

DATE	NO.	ITEM DESCRIPTION
5.1.13	1.	SITE PLAN SUBMITTAL
5.6.13	2.	REVISED PER COMMENTS
	3.	
	4.	
	5.	
	6.	
	7.	



These drawings have been prepared under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

LANDSCAPE PLAN
NEW COPPELL DELI
 449 BETHEL ROAD
 COPPELL, TEXAS

Jurisdiction of Project

REGULATORY AUTHORITIES:
 CITY OF COPPELL PLANNING & ZONING
 255 PARKWAY BLVD.
 PO BOX 9478
 COPPELL, TX 75019
 972-304-7092
 TEXAS DEPARTMENT OF LICENSING AND REGULATION
 ELIMINATION OF ARCHITECTURAL BARRIERS
 E.O. THOMPSON STATE OFFICE BUILDING
 920 COLORADO
 AUSTIN, TEXAS 78701
 (512) 463-3211
 (512) 475-2886 (FAX)

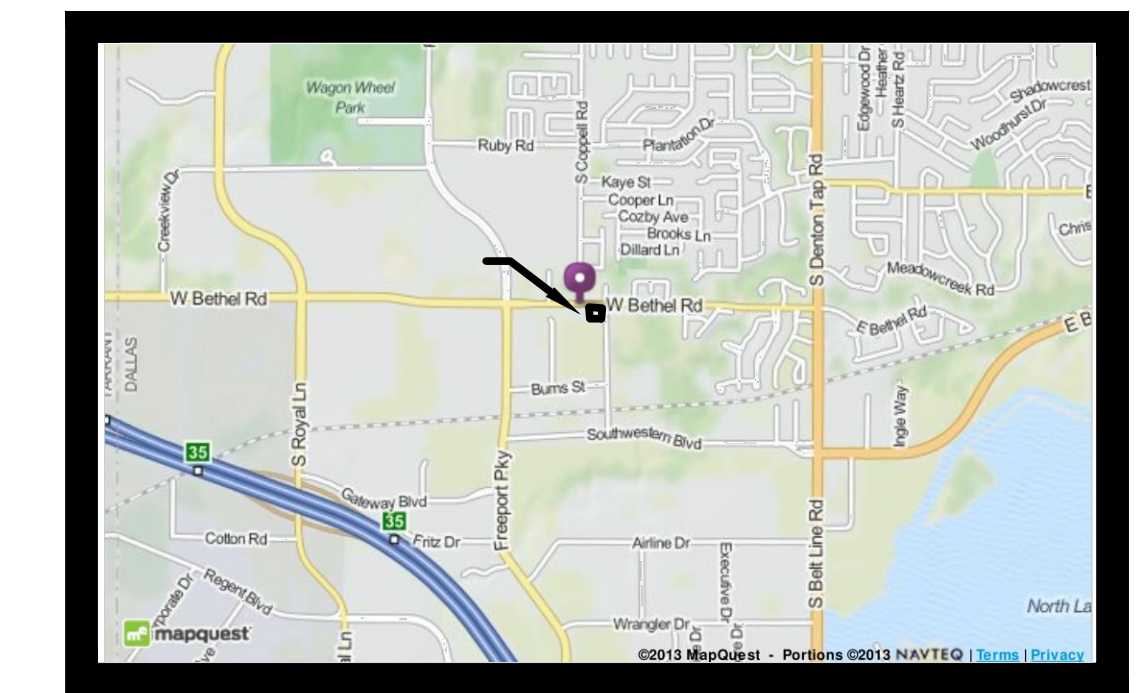
Landscaping Requirements

- CITY OF COPPELL LANDSCAPE REQUIREMENTS
 ARTICLE 34. LANDSCAPE REGULATIONS
- A. INTERIOR PARKING
 - 1. 10% OF TOTAL PARKING (4,400 SF) IN LANDSCAPING.
 REQUIRED: 440 SF
 PROVIDED: 177 SF
 - 2. 1 TREE PER 400 SF OF REQUIRED LANDSCAPING
 REQUIRED: 1 TREES
 PROVIDED: 1 TREES
 - B. PERIMETER LANDSCAPING
 - 1. 15' ADJACENT TO STREET PROPERTY LINES
 + 10' ADJACENT TO INTERIOR PROPERTY LINES
 REQUIRED: 4,735 SF PROVIDED: 2,149 SF
 - 2. SCREENING OF OFF-STREET PARKING
 BURNETT ST. LIVING BARRIER PROVIDED
 - 3. 1 TREE PER 50 LIN FT.
 BURNETT ST. (82 LF) BETHEL ST. (130 LF) S.O. COPPELL RD (40 LF)
 TOTAL = 252 LF
 REQUIRED: 5 TREES PROVIDED: 6 TREES (4 ARE IN R.O.W.)
 - C. LANDSCAPING OF NON-VEHICULAR SPACE (6,636 SF)
 - 1. FEATURE LANDSCAPING - 15% OF NON-VEHICULAR SITE MINUS BLDGS.
 REQUIRED: 995 SF PROVIDED: 1084 SF (PARTIALLY LOCATED IN R.O.W.)
 - 2. TREE COVERAGE
 30-49% OF NON-VEHICULAR SITE - 1 TREE PER 3,000 SF
 REQUIRED: 3 TREES PROVIDED: 6 TREES (4 ARE IN R.O.W.)
 - D. LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.
 - E. NO EXISTING TREES ON SITE.
- NOTE: CLIENT IS CONTRIBUTING STREET LANDSCAPING TOWARD REQUIRED LANDSCAPING. TOTAL LANDSCAPE CONTRIBUTED: 1430 S.F.

