

PART OF CALLED 145,230 ACRES  
HAWKEYE REALTY SCHREIBER LP  
INST. NO. 2006-72708  
FOR DESCRIPTION SEE  
VOL. 553, PG. 452  
D.R.D.C.T.

TRACT THREE  
CALLED 8.00 ACRES  
TEXAS INDUSTRIES, INC.  
C.C.F.N. 94-11703  
R.P.R.D.C.T.

PROPOSED  
BUILDING  
(257,600 SF)

CALLED 1.10 ACRES  
SH 121 BYPASS RD LLC  
INST. NO. 2022-152886  
O.R.D.C.T.

CALLED 5.086 ACRES  
STATE OF TEXAS  
C.C.F.N. 95-R0045329  
R.P.R.D.C.T.

PART TWO  
CALLED 5.576 ACRES  
STATE OF TEXAS  
VOL. 95176, PG. 2292  
C.C.F.N. 95-R0056705  
R.P.R.D.C.T.

**WARNING:** EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.



PERIMETER TREES HAVE BEEN RELOCATED THROUGHOUT SITE PER RETAINING WALL CONFLICTS.

LANDSCAPE MAINTENANCE INFORMATION IN LANDSCAPE SPECIFICATIONS.

ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED A PERMANENT IRRIGATION SYSTEM PER CITY OF COPPELL CODE OF ORDINANCES.

**PLANTING NOTES:**

- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS REINSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
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- CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
- ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
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- TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
- ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

PERIMETER TREES HAVE BEEN RELOCATED TO SOUTH BUFFER PER WALL CONFLICT.

**DEVELOPER**  
LOVETT INDUSTRIAL, LLC  
127 HOWELL ST DALLAS, TX 75207  
(602) 999-3716  
COLBY.EVERETT@LOVETTINDUSTRIAL.COM

**APPLICANT**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400,  
SAN ANTONIO, TX 78216  
(726) 610-3728  
BLAINE.MIKULIK@KIMLEY-HORN.COM

LOVETT COPPELL BUSINESS PARK  
ZONED HC / REZONED PD-LI , 17.6949 AC  
LOTS 1, 2 & 3  
ALTA/NSPS LAND TITLE SURVEY  
P. HARMONSON SURVEY  
ABSTRACT NO. 604  
CITY OF COPPELL  
DENTON COUNTY, TEXAS  
AUGUST 2023

No.	REVISIONS	DATE

**Kimley-Horn**  
2600 N CENTRAL EXPRESSWAY, SUITE 400,  
RICHARDSON, TX 75080  
PHONE: 972-770-1300 FAX: 972-239-3820  
WWW.KIMLEY-HORN.COM TX F-928  
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FOR REVIEW ONLY  
Not for construction or permit purposes.  
**Kimley-Horn**  
BLAINE D. MIKULIK  
I.A. No. 3486 DATE: 10/30/2023

KHA PROJECT	064922668
DATE	OCTOBER 2023
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	LC
CHECKED BY	BDW
STATE	TEXAS

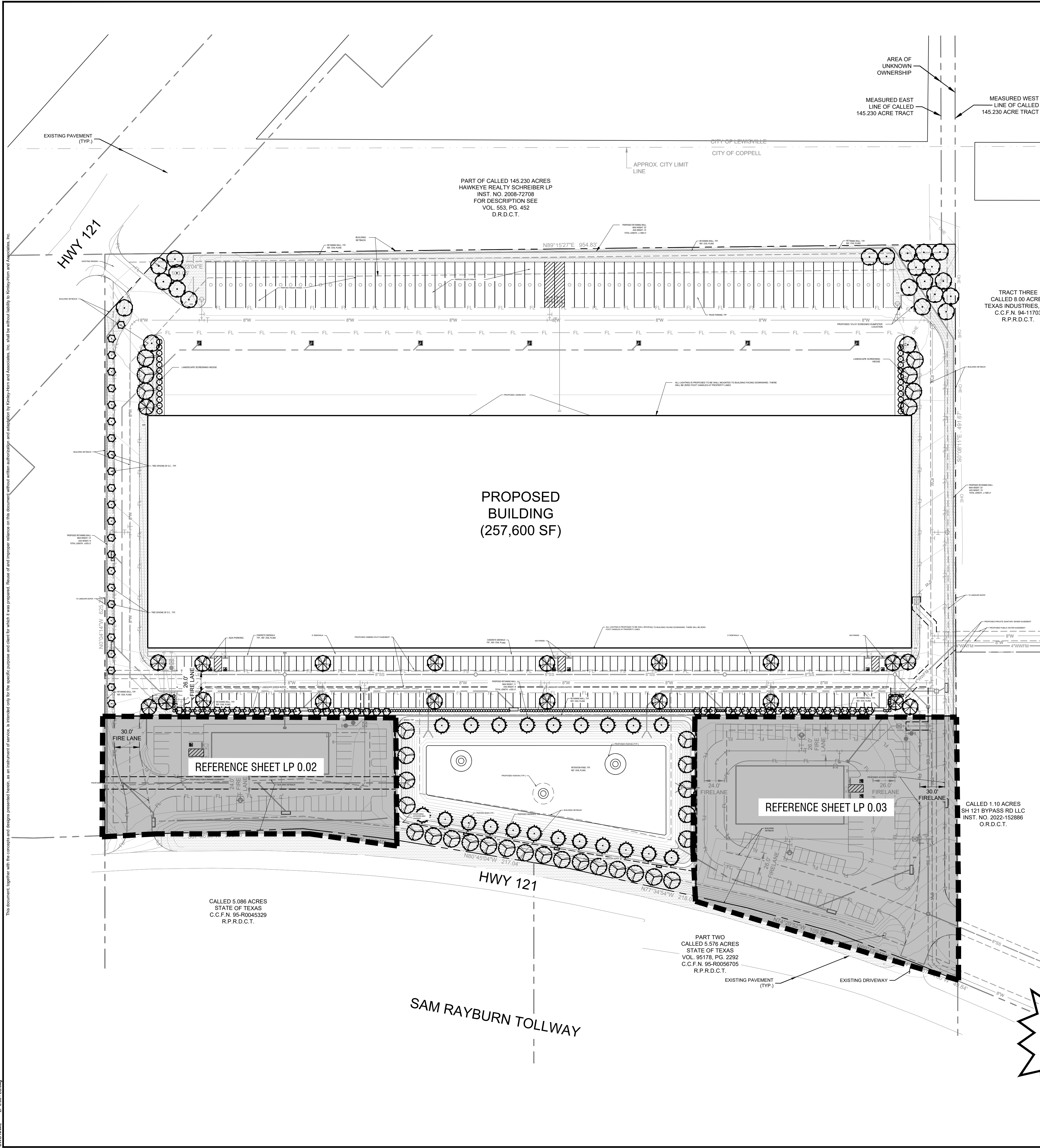
LOVETT COPPELL  
PREPARED FOR  
LOVETT INDUSTRIAL  
COPPELL

OVERALL LANDSCAPE PLAN  
DETAIL PLAN  
SHEET NUMBER  
LP 0.00

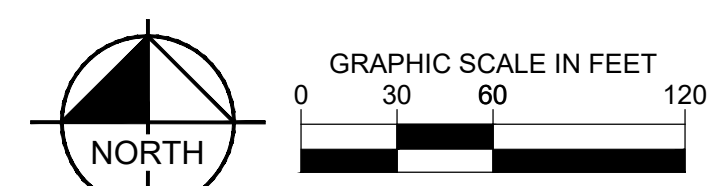
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XREFS  
PLOTS  
PLOTED BY  
DATE  
DRAWN BY  
DATE  
DWG NAME  
LAYOUT

This document, together with the concepts and designs presented herein, is an instrument of service, it is intended only for the specific purpose and client for which it was prepared. Name of and reporter relation to this document without written authorization and addition by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES: XREFS: LAYOUT: DATE: 10/23/2023 10:30 AM  
 PLOTTED BY: CHAVEZ, LINDSEY (1030203) 10/23/2023 10:30 AM  
 DWG NAME: C:\Users\lindseychavez\Desktop\LOVETT COPPELL\LOVETT COPPELL\_LANDSCAPE.LDW  
 PLOT DATE: 10/23/2023 10:30 AM  
 PLOT SCALE: 1"=40'-0"



City of Coppell Landscape Requirements - Article 34 - LOT 1		
Total Site Area: 639,433.01 SF		
<b>Landscape Requirements for Nonvehicular Open Space</b>		
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.	Required Yes (57,274.95 SF)	Provided Yes (58,556.85 SF)
Trees shall be planted in non-vehicular open space. Less than 30% = 1 tree/2,500 sf 57,274.95 sf / 2,500 sf = 22.90 trees = 23 Trees	23 Trees	23 Trees
<b>Perimeter Landscaping</b>		
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. # / 50 lf = Trees		
West Buffer 478.2 LF / 50 LF = 9.56 Trees	10 Trees	10 Trees
North Buffer 954.8 LF / 50 LF = 19.09 Trees	20 Trees	20 Trees
East Buffer 565.5 LF / 50 LF = 11.31 Trees	12 Trees	4 Shade Trees 24 Ornamental Trees
South Buffer 384.5 LF / 50 LF = 7.69 Trees	8 Trees	8 Trees
Commercial Buffers 341.01 LF, 151 LF, 221.9 LF, 306.4 LF = 23 Trees	23 Trees	9 Shade Trees 42 Ornamental Trees
Perimeter Areas	33,553.53 SF	33,553.53 SF
<b>Interior Landscaping</b>		
A minimum 10% of the gross nonexempt area utilized for off-street parking and loading shall be devoted to living landscaping. Total parking SF: 53,009.97 SF 51,056.28 x 10% = 5,105.628 SF	Required 10% (5,105.62 sf)	Provided 10% (6,126.68 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 175 Parking Spaces x .12 = 21	12% (21 Islands/Trees)	12% (21 Islands/Trees)
There shall be a minimum of one tree planted for each 400 square feet 5,105.62/400 SF = 13 Trees	13 Trees	21 Trees in islands
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
	<b>Required</b>	<b>Provided</b>
	109 Trees	161 Trees
	Required Open Space 57,274.95 SF	58,556.85 SF
	Required Interior Landscape 5,105.62 SF	6,126.68 SF
	Required Perimeter Area 33,553.53 SF	33,553.53 SF



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  - TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 76" (80" MIN.) AFF.
  - ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, RIGGS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

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**PLANT SCHEDULE LOT 1**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	REMARKS
	TD	21	TAXODIUM DISTICHUM / BALD CYPRESS	B & B	4" CAL. 14'-16" HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	UC	23	ULMUS CRASSIFOLIA / CEDAR ELM	B & B	4" CAL. 12'-14" HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
	OV	31	QUERCUS VIRGINIANA / LIVE OAK	B & B	4" CAL. 14'-16" H.	FULL AND MATCHING
	LN	66	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	CONT.	4" CAL. 8'-10" HT.	MULTI-TRUNK (3 STEMS MIN.), FULL AND MATCHING
	QS	20	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL. 14'-16" HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	REMARKS
	IC	252	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	CONT.	24" HT. 36" O.C.	FULL AND MATCHING
	IL	25	ILEX 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY	CONT.	30" HT. X 24" W. 84" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	REMARKS
	S00	69,192 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	S00 TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.

LANDSCAPE MAINTENANCE INFORMATION IN LANDSCAPE SPECIFICATIONS.

