

Studio Green Spot

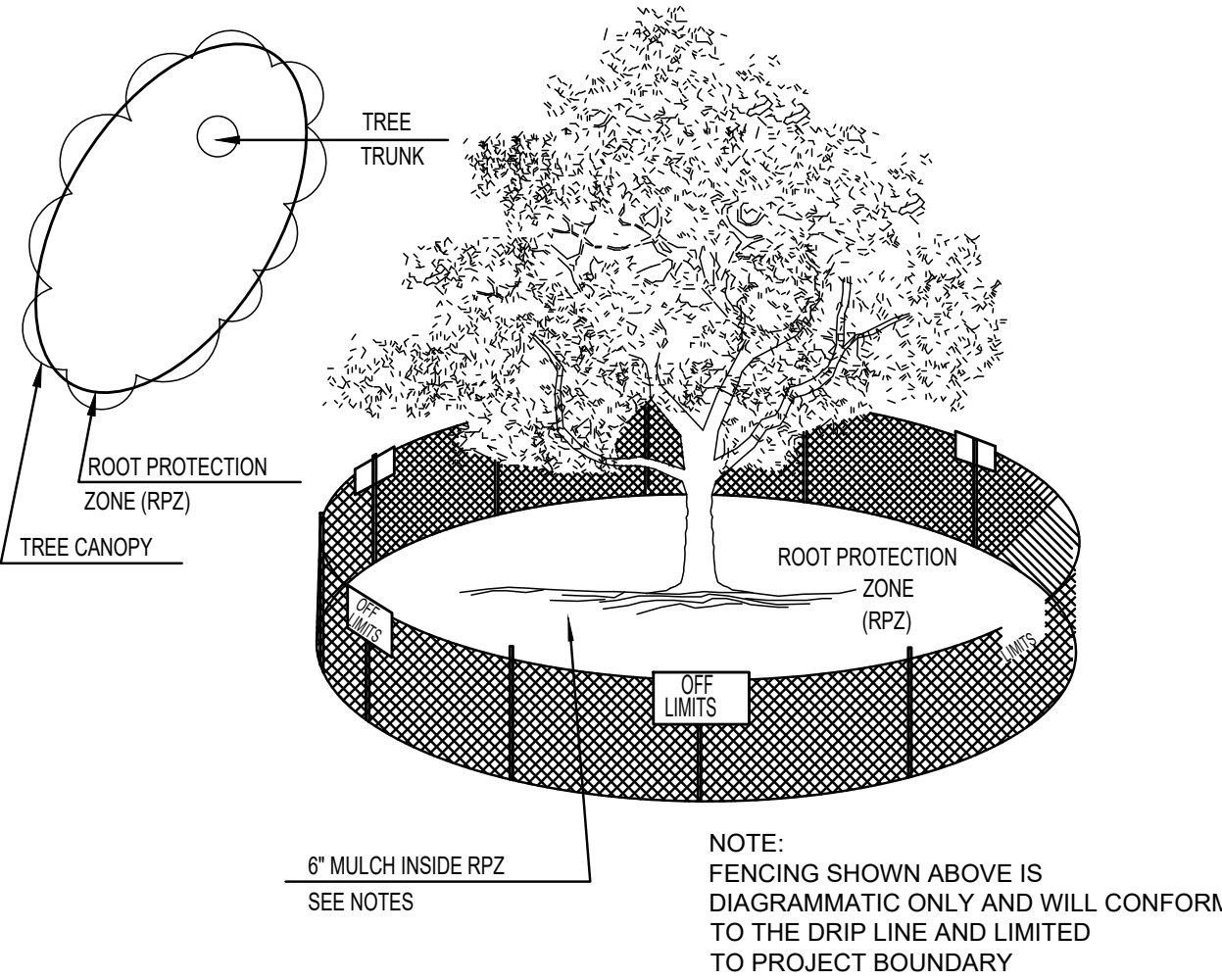
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

SEAL:
LANDSCAPE ARCHITECT
CHRIS TRONCONE
2017
STATE OF TEXAS
08.05.2025

WAREHOUSE ADDITION
1111 FREEPORT PARKWAY
COPELL, TEXAS

EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01M.1

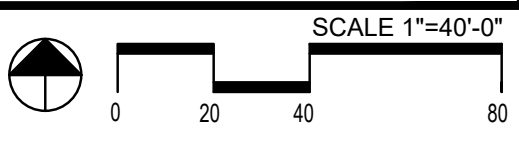


01 TREE PROTECTION FENCE A
NOT TO SCALE

EXISTING TREE NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIFLINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIFLINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIFLINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- 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 DRIFLINE OF ANY TREE.
- EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIFLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIFLINE OF TREES.
- BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY- EIGHT (48") INCHES.
- TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- TREE FLAGGING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 72 HOUR NOTICE TO SCHEDULE ON-SITE MEETING.
- PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIFLINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL(S).
- BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).
- CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

