

ISSUES

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REVISIONS

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MICHAEL RAMSEY
REGISTERED LANDSCAPE
ARCHITECT #1901.
IT IS NOT TO BE USED
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RAMSEY LANDSCAPE ARCHITECTS, LLC

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LAKESIDE ELEMENARTY SCHOOL
ADDITIONS AND RENOVATIONS
LOT 1, BLOCK 1
LAKESIDE ELEMENARTY SCHOOL ADDITION
COPPELL, TEXAS
For:
Coppell Independent School District
185 W Parkway Blvd., Coppell, TX 75019

OVERALL
LANDSCAPE PLAN

JOB 25227.0000
DATE 08/07/2025
SHEET

L 1

DELTA = 04°40'01"
RADIUS = 2870.00'
TANGENT = 117.29'
LENGTH = 234.45'

S 15°07'02" E
8.50'

DELTA = 59°08'40"
RADIUS = 370.00'
TANGENT = 209.95'
LENGTH = 381.94'

EXISTING TREE LEGEND
○ BLO EXISTING TREE TO BE SAVED
⊗ OLO EXISTING TREE TO BE REMOVED
LO = LIVE OAK, PEAR = BRADFORD PEAR,
BC = BALD CYPRESS, RO = RED OAK,
CP = CHINESE PISTACHE, YH = YAUPOH HOLLY,
CM = GRAPE MYRTLE
SEE SHEET L3 FOR LEGEND
OF PROPOSED TREES



Owner
Coppell Independent School District
Sidney Grant
Chief Operations officer
1303 Wrangler Circle
Coppell, Texas 75019
Telephone 214-496-877

SEE LANDSCAPE
TABULATIONS ON SHEET L3

ALL LANDSCAPE AREAS
SHALL BE FULLY IRRIGATED

(100' RIGHT-OF-WAY)
VOLUME 85210 PAGE 0627

MACARTHUR BOULEVARD

VILLAGE PARKWAY
60' RIGHT-OF-WAY

ZONED PUD
SUBDIVISION

KIMBEL KOURT
60' RIGHT-OF-WAY

ZONED PUD
SUBDIVISION

SUBDIVISION
ZONED PUD

SEE SHEET L2 FOR
ENLARGEMENT

EXISTING BUILDING
FF 456.00
SPRINKLED BUILDING
TWO STORY

NEW ADDITION
FF 456.00
SPRINKLED BUILDING
TWO STORY

NEW ADDITION
FF 456.00
SPRINKLED BUILDING
TWO STORY

NEW ADDITION
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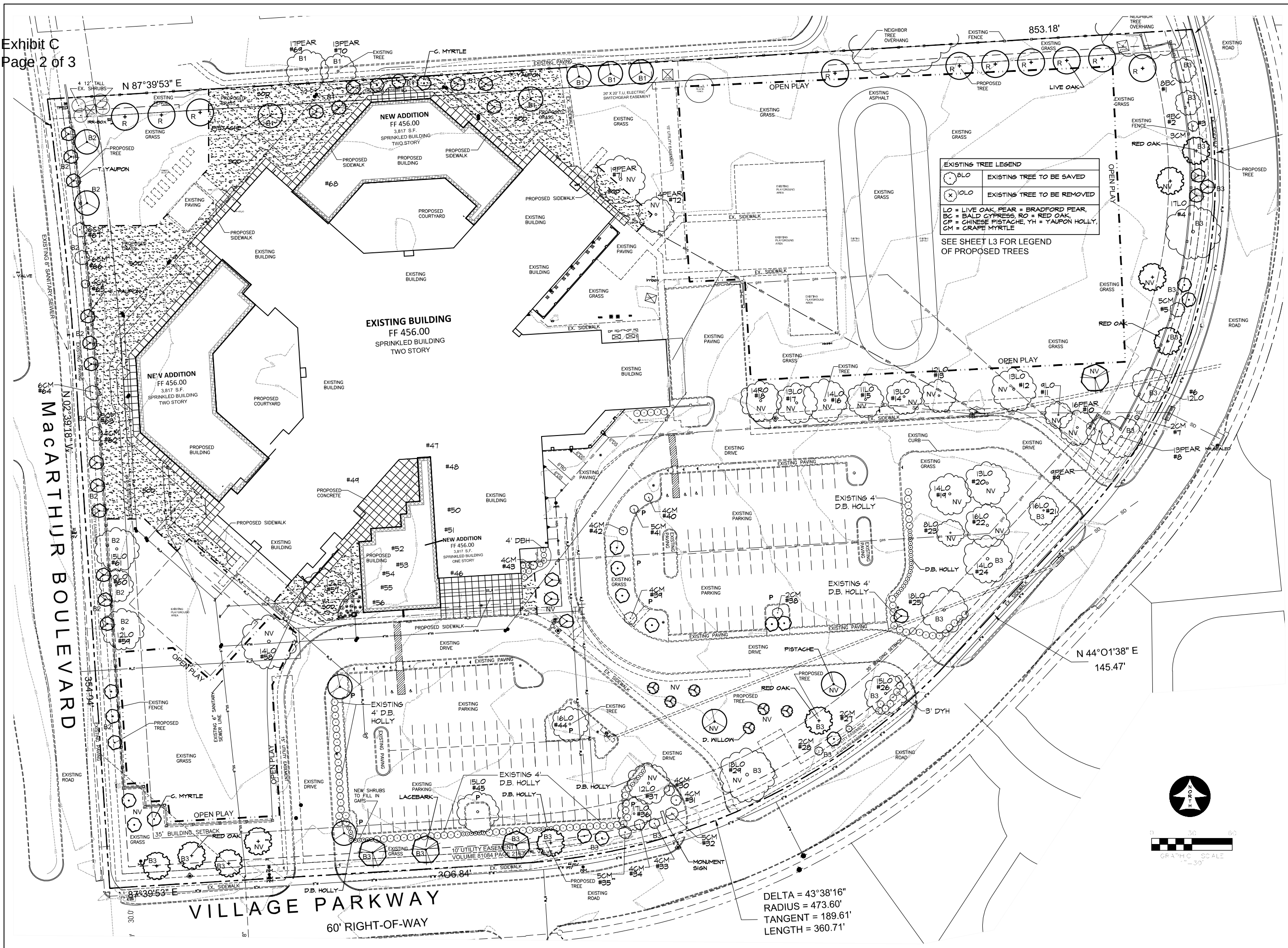
NEW ADDITION
FF 456.00
SPRINKLED BUILDING
TWO STORY