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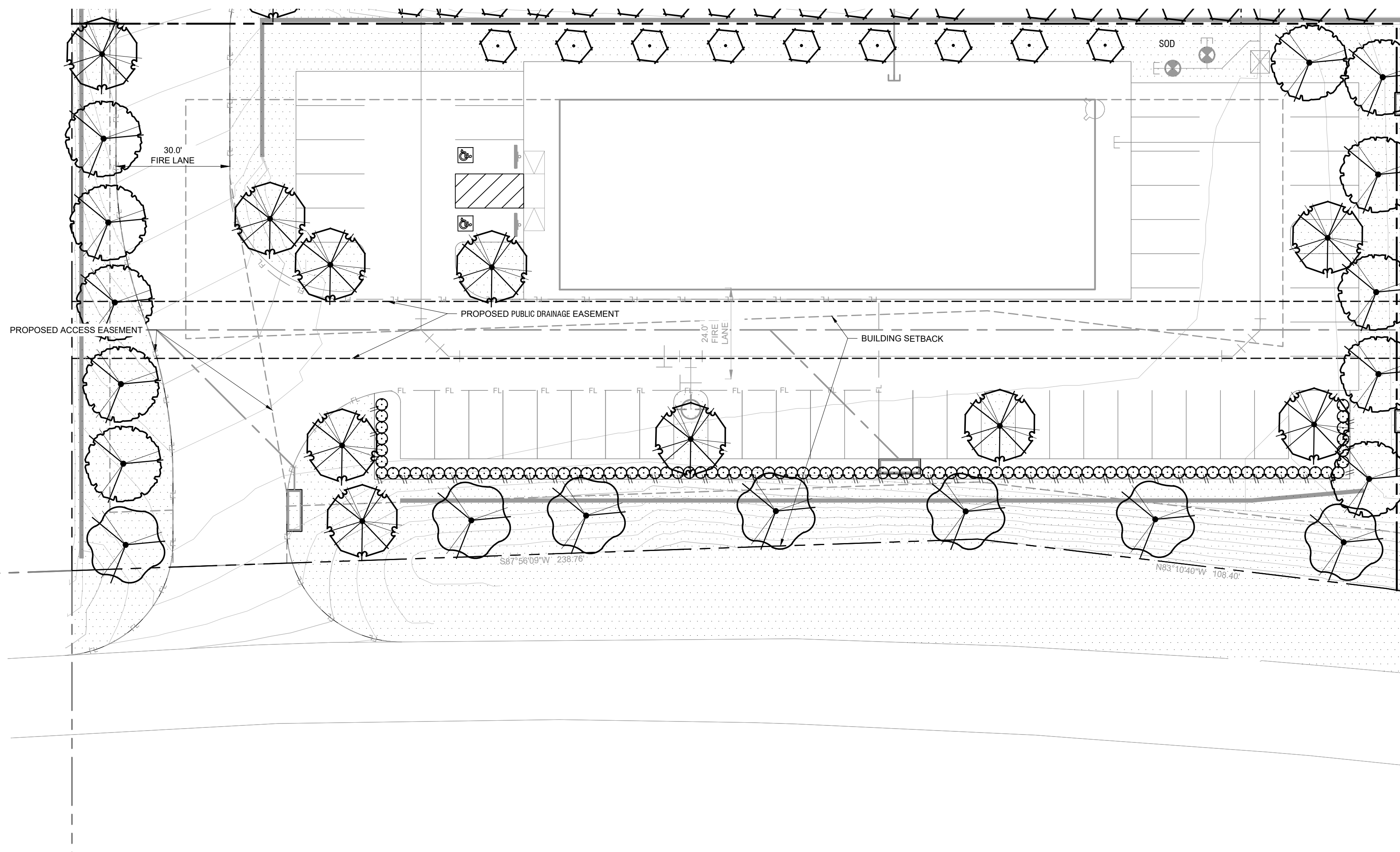
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 SAN ANTONIO, TX 78216  
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 BLAINE.MIKULIK@KIMLEY-HORN.COM

LOVETT COPPELL BUSINESS PARK  
 ZONED HC / REZONED PD-LI, 17.6949 AC  
 LOTS 1, 2 & 3  
 ALTA/NSPS LAND TITLE SURVEY  
 P. HARMONSON SURVEY  
 ABSTRACT NO. 604  
 CITY OF COPPELL  
 DENTON COUNTY, TEXAS  
 AUGUST 2023

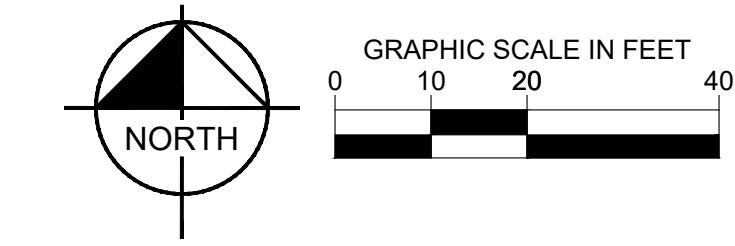
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<p>2800 N CENTRAL EXPRESSWAY, SUITE 400,        RICHARDSON, TX 75080        PHONE: 972-770-1300 FAX: 972-239-5820        WWW.KIMLEY-HORN.COM TX F-928        © 2023 KIMLEY-HORN AND ASSOCIATES, INC.</p>	<p>DATE: _____        REVISIONS: _____        No. _____</p>
<p>KHA PROJECT 0645225668</p> <p>DATE OCTOBER 2023</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY LC</p> <p>DRAWN BY LC</p> <p>CHECKED BY BDW</p>	<p>TEXAS</p>
<p>LOVETT COPPELL        PREPARED FOR        LOVETT INDUSTRIAL</p>	<p>COPPELL</p>
<p>OVERALL LANDSCAPE PLAN        LOT 1 DETAIL PLAN</p>	
<p>SHEET NUMBER        LP 0.01</p>	



City of Coppell Landscape Requirements - Article 34 - LOT 2		
Landscaping 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.	Yes (6,281.33 SF)	Yes (6,381.85 SF)
Trees shall be planted in non-vehicular open space. Less than 30% = 1 tree/2,500 sf 6,308.06 sf / 2,500 sf = 2.52 trees - 3 Trees	3 Trees	3 Trees
<b>Perimeter Landscaping</b>		
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. # / 50 ft = Trees		
West Buffer 147 LF / 50 LF = 3 Trees	3 Trees	3 Trees
South Buffer 309.6 LF / 50 LF = 7 Trees	7 Trees	7 Trees
North Buffer 341.01 LF / 50 LF = 7 Trees	7 Trees	4 Shade Trees 9 Ornaments
East Buffer 151 LF / 50 LF = 4 Trees	4 Trees	4 Trees
Perimeter Areas	9,206.74 SF	9,206.74 SF
<b>Interior Landscaping</b>		
A minimum 10% of the gross nonexempt area utilized for off-street parking and loading shall be devoted to living landscaping.	10% (1,385.39 sf)	10% (1,622.12 sf)
Total parking SF: 13,853.98 SF 13,853.98 x 10% = 1,385.39 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 48 Parking Spaces x .12 = 5.76	12% (6 Islands/Trees)	12% (6 Islands/Trees)
There shall be a minimum of one tree planted for each 400 square feet 1,385.39/400 SF = 4 Trees	4 Trees	6 Trees in landscape island
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
	<b>Required</b>	<b>Provided</b>
Required Trees	37 Trees	37 Trees
Required Open Space	6,281.33 SF	6,381.85 SF
Required Interior Landscaping	1,385.39 SF	1,622.12 SF
Required Perimeter Area	9,206.74 SF	9,206.74 SF



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- TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7'6" (80" MIN.) AFF.
- ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROPE BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.

PERIMETER TREES HAVE BEEN RELOCATED TO SOUTH BUFFER PER WALL CONFLICT.

**PLANT SCHEDULE LOT 2**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UP	7	ULMUS PARVIFOLIA / LACEBARK ELM	B & B	3" CAL.	14'-16" HT.	FULL AND MATCHING
	OV	11	QUERCUS VIRGINIANA / LIVE OAK	B & B	4" CAL.	14'-16" H.	FULL AND MATCHING
	LN	9	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE	CONT.	4" CAL.	8'-10" HT.	MULTI-TRUNK (3 STEMS MIN.), FULL AND MATCHING
	OS	10	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL.	14'-16" HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	IC	97	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	CONT.	24" HT.	36" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	SOD	15,571 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.

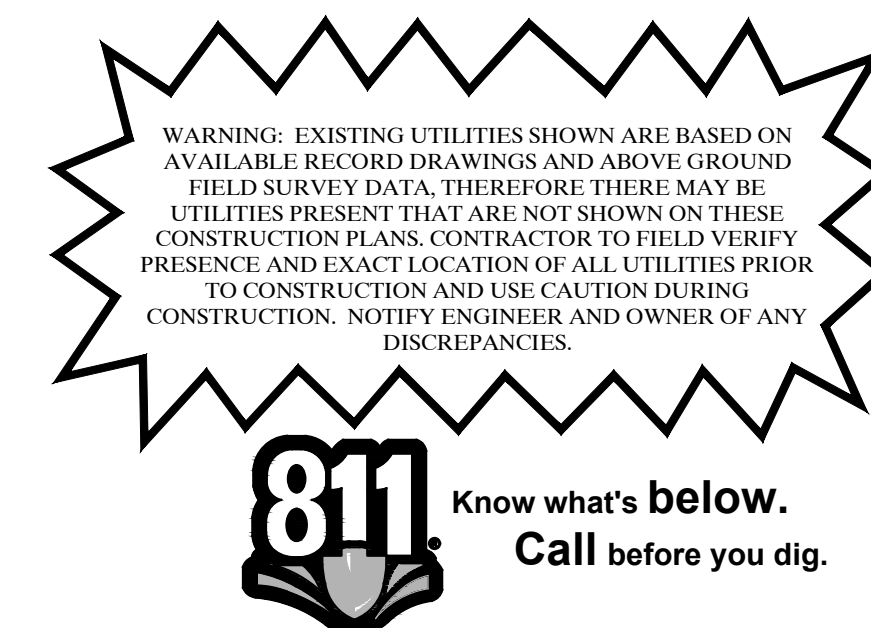
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**APPLICANT**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10101 REUNION PLACE, SUITE 400,  
 SAN ANTONIO, TX 78216  
 (726) 610-3728  
 BLAINE.MIKULIK@KIMLEY-HORN.COM

LOVETT COPPELL BUSINESS PARK  
 ZONED HC / REZONED PD-LI , 17.6949 AC  
 LOTS 1, 2 & 3  
 ALTA/NSPS LAND TITLE SURVEY  
 P. HARMONSON SURVEY  
 ABSTRACT NO. 604  
 CITY OF COPPELL  
 DENTON COUNTY, TEXAS  
 AUGUST 2023



DATE

REVISIONS

No.

**Kimley-Horn**

2800 N CENTRAL EXPRESSWAY, SUITE 400,  
 RICHARDSON, TX 75080  
 PHONE: 972-770-1300 FAX: 972-239-3820  
 WWW.KIMLEY-HORN.COM TX F-928  
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**Kimley-Horn**

BLAINE D. MIKULIK  
 L.A. No. 3488 DATE: 10/20/2023

KHA PROJECT  
 064922668

DATE  
 OCTOBER 2023

SCALE  
 AS SHOWN

DESIGNED BY  
 LC

DRAWN BY  
 LC

CHECKED BY  
 BDW

TEXAS

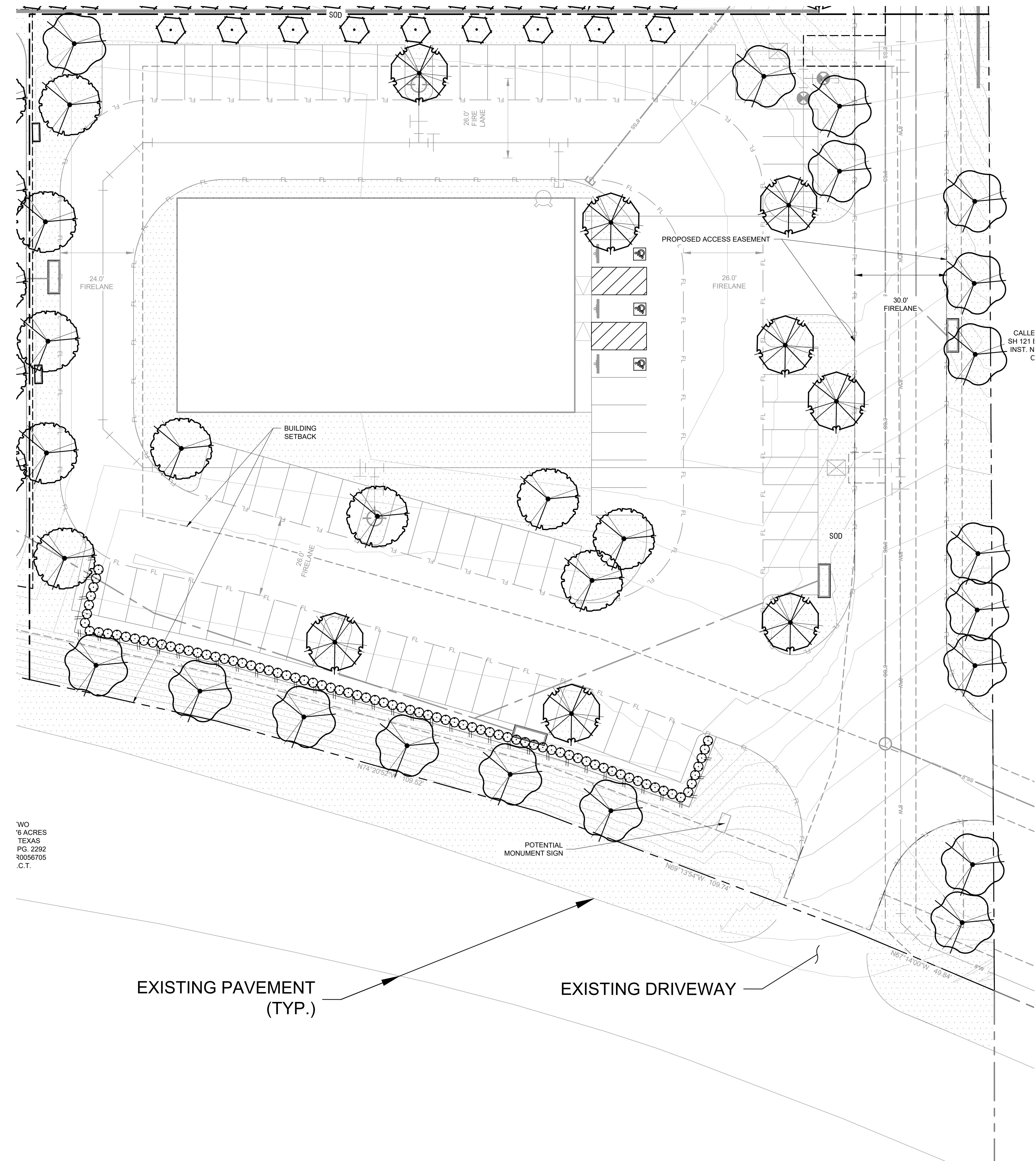
LOVETT COPPELL  
 PREPARED FOR  
 LOVETT INDUSTRIAL