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.
 SYSTEM DESIGNED AND INSTALLED ACCORDING TO TREC LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR.

Site Location



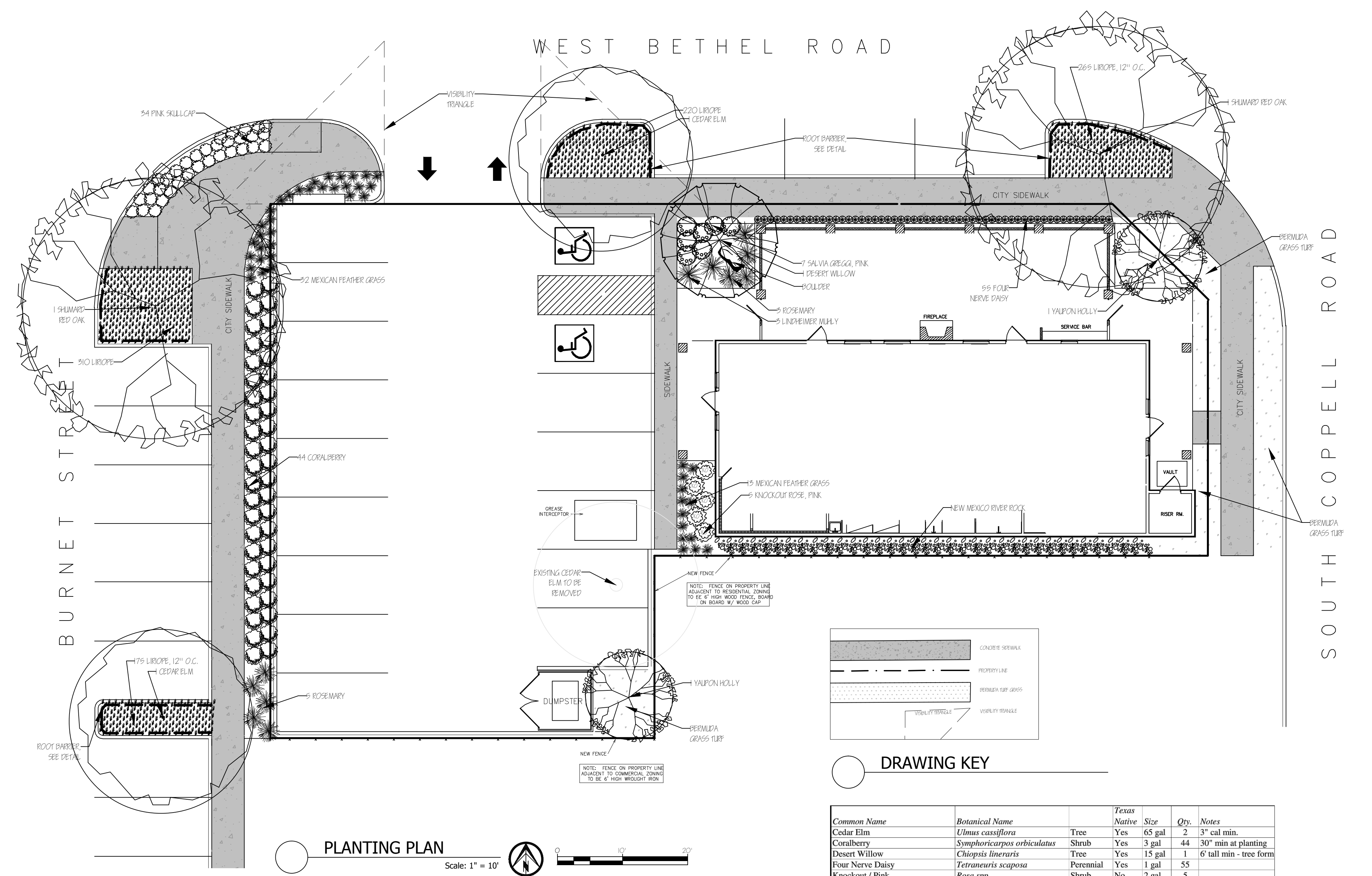
Owner & Professionals Information

OWNER

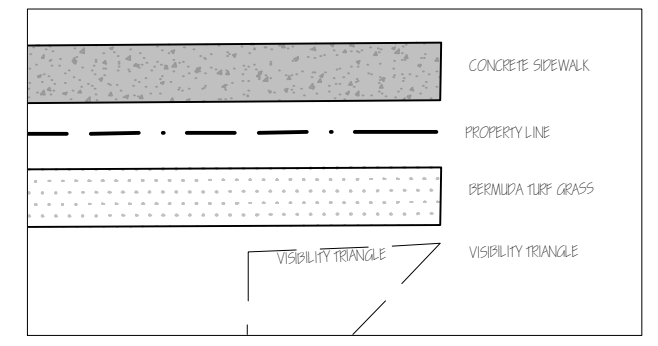
GARY D. LAND
 DALLAS, TEXAS
 214-335-5263

LANDSCAPE ARCHITECT

CAROL FELDMAN
 FELDMAN DESIGN STUDIOS
 P.O. BOX 832346
 RICHARDSON, TEXAS 75083
 972.980.1730



DRAWING KEY



Common Name	Botanical Name	Native	Size	Qty.	Notes
Cedar Elm	<i>Ulmus cassiflora</i>	Tree	Yes 65 gal	2	3" cal min.
Coralberry	<i>Symphoricarpos orbiculatus</i>	Shrub	Yes 3 gal	44	30" min at planting
Desert Willow	<i>Chiopsis linearis</i>	Tree	Yes 15 gal	1	6' tall min - tree form
Four Nerve Daisy	<i>Tetrasaena scaposa</i>	Perennial	Yes 1 gal	55	
Knockout / Pink	<i>Rosa spp.</i>	Shrub	No 2 gal	5	
Lindheimer Muhly / Big Muhly	<i>Muhlenbergia lindheimeri</i>	Grass	Yes 5 gal	3	
Liriope, Big Blue	<i>Liriope muscari 'Big Blue'</i>	Groundcover	No 4" pots	980	
Mexican Feather Grass	<i>Stipa tenuissima</i>	Grass	Yes 1 gal	45	
Pink Skullcap	<i>Scutellaria suffrutescens</i>	Perennial	Mexica 1 gal	34	
Rosemary	<i>Rosmarinus officinalis</i>	Perennial	No 3 gal	8	30" min at planting
Salvia greggii 'pink'	<i>Salvia greggii</i>	Perennial	Yes 1 gal	7	
Shumard Red Oak	<i>Quercus shumardii</i>	Tree	Yes 65 gal	2	3" cal min.
Yaupon Holly	<i>Ilex vomitoria</i>	Tree	Yes 15 gal	2	6' tall min - tree form
Hardscape					
Boulder	<i>Moss Boulders</i>		250 lb ea	1	
Gravel Rock	<i>New Mexico River Rock, 2" to 2-1/2"</i>			194 SF	

