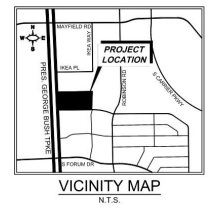
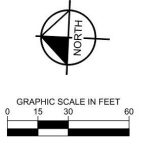


SOUTH STATE HIGHWAY 161
(CALLED 400' RIGHT-OF-WAY)
VOL. 2004207, PG. 5223, D.R.D.C.T.

Standard	Required	Provided	Meets
Landscape Area (Sq. Ft.)	14,460	22,343	Yes
Front Yard (75% of Required)	10,845	15,675	Yes
Total Street, Buffer, Parking, and Pedestrian Walkway Trees	57	63	Yes
Street & Buffer Trees (1500 Sq. Ft.)	29	34	Yes
Parking Lot Trees (1 per 5 Spaces)	28	29	Yes
Shrubs (1.5-gallon shrub per 50 Sq. Ft.)	290	300	Yes
Flowering and Colorful Plants (15%)	44	92	Yes



PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CALIPER	REMARKS
TREES						
OS	14	QUERCUS SHUMARDII / SHUMARD RED OAK	14' HT, 5'-6" SPR	3" CAL.	FULL STRAIGHT, SINGLE LEADER	
QV	16	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	16' HT, 6" SPR	3" CAL.	FULL STRAIGHT, SINGLE LEADER	
UA2	20	ULMUS AMERICANA / AMERICAN ELM	14' HT, 6" SPR	3" CAL.	FULL STRAIGHT, SINGLE LEADER	
UP	13	ULMUS PARVIFOLIA / LACEBARK ELM	14' HT, 6" SPR	3" CAL.	FULL STRAIGHT, SINGLE LEADER	
SHRUBS						
ABE	68	ABELIA X GRANDIFLORA / GLOSSY ABELIA	24" HT, 18" SPR	38" O.C.	FULL AND MATCHING	
INY	69	ILEX VOMITORIA 'NANA' / DWARF YALPON HOLLY	12" HT, 12" SPR	18" O.C.	FULL AND MATCHING	
MYR	26	MYRTICA PUSILLA / DWARF WAX MYRTLE	24" HT, 18" SPR, 36" OC		FULL AND MATCHING	
GRASSES						
MUB	140	MUHLENBERGIA LINDEHEMERI / LINDEHEMERI MURLY	24" HT, 36" SPR	38" O.C.	FULL AND MATCHING	
GROUND COVERS						
SOD	17,568 SF	CYNODON DACTYLON / COMMON BERMOUDA GRASS	NA	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.	

GRAND PRAIRIE UNIFIED DEVELOPMENT CODE		
Appendix F	Required	Provided
Provide one parking lot tree per five spaces. Parking lot trees should be capable of achieving 30% canopy coverage over the parking area within 10 years of planting.	28 Trees	28 Trees
Article 8 A minimum of 75% of all required landscape areas shall be located in the front yard between the building line and front property line.	216 shrubs	237 shrubs
A minimum of 10% landscaping required by zoning district: General Retail (GR)	290 shrubs	300 shrubs

- NOTES:**
- CONTRACTOR TO SOD TO LIMITS OF DISTURBANCE
 - CONTRACTOR TO PROVIDE EROSION CONTROL BLANKET (AMERICAN EXCLOSUR OR APPROVED EQUAL) AT ALL SEEDING AREAS WITH SLOPES OF 4:1 OR GREATER.

BENCH MARK LIST	
BMM100 MAG NAIL W/ SHIMMER "IP CONTROL" SET IN THE CENTER OF A CURB INLET ON THE SOUTH SIDE OF A NEW DRIVE NORTH OF BASS PRO SHOPS. SAID INLET IS THE SECOND INLET EAST OF THE NORTHBOUND STATE HIGHWAY 161 FRONTAGE ROAD.	ELEV: 529.84'
BMM101 A CUT "I" FOUND ON THE NORTHEAST CORNER OF A CURB INLET ON THE EAST SIDE OF THE STATE HIGHWAY 161 NORTHBOUND FRONTAGE ROAD. SAID INLET IS THE FIRST INLET NORTH OF A NEW DRIVE OF BASS PRO SHOPS.	ELEV: 530.94'
BMM102 A MAG NAIL W/ SHIMMER "IP CONTROL" SET IN THE TOP OF CONCRETE OF A SIDEWALK EAST OF THE STATE HIGHWAY 161 NORTHBOUND FRONTAGE ROAD. SET AT THE SOUTHWEST CORNER OF SAID SIDEWALK. THE SIDEWALK IS WEST OF A STRIP CENTER, WITH THE CLOSEST ADDRESS BEING #160.	ELEV: 530.01'



