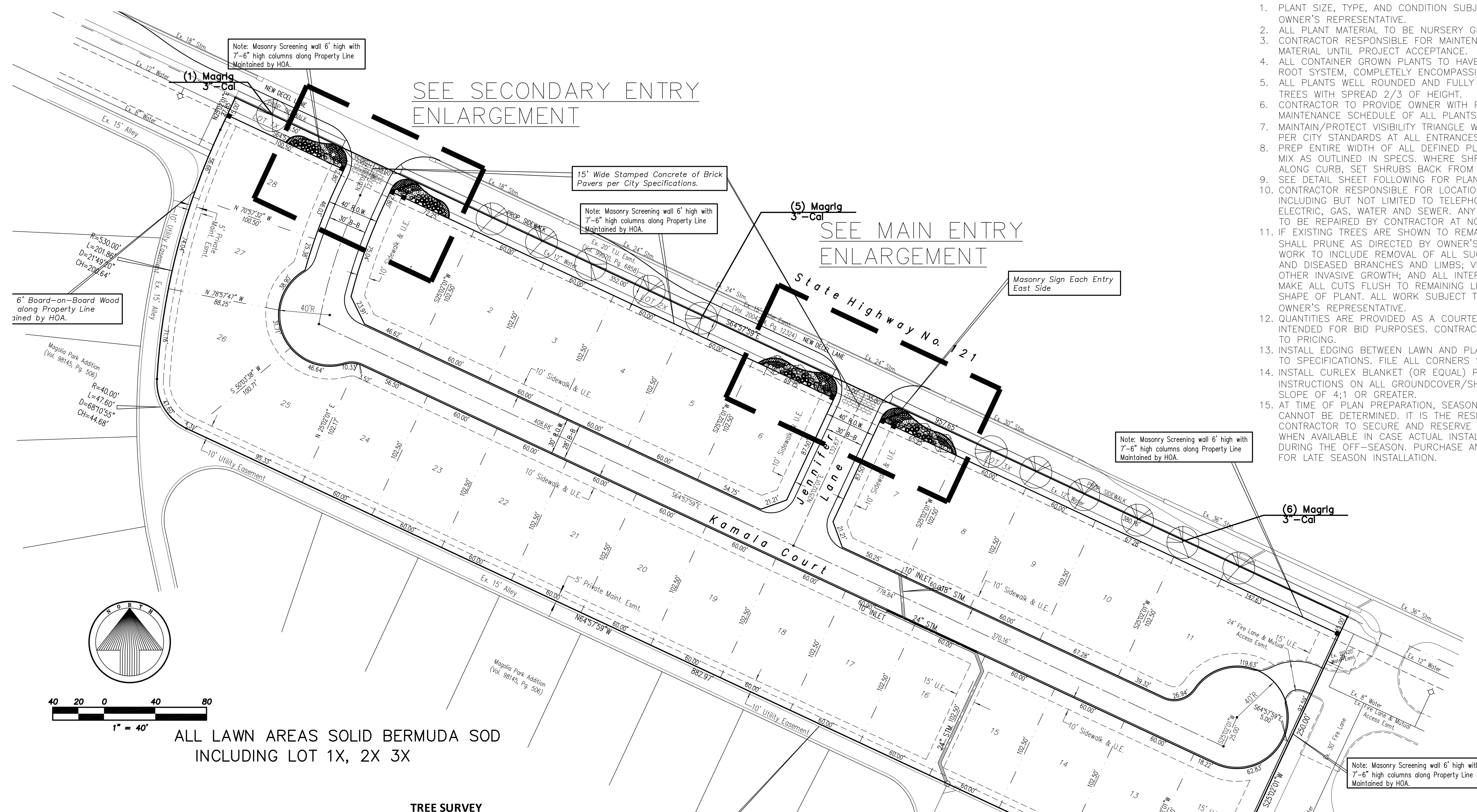




THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FANN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 905 ON 1/22/13, WHO MAINTAINS THE ORIGINAL TO FILE 3, 10/17 OF THE RULES AND REGULATIONS OF THE BOARD OF ARCHITECTURAL AND PROFESSIONAL REGULATION OF THE STATE OF TEXAS. ANY REVISIONS TO THIS DRAWING FILE FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THESE RULES AND REGULATIONS SHALL BE THE RESPONSIBILITY OF THE USER OF THIS DRAWING FILE. WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION, THIS DRAWING FILE SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

