

LANDSCAPE DATA TABLE:

EXISTING AND PROPOSED:

• PERIMETER LANDSCAPING:

11,752 SF REQUIRED. 11,752 SF PROVIDED.
- (1) TREE FOR EVERY 50 LF. OF PERIMETER. PERIMETER = 1,169 LF.
- TREES: REQUIRED = 23
PROVIDED = 17 OVERSTORY
6 EXISTING TREES TO BE PRESERVED
ALONG PROPERTY LINES

• INTERIOR LANDSCAPING:

2,183.90 SQ. FT. REQUIRED. 2,778 SQ. FT. PROVIDED.
- (1) TREE FOR EVERY 400 SF.
- TREES: REQUIRED = 5
PROVIDED = 5 OVERSTORY TREES

• NON-VEHICULAR LANDSCAPING:

10,306.58 SQ. FT. REQUIRED. 30,616 SQ. FT. PROVIDED
- 30% TO 49% PROVIDED = 1 TREE / 3,000 SQ. FT.
10,306.58 / 3,000 = 3 TREES
- TREES: REQUIRED = 3
PROVIDED = 3 EXISTING TREES PRESERVED

• PERCENTAGE OF TOTAL SITE AREA DEVOTED TO LANDSCAPING:
38,784 SQ. FT. = 49%

LANDSCAPE SITE DATA

TOTAL SITE AREA: 78,790.50 SF (1.808 ACRES) (LOT 1)

INTERIOR LANDSCAPING:

A MINIMUM OF 10% OF THE GROSS NON-EXEMPT AREA UTILIZED FOR OFF-STREET PARKING AND LOADING SHALL BE DEVOTED TO LIVING LANDSCAPING

REQUIRED: GROSS PARKING AREA = 21,839 SF x 10% = 2,183.90 SF

PROVIDED: 2,778 SF OF INTERIOR LANDSCAPE AREA

PERIMETER LANDSCAPING:

REQUIRED: 11,752 SF

PROVIDED: 11,752 SF OF PERIMETER LANDSCAPE BUFFERS

NON VEHICULAR OPEN SPACE:

AREA SHALL EQUAL AT LEAST 15% OF THAT PORTION OF THE LOT NOT COVERED BY A BUILDING OR BY BUILDINGS.

REQUIRED: LOT = 78,790.50 SF - 10,080 SF BUILDING = 68,710.50 SF
68,710.50 SF x 15% = 10,306.58 SF

PROVIDED: 30,616 SF OR (39% OF SITE)

LANDSCAPE MAINTENANCE

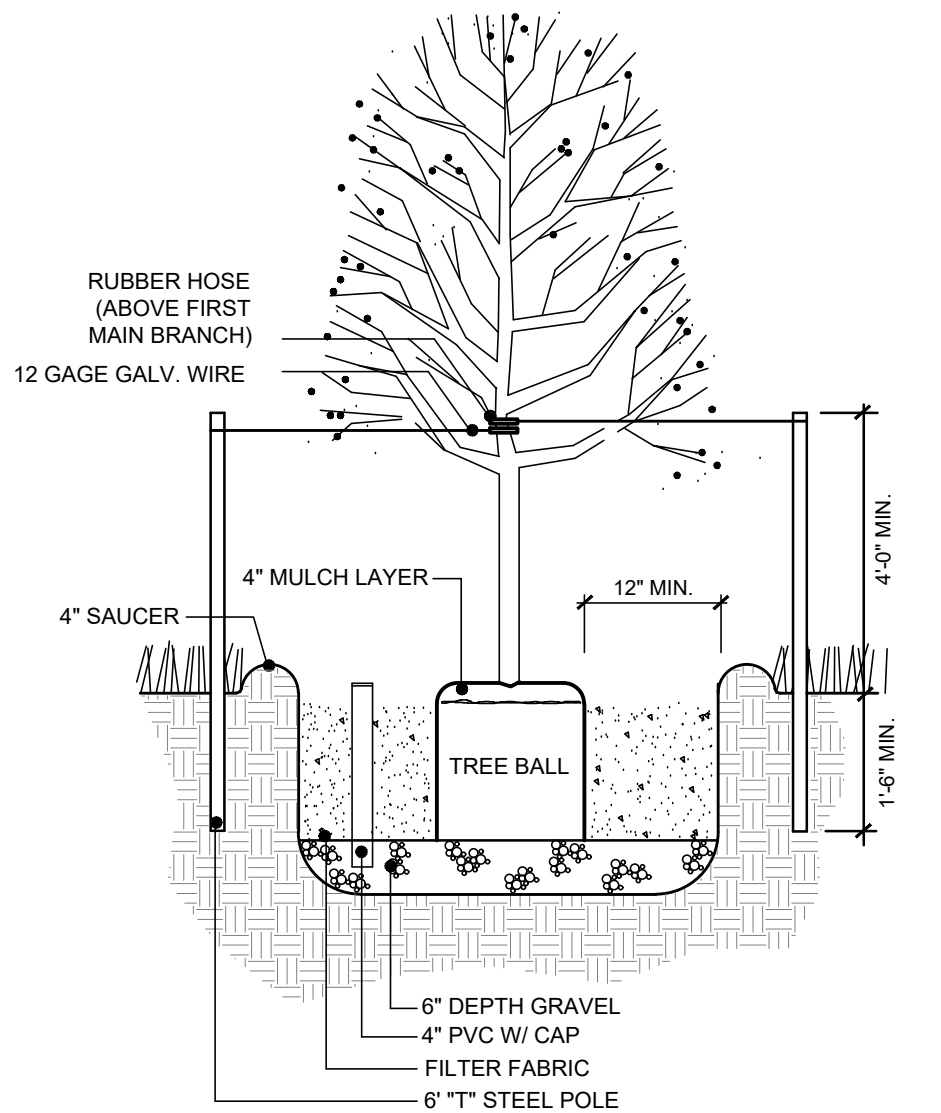
The owner, tenant and their agent, if any shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and other such 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.