PROJECT CONTACT LIST	
ENGINEER/APPLICANT TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KIEW KAM, P.E. PHONE: 469-213-2268	OWNER/DEVELOPER FULGENT THERAPEUTICS LLC 4399 SANTA ANITA AVE EL MONTE, CA 91731 626-350-0537 DOREENNG@FULGENTGENETICS.COM
SURVEYOR TRAVERSE LAND SURVEYING 359 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321	ARCHITECT TWZ ARCHITECTS LLC 2029 STONEMONT CT. ALLEN, TEXAS 75013 JUNYANG TANG, AIA, LEED AP 469-450-4163



TREE PRESERVATION PLAN
WAREHOUSE ADDITION
1111 FREEPORT PARKWAY
CITY OF COPELL
DALLAS, COUNTY, TEXAS
LOT 2, BLOCK A, GATEWAY BUSINESS PARK No. 2

ISSUE:
FOR APPROVAL: 07.21.2025
CITY COMMENTS: 08.05.2025

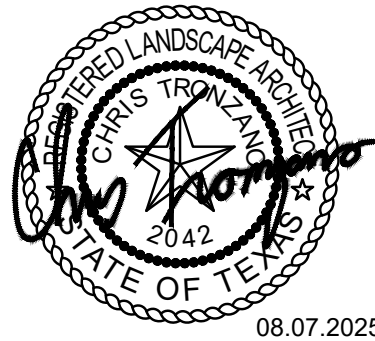
DATE:
08.05.2025

SHEET NAME:
TREE PRESERVATION

SHEET NUMBER:
L.1



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08.07.2025

WAREHOUSE ADDITION
1111 FREEPORT PARKWAY
COPELL, TEXAS

ISSUE:
FOR APPROVAL: 07.21.2025
CITY COMMENTS: 08.07.2025

DATE:
08.07.2025

SHEET NAME:
TREE PRESERVATION

SHEET NUMBER:

L.2

TREE SURVEY FIELD DATA

NO.	CALIBER (DBH)	SPECIES (COMMON NAME)	SPECIES (SCIENTIFIC NAME)	TREE PROTECTED	TO REMAIN/ REMOVE	MITIGATION DBH
3065	18	OAK	QUERCUS VIRGINIANA	YES	TO REMAIN	
3066	9	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	9
3067	14	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	14
3068	16	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	16
3069	17	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	17
3070	15	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	15
3071	12	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	12
3072	21	OAK	QUERCUS VIRGINIANA	YES	TO REMAIN	
3073	17	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	17
3074	17	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	17
3075	13	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	13
3076	14	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	14
3077	14	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	14
3078	13	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	13
3079	14	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	14
3080	19	OAK	QUERCUS VIRGINIANA	YES	TO REMOVE	19
3081	16	CEDAR	ULMUS CRASSIFOLIA	YES	TO REMOVE	16
3082	16	CEDAR	ULMUS CRASSIFOLIA	YES	TO REMAIN	
3083	15	CEDAR	ULMUS CRASSIFOLIA	YES	TO REMAIN	
3084	14	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN	
3085	12	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN	
3086	16	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN	
3087	12	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN	
3088	12	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN	
3089	8	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN	
3090	8	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN	
3091	9	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN	
3092	11	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN	
3093	16	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN	
3094	14	CEDAR	ULMUS CRASSIFOLIA	YES	TO REMAIN	
3095	13	CEDAR	ULMUS CRASSIFOLIA	YES	TO REMAIN	
3096	16	CEDAR	ULMUS CRASSIFOLIA	YES	TO REMAIN	
CALIBER (DBH): 451 IN					TOTAL MITIGATED DBH: 220	

TREE SURVEY FIELD DATA

NO.	CALIBER (DBH)	SPECIES (COMMON NAME)	SPECIES (SCIENTIFIC NAME)	TREE PROTECTED	TO REMAIN/ REMOVE
9257	12	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9258	12	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9259	8	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN
9260	8	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN
9261	14	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9262	20	OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9263	16	ELM	ULMUS CRASSIFOLIA	YES	TO REMAIN
9264	18	ELM	ULMUS CRASSIFOLIA	YES	TO REMAIN
9265	22	OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9266	18	OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9301	14	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9302	10	ELM	ULMUS CRASSIFOLIA	YES	TO REMAIN
9303	18	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9304	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9305	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9306	12	ELM	ULMUS CRASSIFOLIA	YES	TO REMAIN
9307	10	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9308	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9309	14	ELM	ULMUS CRASSIFOLIA	YES	TO REMAIN
9310	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9311	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9312	10	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9313	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9314	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9315	9	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9316	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9317	16	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9318	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9319	15	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9320	16	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9321	18	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9322	14	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9323	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9324	14	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
CALIBER (DBH): 458 IN					

