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 KHA PROJECT 0649225688
 DATE NOV. 2025
 SCALE AS SHOWN
 DESIGNED BY LC
 DRAWN BY NAV
 CHECKED BY BDM
 TEXAS
 COPPELL
 NATERRA WORLD HEADQUARTERS
 PREPARED FOR NATERRA
 CONCEPTUAL LANDSCAPE PLAN
 SHEET NUMBER
 Kimley-Horn
 2600 N CENTRAL EXPRESSWAY, SUITE 400,
 RICHARDSON, TX 75080
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 Kimley-Horn
 P.L.A. BLAINE D. MIKULIK
 L.A. No. 3488 DATE 11/19/2025



PROJECT DATA

TOTAL BUILDING	439,689 SF
2-STORY OFFICE	41,738 SF
WAREHOUSE OFFICE	3,000 SF
WAREHOUSE	394,951 SF
FIRST FLOOR FOOTPRINT	418,820 SF
TRUCK DOORS	40 DOORS
DRIVE-IN DOOR	1 DOOR
CAR PARKS PROVIDED	356 SPACES
FRONT LOT (MAX. 50%)	169 SPACES
BACK LOT	187 SPACES
TOTAL PARKING REQUIRED	348 SPACES
OFFICE REQ'D (1/300)	150 SPACES
WAREHOUSE REQ'D (1/2,000)	198 SPACES



SITE PLAN

SCALE: 1"=80'-0"

City of Coppell Landscape Requirements - Article 34		
Total Site Area: 1,120,089.26 SF		
Zoning: PD-221R4R-LI		
Landscape Requirements for Nonvehicular Open Space	Required	Provided
In all non-residential zoning districts, there shall be an area devoted to feature landscaping. The size of that area shall equal at least 15% of that portion of the lot not covered by a building or buildings.	15% (102,795.71 SF)	32.6% (223,370.77 SF)
Trees shall be planted in non-vehicular open space. 30% - 40% = 1 tree/3,000 sf 223,370.77 sf / 3,000 sf = 74.46 trees ~ 75 Trees	75 Trees	75 Trees
Perimeter Landscaping		
All off-street parking, loading and vehicular use areas, including driveway pavement, shall also be screened from all abutting properties and/or public rights-of-way by a wall, fence, hedge, berm, or other durable landscape barrier.	Hedge Screen	Hedge Screen
Perimeter landscape areas shall contain at least one tree for each 50 linear feet or fraction thereof of perimeter landscape area. If / 50 lf = Trees		
SouthWest Buffer 2314.39 LF / 50 LF = 46.29 Trees	47 Trees	47 Trees
North Buffer 1486.11 LF / 50 LF = 29.72 Trees	30 Trees	30 Trees
East Buffer 1371.24 LF / 50 LF = 27.42 Trees	28 Trees	28 Trees
Perimeter Areas	77,565 SF	77,565 SF
Interior Landscaping	Required	Provided
A minimum 10% of the gross nonexempt area utilized for off-street parking and loading shall be devoted to living landscaping. Total parking SF: 116,895 SF 116,895 x 10% = 11,689.5 SF	10% (11,689.5 SF)	16.89% (19745.85 SF)
The total number of planting islands shall be an amount which is no less than 12% of the total number of non-exempt parking spaces, total spaces x .12 = Islands 356 Parking Spaces x .12 = 42.7 ~ 43	12% (43 Islands/Trees)	13.2% (47 Islands/Trees)
There shall be a minimum of one tree planted for each 400 square feet 6,656.69/400 SF = 16.6 Trees	17 Trees	17 Trees
Planting islands shall be located at the terminus of each single row of parking and, when a single row of parking contains more than 15 spaces, at intervals between each terminus. Planting islands shall contain at least one tree.	Yes	Yes
	Required	Provided
Required Trees	192 Trees	194 Trees
Required Open Space	102,795.71 SF	223,370.77 SF
Required Interior Landscape	11,689.5 SF	19745.85 SF
Required Perimeter Area	77,565 SF	77,565 SF