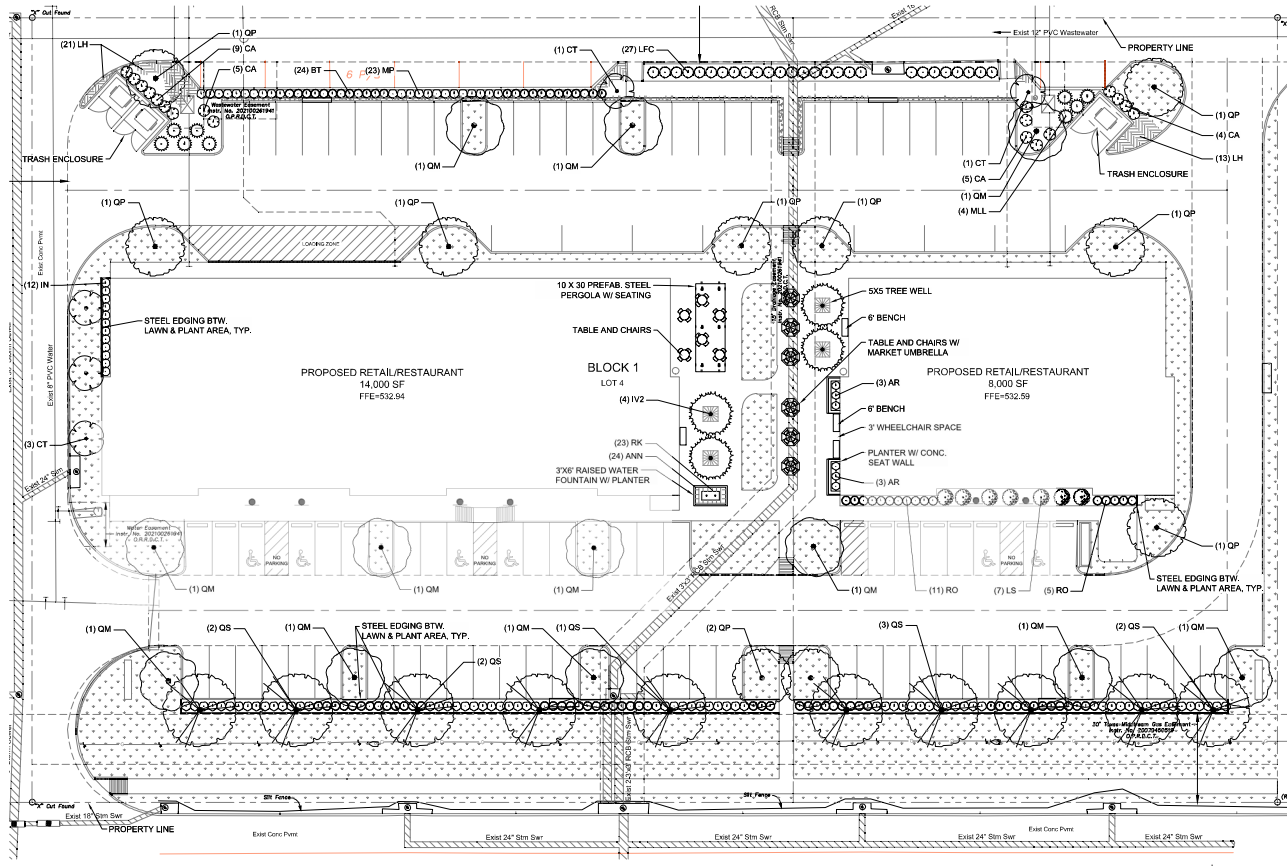


Exhibit C - Landscape Plan
Page 1 of 1



LANDSCAPE & SCREENING REQUIREMENTS			
STANDARD	REQUIRED	PROPOSED	MEETS
LANDSCAPE AREA 10% (SF)	11,344.6 SF (10%)	24,850 SF (21.9%)	YES
FRONT YARD 75% OF REQUIRED LANDSCAPE (SF)	8,108.45 SF (7.5%)	11,178 SF (10%)	YES
TOTAL STREET, BUFFER, & PARKING	9 STREET, 23 BUFFER, 5 PARKING	10 STREET, 41 BUFFER, 17 PARKING	YES
STREET & BUFFER TREES (1500 SF)	23 TREES	30 TREES	YES
PARKING ISLAND WITH TREE (120 SPACES, EACH SPACE WITHIN 100' OF TREE)	5 TREES	17 (1 PER 5 SPACES)	YES
SHRUBS 1" - 3" CALIBER SHRUBS PER 50' OF REQUIRED LANDSCAPE AREA	227 SHRUBS	203 SHRUBS	YES
FLOWERING ORNAMENTAL PLANTINGS 15% OF REQUIRED SHRUBS	15%	37.00%	YES

