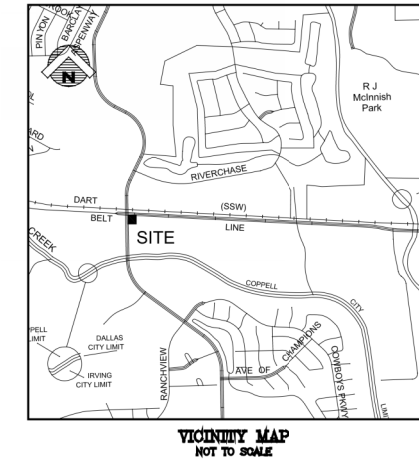
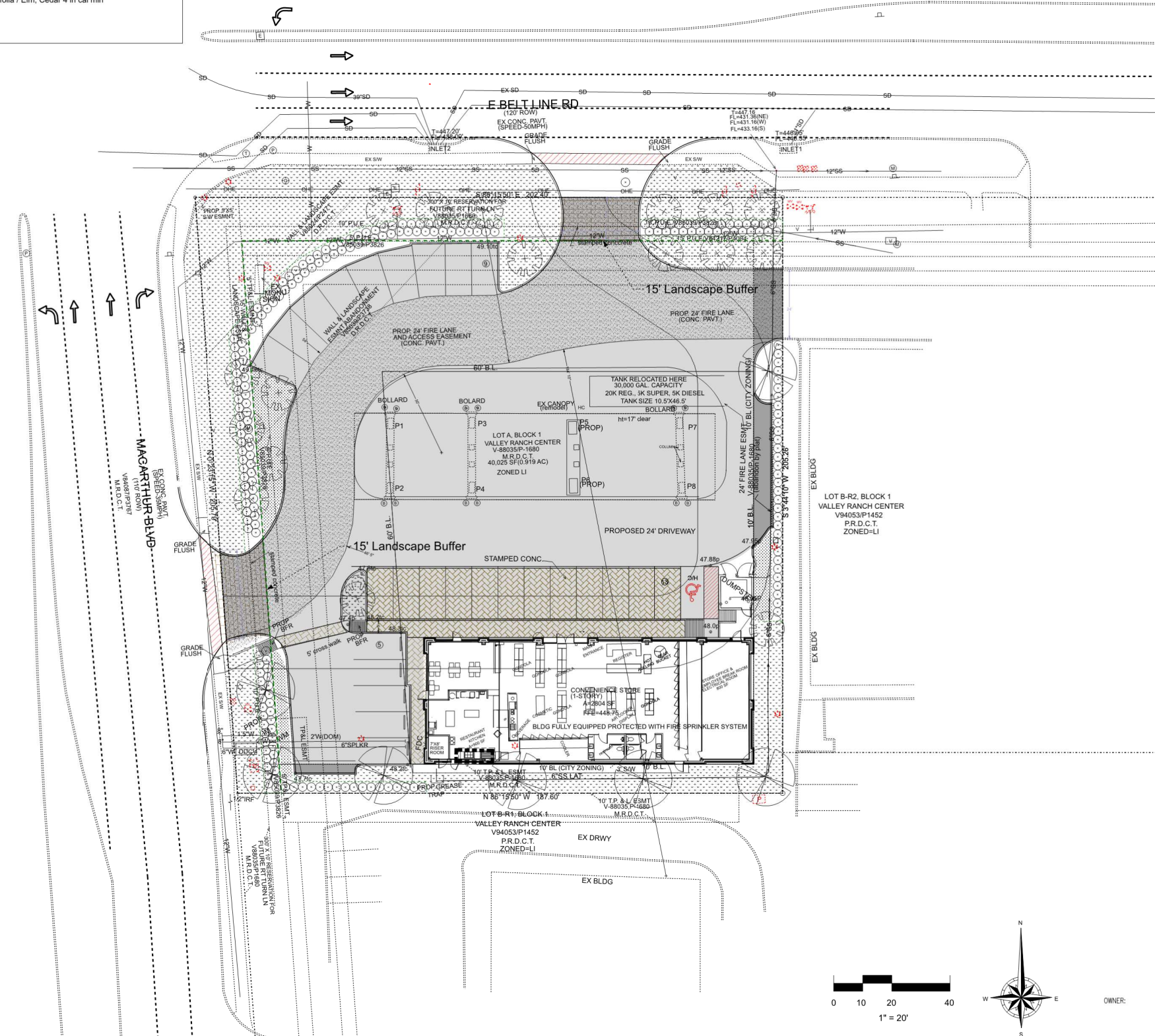