NEW ADDITION
FF 456.00
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CORGAN

CORGAN
401 N. Houston St. Dallas, TX 75202
T. 913-232-1464

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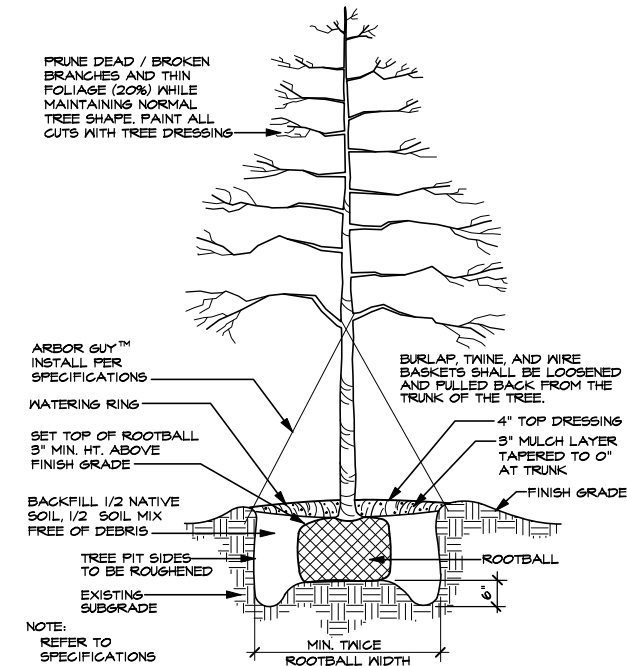
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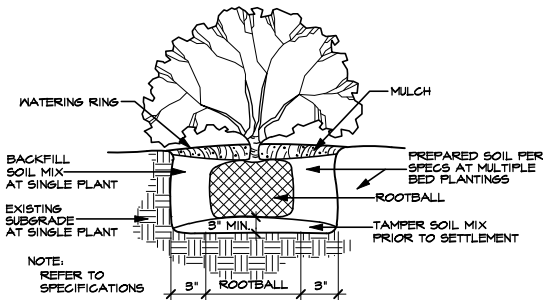
LANDSCAPE PLAN

JOB 25227.0000
DATE 08/07/2025
SHEET L 2



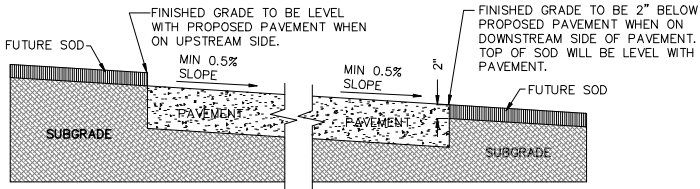
TREE PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