PLANT & MATERIAL LIST

SECTION 02910 - SOIL PREPARATION

- PART 1 - GENERAL
- A. DESCRIPTION
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.
- B. EXAMINATION
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.
 2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.
- C. APPROVALS
1. ALL "APPROVED EQUAL" MATERIALS MUST BE APPROVED BY LANDSCAPE ARCHITECT.

- PART 2 - PRODUCTS
- A. MATERIALS
1. COMPOST:
 - 1.1. COTTON BUR COMPOST
 - 1.2. SHALL BE SUPPLIED BY: GREENSENSE COMPOST, GARLAND, TX, OR CLEAR FORK MATERIALS, ALEDO, TX, OR APPROVED EQUAL.
 2. FERTILIZERS AND SUPPLEMENTS:
 - 2.1. A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.
 3. MULCH
 - 3.1. SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED CEDAR MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL.

- PART 3 - EXECUTION
- A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION
1. GENERAL
 - 1.1. INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.
 - 1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.
 - 1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.
 2. SHRUB BEDS:
 - 2.1. BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.
 - 2.2. ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.
 - 2.3. TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 8 INCHES.
 - 2.4. RAKE OUT ROCKS AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.
 - 2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.
 3. SOD AND SEED AREAS
 - 3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.
 - 3.2. ADD 1/2 INCH COMPOST TO ALL AREAS.
 - 3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