TREE SURVEY FIELD DATA

NO.	CALIBER (DBH)	SPECIES (COMMON NAME)	SPECIES (SCIENTIFIC NAME)	TREE PROTECTED	TO REMAIN/ REMOVE
9389	18	ELM	ULMUS CRASSIFOLIA	YES	TO REMAIN
9390	9	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9391	14	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9392	16	OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9393	17	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9394	15	OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9395	12	BRADFORD	X	YES	TO REMAIN
9396	21	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9397	17	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
CALIBER (DBH): 139 IN					

TREE MITIGATION

TOTAL TREE TO BE MITIGATED (6-11 INCH TREES): 9 INCHES DBH
TOTAL TREE TO BE MITIGATED (12-23 INCH TREES): 211 INCHES DBH
LANDSCAPE CREDIT: TOTAL TREES TO BE REPLACED: (28) 4" CALIPER = 112 INCHES
MITIGATION TO BE PAID = 99 CALIPER INCHES @ \$200.00 PER INCH = \$19,800.00
MITIGATION TO BE PAID = 9 CALIPER INCHES @ \$100.00 PER INCH = \$900.00
TOTAL MITIGATION TO BE PAID = \$20,700.00

TREE SURVEY FIELD DATA

NO.	CALIBER (DBH)	SPECIES (COMMON NAME)	SPECIES (SCIENTIFIC NAME)	TREE PROTECTED	TO REMAIN/ REMOVE
9325	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9326	16	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9327	10	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9328	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9329	10	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9330	8	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9331	8	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9332	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9333	10	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9334	16	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9335	10	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9336	14	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9337	10	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9338	14	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9339	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9340	16	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9341	10	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9342	18	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9343	14	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9344	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9345	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9346	18	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9347	16	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9348	20	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9349	12	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9350	14	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9351	20	LIVE OAK	ULMUS CRASSIFOLIA	YES	TO REMAIN
9352	18	LIVE OAK	ULMUS CRASSIFOLIA	YES	TO REMAIN
9353	14	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9354	14	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9355	14	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9356	12	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
CALIBER (DBH): 428 IN					

TREE SURVEY FIELD DATA

NO.	CALIBER (DBH)	SPECIES (COMMON NAME)	SPECIES (SCIENTIFIC NAME)	TREE PROTECTED	TO REMAIN/ REMOVE
9357	14	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9358	18	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9359	18	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9360	24	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9361	16	SHUMARD	QUERCUS SHUMARDII	YES	TO REMAIN
9362	16	SHUMARD	QUERCUS SHUMARDII	YES	TO REMAIN
9363	24	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9364	20	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9365	20	SHUMARD	QUERCUS SHUMARDII	YES	TO REMAIN
9366	12	ELM	ULMUS CRASSIFOLIA	YES	TO REMAIN
9367	12	ELM	ULMUS CRASSIFOLIA	YES	TO REMAIN
9368	12	ELM	ULMUS CRASSIFOLIA	YES	TO REMAIN
9369	16	ELM	ULMUS CRASSIFOLIA	YES	TO REMAIN
9370	6	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN
9371	14	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9372	14	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9373	14	LIVE OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
9374	12	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN
9375	16	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9376	12	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN
9377	10	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9378	12	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN
9379	10	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN
9380	12	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN
9381	18	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9382	8	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN
9383	12	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN
9384	6	CREPE MYRTLE	LAGERSTROEIA INDICA	YES	TO REMAIN
9385	12	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9386	20	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9387	14	CYPRESS	TAXIDOM DISTICHIM	YES	TO REMAIN
9388	16	OAK	QUERCUS VIRGINIANA	YES	TO REMAIN
CALIBER (DBH): 460 IN					

PROJECT CONTACT LIST

ENGINEER/APPLICANT TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KIEW KAM, P.E. PHONE: 469-213-2268	OWNER/DEVELOPER FULGENT THERAPEUTICS LLC 4399 SANTA ANITA AVE EL MONTE, CA 91731 626-350-0537 DOREENNG@FULGENTGENETICS.COM
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TREE PRESERVATION NOTES

WAREHOUSE ADDITION
1111 FREEPORT PARKWAY
CITY OF COPELL
DALLAS, COUNTY, TEXAS
LOT 2, BLOCK A, GATEWAY BUSINESS PARK No. 2