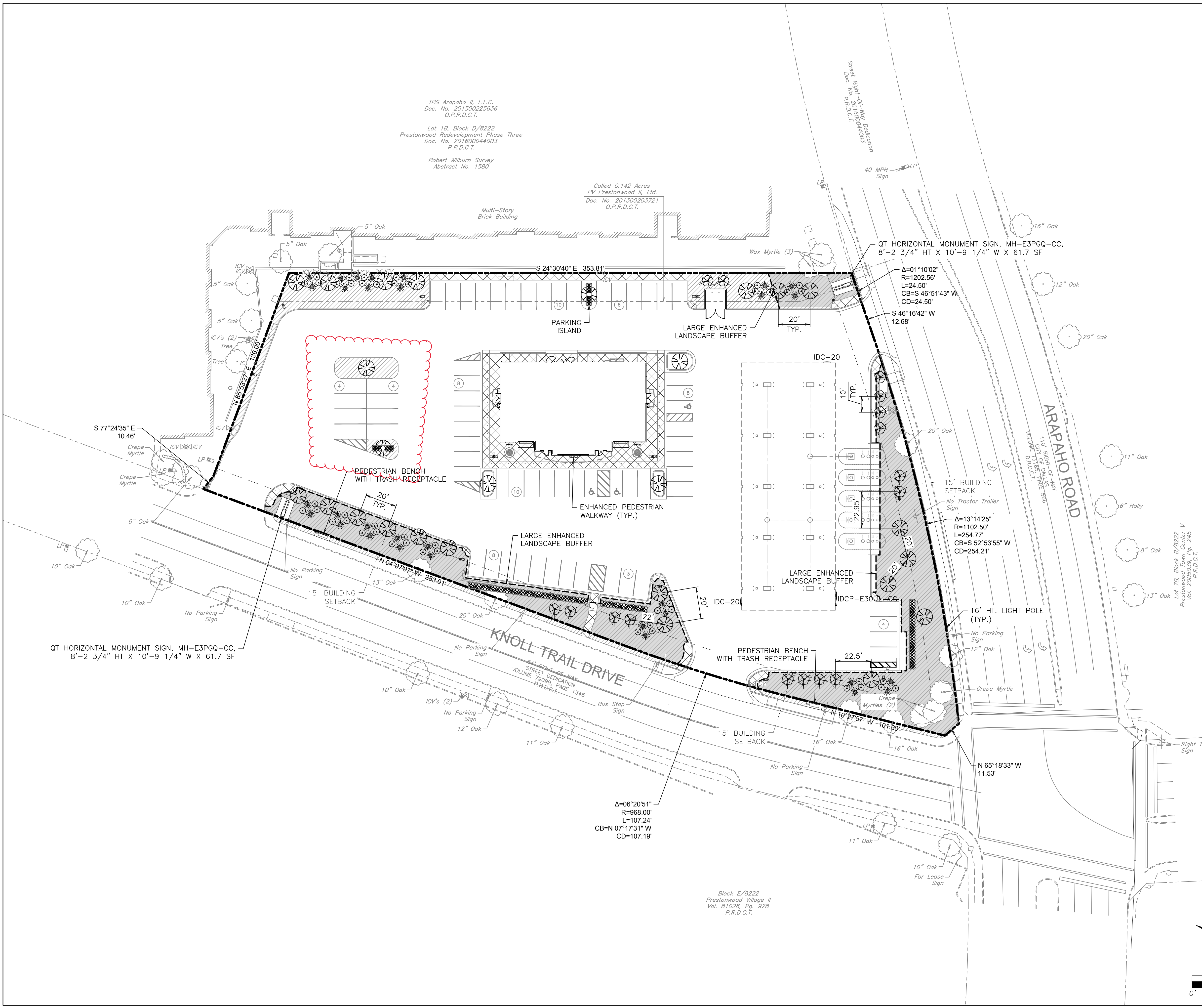


FILE LOCATION: \\k-hp\Public\Projects\QuikTrip\08-1907\08-1907\Civil.dwg TAD NAME:LANDSCAPE PLAN USER:Cherayn SWE:6/14/2021 3:43 PM PLOTTED:6/14/2021 3:52 PM



