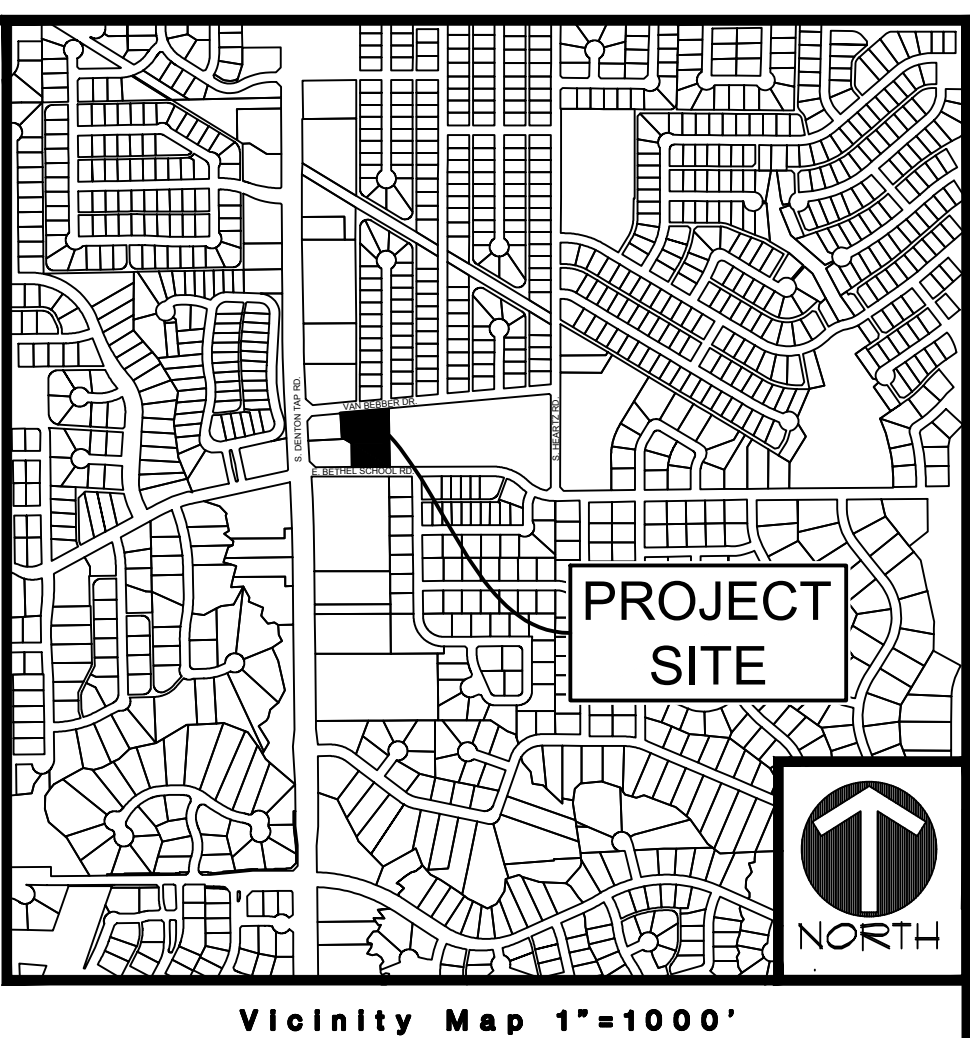
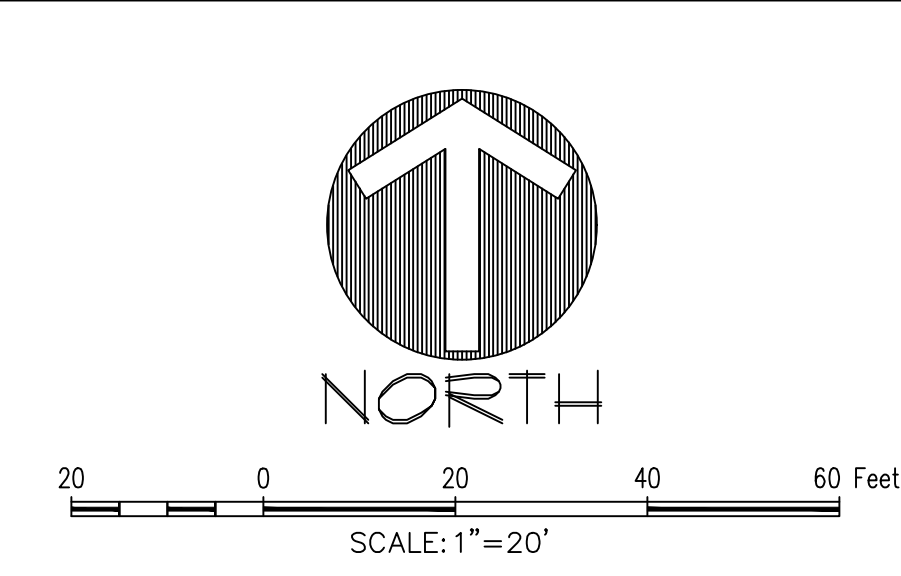