COPPELL

OVERALL LANDSCAPE PLAN  
 LOT 2 DETAIL PLAN

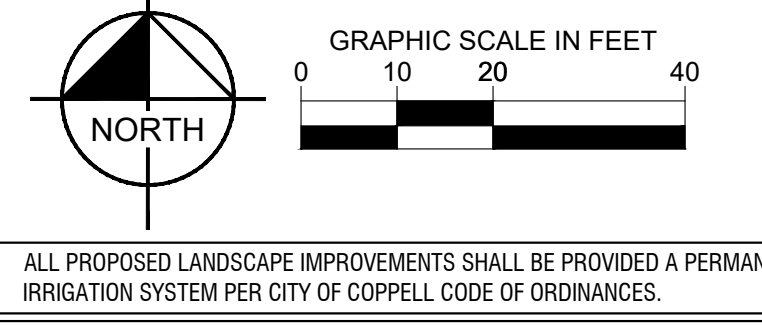
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.70  
 .6 ACRES  
 TEXAS  
 PG. 2292  
 10/26/2023  
 C.T.

City of Coppell Landscape Requirements - Article 34 - LOT 3		
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.	Yes (10,987.43 SF)	Yes (14,567.03 SF)
Trees shall be planted in non-vehicular open space. Less than 30% = 1 tree/4,000 sf 10,987.43 sf / 4,000 sf = 4.39 trees ~ 5 Trees	5 Trees	5 Trees
<b>Perimeter Landscaping</b> 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		
West Buffer 221.9 LF / 50 LF = 5 Trees	5 Trees	5 Trees
South Buffer 294.6 LF / 50 LF = 6 Trees	6 Trees	6 Trees
North Buffer 306.4 LF / 50 LF = 7 Trees	7 Trees	4 Shade Trees 9 Ornamentals
East Buffer 322 LF / 50 LF = 7 Trees	7 Trees	7 Trees
Perimeter Areas	10,725.43 SF	10,725.43 SF
<b>Interior Landscaping</b> A minimum 10% of the gross nonexempt area utilized for off-street parking and loading shall be devoted to living landscaping. Total parking SF: 17,057.65 SF 17,057.65 x 10% = 1,705.76 SF	10% (1,705.76 sf)	10% (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 75 Parking Spaces x .12 = 9	12% (9 Islands/Trees)	12% (9 Islands/Trees)
There shall be a minimum of one tree planted for each 400 square feet 1,700.39/400 SF = 5 Trees	5 Trees	8 Trees provided in landscape islands
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
	<b>Required</b>	<b>Provided</b>
	45 Trees Total	45 Trees Total
	Required Open Space 10,987.43 SF	14,567.03 SF
	Required Interior Landscape 1,705.76 SF	2,273.27 SF
	Required Perimeter Area 10,725.43 SF	10,725.43 SF



- ALL PROPOSED LANDSCAPE IMPROVEMENTS SHALL BE PROVIDED A PERMANENT IRRIGATION SYSTEM PER CITY OF COPPELL CODE OF ORDINANCES.
- PLANTING NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PERMITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
  - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
  - FINAL FINISH GRADING SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
  - CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
  - CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
  - ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
  - ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
  - ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
  - CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
  - ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
  - PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
  - PLANTING AREAS SHALL BE FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
  - ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
  - TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMBED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMBED TO A HEIGHT OF FOURTEEN FEET (14').
  - TREES PLANTED NEXT TO ACCESSIBLE ROUTES AND ACCESSIBLE AREAS SHALL BE LIMBED TO 7" (80" MIN) AFF.
  - ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.
- PERIMETER TREES HAVE BEEN RELOCATED TO SOUTH BUFFER PER WALL CONFLICT.

**PLANT SCHEDULE LOT 3**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UP	18	ULMUS PARVIFOLIA / LACEBARK ELM	B & B	3" CAL	14'-16" HT.	FULL AND MATCHING
	OV	10	QUERCUS VIRGINIANA / LIVE OAK	B & B	4" CAL	14'-16" H.	FULL AND MATCHING
	LN	9	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ GRAPE MYRTLE	CONT.	4" CAL	8'-10" HT.	MULTI-TRUNK (3 STEMS MIN.), FULL AND MATCHING
	OS	8	QUERCUS SHUMARDII / SHUMARD RED OAK	B & B	4" CAL	14'-16" HT.	SINGLE STRAIGHT CENTRAL LEADER, FULL AND MATCHING
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	IC	82	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	CONT.	24" HT.	36" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	SOD	25,990 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS.

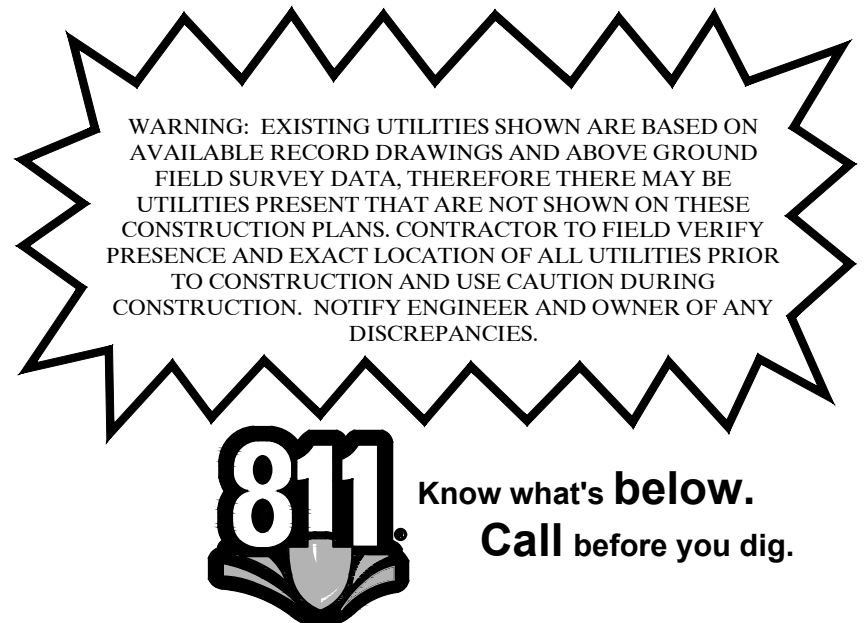
LANDSCAPE MAINTENANCE INFORMATION IN LANDSCAPE SPECIFICATIONS.

PERIMETER TREES HAVE BEEN RELOCATED THROUGHOUT SITE PER RETAINING WALL CONFLICTS.

**DEVELOPER**  
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 127 HOWELL ST DALLAS, TX 75207  
 (602) 999-3716  
 COLBY.EVERETT@LOVETTINDUSTRIAL.COM

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LOVETT COPPELL BUSINESS PARK  
 ZONED HC / REZONED PD-LI, 17.6949 AC  
 LOTS 1, 2 & 3  
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 AUGUST 2023



DATE
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 R.L.A. BLAINE D. MIKULIK  
 I.A. No. 3486 DATE: 10/30/2023

KHA PROJECT  
 0649225668

DATE  
 OCTOBER 2023

SCALE  
 AS SHOWN

DESIGNED BY  
 LC

DRAWN BY  
 LC

CHECKED BY  
 BDW

LOVETT COPPELL  
 PREPARED FOR  
 LOVETT INDUSTRIAL

TEXAS

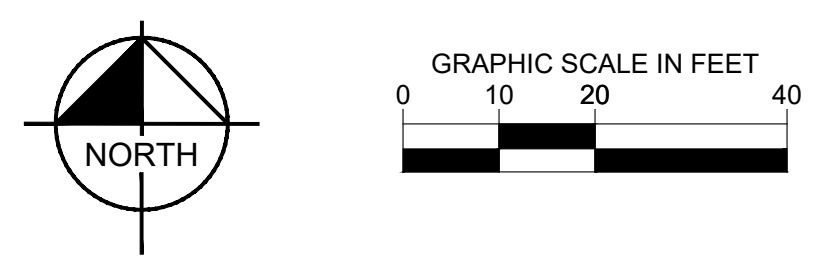
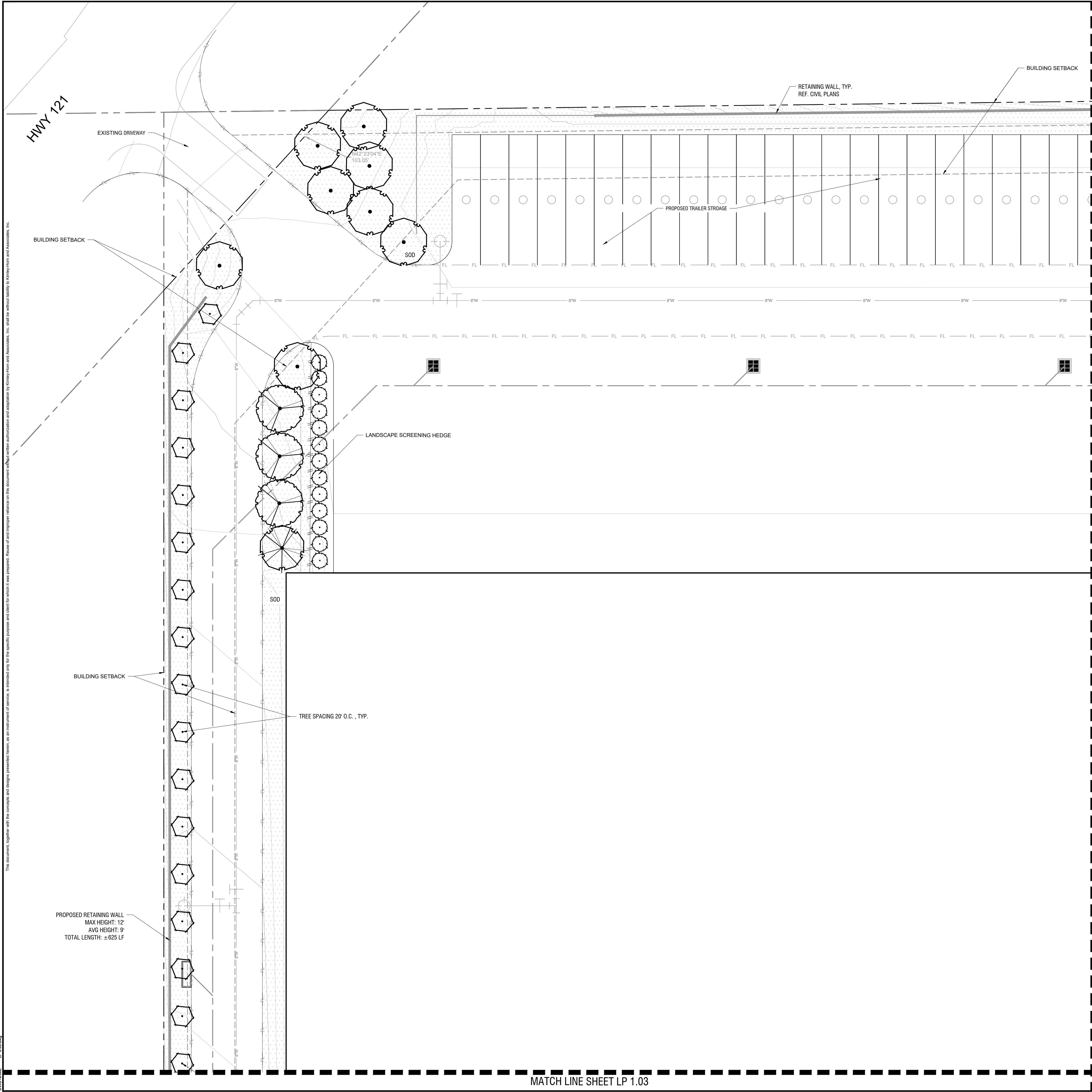
OVERALL LANDSCAPE PLAN  
 LOT 3 DETAIL PLAN

COPPELL

SHEET NUMBER  
 LP 0.03

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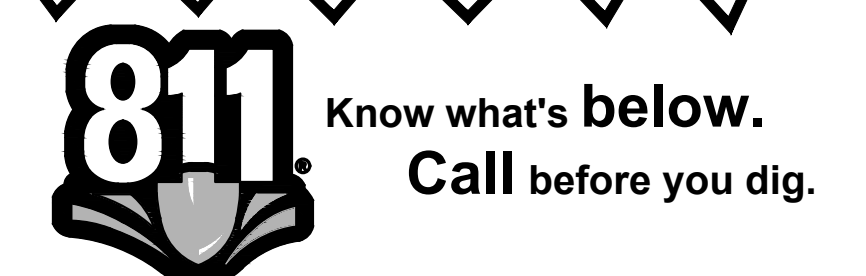
REF. SHEET LP 0.00 FOR COMPLETE PLANT SCHEDULE

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UP	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	LN	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ CRAPE MYRTLE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
SHRUBS	CODE	BOTANICAL / COMMON NAME
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	IL	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS

PERIMETER TREES HAVE BEEN RELOCATED THROUGHOUT SITE PER RETAINING WALL CONFLICTS.

