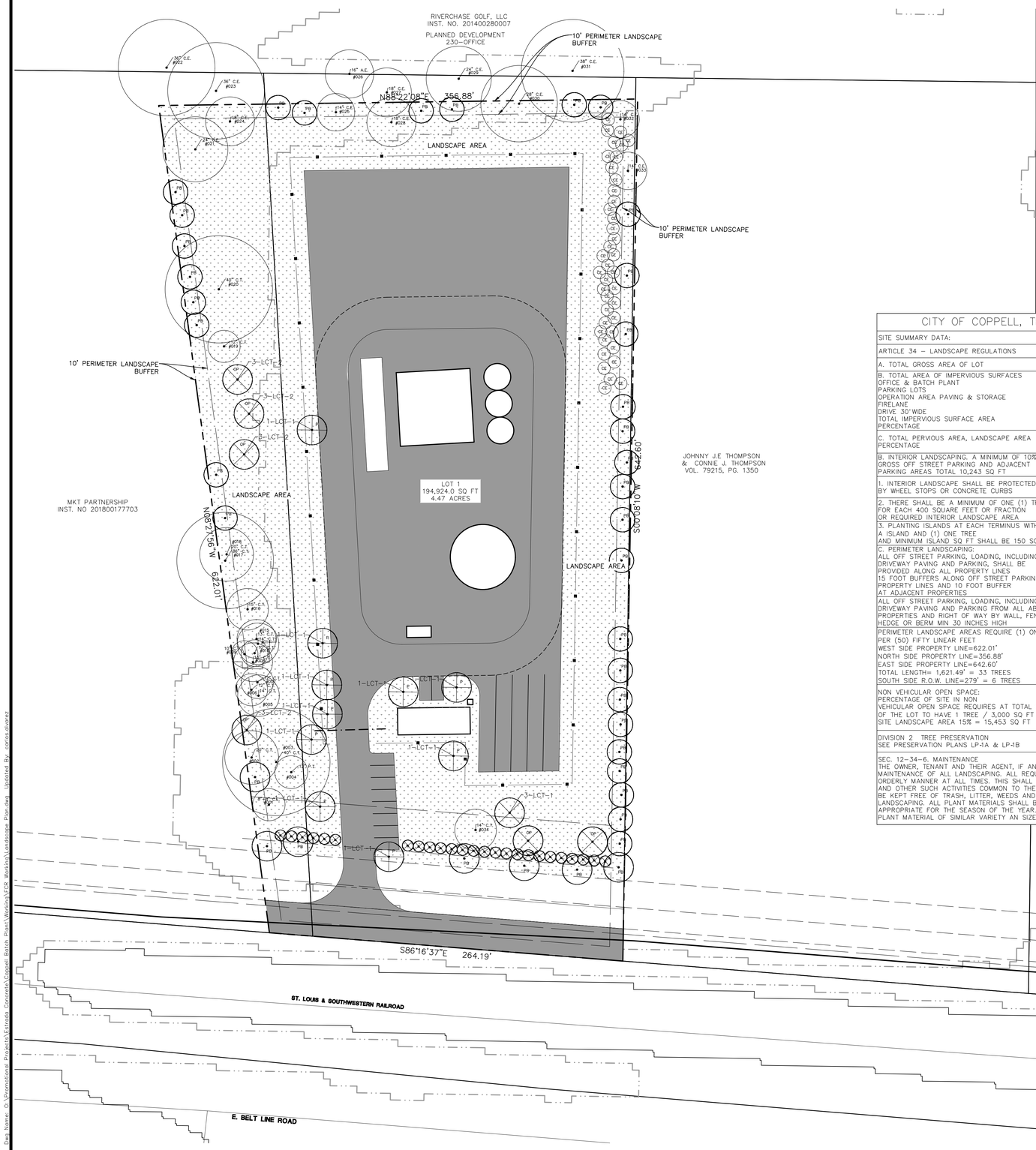

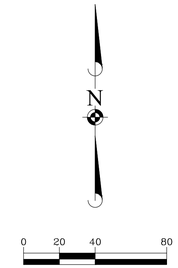

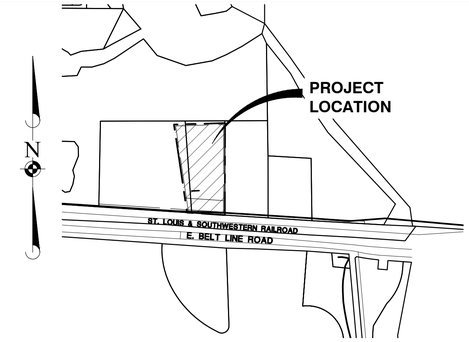

CITY OF COPPELL, TEXAS LANDSCAPE STANDARDS

SITE SUMMARY DATA:	REQUIRED	PROPOSED
ARTICLE 34 – LANDSCAPE REGULATIONS		
A. TOTAL GROSS AREA OF LOT	4.47 ACRES	194, 924 SQ FT
B. TOTAL AREA OF IMPERVIOUS SURFACES OFFICE & BATCH PLANT PARKING LOTS OPERATION AREA PAVING & STORAGE FIRELANE DRIVE 30'WIDE TOTAL IMPERVIOUS SURFACE AREA PERCENTAGE	98,676 SQ FT 50.62 % EXISTING	86,551 SQ FT 44.40 % PROPOSED
C. TOTAL PERVIOUS AREA, LANDSCAPE AREA PERCENTAGE	96,248 SQ FT 49.38 % EXISTING	108,373 SQ FT 55.60 % PROPOSED
B. INTERIOR LANDSCAPING. A MINIMUM OF 10% OF GROSS OFF STREET PARKING AND ADJACENT PARKING AREAS TOTAL 10,243 SQ FT	1,024 SQ FT	1,622 SQ FT
1. INTERIOR LANDSCAPE SHALL BE PROTECTED BY WHEEL STOPS OR CONCRETE CURBS	YES	YES
2. THERE SHALL BE A MINIMUM OF ONE (1) TREE FOR EACH 400 SQUARE FEET OR FRACTION OR REQUIRED INTERIOR LANDSCAPE AREA	6 TREES	6 NEW TREES
3. PLANTING ISLANDS AT EACH TERMINUS WITH A ISLAND AND (1) ONE TREE AND MINIMUM ISLAND SQ FT SHALL BE 150 SQ FT	YES YES	9 TREES YES
C. PERIMETER LANDSCAPING: ALL OFF STREET PARKING, LOADING, INCLUDING DRIVEWAY PAVING AND PARKING, SHALL BE PROVIDED ALONG ALL PROPERTY LINES 15 FOOT BUFFERS ALONG OFF STREET PARKING PROPERTY LINES AND 10 FOOT BUFFER AT ADJACENT PROPERTIES	14,866 SQ FT YES	14,866 SQ FT YES