MAGNOLIA PARK
HIGHWAY 121
COPPELL, TEXAS

- PLANTING NOTES:**
1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
 3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
 4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
 5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
 6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
 7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
 8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
 9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
 10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
 11. IF EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
 13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
 14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
 15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.



SEE SECONDARY ENTRY ENLARGEMENT

SEE MAIN ENTRY ENLARGEMENT

Note: Masonry Screening wall 6' high with 7'-6" high columns along Property Line Maintained by HOA.

15' Wide Stamped Concrete of Brick Pavers per City Specifications.

Note: Masonry Screening wall 6' high with 7'-6" high columns along Property Line Maintained by HOA.

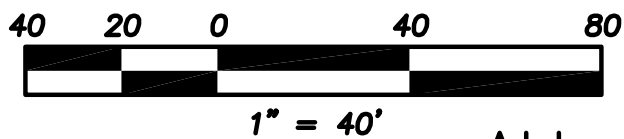
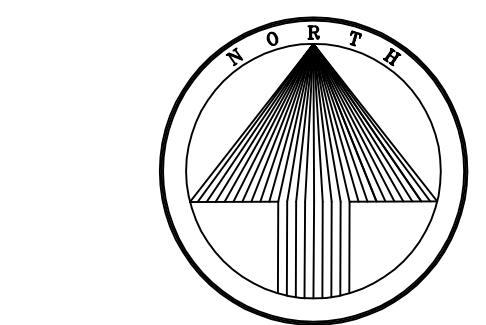
Masonry Sign Each Entry East Side

Note: Masonry Screening wall 6' high with 7'-6" high columns along Property Line Maintained by HOA.

Note: Masonry Screening wall 6' high with 7'-6" high columns along Property Line Maintained by HOA.

Note: 6' Board-on-Board Wood Fence along Property Line Maintained by HOA.

6' Board-on-Board Wood along Property Line sined by HOA.



