

Landscape Notes

1. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. 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.
4. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
5. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
6. TREES SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM ANY UTILITY LINE AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3) CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
7. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
8. TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
9. TREES PLANTED ON SLOPES WILL HAVE THE SOIL STRAIN AT AVERAGE GRADE OF SLOPE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3) CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
10. 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, DEER NOTICED, OR REMOVED.
11. ALL PLANT MATERIAL SHALL BE PLANTED FREE OF TRASH, LITTER AND WEEDS.
12. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OWNERS SPRAY ON STREETS AND WALKS IS PROHIBITED.
14. ALL HYDROSEED, SOD AND PLANTING BED AREAS TO HAVE BIOSOL FORTÉ 7-2-1 FERTILIZER APPLIED AT MANUFACTURERS RATE.

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. Landscaped 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 the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size.

Landscape

Quantity	Symbol	Description	Comments
3987		Bermuda Grass	Sq. Ft. Solid Sod
1189		Weeping Love Grass	Each, Plug, or Hydroseed
Shrubs			
21		Waxleaf Privet 7 Gallon	Minimum 30 in ht at planting
Trees			
12		Existing Tree	Preserve
2		Elm, Cedar 3 in. cal min	3 in. cal min
7		Oak, Southern Live	3 in. cal min
1		Holly, Weeping Yaupon	8 ft. - 10 ft. Full to Ground

Site Data:

Existing Zoning: C
 Proposed Use: Office/Medical
 Square Footage: 3,035, single tenant
 Building Height: 22'
 Lot size: 30,519, Coverage = 9.8%
 Floor area ratio = 1:5.66
 Parking:
 Parking required 3,035 sf / 300 = 11 spaces Office
 / 200 = 16 spaces Retail
 / 175 = 18 spaces Medical
 Parking provided = 18 spaces

Owner:

Moran Capitol, LLC
 82114 Westchester Dr, Ste 550
 Dallas, TX 75225
 Attn: Cameron Ledune
 214-520-9000
 cll@morancap.com

Applicant:

Cates-Clark & Associates, LLP
 14800 Quorum Drive, Suite 200
 Dallas, Texas 75254
 Attn: Daniel Stewart
 972-385-2272
 dstewart@cates-clark.com

LANDSCAPE AREA	
Total Lot Size - 16,864.52 Square Feet	
Landscape Area Required	5059.2 Square Feet
Landscape Area Provided	33,549%

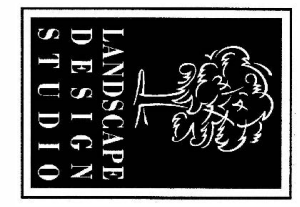
PERIMETER LANDSCAPE	
1 Tree for each 50 feet of frontage	
Frontage Length	97.25 Feet
Frontage Trees Required	2 Trees
Frontage Trees Provided	2 Trees

INTERIOR LANDSCAPING
 7,128 Sq. Ft. gross nonempt area utilized for off-street parking and loading.
 1 Tree / each 400sq. Ft. of req. interior landscape area
 Interior Landscaping Provided
 955 Square Feet
 2 Trees

NON-VEHICULAR LANDSCAPING	
30% of Site Required = 5059.2 Sq. Ft.	
1 Tree per 3000 Sq. Ft. Required = 2 Trees	
Non-vehicular Open Space Provided	23,109%
Non-vehicular Open Space Provided	3,879 Sq. Ft.
Trees Provided	15 Trees

Note:
 Tree Mitigation for the site has been previously provided Per PD-214-R2-C

Landscaping shall be irrigated.



LANDSCAPE DESIGN STUDIO
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 Dallas, TX 75252
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LANDSCAPE PLAN

DENTON TAP COMMERCIAL
 LOT 3, BLOCK A, ARBOR MANORS
 0.70 AC / PD-214R-C

ABS, 301, EDWARD A. CROW SURVEY
 CITY OF COPPELL, DALLAS COUNTY, TEXAS

DESIGN DRAWN DATE SCALE NOTES FILE NO.
 COA COA 09/28/18 1"=20' 7/18 096-004 L-1

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