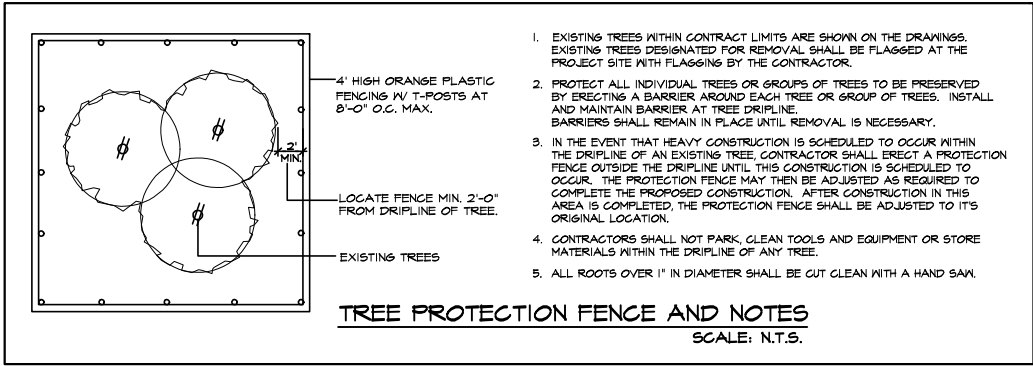
SHRUB PLANTING DETAIL (TYPICAL)

SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB

SCALE: N.T.S.



TREE PROTECTION FENCE AND NOTES

SCALE: N.T.S.

LANDSCAPE TABULATIONS

INTERIOR LANDSCAPING

A MINIMUM OF 10% OF GROSS NONEXEMPT AREA UTILIZED FOR OFF STREET PARKING AND LOADING SHALL BE DEVOTED TO LANDSCAPING.
1 TREE PER 400 SF OF REQUIRED LANDSCAPE.
12% OF PARKING SPACES SHALL BE ISLANDS.
PARKING ISLAND AND THE TERMINUS OF EACH PARKING ROW.
MAXIMUM 15 SPACED BETWEEN ISLANDS.
PARKING SPACES 124 SPACES

PARKING LANDSCAPE ISLANDS REQUIRED (124 SPACES X 12% =) 15 ISLANDS
PARKING LANDSCAPE ISLANDS PROVIDED 6 ISLANDS

PARKING AREA (INTERIOR LANDSCAPE) 34,545 SF

LANDSCAPE AREA REQUIRED (34,545 SF X 10% =) 3,455 SF
LANDSCAPE AREA PROVIDED 3,778 SF

PARKING TREES REQUIRED (3,455 SF / 400 SF =) 9 TREES
PARKING TREES PROVIDED 9 TREES

PERIMETER LANDSCAPING

15' WIDE BUFFER ALONG STREET.
1 TREE PER 50 LF.
PARKING AND VEHICULAR USE SCREENED. (30" AT INSTALL 3' AFTER 1 YEAR

OAKWOOD LANE LENGTH 484 LF

LANDSCAPE AREA REQUIRED (484' X 15' =) 7,260 SF
LANDSCAPE AREA PROVIDED 7,260 SF

TREES REQUIRED = 484 / 50 = 10 TREES
TREES PROVIDED = 10 TREES

MACARTHUR BLVD LENGTH 589 LF

LANDSCAPE AREA REQUIRED (589' X 15' =) 8,835 SF
LANDSCAPE AREA PROVIDED 8,835 SF

TREES REQUIRED = 589 / 50 = 12 TREES
TREES PROVIDED = 12 TREES

VILLAGE PARKWAY LENGTH 1,203 LF

LANDSCAPE AREA REQUIRED (1,203' X 15' =) 18,045 SF
LANDSCAPE AREA PROVIDED 18,045 SF

TREES REQUIRED = 1,203 / 50 = 25 TREES
TREES PROVIDED = 25 TREES

RESIDENTIAL ADJACENCY

10' WIDE BUFFER ALONG RESIDENTIAL ADJACENCY.
1 TREE PER 40 LF

RESIDENTIAL ADJACENCY LENGTH 369 LF

LANDSCAPE AREA REQUIRED (369' X 10' =) 3,690 SF
LANDSCAPE AREA PROVIDED 3,690 SF

TREES REQUIRED = 369 / 40 = 10 TREES
TREES PROVIDED = 10 TREES

NON-VEHICULAR LANDSCAPING

15% OF SITE - BUILDING TO BE LANDSCAPE.
LESS THAN 50% LANDSCAPE = 1 TREE/2,500 SF
50%-44% LANDSCAPE = 1 TREE/3,000 SF
50% OR MORE LANDSCAPE = 1 TREE/4,000 SF