ALL LAWN AREAS SOLID BERMUDA SOD INCLUDING LOT 1X, 2X 3X

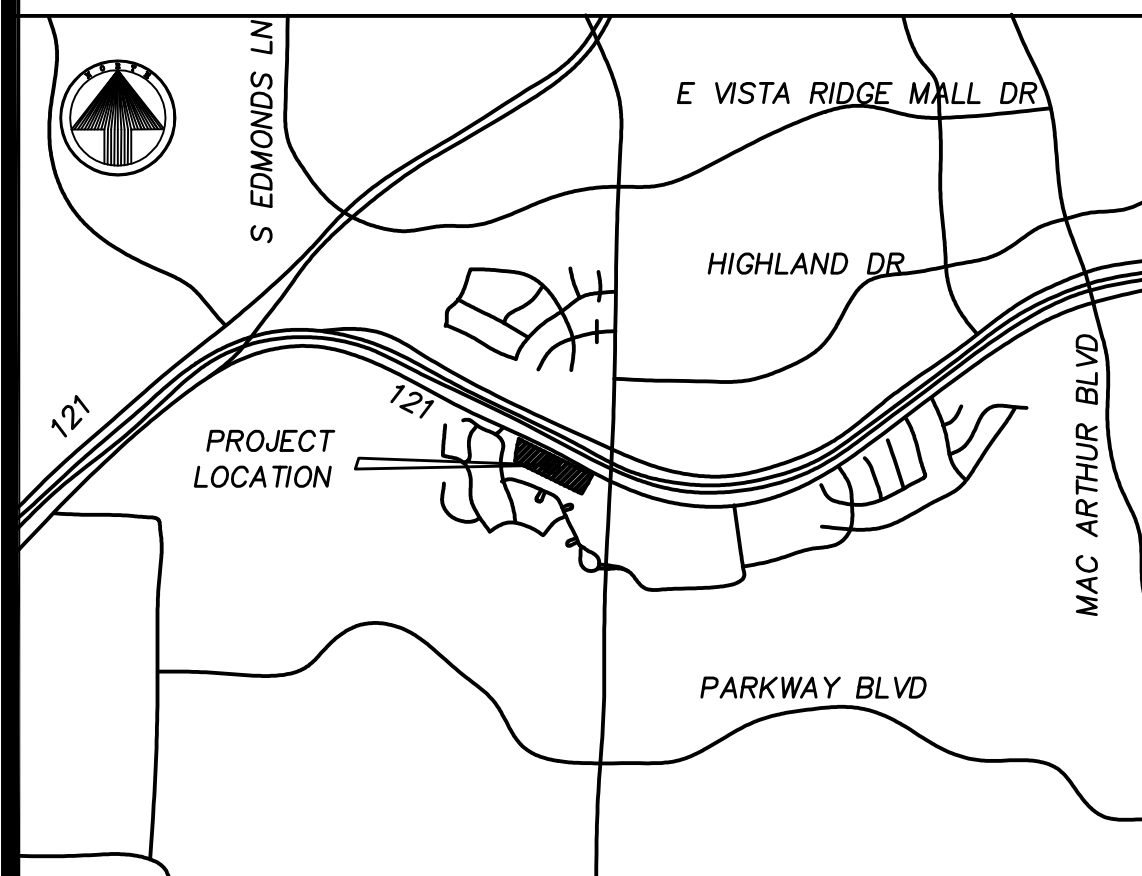
TREE SURVEY

Cal.	Species	Canopy N	Canopy S	Canopy E	Canopy W	Crown Class	% Live	Condition	Preserve	Remove
THERE ARE NO EXISTING TREES ON THIS SITE										

PLANT LIST

Cal.	Species	Canopy N	Canopy S	Canopy E	Canopy W	Crown Class	% Live	Condition	Preserve	Remove
0	TOTAL CALIPER INCHES						0			
0	TOTAL POOR QUALITY CALIPER INCHES						0			
0	TOTAL HEALTHY CALIPER INCHES						0			
0	TOTAL HEALTHY/PROTECTED CALIPER INCHES						0			
0	TOTAL PROTECTED CALIPER INCHES REMOVED						0			
0	TOTAL PROTECTED CALIPER INCHES PRESERVED						0			
0%	PERCENTAGE PROTECTED TREES PRESERVED						0%			
0	PRESERVATION CREDIT (36 X 65%)						0			
0	REQUIRED MITIGATION (36-23)						0			
0	TREE REPLACEMENT CREDITS (9@4" CALIPER)						0			
0	NET CALIPER INCHES TO MITIGATE						0			
0	Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments			
0	⊗	12	Magrlg	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	3"-Cal	B&B, Full, Single straight trunk			
0	⊗	4	Lainna	Lagerstroemia indica 'Natchez'	Crape myrtle 'Natchez'	30"-Gal	3 to 5 Canes			
0	⊗	36	Misigr	Miscanthus sinensis 'Gracillimus'	Maiden grass	5"-Gal	48" O.C.			
0	⊗	56	Lochpd	Loropetalum chinense 'Plum Delight'	Chinese Fringe Flower	7"-Gal.	36" O.C.			
0	⊗	46	IlvON	Ilex vomitoria 'Nana'	Dwarf yaupon	5"-Gal	36" O.C.			
0	⊗	104	Pealha	Pennisetum alopecuroides 'Hamelin'	Dwf Fountain Grass	3"-Gal	24" O.C.			
0	⊗	4	Maso	Magnolia soulangiana	Saucer magnolia	30"-Gal	Full, 10'-12' ht			
0	⊗	234	Limu	Liriope muscari 'Big Blue'	Big Blue liriope	4" pot	12" O.C.			
0	⊗	345	Seco		Seasonal color	4" pot	12" O.C.			
0	⊗	24	Sagr	Salvia gregii	Autumn sage	1"-Gal	24" O.C.			