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MATCH LINE SHEET LP 1.03

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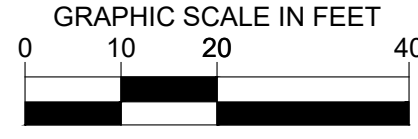
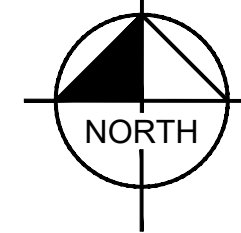
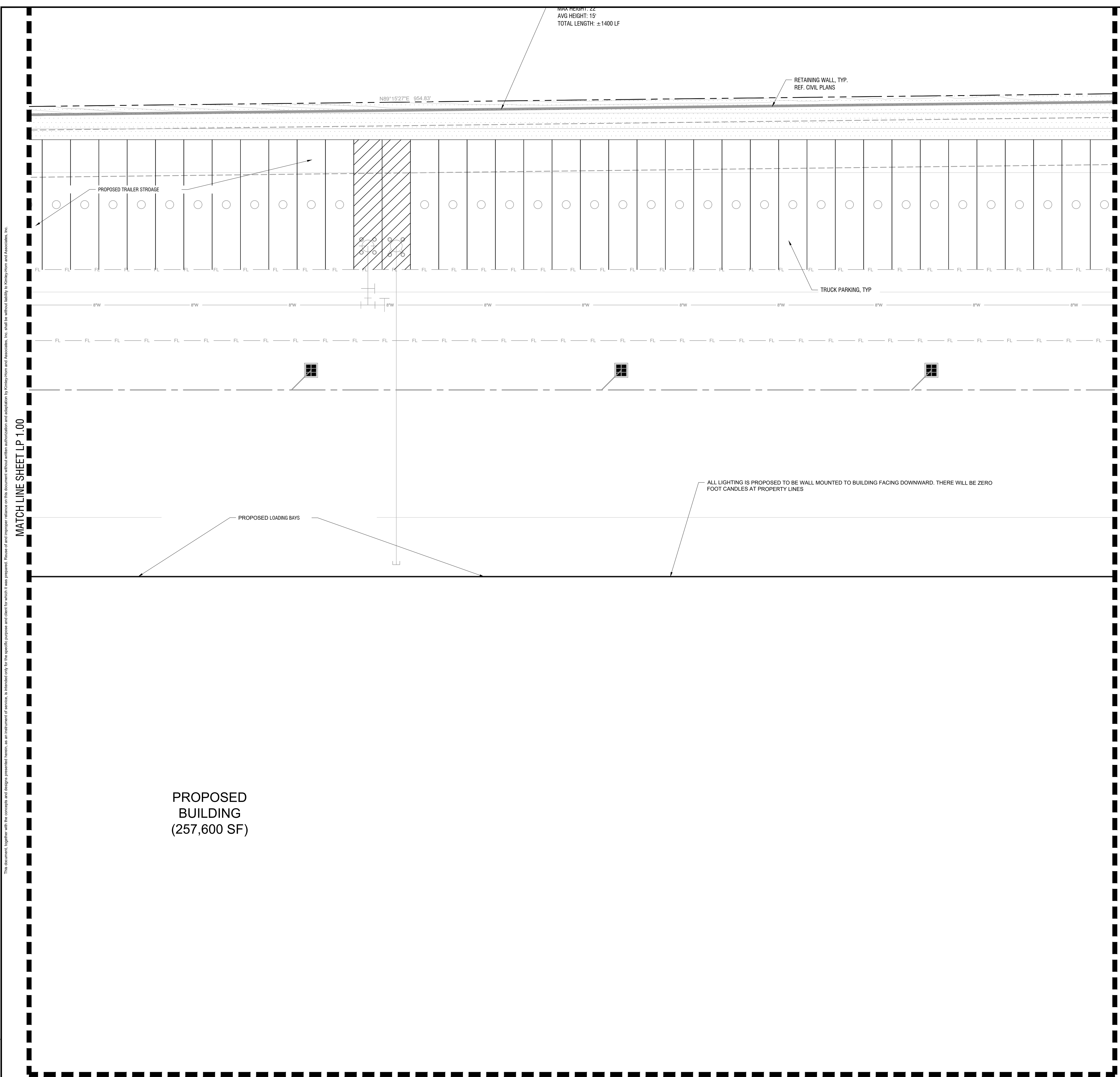
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LOVETT COPPELL  
 PREPARED FOR  
 LOVETT INDUSTRIAL  
 COPPELL, TEXAS

LANDSCAPE PLAN DETAIL  
 PLAN  
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	S0D	CYNODON DACTYLON / BERMUDA GRASS

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R.L.A. BLAINE D. MIKULIK  
 I.A. No. 3488 DATE: 10/20/2023

KHA PROJECT 0645225668	DATE OCTOBER 2023	SCALE AS SHOWN	DESIGNED BY LC	DRAWN BY LC	CHECKED BY BDM
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 LOVETT INDUSTRIAL

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LANDSCAPE PLAN DETAIL  
 PLAN

SHEET NUMBER  
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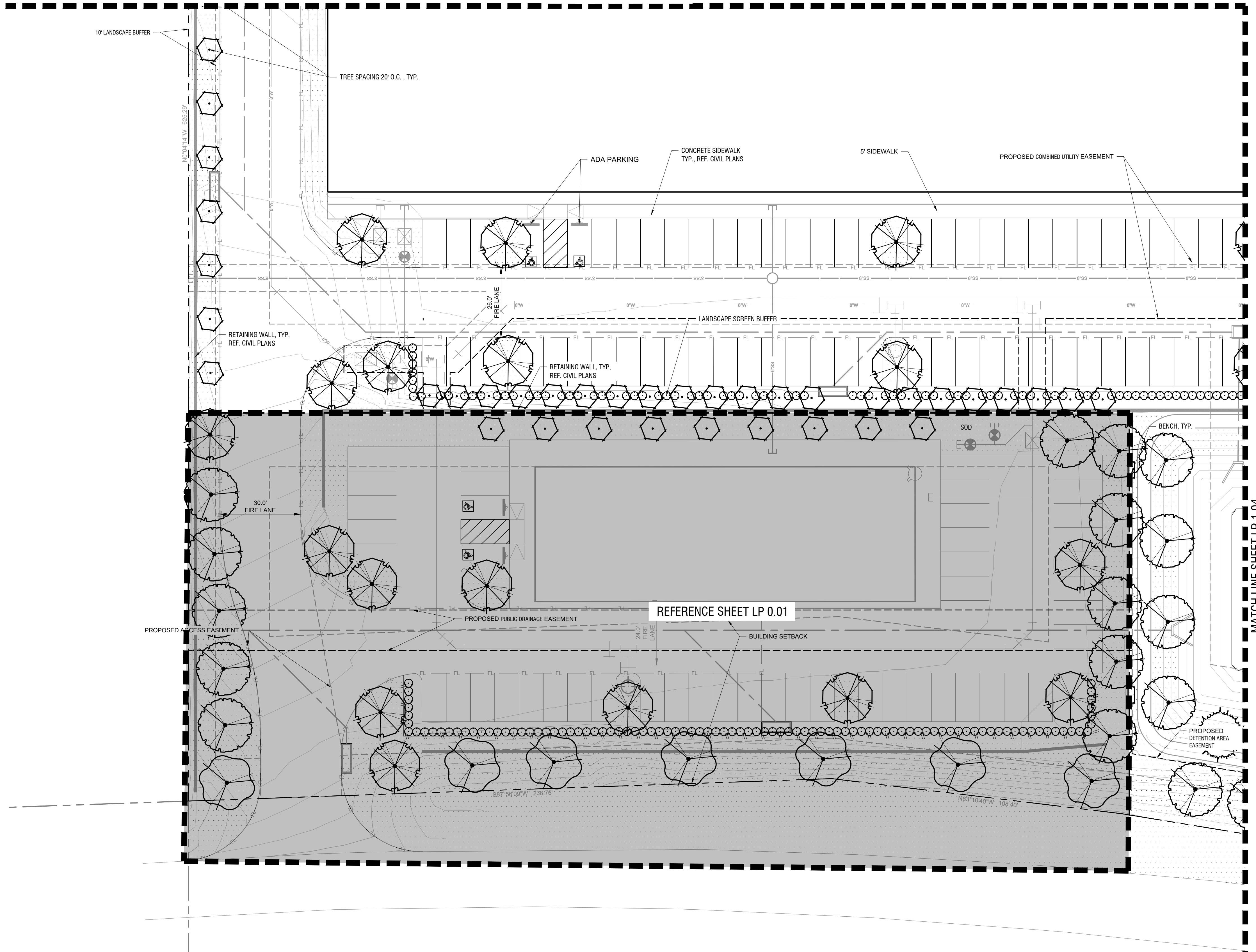
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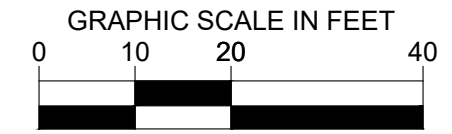
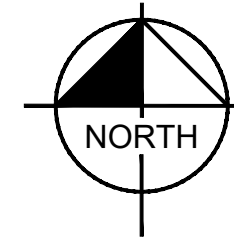
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 STATE OF TEXAS  
 C.C.F.N. 95-R0045329  
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No.	REVISIONS	DATE

**Kimley-Horn**  
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KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
0649226688	OCTOBER 2023	AS SHOWN	LC	LC	BDW

