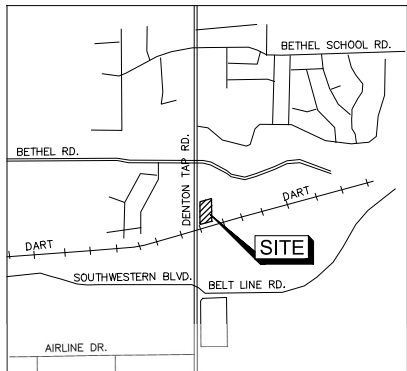




VICINITY MAP

N.T.S.

- LANDSCAPE NOTES:**
- Plant material shall be measured and sized according to the latest edition of the Texas Association of Nursery (TAN) Standards.
 - Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, clods and any foreign material that is not beneficial to plant growth.
 - All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
 - Trees shall be planted at least 4 feet from any utility line, curb, walk, and fire connection and outside all utility easements.
 - Tree overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
 - A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 8 feet.
 - Trees planted on a slope shall have the soil stain at the average grade of slope.
 - No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed paving.
 - The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, moving, edging, pruning, fertilizing, watering and other activities necessary for the maintenance of landscaped areas.
 - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by The City of Plano.
 - Landscape and open areas shall be kept free of trash, litter and weeds.
 - An automatic irrigation system with Rain/Freeze Sensor shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
 - No plant material shall be allowed to encroach on right-of-ways, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
 - No tree or shrub shall be pruned in a manner which significantly disfigures the tree or which would reasonably lead to death of a tree.
 - No planting areas shall exceed 3:1 slope, 3' horizontal to 1' vertical.
 - All walkways shall meet A.D.A. and T.A.S. requirements.

PLANT SCHEDULE

ABB	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
Shade Trees					
RO	Quercus shumardii 'Texana'	Texas Red Oak	2 EA.	#100, 4" cal. Min., 10'-12' Ht. min., 6'-7' Spread min.	Container, Single trunk, Well branched with Central Leader, Full
LE	Ulmus parvifolia sempervirens	Lacebark (Drake) Elm	8 EA.	#100, 4" cal. Min., 10'-12' Ht. min., 5'-6' Spread min.	Container, Single trunk, Well branched with Central Leader, Full
HLO	Quercus virginiana 'QVTIA'	Highrise Live Oak	14 EA.	#100, 4" cal. Min., 10'-12' Ht. min., 5'-6' Spread min.	Container, Single trunk, Well branched with Central Leader, Full
CO	Quercus muhlenbergii	Chinquapin Oak	4 EA.	#100, 4" cal. Min., 10'-12' Ht. min., 5'-6' Spread min.	Container, Single trunk, Well branched with Central Leader, Full
LaO	Quercus laceyi	Lacey Oak	8 EA.	#100, 4" cal. Min., 10'-12' Ht. min., 5'-6' Spread min.	Container, Single trunk, Well branched with Central Leader, Full
Small Ornamental Trees					
CM	Lagerstroemia indica 'Natchez'	Crapemyrtle - Natchez White	8 EA.	#45, 6'-8" Ht. min, 4'-5' Spread min.	Container, Multi-trunk, 3 to 5 1" cal. Cane min., 4' branching height
DW	Chilopsis linearis (Bubba)	Desert Willow	3 EA.	#45, 6'-8" Ht. min, 4'-5' Spread min.	Container, Single trunk, Well Branched with Central Leader, 4' branching height.
PH	Ilex decidua	Possumhaw Holly	4 EA.	#45, 6'-8" Ht. min, 4'-5' Spread min.	Container, Multi trunk, Well Branched with Central Leader, 4' branching height.
V	Vitex angus-castus	Vitex	3 EA.	#45, 6' Ht. Min, 3' Spread Min.	Container, Single trunk, Well branched, Speciman
Shrubs					
W	Myrica pusilla (Dwarf)	Dwarf Wax Myrtle	78 EA.	5 gal., 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 48" O.C.
NRS	Ilex x 'Nellie R. Stevens'	Nellie R Stevens	15 EA.	#45, 6' min. Ht., 3'-5' min. spread	Container, Well branched full to ground, Plant 5' O.C.
Lawn Grasses and Groundcover					
	Cynodon dactylon	Bermuda Grass		Hydromulch	Staggered tight joints, sand filled and rolled
	Euonymus fortunei 'Coloratus'	Purple winter creeper	1140 EA.	1 gal., spaced 18" on center	