LEGEND

- (LO) LIVE OAK
Quercus virginiana
- (BO) BUR OAK
Quercus macrocarpa
- (RO) RED OAK
Quercus shumardii
- (CM) Crape Myrtle
Lagerstroemia indica
- (DWM) DWARF WAX MYRTLE
Myrica pauciflora
- BERMUDA SOD
- EXISTING TREE (REFER TO TREE CHART)
- EXISTING WAX MYRTLE SHRUB
- 6' BRICK WALL
- 6' ORNAMENTAL METAL FENCE W/ PUPPY PICKETS
- 6' OMEGA ARCHITECTURAL FENCE



TREE CHART

TREE #	CALIPER (")	COMMON NAME	BOTANICAL NAME	PROTECTED	REMOVED
100	6	Chinese Pistache	<i>Pistachia chinensis</i>	Yes	No
101	7	Chinese Pistache	<i>Pistachia chinensis</i>	Yes	No
102	7	Chinese Pistache	<i>Pistachia chinensis</i>	Yes	No
103	8	Chinese Pistache	<i>Pistachia chinensis</i>	Yes	No
104	6	Red Oak	<i>Quercus shumardii</i>	Yes	No
105	7	Red Oak	<i>Quercus shumardii</i>	Yes	No
106	6	Red Oak	<i>Quercus shumardii</i>	Yes	No
107	6	Red Oak	<i>Quercus shumardii</i>	Yes	No

*NOTE: NO TREES TO BE REMOVED.