VICINITY MAP



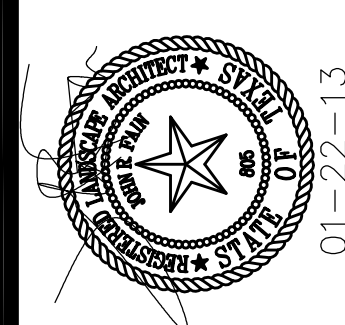
MAGNOLIA PARK NORTH TREE PRESERVATION AND LANDSCAPE PLAN

~ 28 SINGLE FAMILY LOTS & THREE COMMON LOTS~
 (Lots 1-28, Lot 1X - 3X of Blk. A)
 BEING A 5.414 ACRE TRACT OF LAND, OUT OF THE CLARINDA SQUIRES SURVEY, ABSTRACT NO. 1327 CITY OF COPPELL, DALLAS COUNTY, TEXAS

APPLICANT/DEVELOPER:
 TCCI Land Development Inc.
 3930 GLADE ROAD - SUITE 108-322
 COLLEYVILLE, TEXAS 76034
 469-688-8224 - 111TCCI@ATT.NET

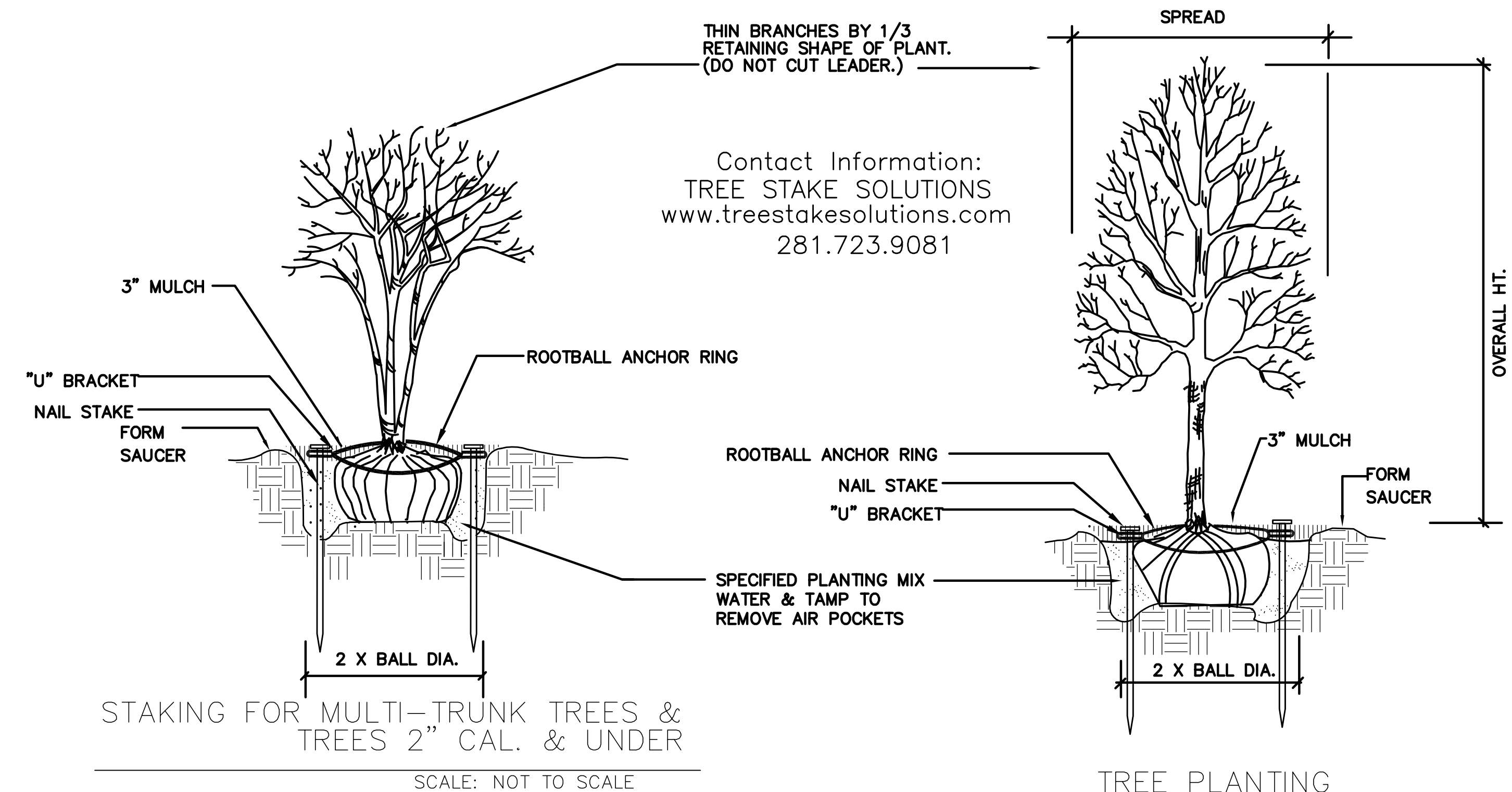
PREPARED BY:
 T. TABOR CONSULTING, PLLC
 FIRM I.D. # 5279
 1301 EAST DEBBIE LANE, SUITE 102-152
 MANSFIELD, TEXAS 76063
 CONTACT: TOMMY D. TABOR, P.E.
 972-896-6989 - TTABOR@TTC-PLLC.COM

