

PRELIMINAR FOR REVIEW ONLY Not for construction or permit purposes Kimley» Horn R.L.A. BLAINE D. MIKULIK L.A. No. 3486 DATE 10/10/2023

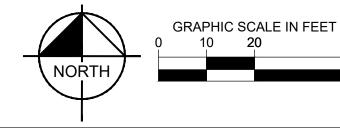
PARED FOR INDUSTRIAL

APE PLAI ANDSC/ DETAIL RALI LOT

SHEET NUMBER LP 0.01

PROPOSED PUBLIC DRAINAGE EASEMENT  PROPOSED PUBLIC DRAINAGE EASEMENT  BUILDING SETBACK	
SST SQ OFW 238 FW	

City of Coppell Landscape Requirer Total Site Area: 49,106.45 SF	Hellis - Afticle 34 -	LUI Z	
Landscape Requirements for Nonvehicular Open Space	Required	Provided	
In all non-residential zoning districts, there shall be an area devoted to feature landscaping. The size of that area shall equal at least 15% of that portion of the lot not covered by a building or buildings.	Yes (6,281.33 SF)	Yes (6,381.85 SF)	
Trees shall be planted in non-vehicular open space. Less than $30\%=1$ tree/2,500 sf 6,308.06 sf / 2,500 sf = 2.52 trees $\sim 3$ Trees	3 Trees	3 Trees	
Perimeter Landscaping			
All off-street parking, loading and vehicular use areas, including driveway pavement, shall also be screened from all abutting properties and/or public rights-of-way by a wall, fence, hedge, berm, or other durable landscape barrier.	Hedge Screen	Hedge Screen	
Perimeter landscape areas shall contain at least one tree for each 50 linear feet or fraction thereof of perimeter landscape area.  If / 50 If = Trees			
West Buffer 147 LF / 50 LF = 3 Trees	3 Trees	3 Trees	
South Buffer 309.6 LF / 50 LF = 7 Trees	7 Trees	7 Trees	
North Buffer 341.01 LF/ 50 LF = 7 Trees	7 Trees	4 Shade Trees 9 Ornamentals	
East Buffer 151 LF/ 50 LF = 4 Trees	4 Trees	4 Trees	
Perimeter Areas	9,206.74 SF	9,206.74 SF	
Interior Landscaping	<u>Required</u>	<u>Provided</u>	
A minimum 10% of the gross nonexempt area utilized for off-street parking and loading shall be devoted to living landscaping.  Total parking SF: 13,853.98 SF  13,853.98 x 10% = 1,385.39 SF	10% (1,385.39 sf)	10% (1,622.12 sf)	
The total number of planting islands shall be an amount which is no less than 12% of the total number of non-exempt parking spaces. total spaces x .12 = Islands 48 Parking Spaces x .12 = 5.76	12% ( 6 Islands/Trees)	12% ( 6 Islands/Trees)	
There shall be a minimum of one tree planted for each 400 square feet $1,385.39/400 \; \text{SF} = 4 \; \text{Trees}$	4 Trees	6 Trees in landscape is	
Planting islands shall be located at the terminus of each single row of parking and, when a single row of parking contains more than 15 spaces, at intervals between each terminus. Planting islands shall contain at least one tree.	Yes	Yes	
	Required	Provided	
Required Trees	36 Trees	36 Trees	
Required Open Space	6,281.33 SF	6,381.85 SF	
Required Interior Landscape	1,385.39 SF 9,206.74 SF	1,622.12 SF 9,206.74 SF	
Required Perimeter Area			



ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED A PERMANENT IRRIGATION SYSTEM PER CITY OF COPPELL CODE OF ORDINANCES.

## PLANTING NOTES:

UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND

- 2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- 3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- 4. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- 5. FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING. 6. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR
- INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT
- 7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- 8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- 9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). 10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO
- 11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- 12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
- 13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
- 14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL. 15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
- 16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').

17. TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6"

(80" MIN.) AFF. 18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

PERIMETER TREES HAVE BEEN RELOCATED TO SOUTH BUFFER PER WALL CONFLICT.

## PLANT SCHEDULE LOT 2

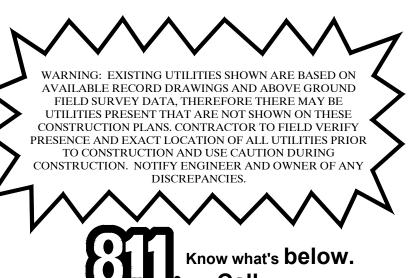


LANDSCAPE MAINTENANCE INFORMATION IN LANDSCAPE SPECIFICATIONS.