LANDSCAPE DATA TABLE City of Coppell

LOT 4R, BLOCK A - 0.479 ac.		LOT 5, BLOCK A - 0.654 ac.		LOT 6, BLOCK A - 0.346 ac.	
PERIMETER LANDSCAPING		PERIMETER LANDSCAPING		PERIMETER LANDSCAPING	
Buffer Required	Buffer Provided	Sq. Ft. Required	Sq. Ft. Provided	Sq. Ft. Required	Sq. Ft. Provided
E. Bethel School Rd.:15'	15' Buffer	Vanbepber :15'	15' Buffer	Vanbepber :15'	15' Buffer
East Property Line:10'	10' Buffer	East Property Line:10'	10' Buffer	East Property Line:M.A.E.	M.A.E.
West Property Line:10'	10' Buffer	West Property Line: M.A.E.	M.A.E.	West Property Line: Existing Conditions	Existing Conditions
North Property Line:10'	Variance: 10' Buffer 5' Buffer within Parking Lot	South Property Line:10'	Variance: 10' Buffer 5' Buffer within Parking Lot	South Property Line:	N/A
Trees Required	Trees Provided	Trees Required	Trees Provided	Trees Required	Trees Provided
E. Bethel School Rd. 190/50= 4	4 Existing Trees	Vanbepber 145/50= 3	3 Trees	Vanbepber 104/50= 3	3 Trees
East Property Line:10' 109/50= 3	1 Tree + 2 provided in Interior	East Property Line: 196/50= 4	4 Trees	East Property Line: M.A.E.	M.A.E.
West Property Line:10' 104/50= 3	3 Existing Trees	West Property Line: M.A.E.	M.A.E.	West Property Line: Existing Conditions	Existing Conditions
North Property Line:10' 114/50= 3	3 Provided in interior	South Property Line: 114/50= 3	3 Provided in interior	South Property Line:	N/A
INTERIOR LANDSCAPING		INTERIOR LANDSCAPING		INTERIOR LANDSCAPING	
Sq. Ft. Required	Sq. Ft. Provided	Sq. Ft. Required	Sq. Ft. Provided	Sq. Ft. Required	Sq. Ft. Provided
10% of 6,421 = 642 sf	2,421 sf	10% of 5,325 = 532 sf	766 sf	No changes to existing	No changes to existing
Trees Required	Trees Provided	Trees Required	Trees Provided	Trees Required	Trees Provided
642/400 sf= 2 Trees	1 Existing + 1 New Trees = 2 Trees Total	532/400 sf= 2 Trees	4 New Trees	No changes to existing	No changes to existing
NON-VEHICULAR LANDSCAPING		NON-VEHICULAR LANDSCAPING		NON-VEHICULAR LANDSCAPING	
Sq. Ft. Required	Sq. Ft. Provided	Sq. Ft. Required	Sq. Ft. Provided	Sq. Ft. Required	Sq. Ft. Provided
15% of 15,809 sf =2,371 sf	5,852 sf 3,289 sf at front (56%)	15% of 23,887 sf =3,583 sf	13,369 sf 3,397 sf at front (25%)	No changes to existing	No changes to existing
Trees Required	Trees Provided	Trees Required	Trees Provided	Trees Required	Trees Provided
2,371/4,000=1 Tree	1 Tree	3,583/4,000=1 Tree	1 Tree	No changes to existing	No changes to existing
TOTAL SITE AREA DEVOTED TO LANDSCAPING:		TOTAL SITE AREA DEVOTED TO LANDSCAPING:		TOTAL SITE AREA DEVOTED TO LANDSCAPING:	
8,273/20,865 = 40 = 40% of Site		14,135/28,488 = 50 = 50% of Site		Not being developed at this time.	

PLANT LIST

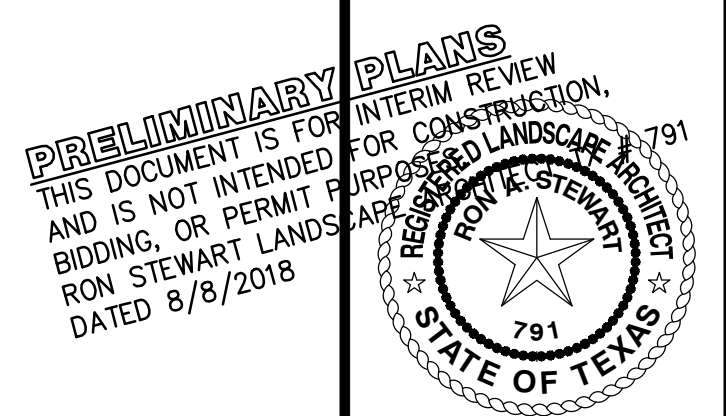
QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
7	LIVE OAK	<i>Quercus virginiana</i>	3" cal.	10'-12'	Per Plan	Single Trunk
11	BUR OAK	<i>Quercus muhlenbergi</i>	3" cal.	10'-12'	Per Plan	Single Trunk
4	RED OAK	<i>Quercus shumardii</i>	3" cal.	10'-12'	Per Plan	Single Trunk
1	CRAPEMYRTLE	<i>Lagerstroemia indica</i>	30gal.	7'-8'	Per Plan	Full
44	DWARF WAX MYRTLE	<i>Morella cerifera</i>	30gal.	30"	2'-0"	Full

*NOTES: ALL LANDSCAPED AREAS SHALL BE FULLY IRRIGATED AND AN IRRIGATION PLAN WILL BE REQUIRED WITH THE BUILDING PERMIT.

