








- 1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING HIMSELF AGAINST ALL UNDERGROUND UTILITIES PERMIT STRUCTURES AND LINES.
- 2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR A CONVEYANCE NOTICE TO THE CONTRACTOR AND BIDDING WILL BE CONSIDERED INVALID.
- 3. ALL TREE AREAS SHALL BE IDENTIFIED TO A DEPTH OF 4' AROUND PLANTING SOIL VOLUME DURING DESIGN. THE LEVEL OF THE TREE AREAS SHOULD BE LIFT 3' ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.
- 4. AFTER SETTLEMENT AND COMPACTION ALL PLANTING BEDS SHALL RECEIVE A 1" MINUS LAYER OF SUEDE GRASS TURF MICHIGAN
- 5. PLANTING SOIL MIXTURE FOR TREE AREAS SHALL BE 80% EXISTING SOIL, 10% SAND AND 10% SOIL CONDITIONER (BAKED TO EARTH) ON GRADE.
- 6. ALL TREES ARE TO BE STAKED AND TAGGED THROUGHOUT THE ONE YEAR WARRANTY (AT WHICH THE OWNER SHALL DETERMINE IF REMEDIATION IS NECESSARY).
- 7. ALL TREE AREAS SHALL BE SEPARATED FROM DRIVE LANE USING REINFORCED STEEL EDGING.
- 8. ALL LANDSCAPED AREAS SHALL BE PROTECTED WITH AN UNDERGROUND PROTECTION SYSTEM (SHEATH) UNDER ALL DRIVE LANE AREAS. ALL DRIVE AREAS SHALL BE PROTECTED FROM DRIVEWAYS AND STREETS USING CRIMP IRIGATION REINFORCED AND STRENGTHENING.

SITE DATA SUMMARY			
STANDARD	REQUIRED	PROPOSED	MEETS
LANDSCAPE AREA 10% (50 SQ. FT.)	9,919 SQ. FT.	21,002 SQ. FT.	YES
FRONT YARD 75% OF REQUIRED LANDSCAPE IN FRONT YARD	7,139 SQ. FT.	14,309 SQ. FT.	YES
TOTAL STREET, BUFFER, PARKING, AND PEDESTRIAN WALKWAY TRAVEL	54 TREES	54 TREES	YES
STREET AND BUFFER TREES (1/600 SQ. FT.)	19 TREES	19 TREES	YES
PARKING (LAND WITH TREE (1/10 SPACES) (EACH SPACE WITH 100% OF TREES)	12 TREES	14 TREES	YES
PEDESTRIAN WALKWAYS (1 PER 20 SQ. FT.)	N/A	N/A	YES
SHRUBS (1 5'-GALLON SHRUB PER 50 SQ. FT. OF REQUIRED LANDSCAPE AREA)	29 SHRUBS	190 SHRUBS	YES
PERENNIALS (1 PER 100 SQ. FT. OF 10% OF REQUIRED SHRUBS)	21 FLOWERING SHRUBS	---	YES