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
TREES					
CT		Cercis canadensis texensis / Texas Redbud	3" Cal.	Cont. or 8/8	5
V2		Ilex vomitoria / Yaupon Holly	3" Cal.	Cont. or 8/8	4
QM		Quercus muhlenbergii / Chinkapin Oak	3" Cal.	Cont. or 8/8	12
QP		Quercus polymorpha / Mexican White Oak	3" Cal.	Cont. or 8/8	10
STREET TREES					
QS		Quercus shumardii / Shumard Oak	3" Cal.	Cont. or 8/8	10
SHRUBS					
AR		Abelia x 'Rose Creek' / Rose Creek Abelia	5 gal.	Cont.	6
BT		Berberis thunbergii / Japanese Greenleaf Barberry	5 gal.	Cont.	75
CA		Callicarpa americana / American Beautyberry	5 gal.	Cont.	18
IN		Ilex vomitoria 'Nana' / Dwarf Yaupon	5 gal.	Cont.	12
LFC		Leucophyllum frutescens 'Compacta' / Compact Texas Sage	5 gal.	Cont.	27
LS		Leucophyllum frutescens 'Silverado' / Silverado Texas Sage	5 gal.	Cont.	7
MLL		Muhlenbergia lindheimeri / Lindheimer's Muntz	5 gal.	Cont.	9
MP		Myrica pusilla / Dwarf Southern Wax Myrtle	5 gal.	Cont.	90
RO		Rosmarinus officinalis / Rosemary	5 gal.	Cont.	16

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY
GROUND COVERS						
ANN		Annua / Annuals	4" pot.	Cont. or Pot	12" o.c.	24
OD		Cynodon dactylon x transvaalensis 'DT-1' / TifTuf™ Bermudagrass	sod			19,547 sf
LH		Lantana x 'New Gold' / New Gold Lantana	1 gal.	Cont.	36" o.c.	43
RK		Ruellia brittoniana 'Katie' / Katie Mexican Petunia	4" pot.	Cont. or Pot	12" o.c.	23
ROCK / STONE						
RR		2-3" River Rock / Ornamental Aggregate	n/a			293 sf

LANDSCAPE ARCHITECT

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CASE NAME:
CASE NUMBER:
LOCATION:

MAYOR SECRETARY

PLANNING AND ZONING COMMISSION

CHAIRMAN

DATE: _____ OF _____

APPROVAL DOES NOT AUTHORIZE ANY WORK IN CONFLICT WITH ANY CODES OR ORDINANCES.

PLANNING SERVICES DEPARTMENT

SITE PLAN/SUP
FOR
GRAND PRAIRIE RETAIL
LOT 4, BLOCK 1, SUNK ADDITION
WILLIAM REED SURVEY, AB. NO. 1183 & FRIEDRICH
DOHME SURVEY, AB. NO. 395
CITY OF GRAND PRAIRIE, DALLAS COUNTY, TEXAS
6.2771 ACRES / 260,315 SQFT
ZONE: PLANNED DEVELOPMENT NO. 397
DATE OF PREPARATION: FEBRUARY 11, 2025
CASE # SUP XX-XX-XXXX

APPENDIX F ITEMS	
X	1 TREE PER 5 PARKING SPACES
X	70% NATIVE PLANTS
X	POLLINATOR FRIENDLY (20% OF PLANTS)

SITE DATA SUMMARY TABLE - LOT 1		
SIZE OF LOT	69.341 SqFt / 1.59 ACRES	
PROPOSED BUILDING SqFt	14,000 SqFt	
RESTAURANT	4,200 SqFt	
RETAIL	9,800 SqFt	
BUILDING HEIGHT	1 STORY, 31'-0"	
PROPOSED USE	RESTAURANT / RETAIL	
RESTAURANT PARKING (1:100)	42 STALLS	
RETAIL PARKING (1:275)	36 STALLS	
TOTAL PARKING MAXIMUM	78 STALLS	
EXISTING STREET PARKING	8 STALLS	
ON-SITE PARKING PROVIDED	40 STALLS	
ACCESSIBLE PARKING PROVIDED	4 STALLS	
TOTAL PARKING PROVIDED	50 STALLS < 78 MAX	
OPEN SPACE	4328.49 SqFt / 69.341 SqFt: 7%	
IMPERVIOUS AREA	54,680 SqFt / 69.341 SqFt: 79%	

SITE DATA SUMMARY TABLE - LOT 2		
SIZE OF LOT	44.105 SqFt / 1.01 ACRES	
PROPOSED BUILDING SqFt	8,000 SqFt	
RESTAURANT	2,400 SqFt	
RETAIL	5,600 SqFt	
BUILDING HEIGHT	1 STORY, 31'-0"	
PROPOSED USE	RESTAURANT / RETAIL	
RESTAURANT PARKING (1:100)	24 STALLS	
RETAIL PARKING (1:275)	20 STALLS	
TOTAL PARKING MAXIMUM	44 STALLS	
EXISTING STREET PARKING	1 STALL	
ON-SITE PARKING PROVIDED	29 STALLS	
ACCESSIBLE PARKING PROVIDED	2 STALLS	
TOTAL PARKING PROVIDED	32 STALLS < 44 MAX	
OPEN SPACE	4330 SqFt / 44.105 SqFt: 10%	
IMPERVIOUS AREA	34,808 SqFt / 44.105 SqFt: 79%	

3705 STATE HIGHWAY 161
GRAND PRAIRIE, TEXAS
SITE PLAN / SUP

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PRELIMINARY
Not for Regulatory
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or Construction.

H377
LANDSCAPE
PLANNING PLAN
LP-1