

VICINITY MAP  
CITY OF COPPELL, TX  
1" = 1000'

**LANDSCAPE DATA TABLE**  
 PERIMETER LANDSCAPING (REQUIRED ON WEST PROPERTY LINE ONLY): 2,644 SQ.FT. REQUIRED - 2,644 SQ.FT. PROVIDED  
 TREES: 6 REQUIRED - 6 PROVIDED  
 INTERIOR LANDSCAPING: 2,789 SQ.FT. REQUIRED - 2,984 SQ.FT. PROVIDED  
 TREES: 7 REQUIRED - 7 PROVIDED  
 NON-VEHICULAR LANDSCAPING: 8,099 SQ.FT. REQUIRED - 19,564 SQ.FT. PROVIDED  
 TREES: 6 REQUIRED - 6 PROVIDED. THIS TREE REQUIREMENT IS BEING MET ENTIRELY BY SAVING THE 2 LIVE OAK TREES ON THE SITE.  
 PERCENTAGE OF TOTAL SITE DEVOTED TO LANDSCAPING: 40.3%  
 (TOTAL SITE AREA=60,511 SF, TOTAL LANDSCAPE AREA=24,414 SF.)

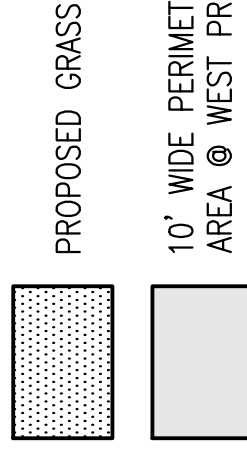
**TREE SURVEY INFORMATION**

EXISTING TREES:	TREE #1	TREE #2	TREE #3	TREE #4	TREE #5
LIVE OAK	10" DBH	10" DBH	10" DBH	10" DBH	10" DBH
CANOPY POINTS:	12', 11"	12', 12"	15', 15"	15', 15"	15', 15"
CROWN CLASS:	CO-DOMINANT	CO-DOMINANT	DOMINANT	DOMINANT	DOMINANT
% LIVE CROWN:	100%	100%	100%	100%	100%
TO BE SAVED:	TO BE SAVED	TO BE SAVED	TO BE REMOVED	TO BE REMOVED	TO BE REMOVED

**SUMMARY:**  
 - EXISTING TREES ON SITE (INCLUDES 3 TREES WITHIN THE R.O.W. FOR PLAZA BLVD.): 5 - ALL 5 ARE PROTECTED TREES  
 - PROTECTED TREES TO BE SAVED: 2  
 - CALIPER OF PROTECTED TREES TO BE REMOVED: 3"  
 - MITIGATION REQUIRED: 30" CREDIT IS ALLOWED FOR TREES REQUIRED BY ORDINANCE. CREDIT APPLIED: 15"  
 - (5) 3" CALIPER MITIGATION TREES WILL BE PLANTED. CREDIT APPLIED: 15"  
 - MITIGATION PROVIDED: 30"

**LANDSCAPE MAINTENANCE**  
 THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AS REQUIRED. MAINTENANCE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

**IRRIGATION NOTE**  
 ALL NEW LANDSCAPED AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSORS. SYSTEM SHALL BE DESIGNED BY A TEXAS LICENSED IRRIGATOR, AND INSTALLED BY A TEXAS LICENSED IRRIGATION INSTALLER. DESIGN AND INSTALLATION SHALL CONFORM TO ALL CURRENT TEXAS COMMISSION ON ENVIRONMENTAL QUALITY REQUIREMENTS, AND OTHER APPLICABLE CODES. AN IRRIGATION PLAN IS REQUIRED WITH THE BUILDING PERMIT.



THIS DOCUMENT IS RELEASED FOR THE PROJECT AND THE INTERIM REVIEW UNDER THE AUTHORITY OF THE TEXAS REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT TOM KELLOGG, R.L.A. NO. 12022. THIS DOCUMENT IS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.  
 Sep 17, 2018

