURIEI 'ACOMA' | GRAPE MYRTLE | 10'/10' | WHITE | 6 |
| ○ | SHRUBS - 5 GALLON PER CITY. (UNLESS OTHERWISE INDICATED) | | | | |
| ○ | ABELIA GRANDIFLORA | GLOSSY ABELIA | 6/5 | PINK/WHITE | 50 |
| ○ | HESPERALOE PARVIFLORA | TEXAS RED YUCCA | 3/3 | RED | 43 |
| ○ | LEX CORNUTA 'BURFORDII' | BUFORD HOLLY | 6/4 | WHITE | 40 |
| ○ | LEX VOMITORIA 'NANA' | DWARF YOUNG HOLLY | 4/4 | WHITE | 116 |
| ○ | LEUCOPHYLLUM FRUTESCENS | TEXAS SAGE | 6/5 | MAGENTA | 20 |
| ○ | LEUCOPHYLLUM FRUTESCENS 'COMPACTA' | COMPACT TEXAS SAGE | 5/4 | MAGENTA | 60 |
| ○ | ROSA 'THE FAIRY' | THE FAIRY ROSE | 3/4 | RED | 70 |
| ○ | ROSMARINUS OFFICINALIS | ROSEMARY | 3/4 | BLUE | 32 |

SOD, GROUNDCOVER, LANDSCAPE HEADER AND MISC. ROCK BASED MATERIAL

| | | | |
|---|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|----------------------------------------|
| ■ | CYNDON DACTYLON 'TIF 419' | BERMUDA GRASS | 4,150± S.F. (NOT ACCOUNTING FOR SLOPE) |
| ■ | TRACHELOSPERMUM ASIATICUM | ASIAN JASMINE | 1 GAL@ 4'OC YELLOW 3500± S.F. |
| ■ | HARDWOOD MUGH OR AGENCY AND CLIENT APPROVED EQUAL, INSTALL BELOW ALL PLANTING (MIN. 3" DEPTH W/ WEED BARRIER FABRIC) EXCEPT IN TURF AREAS | | |
| ■ | COLORADO COBBLE (2"-4") | SUPPLIER: BIG TEX STONE, FORT WORTH, TX | 250± S.F. (NOT ACCOUNTING FOR SLOPE) |
| ■ | EVEREDGE STEEL EDGING (36" DIAMETER (900 MM) GARDEN RING AROUND TREES PER PLAN) | | |
| ■ | EVEREDGE STEEL EDGING (36" DIAMETER (900 MM) GARDEN RING AROUND TREES PER PLAN) PER PLAN, BETWEEN SOD OR COBBLE AND BALANCE OF LANDSCAPING. | | |
| ■ | CUTEX COPPER COMPOSITE ROOT BARRIER, BY GEOFABRICS | | |

INSTALL WHERE NOTED. CONSULT WITH MANUFACTURER FOR INSTALLATION REQUIREMENTS AND LOCATION PER SITE CONDITIONS. INSTALL BETWEEN TREE AND UNDERGROUND UTILITY WHEN CENTERLINE OF TREE IS WITHIN 10' OF AN UNDERGROUND UTILITY OR AS REQUIRED BY UTILITY COMPANY AND/OR CITY OF GRAND PRAIRIE.
GEOFABRICS CONTACT: PHONE: 1(816)305-3160
EMAIL: SALES@GEOFABRICS.COM



JM CIVIL
1101 Central Expressway South
Suite 215
Afton, TX 75013
Ph: 214-491-1830
John Measels, PE
Civil Engineer



Portillo's
HOT DOGS, BEEF, BURGERS, SALADS

PORTILLO'S HOT DOGS
SW CORNER OF WARRIOR TRL & HWY 161
GRAND PRAIRIE, TX 75062

| NO. | REV. | DATE | DESCRIPTION |
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DESIGNED BY: J.M. PROJECTIONS
DRAWN BY: E.A.
CHECKED BY: MACE
ISSUE DATE: 07/09/2024

PRELIMINARY PLANTING PLAN
L 100

LANDSCAPE CALCULATIONS:

SITE PARAMETERS
(PER GRAND PRAIRIE UNIFIED DEVELOPMENT CODE, SPECIFICALLY APPENDIX F: CORRIDOR OVERLAY DISTRICT STANDARDS AND ARTICLE 8: LANDSCAPE AND SCREENING)

SITE IS ZONED C-COMMERCIAL

SITE IS WITHIN PD-364, AND SPECIAL OVERLAY DISTRICT ZONES H-20 AND SH-161. OTHER THAN REFERENCES BACK TO ARTICLE 8 REGARDING LANDSCAPING REQUIREMENTS THERE ARE NO SPECIFIC LANDSCAPE DESIGN REQUIREMENTS NOTED. PD-364 STATES THERE ARE "LIMITED LANDSCAPE IMPROVEMENTS ALLOWED" IN THE ONCOR EASEMENT ALONG WARRIOR TRAIL.

SITE LANDSCAPE AREA:
111,043 S.F.(SQUARE FEET).

| QUANTITY OF PLAN MATERIAL | REQUIRED | PROVIDED |
|--------------------------------------------------------------------------------------------|------------|---------------------------|
| PARKING LOT TREE; 1 PER 5 PARKING SPACE (APPENDIX F CHECKLIST) (85/5 PARKING SPACES) | 17 | 20 |
| SHRUBS: TOTAL SHRUBS REQUIRED FRONT YARD HWY 161 ACCESS ROAD (75%) | 222 167 | 565 (ONLY ON-SITE) 136 |

REQUIRED LANDSCAPE:
ZONE C IS REQUIRED TO HAVE 10% OF TOTAL SITE AREA LANDSCAPED. IN ADDITION TO REQUIRED TREES AND SHRUBS, ALL OF THE REQUIRED LANDSCAPE AREA MUST BE COVERED WITH GRASS, ORGANIC MULCH, OR LIVE GROUNDCOVER (UP TO 40% OF LANDSCAPE AREA). WHEN SITE ADJUTS TWO STREETS, 75% OF THE REQUIRED LANDSCAPE SHALL BE IN THE FRONT YARD ABUTTING HWY 161 FRONTAGE ROAD PER CITIES REQUIREMENT FOR PROJECTS IN THIS SHOPPING CENTER.

REQUIRED LANDSCAPE OVERALL = 11,105 S.F. (111,046 S.F.(SITE) X 0.10)
REQUIRED ** HWY 161 F. ROAD = 8329 S.F. (11,105 X 0.75)

PROVIDED LANDSCAPE OVERALL = 32,981 S.F.
(NOT INCLUDING PLANTERS WITH TREE THAT DONT HAVE GROUNDCOVER)
PROVIDED ** FRONTING 161 = 17,863 S.F.
(DOES NOT INCLUDE ANY EXISTING LANDSCAPING TO REMAIN)

TREES REQUIREMENTS:
THERE ARE REQUIREMENTS UNDER BOTH APPENDIX F AND ARTICLE 8 THAT HAVE SEPARATE REQUIREMENTS FOR STREET AND BUFFER TREES, AND FOR PARKING LOT TREES.

PER ARTICLE 8, 8.7.2.1 TREES: "STREET (AND BUFFER) TREES AND PARKING LOT TREES ARE INCLUDED IN THE TOTAL TREE REQUIREMENTS AND ARE NOT IN ADDITION TO THAT REQUIREMENT". THIS SECTION ALSO STATES IN BOLD TEXT "TREES MAY NOT BE PLANTED BENEATH UTILITY LINES".

SEE CHART ON THIS SHEET FOR ADDITIONAL REQUIREMENTS.