IRRIGATION NOTE

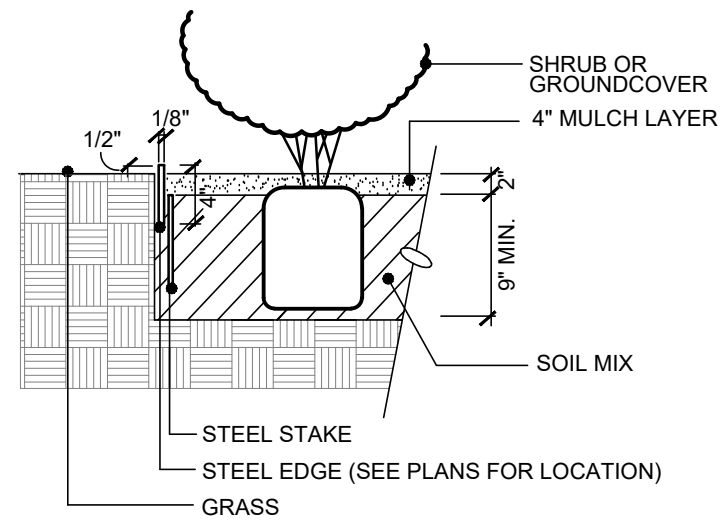
- ALL LANDSCAPE AREAS SHALL BE FULLY IRRIGATION WITH AN AUTOMATIC IRRIGATION SYSTEM. AN IRRIGATION PLAN WILL BE REQUIRED WITH THE BUILDING PERMIT.

PLANT SCHEDULE

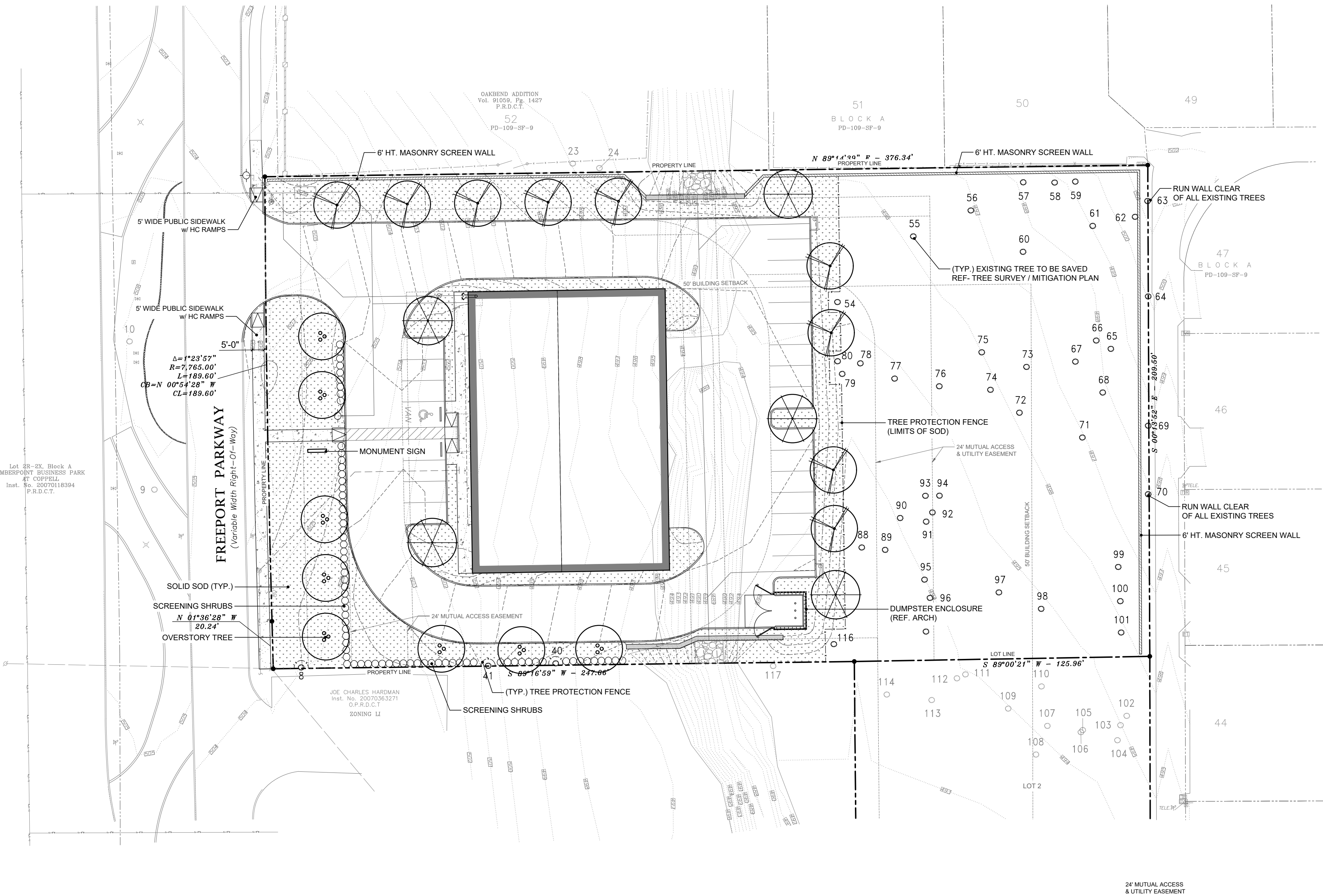
SYMBOL	PLANT NAME	SIZE	QUAN.
OVERSTORY TREES			
	LIVE OAK QUERCUS VIRGINIANA	3" CAL.	5
	CEDAR ELM ULMUS CRASSIFOLIA	3" CAL.	8
	SHUMARD RED OAK QUERCUS SHUMARDII	3" CAL.	9
SCREEN SHRUBS			
	DWF BURFORD HOLLY ILEX CORNUTA "BURFORDII"	5 GAL.	75
GROUND COVER			
	BERMUDA GRASS	SOLID SOD	15,315 SF



