

LANDSCAPE REQUIREMENTS - CITY OF COPPELL

DPS GLOBAL COPPELL			
ZONING : LI			
TOTAL LOT AREA: .97 ACRE (42,367 SF)			
PD REQUIREMENTS		COMMENTS	
PER THE LI, REQUIREMENTS FOR LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF COPPELL CODE OF ORDINANCES FOR THE SIZE AND TYPE OF USE PROPOSED.		CHAPTER 12, ARTICLE 34	
GENERAL LANDSCAPE REQUIREMENTS - (GREATER THAN 5 ACRES)			
REQUIRED LANDSCAPED AREA (2 ACRES OR LESS)	REQUIRED	PROVIDED	COMMENTS
MAXIMUM OF 30% SHALL BE REQUIRED LANDSCAPE AREA, AND MAXIMUM OF 5% MAY BE ENHANCED PAVING	MAX .29 ACRES OF LANDSCAPE, AND .04 ACRES OF ENHANCED PAVING	.29 ACRES OF LANDSCAPE 0 ACRES OF ENHANCED PAVING	SEC. 12-34-10
PARKING LOT INTERIOR	REQUIRED	PROVIDED	COMMENTS
MINIMUM 10% OF THE GROSS NONEXEMPT AREA	.03 ACRES OF LANDSCAPE	.29 ACRES OF LANDSCAPE	SEC. 12-34-8 B
MINIMUM (ONE) TREE FOR EACH 400 SQ OF REQUIRED INTERIOR	29 TREES	29 TREES	
(ONE) ISLAND FOR EACH 15 PARKING SPACES, AND CONTAIN AT LEAST ONE TREE	6 ISLANDS, 6 TREES	6 ISLANDS, 6 TREES	
PERIMETER LANDSCAPING	REQUIRED	PROVIDED	COMMENTS
SCREENING FROM ALL ABUTTING PROPERTIES AND/OR PUBLIC RIGHT OF WAYS. CONTAIN AT LEAST (ONE) TREE PER 50 LINEAR FEET	LANDSCAPED SCREENING, 14 TREES	LANDSCAPED SCREENING, 14 TREES	SEC. 12-34-8 B
ALL LANDSCAPE IMPROVEMENTS AND CALCULATIONS ARE BASED ON THE LIMITS OF DISTURBANCE. ENTIRE SITE SHOWN FOR CLARITY.			

Exhibit C

PLANTING GENERAL NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.

ALL PROPOSED LANDSCAPED AREAS SHALL HAVE FULL IRRIGATION AND IRRIGATION PLANS WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE/COND.	QTY
	QUERCUS SHUMARDII / SHUMARD OAK FULL, MATCHING	3" CAL.	14
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" CAL.	12
	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL.	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL	15
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	QTY
	BOUTELOUA DACTYLOIDES / BUFFALO GRASS	50D	8,213 SF
	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	4" POT	482 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	STEEL EDGING	4/L2.01	

