

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. 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.
3. 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.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. 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 TURF AREAS.
2. 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.
3. 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.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. 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.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. 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.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE NOTES

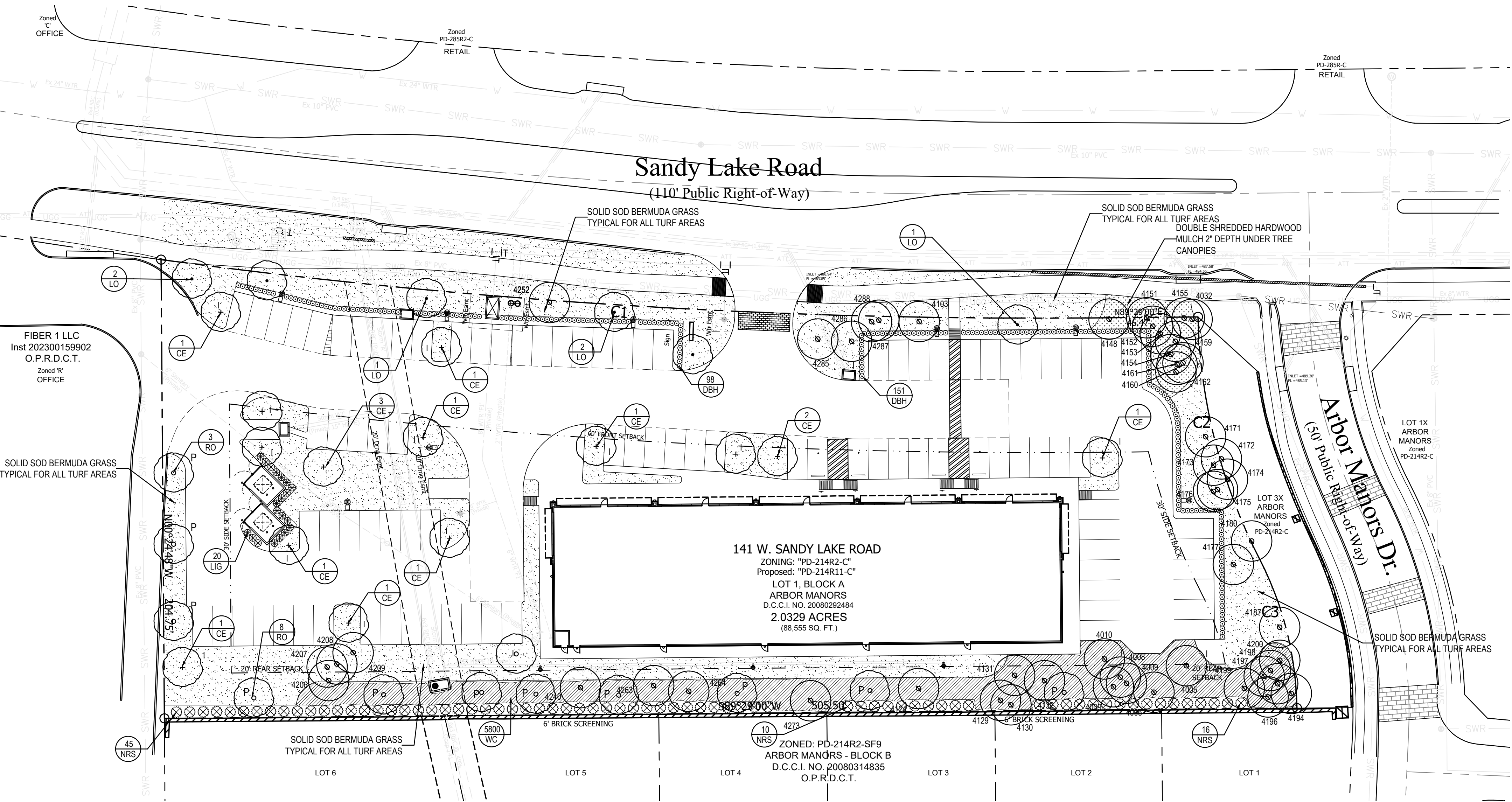
1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION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

EXISTING TREES TO REMAIN

Tree Number	Size	Tree Type
4005	11"	Post Oak
4006	8"	Post Oak
4007	8"	Elm
4008	13"	Post Oak
4009	19"	Post Oak
4010	8"	Hackberry
4032	6"	Pecan
4103	21"	Elm
4124	8"	Elm
4129	22"	Elm (M.T.)
4131	10"	Elm
4132	24"	Elm (M.T.)
4148	9"	Pecan
4151	10"	Elm
4152	7"	Elm
4153	8"	Cedar
4154	16"	Elm
4155	6"	Pecan
4159	8"	Pecan
4160	9"	Pecan
4161	6"	Elm
4162	8"	Elm
4171	11"	Elm
4172	12"	Elm
4173	14"	Pecan
4174	16"	Oak
4175	7"	Oak
4176	15"	Blackjack Oak
4177	10"	Elm
4180	10"	Elm
4187	6"	Post Oak
4194	14"	Cedar
4195	14"	Post Oak
4196	14"	Post Oak
4197	11"	Post Oak
4198	8"	Hackberry
4199	8"	Cedar
4206	9"	Hackberry
4207	10"	Pecan
4208	15"	Pecan
4209	10"	Cedar
4240	20"	Elm
4252	15"	Elm
4263	12"	Pecan
4264	10"	Pecan
4273	15"	Post Oak
4285	9"	Pecan
4286	18"	Elm
4287	7"	Pecan
4288	8"	Pecan