Landscape Requirements

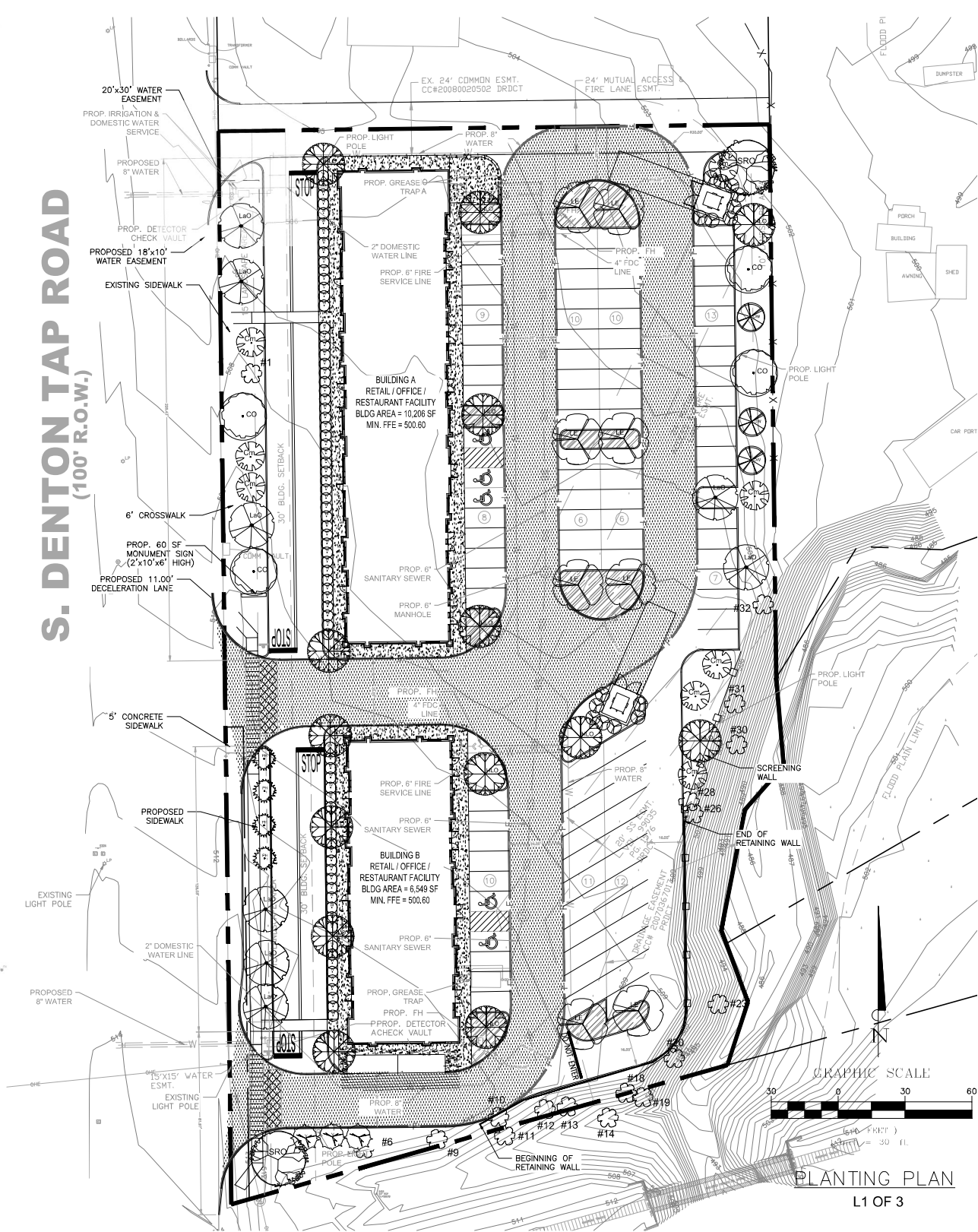
ITEM	REQUIRED	PROVIDED
Perimeter Landscape (Landscape Buffer Area)	13,217 SF	13,217 SF
Interior Landscape (10% of Parking and Drive Way Paving Area = 10% of 63,983)	6,398 SF	6,652 SF
A min. of one tree planted for each 400 SF or fraction thereof of required interior landscape area	16 Trees	16 Trees
Non vehicular open space Minimum 15% of the lot not covered by a building or by buildings shall be landscaped, minimum 50% in the required front yard.	Site Area = (108,577) sq. ft. - Footprint (16,755) sq. ft. 91,822 X 0.15 = 13,773 sq. ft.	3,308 SF
Trees required per % of area in Non-vehicular Open Space - Less than 30% 1 tree/ 2,500 sq. ft.	6	6

Note:

- The required 10 FT landscape buffer space South of the mutual access drive on the North side of the property is not provided due to space constraint.
- 3,308 SF of non-vehicular open space of landscape is allocated in lieu of 13,773 SF with more than 50% allocated in the front yard area
- Less than 10-FT wide landscape buffer space is allocated along a small stretch of the Southern property boundary.