END OF SECTION 02910

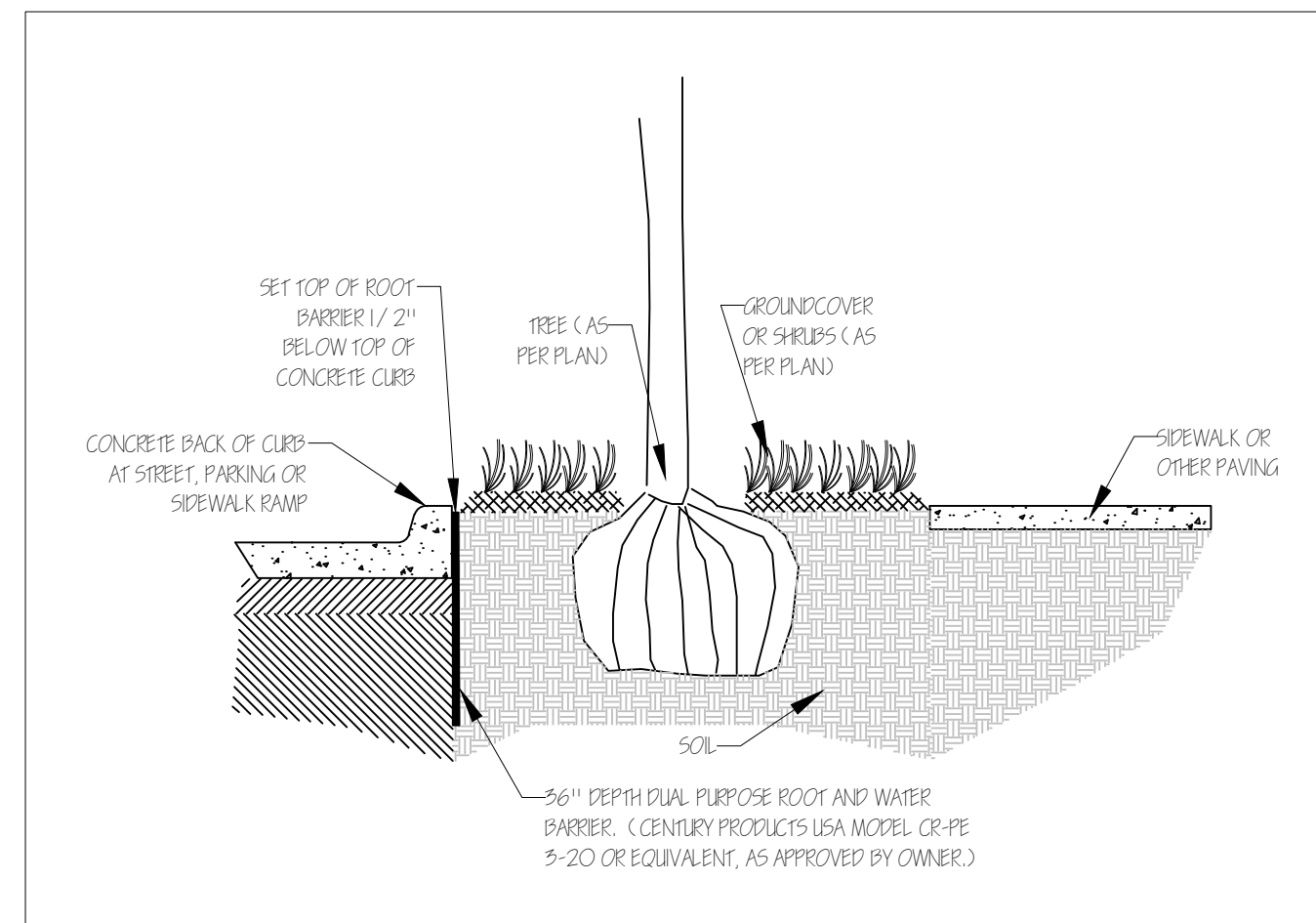
NOTES
GENERAL LANDSCAPE

1. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.

SECTION 02910 - ROOT BARRIER

- PART 1 - GENERAL
- A. DESCRIPTION
1. PROVIDE ROOT BARRIER TO PROTECT FUTURE ROOT GROWTH FROM DAMAGING CONCRETE.
- B. APPROVALS
1. ALL "APPROVED EQUAL" MATERIALS MUST BE APPROVED BY OWNER.
- PART 2 - PRODUCTS
- A. MATERIALS
1. ROOT BARRIER
 - 1.1. CENTURY PRODUCTS USA MODEL CR-PE 3-20 OR EQUIVALENT AS APPROVED BY OWNER

- PART 3 - EXECUTION
- 1.2. INSTALL ROOT BARRIER 1" BELOW CURB TOP AS PER MANUFACTURERS SPECIFICATIONS. ROOT BARRIER TO BE INSTALLED AT CONCRETE EDGE NEXT TO ALL PUBLIC STREETS.
- END OF SECTION 02910



1 ROOT BARRIER DETAIL
Scale: 3/8" = 1'

SECTION 02915 - LANDSCAPE PLANTING

- PART 1 - GENERAL
- A. SPECIAL CONDITIONS
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
 2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN(10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.
 3. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.
 4. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.

