



CONTAINER CALIPER

FIELD GROWN

FIELD GROWN

FIELD GROWN

FIELD GROWN

FIELD GROWN

#15

SEED

MULCH

PERIMETER LANDSCAPING

INTERIOR LANDSCAPING

ROW LF

SF required

SF provided

trees required

trees provided

SF required

SF provided

Vehicular Area

SF required

SF provided

trees required trees provided

SF required

SF provided

trees required

landscaping

HYDROSEET

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<u>ISD</u> s-Branch Center Learning ( arm Ш̈ ollton age Carro Packa Outdo



13530

7044

70440

70440

95900

9590

31945

1783670

267406

place

Site area - Bldg. Area = 1,783,670 a Paving (vehicular + trail) = 125,095 Landscape area =1,658,575 % site in landscape: 92.98 %

CONTACT: NICCO GENZER NGenzer@Parkhill.com

ENGINEER / APPLICANT PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRISCO, TX. 75034
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1,658,575

14 along drive; all existing trees preserved in place or relocated

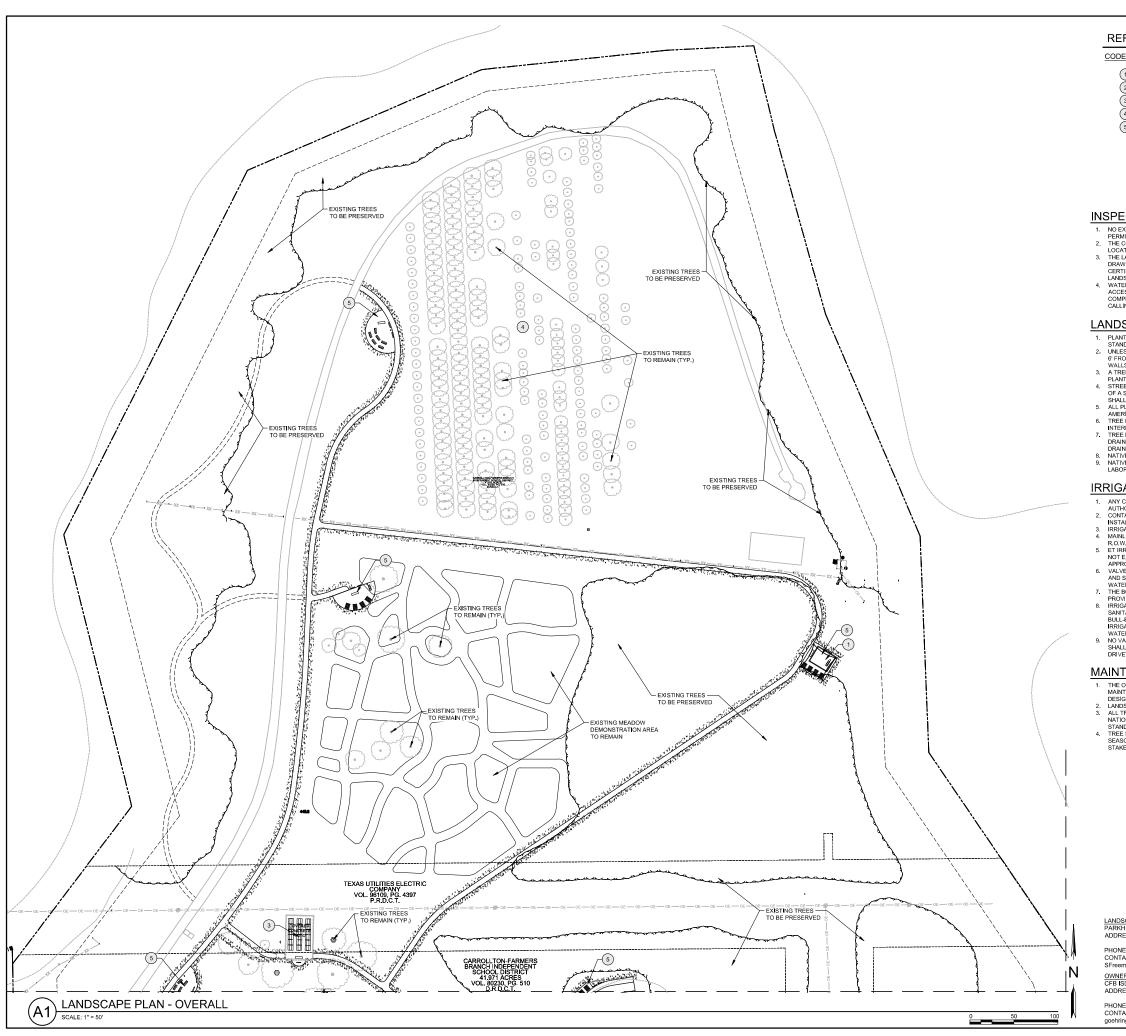
Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd

42098.23

KEY PLAN

LANDSCAPE PLAN SHEET 1 OF 4 **CARROLLTON FARMERS BRANCH ISD AG BARN ADDITION BLOCK A, LOT 1** 41.5753 AC 10/07/2025



#### REFERENCE NOTES SCHEDULE

30' X 30' FABRIC SHADE STRUCTURE. USA SHADE.

8" CONCRETE MOW STRIF

3 EXISTING OPEN PAVILION ON CONCRETE EXISTING TREE FARM

## INSPECTIONS

- 1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT PUBLIC WORKS DEPARTMENT.
  2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR R.O.W. PERMIT.
  3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF FOR LANDSCAPE MADE APPLIED SERVICES LANDSCAPE ARCHITECT FOR A LANDSCAPE INSPECTION.
  4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING, AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR LANDSCAPE AND FINAL ROSE.

#### LANDSCAPE STANDARDS

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH ENGINEERING STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
  2. UNILESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED TO NO LESS THAN 6 FROM CURBS, AND 4 FROM SUBEWALKS, UTILITY LINES, AND SCREENING WALLS, THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
  3. A TREE FOOT RADIUS AROUND A FIRE HYDRANT SHALL REMAIN CLEAR OF PLANT MATERIALS PURSUANT TO THE FIRE CODE.
  4. STREET TREES WHERE PROLINED BALL 15 FEW MATERIALS PURSUANT.

- PLANT MATERIALS PURSUANT OF THE FIRE OTO MINIMUM FROM THE EDGE

  4. STREET TREES, WHERE REQUIRED, SHALL BE (10) MINIMUM FROM THE EDGE

  OF A STORM SEWER CUBB INLET BOX AND THE EDGE OF THE ROOT BALL

  SHALL BE (4) MINIMUM FROM THE WATER METER.

  ALL PLANTS SHALL BE GROWN AND HARVESTED IN ACCORDANCE WITH THE

  AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60,1-2004),

  TREE PLANTINGS SHALL COMPLY WITH DETAILS HEREIN AND THE

  INTERNATIONAL SOCIETY OF ARBORCICULTURE (ISA) STANDARDS.

  TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT

  DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOYED OR

  DRAINAGE SHALL BE PROVIDED.

  NATIVE SITE TOPSOIL STO BE PROTECTED FROM EROSION OR STOCKPILED.

  NATIVE SITE TOPSOIL STO BE PROTECTED FROM EROSION OR STOCKPILED.

  AND ATIVE SITE TOPSOIL STO BE PROTECTED FROM EROSION OR STOCKPILED.

  AND ATIVE SITE TOPSOIL STO BE PROTECTED FROM EROSION OR STOCKPILED.

### IRRIGATION STANDARDS

- 1. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE DEVELOPMENT SERVICES LANDSCAPE ARCHITECT.

   2. CONTACT DEVELOPMENT SERVICES FOR IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.

   3. IRRIGATION OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.

   4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE R.O.W.

- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE R.O.W.

  ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.

  VALVES SHALL BE LOCATED A MINIMUM OF (3) AWAY FROM STORM SEWERS AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.

  THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2) OF CLEARANCE (MINIMUM).

  IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL SEADS. A MINIMUM 5-FOOT SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.

  NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVEWAY INTERSECTIONS.

## MAINTENANCE STANDARDS

- 1. THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT,
  MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE
  DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.

  2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.

  3. ALL TREES AND SHRUBS SHALL BE MAINTAINED WITH THE AMERICAN
  NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300 AND THE
  STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA).