LANDSCAPE SCHEDULE					
USE	SYMBOL	COMMON NAME <i>Botanical Name</i>	MINIMUM SIZE/ HEIGHT/SPREAD	QUANTITIES	COMMENTS
SHRUBS AND GRASSES	○	NEEDLE POINT HOLLY <i>Ilex Cornuta "Needle Point"</i>	HEIGHT/SPREAD RATIO = 3:2 24"x16" HT. MIN.	174 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR LANDSCAPE BED LOCATIONS AND SHRUB SPACING
	⊛	RED YUCCA <i>Hesperaloe parviflora</i>	HEIGHT/SPREAD RATIO = 2:3 24"x16" HT MIN	31 EA.	SEE LANDSCAPE PLAN AND ASSOCIATED DETAILS FOR TREE PLACEMENT, AND PLANTING SPECIFICATIONS
	○	WEeping LOVE GRASS (PLUGS) <i>Eragrostis curvula</i>	HEIGHT/SPREAD PLUG 12" HT MIN	45 EA.	
FRONTAGE TREES	⊗	CRAPE MYRTLE <i>Lagerstroemia Indica</i>	3" CALIPER (TOTAL) 6" HT.	16 EA.	CONTRACTOR TO VERIFY TREE TYPE, LOCATION, SIZE, HEIGHT, AND SPREAD WITH QT REPRESENTATIVE PRIOR TO INSTALLATION
	⊗	CHINESE PISTACHE <i>Pistacia Chinesis</i>	4" CALIPER 12" HT.	26 EA.	
MISC.	▨	STAINED AND SCORED CONCRETE ENHANCED PAVEMENT		4,822 S.F.	