1 (TYP.) TREE PLANTING
UP TO 3" CALIPER, 30 GALLON AND SMALLER N.T.S.



2 BED-PREP W/ STEEL EDGE
N.T.S.

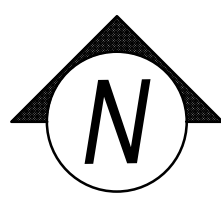
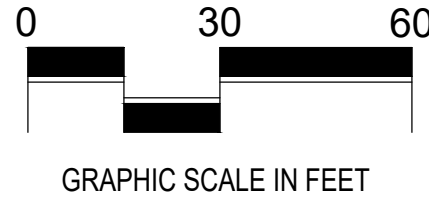


24' MUTUAL ACCESS
& UTILITY EASEMENT

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MECKS DESIGN GROUP
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BRANDON BOOHER
BBOOHER@MDGLAND.COM

LANDSCAPE PLAN
SCALE: 1" = 30'-0"



LANDSCAPE PLAN
O'NEAL COMMERCIAL PAINTING
OFFICE/WAREHOUSE - 2.808 ACRES
LOT 1, BLOCK A, ONEAL PAINTING ADDITION
JOHN F. VEST SURVEY, ABSTRACT NO. 1508
ZONING: LIGHT INDUSTRIAL (LI)
City of Coppell
Dallas County

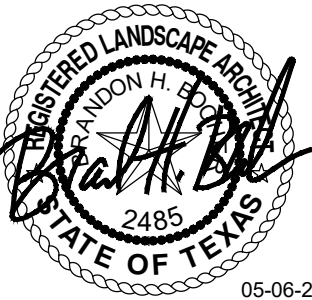
ISSUES:	
1	04-14-25 ISSUE FOR PERMIT
2	
3	
4	
REVISIONS:	
1	05-06-25 REVISED PER COMMENTS
2	
3	
4	
5	

CLIENT:

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GPF Architects
721 Dove Circle, Suite 100
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ISSUE FOR
PERMIT

