

LANDSCAPE DATA TABLE

TOTAL SITE AREA DEVOTED TO LANDSCAPING

Total Site Area:	28,938 sq.ft.
Building Footprint (over Landscaped and Parking Area):	3,276 sq.ft.
Lot Coverage:	10,346 sq.ft.
Parking Area:	8,231 sq.ft.
Area not covered by buildings:	25,662 sq.ft. (88.6% = 28,938 - 3,276)
Landscape Area (excl. green area under building and sidewalk):	18,592 sq.ft. (64.7% = 28,938 - 10,346)

LANDSCAPE REQUIREMENT FOR OFF-STREET PARKING AND VEHICULAR USE AREAS

INTERIOR LANDSCAPE REQUIREMENTS

- 10% of Interior Zone Area devoted to living landscaping.
- One tree for every 400 sq.ft. of interior landscape area.
- One planting island with a tree for every 8.33 parking spaces (12%).

REQUIRED	PROPOSED
Living landscaping >10% of Interior Zone Area	
Interior Zone Area = Lot area - Landscape buffer area	
19,063 sq.ft. x 0.10 = 1,906 sq.ft.	12,188 sq.ft.
1 tree / 400 sq.ft. of 1,906 sq.ft. = 5 trees	5 out of 16 protected trees and 1 unprotected tree, many existing trees less than 6" caliper.
One planting island with a tree for every 8.33 parking permeable open-joint precast	5 open parking spaces (7 covered), all on concrete deck surrounded on 3 sides by 24 protected trees. One planting island (9' x 19', surrounding 1 protected tree).

PERIMETER LANDSCAPE REQUIREMENTS

- Perimeter Landscape: One tree for every 50 linear feet.
- Screen h=30" along perimeter

REQUIRED	PROPOSED
Denton Tap Rd: 339' - 60' (2 driveways)= 279' = 6 trees	4 trees and 2 groups of three accent trees.
South: 57' = 2 trees	1 tree and 1 group of three accent trees.
West: 380' = 8 trees	8 trees (7 protected and 1 unprotected).
North: 89' = 2 trees	2 existing trees.
Total Perimeter Landscape Area: 9,875 sq.ft.	9,875 sq.ft.
	Evergreen shrubs h=30" outside floodplain.

LANDSCAPE REQUIREMENT FOR NON-VEHICULAR OPEN SPACE

REQUIRED	PROPOSED
Non-vehicular open space: 20,707 sq.ft. (71.5% of site)	
Non-vehicular open space > 50% of site: 1 tree / 4,000 sq.ft. = 6 trees	6 out of 23 protected and 2 unprotected trees, many existing less than 6" caliper.
Feature Landscaping	
15% of lot not covered by building: 25,662 x 0.15 = 3,850	3,878 sq.ft. provided.
50% min. of 15% in front yard: 3,850 x 0.50 = 1,925 min.	Yes
All open ground within 20' of building or paving must have landscaping.	Yes

LANDSCAPE REQUIREMENT FOR LOTS TWO ACRES IN SIZE OR LESS

REQUIRED	PROPOSED
Landscape Area: max. 30% of site = 8,682 sq.ft.	18,592 sq.ft.
Enhanced Paving: max 5% of 8,682 = 434 sq.ft.	663 sq.ft. (commercial driveway decorative paving x 2, enhanced paving sidewalk)

PLANT SCHEDULE

TYPE	QTY	SIZE	SPACING
TREES			
PINUS ELDARICA	4	4" MIN. CAL., 7" MIN. H.	18" O.C.
AFGHAN PINE			
ACCENT TREES			
LAGERSTROEMIA INDICA ZUNI	9	7" MIN. H.	9" O.C.
CREPE MYRTLE			
SHRUBS			
ABELIA GRANDIFLORA	24	7 GAL.	42" O.C.
EDWARD GOUCHER			
GLOSSY ABELIA			
ILEX VOMITORIA 'NANA'	30	3 GAL.	36" O.C.
DWARF YAUPON HOLLY			
SYMPHORICARPOS ORBICULATUS	24	5 GAL.	60" O.C.
CORALBERRY			
GROUND COVER			
CALYPTOCARPUS VIALIS	1	1 GAL.	12" O.C.
HORSEHERB			
LIRIOPE MUSCARI	33	1 GAL.	18" O.C.
LIRIOPE			
GRASSES			
CYNODON DACTYLON	SOLID	ROLLED TIGHT, SAND FILLED JOINTS	
BERMUDA GRASS	SOD	100% WEED, PEST, DISEASE FREE	