- B. REFERENCE STANDARDS
1. AMERICAN STANDARD FOR NURSERY STOCK, APPROVED NOV. 6, 1996 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.
 3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.
- C. PREPARATION
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.
 5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.
 6. COORDINATION WITH IRRIGATION SYSTEM:
 - 6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.
 - 6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.
 - 6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.

- D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED-UP AS NECESSARY TO PREVENT ROOT GIRDLING.
 2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.
 3. THE "ROOT FLARE" OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL.
- E. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.
 2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.
 3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.
 4. DO NOT STAKE OR GUY ANY TREES. IN SPECIAL CASES, TREE STAKING MAY BE NECESSARY TO PRESERVE A TREE THAT CONTINUES TO BLOW OVER. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TREES THAT NEED STAKING FOR A PERIOD OF ONE YEAR.
 5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.

- F. WARRANTY
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.
 2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.

PART 3 - EXECUTION

- A. PREPARATION FOR PLANT MATERIAL INSTALLATION
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED. VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.

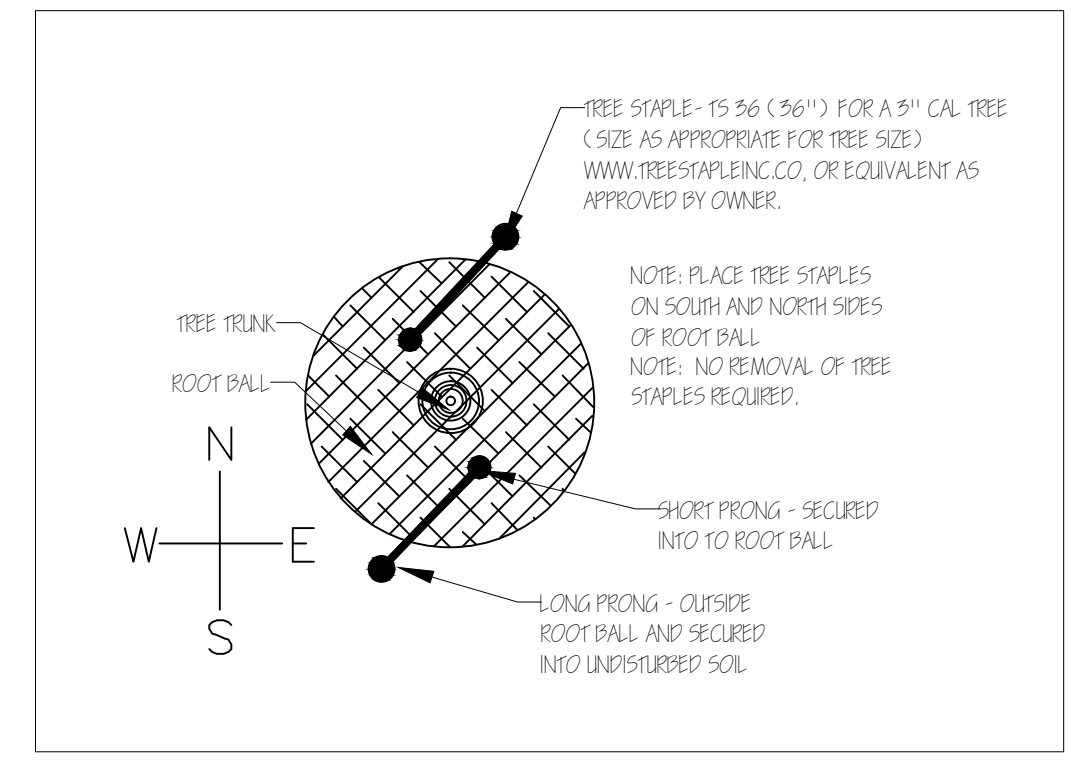
- B. TIME OF PLANTING
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTING IS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).

- C. TREE PLANTING
1. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.
 2. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS. A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL. A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.
 3. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL, PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.
 4. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.
 5. BACKFILL WITH EXISTING TOPSOIL.
 6. INSTALL TREE STAPLES AS PER MANUFACTURE SPECIFICATIONS ON THE NORTH AND SOUTH SIDES OF ROOT BALL. THE LONGER SIDE OF THE STAPLE TO BE ANCHORED OUTSIDE OF THE ROOTBALL AND THE SHORT SIDE OF THE STAPLE ANCHORED INTO THE ROOT BALL.
 7. WATER IMMEDIATELY AFTER PLANTING.
 8. COVER ALL TREE BALLS WITH A MINIMUM OF 3" OF SPECIFIED MULCH. EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.
 9. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.

