

EXISTING AND PROPOSED:

- Perimeter Landscaping: 19,850 sq. ft. required, 21,064 sq. ft. provided.
 - Trees: 31 understory required.
26 overstory provided, 15 understory provided.
- Interior Landscaping: 6,545 sq. ft. required, 7,892 sq. ft. provided.
 - Trees: 16 required.
24 overstory provided, 5 understory provided.
- Non-vehicular Landscaping: 13,225 sq. ft. required 13,502 sq. ft. provided
 - Trees: 23 required, 23 provided. (13 new trees and 10 existing trees)
- Percentage of Total Site Area devoted to landscaping: 76,893 sq. ft. = 40%
- Percentage of Total Site Area devoted to landscaping outside of gas easement: 32,892 sq. ft. = 17%

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

GROSS PARKING AREA = 65,851 S.F.

INTERIOR LANDSCAPING = 7,892 S.F.

PERIMETER LANDSCAPING = 21,064 S.F.

NON VEHICULAR OPEN SPACE = 66,840 S.F. (35% OF SITE)

BLDG FOOTPRINT = 36,343 S.F.

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.

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

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
	YAUPOON HOLLY - TREE FORM ILEX VOMITORIA	3" CAL.	8
SHRUBS			
	DWF BURFORD HOLLY ILEX CORNUTA "BURFORDII"	5 GAL.	254
GROUNDCOVER			
	BERMUDA GRASS	SOLID SOD	40,100 SF

Coppell Heights, Lots 3, 4, 5, 11, 12, 13, 14 & 15
4.408 Acres
Inst. No. 201400133829
City of Coppell
Dallas County

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

LAKE BREEZE SENIOR LIVING
COPPELL HEIGHTS, LOTS 3, 4, 5, 11, 12, 13, 14, & 15
COPPELL, TEXAS



**ISSUE FOR
PERMIT**

LAKE BREEZE SENIOR LIVING

COPPELL, TEXAS

JOB NUMBER: DFW-2301

LANDSCAPE PLAN

LP0.01