**LANDSCAPE PLAN/TREE SURVEY**

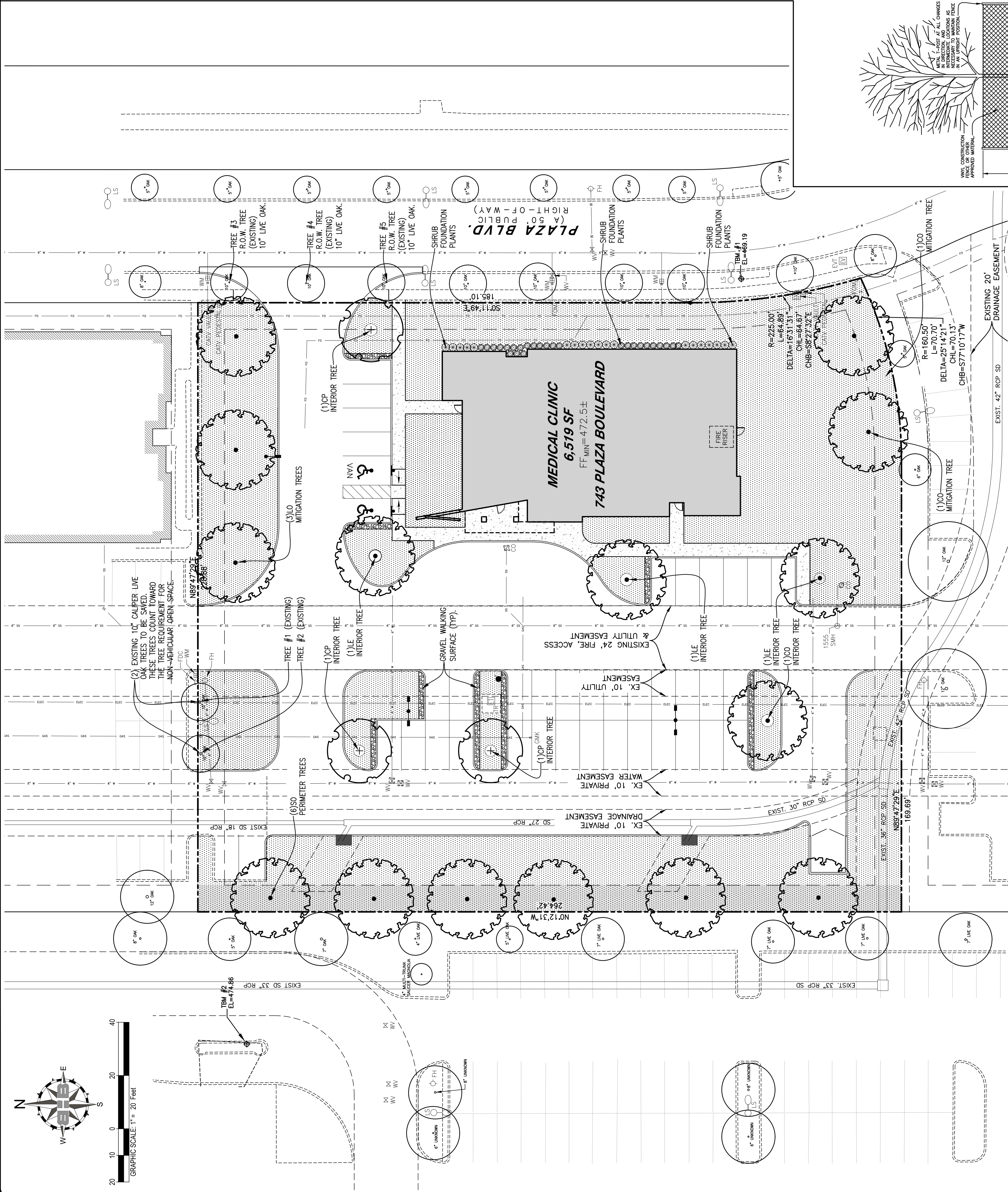
**QUESTCARE CLINIC**  
**VISTA RIDGE (THE PLAZA) ADDITION**  
**LOT 3R, BLOCK D**  
**1.39 ACRES, ZONED PD-205R3-HC**  
**GILBERT C. WOOLSEY SURVEY**  
**ABSTRACT NO. 1792**  
**CITY OF COPPELL, DALLAS COUNTY, TEXAS**

**OWNER:** HUIO LTD.  
 8000 WARREN PKWY BLDG 1, SUITE 100  
 DALLAS, TX 75205  
 (972) 987-1886  
**CONTACT:** GEORGE MITCHELL  
 GMITCHELL@DALLASCOWBOYS.NET

