

Carrollton Farmers-Branch ISD
Package 6
Outdoor Learning Center



CLIENT
Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd
Coppell, TX 75019

PROJECT NO.
42098.23

KEY PLAN

#	DATE	DESCRIPTION

LANDSCAPE PLAN
SHEET 1 OF 4
CARROLLTON
FARMERS BRANCH
ISD AG BARN
ADDITION
BLOCK A, LOT 1
41.5753 AC
10/07/2025

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CALIPER
TREES					
	QA	7	QUERCUS ACUMINATA CHINKAPIN OAK	FIELD GROWN	5"
	QS	12	QUERCUS SHUMARDII SHUMARD OAK	FIELD GROWN	5"
	QV	5	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	FIELD GROWN	5"
	UC	6	ULMUS CRASSIFOLIA CEDAR ELM	FIELD GROWN	5"
	UE	8	ULMUS PARVIFOLIA 'EMER II' ALLEE® LACEBARK ELM	FIELD GROWN	5"
SHRUBS					
	BB	62	BOUTELOUA GRACILIS 'BLONDE AMBITION' BLONDE AMBITION BLUE GRAMA LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	#1	
	LC	8	COMPACT TEXAS SAGE MUHLENBERGIA CAPILLARIS PINK MUHLY GRASS	#15	
	MC	93	SALVIA GREGGII AUTUMN SAGE	#1	
	SG	82		#3	
GROUND COVERS					
	CC	10,576 SF	CYNODON DACTYLON 'COASTAL' BERMUDAGRASS	SEED	
	CS	113,266 SF	CYNODON DACTYLON 'SAHARA' SAHARA BERMUDAGRASS	HYDROSEED	
	NR	1,831 SF	RIVER ROCK MULCH 3-5"	MULCH	

REFERENCE NOTES SCHEDULE

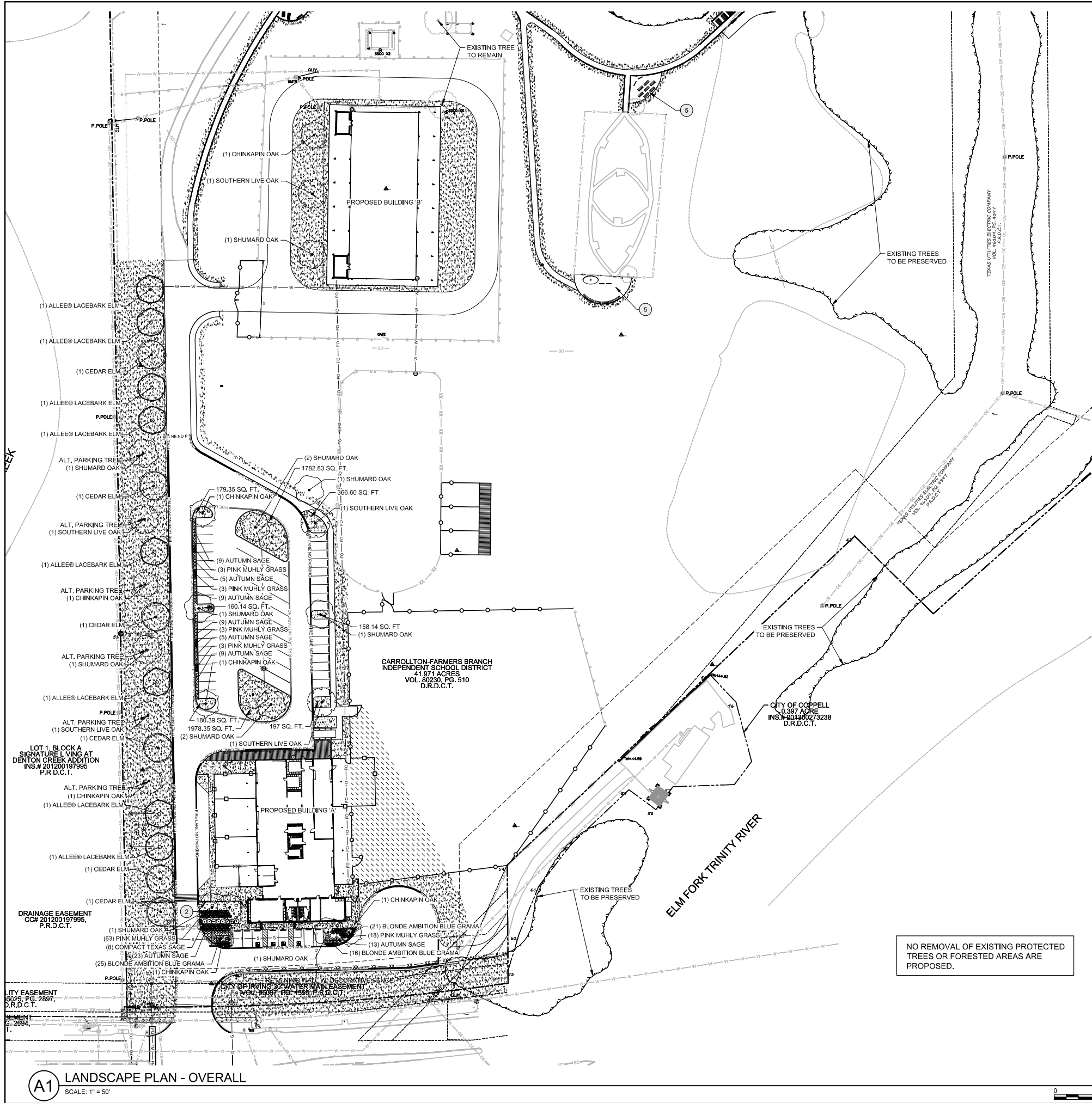
CODE	DESCRIPTION
1	30' X 30' FABRIC SHADE STRUCTURE. USA SHADE.
2	8" CONCRETE MOW STRIP
3	EXISTING OPEN PAVILION ON CONCRETE
4	EXISTING TREE FARM
5	PROPOSED LEARNING STATION