NO.	REVISIONS	DATE	BY

Kimley & Horn
801 CHERRY STREET, UNIT 11, SUITE 1300
FORSYTH, TX 75022
PHONE: 972.462.2207
WWW.KIMLEY-HORN.COM TX-F-628
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

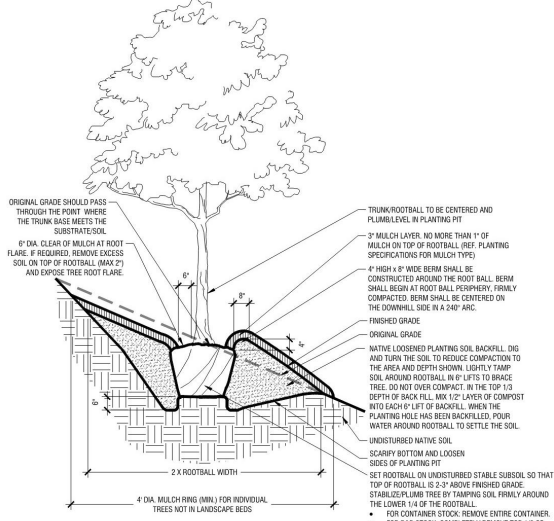


KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
084625207	DECEMBER 2025	AS SHOWN	KHA	KHA	KHA

EPICENTER SQUARE
GRAND PRAIRIE, TEXAS
DALLAS COUNTY

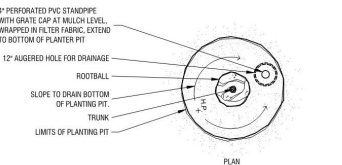
PLANTING PLAN
SHEET NUMBER
LP 1.00

- NOTES:**
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. TREE STAKING DETAIL THIS SHEET.

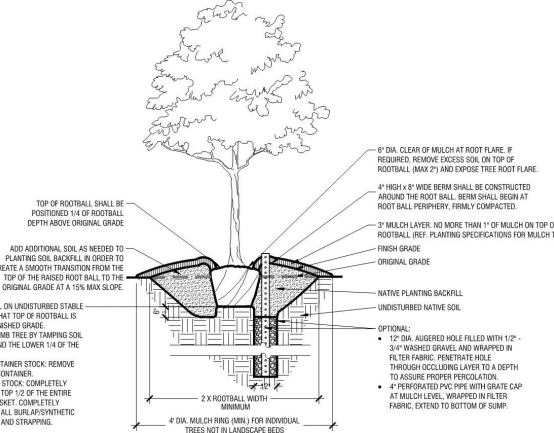


TREE PLANTING ON 5-25% SLOPES (20:1 TO 4:1 SLOPES)

Scale: NTS

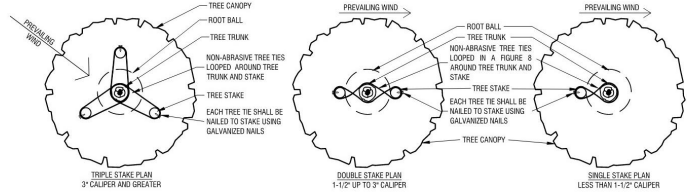


- NOTE:**
- THIS DETAIL IS FOR TREE PLANTING IN POOR DRAINAGE CONDITIONS ONLY. REF. DETAIL A THIS SHEET FOR TYPICAL TREE PLANTING.