TREE MITIGATION NOTE

NO TREE MITIGATION REQUIRED PER ARBORS MANORS SUBDIVISION DEVELOPMENT AGREEMENT



EXISTING TREE NOTES

1. Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
2. 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.
3. No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
4. 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.
5. 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 dripline of any tree.
6. Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
9. 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.
10. 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.
11. 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.
12. Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. 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).
13. 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).
14. 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.

COPPELL LANDSCAPE TABULATIONS

Item	Required	Provided
PERIMETER LANDSCAPE		
Sandy Lake Road: (464.00 l.f.)	Required (6,960 s.f.), 15' buffer (10) trees	Provided (8,332 s.f.), 15' buffer (11) existing trees to remain (5) proposed 3" cal. trees
Arbor Manors Drive: (182.00 l.f.)	Required (2,730 s.f.), 15' buffer (4) trees	Provided (3,860 s.f.), 15' buffer (4) existing trees to remain
East Property Line: (120.00 l.f.)	Required (1,200 s.f.), 10' buffer (3) trees	Provided (1,342 s.f.), 10' buffer (3) trees, 4" cal.
South Property Line (Residential Adjoinency): (505.00 l.f.)	Required (6' ht. Wall (5,015 s.f.), 10' buffer (11) trees	Provided (8,360 s.f.), 10' buffer (8) trees + (4) existing trees to remain
INTERIOR LANDSCAPE		
Parking Lot: 38,125 s.f.	Required 3,813 s.f. (10%) (10) trees, 3" cal.	Provided 6,535 s.f. (17.2%) (20) trees, 3" cal.

OPEN SPACE

Requirements: 15% of lot not covered by buildings to be landscape open space. One (1) tree per 2500 s.f. of open space.
 TOTAL LOT AREA: (Exclusive of building): 88,615 s.f. - 14,480 s.f. = 74,135 s.f.
 Required 11,121 s.f. (15%) (5) trees
 Provided 23,282 s.f. (31.4%) (5) existing trees to remain
 50% of Non-vehicular Open Space required in Front Yard: 50% 5,561 S.F. required 91% 10,094 S.F. provided
 Total Landscape Area Required: 30% 22,241 S.F.
 Total Landscape Area Provided: 31.4% 23,282 S.F.

PLANT MATERIAL LEGEND

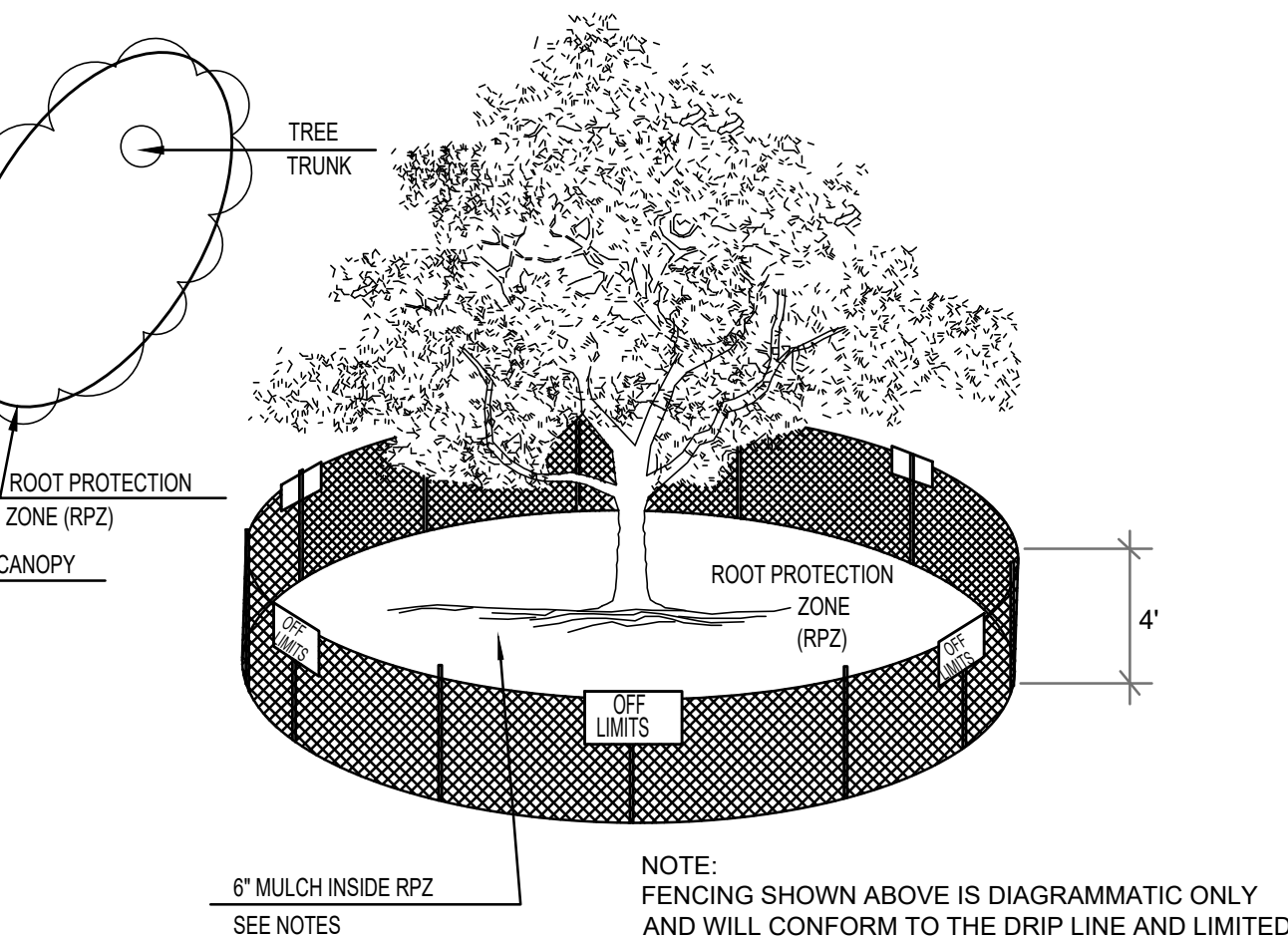
- EXISTING TREE TO REMAIN
- ⊕ CEDAR ELM- 3" CALIPER
- LIVE OAK- 3" CALIPER
- RED OAK- 3" CALIPER
- ⊗ NELLIE R. STEVENS- 7 GALLON
- ⊗ LIGUSTRUM- 7 GALLON
- ⊗ DWARF BURFORD HOLLY- 5 GALLON
- ⊗ PURPLE WINTERCREEPER- 4" POTS
- ⊗ BERMUDA GRASS SOD