PERIMETER LANDSCAPING	
ROW LF	397
SF required	5955
SF provided	13530
trees required	8
trees provided	0
other perimeter LF	7044
SF required	70440
SF provided	70440
trees required	141
trees provided	14 along drive; all existing trees preserved in place or relocated on site
INTERIOR LANDSCAPING	
Vehicular Area	95900
SF required	9590
SF provided	31945
trees required	24
trees provided	24
NON-VEHICULAR LANDSCAPING	
Site area minus bldgs.	1783670
SF required	267406
SF provided	1,658,575
trees required	446
trees provided	all existing trees preserved in place
% Total area in dedicated landscaping	Site area - Bldg. Area = 1,783,670 Total Site Paving (vehicular + trail) = 125,095 Landscape area = 1,658,575 % site in landscape: 92.98 %

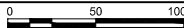
*Existing site condition beyond new construction to remain as natural landscape/agricultural use for learning activities and flood regulation.

LANDSCAPE ARCHITECT
PARKHILL
ADDRESS: 640 TAYLOR STREET, SUITE 1900
FORT WORTH, TX. 76102
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SFreeman@Parkhill.com
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A1 LANDSCAPE PLAN - OVERALL
SCALE: 1" = 50'





1600 E Sandy Lake Rd
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42098.23

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#	DATE	DESCRIPTION
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**LANDSCAPE PLAN
SHEET 2 OF 4
CARROLLTON
FARMERS BRANCH
ISD AG BARN
ADDITION
BLOCK A, LOT 1
41.5753 AC
10/07/2025**

<u>CODE</u>	<u>DESCRIPTION</u>
①	30' X 30' FABRIC SHADE STRUCTURE, USA SHADE.
②	8" CONCRETE MOW STRIP
③	EXISTING OPEN PAVILION ON CONCRETE
④	EXISTING TREE FARM
⑤	PROPOSED LEARNING STATION

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND LOCATIONS PRIOR TO CALLING FOR LANDSCAPE INSPECTIONS.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY. CONTACT DEVELOPMENT SERVICES LANDSCAPE ARCHITECT FOR LANDSCAPE INSPECTION.
4. WATER METER, CLEANOUTS, AND OTHER UTILITY MARKERS SHALL BE VISIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING, AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR LANDSCAPE AND FINAL R.O.W. INSPECTIONS.