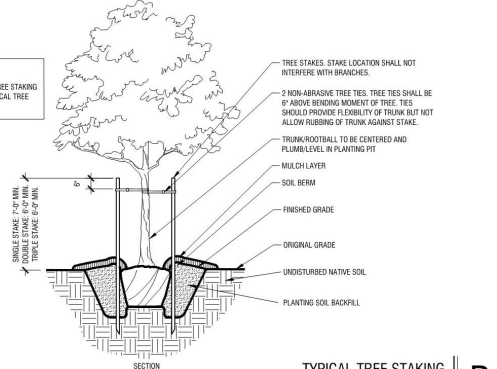


TREE PLANTING (POOR DRAINAGE CONDITION)

Scale: NTS

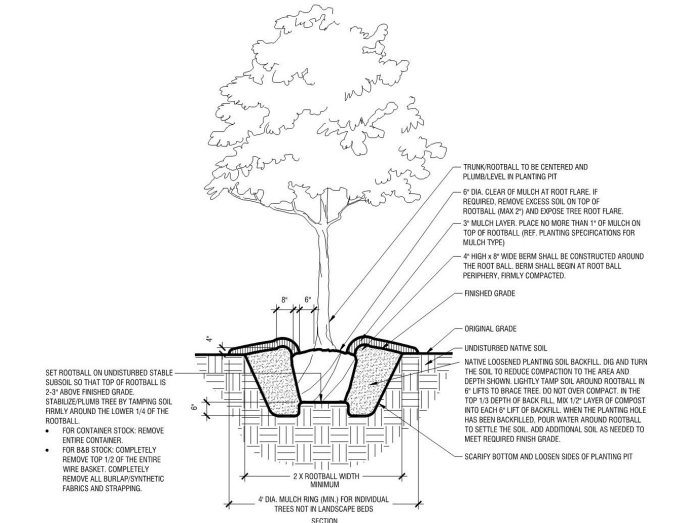


- NOTE:**
- THIS DETAIL IS FOR ABOVE GRADE TREE STAKING ONLY. REF. OTHER DETAILS FOR TYPICAL TREE PLANTING.



TYPICAL TREE STAKING

Scale: NTS

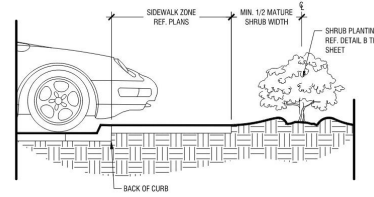


TYPICAL TREE PLANTING (UP TO 3\"/>

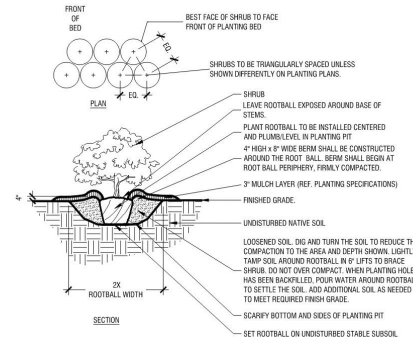
Scale: NTS

<p>Kimley-Horn 801 CHERRY STREET, UNIT 11, SUITE 1300 FORT WORTH, TX 76102 WWW.KIMLEY-HORN.COM TX # 6-928 © 2025 KIMLEY-HORN AND ASSOCIATES, INC.</p>	<p>DATE: _____</p>
	<p>BY: _____</p>
<p>NO. _____</p>	<p>REVISIONS: _____</p>
<p>PROJECT: EPICENTER SQUARE</p>	<p>DATE: DECEMBER 2025</p>
<p>SCALE: AS SHOWN</p>	<p>DESIGNED BY: KHA</p>
<p>DRAWN BY: KHA</p>	<p>CHECKED BY: KHA</p>
<p>PLANTING SPECIFICATIONS</p>	<p>GRAND PRAIRIE, TEXAS</p>
<p>SHEET NUMBER LP 2.02</p>	<p>DALLAS COUNTY</p>

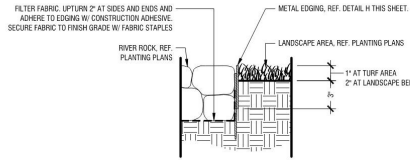
- NOTES:**
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING LAYOUT.
 3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED (REF. PLANTING SPECIFICATIONS).



