

98090624-LA - New - e550e - e5438 - Landscape - x8b - e54e1 - x1Wp - x3Swr - p9Pnot - x3Sm-1
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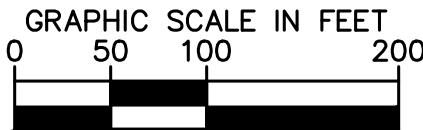
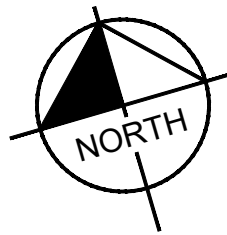
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
TREES							
	UC	40	ULMUS CRASSIFOLIA / CEDAR ELM	B & B	4" CAL.	14'-16" HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QM	46	QUERCUS MUhlenBERGII / CHINQUAPIN OAK	B & B	4" CAL.	14'-16" HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	LO	49	QUERCUS LACEYI / LACEY OAK	B & B	4" CAL.	14'-16" HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QV	63	QUERCUS VIRGINIANA / LIVE OAK	B & B	4" CAL.	14'-16" HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	QS	42	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	14'-16" HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
SHRUBS							
	IC	998	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	CONT.	24" HT.	36" O.C.	FULL AND MATCHING
SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
AGGREGATE							
	RR	779 SF	/ RIVER ROCK	N/A	N/A	N/A	3"-5" COBBLE SIZE, LOCALLY SOURCED.
TURF/GRASSES							
	SOD	205,011 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS
	SEED	82,914 SF	CYNODON DACTYLON / CYNODON DACTYLON	N/A	N/A	N/A	HYDROSEED

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

PLANTING NOTES:

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- 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.
- 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.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- 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.
- 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 SCHEDULE.
- CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
- ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
- PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
- PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- 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.
- 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').
- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
- 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.



City of Coppell Landscape Requirements - Article 34		
Total Site Area: 1,120,089.26 SF		
Zoning: PD-221R4R-LI		
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.	15% (102,795.71 SF)	32.6% (223,370.77 SF)
Trees shall be planted in non-vehicular open space. 30% - 40% = 1 tree/3,000 sf 223,370.77 sf / 3,000 sf = 74.46 trees ~ 75 Trees	75 Trees	75 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 lf = Trees		
SouthWest Buffer 2314.39 LF / 50 LF = 46.29 Trees	47 Trees	47 Trees
North Buffer 1486.11 LF / 50 LF = 29.72 Trees	30 Trees	30 Trees
East Buffer 1371.24 LF / 50 LF = 27.42 Trees	28 Trees	28 Trees
Perimeter Areas	77,565 SF	77,565 SF
Interior Landscaping	Required	Provided
A minimum 10% of the gross nonexempt area utilized for off-street parking and loading shall be devoted to living landscaping. Total parking SF: 116,895 SF 116,895 x 10% = 11,689.5 SF	10% (11,689.5 SF)	16.89% (19745.85 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 356 Parking Spaces x .12 = 42.7 ~ 43	12% (43 Islands/Trees)	13.2% (47 Islands/Trees)
There shall be a minimum of one tree planted for each 400 square feet 6,656.69/400 SF = 16.6 Trees	17 Trees	17 Trees
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	240 Trees	240 Trees
Required Open Space	102,795.71 SF	223,370.77 SF
Required Interior Landscape	11,689.5 SF	19745.85 SF
Required Perimeter Area	77,565 SF	77,565 SF

Kimley»Horn

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FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
BLAINE D. MIKULIK
L.A. No. 3486 DATE: 02/10/2026

