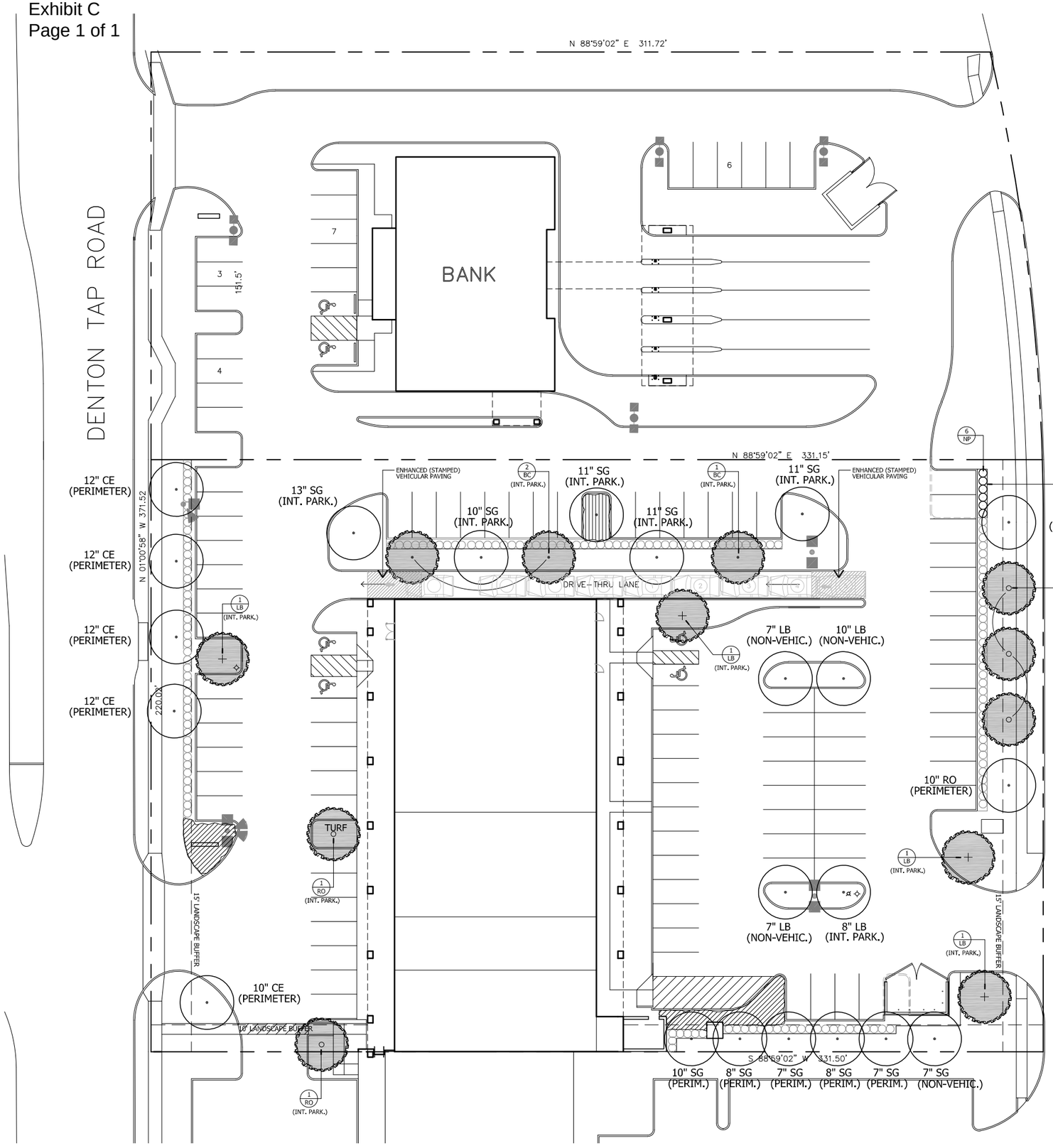



EXISTING TREES

| | |
|---|---|
| CE | CEDAR ELM |
| LB | LACEBARK ELM |
| RO | RED OAK |
| SG | SWEETGUM |

## CITY REQUIREMENTS

**GROSS PARKING**

| | |
|---|---|
| PROPOSED | 38,824 SF |
| INTERIOR PARKING LANDSCAPE REQUIRED | 3,882 SF (10%) |
| INTERIOR PARKING LANDSCAPE PROVIDED | 3,882 SF |

INTERIOR PARKING TREES

$\frac{3,882\ SF}{400}$ = 9.7 = 10 - 3" CAL. TREES REQUIRED
6 EX. TREES + 9 PROPOSED

**PERIMETER LANDSCAPE**

TOWN CENTER $\frac{220\ LF}{50}$ =5 - 3" CAL. TREES REQUIRED
2 EX. TREES + 3 PROPOSED
BUFFER 220 LF x 15' = 3,300 SF (Landscape Area 1962 sf)

SOUTH P.L. $\frac{236\ LF}{50}$ (331'-95' BUILDING) =5 EXISTING TREES
BUFFER 236 LF x 10' = 2,360 SF (Landscape Area 1519 sf)