LANDSCAPE REQUIREMENTS		
	REQUIRED BY ORDINANCE	PROVIDED
TREE MITIGATION	PROTECTED TREE MITIGATION - REPLACEMENT TREES MUST BE EQUAL IN CALIPER. THE CALIPER OF PROTECTED TREES TO BE REMOVED (ASSUME NO MITIGATION AT PRELIMINARY) REFER TO DEMOLITION SHEET.	EXISTING TREES TO REMAIN = ALL NO NEW TREES PLANTED FOR MITIGATION
SITE TREES	ONE TREE HAVING A CALIPER OF AT LEAST TWO INCHES MUST BE PROVIDED FOR EACH 4,000 S.F. OF LOT AREA, OR FRACTION THEREOF, WITH A MINIMUM OF FOUR TREES BEING PROVIDED. 93,147 S.F. / 4,000 S.F. = 23.29 = 24 TREES	6 LARGE TREES 24 MEDIUM TREES 16 SMALL TREES
STREET TREES	ARAPAHO ROAD	
	ONE LARGE/MEDIUM TREE MUST BE PROVIDED FOR EACH 25 FEET OF FRONTAGE, WITH A MINIMUM OF TWO TREES BEING PROVIDED. (EXCLUDING SHARED ACCESS POINT) 297.72' - 36.05' = 261.66' / 25' = 10.47 = 11 TREES 297.72' - 36.05' = 261.66' x 10 = 2,616.60 S.F.	2 LARGE TREES 5 MEDIUM TREES 9 SMALL TREES 6,030.34 S.F. = 23.05' AVERAGE DEPTH
FRONTAGE TREES	KNOLL TRAIL DRIVE	
	ONE LARGE/MEDIUM TREE MUST BE PROVIDED FOR EACH 25 FEET OF FRONTAGE, WITH A MINIMUM OF TWO TREES BEING PROVIDED. (EXCLUDING SHARED ACCESS POINT) 497.62' - 81.28' = 416.34' / 25' = 16.65 = 17 TREES 497.62' - 81.28' = 416.34' x 10 = 4,163.40 S.F.	4 LARGE TREES 8 MEDIUM TREES 8 SMALL TREES 8,272.36 S.F. = 20.13' AVERAGE DEPTH
PARKING LOT TREES	NO REQUIRED PARKING SPACE MAY BE LOCATED MORE THAN 120 FEET FROM THE TRUNK OF A LARGE CANOPY TREE. NO PARKING SPACE IN EXCESS OF REQUIRED PARKING MAY BE LOCATED MORE THAN 100 FEET FROM THE TRUNK OF A LARGE CANOPY TREE, AND THE TREE MUST BE LOCATED IN A LANDSCAPE AREA OF A MINIMUM OF 120 SQUARE FEET. EACH TREE REQUIRED BY THIS SUBPARAGRAPH MUST HAVE A CALIPER OF AT LEAST TWO INCHES AND MAY NOT BE PLANTED CLOSER THAN TWO AND ONE-HALF FEET TO THE PAVED PORTION OF THE PARKING LOT.	PROVIDED AS SHOWN
CITY OF DALLAS DESIGN STANDARDS	POINTS ARE REQUIRED FOR EACH BUILDING SITE. THE MINIMUM NUMBER OF DESIGN OPTIONS POINTS REQUIRED FOR A BUILDING SITE IS BASED ON S.F. OF SITE	93,147 S.F. SITE = 20 POINTS
	(2) BUFFER ZONE ENHANCEMENTS - EACH REQUIRED BUFFER ZONE DEPTH MAY BE INCREASED BY A MINIMUM NUMBER OF FEET. IT IS NOT AVAILABLE WHERE THE STREET BUFFER ZONE IS REDUCED TO NO MORE THAN 5% OF LOT AREA. X LARGE ENHANCED BUFFER ZONE	PROVIDED (5 POINTS)
	(4) SCREENING - SCREEN ALL OFF-STREET PARKING LOTS ALONG THE ENTIRE ADJACENT PUBLIC STREET FRONTS ON A BUILDING SITE OR ARTIFICIAL LOT, EXCLUDING DRIVEWAYS AND VISIBILITY TRIANGLES. SCREENING MUST BE VOLUNTARY. 3) X GROUPED BEDS	PROVIDED (5 POINTS)
	(7) PAVEMENTS - PROVIDE ENHANCED OR SPECIAL PAVEMENT TO A MINIMUM OF 25% OF ALL OUTDOOR VEHICULAR PAVEMENT, OR 5% PEDESTRIAN-USE PAVEMENT, ON THE LOT, AS APPLICABLE. OPTIONS: 3) X ENHANCED PEDESTRIAN WALKWAYS: TEXTURE 3 PTS., COLOR 3 PTS. 93,147 S.F * 5% = 4,657.35 S.F.	5,002 S.F. (6 POINTS)
(10) PARKING LOTS - FOR DIA LESS THAN 10 ACRES, SURFACE PARKING AND VEHICLE OUTSIDE DISPLAY AND STORAGE AREAS QUALIFY. OPTIONS: 2) X PARKING ISLANDS - MAXIMUM OF 10 PARKING SPACES BETWEEN LANDSCAPE ISLANDS.	PROVIDED (5 POINTS)	

**QUIKTRIP 1907**  
**5403 ARAPAHO ROAD**  
 CITY OF DALLAS, DALLAS COUNTY, TEXAS  
 DATE PREPARED: FEBRUARY 8, 2021  
**LANDSCAPE PLAN**  
 ZONING CASE NO.:  
 PREPARED BY:

**GLENN ENGINEERING**  
 TBPE FIRM F-303 4500 FULLER DRIVE, SUITE 220 IRVING, TEXAS 76038  
 PHONE: (972) 717-3151 HUB #1752575193300