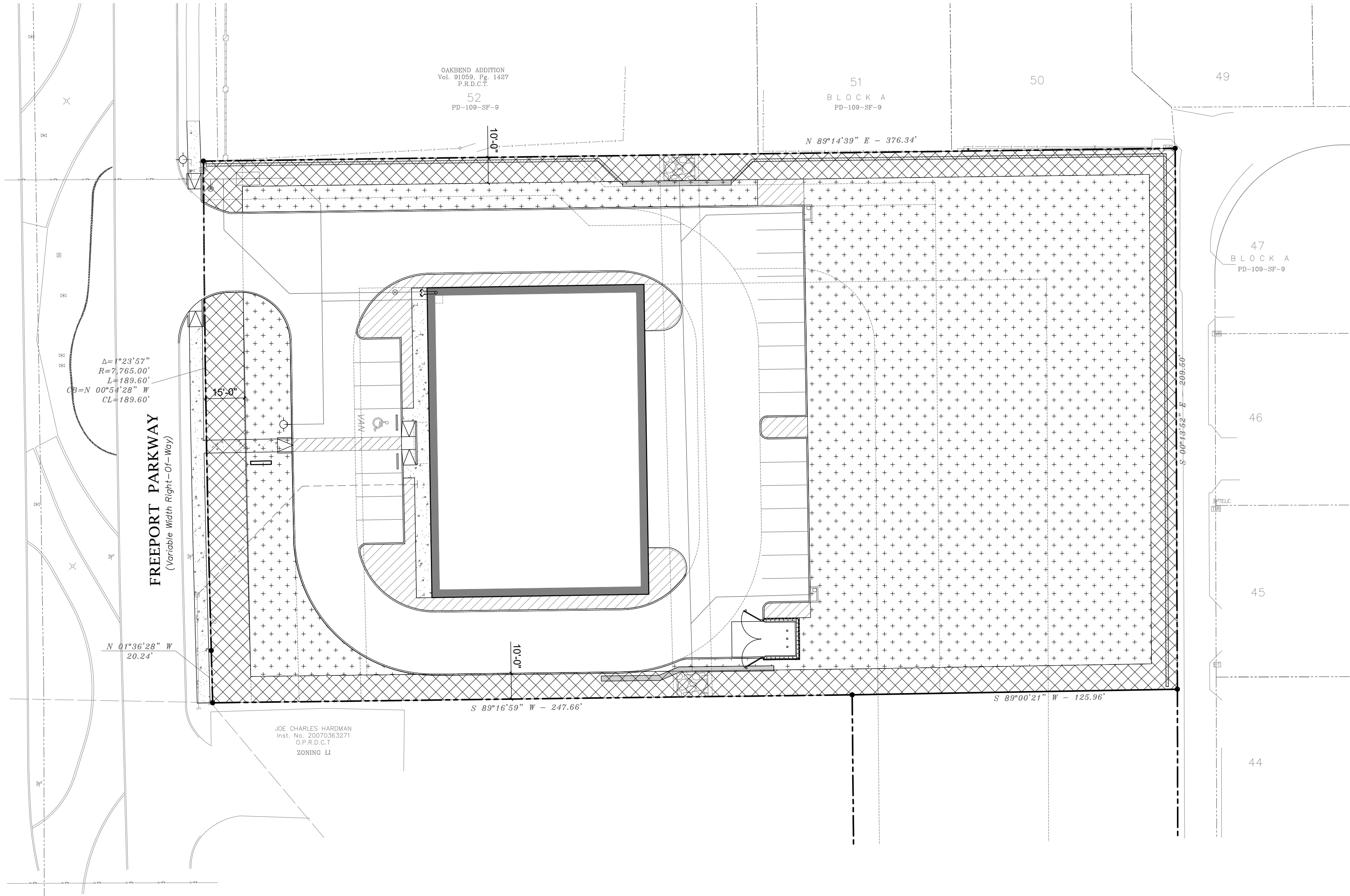
O'NEAL COMMERCIAL PAINTING

COPELL, TEXAS

JOB NUMBER: GPF-2501

LANDSCAPE PLAN

LP0.01



LANDSCAPE SITE DATA

TOTAL SITE AREA: 78,790.50 SF (1.808 ACRES)

INTERIOR LANDSCAPING:
A MINIMUM OF 10% OF THE GROSS NON-EXEMPT AREA UTILIZED FOR OFF-STREET PARKING AND LOADING SHALL BE DEVOTED TO LIVING LANDSCAPING

REQUIRED: GROSS PARKING AREA = 21,839 SF x 10% = 2,183.90 SF

PROVIDED: 2,779 SF OF INTERIOR LANDSCAPE AREA

PERIMETER LANDSCAPING:

REQUIRED: 11,752 SF

PROVIDED: 11,752 SF OF PERIMETER LANDSCAPE BUFFERS

NON VEHICULAR OPEN SPACE:
AREA SHALL EQUAL AT LEAST 15% OF THAT PORTION OF THE LOT NOT COVERED BY A BUILDING OR BY BUILDINGS.

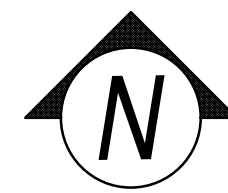
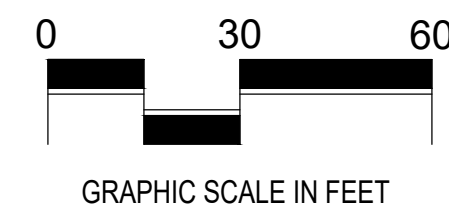
REQUIRED: LOT = 78,790.50 SF - 10,080 SF BUILDING = 68,710.50 SF
68,710.50 SF x 15% = 10,306.58 SF

PROVIDED: 30,616 SF OR (39% OF SITE)

LANDSCAPE AREAS LEGEND

INTERIOR LANDSCAPING	
PERIMETER LANDSCAPING	
NON-VEHICULAR OPEN SPACE	

LANDSCAPE AREAS
SCALE: 1" = 30'-0"