PREPARED - FEB. 26, 2013
 1" = 40'



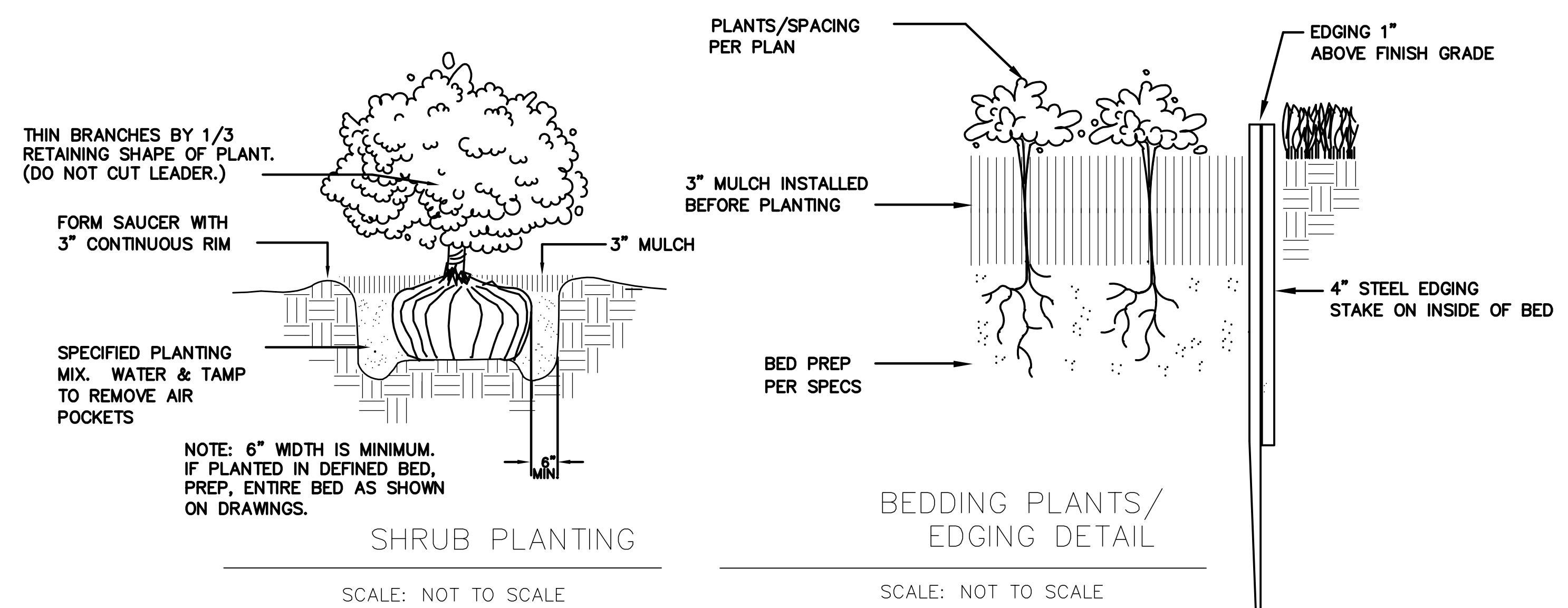
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MAGNOLIA PARK
 HIGHWAY 121
 COPPELL, TEXAS