LOVETT COPPELL  
 PREPARED FOR  
 LOVETT INDUSTRIAL  
 COPPELL  
 TEXAS

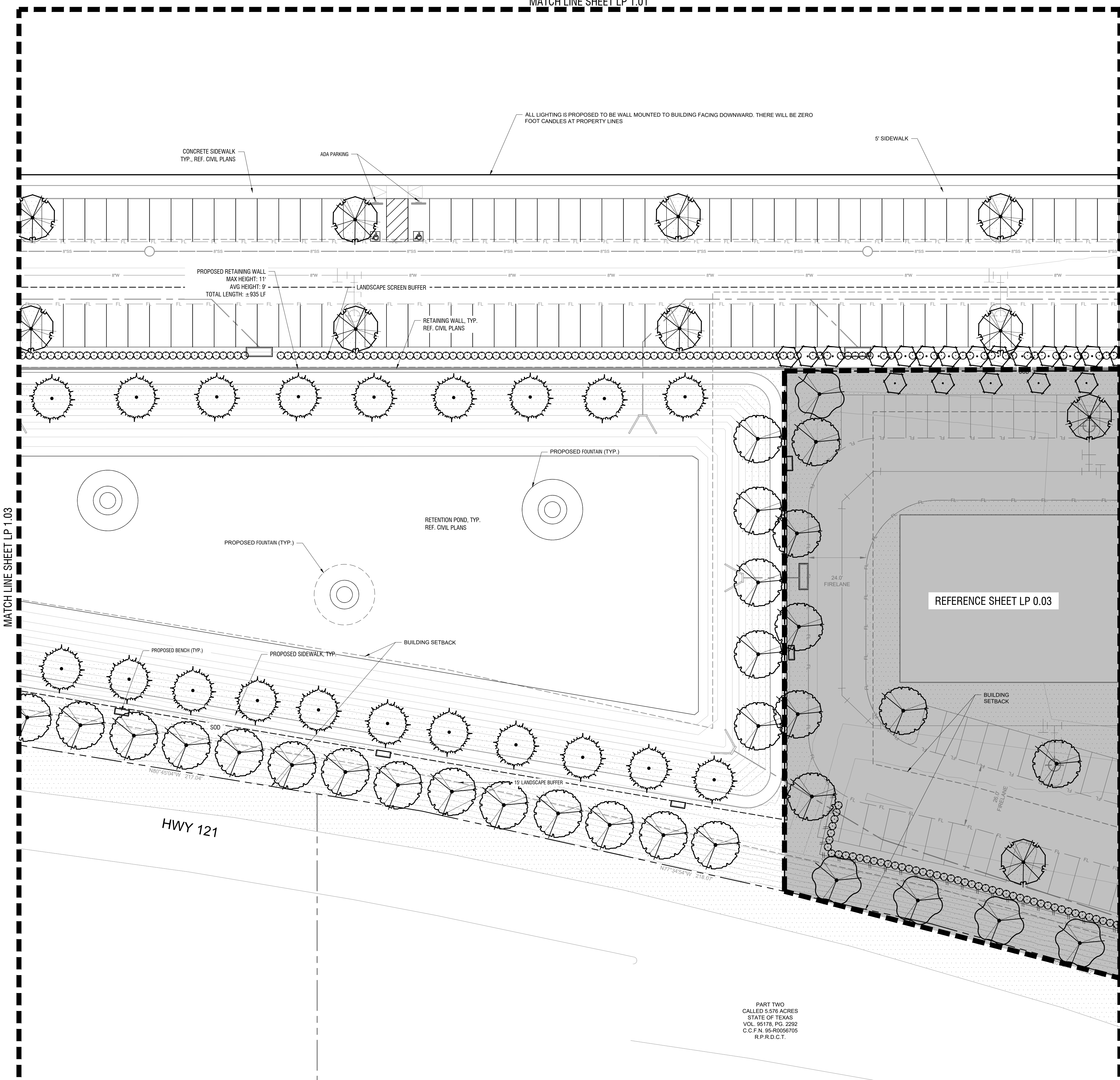
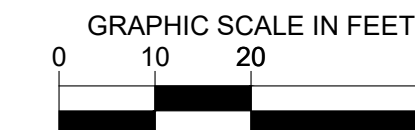
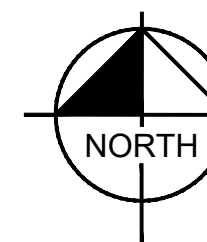
LANDSCAPE PLAN DETAIL  
 PLAN

SHEET NUMBER  
 LP 1.03

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REF. SHEET LP 0.00 FOR COMPLETE PLANT SCHEDULE

**PLANT SCHEDULE**

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	SOD	CYNODON DACTYLON / BERMUDA GRASS

PERIMETER TREES HAVE BEEN RELOCATED THROUGHOUT SITE PER RETAINING WALL CONFLICTS.

REFERENCE SHEET LP 0.03

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PART TWO  
CALLED 5.576 ACRES  
STATE OF TEXAS  
VOL. 95176, PG. 2292  
C.C.F.N. 95-R0056705  
R.P.R.D.C.T.

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**Kimley-Horn**  
 R.L.A. BLAINE D. MIKULIK  
 I.A. No. 3486 DATE: 10/30/2023

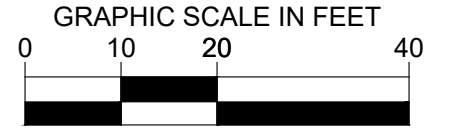
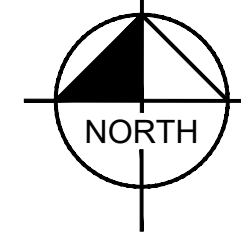
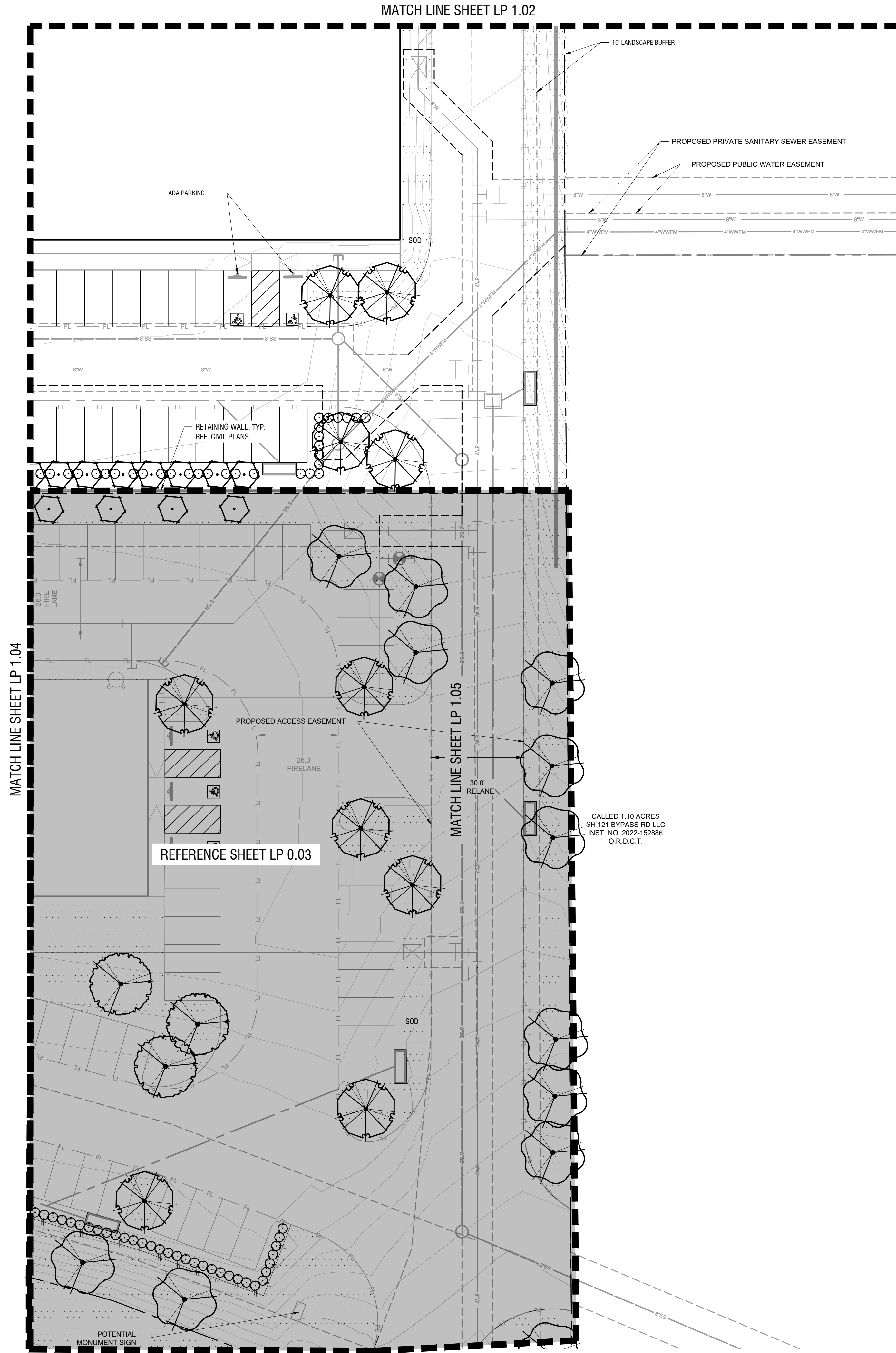
KHA PROJECT	0649225668
DATE	OCTOBER 2023
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	LC
CHECKED BY	BDW

LOVETT COPPELL  
 PREPARED FOR  
 LOVETT INDUSTRIAL  
 COPPELL, TEXAS

LANDSCAPE PLAN DETAIL  
 PLAN  
 SHEET NUMBER  
**LP 1.04**

IMAGES  
 XREFS  
 PLOTTED BY  
 DATE  
 DWG NAME

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REF. SHEET LP 0.00 FOR COMPLETE PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
	TD	TAXODIUM DISTICHUM / BALD CYPRESS
	UC	ULMUS CRASSIFOLIA / CEDAR ELM
	UP	ULMUS PARVIFOLIA / LACEBARK ELM
	QV	QUERCUS VIRGINIANA / LIVE OAK
	LN	LAGERSTROEMIA X 'NATCHEZ' / NATCHEZ GRAPE MYRTLE
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK
SHRUBS	CODE	BOTANICAL / COMMON NAME
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY
	IL	ILEX X 'NELLIE R. STEVENS' / NELLIE R. STEVENS HOLLY
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	SOD	CYNODON DACTYLON / BERMUDA GRASS

PERIMETER TREES HAVE BEEN RELOCATED THROUGHOUT SITE PER RETAINING WALL CONFLICTS.

**WARNING:** EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.



Know what's below.  
 Call before you dig.

No.	REVISIONS	DATE

**Kimley-Horn**

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**Kimley-Horn**

R.L.A. BLAINE D. MIKULIK  
 I.A. No. 3488 DATE: 10/30/2023

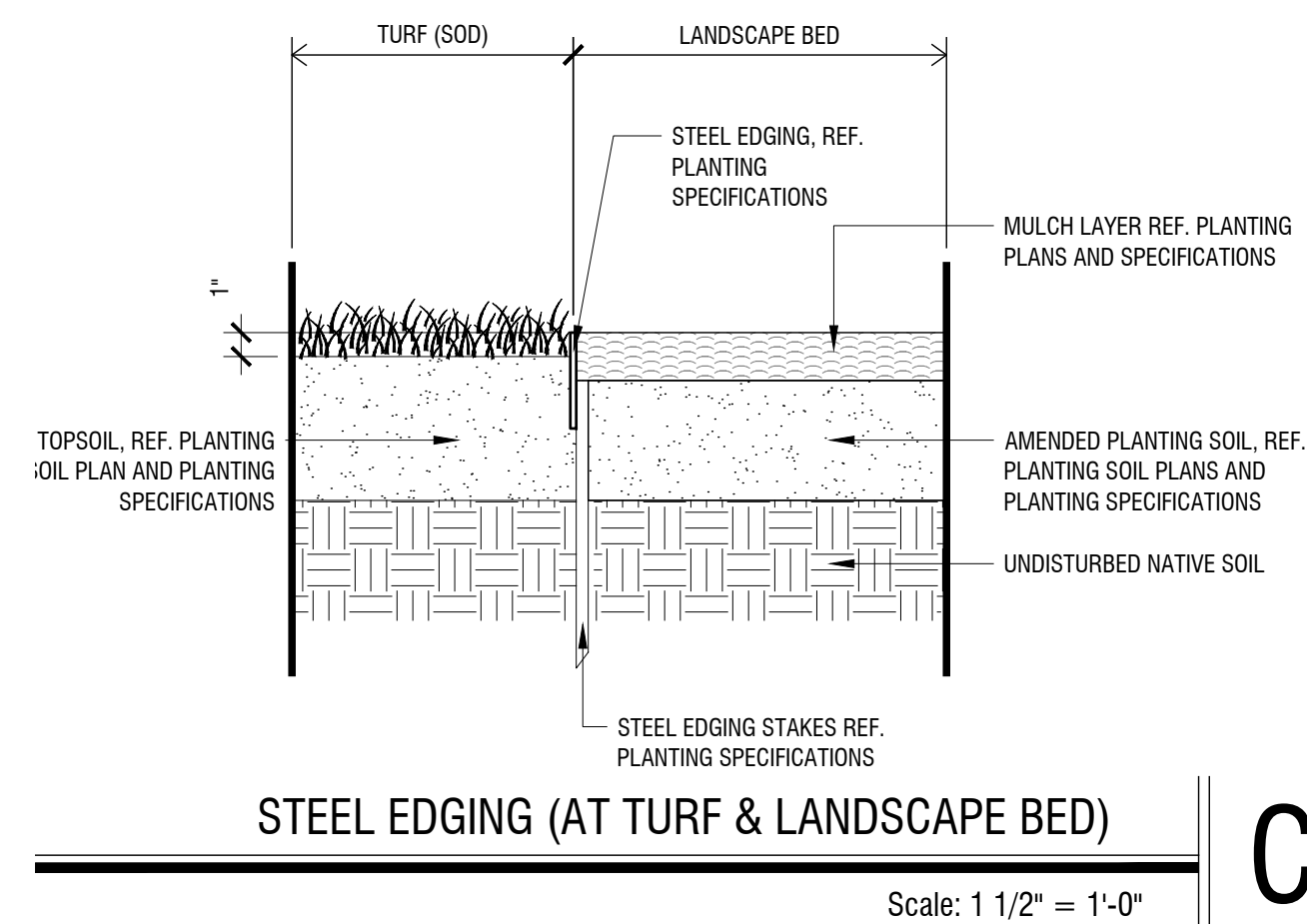
KHA PROJECT 0649225668	DATE OCTOBER 2023	SCALE AS SHOWN	DESIGNED BY LC	DRAWN BY LC	CHECKED BY BDW
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LOVETT COPPELL  
 PREPARED FOR  
 LOVETT INDUSTRIAL