Quantity	Symbol	Description
Ground Cover-Vines		
8961		Cynodon dactylon / Bermudagrass sq. ft.
Shrubs Under 4 Feet		
839		Euonymus fortunei / Wintercreeper 1 Gallon
248		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 30 in. ht. min.
Trees		
17		Taxodium ascendens / Cypress, Pond 4 in. cal min
7		Ulmus crassifolia / Elm, Cedar 4 in cal min



Perimeter Landscape-
 (801.5 gross lin ft, 82 lin. ft. driveways, 719.05 net lin ft.)
 Landscape Area Provided - 7945 s.f. net less driveways
 Trees Required - 15
 Trees Provided - 18

Interior Landscape
 Landscape Area Required - 2387.6 s.f.
 Landscape Area Provided - 2388 s.f. (2001.25 Hardscape + 386.75)
 Trees Required - 6
 Trees Provided - 3

Non-Vehicular Landscape
 Landscape Area Required - 5583.15 s.f.
 Landscape Area Provided - 1876 s.f.
 Trees Required - 3
 Trees Provided - 3

Total Landscape Area
 Landscape Area Required - 12,007.5 s.f. (30%)
 Landscape Area Provided - 12,187 s.f.

- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
- LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
- TREES SHALL BE PLANTED A LEAST FIVE (5) FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3) CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
- TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- ALL HYDROSEEDING AND PLANTING BEDS TO HAVE BIOSOL FORTE 7-2-1 FERTILIZER APPLIED AT MANUFACTURERS RATE.

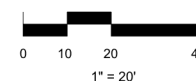


PROPOSED 10-4-2021

MAPLE MART EXPANSION

VALLEY RANCH CENTER ADDITION
 LOT A-R1, BLOCK 1
 DALLAS COUNTY, TEXAS
 AREA=0.919 ACRE (40,025 SF)

TRINITY LINE INVESTMENT, LLC
 1301 E BELTLINE RD
 Coppell, Texas 75019
 CONTACT: MD JAHANGIR GAZI
 INFO: JAHANGIR4@GMAIL.COM
 469-740-8097



COMPANY:

DAVID L. GARRISON
 Landscape Design Studio
 4445 Eldorado Dr.
 Plano, TX 75093
 214-668-4163
 david@iPlanLandscapes.com



SHEET DESCRIPTION:

LANDSCAPE PLAN

PROJECT:

1301 Beltline Road
 Coppell, Texas

REVISIONS:

8-17-2021
 9-20-2021
 10-4-2021

DATE:

6-4-2021

JOB NUMBER:

210604

DRAWN BY:

David G

CHECKED BY:

N/A

SCALE:

1" = 20'

