

LANDSCAPE REQUIREMENTS - CITY OF COPPELL

DPS GLOBAL COPPELL			
ZONING : LI			
TOTAL LOT AREA: 7.89 ACRE (343,920 SF)			
PD REQUIREMENTS		COMMENTS	
PER THE LI, REQUIREMENTS FOR LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF COPPELL CODE OF ORDINANCES FOR THE SIZE AND TYPE OF USE PROPOSED.		CHAPTER 12, ARTICLE 34	
GENERAL LANDSCAPE REQUIREMENTS - (GREATER THAN 5 ACRES)			
INTERIOR REQUIREMENTS	REQUIRED	PROVIDED	COMMENTS
MINIMUM 10% OF THE GROSS NONEXEMPT AREA	17,965 SF	62,163 SF	179,644 NON-EXEMPT x 10% = 17,965 SF
PARKING LOT REQUIREMENTS	REQUIRED	PROVIDED	COMMENTS
MINIMUM (ONE) TREE FOR EACH 400 SF OF REQUIRED INTERIOR	45 TREES	74 EXISTING TREES 38 PROPOSED TREES	17,965 SF / 400 SF = 45 TREES
(ONE) ISLAND FOR EACH 15 PARKING SPACES, AND CONTAIN AT LEAST ONE TREE	6 ISLANDS, 6 TREES	6 ISLANDS, 6 TREES	
PERIMETER LANDSCAPING	REQUIRED	PROVIDED	COMMENTS
SCREENING FROM ALL ADJUTING PROPERTIES AND/OR PUBLIC RIGHT OF WAYS. CONTAIN AT LEAST (ONE) TREE PER 50 LINEAR FEET	LANDSCAPED SCREENING, 16 TREES	LANDSCAPED SCREENING, 16 TREES	WEST PERIMETER: 770 LF / 50 LF = 16 ALL OTHER PERIMETER LANDSCAPING REMAINS AS EXISTING

PLANTING GENERAL NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.

ALL PROPOSED LANDSCAPED AREAS SHALL HAVE FULL IRRIGATION AND IRRIGATION PLANS WILL BE PROVIDED AT TIME OF BUILDING PERMIT SUBMITTAL.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	SIZE/COND.	QTY
	QUERCUS SHUMARDII / SHUMARD OAK FULL, MATCHING	3" CAL.	14
	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" CAL.	18
	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL.	6
SHRUBS	BOTANICAL / COMMON NAME	SIZE	QTY
	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL	13
GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	QTY
	BOUTELOUA DACTYLOIDES / BUFFALO GRASS	SOD	14,051 SF
	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	4" POT	510 SF