  4. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING
  SEASON AND NOT MORE THAN (1) YEAR AFTER INSTALLATION. STEEL TREE
  STAKES, WIRES, AND HOSES ARE PROHIBITED.

NO REMOVAL OF EXISTING PROTECTED TREES OR FORESTED AREAS ARE PROPOSED.

LANDSCAPE ARCHITECT

ADDRESS: 640 TAYLOR STREET, SUITE 1900 ADDRESS: 3000 INTERNET BLVD. FORT WORTH, TX. 76102

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COPPELL, TX. 75019 PHONE: (972) 968 -6302 CONTACT: LÉLIA GOEHRING

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**Parkhill** 

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Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd

PROJECT NO

42098.23 KEY PLAN

LANDSCAPE PLAN SHEET 2 OF 4 **CARROLLTON FARMERS BRANCH ISD AG BARN ADDITION BLOCK A, LOT 1** 41.5753 AC 10/07/2025

#### **GUIDELINES FOR TREE PROTECTION**

The following are minimum requirements for the protection of all protected trees within 50 feet of all development and construction activities related, but not limited, to streets, parking lots, building sites, driveways, and sidewalks.

- (A) Prior to construction or land development, the developer or builder must clearly mark all protected trees within 50 feet of all public rights-of-way, public easements, o construction areas. The protected trees will be flagged with bright, fluorescent survey ribbon wrapped around the main trunk at a height of four feet from natural grade such that the tape is very visible to construction workers and equipment operators.
- (B) Prior to construction or land development, the developer or builder shall establish designated parking areas for the parking and maintenance of all vehicles, trailers, construction equipment, and related items, as well as stockpile areas for the storage of construction supplies and materials. After approval by the city manager or designee, the location and dimensions of said designated areas shall be clearly identified on construction and site plans and at the construction site.
- (C) In those situations where the drip line of a protected tree is not directly affected by construction but construction related activities may infringe on said drip-line, protective fencing shall be installed at minimum around the drip-line designating a tree protection zone. The fencing must be a minimum of four feet in height with slit fencing attached to the base of the fence. Bright, fluorescent survey ribbon must be attached to the protective fencing at ten-foot intervals. (appendices D and E).
- (D) Bilingual (English and Spanish) signage will be conspicuously located on all protective fencing designating a tree protection zone. (appendix F).
- (E) Every effort will be made to retain understory vegetation and leaf litter during all phases of development and construction. If understory vegetation and/or leaf litter is removed, the critical root zone within the tree protection zone will be mulched with three to six inches of organic material to aid in keeping soil temperatures down and in the retention of soil moisture.
- (F) Underground utilities may be bored if the line of the utility passes within a tree protection or critical root zone. (appendix G).
- (G) Grade changes in excess of four inches cut or fill within a tree protection or critical root zone will require a retaining wall or tree well, made of rock or brick, to be constructed around the protected tree no closer than 100 percent of the distance between the trunk and the drip line. The top of the retaining wall should be constructed at the new grade. Additional measures to maintain proper oxygen and water exchange with the protected tree roots may also be required. (appendix H).
- (H) All protected trees shall be provided with a permeable surface under a minimum of 100 percent of the existing drip line of the tree(s).

#### PROHIBITED ACTIVITIES

The following activities shall be prohibited on any development or construction site within a tree protection zone or the drip line of any protected tree:

- (A) No construction vehicle or equipment traffic or parking shall take place.
- (B) No materials intended for use in development or construction, or waste materials accumulated due to excavation or demolition, shall be placed or stored.
- (C) No equipment shall be cleaned or liquids deposited or allowed to flow overland. This includes, but is not limited to, paint, oil, solvents, asphalt, concrete, mortar, and similar materials.
- (D) Grade changes in excess of four inches shall not be made unless properly protected by a retaining wall or tree well as described in section 12-34-2-9.
- (E) No water, which accumulates due to construction-related activities, shall be
- (F) No signs, wires, or other attachments, other than those of a protective nature, shall be attached to any protected tree.
- (G) Except for these aforesaid exemptions in section 12-34-2-6, under no circumstances shall there be a clear cutting of trees on a property for any purpose at any
- (H) No person, directly or indirectly, shall cut down, destroy, effectively destroy through damaging, remove, or move any tree, protected tree, specimen tree, or historic tree without a tree removal permit at any time unless exempted by section 12-34-2-6.
- (I) No person, directly or indirectly, shall act in concert with an owner, occupant, lessor, lessee or any person claiming an interest in property to enter into any agreemen contract, negotiation, letter of intent or any other type of arrangement to circumvent the prohibitions contained herein or to otherwise qualify for an exemption from the provision: of this ordinance.