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ALL ABOVE GROUND AND UNDERGROUND UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE AND SUBSEQUENT REPAIR TO ANY EXISTING UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 4' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 1' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SEITLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICES OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS

GENERAL PLANTING

- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1'-12" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES.
 - EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

TREE PLANTING

- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO INCHES.
- SCAFFRY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
- FOR CONTAINER TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
- INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO THREE INCHES ABOVE THE SURROUNDING GRADE.
- BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER.
- THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 30 GAL TREES: TWO STAKES PER TREE
 - 45-100 GAL TREES: THREE STAKES PER TREE
 - MULTI-TRUNK TREES: THREE STAKES PER TREE. MINIMUM, POSITIONED AS NEEDED TO STABILIZE THE TREE
- UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

SHRUB, PERENNIAL, AND GROUND COVER PLANTING

- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANTS ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
- INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
- WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

SODDING

- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
- LAY SOD WITHIN 24 HRS FROM THE TIME OF STRIPPING. DO NOT LAY IF GROUND IS FROZEN.
- LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS- DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
- ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.

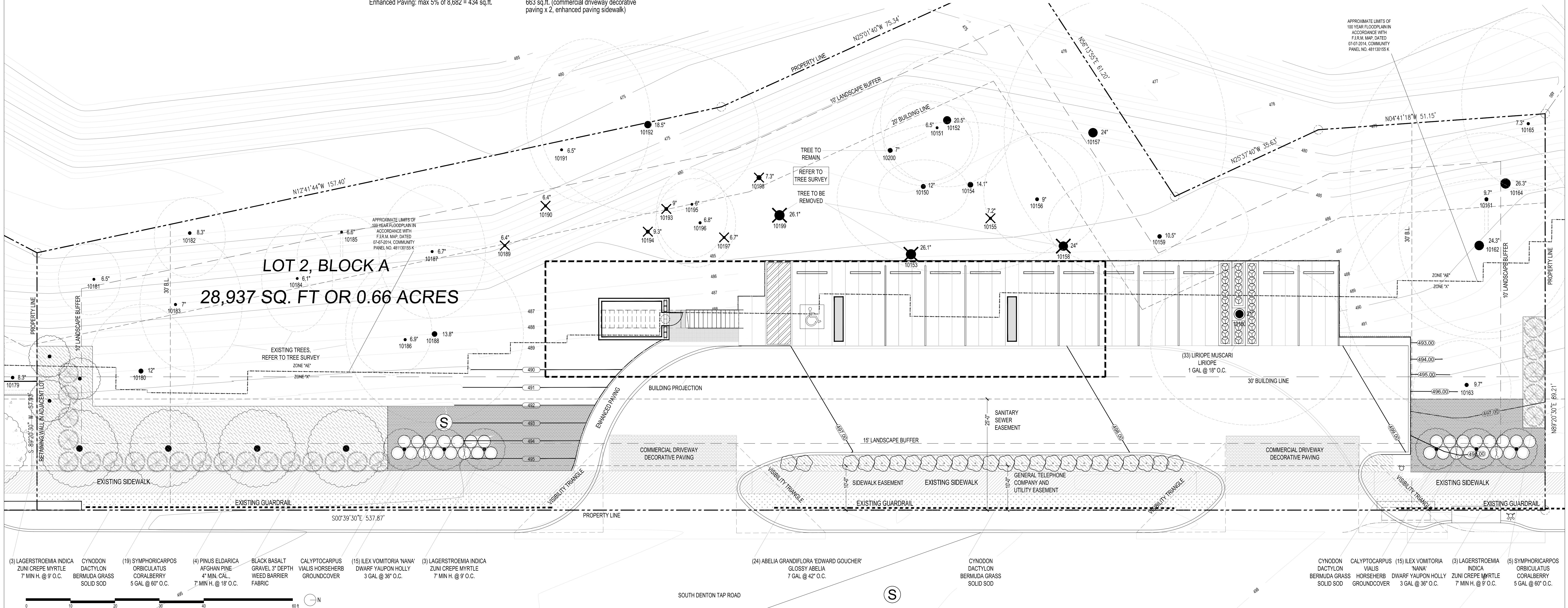
IRRIGATION

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS, WITH A FREEZE-RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WATER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