SHRUB PLANTING AT SIDEWALK
Scale: NTS

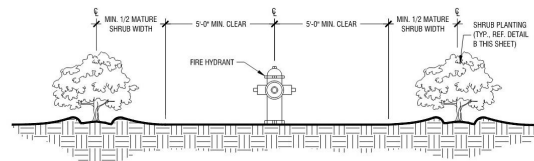


TYPICAL SHRUB PLANTING
Scale: NTS

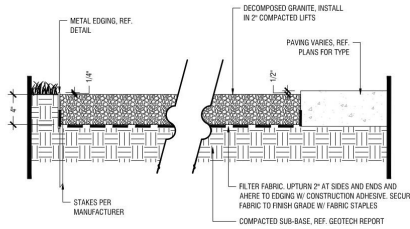


- NOTES:**
1. EDGING SHALL NOT BE INSTALLED ADJACENT TO SIDEWALKS.
 2. WHERE EDGING TERMINATES AT A SIDEWALK, BEVEL OR RECESS ENDS TO PREVENT TRIP HAZARDS.

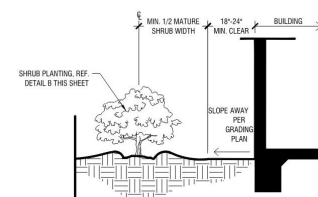
METAL EDGING (AT RIVER ROCK BED)
Scale: 1 1/2" = 1'-0"



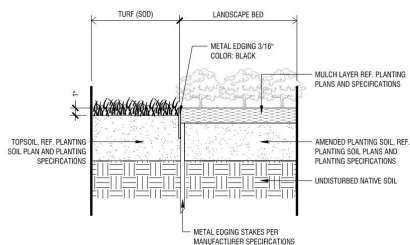
SHRUB PLANTING AT FIRE HYDRANT
Scale: NTS



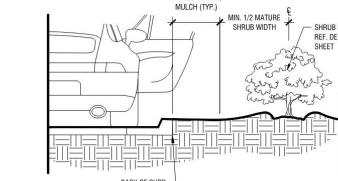
DECOMPOSED GRANITE
Scale: 1 1/2" = 1'-0"



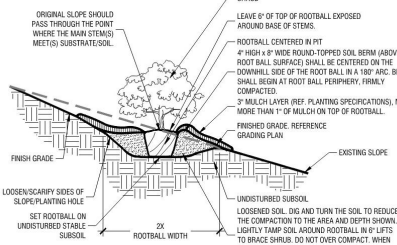
SHRUB PLANTING AT BUILDING EDGE
Scale: NTS



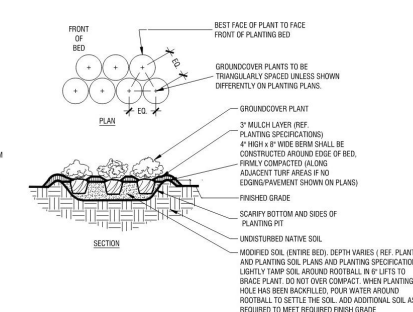
METAL EDGING (AT TURF & LANDSCAPE BED)
Scale: 1 1/2" = 1'-0"



SHRUB PLANTING AT CURB
Scale: NTS



SHRUB PLANTING ON 5-50% (20:1 TO 2:1) SLOPE
Scale: NTS



TYPICAL GROUNDCOVER PLANTING
Scale: NTS

No.	REVISIONS	DATE	BY

Kimley Horn
901 CHEROKEE STREET, SUITE 1100, DALLAS, TEXAS 75206
PHONE: (817) 335-6511
WWW.KIMLEY-HORN.COM TX F-028
© 2025 KIMLEY-HORN AND ASSOCIATES, INC.

KMA PROJECT	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
06-4625207	DECEMBER 2025	KMA	KMA	KMA

EPICENTER SQUARE
DALLAS COUNTY, TEXAS

PLANTING DETAILS

SHEET NUMBER
LP 2.00

