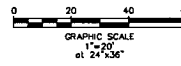


CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT THE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
TEXAS ONE CALL SYSTEMS
1-800-255-5500
LOVE STAR NOTIFICATION CENTER
1-800-569-5244 EXT. 5

BEFORE YOU DIG.



CITY OF COPPELL LANDSCAPE CALCULATIONS			
AREA			
INTERIOR LANDSCAPE	10% OF GROSS OFF STREET PARKING		
	REQUIRED	PROVIDED	
	1,141 SF X 10% = 114 SF		318 SF
	1 TREE PER 400 SF OF REQUIRED LANDSCAPE		
	REQUIRED	PROVIDED	
PERIMETER LANDSCAPE	114 SF / 400 SF = 1 TREE		2 TREES
	ISLANDS GREATER THAN 1/2% OF PARKING SPACES		
	REQUIRED	PROVIDED	
	11 SPACES X 12% = 1 ISLAND		3 ISLANDS
	1 TREE PER 50 LF		
NON VEHICULAR LANDSCAPE	REQUIRED	PROVIDED	
	100 LF / 50 = 2 TREES		2 TREES
	147 LF / 50 = 3 TREES		3 TREES
	PARKING LOT SCREENING	PARKING LOT SCREENING	
	15% OF SITE (LESS BUILDINGS) SHALL BE LANDSCAPE		
PARKING LOT SCREENING	REQUIRED	PROVIDED	
	(14,813-8800) X 15% = 1,236 SF		3,080 SF
	50% OF LANDSCAPE AREA SHALL BE IN FRONT YARD		
	REQUIRED	PROVIDED	
	1,236 X 50% = 620 SF		1,415 SF
PARKING LOT SCREENING	1 LARGE SHADE TREE AT TERMINUS OF PARKING ROWS		
	REQUIRED	PROVIDED	
	100 LF / 50 = 2 TREES		2 TREES
	147 LF / 50 = 3 TREES		3 TREES
	PARKING LOT SCREENING	PARKING LOT SCREENING	

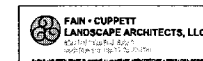
1. ALL REQUIRED LANDSCAPE SHALL BE IRRIGATED BY AN UNDERGROUND IRRIGATION SYSTEM WITH FERTILE AND MOISTURE SENSORS, APPROVED BY ADMINISTRATOR.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK".
3. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED BY DEVELOPER/OWNER OF THE LAND AT ALL TIMES.

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELESCOPE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRUIES AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL BAB PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD BAB PLANTS FOR LATE SEASON INSTALLATION.
16. BEHIND ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERNS MAY NOT BE SHOWN ON GRADING PLAN.)
17. PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
⊗	4	Laintu	Lagerstroemia indica 'Tuscarora'	'Tuscarora' crape myrtle	45-Gal	3 to 5 canes
×	4	Ulcr	Ulmus crassifolia	Cedar elm	3"-Cal	B & B
○	3	Ceca	Cercis canadensis	Eastern redbud	45-Gal	3" Cal
○	72	Ilcoca	Ilex cornuta 'Carissa'	Carissa holly	7-Gal.	36" O.C.
○	6	Pich	Pistacia chinensis	Chinese pistache	3"-Cal	B & B
○			Trachelospermum asiaticum	Asian jasmine	4" pot	12" O.C.
○			Stipa tenuissima	Mexican Feather Grass	1-Gal	18" O.C.

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONFIRM TREE CALIPER CALIPER MEASUREMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.



LANDSCAPE PLAN

Drawn By:
Jason M. Rose
Preparation Date:
January 28, 2015
Revisions:

Notes:

Coppell Road Live/Work Lofts
Coppell, Texas

PRELIMINARY
NOT FOR
CONSTRUCTION USE
OR
REGULATORY
APPROVAL

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SHEET
L1