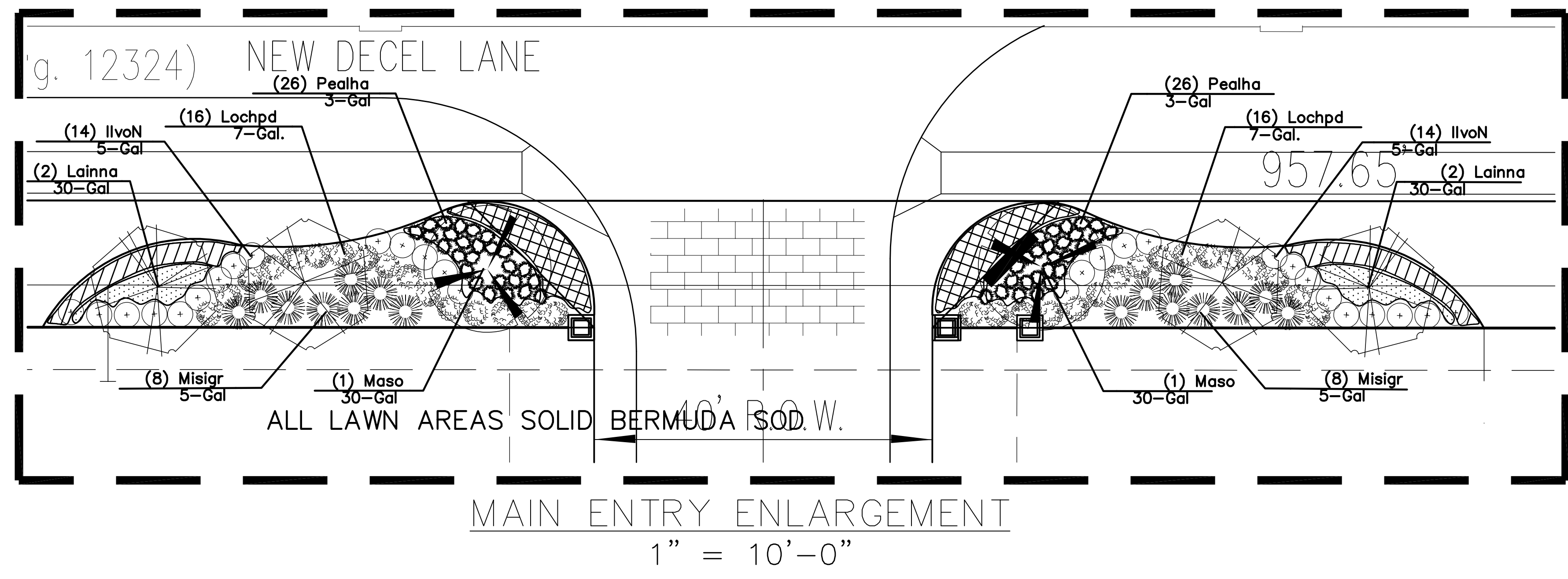
Contact Information:
 TREE STAKE SOLUTIONS
 www.treestakesolutions.com
 281.723.9081