DENTON TAP RD. $\frac{220\ LF}{50}$ =5 EXISTING TREES
BUFFER 220 LF x 15' = 3,300 SF (Landscape Area 1763 sf)

TOTAL PERIMETER LANDSCAPE AREA PROVIDED 5,244 SF

**PARKING / VEHICULAR USE SCREENING**

| | |
|---|---|
| SOUTH P.L. | 30" HT. EVERGREEN SCREEN |
| DENTON TAP RD. | 30" HT. EVERGREEN SCREEN |

**NON-VEHICULAR OPEN SPACE**

72,919 SF - 12,732 SF BLDGS. = 60,187 x .15 = 9,028 SF REQ. (approx.)

| | |
|---|---|
| Landscape Provided - Previous Site Plan | 9,588 SF |
| Landscape Removed - drive thru + 2 spaces | (2,231 SF) |
| Modified Landscape Area Provided | 7,357 SF |
| Modified Landscape Area Provided | 7,357 SF |
| Stamped Concrete Added at Drive Thru | 400 SF |
| Revised Total "Landscape" Area Provided | 7,757 SF |

15.00% SITE (LESS BLDGS.)IN NON-VEHICULAR OPEN SPACE
1 TREE / 2500 SF
ADDITIONAL 4 TREES REQUIRED AND PROVIDED

**TOTAL SITE LANDSCAPE**

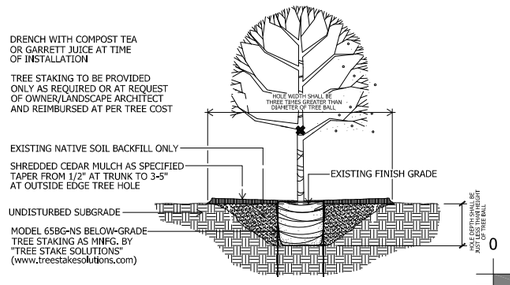
| | |
|---|---|
| TOTAL SITE AREA | 72,932 SF |
| TOTAL LANDSCAPE/ENHANCED HARDSCAPE (23.15% of total site) | 16,883 SF |

## PLANTLIST

| SYM | MATERIAL | QNTY | SIZE | HT | SP | NOTES | SPACING |
|---|---|---|---|---|---|---|---|
| BC | BALD CYPRESS TAXODIUM DISTICHUM | 3 | 3" CAL. | 10-12' | 6-7' | NURSERY GROWN | |
| LB | LACEBARK ELM ULMUS PARVIFOLIA SEMPERVIRENS | 4 | 3" CAL. | 10-12' | 6-7' | NURSERY GROWN | |
| RO | RED OAK QUERCUS SHUMARDI | 5 | 3" CAL. | 10-12' | 5-6' | NURSERY GROWN | |
| NP | NEEDLEPOINT HOLLY ILEX CORNUTA 'NEEDLEPOINT' | 6 | 5 GAL. | 26" | 18" | FULL | 36"oc |
| SE | STEEL EDGING | 22 | LIN. FT. | REF. DETAIL | | | |

## LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY.
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. ALL BEDS SHALL BE ACCEPTED AT ROUGH FINISH GRADE. IF ANY EXISTING VEGETATION IS EVIDENT, LANDSCAPE CONTRACTOR SHALL SPRAY AREA WITH BROAD SPECTRUM HERBICIDE APPLICATION TO REMOVE ANY VEGETATION.
4. AFTER APPROPRIATE TIME TO ENSURE A VEGETATION IS DEAD, TILL SUBGRADE AND RAKE SMOOTH, REMOVING ALL DEAD VEGETATION, STONES, CLODS AND DEBRIS.
5. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
6. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
   - VITAL EARTH COMPOST
   - BACK-TO-EARTH SOIL CONDITIONER
   - LIVING EARTH COMPOST
   - SOIL BUILDING SYSTEMS COMPOST
   - SILVER CREEK MATERIALS COMPOST
7. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
8. ALL SHADE TREES SHALL BE PLANTED AS PER DETAIL ON THIS SHEET.
9. ALL LANDSCAPE AREAS SHALL BE WATERED WITH AUTOMATIC IRRIGATION SYSTEM, COMPLETE WITH FREEZE SENSOR, RAIN STAT, AND CONTROLLER. SYSTEM SHALL BE DESIGNED TO UTILIZE WATER-SAVING TECHNIQUES AND EQUIPMENT. INSTALLATION OF SYSTEM SHALL BE MADE BY A FIRM DULY LICENSED UNDER ARTICLE NO. 8751 VTCS (LICENSED IRRIGATORS ACT), S.B. NO. 259. RENOVATE/RETROFIT EXISTING SYSTEM TO ACCOMODATE PROPOSED SITE CHANGES.




TREE PLANTING
SHADE TREE - 3" CAL. and smaller
not to scale

north

scale: 1" = 20'-0"

0 20 75
10 50

appr. by:
drawn by:
date: 11-12-24

revisions
12-02-24
12-09-24
12-10-24
12-12-24

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LANDSCAPE PLAN

VILLAGE at TOWN CENTER
DENTON TAP ROAD
COPPELL, TEXAS

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ldg-base_VTC.dwg

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