KHA PROJECT
060066300
DATE
FEB 2026
SCALE AS SHOWN
DESIGNED BY LC
DRAWN BY LC
CHECKED BY BDM

NATERRA WORLD HQ
PREPARED FOR
NATERRA INTERNATIONAL INC.
COPPELL TEXAS

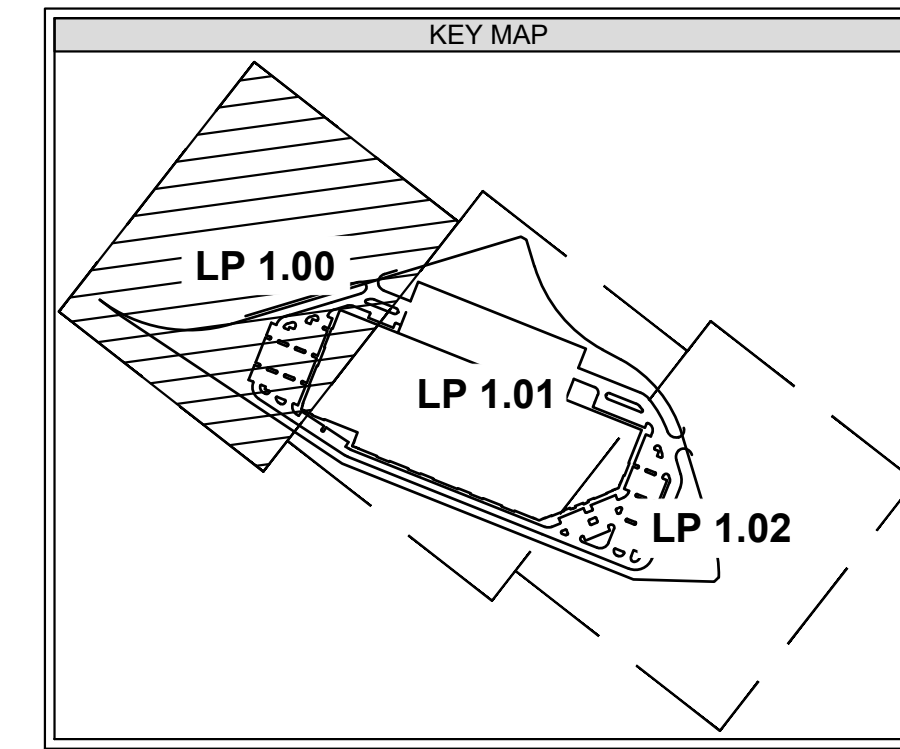
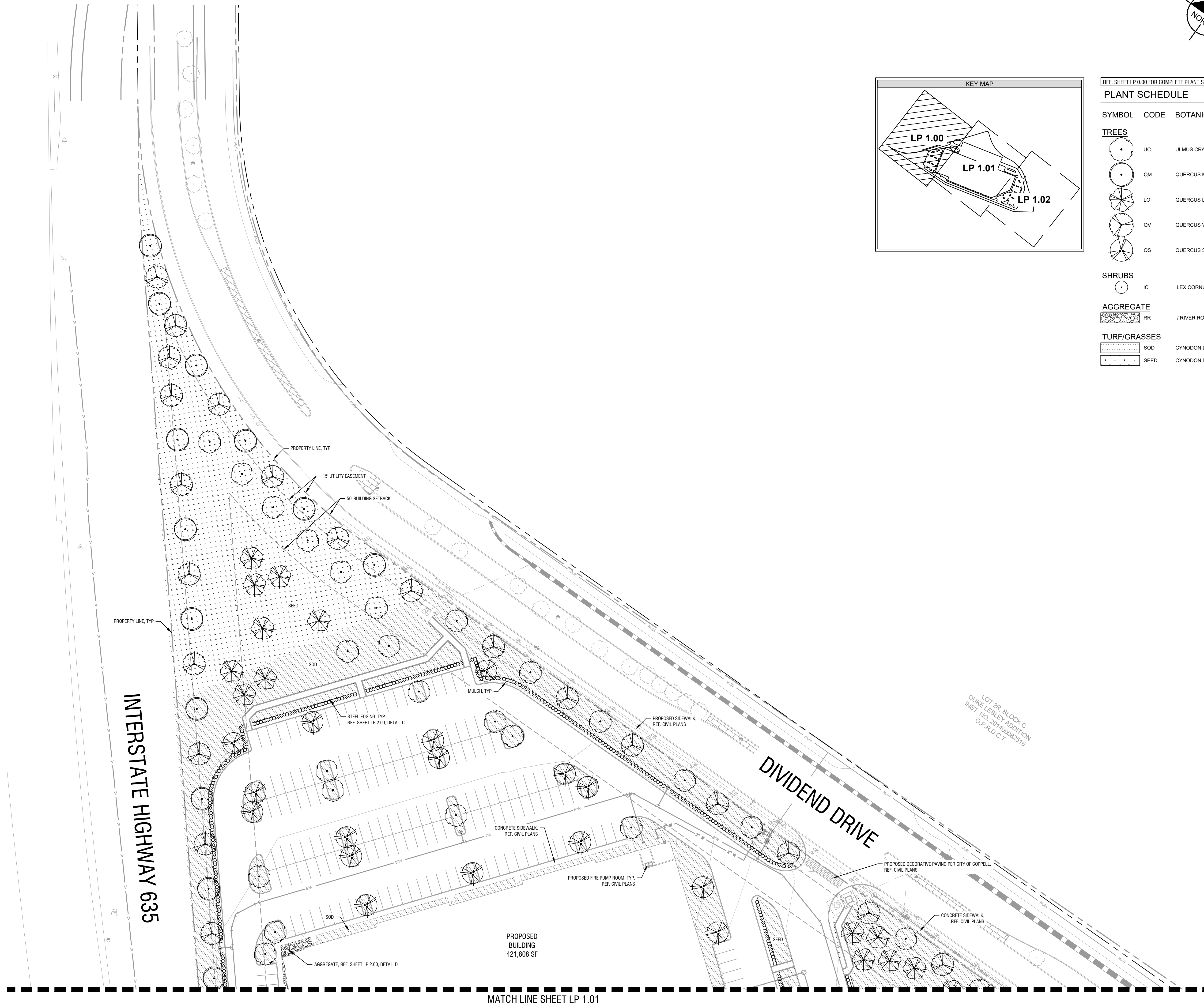
OVERALL LANDSCAPE
PLAN

SHEET NUMBER
LP 0.00

DEVELOPER AND OWNER
JIN K. SONG
NATERRA INTERNATIONAL, INC
601 FRITZ DR., COPPELL, TX 75019
(214) 422-2549
JSONG@NATERRA.COM

