

Exhibit "D"

LANDSCAPE TABULATIONS City of Coppell, Texas

PERIMETER LANDSCAPE

1. Street Frontage: One tree shall be provided for every 40 l.f.
2. Perimeter Landscape: One tree shall be provided for every 50 l.f.
3. 30" screening along perimeter.

Required	Provided
Street Frontage: South Coppell Road 102' = 3 trees	5 trees
Street Frontage: Houston Street 145' = 4 trees	9 trees
Perimeter: North Property Line 145' = 3 trees	3 trees
Perimeter: West Property Line 102' = 2 trees	3 trees
Screening	Screening Provided

INTERIOR LANDSCAPE

1. 10% of parking area to be landscape
2. One tree shall be provided for every 400 s.f. of required landscape area

1,240 s.f. of parking area

Required	Provided
124 s.f.	1,346 s.f.
0 trees	7 trees

OPEN SPACE LANDSCAPE

1. 15% of lot not covered by buildings to be landscape open space.
2. 50% of the open space shall be in the front yard.
3. One tree shall be provided for every 2500 s.f. of open space.

Open Space = 7,936 s.f.

Required	Provided
1,190 s.f. (15%)	1,346 s.f.
3,968 s.f. (50%)	3,916 s.f.
3 trees	27 trees

EXISTING TREE DATA

No.	Caliper	Tree Species	Remain/Remove	Mitigation Fee
1	32	Pecan	Remain	
2	16	Pecan	Remove	\$3,200.00
3	7	Red Oak	Remove	\$700.00
4	16,16,12	Pecan (Multi trunk)	Remain	
5	27	Pecan	Remain	
6	16	Cedar Elm	Remain	\$600.00
7	6	Live Oak	Remove	\$2,200.00
8	11	Pecan	Remove	
9	13	Red Oak	Remain	

TOTAL CALIPER INCHES OF TREES ON SITE	172
TOTAL TO REMAIN	132
TOTAL NEW TREE CREDIT	7.5

Total Inches Removed	40"
Total Inches New Plantings and Credit	- 38"
Total Inches Due to City	2"
2" x \$100.00 per inch	\$200.00

TOTAL PRESERVATION CREDIT	76%
TOTAL MITIGATION FEE REQUIRED	\$200.00

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING, BORING OF UTILITIES, UNDER PROTECTED TREES, MAY, BE REQUIRED, WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING, ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD LATERAL LINE SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE. CRITICAL ROOT ZONE FENCE SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREES DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES, NOTED TO REMAIN, SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF A TREE WITHOUT THE PRIOR APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE:
THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE.

MATERIAL STORAGE NO MATERIALS INTENDED FOR USE IN CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED, WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, WHICH IS NOT NECESSARY TO THE CONSTRUCTION, SHALL BE ALLOWED ON CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE. ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONE OF A PROTECTED TREE SHALL BE DONE WITH LIGHT MACHINERY SUCH AS A SCOPAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.

PROCESSES REQUIRED PRIOR TO CONSTRUCTION:
PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE OF THE TREE AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE CRITICAL ROOT ZONE OF A PROTECTED TREE, THE CONTRACTOR OR ARCHITECT OR ENGINEER SHALL BE RESPONSIBLE FOR THE BARK PROTECTION. THE CONTRACTOR OR SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE BARK PROTECTION TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY. THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCIRCLING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

SURVEY PLAT

JON BROOKS
INST. NO. 201100064540,
O.P.R.D.C.T.

EAST 145.00' PLAT

22" TREE, 6" (OUT)

0.9' (IN)

0.8' (IN)

1.9' (OUT)

10' PLUS FROM WHICH BEAR 12° RF IN 89°45'10" E 0.827

(15' ALLEY RIGHT-OF-WAY)

32" Pecan (Remain)

16" 16", 12" Pecan - multi trunk (Remain)

16" Pecan (Remove)

7" Red Oak (Remove)

27" Pecan (Remain)

13" Red Oak (Remain)

11" Pecan (Remove)

6" Live Oak (Remove)

16" Cedar Elm (Remain)

10' UTILITY EASEMENT (PLAT)

30' B.L. (PLAT)

22.0'

4.4'

32.0'

6.7'

15.3'

18.2'

1.6'

4.6'

37.9'

10.5'

5.9'

28.3'

2.1'

2.1'

28.3'

BRICK STONE & FRAME BUILDING

102.00' PLAT

SOUTH 102.00' PLAT

(VARIABLE WIDTH RIGHT-OF-WAY)

COPPELL ROAD

WEST 145.00' PLAT *

(63' RIGHT-OF-WAY)

HOUSTON STREET

15' DRAINAGE, ACCESS & UTILITY EASEMENT, INST. NO. 201200173120 O.P.R.D.C.T.

S88°59'04"W 222.53' TO 1/2" IRF

REPLAT LOTS 1R-4R, BLOCK A, LOTS 1RX&1R, BLOCK B, LOTS 1R-6R, BLOCK C, LOTS 1R-11R, BLOCK D, LOTS 1R1 - 1R2 & LOT 2R, BLOCK E OLD TOWN ADDITION INST. NO. 201200173120 O.P.R.D.C.T.

LOT 4R

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

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