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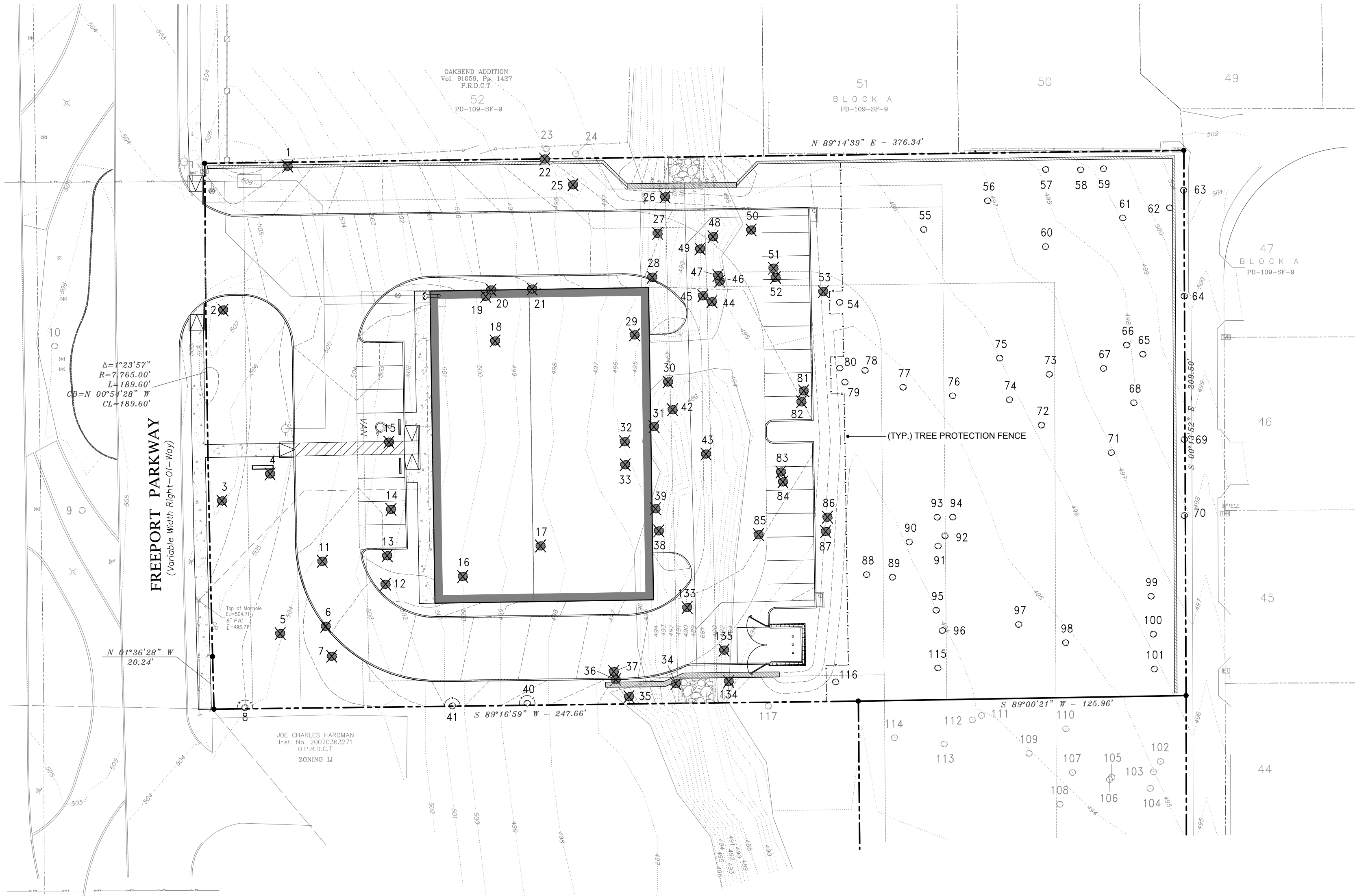