AREA OF SITE 435,600 SF

AREA OF BUILDING 41,936 SF

NET NON-VEHICULAR SITE AREA (435,600 - 41,936 =) 343,664 SF

LANDSCAPE AREA REQUIRED (343,664 SF X 15% =) 51,549 SF
LANDSCAPE AREA PROVIDED 178,080 SF

*NON-VEHICULAR LANDSCAPE PERCENTAGE (178,080 / 343,664 =) * 51.8%

*AREA OF OPEN PLAY DEDUCTED FROM N.V. AREA * 67,540 SF *

NON-VEH. LESS OPEN PLAY AREAS (178,080 SF - 67,540 SF =) 110,440 SF

NON-VEH. TREES REQUIRED (110,440 SF / 4,000 SF =) 28 TREES

NON-VEH. TREES PROVIDED = NEW AND EXISTING 28 TREES

PERCENT LANDSCAPE OF TOTAL SITE 219,688 SF / 435,600 SF = 50.4%

LEGEND FOR NEW PLANTING

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
10		LIVE OAK	Live Oak	Quercus virginiana	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
11		PISTACHE	Chinese Pistache	Pistacia chinensis	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
10		RED OAK	Shumard Red Oak	Quercus shumardii	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
4		LACEBARK	Lacebark Elm	Ulmus parvifolia	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
25		T. YAUPON	Yaupon Holly	Ilex vomitoria	1" caliper per trunk, 3 trunk minimum, 5' Ht./5' spread, B&B or container, female - heavy berried
6		D. WILLOW	Desert Willow	Chilopsis linearis	4'-5' ht, 3'-4' spread, container
20		C. MYRTLE	Red Flowering Crapemyrtle	Lagerstroemia indica 'Dynamite'	1" caliper per trunk, 5 trunk minimum, 5' Ht./5' spread, B&B

SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
5		D.Y. HOLLY	Dwarf Yaupon Holly	Ilex vomitoria 'Nana'	3 gallon, 16" Ht./14" spread, bushy, full to ground
3		RED YUCCA	Brakelights Red Yucca	Hesperaloe parviflora 'Perla' FF #21,724	3 gallon, 16" Ht./14" spread, bushy, full to ground
1		P. MUHLY	Pink Muhly Grass	Muhlenbergia capillaris	3 gallon, 16" Ht./14" spread, bushy, full to ground
4		STIPA	Mexican Feathergrass	Stipa tenuissima	3 gallon
2		BLUE SAGE	Mealy Blue Sage	Salvia farinacea	3 gallon
2		B. DAISY	Blackfoot Daisy	Melampodium leucanthum	3 gallon
43		D.B. HOLLY	Dwarf Burford Holly	Ilex cornuta 'Nana'	5 gallon, 20" Ht./16" spread, bushy, full to ground, 3" o.c.
GROUND COVER / VINES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	Cynodon dactylon	Solid Rolled Sod refer to specifications
MISCELLANEOUS					
2		BOULDER	600 to 800 pounds each BROWN MOSS BOULDERS		
AS SHOWN		EDGE	Ryerson steel edge 1/8" x 4" with 12" stakes, green in color Install to separate shrubs from grass or as called out.		

LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

LANDSCAPE DATA TABLE FROM CHECK LIST

Landscape Data Table showing required/provided trees/shrubs and square footage for each category as follows:	
Existing and Proposed:	
o Perimeter Landscaping: 37,830 sq. ft. required 37,830 sq. ft. provided	
▪ Trees: # 57 required # 57 provided	
o Interior Landscaping: 3,496 sq. ft. required 3,778 sq. ft. provided	* SEE DETAILED LANDSCAPE TABULATIONS THIS SHEET
▪ Trees # 9 required # 9 provided	
o Non-vehicular Landscaping: 51,549 sq. ft. required 178,080 sq. ft. provided	
▪ Trees # 28 required # 28 provided	* AREA REDUCED FOR OPEN PLAY *
o Percentage of Total Site Area devoted to landscaping: 50.4 %	

ORIGINAL LANDSCAPE PLAN TREES:

70 SHADE, 45 ORNAMENTAL

CURRENT LANDSCAPE PLAN TREES:

(EXISTING AND PROPOSED COMBINED)

72 SHADE , 74 ORNAMENTAL

LANDSCAPE MAINTENANCE NOTE:

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.

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DETAILS

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