## **LEGEND**



EXISTING TREE TO BE PRESERVED AND PROTECTED



CRITICAL ROOT ZONE, CONTRACTOR TO STAY OUT OF CRITICAL ROOT ZONE WITH ALL CONSTRUCTION ACTIVITIES.

## TREE PROTECTION AND PRESERVATION

REF. TO SHEET L-500 FOR TREE PROTECTION AND PRESERVATION DETAILS. CONTRACTOR SHALL NOT DISTURB ANY EXISTING TREES WITHIN IDENTIFIED CRITICAL ROOT ZONE AREA.

LANDSCAPE ARCHITECT PARKHILL FORT WORTH, TX. 76102 PHONE: (632) 399-6440 CONTACT: SPENCER FREEMAN SFreeman@Parkhill.com

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Carrollton Farmers-Branch ISD

1600 E Sandy Lake Rd Coppell, TX 75019

PROJECT NO

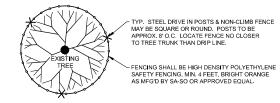
42098.23 KEY PLAN

TREE PRESERVATION SHEET 3 OF 4 **CARROLLTON FARMERS BRANCH ISD AG BARN ADDITION BLOCK A, LOT 1** 41.5753 AC 10/07/2025

FENCING CHAIN LINK FENCING SNOW FENCING OR OTHER SIMILAR FENCING AT LEAST FOUR FEET (4') HIGH AND SUPPORTED AT A MAXIMUM OF TEN-FOOT (10') INTERVALS BY APPROVED METHOD SUFFICIENT ENOUGH TO KEEP THE FENCE UPRIGHT AND IN PLACE. THIS FENCING SHALL BE OF A HIGHLY VISIBLE MATERIAL.

PRIOR TO CONSTRUCTION:
THE CONTRACTOR OR
SUBCONTRACTOR SHALL
CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE OR GROUP OF TREES ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER WHICH ENCIRCLES THE OUTER
LIMITS OF THE CRITICAL ROOT ZONE
OF THE TREES TO PROTECT THEM
FROM CONSTRUCTION ACTIVITY.
ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

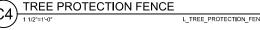
L TYP TREE PROTECTION FENCE



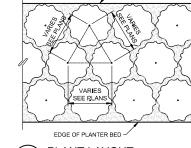
#### TREE PROTECTION NOTES

- MINIMUM OF 75 PERCENT OF THE CRITICAL ROOT ZONE (CRZ) OF EACH TREE SHALL BE PRESERVED AT NATURAL GRADE, WITH NATURAL GROUNDCOVER.
- 2. NO DISTURBANCE OF THE SOIL GREATER THAN 4 INCHES WILL BE LOCATED CLOSER TO THE TREE AND ONE-HALF CRITICAL ROOT ZONE RADIUS DISTANCE.

  3. THE CONTRACTOR SHALL INSTALL AND MAINTAIN THE SPECIFIED TREE PROTECTION
- FENCING.
- A. NO DUMPING OF SOIL, DEBRIS OR CHEMICALS OR STORAGE OF ANY EQUIPMENT, MATERIALS OR DEBRIS SHALL BE ALLOWED WITHIN THE ORIP LINE OF ANY TREE, OTHER THAN ON EXISTING OR PROPOSED PAVEMENT. 5. NO JOB SHACKS, TRAILERS OR OTHER TEMPORARY FACILITIES SHALL BE ALLOWED TO BE PLACED UNDER THE DRIP LINE OF ANY PROTECTED TREE, OTHER THAN ON EXISTING OR PROPOSED PAVEMENT.
- 6. NO VEHICLES OF ANY KIND SHALL BE ALLOWED TO PARK WITHIN THE DRIP LINE OF ANY TREE, OTHER THAN ON EXISTING OR PROPOSED PAVEMENT