- MAINTENANCE REQUIREMENTS:**
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
 - MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
 - ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

- MISCELLANEOUS MATERIALS:**
- STEEL EDGING SHALL BE 3/16" x 1 x 16' DARK GREEN DURAEDEGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
 - BLACK BASALT ROCK SHALL BE INSTALLED COMPACTED TO A 3" DEPTH OVER WEED BARRIER FABRIC. ROCK SIZE SHALL BE BETWEEN 1" AND 2".

- PRUNING AND TRIMMING NOTES**
- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
 - ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED. DO NOT TOP OR HEAD TREES.
 - IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
 - REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND/OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
 - CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES. WHEN POSSIBLE, THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
 - CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
 - CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND IMMOBILIZATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
 - CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.



<p>PROPERTY LOCATION 597 S DENTON TAP ROAD COPPELL TX 75019 - LOT 1 591 S DENTON TAP ROAD COPPELL TX 75019 - LOT 2</p> <p>OWNERS J. FERNANDO & ELIANA TERUYA 1056 VILLAGE PKWY COPPELL, TX 75019</p>	<p>07/17/23 ISSUE FOR REZONING</p> <p>SCALE 1"=10'</p>	<p>PLANNING & ARCHITECTURAL DESIGN CONSULTANTS</p> <p>FTA design studio</p> <p>400 E. Royal Lane, Suite 208 Irving, TX 75039</p> <p>J. Fernando Teruya, AIA LEED AP fteruya@fernando-teruya.com 214-446-5888</p>	<p>FOREST CREEK DEVELOPMENT FOREST CREEK ADDITION Lot 2, Block A COMMERCIAL LANDSCAPE PLAN</p> <p>EDWARD A CROW ABST 301 PG 350 TR 9 ACS 2.05 City of Coppell, Dallas County, Texas</p>
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LOT 2 COMMERCIAL - PROPOSED PLANT MATERIAL PALETTE

TREE



Afghan Pine (*Pinus Eldarica*)

ACCENT TREE



Crepe Myrtle (*Lagerstroemia indica*)

SHRUBS



Glossy Abelia (*Abelia Grandiflora*)



Dwarf Yaupon Holly (*Ilex Vomitoria 'Nana'*)



Coralberry (*Symphoricarpos Orbiculatus*)

GROUND COVERS



Horseherb (*Calyptocarpus vialis*)



Mondo Grass (*Ophiopogon japonicus*)



Liriope (*Liriope Muscari*)

GRASS



Bermuda Grass (*Cynodon Dactylon*)

LOT 1 SF-12 - ADDITIONAL PLANT MATERIAL



Blue Fescue (*Festuca ovina glauca*)



Texas Sage (*Leucophyllum frutescens*)



Pampas Grass (*Cortaderia selloana*)



Feather Reed Grass (*Calamagrostis "Karl Foerster"*)



Havard's Century Plant (*Agave Havardiana*)



Crossvine (*Anisostichus*)

PROPERTY LOCATION
 597 S DENTON TAP ROAD
 COPPELL TX 75019 - LOT 1
 591 S DENTON TAP ROAD
 COPPELL TX 75019 - LOT 2
 OWNERS
 J. FERNANDO & ELIANA TERUYA
 1056 VILLAGE PKWY
 COPPELL, TX 75019

07/17/23 ISSUE FOR REZONING

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**FOREST CREEK DEVELOPMENT
 FOREST CREEK ADDITION**
LANDSCAPE PALETTE
 EDWARD A CROW ABST 301 PG 350
 TR 9 ACS 2.05
 City of Coppell, Dallas County, Texas