ISSUE FOR PERMIT

O'NEAL COMMERCIAL PAINTING
COPPELL, TEXAS
JOB NUMBER: GPF-2501

LANDSCAPE AREAS

LP0.02



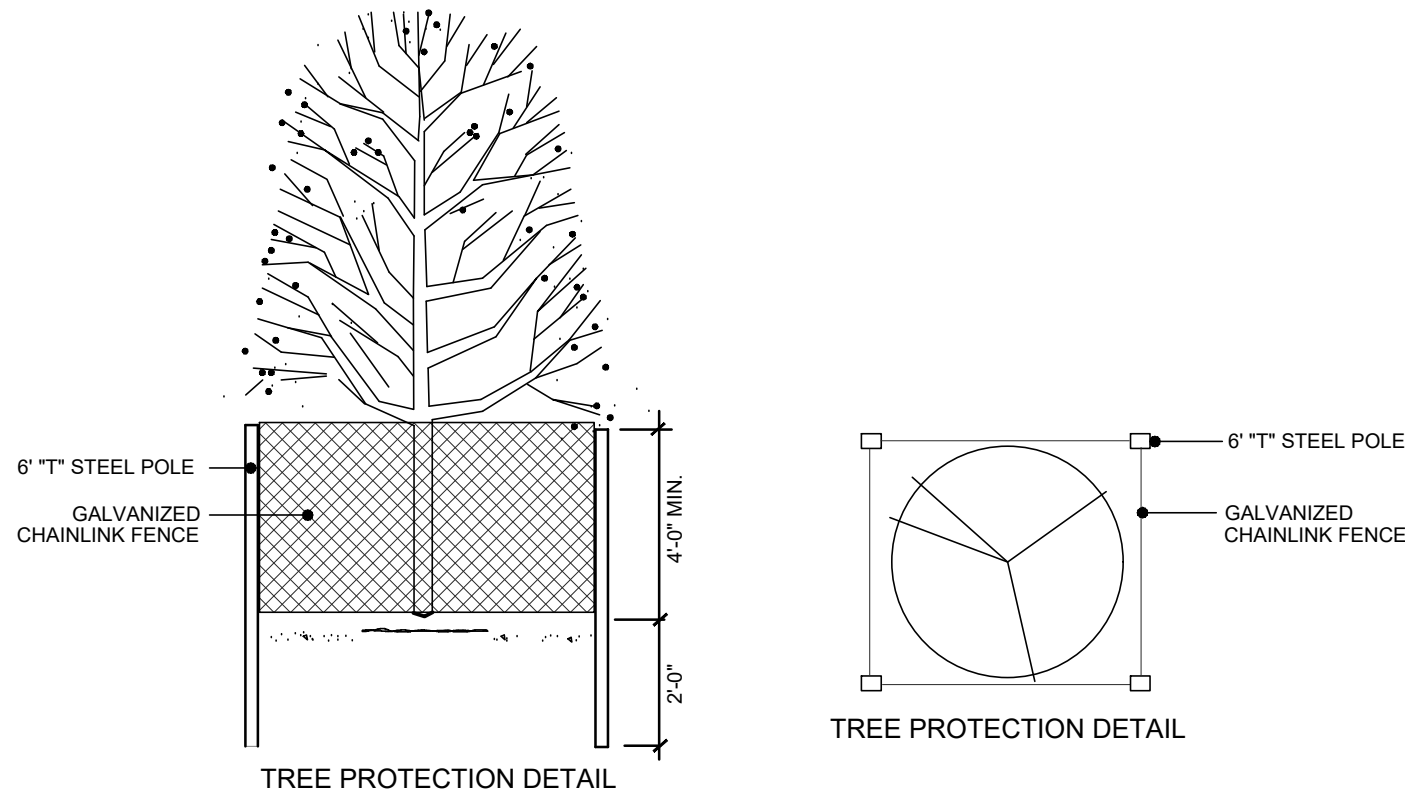
TREE INCHES BEING REMOVED	TREE INCHES	APPRAISED VALUE	
TOTAL TREE INCHES BEING REMOVED - PROTECTED 6"-12" \$100/INCH OR 1:1 REPLACEMENT RATIO	136"		
TOTAL CREDITED LANDSCAPE INCHES = 775.5" 136 MITIGATION INCHES - 775.5" REMAINING CREDITED LANDSCAPE INCHES = 639.5" REMAINING CREDITED LANDSCAPE INCHES	0.0	\$100 / INCH	\$ 0
TOTAL TREE INCHES BEING REMOVED - PROTECTED 12"-23" \$200/INCH OR 1:1 REPLACEMENT RATIO	387"		
REMAINDER OF CREDITED LANDSCAPE INCHES = 639.5" 387 MITIGATION INCHES - 639.5" CREDITED LANDSCAPE INCHES = 252.5" REMAINING CREDITED LANDSCAPE INCHES	0.0	\$200 / INCH	\$ 0
TOTAL TREE INCHES BEING REMOVED - SPECIMEN - >24" \$1,000/INCH OR 10:1 REPLACEMENT RATIO	100"		
REMAINDER OF CREDITED LANDSCAPE INCHES = 252.5" 100 MITIGATION INCHES - 252.5" REMAINING CREDITED LANDSCAPE INCHES /10 = 74.75" REMAINING MITIGATION INCHES	74.75"	\$1000 / INCH	\$ 74,750
TREE INCHES BEING REMOVED - HISTORIC - 10:1	0.0		
TOTAL COST		\$ 74,750	

TREE CREDIT INCHES		
(22) PROPOSED TREES (3" CAL/PER) = 66" CREDIT TOWARDS MITIGATION	TREE INCHES NEEDED FOR REPLACEMENT	1,523"
	CREDITED LANDSCAPE INCHES FOR PROPOSED TREES	66"
796" PRESERVED / 1,419" TOTAL TREE INCHES ON SITE = 96%	PRESERVATION CREDIT (SEE NOTE 2)	50% OR 709.5"
	TOTAL CREDITED LANDSCAPE INCHES	775.5"
	REMAINING MITIGATION INCHES	747.5"

- Notes:**
- Per Ordinance Section 12-34-2.12.A.2. - Specimen Trees will be replanted at a replacement ratio of ten inches DBH of replacement tree for each one-inch DBH of removed tree.
 - Per Ordinance Section 12-34-2-13, a preservation credit, based on the percentage of protected trees (DBH) preserved on site, shall be applied to offset up to 50% of required reparation. All preserved trees may be applicable for a preservation credit pending review by the Council of Tree and Landscape Appraisers.
 - Per Sec. 12-34-2-6. - Exemptions - In areas zoned LI (light industrial), trees located within the building footprint, as indicated on the site plan approved by the city council, shall not be considered as protected trees and shall not be subject to tree reparation payment.

LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCE

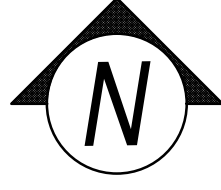
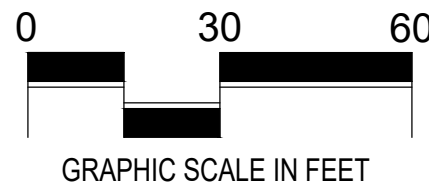


NOTE:
A PROTECTIVE BARRIER, BEGINNING AT THE OUTSIDE OF THE DRIPLINE OF THE TREE TO PROTECT THE ROOT ZONE SHALL BE ERECTED AND MAINTAINED UNTIL CONSTRUCTION IS COMPLETED.