ANY PROPOSED LIGHTING WILL COMPLY WITH LIGHTING REGULATIONS.

Exhibit C 1 of 2

LANDSCAPE PLAN & TREE SURVEY



Drawn By: MH
Date: 07/18/2018
Scale: 1"=20'
Revisions:

OWNER/DEVELOPER
TKL REAL ESTATE INVESTMENT, INC.
505 ALMA DR.
PLANO, TX 75075
Ph. (469) 867-2933
Contact: M. WILLIAM TSAO
PD17-09-000180

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DOGGIES WONDERLAND
 115 VANBEBBER DRIVE
 PROPOSED ZONING: PD-217R3-C
 Lot 4R-6, Block A
 NORTHLAKE WOODLANDS CENTER ADDITION
 1479 Acres
 EDWARD A. CROW SURVEY, ABSTRACT NO. 901
 CITY OF COPPELL, TEXAS
 DENTON COUNTY, TEXAS

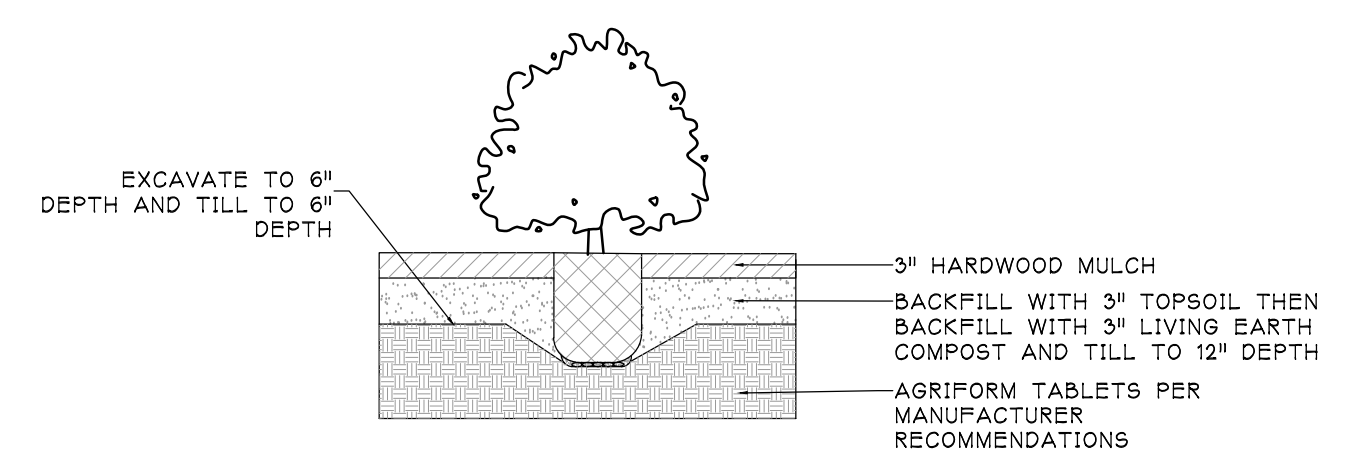