ALL OFF STREET PARKING, LOADING, INCLUDING DRIVEWAY PAVING AND PARKING FROM ALL ABUTTING PROPERTIES AND RIGHT OF WAY BY WALL, FENCE HEDGE OR BERM MIN 30 INCHES HIGH	YES	YES
PERIMETER LANDSCAPE AREAS REQUIRE (1) ONE PER (50) FIFTY LINEAR FEET WEST SIDE PROPERTY LINE=622.01' NORTH SIDE PROPERTY LINE=356.88' EAST SIDE PROPERTY LINE=642.60' TOTAL LENGTH= 1,621.49' = 33 TREES SOUTH SIDE R.O.W. LINE=279' = 6 TREES	33 TREES NEW 6 TREES NEW	33 TREES NEW N/A 6 TREES NEW
NON VEHICULAR OPEN SPACE: PERCENTAGE OF SITE IN NON VEHICULAR OPEN SPACE REQUIRES AT TOTAL OF 15% OF THE LOT TO HAVE 1 TREE / 3,000 SQ FT SITE LANDSCAPE AREA 15% = 15,453 SQ FT	28.602 SQ FT TOTAL 6 TREES	TOTAL 80,046 SQ FT 28,327 SQ FT 41.06% IN FRONT YARD 6 TREES IN FRONT YARD
DIVISION 2 TREE PRESERVATION SEE PRESERVATION PLANS LP-1A & LP-1B		
SEC. 12-34-6. MAINTENANCE THE OWNER, TENANT AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING,EDGING, PRUNING, FERTILIZING, WATERING, 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 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. ALL PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AN SIZE.		