L TREE PROTECTION FENCE



PLANT LAYOUT (C5)

L\_PLANT\_LAYOUT

- EDGE OF PLANTER BED

\* AFTER PLANTING, PRUNE ONLY CROSSING BRANCHES, BROKEN BRANCHES, DEAD BRANCHES AND/ OR BRANCHES THAT POSE A HAZARD TO PARK USERS/ PEDESTRIANS OR CLEARANCE OBSTRUCTIONS AT PARKING AND ARBORITE GREEN STRAPS AS SPEC'D, OR APPROVED EQUAL, STRAPS SHALL BE INSTALLED LOOSELY, ALLOWING TRUNK MOVEMENT FOR PROPER TREE DEVELOPMENT

TYPICAL TREE PROTECTION FENCE

8ET\_STEEL "T" OR TWO INCH DIAMETER

CLARK'S TREE WRAP AS NOTED, OR APPROVED EQUAL. SEE NOTES FOR MORE INFORMATION. -

TREE MUST BE PLANTED SUCH THAT THE ROOT FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL, TREES WHERE THE ROOT FLARE IS NOT VISIBLE WILL BE REJECTED.

1/2 ROOT BALL WIDTH (MINIMUM).

3" SHREDDED HARDWOOD MULCH, MULCH SHALL NOT BE PILED AROUND TRUNK, ROOT FLARE SHALL BE VISIBLE.

1" COMPOST, AS SPEC'D.

BACKFILL PLANTING PIT WITH NATIVE TOPSOIL AND AMENDMENT AS SPEC'D. MIX SOIL THOROUGHLY PRIOR TO BACKFILLING. SATURATE WITH WATER TO ELIMINATE VOIDS AND ENSURE FULL CONTACT WITH ROOT BALL

UNDISTURBED SOIL

ROOTBALL (TYP.)

(A1

SHRUB PLANTING

PREPARED SOIL

3" ROCK MULCH AS

MIN. 1" COMPOST

AS SPEC'D.

AS SPEC'D

- NOTES:

  1. TOP OF ROOT BALL SHALL BE TWO-INCHES (2") ABOVE FINISHED GRADE. ROOT FLARE MUST BE VISIBLE AFTER PLANTING AND MULCHING.

  2. DO NOT CONSTRUCT A WATER BASIN AROUND THE PLANTING PIT.

  3. DO NOT PILE MULCH AROUND THE TREE TRUNK.

  4. ROOT BOUND TREES WILL NOT BE ACCEPTED.

  5. TREES PLANTED TOO LOW, OR WITH THE ROOT FLARE COVERED, WILL NOT BE ACCEPTED.

  6. APPLY TREE WRAPPING MATERIAL ON SMOOTH BARKED TREES (I.G. MAPLES & RED OAK) INSTALLED DURING THE SPRING SEASON. WRAP TRUNK FROM GUVING STRAPS TO THE ROOT BALL USE A WATERPROOF TAPE OR ADHESIVE TO AFFIX THE PRODUCT TO ITSELF. TREE WRAP IS TO BE REMOVED BY THE CONTRACTOR AT THE END OF OCTOBER THAT SAME YEAR.
- 7. TREE WRAP SHALL BE CLARK'S TREE WRAP BY WALTER E. CLARK & SON, INC., OR APPROVED
- 8.TREE GUYING SHALL BE ARBORITE GREEN BY DEEP ROOT PARTNERS, L.P., OR APPROVED
- EQUAL.

  9. TREE STAKING IS TO BE REMOVED BY THE CONTRACTOR AFTER ONE (1) YEAR.

  10. REFERENCE PLANS AND PROJECT MANUAL FOR SPECIFICATIONS DEFINING SIZE, TYPE,
- QUALITY, ETC. 11. UPON COMPLETION OF ROUGH GRADING THE CONTRACTOR SHALL DIG TEST TREE PITS ACROSS THE SIDE, THE TEST PITS SHALL BE FILLED WITH WATER AND OBSERVED FOR DRAINAGE. IF THE PIT HOLDS WATER FOR GREATER THAN 24 HOURS, THE TREE LOCATIONS AND/OR SPECIES WILL BE REVISED.