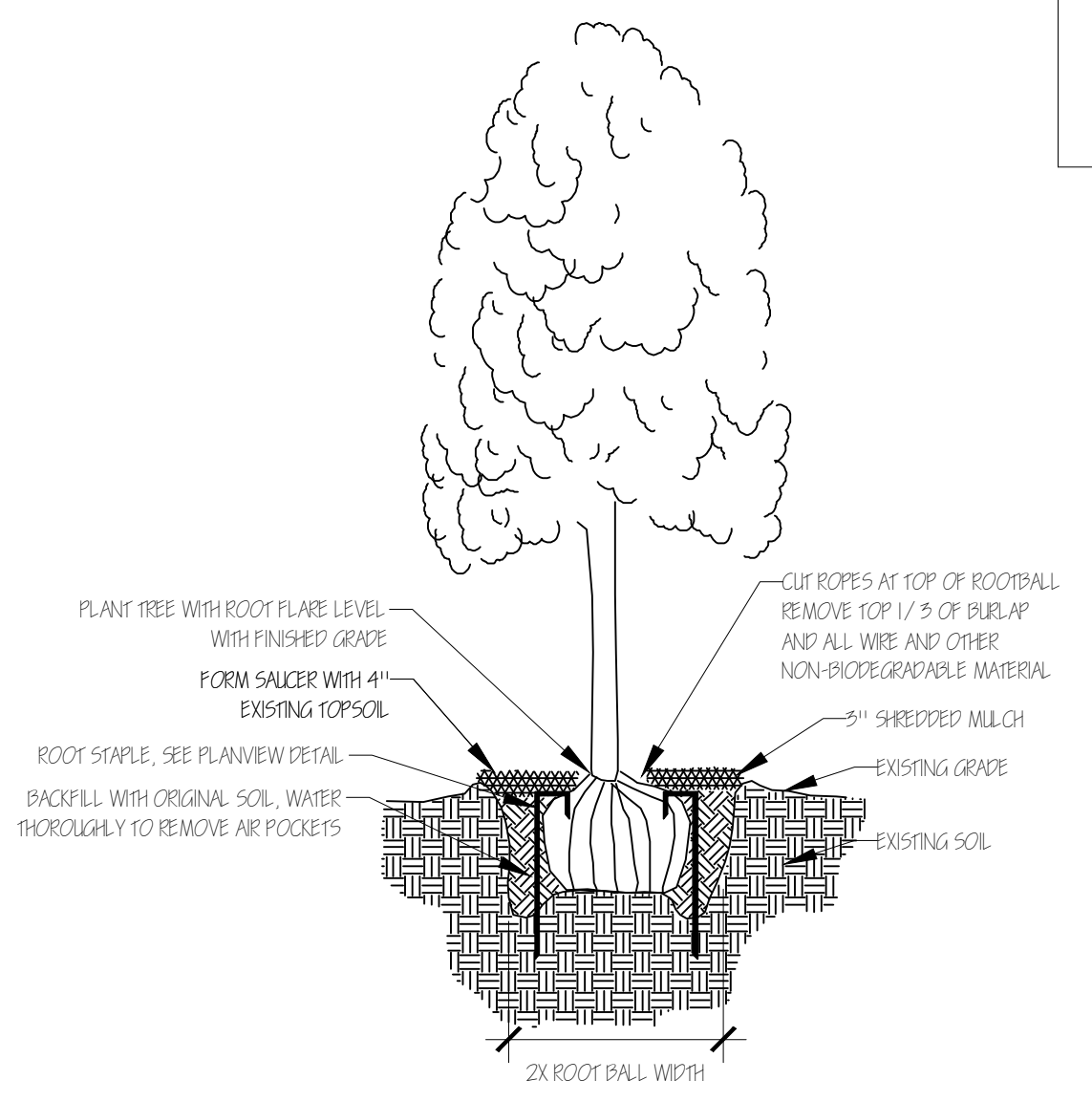
- D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE CROWN OF THE BALL WILL BE AT FINISHED GRADE.
 2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE POT-BOUND PRIOR TO INSTALLATION.
 3. COVER PLANTING BEDS WITH A MINIMUM 3" LAYER OF SPECIFIED MULCH.

- E. SOD PLANTING
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.
 2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.
 3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.
 4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.
 5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FIRM CONNECTION TO THE SOIL.