1 GENERAL TREE PROTECTION DETAILS N.T.S.

TREE SURVEY / MITIGATION PLAN

SCALE: 1" = 30'-0"



TREE SURVEY / MITIGATION PLAN

O'NEAL COMMERCIAL PAINTING
OFFICE/WAREHOUSE - 2.808 ACRES
LOT 1, BLOCK A, O'NEAL PAINTING ADDITION
JOHN F. VEST SURVEY, ABSTRACT NO. 1508
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TAG#	SCIENTIFIC	COMMON	(DBH)	ACTION	MITIGATION CLASS	REPLACEMENT RATIO	MITIGATION INCHES
1	Cedrus	CEDAR	10"	REMOVE			
2	Cedrus	CEDAR	14"	REMOVE	PROTECTED TREE	1:1	14
3	Ulmus crassifolia	CEDAR ELM	10"	REMOVE	PROTECTED TREE	1:1	10
4	Ulmus crassifolia	CEDAR ELM	2-4" (D.T.)	REMOVE	PROTECTED TREE	1:1	8
5	Quercus rubra	RED OAK	2-9" (D.T.)	REMOVE	PROTECTED TREE	1:1	18
6	Quercus rubra	RED OAK	2-7"	REMOVE	PROTECTED TREE	1:1	14
7	Quercus rubra	RED OAK	8"-2-12" (T.T.)	REMOVE	SPECIMAN TREE	1:10	320
8	Ulmus americana	AMERICAN ELM	2-6"	SAVE			
9	Quercus alba	WHITE OAK	7"	OFF-SITE			
10	Quercus alba	WHITE OAK	4"	OFF-SITE			
11	Quercus rubra	RED OAK	5"-6" (D.T.)	REMOVE	PROTECTED TREE	1:1	11
12	Quercus rubra	RED OAK	8"	REMOVE	PROTECTED TREE	1:1	8
13	Quercus rubra	RED OAK	3-4"+2-5" (M.T.)	REMOVE	PROTECTED TREE	1:1	22
14	Quercus rubra	RED OAK	2-6"+7" (T.T.)	REMOVE	PROTECTED TREE	1:1	19
15	Quercus rubra	RED OAK	3-5"+8" (M.T.)	REMOVE	PROTECTED TREE	1:1	23
16	Quercus rubra	RED OAK	10"	REMOVE	BUILDING FOOTPRINT		
17	Ulmus crassifolia	CEDAR ELM	20"	REMOVE	BUILDING FOOTPRINT		
18	Carya illinoensis	PECAN	22"	REMOVE	BUILDING FOOTPRINT		
19	Celtis occidentalis	HACKBERRY	7"	REMOVE	UNPROTECTED		
20	Cedrus	CEDAR	6"	REMOVE	BUILDING FOOTPRINT		
21	Quercus rubra	RED OAK	7"	REMOVE	BUILDING FOOTPRINT		
22	Celtis occidentalis	HACKBERRY	10"	REMOVE	PROTECTED TREE	1:1	10
23	Ulmus crassifolia	CEDAR ELM	7"	OFF-SITE			
24	Celtis occidentalis	HACKBERRY	10"	OFF-SITE			
25	Ulmus crassifolia	CEDAR ELM	20"	REMOVE	PROTECTED TREE	1:1	20
26	Ulmus crassifolia	CEDAR ELM	12"+2-16" (T.T.)	REMOVE	SPECIMAN TREE	1:10	440
27	Ulmus crassifolia	CEDAR ELM	8"	REMOVE	PROTECTED TREE	1:1	8
28	Ulmus crassifolia	CEDAR ELM	24"	REMOVE	SPECIMAN TREE	1:10	240
29	Carya illinoensis	PECAN	14"	REMOVE	BUILDING FOOTPRINT		
30	Celtis occidentalis	HACKBERRY	12"	REMOVE	PROTECTED TREE	1:1	12
31	Celtis occidentalis	HACKBERRY	9"	REMOVE	UNPROTECTED		
32	Ulmus crassifolia	CEDAR ELM	9"	REMOVE	BUILDING FOOTPRINT		
33	Quercus rubra	RED OAK	7"	REMOVE	BUILDING FOOTPRINT		
34	Ulmus crassifolia	CEDAR ELM	16"	REMOVE	PROTECTED TREE	1:1	16
35	Celtis occidentalis	HACKBERRY	7"	REMOVE	UNPROTECTED		
36	Celtis occidentalis	HACKBERRY	11"	REMOVE	PROTECTED TREE	1:1	11
37	Ulmus americana	AMERICAN ELM	13"	REMOVE	PROTECTED TREE	1:1	13
38	Ulmus americana	AMERICAN ELM	18"	REMOVE	PROTECTED TREE	1:1	18
39	Celtis occidentalis	HACKBERRY	10"	REMOVE	PROTECTED TREE	1:1	10
40	Ulmus americana	AMERICAN ELM	6"	SAVE			
41	Ulmus americana	AMERICAN ELM	3-7" (T.T.)	SAVE			
42	Celtis occidentalis	HACKBERRY	7"	REMOVE	UNPROTECTED		
43	Gleditsia triacanthos	HONEY LOCUST	10"	REMOVE	PROTECTED TREE	1:1	10
44	Celtis occidentalis	HACKBERRY	14"	REMOVE	PROTECTED TREE	1:1	14
45	Ostrya virginiana	IRONWOOD	8"	REMOVE	PROTECTED TREE	1:1	8
46	Ulmus crassifolia	CEDAR ELM	14"	REMOVE	PROTECTED TREE	1:1	14
47	Ulmus crassifolia	CEDAR ELM	6"+8" (D.T.)	REMOVE	PROTECTED TREE	1:1	14
48	Ulmus crassifolia	CEDAR ELM	11"	REMOVE	PROTECTED TREE	1:1	11
49	Ulmus crassifolia	CEDAR ELM	17"	REMOVE	PROTECTED TREE	1:1	17