SHRUB REQUIREMENTS (PER ARTICLE 8, 8.7.3 F):

(1) SHRUB REQUIRED FOR EVERY 50 S.F. OF REQUIRED LANDSCAPE OR FRACTION THEREOF
8950 S.F./50 S.F. = 222

| STANDARD | REQUIRED | PROPOSED | MEETS |
|---------------------------------------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|
| LANDSCAPE AREA 10% (SQ. FT.) | 11,104 SQ. FT. | 32,981 SQ. FT. | YES |
| FRONT YARD 75 % OF REQUIRED LANDSCAPE IN IN FRONT YARD | 8328 SQ. FT. | 17,863 SQ. FT. (NOT INCLUDING (ISLANDS THAT JUST HAVE TREES) | YES (SEE NOTE BELOW) |
| TOTAL STREET, BUFFER, PARKING AND PEDESTRIAN WALKWAY TREES | 52 | 49 | YES |
| STREET & BUFFER TREES/500 SQ.FT OF REQUIRED LANDSCAPE AREA | 22 | 15 (4 ORNAMENTAL TREES | VARIANCE (SEE NOTE BELOW) |
| PARKING ISLAND WITH TREE REQUIRED (1 PER 5 SPACES) | 17 | 20 | YES |
| PEDESTRIAN WALKWAY (1 TREE PER 20 FEET) | 13 (268 LINEAR FT.) | 14 | YES |
| SHRUBS REQUIRED (1 5-GAL. SHRUB PER 50 SF OF REQUIRED LS AREA) | 222 | 255 (ON-SITE) | YES |
| FLOWING/COLORFUL PLANTING 15% OF REQ'D SHRUBS | 405 SF BASED ON 167 (ONE GALLON CONTAINERS) | 410 SF | YES (SEE NOTE 3 BELOW) |
| ADDITIONAL PLANTING BEYOND REQUIREMENTS (THIS CATEGORY IS AT THE REQUEST OF PLANNING) | N/A | DUE TO NOT BEING ABLE TO MEET SOME OF THE REQUIREMENTS WE ARE PROVIDING ADDITIONAL SHRUBS BEYOND REQUIREMENTS, ALONG WITH ORNAMENTAL TREES | N/A |

NOTES:

1. DUE TO CONSTRAINTS OF SITE, MOST SPECIFICALLY EASEMENTS ALONG BOTH STREETS AND SHOPPING CENTER SIGN, WE CANNOT MEET THE STREET AND BUFFER PLANTING REQUIREMENT.
2. THE FOLLOWING IS REGARDING FLOWERING/COLORFUL PLANTING REQUIREMENTS. AS STATED IN APPENDIX F OVERLAY DISTRICT STANDARDS: "FOR EXAMPLE, IF A SITE REQUIRES 100 FIVE-GALLON CONTAINER SIZE SHRUBS—WHICH IS 500 CONTAINER GALLONS—THE DEVELOPER SHALL PROVIDE ENOUGH SEASONAL PLANTS SO THAT THE COMBINED CONTAINER GALLONS EQUAL 75." AS DEFINED IN THE "ANNUAL PLANTS LEGEND", SHEET L 100, WE ARE SPECIFYING SMALLER CONTAINERS, HOWEVER THE QUANTITY OF PLANTS BASED ON CONTAINER SIZES EQUALS WHAT WOULD BE REQUIRED IF 167 INDIVIDUAL 1 GALLON CONTAINERS WERE SPECIFIED.

PLANTING NOTES:

- A. PLANTING DESIGN REQUIREMENTS AS NOTED IN CALCULATIONS ARE BASED ON GRAND PRAIRIE UNIFIED DEVELOPMENT CODE, SPECIFICALLY ARTICLE 8: LANDSCAPE AND SCREENING.
- B. ALL MATERIAL SHOWN ON THIS PLAN IS BASED ON TEXAS A&M AGRILIFE PLANT DATABASE SPECIFIC TO GEOGRAPHICAL REGION OF THIS SITE. TREES ALONG WITH SOME OF THE SHRUBS AND GROUNDCOVER ARE PER GRAND PRAIRIE UNIFIED DEVELOPMENT CODE, ARTICLE 8: LANDSCAPE AND SCREENING, EXHIBIT 5: RECOMMENDED VARIETIES (I.E. PLANT LIST)
- C. ALL TREES SHALL BE SINGLE LEADER TRUNK, UNLESS MUST DISPLAY A STRONG CENTRAL LEADER AND MEET ANSI STANDARD Z.60.1 AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION.
- D. THOUGH NO DIMENSIONS ARE SHOWN, IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN PLANTING LOCATIONS, CONFIGURATION AND SPACING AS SHOWN, MAINTAINING PLANTING DISTANCES FROM CURBS, SIDEWALKS, EXISTING AND PROPOSED BUILDINGS AND UTILITIES AS SHOWN ON PLANS.
- E. SHOULD TREES OR SHRUBS NOT BE AVAILABLE IN EITHER TYPE AND/OR SIZE SPECIFIED, **CONTRACTOR MUST CONTACT LANDSCAPE ARCHITECT FOR AN APPROVED SUBSTITUTION.**
- F. SHOULD CONTRACTOR INSTALL PLANT MATERIAL THAT DOES NOT MEET SIZE, AND/OR TYPE SPECIFIED, CONTRACTOR SHALL BE RESPONSIBLE FOR PLANT REPLACEMENT.
- G. ALL QUANTITIES PROVIDED FOR BIDDING ASSISTANCE ONLY. CONTRACTOR TO VERIFY PLAN AND ROCK QUANTITIES, PLANS TAKE PRECEDENCE.
- H. ALL UTILITY EASEMENTS SHALL BE MARKED PRIOR TO EXCAVATION, AND PARTICULAR ATTENTION PAID TO TREE PLACEMENT WITHIN AND THROUGHOUT SITE.
- I. CONTRACTOR SHALL PROVIDE ROCK SAMPLES AND OBTAIN APPROVAL FROM OWNER PRIOR TO FINAL DELIVERY OF QUARRIED MATERIALS. NO STEEL EDGING SHALL BE USED BETWEEN ROCK TYPES UNLESS SHOWN OTHERWISE.
- J. CONTRACTOR TO PAY CLOSE ATTENTION TO FINISH GRADES. SHOULD GRAVELED AREAS EXCEED 4:1 SLOPE, CONTRACTOR TO OBTAIN APPROVAL OF LANDSCAPE DESIGNER PRIOR TO MULCH INSTALLATION.
- K. LANDSCAPE SHALL BE INSTALLED ACCORDING TO PLANS, DETAILS, AND SPECIFICATIONS. SHOULD CHANGES BE IMPLEMENTED IN THE FIELD, OBTAIN AGENCY AND CLIENT APPROVAL. SUBMIT TO THE AGENCY FOR APPROVAL. LANDSCAPE ARCHITECT IS NOT UNDER CONTRACT TO PROVIDE THESE PLANS, EXCEPT AS PROVIDED FOR IN ORIGINAL CONTRACT.
- L. IF LOCAL NURSERIES DO NOT HAVE CERTAIN PLANT MATERIAL IN STOCK, PLANT MATERIAL MAY BE ORDERED FROM LANDMARK NURSERIES, INC., SOUTHWEST NURSERY, CARROLLTON, TX OR MOUNTAIN STATES WHOLESALE NURSERY, GLENDALE, AZ. CONTRACTOR MUST PROVIDE PROOF TO LANDSCAPE ARCHITECT THAT PLANT MATERIAL CAN NOT BE OBTAINED.



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Ph: 214-491-1830
John Measels, PE
CIVIL ENGINEER



08/05/2024

PORTILLO'S HOT DOGS
SW CORNER OF WARRIOR TRL & HWY 161
GRAND PRAIRIE, TX 75062

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ISSUED BY: J.M. MEASELS
DRAWN BY: J.M. MEASELS
E.A.
CHECKED BY: J.M. MEASELS
MACE
ISSUE DATE: 07/09/2024

PLANTING NOTES & CALCULATIONS

L 200

J:\PORTILLOS HOT DOGS\JM-PH023003 GRAND PRAIRIE_TL_CURRENT DRAWINGS\JM-PH023003 PORTILLOS LANDSCAPE GRAND PRAIRIE.DWG 8/7/2024 4:18 PM GIBERT BEAN