STAKING FOR MULTI-TRUNK TREES & TREES 2" CAL. & UNDER
 SCALE: NOT TO SCALE

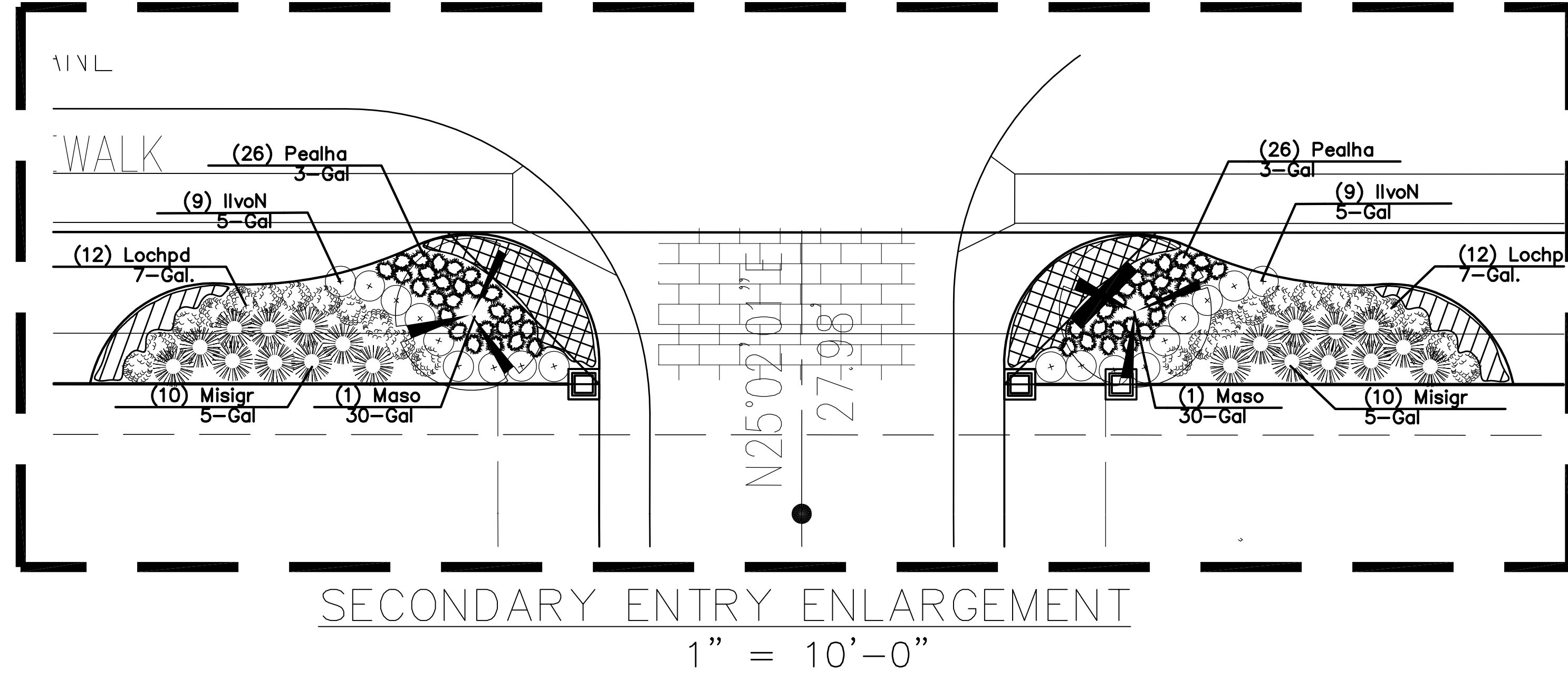


SHRUB PLANTING
 SCALE: NOT TO SCALE

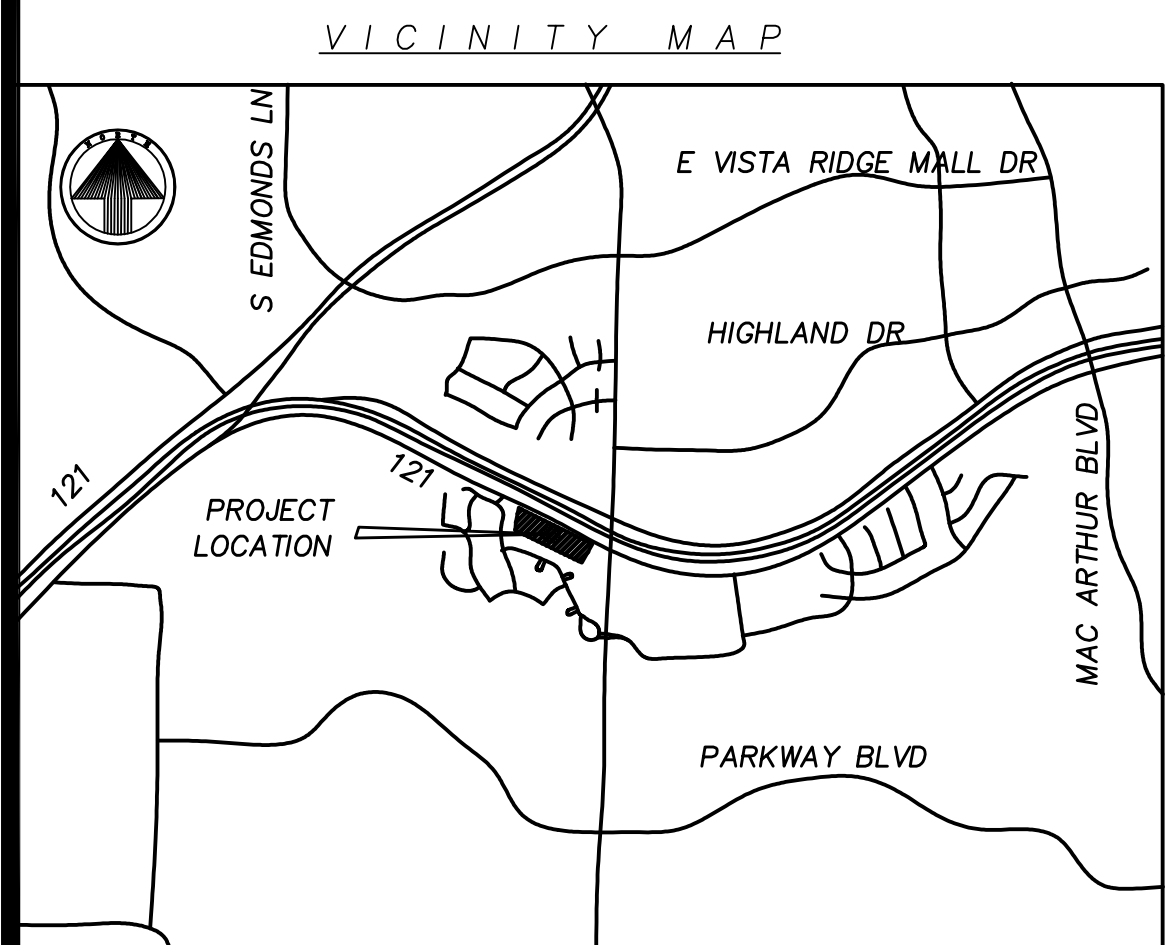
BEDDING PLANTS/
 EDGING DETAIL
 SCALE: NOT TO SCALE



MAIN ENTRY ENLARGEMENT
 1" = 10'-0"



SECONDARY ENTRY ENLARGEMENT
 1" = 10'-0"



**MAGNOLIA PARK NORTH
 PLANTING DETAILS**

~ 28 SINGLE FAMILY LOTS & THREE COMMON LOTS~
 (Lots 1-28, Lot 1X - 3X of Blk. A)
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