50	Ulmus crassifolia	CEDAR ELM	13"	REMOVE	PROTECTED TREE	1:1	13
51	Celtis occidentalis	HACKBERRY	12"	REMOVE	PROTECTED TREE	1:1	12
52	Quercus stellata	POST OAK	18"	REMOVE	PROTECTED TREE	1:1	18
53	Quercus rubra	RED OAK	10"	REMOVE	PROTECTED TREE	1:1	10
54	Quercus rubra	RED OAK	8"	SAVE			
55	Quercus rubra	RED OAK	8"	SAVE			
56	Quercus rubra	RED OAK	15"	SAVE			
57	Ulmus crassifolia	CEDAR ELM	9"	SAVE			
58	Ulmus crassifolia	CEDAR ELM	6"	SAVE			
59	Quercus rubra	RED OAK	16"	SAVE			
60	Quercus rubra	RED OAK	9"	SAVE			
61	Carya illinoensis	PECAN	28"	SAVE			
62	Quercus stellata	POST OAK	6"	SAVE			
63	Celtis occidentalis	HACKBERRY	9"+2-14" (T.T.)	SAVE			
64	Quercus rubra	RED OAK	15"	SAVE			
65	Carya illinoensis	PECAN	11"	SAVE			
66	Quercus stellata	POST OAK	23"	SAVE			
67	Quercus stellata	POST OAK	12"	SAVE			
68	Quercus stellata	POST OAK	21"	SAVE			
69	Quercus rubra	RED OAK	14"	SAVE			
70	Celtis occidentalis	HACKBERRY	11"	SAVE			
71	Maclura pomifera	BOIS D'ARC	31"	SAVE			
72	Quercus rubra	RED OAK	38"	SAVE			
73	Carya illinoensis	PECAN	15"	SAVE			
74	Quercus stellata	POST OAK	12"	SAVE			
75	Carya illinoensis	PECAN	14"	SAVE			
76	Carya illinoensis	PECAN	24"	SAVE			
77	Quercus stellata	POST OAK	17"	SAVE			
78	Quercus stellata	POST OAK	21"	SAVE			
79	Ulmus crassifolia	CEDAR ELM	14"	SAVE			
80	Quercus stellata	POST OAK	13"	SAVE			
81	Ulmus crassifolia	CEDAR ELM	11"	REMOVE	PROTECTED TREE	1:1	11
82	Ulmus crassifolia	CEDAR ELM	14"	REMOVE	PROTECTED TREE	1:1	14
83	Ulmus crassifolia	CEDAR ELM	12"	REMOVE	PROTECTED TREE	1:1	12
84	Ulmus crassifolia	CEDAR ELM	15"	REMOVE	PROTECTED TREE	1:1	15
85	Quercus stellata	POST OAK	22"	REMOVE	PROTECTED TREE	1:1	22
86	Quercus stellata	POST OAK	16"	REMOVE	PROTECTED TREE	1:1	16
87	Quercus stellata	POST OAK	17"	REMOVE	PROTECTED TREE	1:1	17
88	Quercus stellata	POST OAK	12"	SAVE			
89	Quercus stellata	POST OAK	14"	SAVE			
90	Quercus stellata	POST OAK	11"+14" (D.T.)	SAVE			
91	Quercus stellata	POST OAK	11"+14" (D.T.)	SAVE			
92	Quercus stellata	POST OAK	11"+14" (D.T.)	SAVE			
93	Quercus stellata	POST OAK	19"	SAVE			
94	Quercus stellata	POST OAK	15"	SAVE			
95	Quercus stellata	POST OAK	20"	SAVE			
96	Quercus stellata	POST OAK	17"	SAVE			
97	Quercus stellata	POST OAK	17"	SAVE			
98	Quercus stellata	POST OAK	25"	SAVE			
99	Quercus rubra	RED OAK	17"	SAVE			
100	Ulmus crassifolia	CEDAR ELM	18"	SAVE			
101	Quercus rubra	RED OAK	20"	SAVE			
102	Cedrus	CEDAR	8"	OFF-SITE			
103	Carya illinoensis	PECAN	15"	OFF-SITE			
104	Carya illinoensis	PECAN	18"	OFF-SITE			
105	Carya illinoensis	PECAN	14"	OFF-SITE			
106	Ulmus americana	AMERICAN ELM	18"	OFF-SITE			
107	Ulmus americana	AMERICAN ELM	6"	OFF-SITE			
108	Carya illinoensis	PECAN	19"	OFF-SITE			
109	Ulmus americana	AMERICAN ELM	16"	OFF-SITE			
110	Celtis occidentalis	HACKBERRY	8"	OFF-SITE			
111	Ulmus americana	AMERICAN ELM	11"	OFF-SITE			
112	Ulmus americana	AMERICAN ELM	12"	OFF-SITE			
113	Ulmus americana	AMERICAN ELM	10"	OFF-SITE			
114	Quercus stellata	POST OAK	23"	OFF-SITE			
115	Quercus stellata	POST OAK	16"	SAVE			
116	Quercus stellata	POST OAK	24"	SAVE			
117	Ulmus crassifolia	CEDAR ELM	14"	OFF-SITE			

D.T. = Double Trunk
T.T. = Triple Trunk
M.T. = Multiple Trunk

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TREE SURVEY/
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LP0.03