

LANDSCAPE DATA TABLE:

EXISTING AND PROPOSED:

- Perimeter Landscaping: 19,850 sq. ft. required, 21,908 sq. ft. provided.
 - Trees: 31 overstory required, 26 overstory provided, 16 understory provided.
- Interior Landscaping: 5,585 sq. ft. required, 7,181 sq. ft. provided.
 - Trees: 16 required, 23 overstory provided, 4 understory provided.
- Non-vehicular Landscaping: 16,604 sq. ft. required, 17,302 sq. ft. provided.
 - Trees: 23 required, 23 provided, (13 new trees and 10 existing trees)
- Percentage of Total Site Area devoted to landscaping: 84,248 sq. ft. = 44%
- Percentage of Total Site Area devoted to landscaping outside of gas easement: 40,248 sq. ft. = 21%

LANDSCAPE SITE DATA

TOTAL SITE AREA: 191,997 S.F. (4.408 ACRES)

GROSS PARKING AREA = 56,052 S.F.

INTERIOR LANDSCAPING = 7,181 S.F.

PERIMETER LANDSCAPING = 21,908 S.F.

NON VEHICULAR OPEN SPACE = 66,158 S.F. (35% OF SITE)

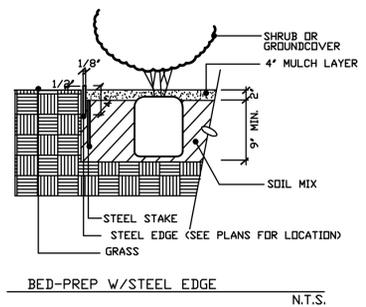
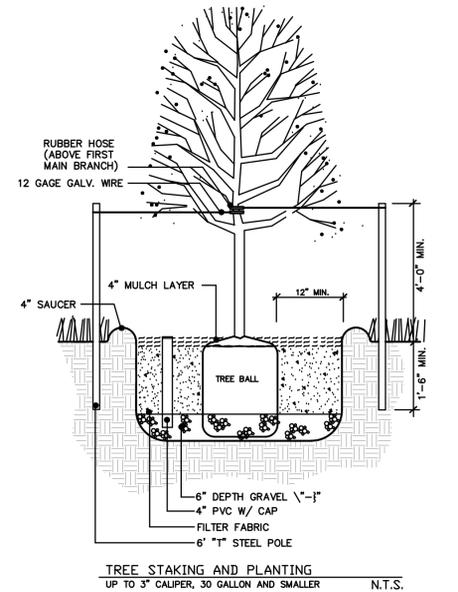
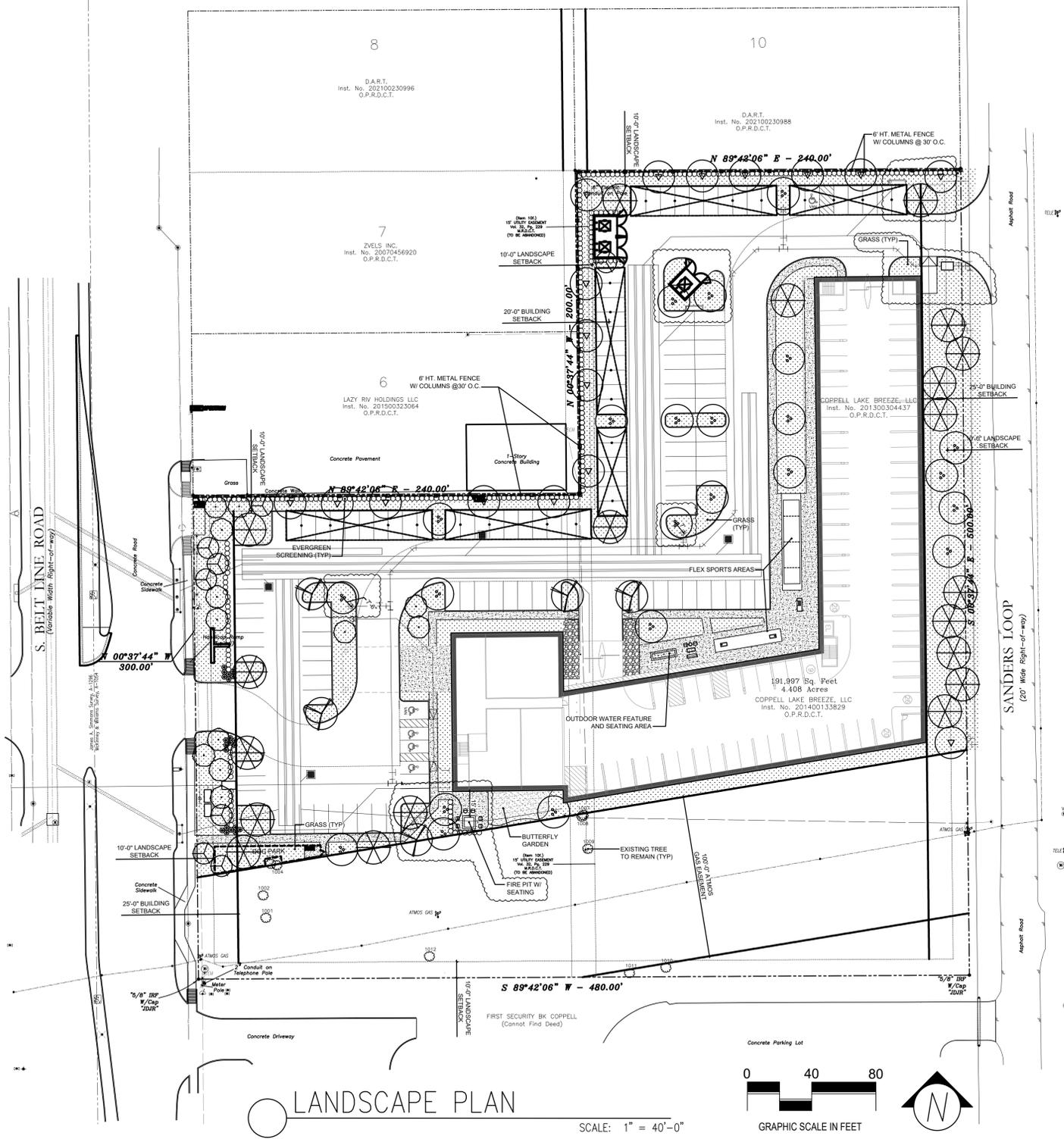
BLDG FOOTPRINT = 37,295 S.F.