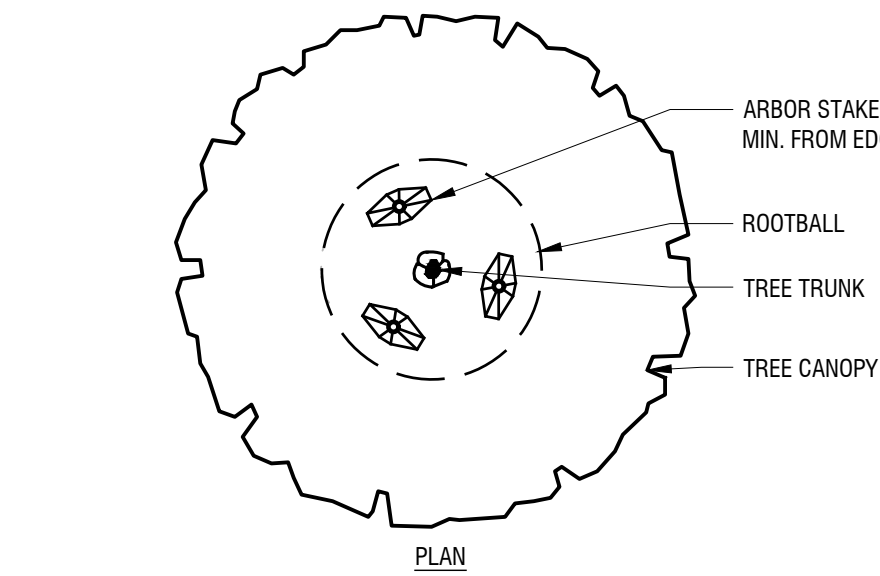
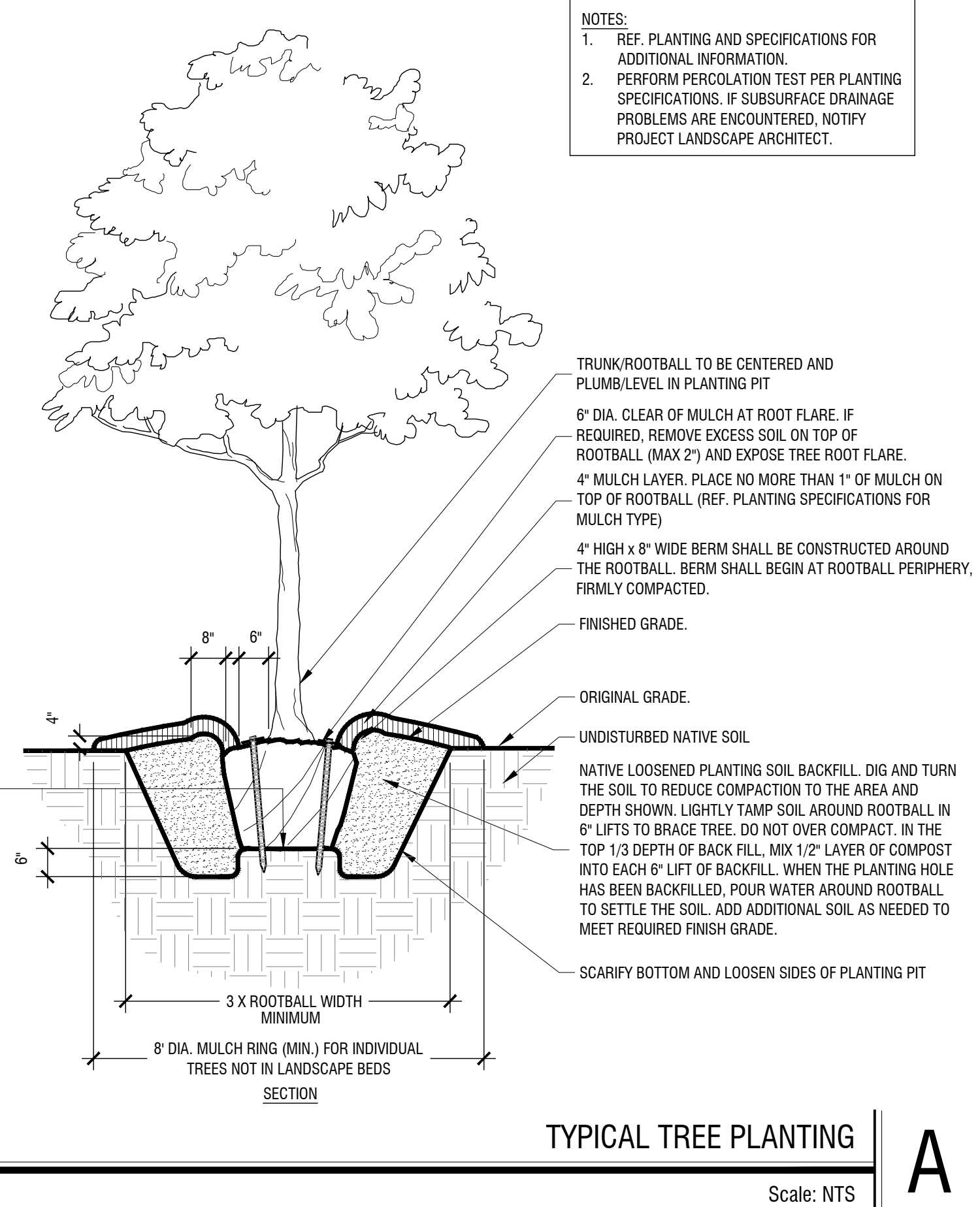
COPPELL TEXAS

LANDSCAPE PLAN DETAIL  
 PLAN

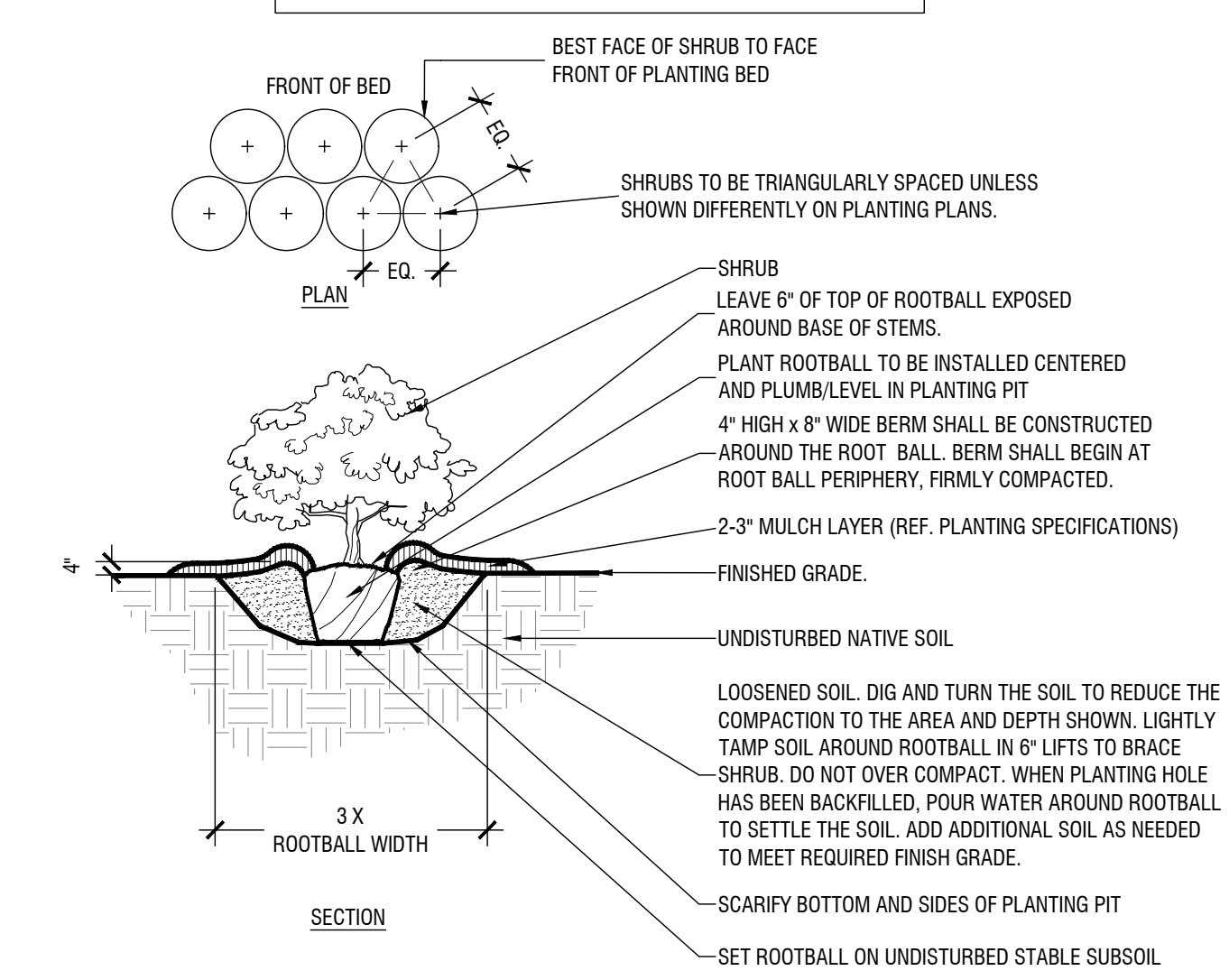
SHEET NUMBER  
 LP 1.05



- SET ROOTBALL ON UNDISTURBED STABLE SUBSOIL SO THAT TOP OF ROOTBALL IS 2'-3" ABOVE FINISHED GRADE. STABILIZE/PLUMB TREE BY TAMPING SOIL FIRMLY AROUND THE LOWER 1/4 OF THE ROOTBALL.
- FOR CONTAINER STOCK: REMOVE ENTIRE CONTAINER.
- FOR B&B STOCK: COMPLETELY REMOVE TOP 1/2 OF THE ENTIRE WIRE BASKET. COMPLETELY REMOVE ALL BURLAP/SYNTHETIC FABRICS AND STRAPPING.



- NOTES:**
1. REF. PLANTING AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  2. PERFORM PERCOLATION TEST PER PLANTING SPECIFICATIONS. IF SUBSURFACE DRAINAGE PROBLEMS ARE ENCOUNTERED, NOTIFY PROJECT LANDSCAPE ARCHITECT.



- NOTES:**
1. REF. PLANTING SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  2. WHEN SHRUBS MASSES TOGETHER WITH GROUND COVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)
  3. WHEN SHRUBS ARE USED IN MASSES, PRUNE ALL SHRUBS TO ACHIEVE UNIFORM MASS/HEIGHT.
  4. REF. TO PLANT SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.

No.	REVISIONS	DATE

**Kimley»Horn**  
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**Kimley»Horn**  
 R.L.A. BLAINE D. MIKULIK  
 I.A. No. 3486 DATE: 10/30/2023

KHA PROJECT	064522668
DATE	OCTOBER 2023
SCALE	AS SHOWN
DESIGNED BY	LC
DRAWN BY	LC
CHECKED BY	BDW

**LOVETT COPPELL**  
 PREPARED FOR  
**LOVETT INDUSTRIAL**  
 COPPELL  
 TEXAS

**PLANTING DETAILS**  
 SHEET NUMBER  
**LP 2.00**

Revision history table with columns: No., Date, Revisions. Includes a table for revisions and a table for project details (KHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY, TEXAS, COPPELL).

Vertical text on the left side of the page, including 'PLANTING SPECIFICATIONS' and 'PREPARED FOR LOVETT INDUSTRIAL'.

Vertical text on the left side of the page, including 'LOVETT COPPELL' and 'COPPELL'.

Vertical text on the left side of the page, including 'KHA PROJECT' and 'DATE'.

Main body of the document containing 'SECTION 329300: PLANTING', 'PART 1 GENERAL', and 'PART 2 PRODUCTS'. Includes detailed specifications for materials, workmanship, and installation.

Right side of the page containing project details, revision history, and contact information for Kimley-Horn and Associates, Inc.

Bottom right corner containing 'SHEET NUMBER LP 2.01'.