END OF SECTION 02915



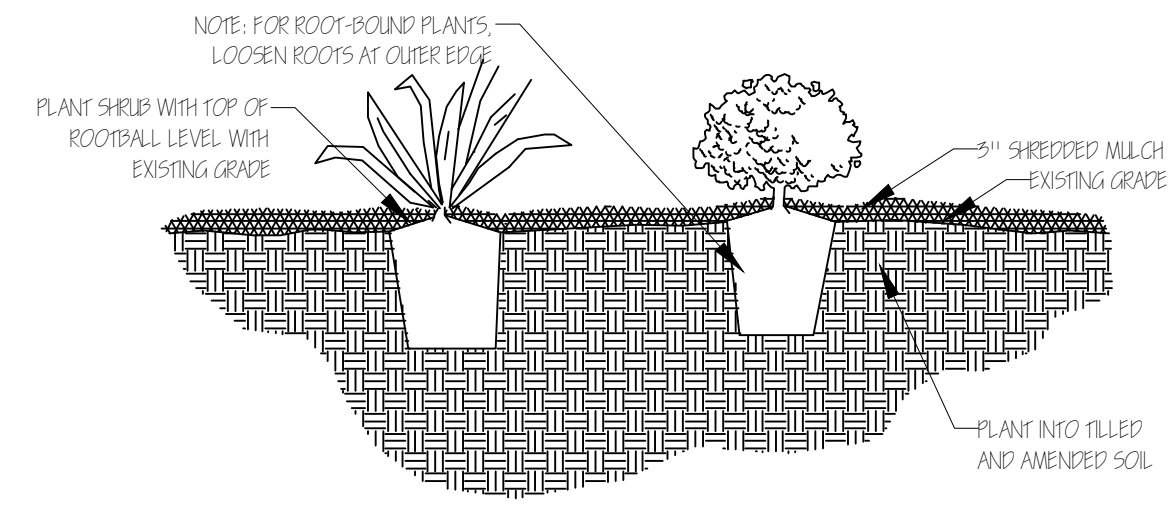
3 TREE STAPLE DETAIL
Scale: 1/2" = 1'