1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH ENGINEERING STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED TO NO LESS THAN 6" FROM CURBS, AND 4" FROM SIDEWALKS, UTILITY LINES, AND SCREENING WALLS. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A TREE FOOT RADIUS AROUND A FIRE HYDRANT SHALL REMAIN CLEAR OF PLANT MATERIALS PURCHASED BY THE CITY.
4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
5. ALL PLANTS SHALL BE GROWN AND HARVESTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004).
6. TREE PLANTINGS SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
7. PRIOR TO BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF DRAINAGE HOLE IN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
8. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED.
9. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.
2. CONTACT DEVELOPMENT SERVICES FOR IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
3. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE R.O.W.
5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER MAINS.
7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM 5-FOOT SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVEWAY INTERSECTIONS.

1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
3. ALL TREES AND SHRUBS SHALL BE MAINTAINED WITH THE AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 AND THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).
4. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON AND NOT MORE THAN (1) YEAR AFTER INSTALLATION. STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED.

NO REMOVAL OF EXISTING PROTECTED TREES OR FORESTED AREAS ARE PROPOSED.

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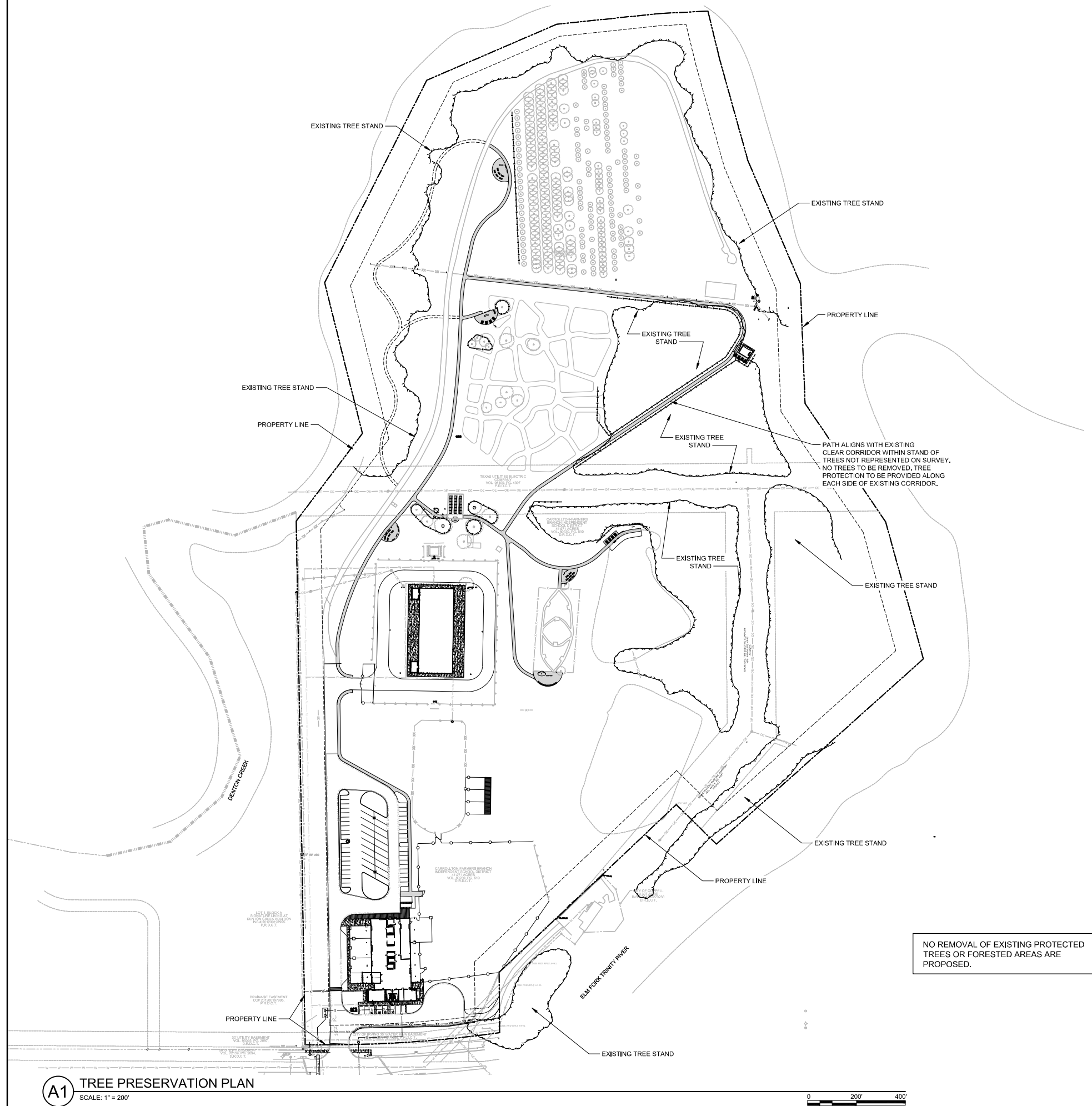
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A1 LANDSCAPE PLAN - OVERALL