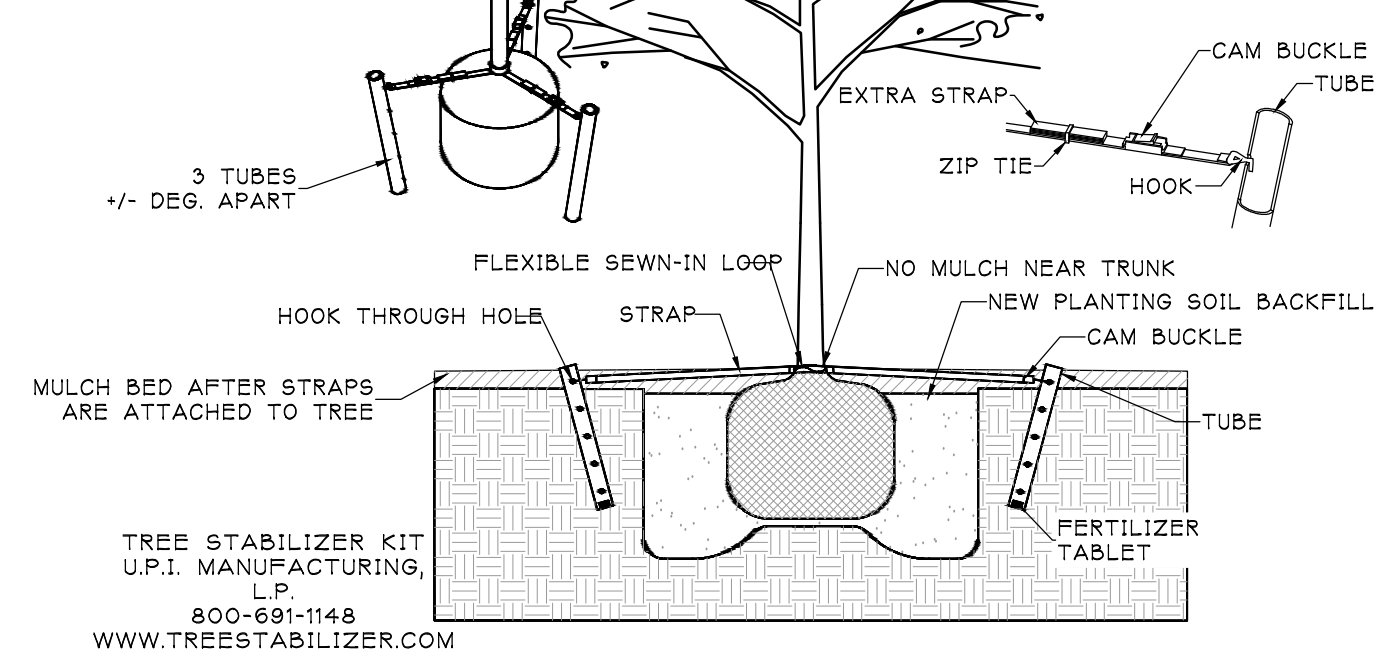
CONSULTANTS, LLC
 SITE PLANNING CIVIL ENGINEERING PLANNING
 LAND SURVEYING LANDSCAPE ARCHITECTURE
 111 Hillside Drive - Lewisville, TX 75057
 P: 972.436.9712 • F: 972.436.9715
 144 Old Town Blvd. North, Ste 2 - Argyle, TX 76226
 P: 940.240.1012 • F: 940.240.1028
 TBPE Firm No. 1798 TBLS Firm No. 10047700

LANDSCAPE NOTES:

- Contractor shall stake out tree locations and bed configuration for approval approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans.
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch.
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