P- Perimeter Landscape Tree
 I- Interior Parking Landscape Tree

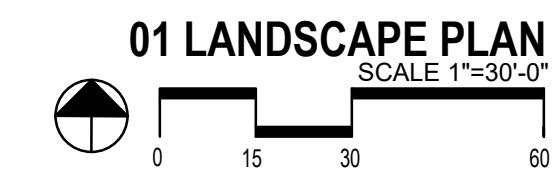
PLANT MATERIAL SCHEDULE:

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	14		Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 12' ht., 4' spread min., 5' clear trunk container, 36" ht., 30" spread
LO	6		Live Oak	<i>Quercus virginiana</i>	3" cal.	3" cal.
RO	11		Red Oak	<i>Quercus shumardii</i>	3" cal.	3" cal.
SHRUBS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	249		Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii Nana'</i>	5 gal.	container, 24" ht., 20" spread
NRS	71		Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 30" spread
LIG	20		Ligustrum	<i>Ligustrum lucidum variegata</i>	7 gal.	container, 36" ht., 30" spread
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
WC	5800		Purple Wintercreeper '419' Bermudagrass	<i>Eustoma fortunei 'Coloratus'</i> <i>Cynodon dactylon '419'</i>	4" pots	container, 3- 12" runners, well rooted, 12" o.c. Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



01 TREE PROTECTION FENCE A NOT TO SCALE



PROJECT CONTACT LIST

CIVIL:	OWNER:
DR RANKIN, PLLC. DONALD R. RANKIN, P.E. 2321 DAYBREAK TRAIL PLANO, TEXAS 75093 972.378.0683 O.	RCM CAPITAL INVESTMENTS, LLC. TYLER ALLEY 5830 GRANITE PKWY, #100 PLANO, TEXAS 75025 501.690.2166 C.
ARCHITECT:	
LEGACY ADPR FIDELINA E. RAMIREZ, RA 1245 SOUTHRIDGE CT. SUITE 102 HURST, TEXAS 76053 817.864.8702 O.	

LANDSCAPE PLAN
 THE SHOPS AT SANDY LAKE ADDITION
 LOT 1, BLOCK A
 CITY OF COPPELL
 DALLAS, COUNTY, TEXAS, 75019

PD-214R11-C

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



RETAIL SHELL BUILDING
 ARBOR MANORS ROAD
 LOT 1, BLOCK A
 COPPELL, TEXAS

ISSUE:
 APPROVAL: 02.17.2026
 CITY COMMENTS: 03.03.2026
 CITY COMMENTS: 03.12.2026
 CITY COMMENTS: 04.06.2026
 SITE PLAN: 04.22.2026
 SITE PLAN: 06.12.2026
 CITY COMMENTS: 07.06.2026

DATE:
 07.06.2026
SHEET NAME:
 LANDSCAPE PLAN
SHEET NUMBER:

L.1