2 TREE PLANTING
Not to Scale

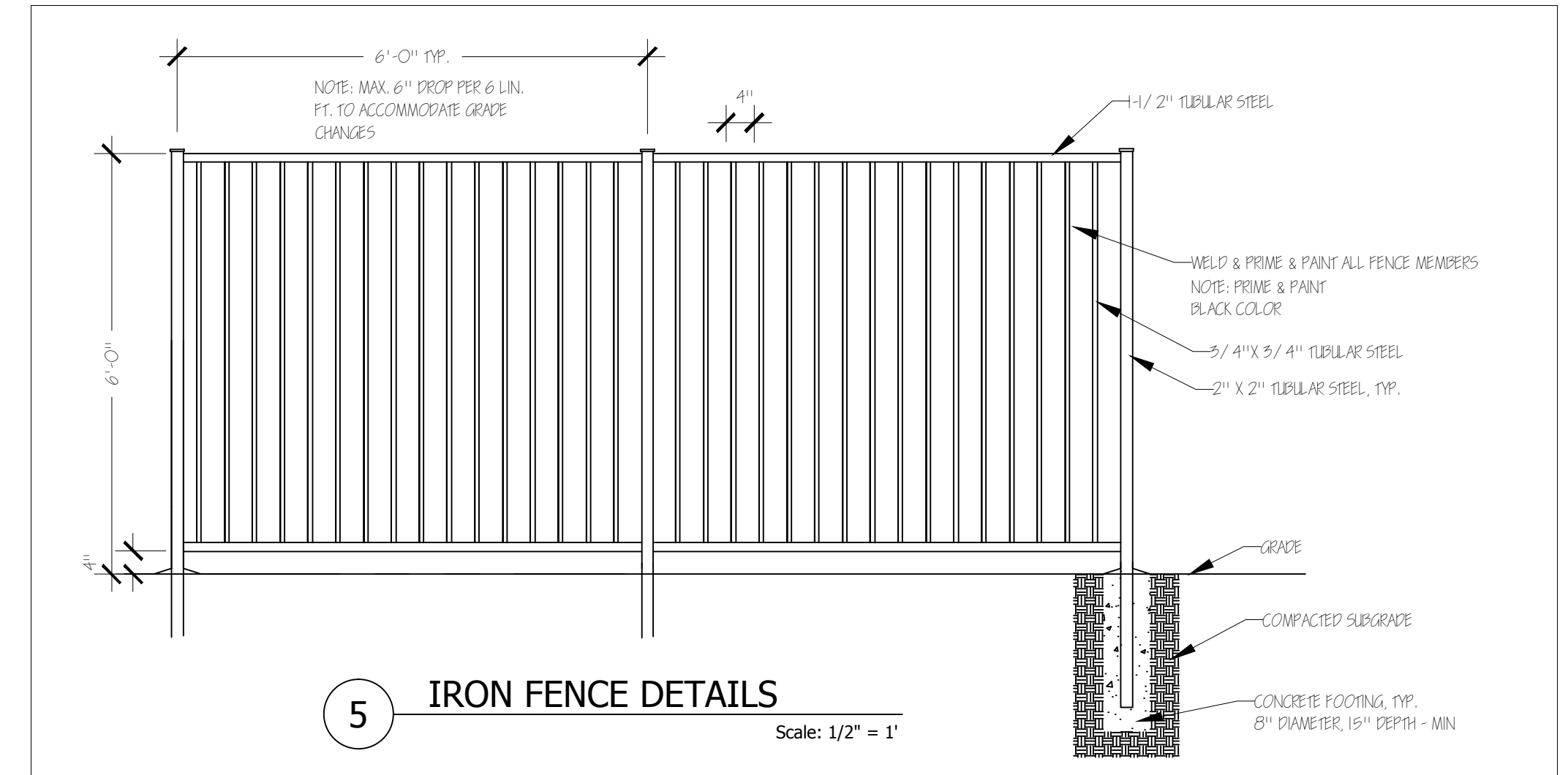


SHRUB & ORNAMENTAL GRASS PLANTING DETAIL
NOT TO SCALE

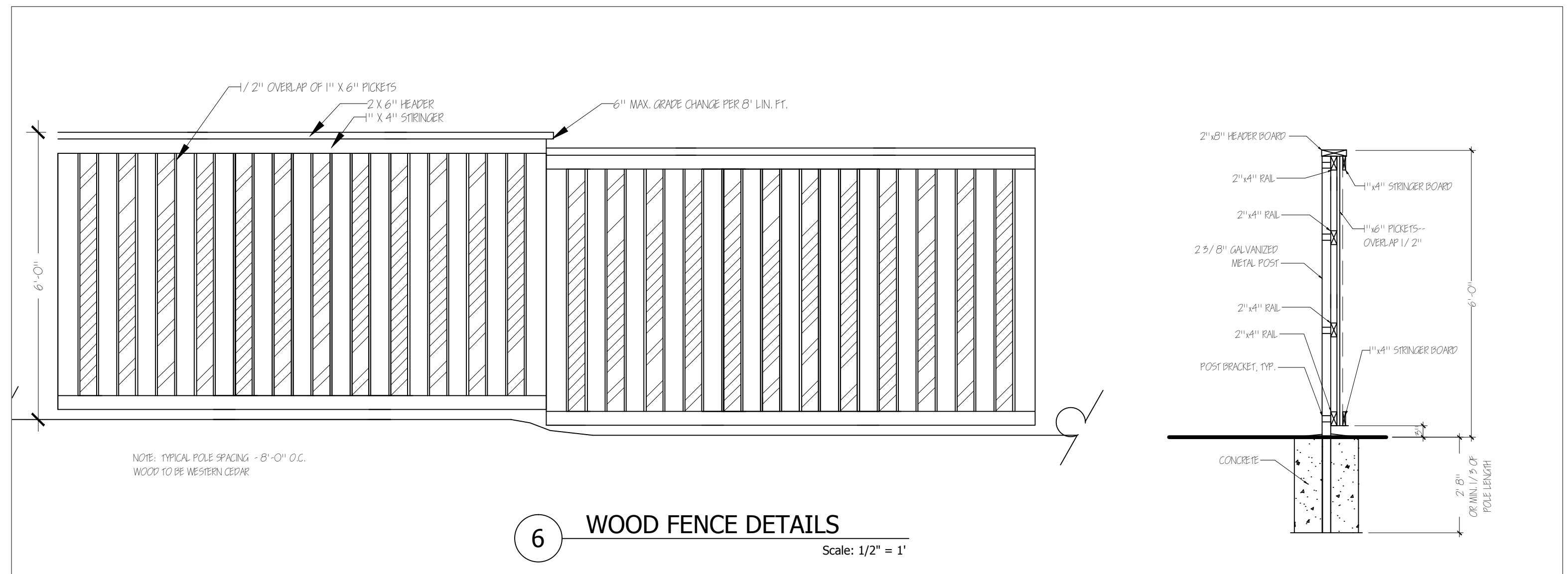


PERENNIAL PLANTING DETAIL
NOT TO SCALE

4 PLANTING DETAILS
Not to Scale



5 IRON FENCE DETAILS
Scale: 1/2" = 1'



6 WOOD FENCE DETAILS
Scale: 1/2" = 1'

PELLMAN DESIGN STUDIOS
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Phone: 972-980-1750 Fax: 972-980-1740
info@feldmandesign.com

NO.	ITEM DESCRIPTION	DATE
1.	SITE PLAN SUBMITTAL	5.11.13
2.	REVISIONS PER COMMENTS	5.6.13
3.		
4.		
5.		
6.		
7.		

STATE OF TEXAS
CAROL FELDMAN
2080
REGISTERED LANDSCAPE ARCHITECT
LICENSE #20245

These plans have been prepared under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

LANDSCAPE DETAILS
NEW COPPELL DELI
449 BETHEL ROAD
COPELL, TEXAS

SHEET NO.
L1.02