LANSCAPE PLAN LEGEND

1-LCT-1

IRR SLEEVE — IRRIGATION SLEEVE:
IRRIGATION WATER SUPPLY 4", WIRES 2"
OR AS NOTED ON IRR-1 IRRIGATION PLAN

LANSCAPE ORDINANCE TREE SYMBOLS

14" C.E. — EXISTING PROTECTED TREES ON SITE AND NUMBER NOTED TO REMAIN ON SITE
SEE PLAN AND NOTES. PROTECT AND MAINTAIN TREES DURING CONSTRUCTION PER NOTES ON THE PLAN.
CITY OF DESOTO PERMIT REQUIRED FOR ANY TREE REMOVAL.

PB LARGE — PERIMETER LANDSCAPE AREA TREE IN 15' LANDSCAPE BUFFER AND 10' LANDSCAPE BUFFER AT ONE LARGE TREE PER 50 FEET AND MAY BE CLUSTERED

OP LARGE — NON VEHICULAR SITE TREES LARGE TREES 1 PER 3,000 SQ FT, OF 15% OPEN SPACE

P LARGE — PARKING LOT TREE LARGE TREES AT TERMINUS OF SINGLE ROW OF PARKING.

EVERGREEN SHRUBS FOR SCREENING

3' — EVERGREEN SHRUBS

SELECTED PLANT LIST

QUANTITY		COMMON NAME	BOTANICAL NAME	SIZE
LARGE CANOPY TREES				
19	LT-1	LIVE OAK	QUERCUS VIRGINIANA	3.5"-3.75" CALIPER, 10-12 FT. 100 GAL. CONTAINER
28	LT-2	CEDAR ELM	ULMUS CRASSIFOLIA	3.5"-3.75" CALIPER, 10-12 FT. 100 GAL. CONTAINER
10	LT-3	BALD CYPRESS	TAXODIUM DISTICHUM	3.5"-3.75" CALIPER, 10-12 FT. 100 GAL. CONTAINER
SHRUBS, HEDGES, 5 GALLON OR LARGER				
29	SH-1	NEEDLEPOINT HOLLY	ILEX CORNUTA "NEEDLE POINT"	35 GAL FULL TO THE GROUND AND FULL HEAD.
69	SH-2	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORD NANA	10 GAL, 36" O.C., 36" HIGH, FULL TO GROUND

108,373 SQ FT
WG-1 — NATIVE GRASSES IN FLOOD ZONE ON SITE AND UNDER CEDAR ELM TREES CANOPY, LEAVE EXISTING GRASSES TO GROW TO A NATURAL HEIGHT AND WEED EAT ONLY.
DO NOT MOW WITH MECHANICAL EQUIPMENT. IRRIGATION IN THIS AREA IS REQUIRED. USE BRASS IMPACT ROTORS MAX 40' SPRAY ON ELEVATED STAND MIN 36" HIGH.

CASE NUMBER: S-120-L

DATE	REVISIONS	DRAWN BY

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Civil Engineers | Water Resource Engineers | Wastewater Engineers | Potable Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners
Tennessee Board of Professional Engineers & Land Surveyors Reg. No. F-10687

ESTRADA CONCRETE
1760 EAST BELT LINE ROAD
LANDSCAPE PLAN

PROJ. MGR.: JG
PROJ. ASSOC.: CA
DRAWN BY: FCR
DATE: 02/09/2026

SHEET
LP-1

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PENDING

Plot Date: 02/10/26 Dwg Name: G:\Promotional Projects\Estrada Concrete\Coppell Batch Plan\Working\TCPB Working\Landscape Plan.dwg Updated By: carlos.alvarez