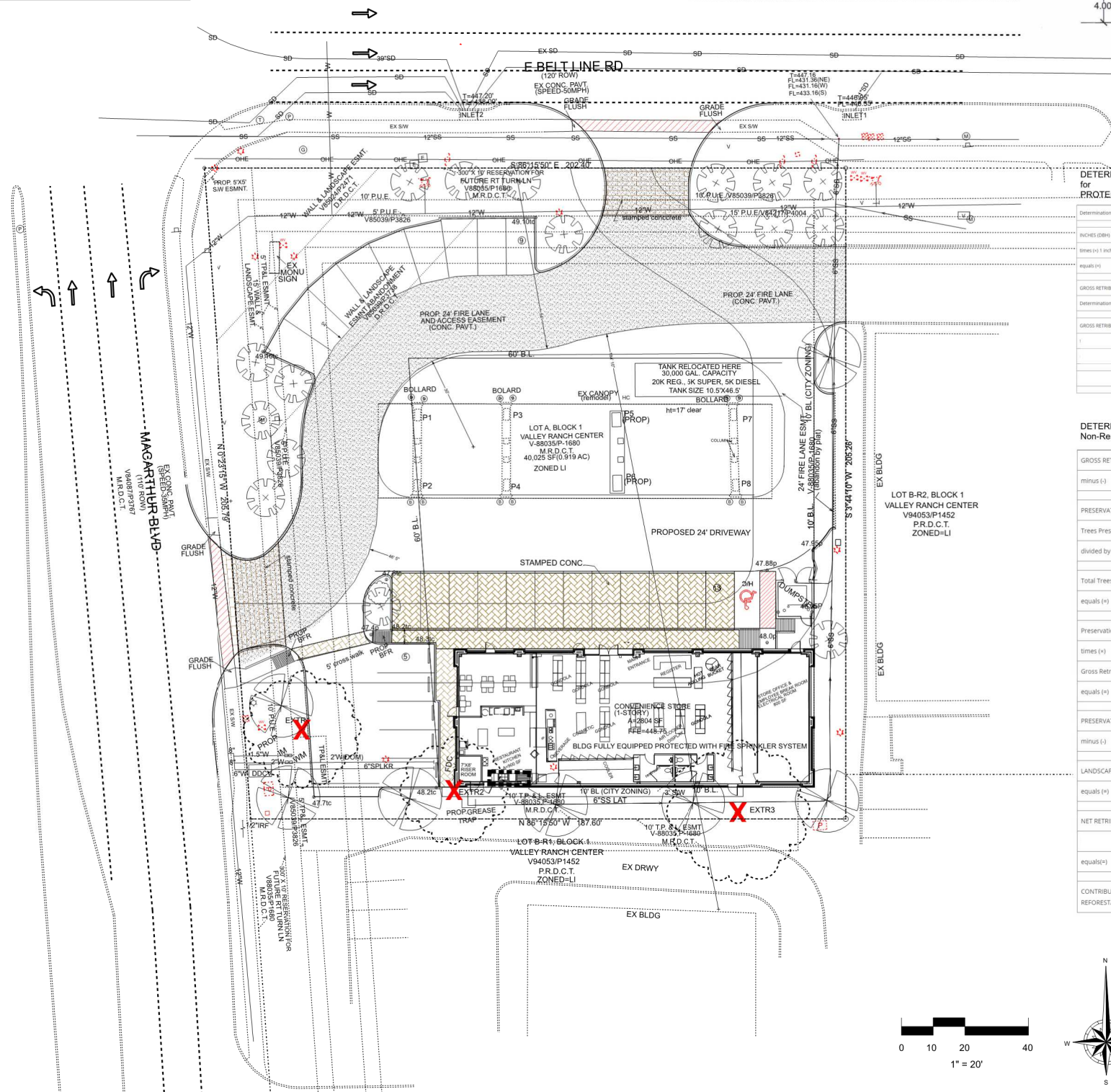
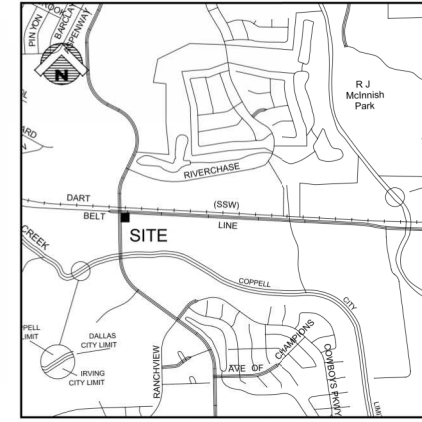
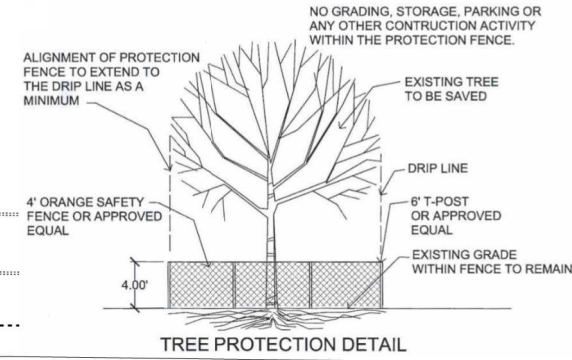
SHEET:

L - 1

Trees		
17		Taxodium ascendens / Cypress, Pond 4 in. cal min
7		Ulmus crassifolia / Elm, Cedar 4 in cal min

Tree #	Tree Diameter DBH	Species	Canopy Points	Crown Class	% Live Crown	Preserve?
EXTR1	23"	Pear	18 18	Dominate	100%	No
EXTR2	23"	Oak	16 16	Dominate	100%	No
EXTR3	23"	Oak	23 23	Dominate	100%	No

69" Total

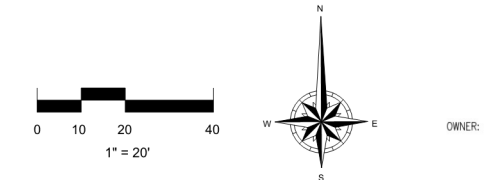


DETERMINATION of GROSS RETRIBUTION for PROTECTED TREES

Determination in inches:	
INCHES DBH of TREE REMOVED	69 inches DBH
times (x) 1 inch	= 1
equals (x)	
GROSS RETRIBUTION IN INCHES DBH	69 inches DBH
Determination in Dollars:	
GROSS RETRIBUTION IN INCHES DBH	

DETERMINATION of RETRIBUTION CREDITS Non-Residential Property

GROSS RETRIBUTION	69 inches (DBH)
minus (-)	
PRESERVATION CREDIT:	
Trees Preserved on Site	0 inches (DBH)
divided by (*)	
Total Trees on Site	69 inches (DBH)
equals (x)	
Preservation Percentage	0 %
times (x)	
Gross Retribution	69 inches (DBH)
equals (x)	
PRESERVATION CREDIT	0 inches (DBH)
minus (-)	
LANDSCAPING CREDIT	60 inches (DBH)
equals (x)	
NET RETRIBUTION	9 inches (DBH)
equals (x)	
CONTRIBUTION TO CITY OF COPPELL REFORESTATION and NATURAL AREAS FUND	\$ 1800.00



OWNER:
TRINITY LINE INVESTMENT, LLC
1301 E BELTLINE RD
Coppell, Texas 75019
CONTACT: MD JAHANGIR GAZI
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PROPOSED
MAPLE MART EXPANSION
VALLEY RANCH CENTER ADDITION
LOT A-R1, BLOCK 1
DALLAS COUNTY, TEXAS
AREA=0.919 ACRE (40,025 SF)



COMPANY:
DAVID L. GARRISON
Landscape Design Studio
18484 Preston Road
Suite 102-137
Dallas, TX 75252
214-668-4163
david@iPlanLandscapes.com

SHEET DESCRIPTION:
TREE SURVEY
and MITIGATION

PROJECT:
1301 Beltline Road
Coppell, Texas

REVISIONS:
6-13-2021
6-29-2021
8-4-2021
8-17-2021
9-20-2021
10-4-2021

DATE:
6-4-2021

JOB NUMBER:
210604

DRAWN BY:
David G

CHECKED BY:
N/A

SCALE:
1" = 20'

SHEET:
L - 2