SCALE: 1" = 50'

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GUIDELINES FOR TREE PROTECTION

The following are minimum requirements for the protection of all protected trees within 50 feet of all development and construction activities related, but not limited, to streets, parking lots, building sites, driveways, and sidewalks.

(A) Prior to construction or land development, the developer or builder must clearly mark all protected trees within 50 feet of all public rights-of-way, public easements, or construction areas. The protected trees will be flagged with bright, fluorescent survey ribbon wrapped around the main trunk at a height of four feet from natural grade such that the tape is very visible to construction workers and equipment operators.

(B) Prior to construction or land development, the developer or builder shall establish designated parking areas for the parking and maintenance of all vehicles, trailers, construction equipment, and related items, as well as stockpile areas for the storage of construction supplies and materials. After approval by the city manager or designee, the location and dimensions of said designated areas shall be clearly identified on construction and site plans and at the construction site.

(C) In those situations where the drip line of a protected tree is not directly affected by construction but construction related activities may infringe on said drip-line, protective fencing shall be installed at minimum around the drip-line designating a tree protection zone. The fencing must be a minimum of four feet in height with silt fencing attached to the base of the fence. Bright, fluorescent survey ribbon must be attached to the protective fencing at ten-foot intervals, (appendices D and E).

(D) Bilingual (English and Spanish) signage will be conspicuously located on all protective fencing designating a tree protection zone. (appendix F).

(E) Every effort will be made to retain understory vegetation and leaf litter during all phases of development and construction. If understory vegetation and/or leaf litter is removed, the critical root zone within the tree protection zone will be mulched with three to six inches of organic material to aid in keeping soil temperatures down and in the retention of soil moisture.

(F) Underground utilities may be bored if the line of the utility passes within a tree protection or critical root zone. (appendix G).

(G) Grade changes in excess of four inches cut or fill within a tree protection or critical root zone will require a retaining wall or tree well, made of rock or brick, to be constructed around the protected tree no closer than 100 percent of the distance between the trunk and the drip line. The top of the retaining wall should be constructed at the new grade. Additional measures to maintain proper oxygen and water exchange with the protected tree roots may also be required, (appendix H).

(H) All protected trees shall be provided with a permeable surface under a minimum of 100 percent of the existing drip line of the tree(s).

PROHIBITED ACTIVITIES

The following activities shall be prohibited on any development or construction site within a tree protection zone or the drip line of any protected tree:

(A) No construction vehicle or equipment traffic or parking shall take place.

(B) No materials intended for use in development or construction, or waste materials

accumulated due to excavation or demolition, shall be placed or stored.

(C) No equipment shall be cleaned or liquids deposited or allowed to flow overland. This includes, but is not limited to, paint, oil, solvents, asphalt, concrete, mortar, and similar materials.

(D) Grade changes in excess of four inches shall not be made unless properly protected by a retaining wall or tree well as described in section 12-34-2-9.

(E) No water, which accumulates due to construction-related activities, shall be permitted to remain around any protected tree.

(F) No signs, wires, or other attachments, other than those of a protective nature, shall be attached to any protected tree.

(G) Except for these aforesaid exemptions in section 12-34-2-6, under no circumstances shall there be a clear cutting of trees on a property for any purpose at any time.

