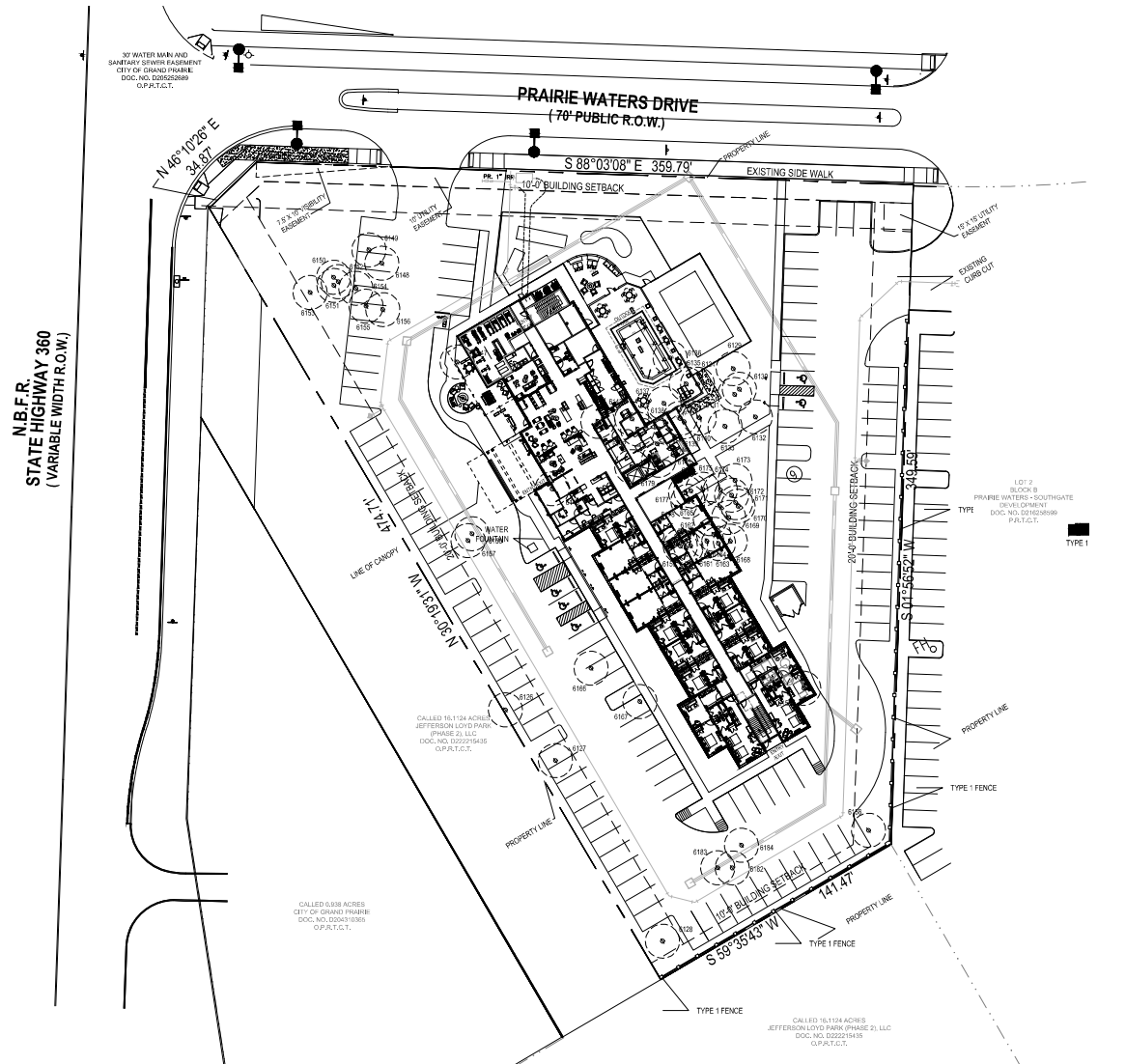


Exhibit C - Landscape Plan
Page 1 of 2

TREE MITIGATION SCHEDULE					PROTECTED/ UNPROTECTED	PROTECTED INCHES TO BE REMOVED	EXEMPTIONS
TREE NO.	DIA.	SPECIES	BOTANICAL NAME	REMOVE			
6174	8	CTBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	UNPROTECTED		
6175	10	CTBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	10	
6128	10	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	10	
6129	10	MESQUITE	PROSOPIS GLANDULOSA	TO BE REMOVED	UNPROTECTED		
6130	10	CTBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED		
6131	8	CTBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	8	
6132	10	CTBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	10	
6133	8	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	8	
6134	12	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	12	
6135	8	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	UNPROTECTED		
6136	8	LEUAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	UNPROTECTED		
6137	8	CTBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	8	
6138	8	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	10	8
6139	10	CTBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	10	10
6140	10	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	10	
6141	8	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	UNPROTECTED		
6142	10	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	10	10
6143	8	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	UNPROTECTED		
6144	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6145	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6146	8	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	UNPROTECTED		
6147	12	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED	10	10
6148	10	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6149	24	MESQUITE	PROSOPIS GLANDULOSA	TO BE REMOVED	UNPROTECTED		
6150	20	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6151	10	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6152	12	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	12	
6153	40	COTTONWOOD	POPULUS DELTOIDES	TO BE REMOVED	UNPROTECTED		
6154	10	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	10	
6155	20	MESQUITE	PROSOPIS GLANDULOSA	TO BE REMOVED	UNPROTECTED		
6156	10	MESQUITE	PROSOPIS GLANDULOSA	TO BE REMOVED	UNPROTECTED		
6157	6	MESQUITE	PROSOPIS GLANDULOSA	TO BE REMOVED	UNPROTECTED		
6158	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6159	6	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	UNPROTECTED		
6160	6	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	UNPROTECTED		
6161	6	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	UNPROTECTED		
6162	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6163	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6164	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6165	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6166	8	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	8	
6167	8	MESQUITE	PROSOPIS GLANDULOSA	TO BE REMOVED	UNPROTECTED		
6168	8	HACKBERRY	CELTIS OCCIDENTALIS	TO BE REMOVED	UNPROTECTED		
6169	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6170	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6171	8	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	8	
6172	8	CTBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	8	
6173	10	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	10	
6174	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED	8	
6175	6	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6176	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6177	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6178	8	ASH/JUNIPER	JUPEBUS ASH/J	TO BE REMOVED	UNPROTECTED		
6179	8	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	8	
6180	8	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	8	8
6181	18	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	PROTECTED	18	
6182	8	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	UNPROTECTED		
6183	6	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	UNPROTECTED		
6184	6	CEBAM FLM	ULMUS CRASSIFOLIA	TO BE REMOVED	UNPROTECTED		
TOTAL	950				TOTAL	224	TOTAL

TREE MITIGATION	
PROTECTED TREES REQUIRING MITIGATION (CALIPER INCHES)	224
NEW TREES	177
PRESERVED DESIRABLE TREES (CALIPER INCHES)	95
MITIGATION FEES	168
MITIGATION FEE TO BE PAID	\$0



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



WINE PLACE SUITES
PRAIRIE WATERS DR.
GRAND PRAIRIE, TEXAS

ISSUE:
FOR APPROVAL 02.24.2025

DATE:
02.24.2025

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:

L.1

EXISTING TREE LEGEND



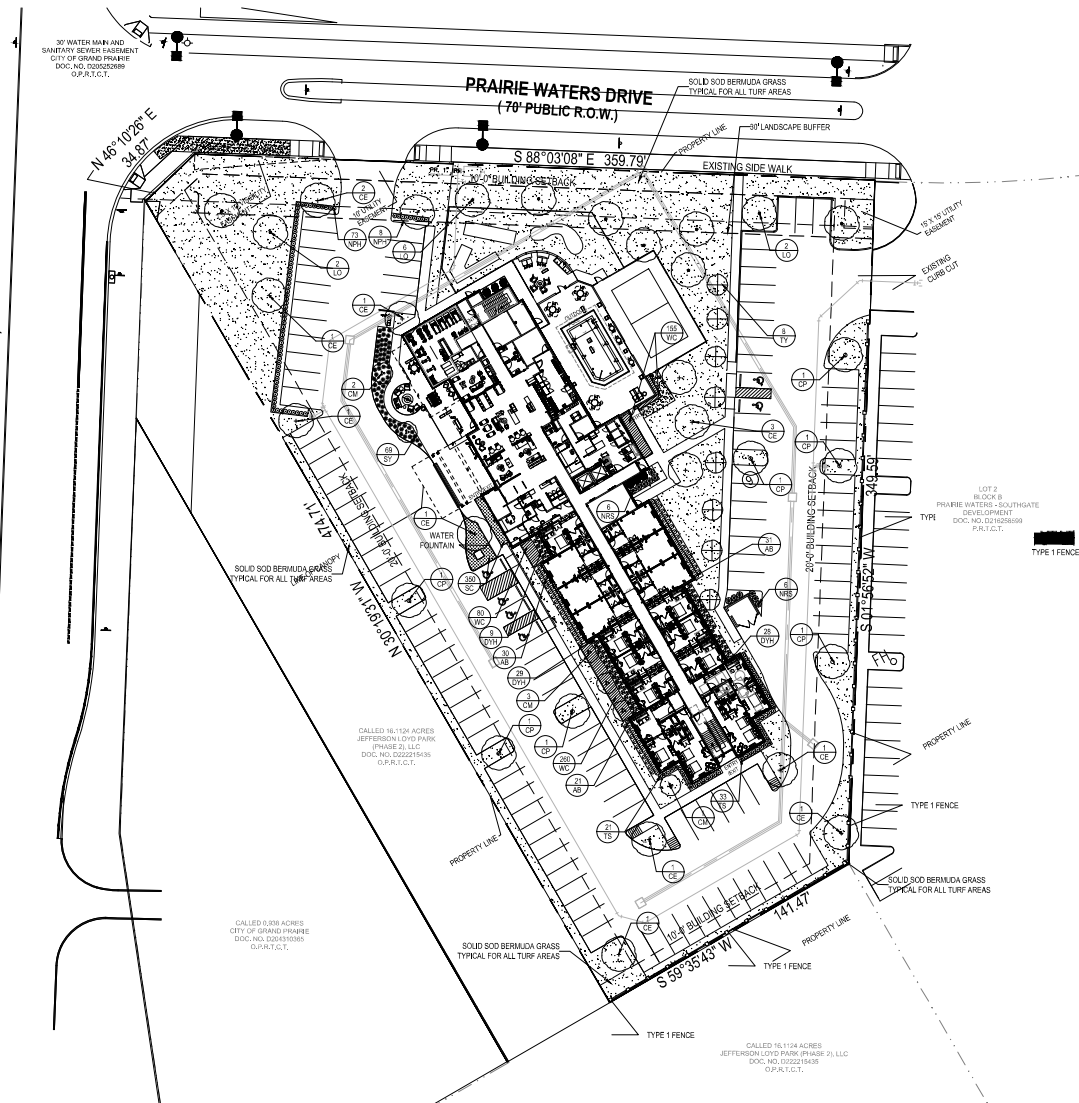
EXISTING TREE
TO BE REMOVED

TREE PROTECTION FENCING
TO REMAIN DURING CONSTRUCTION
REFER TO 01/1.1.00

01 TREE PRESERVATION PLAN
SCALE 1"=30'-0"



N.B.F.R.
STATE HIGHWAY 360
(VARIABLE WIDTH R.O.W.)



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING, NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

STANDARD	REQUIRED	PROPOSED	MEETS
LANDSCAPE AREA 10%	10.08 S.F.	30.62 S.F.	YES
FRONT YARD 75% OF REQUIRED LANDSCAPE FRONT YARD (EXCLUDING SIDEWALK, SCREENING TREE BUFFER)	7.76 S.F.	11.86 S.F.	YES
STREET & BUFFER TREES 10% S.F.	21	32	YES
FRONT YARD LANDSCAPE PLANTING WITH TREE (1 FOR 10 SQUARE FEET SPACES)	42	19	YES
SCREENING TREES (EXCLUDING TREE BUFFER) OF REQUIRED LANDSCAPE AREA TREE SUBSTITUTION CREDIT UP TO 20% MAXIMUM TO BE SUBSTITUTED TREES	208	445	YES
SEASONAL PLANTING OF PLANTINGS (TREES)	1,546 S.F.	1,016	YES

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FINISH SOD FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SAL T AND BLACK TO BROWN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNERS' CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOS, STICKS, CONCRETE SPILLS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL, 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TUFF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVERSEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE:

TREES				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