APPLICANT
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SAN ANTONIO, TX 78259
(726) 610-3728
BLAINE.MIKULIK@KIMLEY-HORN.COM

SITE PLAN NATERRA WORLD HQ
ZONED PD-221R4R-LI
PROPOSED ZONING PD-221R4R2-LI
25.411 AC, LOT 1
1581 POINT WEST BLVD
ALTA/NSPS LAND TITLE SURVEY
CORDELIA BOWEN
ABSTRACT NO. 56 PG. 405
CITY OF COPPELL
DALLAS COUNTY, TEXAS
FEBRUARY 10, 2026



PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
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TREES

	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	QM	QUERCUS MUHLENBERGII / CHINQUAPIN OAK
	LO	QUERCUS LACEYI / LACEY OAK
	QV	QUERCUS VIRGINIANA / LIVE OAK
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK

SHRUBS

IC ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY

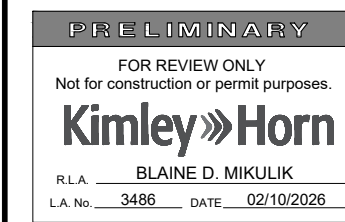
AGGREGATE RR / RIVER ROCK

TURF/GRASSES

	SOD	CYNODON DACTYLON / BERMUDA GRASS
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

Kimley»Horn

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KHA PROJECT 060066300	DATE FEB 2026	SCALE AS SHOWN	DESIGNED BY LC	DRAWN BY LC	CHECKED BY BDM
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NATERRA WORLD HQ
PREPARED FOR
NATERRA INTERNATIONAL INC.

COPPELL
TEXAS

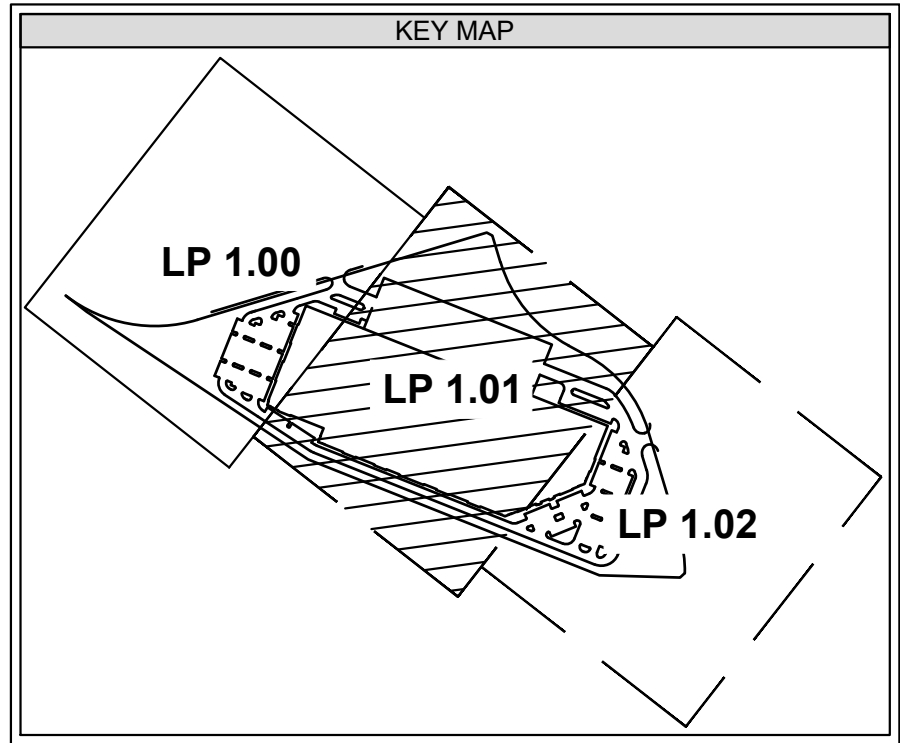
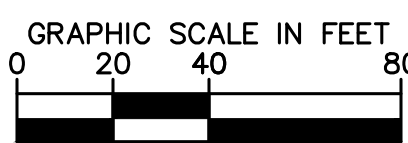
LANDSCAPE PLAN

SHEET NUMBER
LP 1.00

REVISIONS

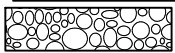
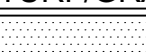
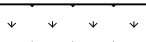
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REF. SHEET LP 0.00 FOR COMPLETE PLANT SCHEDULE

PLANT SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>BOTANICAL / COMMON NAME</u>
TREES		
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	QM	QUERCUS MUHLENBERGII / CHINQUAPIN OAK
	LO	QUERCUS LACEYI / LACEY OAK
	QV	QUERCUS VIRGINIANA / LIVE OAK
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
SHRUBS		
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
AGGREGATE		
	RR	/ RIVER ROCK
TURF/GRASSES		
	SOD	CYNODON DACTYLON / BERMUDA GRASS
	SEED	CYNODON DACTYLON / CYNODON DACTYLON