(H) No person, directly or indirectly, shall cut down, destroy, effectively destroy through damaging, remove, or move any tree, protected tree, specimen tree, or historic tree without a tree removal permit at any time unless exempted by section 12-34-2-6.

(l) No person, directly or indirectly, shall act in concert with an owner, occupant, lessor, lessee or any person claiming an interest in property to enter into any agreement, contract, negotiation, letter of intent or any other type of arrangement to circumvent the prohibitions contained herein or to otherwise qualify for an exemption from the provisions of this ordinance.

LEGEND



EXISTING TREE TO BE PRESERVED AND PROTECTED
PER SHEET L-102.



CRITICAL ROOT ZONE. CONTRACTOR TO STAY OUT OF CRITICAL ROOT ZONE WITH ALL CONSTRUCTION ACTIVITIES.

TREE PROTECTION AND PRESERVATION

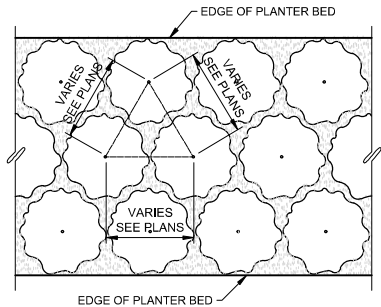
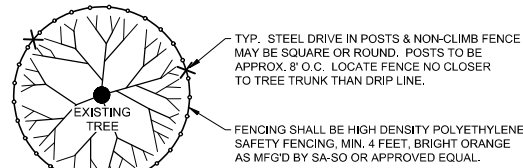
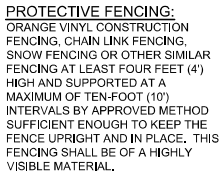
REF. TO SHEET L-500 FOR TREE PROTECTION AND PRESERVATION DETAILS.
CONTRACTOR SHALL NOT DISTURB ANY EXISTING TREES WITHIN IDENTIFIED
CRITICAL ROOT ZONE AREA.

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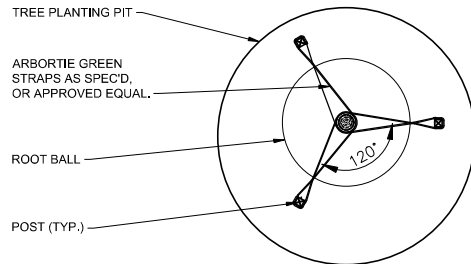
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$$1/2''=1'-0''$$
$$1\frac{1}{2}'' = 1'-0$$
$$1/2'' = 1' - 0''$$

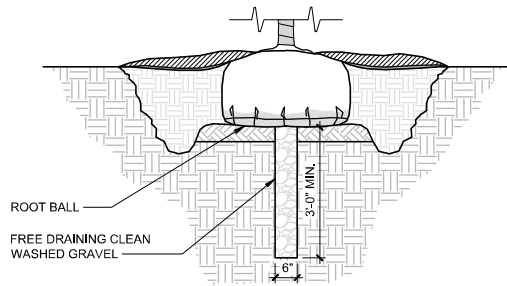
ROOT BALL TO BE PLACED ON UNDISTURBED SOIL. IF THE PLANTING PIT IS OVER-EXCAVATE ADD FILL TO ACHIEVE THE PROPER PLANTING DEPTH AND COMPACT PRIOR TO PLANTING. —

NOTES:

1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.
2. DO NOT CONSTRUCT A WATER BASIN AROUND THE PLANTING PIT.
3. DO NOT PILE MULCH AROUND THE TREE TRUNK.
4. ROOT BOUND TREES WILL NOT BE ACCEPTED.
5. TREES PLANTED TOO LOW, OR WITH THE ROOT FLARE COVERED, WILL NOT BE ACCEPTED.
6. APPLY TREE WRAPPING MATERIAL ON SMOOTH BARKED TREES (I.E. MAPLES & RED OAK) INSTALLED DURING THE SPRING SEASON. WRAP TRUNK FROM GUYING STRAPS TO THE ROOT BALL. USE A WATERPROOF TAPE OR ADHESIVE TO AFFIX THE PRODUCT TO ITSELF. TREE WRAP IS TO BE REMOVED BY THE CONTRACTOR AT THE END OF OCTOBER THAT SAME YEAR.
7. TREE WRAP SHALL BE CLARK'S TREE WRAP BY WALTER E. CLARK & SON, INC., OR APPROVED EQUAL.
8. TREE MULCHING SHALL BE ARBORITE GREEN BY DEEP ROOT PARTNERS, L.P., OR APPROVED EQUAL.
9. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.
10. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE, QUALITY, ETC.
11. UPON COMPLETION OF GRADING THE CONTRACTOR SHALL DIG _____ TEST TREE PITS ACROSS THE SIDE. THE TEST PITS SHALL BE FILLED WITH WATER AND OBSERVED FOR DRAINAGE. IF THE PIT HOLDS WATER FOR GREATER THAN 24 HOURS, THE TREE LOCATIONS AND/OR SPECIES WILL BE REVISED.