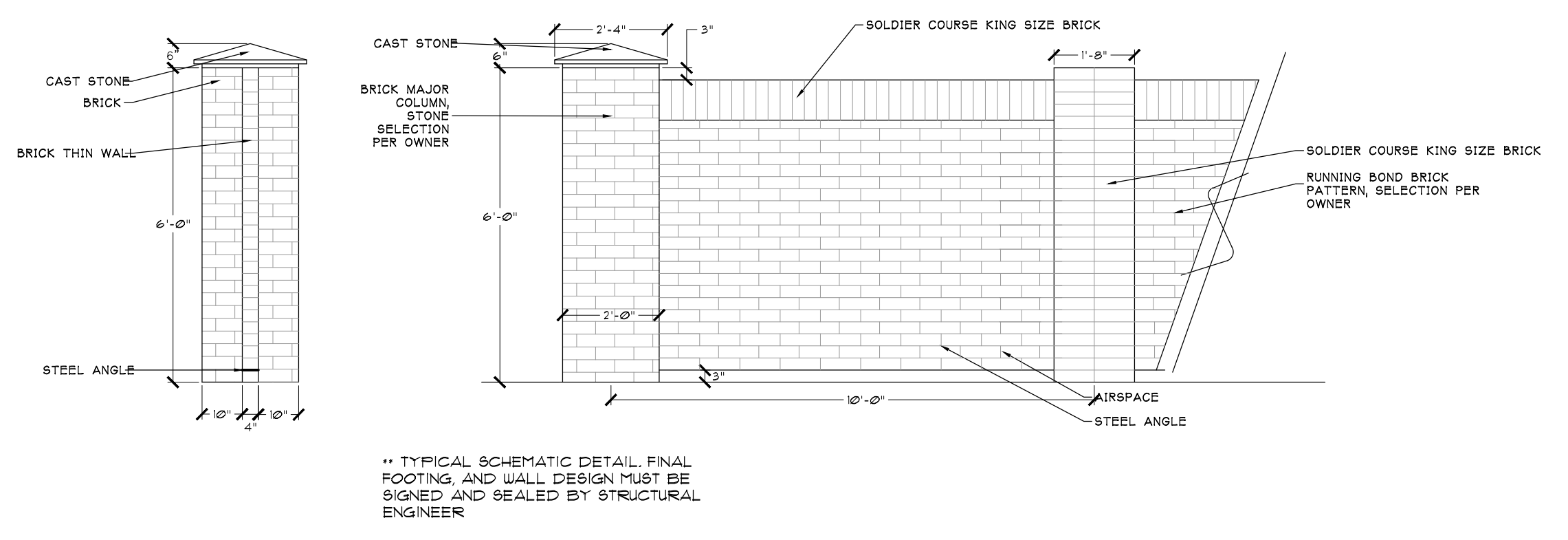
SPECIFICATIONS:

- TSK 20**
 3- 20" PERFORATED SCH. 40 PVC TUBES
 3- 6" HARNESSES WITH SEWN-IN LOOP
 3- CAM BUCKLES W/ HOOK
 3- ZIP TIES
 3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS
- TSK 36**
 3- 36" PERFORATED SCH. 40 PVC TUBES
 3- 6" HARNESSES WITH SEWN-IN LOOP
 3- CAM BUCKLES W/ HOOK
 3- ZIP TIES
 3- 20-10-5 2 YEAR TIME RELEASE FERTILIZER TABLETS