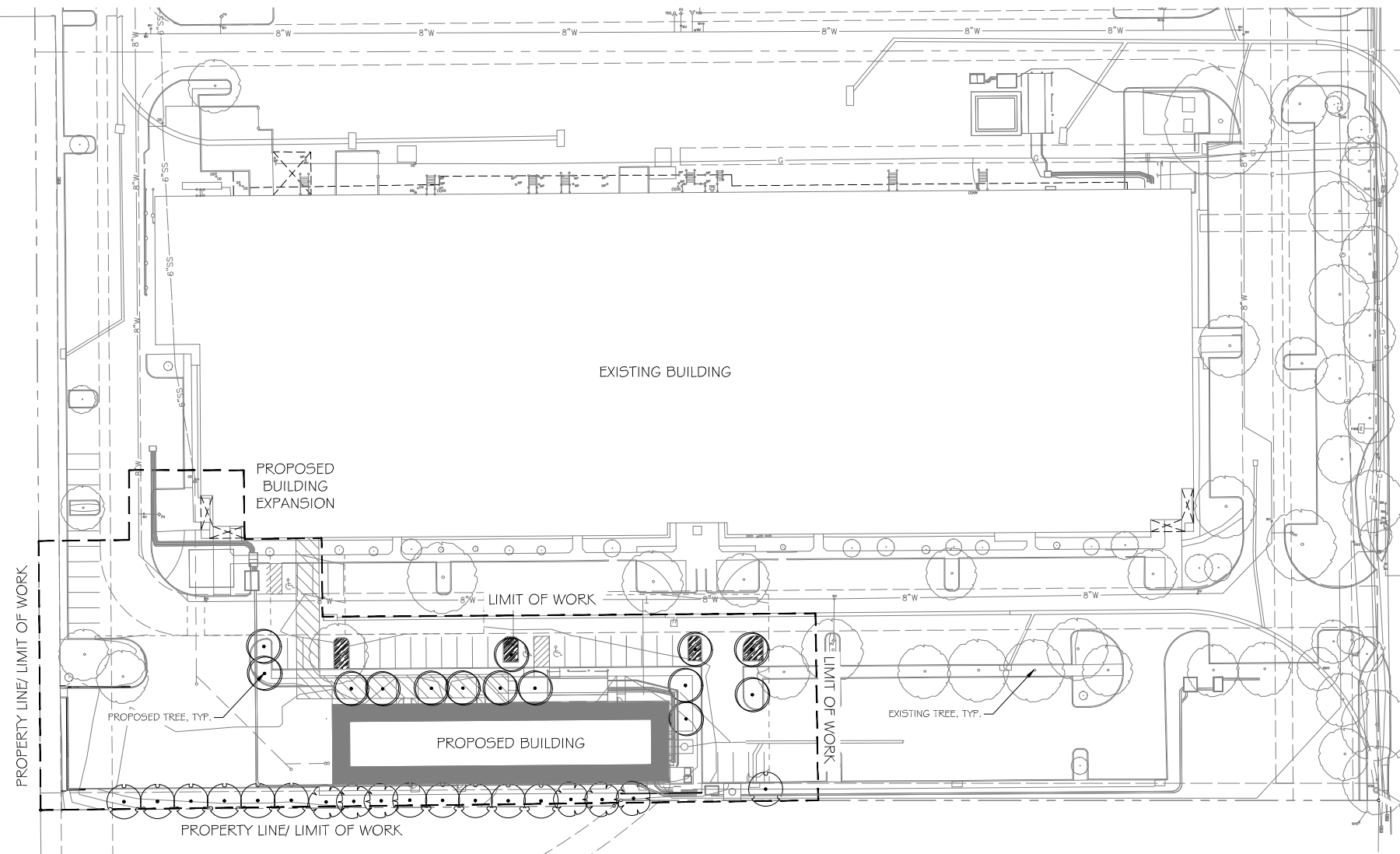
OWNER:
ASTRA ZENECA PHARMACEUTICALS
508 WRANGLER DR
COPPELL, TX 75019
CONTACT: SCARLETT V. GONZALEZ
PHONE: 647-295-1432
EMAIL: scarlett.gonzalez@astrazeneca.com

APPLICANT:
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FRAMINGHAM, MA 01701
CONTACT: AIDAN COLEMAN
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ENGINEER:
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7557 RAMBLER ROAD, SUITE 1400
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CONTACT: MATT DRAKE, PE
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LANDSCAPE ARCHITECT:
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118 N. OHIO STREET
CELINA, TX 75009
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PHONE: (469)-734-6764
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INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
TRICIA A. WOLIVER
TEXAS REGISTRATION NUMBER 2225



ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)
THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

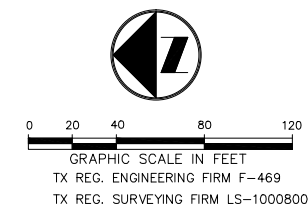
NO.	DATE	REVISION
2	08/08/2023	SITE PLAN RESUBMITTAL
1	07/18/2023	SITE PLAN SUBMITTAL

Pacheco Koch
a Westwood company
118 N. OHIO STREET
CELINA, TX 75009
214.451.2765

OVERALL PLANTING PLAN
SITE PLAN - TANK FARM ADDITION
508 WRANGLER DR. COPPELL, TX 75019 & BEING A
PORTION OF LOT 3R-1, BLK 8 PARK WEST COMM CTR
CITY OF COPPELL, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	NTH	AUG. 2023	AS SHOWN			L2.00