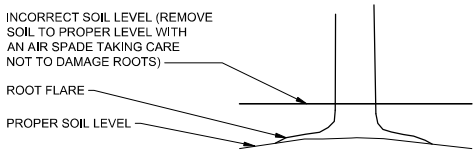
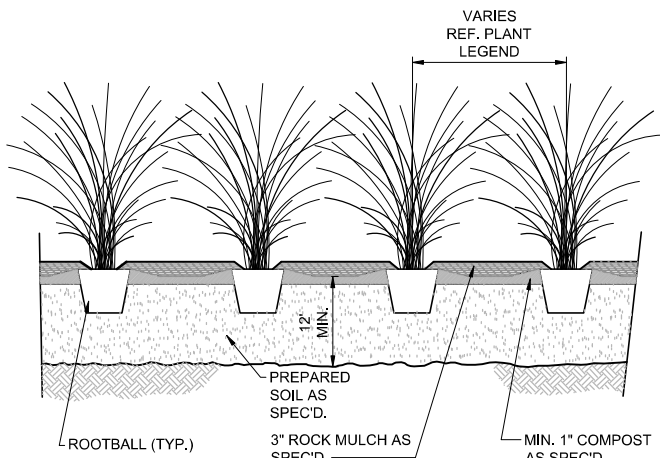
PLAN VIEW



TREE PLANTING DRAINAGE SUMP

EXPOSED COVERED ROOT FLARE

TYPICAL TREE CALIPER MEASUREMENTS (ANSI-Z60.1)			
TREE TYPE	TREE CALIPER SPECIFIED	METHOD OF CALIPER MEASUREMENT	DISTANCE (D)
SINGLE TRUNK	LESS THAN 4-1/2"	CALIPER AT (D) ABOVE THE SOIL LINE	0'-6"
SINGLE TRUNK	4-1/2" AND LARGER	CALIPER AT (D) ABOVE THE SOIL LINE	1'-0"

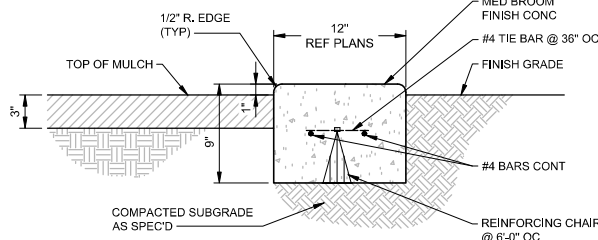

$$1/2'' = 1'-0''$$

$$1''=1'-0''$$

2) 1^{re}

(A)

NOTE:

- MOWSTRIP TO BE DOWELED INTO EDGE OF CONC. PAVING
- CONTROL JOINTS TO BE 1/8" WIDE X 1 3/4" DEEP, SPACED 5' OC
- DOWELED EXPANSION JOINTS TO BE 51" OC, AND AT ENDS.
DOWELED EXPANSION JOINTS TO BE 12" L, W/ #4 SMOOTH BAR
DOWEL, CAP AND LUBE ONE END. JOINT IS TO BE 1/2"
PREMOLDED FIBER EXPANSION JOINT MATERIAL WITH 1" JOINT
SEALER ABOVE.
- CONTRACTOR SHALL STAKE LAYOUT OF EDGING FOR
APPROVAL BY ARCHITECT / ENGINEER



LANDSCAPE EDGE

$$1\frac{1}{2}'' = 1'-0''$$