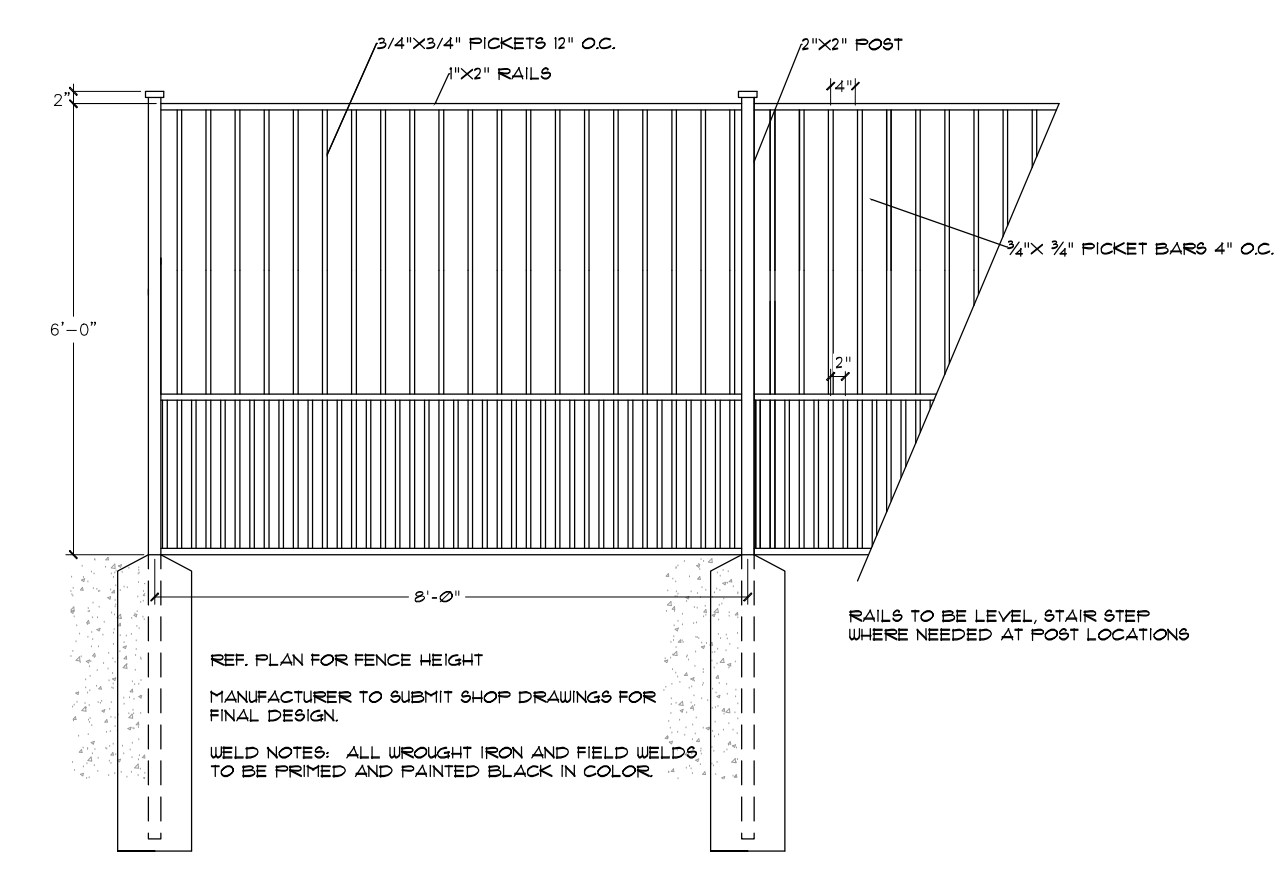


1. TREE STAKING DETAIL

2. SHRUB DETAIL



3. 6' BRICK WALL



4. 6' ORNAMENTAL METAL FENCE W/ PUPPY PICKETS

OMEGA ARCHITECTURAL PANELS MOUNTED ON SQUARE POSTS (HEIGHT 6' H)
 Panneaux Omega Architecturale sur poteaux carrés (grandeur 6' H)

REVISION 01

Panel / Panneau 6' (42 lbs/19.1 kg)
 92 3/4" [2356mm] ext.

Universal Collar / Attache Universelle

1 31/32" [50mm] o/c
 1" [25.4mm]
 6" [152.4mm]
 6 ga / jauge [24.88mm]

70" [1778mm]

Système de Clôtures Omega II Tel: 450-686-9600
 1735 boul. St-Elzéar Ouest 1-800-836-6342
 Laval, Quebec Fax: 450-681-5318
 H7L 3N6 www.omegafence.com

5. OMEGA FENCE DETAIL (INTERIOR DOG AREA FENCE)
 SCALE: NOT TO SCALE

OMEGA ARCHITECTURAL SINGLE SWING GATE MODEL GPM20
 Barrière Omega Architecturale à battant simple modèle GPM20