1 OVERALL PLANTING PLAN
1" = 40'-0"



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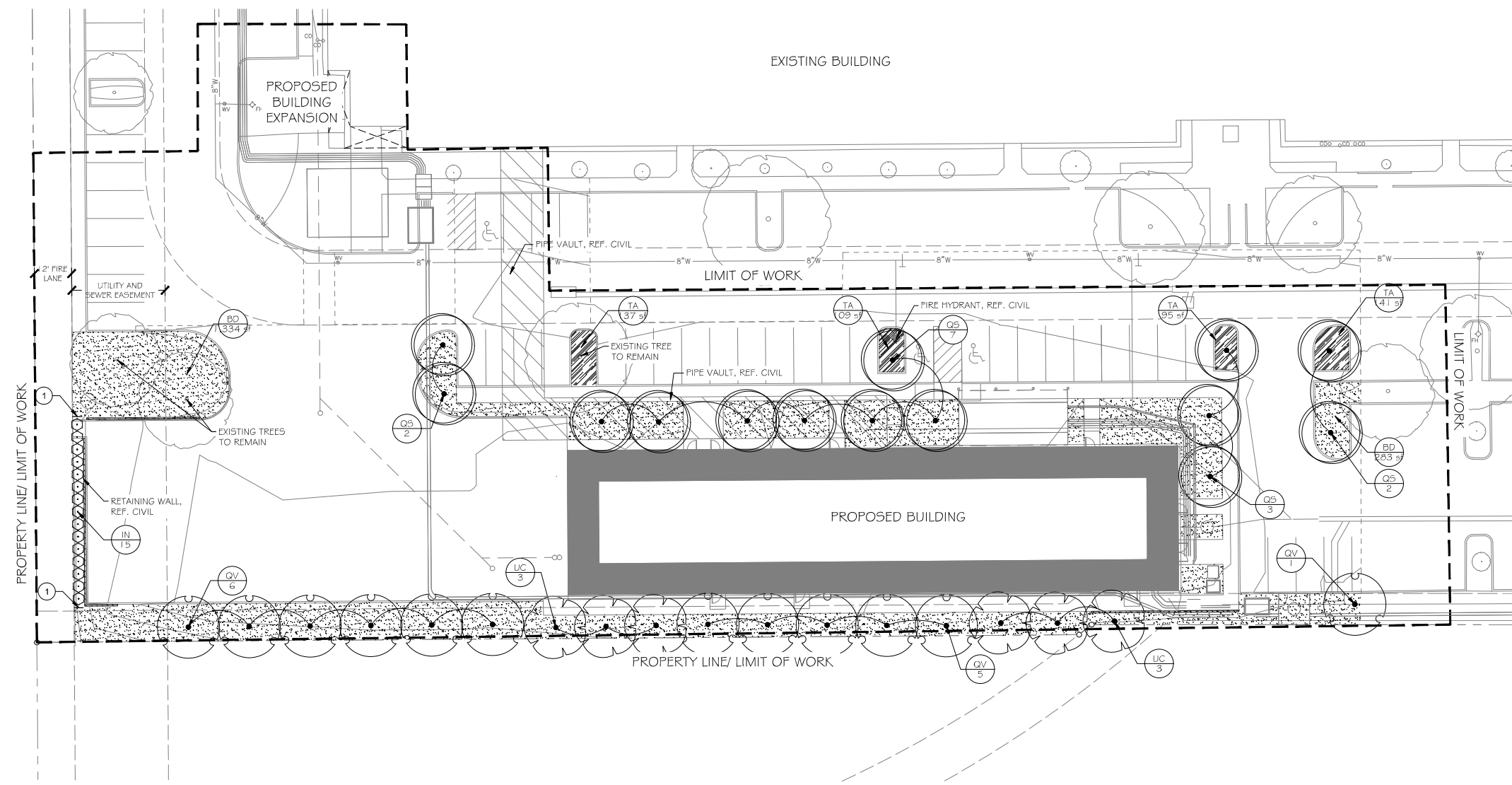
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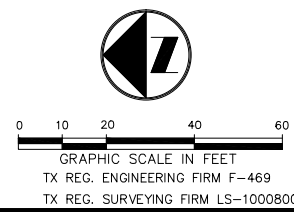
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