SECTION 32 9210: LAWNS AND GRASSES

PART 1 - GENERAL

1.1 SECTION INCLUDES

- A. FURNISH ALL LABOR, MATERIAL, EQUIPMENT RELATED SERVICES AND SUPERVISION NECESSARY FOR OR INCIDENTAL TO THE INSTALLATION OF THE LAWNS AND GRASSES AS SHOWN OR INDICATED ON THE DRAWINGS AND/OR AS SPECIFIED.
B. WORK INCLUDED:
1. SOIL PREPARATION AND FINE GRADING.
2. FERTILIZATION.
3. GRASS SODDING
4. SEEDING

1.2 SUBMITTALS

- A. DELIVERY RECEIPTS AND INVOICES: SUBMIT ORIGINAL DELIVERY RECEIPTS AND INVOICES FOR MATERIALS USED.
B. PRODUCT DATA: SUBMIT SAMPLE LABEL OR SPECIFICATION OF FERTILIZER.
C. CERTIFICATE: SUBMIT STATE CERTIFICATE STATING VARIETY AND PURITY OF GRASS SOD.
D. SOIL FERTILITY TEST REPORTS:
1. SUBMIT ANALYSIS, TEST RESULTS AND CORRECTIVE RECOMMENDATIONS TO THE OWNER'S REPRESENTATIVE.
2. ONE TEST PER MEDIAN IS REQUIRED OF EXISTING SOIL TAKEN AT DIFFERENT LOCATIONS ON THE PROJECT SITE AS DIRECTED BY THE OWNER'S REPRESENTATIVE.

1.3 PROTECTION

- A. PROTECT PAVING SURFACES, CURBS, UTILITIES, PLANT MATERIALS, AND OTHER EXISTING IMPROVEMENTS FROM DAMAGE BY HEAVY EQUIPMENT.
B. LOCATE AND STAKE IRRIGATION HEADS, VALVE RISERS AND EQUIPMENT PRIOR TO BEGINNING SOIL PREPARATION WORK.
C. DURING WORK AND MAINTENANCE PERIOD, MAINTAIN TOPSOIL IN PLACE AT ESTABLISHED GRADES. REPLACE TOPSOIL AND GRASS LOSSES DUE TO EROSION.
D. PROTECT IN PLACE WORK FROM DAMAGE BY HEAVY EQUIPMENT. PREPARE GRADE, LEVEL, AND REPLANT DAMAGED AREAS.

1.4 SUBSTANTIAL COMPLETION & PROJECT CLOSEOUT

- A. A CERTIFICATE OF SUBSTANTIAL COMPLETION WILL BE ISSUED WHEN THE WORK PERFORMED UNDER THE CONTRACT HAS BEEN REVIEWED AND FOUND, TO THE OWNER'S REPRESENTATIVE'S BEST KNOWLEDGE, INFORMATION, AND BELIEF, TO BE SUBSTANTIALLY COMPLETE. SUBSTANTIAL COMPLETION IS THE STAGE IN THE PROGRESS OF THE WORK WHEN THE WORK OR DESIGNATED PORTION THEREOF IS SUFFICIENTLY COMPLETE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS SO THE OWNER CAN OCCUPY OR UTILIZE THE WORK FOR ITS INTENDED USE. THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT OR PORTION THEREOF IS ALSO THE DATE OF COMMENCEMENT OF APPLICABLE GUARANTEES AS SPECIFIED.
B. A LIST OF ITEMS TO BE COMPLETED OR CORRECTED WILL BE ATTACHED TO THE CERTIFICATE OR SUBSTANTIAL COMPLETION. THE FAILURE TO INCLUDE ANY ITEMS ON SUCH LIST DOES NOT ALTER THE RESPONSIBILITY OF THE CONTRACTOR TO COMPLETE ALL WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
C. THE CONTRACTOR WILL COMPLETE OR CORRECT THE WORK ON THE LIST OF ITEMS WITHIN A SPECIFIC NUMBER OF DAYS AS SHOWN ON THE CERTIFICATE OF SUBSTANTIAL COMPLETION.
D. UPON COMPLETION AND RE-INSPECTION OF ALL CORRECTED ITEMS LISTED, THE OWNER'S REPRESENTATIVE WILL RECOMMEND TO THE OWNER THAT THE WORK OF THIS SECTION IS READY FOR FINAL ACCEPTANCE.

1.5 QUALITY ASSURANCE

- A. GENERAL: COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.
B. PERSONNEL: EMPLOY ONLY EXPERIENCED PERSONNEL WHO ARE FAMILIAR WITH THE REQUIRED WORK. PROVIDE SUPERVISION BY A QUALIFIED FOREMAN.

1.6 GUARANTEE

- A. GUARANTEE LAWNS AND GRASSES FOR ONE YEAR AFTER DATE OF FINAL ACCEPTANCE AT THE END OF THIS GUARANTEE PERIOD, ALL LAWN AND GRASS AREAS WILL HAVE ACHIEVED COVERAGE OF THE SPECIFIED GRASS AT A DENSITY OF 100% COVERAGE, FREE OF WEEDS, UNDESIRABLE GRASS SPECIES, DISEASE, AND INSECTS. REPLACE DEAD MATERIALS AND MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AND ON NOTIFICATION BY THE OWNER'S REPRESENTATIVE.
B. REPLACE LAWNS AND GRASSES WITH SAME KIND AS ORIGINALLY PLANTED, AT NO COST TO THE OWNER. PROTECT IRRIGATION SYSTEM AND OTHER PIPING, CONDUIT, OR OTHER WORK DURING REPLACEMENT. REPAIR DAMAGE IMMEDIATELY.

1.7 JOB CONDITIONS

- A. DO NOT INSTALL SOD OR SEED ON SATURATED OR FROZEN SOIL.
B. SOD AND SEED INSTALLATION SHALL BE SUBJECT TO SUITABILITY OF THE WEATHER AND OTHER CONDITIONS AFFECTING SOD GROWTH.

1.8 PROGRESS MEETINGS

- A. CONTRACTOR SHALL ATTEND ALL PROGRESS MEETINGS AS REQUESTED BY THE OWNER'S REPRESENTATIVE DURING INSTALLATION.

1.9 QUANTITY VERIFICATION

- A. THE BIDDING CONTRACTOR IS RESPONSIBLE FOR THE INCLUSION OF ALL MATERIALS, LABOR AND EQUIPMENT AS OUTLINED IN THE PLANS AND SPECIFICATION. THE PLANT LIST IS PROVIDED TO THE BIDDING CONTRACTOR AS A CONVENIENCE AND THE QUANTITIES ARE APPROXIMATE. VERIFICATION OF ALL QUANTITIES IS THE SOLE RESPONSIBILITY OF THE BIDDING CONTRACTOR. ANY DISCREPANCIES MUST BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO SUBMITTAL OF BID.

PART 2 PRODUCTS

2.1 GRASS

- A. GENERAL:
1. SOD SHALL BE NURSERY GROWN ON CULTIVATED AGRICULTURAL SOILS. SOD SHALL HAVE BEEN MOWED REGULARLY AND CAREFULLY AND OTHERWISE MAINTAINED FROM PLANTING TO HARVEST.
2. SOD SHALL BE OF SPECIES INDICATED.
3. THICKNESS OF CUT: SOD SHALL BE CUT TO THE SUPPLIER'S STANDARD WIDTH AND LENGTH. MAXIMUM ALLOWABLE DEVIATION FROM STANDARD WIDTHS AND LENGTHS SHALL BE PLUS OR MINUS .25 INCHES ON WIDTH AND PLUS OR MINUS 5% ON LENGTH.
4. BROKEN STRIPS AND TORN OR UNEVEN ENDS WILL NOT BE ACCEPTED.
5. STRENGTH OF SOD STRIPS: SOD STRIPS SHALL BE STRONG ENOUGH TO SUPPORT THEIR OWN WEIGHT AND RETAIN THEIR SIZE AND SHAPE IF SUSPENDED VERTICALLY WHEN GRASPED IN THE UPPER 10% OF THE SECTION.
6. MOISTURE CONTENT: SOD SHALL NOT BE HARVESTED OR TRANSPLANTED WHEN MOISTURE CONTENT (EXCESSIVELY WET OR DRY) MAY ADVERSELY AFFECT ITS SURVIVAL. SOD SHALL BE STORED IN A COMPACT GROUP TO PREVENT DRYING OUT OR FREEZING.
7. TIME LIMITATIONS: SOD SHALL BE HARVESTED, DELIVERED, AND TRANSPLANTED WITHIN A 30-HOUR PERIOD UNLESS A SUITABLE PRESERVATION METHOD IS APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO DELIVERY. SOD NOT TRANSPLANTED WITHIN THIS PERIOD SHALL BE INSPECTED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO ITS INSTALLATION.
8. THATCH: SOD SHALL BE FREE OF THATCH.
9. DISEASES, NEMATODES AND INSECTS: SOD SHALL BE FREE OF DISEASES, NEMATODES, AND SOIL-BORNE INSECTS.
10. WEEDS: SOD SHALL BE FREE OF OBJECTIONABLE GRASSY AND BROADLEAF WEEDS.
B. SOD:
1. CYNODON DACTYLON (COMMON BERMUDA GRASS)
C. SEED:
1. SEED: FRESH, CLEAN, AND NEW CROP SEED MIXTURE.
A. COMPOSED OF THE FOLLOWING VARIETIES, MIXED TO THE SPECIFIED PROPORTIONS BY WEIGHT, AND TESTED TO MINIMUM PERCENTAGES OF PURITY AND GERMINATION. SHALL BE FREE OF: POA ANNUA, BENT GRASS, AND NOXIOUS WEED SEED.
B. RATE: 2 - 3 POUNDS PER 1,000 SQUARE FEET.
2. TYPES:
TYPES PARTS PURITY GERMINATION
BRANFIELD 100% 95% 95%
MIX

2.2 MULCH

- A. HYDRO-MULCH: CELLULOSE FIBER MULCH SHALL CONSIST OF SPECIALLY PREPARED CELLULOSE PROCESSED INTO A UNIFORM FIBROUS PHYSICAL STATE. THE FIBER MULCH, INCLUDING DYE, SHALL CONTAIN NO GERMINATION OR GROWTH INHIBITING FACTORS. THE MULCH MATERIAL SHALL BE MANUFACTURED AND PROCESSED IN SUCH A MANNER THAT THE CELLULOSE FIBER MULCH WILL REMAIN IN UNIFORM SUSPENSION IN WATER UNDER AGITATION AND WILL BLEND WITH SEED, FERTILIZER, AND OTHER ADDITIVES TO FORM A HOMOGENEOUS SLURRY. THE MULCH SHALL COVER AND HOLD GRASS SEED IN CONTACT WITH THE SOIL WITH OUT INHIBITING THE GROWTH OF THE GRASS SEEDLINGS.

2.3 TOPSOIL

- A. GENERAL TOPSOIL
1. REFERENCE PLANTING SOIL PLANS.

2.4 SEEDING ACCESSORIES

- A. WEED KILLER:
IF NECESSARY IN THE OPINION OF THE LANDSCAPE ARCHITECT, AN APPLICATION OF BROADLEAF WEED KILLER MAY BE APPLIED PRIOR TO FINAL ACCEPTANCE. ORTHO WEED-B-GONE OR EQUAL AT A RATE OF 3 TEASPOONS/GALLON OF WATER OR 3 CUPS (25 OZ.) PER 50 GALLONS OF WATER SHALL BE APPLIED AT LEAST 48 HOURS BEFORE WATERING OR ANTICIPATED RAINFALL.
B. MULCH TACKIFIER:
APPLY LIQUID TACKIFIER UNIFORMLY AT THE RATE OF 60 GALLONS PER ACRE, IF NEEDED, TO KEEP STRAW MULCH IN PLACE.
C. GROUND LIMESTONE
GROUND LIMESTONE SHALL CONTAIN NOT LESS THAN 85% OF TOTAL CARBONATES AND GROUND TO SUCH FINENESS THAT 50% WILL PASS THROUGH A NO. 100 MESH SIEVE, AND 90% WILL PASS THROUGH A NO. 20 MESH SIEVE.

2.5 FERTILIZER

- A. GENERAL:

- 1. FERTILIZER SHALL BE COMMERCIAL PRODUCT, UNIFORM IN COMPOSITION, FREE FLOWING, AND SUITABLE FOR APPLICATION WITH APPROVED EQUIPMENT.
2. DELIVER FERTILIZER TO SITE IN FULLY LABELED ORIGINAL CONTAINERS.
3. FERTILIZER WHICH HAS BEEN EXPOSED TO HIGH HUMIDITY AND MOISTURE HAS BECOME CAKED OR OTHERWISE DAMAGED, MAKING IT UNSUITABLE FOR USE, WILL NOT BE ACCEPTABLE.
B. INITIAL APPLICATION:
1. 17% NITROGEN
2. 17% PHOSPHORIC ACID
3. 17% POTASH
C. SECOND APPLICATION:
1. 21% NITROGEN
2. 0% PHOSPHORIC ACID
3. 0% POTASH

PART 3 EXECUTION

3.1 GENERAL

- A. EXECUTE GRASS PLANTING OPERATIONS ACROSS SLOPE AND PARALLEL TO FINISHED GRADE CONTOURS.