REVISION 01

GATE POST DIMENSIONS		
PANEL (H)	OPENING	POST
4', 5' & 6'	3' to 8'	3" x 3" 11 ga
8'	3' to 7'	3" x 3" 11 ga
4'	9' to 16'	4" x 4" 11 ga
5'	9' to 13'	4" x 4" 11 ga
6'	9' to 12'	4" x 4" 11 ga
8'	8' to 9'	4" x 4" 11 ga
5'	14' to 16'	6" x 6" 3/4"
6'	13' to 30'	6" x 6" 3/4"
8'	10' to 26'	6" x 6" 3/4"

Grandeur des poteaux de porte		
Panneau (H)	Ouverture	Poteau
4', 5' & 6'	3' à 8'	3" x 3" 11 ga
8'	3' à 7'	3" x 3" 11 ga
4'	9' à 16'	4" x 4" 11 ga
5'	9' à 13'	4" x 4" 11 ga
6'	9' à 12'	4" x 4" 11 ga
8'	8' à 9'	4" x 4" 11 ga
5'	14' à 16'	6" x 6" 3/4"
6'	13' à 30'	6" x 6" 3/4"
8'	10' à 26'	6" x 6" 3/4"

2.8875" [89mm] GATE POST

2" [51mm]

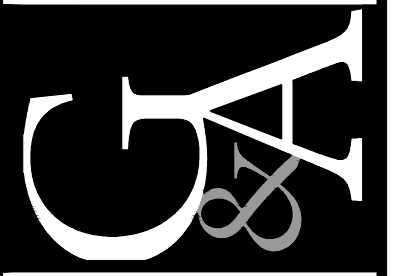
APPROX 36" [914mm]

Omega II Fence Systems Tel: 450-686-9600
 1735 Blvd. St-Elzéar West 1-800-836-6342
 Laval, Quebec Fax: 450-681-5318
 H7L 3N6 www.omegafence.com

6. OMEGA FENCE DETAIL (INTERIOR DOG AREA FENCE)
 SCALE: NOT TO SCALE

Exhibit C
2 of 2

SITE PLANNING CIVIL ENGINEERING PLANNING
CONSULTANTS, LLC
 LAND SURVEYING LANDSCAPE ARCHITECTURE
 111 Hillside Drive - Lewisville, TX 75057
 P: 972-436-9712 • F: 972-436-9715
 144 Old Town Blvd. North, Ste 2 - Argyle, TX 76226
 P: 940-240-1012 • F: 940-240-1028
 TBPE Firm No. 1798 TBLAS Firm No. 10047700



DOGGIES WONDERLAND
 115 VANNEBERG DRIVE
 PROPOSED ZONING: PD-21TR2-C
 Lot 4R-6, Block A
 NORTHLAKE WOODLANDS CENTER ADDITION
 1479 Acres
 EDWARD A. CROW SURVEY, ABSTRACT NO. 901
 CITY OF COPPELL, TEXAS
 DENTON COUNTY, TEXAS

LANDSCAPE DETAILS

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW
 AND IS NOT INTENDED FOR CONSTRUCTION,
 BIDDING, OR PERMIT APPLICATIONS.
 RON STEWART LANDSCAPE ARCHITECT
 DATED 8/8/2018

Drawn By: MH
Date: 07/18/2018
Scale: #####
Revisions:

OWNER/DEVELOPER
 TKL REAL ESTATE INVESTMENT, INC.
 605 ALMA DR.
 PLANO, TX 75075
 Ph: (489) 887-2933
 Contact: M. WILLIAM TSAO

PD17-09-000180

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File: J:\17132\17132.dwg, Plot: 8/18/2018 3:38 PM, by Megan Webster, Sheet: 8/18/2018 3:38 PM, by Megan