PERIMETER TREES HAVE BEEN RELOCATED THROUGHOUT SITE PER RETAINING WALL

PERIMETER TREES INTERIOR TREES





DEVELOPER LOVETT INDUSTRIAL, LLC 127 HOWELL ST DALLAS, TX 75207 (602) 999-3716 COLBY.EVERETT@LOVETTINDUSTRIAL.COM

**APPLICANT** KIMLEY-HORN AND ASSOCIATES, INC. 10101 REUNION PLACE, SUITE 400, SAN ANTONIO, TX 78216 (726) 610-3728 BLAINE.MIKULIK@KIMLEY-HORN.COM

LOVETT COPPELL BUSINESS PARK ZONED HC / REZONED PD-LI ,17.6949 AC LOTS 1, 2 & 3 ALTA/NSPS LAND TITLE SURVEY

P. HARMONSON SURVEY ABSTRACT NO. 604 CITY OF COPPELL DENTON COUNTY, TEXAS AUGUST 2023

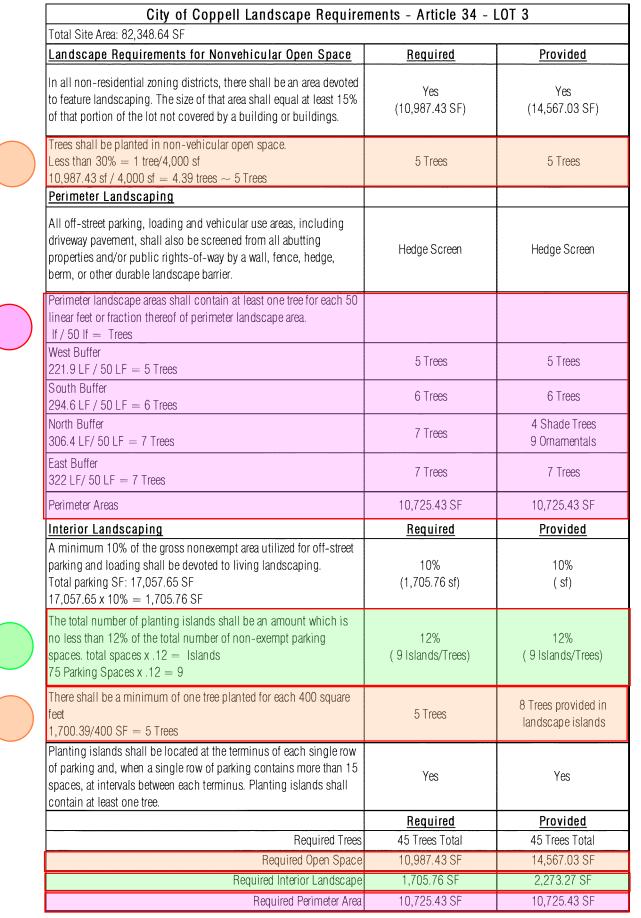
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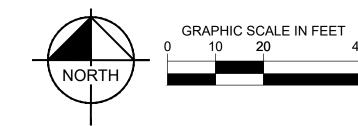
COPPELI

PREPARED FOR LOVETT INDUSTRIAL

LANDSCAPE PL 2 DETAIL PLAN RALL L

SHEET NUMBER LP 0.02





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## PLANT SCHEDULE LOT 3

NONVEHICULAR TREES

AVAILABLE RECORD DRAWINGS AND ABOVE GROUND

FIELD SURVEY DATA, THEREFORE THERE MAY BE

CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY
PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR
TO CONSTRUCTION AND USE CAUTION DURING

Call before you dig.

TREES	CODE	QTY	BOTANICAL / COMMON NAME	<u>R00T</u>	CAL	SIZE	REMARKS
	UP	18	ULMUS PARVIFOLIA / LACEBARK ELM	B & B	3" CAL.	14`-16` HT.	FULL AND MATCHING
	QV	10	QUERCUS VIRGINIANA / LIVE OAK	B & B	4" CAL.	14`-16` H.	FULL AND MATCHING
$\overline{\left\langle \cdot \right\rangle}$	LN	9	LAGERSTROEMIA X `NATCHEZ` / NATCHEZ CRAPE MYRTLE	CONT.	4" CAL.	8`-10` HT.	MULTI-TRUNK (3 STEMS MIN.), FULL AND MATCHING
	QS	8	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	14`-16` HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	<u>R00T</u>	SIZE	SPACING	REMARKS
$\odot$	IC	82	ILEX CORNUTA `DWARF BURFORD` / DWARF BURFORD HOLLY	CONT.	24" HT.	36" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	<u>REMARKS</u>
	SOD	25,990 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.

PERIMETER TREES **INTERIOR TREES** 

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CITY OF COPPELL DENTON COUNTY, TEXAS AUGUST 2023

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LOVETT COPPELL BUSINESS PARK

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PREPARED FOR LOVETT INDUSTRIAL

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LOVE

LANDSCAPE PI DETAIL PLAN RALL LOT

SHEET NUMBER LP 0.03