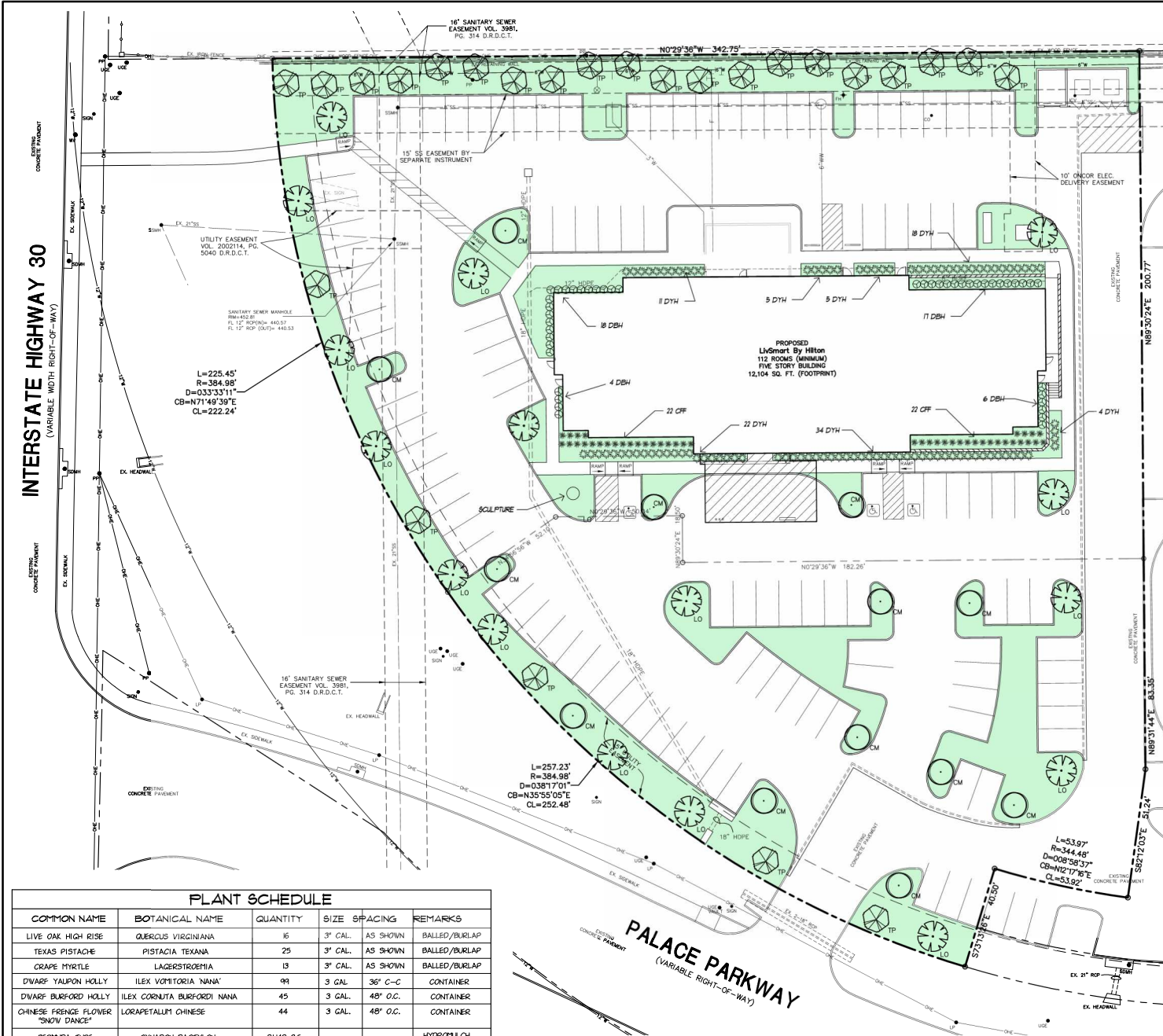
VARIANCE REQUESTED:
REQUIRED BUFFER ALONG STREETS = 30 FT.
PROVIDED BUFFER ALONG STREETS VARIES
FROM 10 FT. TO 16 FT.

LANDSCAPE LEGEND

	LARGE TREE PROPOSED LIVE OAK TREE "HIGH RISE"
	PROPOSED TEXAS PISTACHE TREE
	CRAPE MYRTLE
	DWARF YAUPOON HOLLY OR APPROVED EQUAL
	DWARF BURFORD HOLLY OR APPROVED EQUAL
	CHINESE FRINGE FLOWER "SNOW DANCE"
	BERMUDA TURF

REVISIONS:	
1-8-24	CITY COMMENTS

SHEET TITLE: LANDSCAPE PLAN LIVESTAR STUDIOS PROPOSED LOT 1R, BLOCK A, PALACE PARKWAY HOTEL ADDITION INTERSTATE HIGHWAY 30 TO PALACE PARKWAY CITY OF GRAND PRairie, DALLAS COUNTY, TEXAS	
PREPARED BY: <div style="display: flex; align-items: center; justify-content: center;"> <div style="font-size: 48px; font-weight: bold; margin-right: 10px;">JDJR</div> <div> ENGINEERS & CONSULTANTS, INC. <small>TEXS# REGISTRATION NUMBER F-8007</small> ENGINEERS • SURVEYORS • LAND PLANNERS <small>2500 Texas Drive Suite 100 Irving, Texas 75039</small> <small>Tel 972-928-9507 Fax 972-928-9508</small> </div> </div>	
DATE: OCTOBER, 2024 SCALE: 1" = 20'	DRAWN BY: ADL CHECKED BY: JDJR <div style="text-align: right; font-weight: bold; font-size: 1.2em;"> Cn of 11 </div>



PLANT SCHEDULE

PLANT SCHEDULE					
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK HIGH RISE	QUERCUS VIRGINIANA	16	3" CAL.	AS SHOWN	BALLED/BURLAP
TEXAS PISTACHE	PISTACIA TEXANA	25	3" CAL.	AS SHOWN	BALLED/BURLAP
GRAPE MYRTLE	LAGESTROBIA	13	3" CAL.	AS SHOWN	BALLED/BURLAP
DWARF YAUPOIN HOLLY	ILEX VORTITORIA NANA	99	3 CAL.	36" C-C	CONTAINER
DWARF BURFORD HOLLY	ILEX CORNUTA BURFORD NANA	45	3 CAL.	48" O.C.	CONTAINER
CHINESE FRENCH FLOWER "SHOW DANCE"	LOREPATALUM CHINESE	44	3 CAL.	48" O.G.	CONTAINER
BERMUDA TURF	CYNODON DACTYLON	2142 SF.	-	-	HYDROPHILIC OR SOLID SO