LANDSCAPE 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, weeding, and other such activities common to the maintenance of landscaping. Landscaping 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 this season of the year. Plant materials which die shall be replaced with plant material of similar variety and size.

IRRIGATION NOTE

1. ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATION WITH AN AUTOMATIC IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED WITH THE BUILDING PERMIT.



PLANT SCHEDULE

SYMBOL	PLANT NAME	SIZE	QUAN.
CANOPY TREES			
⊗	LIVE OAK QUERCUS VIRGINIANA	3" CAL.	20
⊙	CEDAR ELM ULMUS CRASSIFOLIA	3" CAL.	23
▽	CHINESE PISTACHE PISTACIA CHINENSIS	3" CAL.	17
⊗	SHUMARD RED OAK QUERCUS SHUMARDII	3" CAL.	5
ACCENT TREES			
⊙	CREPE MYRTLE LAGERSTROEMIA INDICA	3" CAL.	12
⊗	YALUPON HOLLY - TREE FORM ILEX VOMITORIA	3" CAL.	8
SHRUBS			
○	DWF BURFORD HOLLY ILEX CORNUTA "BURFORDII"	5 GAL.	297
GROUND COVER			
⊞	BERMUDA GRASS	SOLID SOD	34,010 SF

OWNER/APPLICANT
Coppell Lake Breeze LLC
924 S Belt Line Rd
Coppell, Texas 75019
Phone (937) 219-4987
Contact: Kiranmai Yalamanchili

LANDSCAPE ARCHITECT
MECKS DESIGN GROUP
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TEXAS 75080
(972) 690-7474
BRANDON BOOHER
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LANDSCAPE PLAN
Coppell Heights, Lots 3, 4, 5, 11, 12, 13, 14 & 15
4.408 Acres
Inst. No. 201400133829
City of Coppell
Dallas County
AUGUST 23, 2023

ISSUES:

○	10-21-24	ISSUE FOR PERMIT
○		
○		
○		

REVISIONS:

△	11-12-24	CITY COMMENTS
△		
△		
△		

CLIENT:
DFW LAND REAL ESTATE
9111 Cypress Waters Blvd.
Suite 140
Coppell, TX 75019

LAKE BREEZE
COPELL HEIGHTS, LOTS 3, 4, 5, 11, 12, 13, 14, & 15
COPELL, TEXAS

mgd
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ISSUE FOR PERMIT

LAKE BREEZE

COPELL, TEXAS

JOB NUMBER: DFW-2301

LANDSCAPE PLAN

LPO.01