TREE CALIPER MEASURED ABOVE TOP OF ROOT BALL (6" FOR TREES LESS OR EQUAL TO 4" CALIPER AND 12" FOR TREES GREATER THAN 4" CALIPER).

- SEE NOTES

- IF B&B MATERIAL IS SPECIFIED, CUT AWAY AND REMOVE ALL GALVANIZED WIRE BASKET, TWINE ROPE AND BURLAP FROM THE TOP TWO-THIRDS OF THE ROOT BALL BEFORE BACKFILLING THE PLANTING PIT. ALL TWINE, ROPE AND BURLAF MUST BE BIODEGRADABLE.

PREPARED

3" ROCK MULCH AS

SOIL AS

SPEC'D.

SPEC'D.

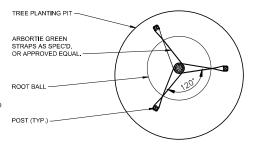
ORNAMENTAL GRASS PLANTING

UPON COMPLETION OF ROUGH GRADING THE CONTRACTOR SHALL TEST ALL TREE PITS. THE TEST PITS WILL BE FILLED WITH WATER AND OBSERVED FOR DRAINAGE. FOLLOWING ARE THE OPTIONS FOR PLANTING TREES IF TEST PITS HOLD WATER BEYOND 24 HOURS.

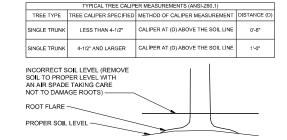
MIN. 1" COMPOST

AS SPEC'D

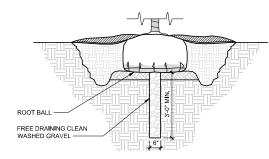
L\_ORNAMENTAL\_GRASS\_PLANTING



**PLAN VIEW** 



EXPOSED COVERED ROOT FLARE



TREE PLANTING DRAINAGE SUMP

L\_PLANTING\_TREE\_STAKING

# OPTION 1. - MOVE I REE LOCATIONS. OPTION 2. - REVISE SPECIES. OPTION 3. - DRAINAGE SUMP: DRILL 6" DIAMETER HOLE AT MINIMUM OF 36" DEEP INTO FREE DRAINING STRATA AND BACKFILL WITH FREE DRAINING AGGREGATE AT NO COST TO OWNER, RE:DRAINAGE SUMP DETAIL. DEPTH AND COMPACT PRIOR TO PLANTING TREE PLANTING AND STAKING (B1 VARIES VARIES REF. PLANT REF. PLANT LEGEND LEGEND

ROOTBALL (TYP.)

(A2)

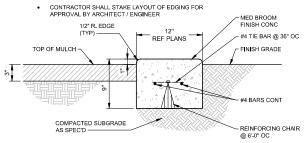
NOTE:

SEALER ABOVE

- MOWSTRIP TO BE DOWELED INTO EDGE OF CONC. PAVING
- CONTROL JOINTS TO BE 1/8" WIDE X 1 3/4" DEEP, SPACED 5' OC DOWELED EXPANSION JOINTS TO BE 51' OC, AND AT ENDS. DOWELED EXPANSION JOINTS TO BE 31 °C., AND A1 ENDS.

  DOWEL, CAP AND LUBE ONE END. JOINT IS TO BE 1/2"

  PREMOLDED FIBER EXPANSION JOINT MATERIAL WITH 1" JOINT



12" CONCRETE LANDSCAPE EDGE (A3)

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THIS DOCUMENT IS RELEASED ON SEPT. 09,

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Carrollton Farmers-Branch ISD

1600 F Sandy Lake Rd

PROJECT NO

42098.23 KEY PLAN

LANDSCAPE DETAILS SHEET 4 OF 4 **CARROLLTON FARMERS BRANCH ISD AG BARN ADDITION BLOCK A, LOT 1** 41.5753 AC 10/07/2025

PVMT\_CONC\_MOWSTRIP\_LANDSCAPE\_EDGE

SCARIFY BOTTOM AND SIDES OF PLANTING PIT. ROOT BALL TO BE PLACED ON UNDISTURBED OPTION 1 - MOVE TREE LOCATIONS SOIL. IF THE PLANTING PIT IS OVER-EXCAVATED. ADD FILL TO ACHIEVE THE PROPER PLANTING

L PLANTING SHRUB