CE	13	Cedar Elm	Ulmus crassifolia	4" cal.
CM	6	Chinese Myrtle	Lagerströmia indica 'Charles Reif'	2" cal.
CP	7	Chinese Platane	Platanus chinensis	4" cal.
TY	8	Tree Yucca	Yucca schottlandii	2" cal.
LO	10	Live Oak	Quercus virginiana	4" cal.
SHRUBS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
ZNY	66	Sheep Yucca Holly	Ilex cornuta 'Nana'	5 gal.
AB	82	Glossy Abelia	Abelia x 'gracillifolia'	5 gal.
TS	51	Texas Sage	Leucophyllum frutescens	5 gal.
SY	69	Soft Leaf Yucca	Yucca rostrata	5 gal.
NPH	79	Hardy Holly	Ilex x cornuta 'Needlepoint'	5 gal.
MSB	12	Male B. Shrub	Ilex x 'Male B. Shrub'	5 gal.
GROUNDCOVERS				
TYPE	QTY	COMMON NAME	BOTANICAL NAME	REMARKS
WC	235	Purple Wintercreeper	Nassella tenuissima	4" pots
SC	350	Stemmed C.M.B.	Cynodon dactylon 'V19'	4" pots

NOTE: Plant list is an aid to bidding only. Contractor shall verify all quantities on plan. All heights and spreads are minimum. All plant material shall meet or exceed remarks as indicated. All trees are to be measured at Caliper Breast Height (c.b.h.). Trees to have straight trunks and be matching within varieties.

LANDSCAPE ARCHITECT
TREV W. MOOREHEAD, C.D.C.
ALLEN, TEXAS 75013
409.365.4448
CHRIS@STUDIOKOREANSPOT.COM



TOWNE PLACE SUITES

PRAIRIE WATERS DR.
GRAND PRAIRIE, TEXAS

ISSUE:
FOR APPROVAL 02.08.2024
CITY COMMENTS 01.15.2025
CITY COMMENTS 02.24.2025

DATE:
02.24.2025

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

01 LANDSCAPE PLAN