3.2 PRE-PLANT WEED CONTROL

- A. IRRIGATED AND NON-IRRIGATED GRASS AREAS:
1. IF GRASSY OR BROADLEAF WEEDS EXIST ON SITE AT THE BEGINNING OF WORK, SPRAY WITH A NON-SELECTIVE SYSTEMIC CONTACT HERBICIDE, AS RECOMMENDED AND APPLIED BY AN APPROVED LICENSED LANDSCAPE PEST CONTROL ADVISOR AND APPLICATOR. LEAVE SPRAYED PLANTS INTACT FOR AT LEAST 15 DAYS TO ALLOW SYSTEMIC KILL.
2. CLEAR AND REMOVE THESE EXISTING WEEDS BY MOWING OR GRUBBING OFF ALL PLANT PARTS AT LEAST 0.25 INCHES BELOW THE SURFACE OF THE SOIL OVER THE ENTIRE AREA TO BE PLANTED.
B. IRRIGATED GRASS AREAS ONLY:
1. AFTER IRRIGATION SYSTEM IS OPERATIONAL, APPLY WATER FOR 5 TO 10 DAYS AS NEEDED TO ACHIEVE WEED GERMINATION. APPLY CONTACT HERBICIDES AND WAIT AS NEEDED BEFORE PLANTING. REPEAT AS NEEDED.
2. MAINTAIN LAWN AND GRASS AREAS WEED FREE UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE UTILIZING MECHANICAL AND CHEMICAL TREATMENT.

3.3 SOIL PREPARATION

- A. TILLAGE
1. TILLAGE SHALL BE ACCOMPLISHED TO LOOSEN ALL AREAS OF COMPACTED SOIL. WHEN PLACEMENT OF TOPSOIL IS SPECIFIED, TILL COMPACTED AREAS PRIOR TO PLACEMENT.
2. TILL WITH HEAVY DUTY DISC, ROTOTILLER, OR CHISEL-TYPE BREAKING PLOW, CHISELS SET NOT MORE THAN 10 INCHES APART. TILL TO A DEPTH OF 1 TO 3 INCHES.
3. INITIAL TILLAGE SHALL BE DONE IN CROSSING PATTERN FOR DOUBLE COVERAGE THEN FOLLOWED BY A DISC HARROW.
B. CLEANING:
1. REMOVE DEBRIS, BUILDING MATERIALS, RUBBISH, WEEDS, AND STONES LARGER THAN 1 INCH IN DIAMETER.
2. USE ROCK PICK OR OTHER MACHINERY TO GATHER SURFACE STONES LARGER THAN 1 INCH IN DIAMETER.
C. FINE GRADING:
1. AFTER TILLAGE AND PLACEMENT OF TOPSOIL, LEVEL, FINE GRADE, AND DRAG WITH A WEIGHTED SPIKE HARROW OR FLOAT DRAG.
2. ELIMINATE RUTS, DEPRESSIONS, HUMPS, AND OBJECTIONABLE SOIL CLODS.

3.4 FERTILIZING

- A. THE FERTILIZER TYPES AND RATES SPECIFIED HEREIN ARE APPLICABLE UNLESS COUNTERMANDED BY THE SOIL FERTILITY TEST CORRECTIVE RECOMMENDATIONS, IN WHICH CASE THEY WILL BE APPLICABLE.
B. BERMUDA SODDING:
1. INITIAL APPLICATION: APPLY NO MORE THAN 5 DAYS PRIOR TO COMMENCEMENT OF SODDING OPERATIONS AT A RATE OF 20 POUNDS PER 1,000 SQUARE FEET. INCORPORATE INTO SOIL WITH A CHAIN HARROW.
2. SECOND AND THIRD APPLICATIONS: APPLY EVERY 25 DAYS AFTER SODDING AT A RATE OF 10 POUNDS PER 1,000 SQUARE FEET.
3. IRRIGATE THE AREA WITH A MINIMUM OF .25 INCHES OF WATER TO PROPERLY INCORPORATE THE FERTILIZER INTO THE TURF.

3.5 PLANTING SOD

- A. WEATHER CONDITIONS:
1. SCHEDULE WORK FOR PERIODS OF FAVORABLE WEATHER.
2. SOD PLACEMENT ON DAYS WHICH, IN THE JUDGMENT OF THE OWNER'S REPRESENTATIVE, ARE TOO HOT, COLD, SUNNY, DRY, OR WINDY FOR OPTIMAL INSTALLATION MAY BE PROHIBITED.
B. PLACEMENT PATTERN:
1. THE FIRST ROW SHALL BE LAID IN A STRAIGHT LINE WITH SUBSEQUENT ROWS PARALLEL TO THE FIRST ROW AND TIGHTLY ABUTTING EACH OTHER.
2. LATERAL JOINTS SHALL BE STAGGERED. CARE SHALL BE EXERCISED TO ENSURE THAT THE SOD IS NEITHER STRETCHED NOR OVERLAPPED. JOINTS MUST BE BUTTED TIGHTLY TO PREVENT VOIDS THAT COULD PERMIT AIR TO DRY OUT ROOT.
3. IMMEDIATELY AFTER PLACING, SOD SHALL BE PRESSED FIRMLY INTO CONTACT WITH BED BY TAMPING OR ROLLING TO ELIMINATE AIR POCKETS. FOLLOWING TAMPING, SCREENED TOPSOIL SHALL BE USED TO FILL ALL CRACKS AND EXCESS SOIL SHALL BE WORKED INTO THE SOD WITH RAKES OR OTHER SUITABLE EQUIPMENT. SOD SHALL NOT BE SMOOTHED WITH EXCESS FILL SOIL.
4. ON SLOPES STEEPER THAN 3 TO 1, SOD SHALL BE SECURED BY GALVANIZED PINS, WOOD PEGS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE.
5. IMMEDIATELY AFTER SODDING OPERATIONS HAVE BEEN COMPLETED, THE ENTIRE SURFACE SHALL BE COMPACTED WITH A ROLLER OR OTHER APPROVED EQUIPMENT. THE COMPLETED AREA AFTER SODDING SHALL BE UNIFORMLY EVEN, FIRM, AND TRUE TO FINISHED GRADE LINES.
C. WATERING:
1. INITIAL INSTALLATION: WATER MUST BE APPLIED WITHIN 2 HOURS OF EXPOSURE OF THE SOD TO SUN OR WIND. WATER NEWLY LAD SOD UNTIL SATURATION OF THE ENTIRE AREA IS APPARENT. AS A RESULT OF INITIAL IRRIGATION, STANDING WATER MAY BE PRESENT AND MODERATE TO HEAVY RUN OFF MAY OCCUR. CONTINUE TO IRRIGATE DAILY IN SHORTER DURATIONS SO THE ENTIRE AREA STAYS THOROUGHLY WET BUT WITHOUT STANDING WATER. THE LENGTH OF IRRIGATION TIME AND FREQUENCY OF APPLICATIONS WILL VARY AT DIFFERENT LOCATIONS DUE TO WEATHER CONDITIONS AND INDIVIDUAL SITE CHARACTERISTICS.
2. AFTER 7 TO 10 DAYS: CHECK FOR NEW ROOT GROWTH BY LIFTING CORNERS OF SOD BLOCKS. IF CONSISTENT ROOT GROWTH OVER THE ENTIRE SITE IS OBSERVED, WATER APPLICATIONS CAN BE REDUCED TO ONCE EVERY OTHER DAY.
3. AFTER 12 TO 14 DAYS: RECHECK FOR ADDITIONAL ROOTING. IF SOD BLOCKS ARE DIFFICULT TO PULL UP OR ADDITIONAL NEW ROOTS ARE PRESENT ALLOW THE AREA TO DRY TO THE EXTENT THAT MOWING CAN BE PERFORMED.

3.6 SEEDING LAWNS

- A. SEEDING LIMITS: ALL GROUND AREA WITHIN THE INDICATED PROJECT LIMIT LINES, OR ANY ADDITIONAL AREA WHICH HAS BEEN DISTURBED IN ANY WAY BY THE CONSTRUCTION OPERATIONS, SHALL BE FINE GRADED AND PLANTED IN SEED OR SOD UNLESS OTHERWISE INDICATED ON THE DRAWINGS TO BE COVERED WITH TREES, SHRUBS, STRUCTURE(S), WALKS, ROADS, OR OTHER SURFACED AREAS.
B. RESPONSIBILITY: THE CONTRACTOR SHALL UTILIZE ALL SUCH MEASURES AS MAY BE NECESSARY, INCLUDING, BUT NOT LIMITED TO, PROTECTIVE FENCING, SOD, OR EROSION CONTROL NETTING TO PRODUCE A FINISHED CONTINUOUS BLANKET OF TURF OVER ALL AREAS DESIGNATED TO RECEIVE TURF.
1. ANY AREAS EXCEEDING 5:1 SLOPE SHOULD BE TREATED WITH EROSION CONTROL BLANKETS BY CURLEX®®, APPROVED EQUAL, OR OTHER EROSION CONTROL METHODS DEEMED NECESSARY BY THE CONTRACTOR TO ESTABLISH A SOLID LAWN AREA.
C. FERTILIZER
1. APPLY FERTILIZER TO INDICATED TURF AREAS AT A RATE EQUAL TO 1.0 POUND OF ACTUAL NITROGEN PER 1,000 SQUARE FEET (450 POUNDS OF FERTILIZER PER ACRE).
2. APPLY FERTILIZERS BY MECHANICAL ROTARY OR DROP TYPE DISTRIBUTOR, THOROUGHLY AND EVENLY INCORPORATED INTO SOIL TO A DEPTH OF 3" BY DISCING OR OTHER APPROVED METHOD. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AND INCORPORATE INTO SOIL.
3. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF ERODED, SETTLED, OR OTHERWISE DISTURBED, AFTER FINE GRADING AND PRIOR TO SEEDING.
D. HYDROSEEDING
USE A HYDROMULCHER (SPRAYER) AND APPLY MIXTURE(S) AT THE FOLLOWING RATES. MIX IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
1. LAWNS
a. GRASS SEED: PER SEED TYPE.
b. FERTILIZER: PER SOIL TEST REPORT RECOMMENDATIONS.

3.7 GRADING

- A. MAINTAIN EXISTING ESTABLISHED GRADES, PROTECT TRUE AND EVEN DURING OPERATIONS.

3.8 EROSION CONTROL

- A. DURING WORK AND MAINTENANCE PERIOD, MAINTAIN TOPSOIL IN PLACE AT ESTABLISHED GRADES. REPLACE TOPSOIL AND TURF GRASS LOSSES DUE TO EROSION.

3.9 CLEAN-UP

- A. REMOVE EXCESS MATERIAL AND DEBRIS FROM SITE.

3.10 MAINTENANCE

- A. UNTIL FINAL ACCEPTANCE, MAINTAIN LAWN AND GRASS AREAS BY WATERING, MOWING, WEEDING, SPRAYING, CLEANING AND REPLACING AS NECESSARY TO KEEP THE TURF AND GRASS IN A VIGOROUS, HEALTHY CONDITION.
1. WATERING: AS NECESSARY.
2. MOWING:
a) MOW NEWLY PLANTED GRASS AREAS WEEKLY AFTER INITIAL GROWTH REACHES 1.5 TO 2 INCHES.
3. WEEDING: REMOVE WEEDS AND FOREIGN GRASS OVER LAWN AND GRASS AREAS AT LEAST ONCE A WEEK. HERBICIDES MAY BE USED ONLY WHEN APPROVED BY THE OWNER'S REPRESENTATIVE.

END OF SECTION 329210

Table with 4 columns: No., REVISIONS, and DATE.

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Professional Engineer seal for Blaine D. Mikulik, License No. 3486, State of Texas, Date 10/30/2023.

Table with 4 columns: RHA PROJECT, DATE, SCALE, DESIGNED BY, DRAWN BY, CHECKED BY. Values include 064922668, OCTOBER 2023, AS SHOWN, LC, LC, BDW.

LOVETT COPPELL PREPARED FOR LOVETT INDUSTRIAL TEXAS

PLANTING SPECIFICATIONS COPPELL

SHEET NUMBER LP 2.03

IMAGES: XREFS: PLOTTED BY: DWG NAME: \\devic1\A - 06464930 Stee Edge @ Buck Cobble - Aggregate Detail - Boulder Installation - 8/16/23 11:02:23 AM

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