Landscape Area

Total Site Area	106,873 SF (2.453 ac)
Building Area	16,755 SF
Parking and Drive Way paving Area	63,983 SF
Sidewalks	6,697 SF
Total Open Area	21,142 SF (19.8% of Site Area)
Total Number of parking Spaces Provided	104



SHADE TREES

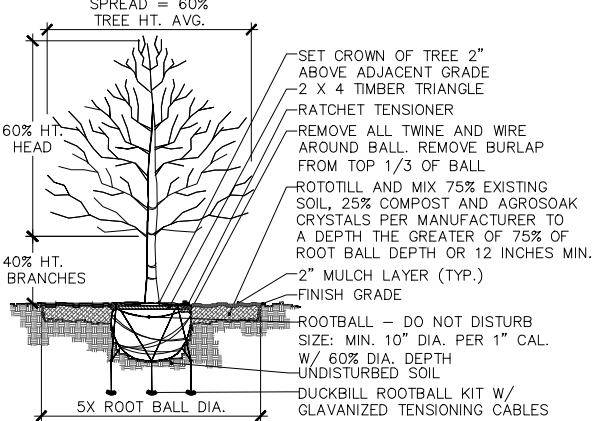
- Red Oak
- Lacebark (Drake) Elm
- Highrise Live Oak
- Chinquapin Oak
- Lacey Oak

ORNAMENTAL TREES

- Crapemyrtle
- Possumhaw Holly
- Vitex
- Desert Willow

LAWN GRASS

- Groundcover (purple winter creeper or asian jasmine)
- Bermuda Grass
- Perennials/ Annuals



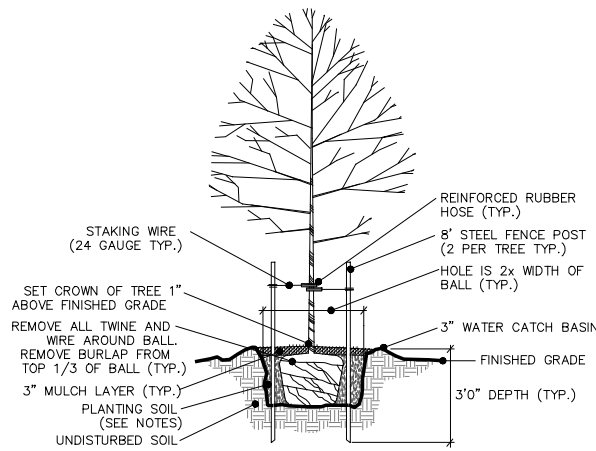
TREE PLANTING DETAIL

(2 1/2" CAL. OR LARGER)
USE TWO (2) 8' LONG MIN. STEEL POST W/ GUY WIRES FOR TREES SMALLER THAN 2-1/2" CAL.
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF UNACCEPTABLE FOR GUARANTEE.

WRAP RED OAK, LIVE OAK & CADDY MAPLE TREE TRUNKS W/ BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.

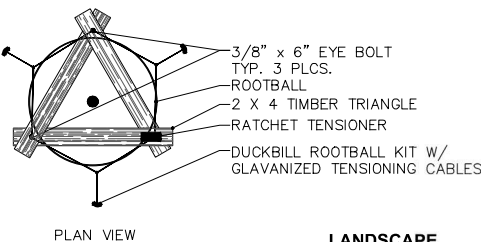
TYPICAL 'TREE PLANTING PIT' BED PREPARATION
MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER
B&B BALLS REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM
CONTAINER BALLS MAY BE SMALLER, SO USE CALIPER SIZE

S	B=Sx10	BD=Bx60%	PD=Bx5	CD=TDx25%	TD=BDx75%
Tree Size	Min. Root	Min. Root	Tree Pit	Compost	Tree Pit
Caliper Inch	Ball Dia.	Ball Depth	Diameter	Min. Depth	Tilling Depth
* BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES					
S = 3"	B = 30"	BD = 18"	PD = 150"	CD = 3.75"	TD = 13.5"
S = 6"	B = 60"	BD = 36"	PD = 300"	CD = 6.75"	TD = 27"



SMALL TREE PLANTING DETAIL

NOT TO SCALE



PLAN VIEW

LANDSCAPE
DEEPA DESIGNSCAPE LLC
LANDSCAPE DESIGN
FRISCO, TEXAS
Email: deepadesignscape@gmail.com
Phone: 352-915-2519



06/12/2025

CITY OF COPPELL, TX PECAN CREEK SHOPPING CENTER

PECAN CREEK ADDITION
LOT 2A-R, BLOCK A
796 S. DENTON TAP RD.
COPPELL, TX 75019

MAZIDJI GROUP

CIVIL ENGINEERING AND ENVIRONMENTAL PROFESSIONALS
11105 FERNALD AVE. DALLAS, TX 75218 214-663-1068
CONTACT: COSTA MAZIDJI, P.E.

DESIGNED	JR	SCALE: AS SHOWN	JOB NO. MG338
DRAWN	DK	DATE: JUNE 2025	
CHECKED	CM		