**APPLICANT:** QUESTCARE CLINIC  
 400 NORTH LERWAY ST, SUITE 150  
 DALLAS, TX 75205  
 (214) 468-0707  
**CONTACT:** CHARLIE SHELBY  
 CSHELBY@TODDINTERESTS.COM

**ENGINEER & LANDSCAPE ARCHITECT:**  
 BARD, HAMPTON, & BROWN INC.  
 3801 WILLIAM D TATE AVE, SUITE 500  
 GRAPEVINE, TX 76051  
 (817) 251-8650  
**ENGINEER:** EDUARDO POKERLING, P.E.  
 10000 W. HICKORY BLVD, SUITE 100  
 DALLAS, TX 75243  
**LANDSCAPE ARCHITECT:** TOM KELLOGG, R.L.A.  
 TKELLOGG@BHBINC.COM

Date of Plan Preparation: 9/17/2018  
 SCALE 1"=20'



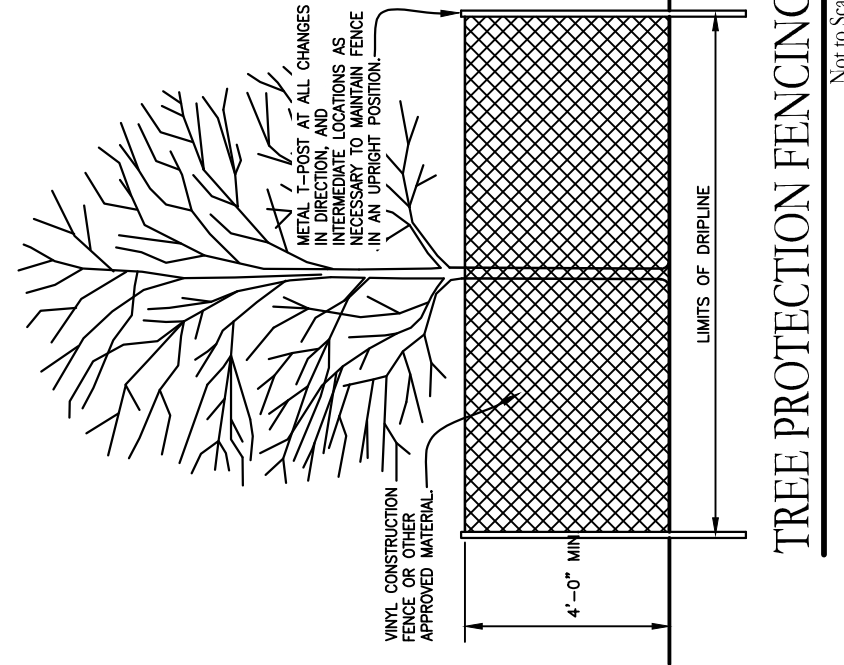
**TREE PLANT LIST**  
 Trees (Shrubs to be determined. Will be selected from City plant palette.)

KEY	PLANT NAME	MIN. SIZE	MIN. HT/SPR	NOTES
CP	Chinese Filicoides	3"	Coliper	10/5'
CO	Chiniquap Oak	3"	Coliper	12/5'
SO	Shumard Oak	6"	Coliper	12/5'
LE	Allea lacebark Elm	3"	Coliper	12/5'
LO	Live Oak	3"	Coliper	12/5'

**Notes:**  
 - NURSERY GROWN; FULL 6"-6" MIN. BRANCHING HEIGHT  
 - NURSERY GROWN; FULL 7" MIN. BRANCHING HEIGHT  
 - NURSERY GROWN; FULL 7" MIN. BRANCHING HEIGHT  
 - NURSERY GROWN; FULL 7" MIN. BRANCHING HEIGHT  
 - NURSERY GROWN; FULL 7" MIN. BRANCHING HEIGHT

**Grass**

SFS	Square Feet	Soil	Dymond action Bermudagrass	25,616 Sq. Ft.	Tifway 419, Tex. Turf 10, or other improved variety
-----	-------------	------	----------------------------	----------------	---



**TREE PROTECTION FENCING**  
 NOTES:  
 - PROTECT ALL TREES WITHIN 30 FEET OF A CONSTRUCTION AREA. MAINTAIN FENCE UNTIL PROJECT COMPLETION.  
 - TREES TO BE SAVED: STRONG MATERIALS, SUFFICIENT CLEARANCE, LOAD RESISTANT, VEHICLE TRAFFIC, SHADE CHANGES, IMPROVED PAVING, & SOIL COMPOSITION.