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	STEEL EDGING	4/L2.01	

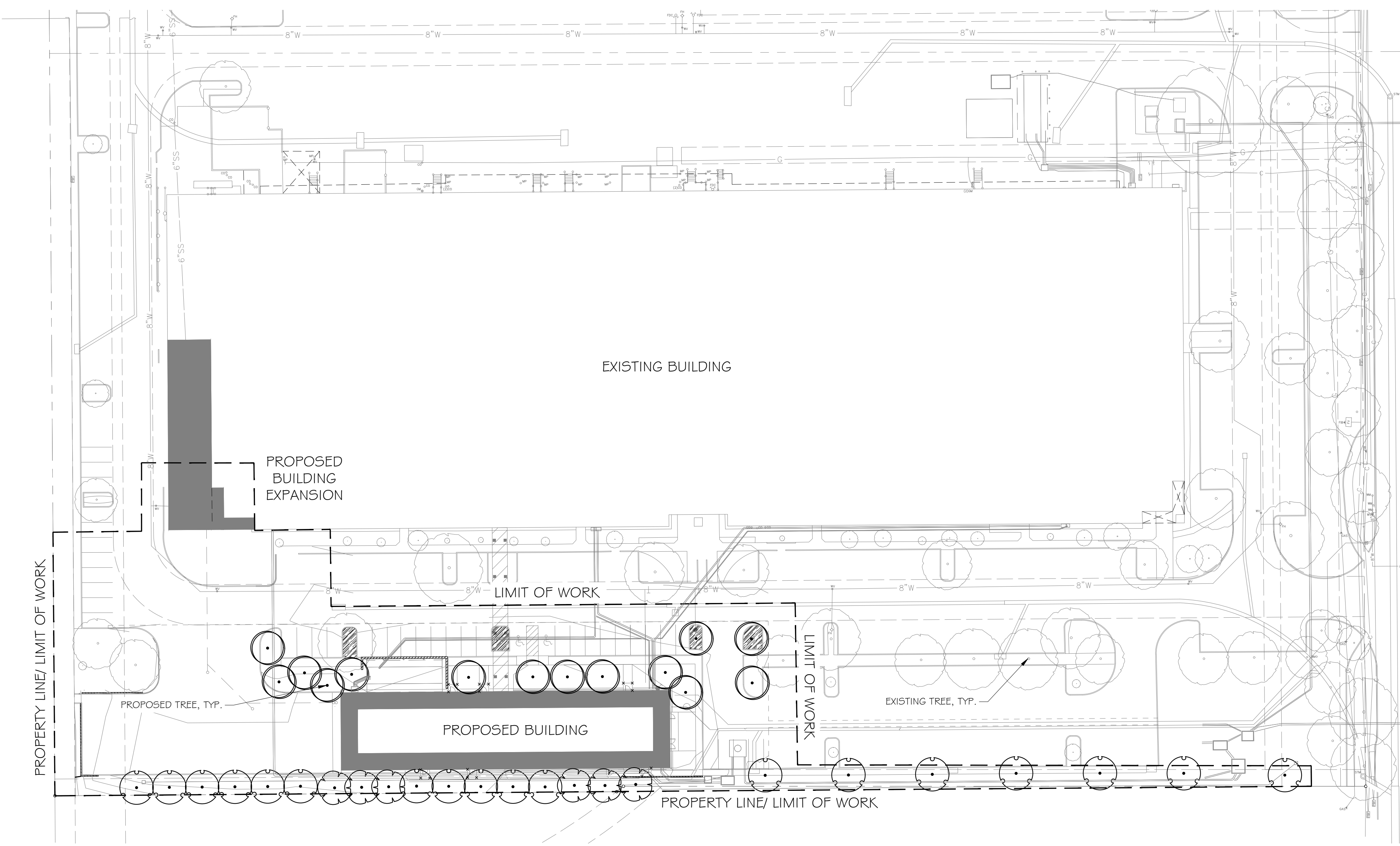
OWNER:
ASTRA ZENECA PHARMACEUTICALS
508 WRANGLER DR
COPPELL, TX 75019
CONTACT: SCARLETT V. GONZALEZ
PHONE: 647-295-1432
EMAIL: scarlett.gonzalez@astrazeneca.com

APPLICANT:
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959 CONCORD ST, SUIT 100
FRAMINGHAM, MA 01701
CONTACT: AIDAN COLEMAN
PHONE: 508-808-5472
EMAIL: aidan.coleman@dpsgroupglobal.com

ENGINEER:
PACHECO KOCH, A WESTWOOD COMPANY
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231
CONTACT: MATT DRAKE, PE
PHONE: (972)-235-3031
EMAIL: matt.drake@westwoodps.com

LANDSCAPE ARCHITECT:
PACHECO KOCH, A WESTWOOD COMPANY
118 N. OHIO STREET
CELINA, TX 75009
CONTACT: TRICIA WOLIVER
PHONE: (469)-734-6764
EMAIL: tricia.woliver@westwoodps.com

INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
TRICIA A. WOLIVER
TEXAS REGISTRATION NUMBER 2225



ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)
THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	ISSUE
1	10/12/2023	SITE PLAN SUBMITTAL

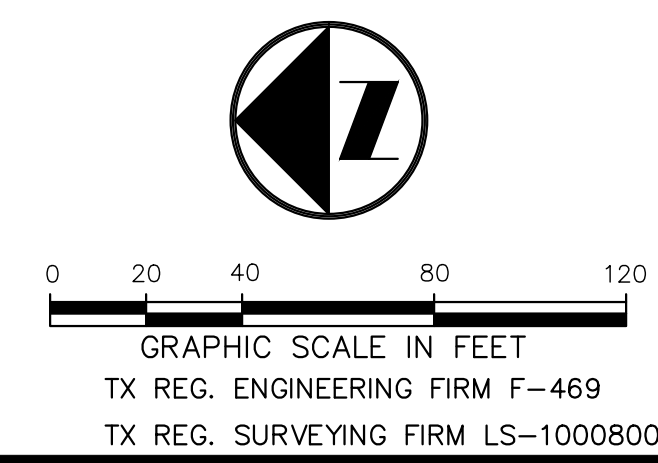
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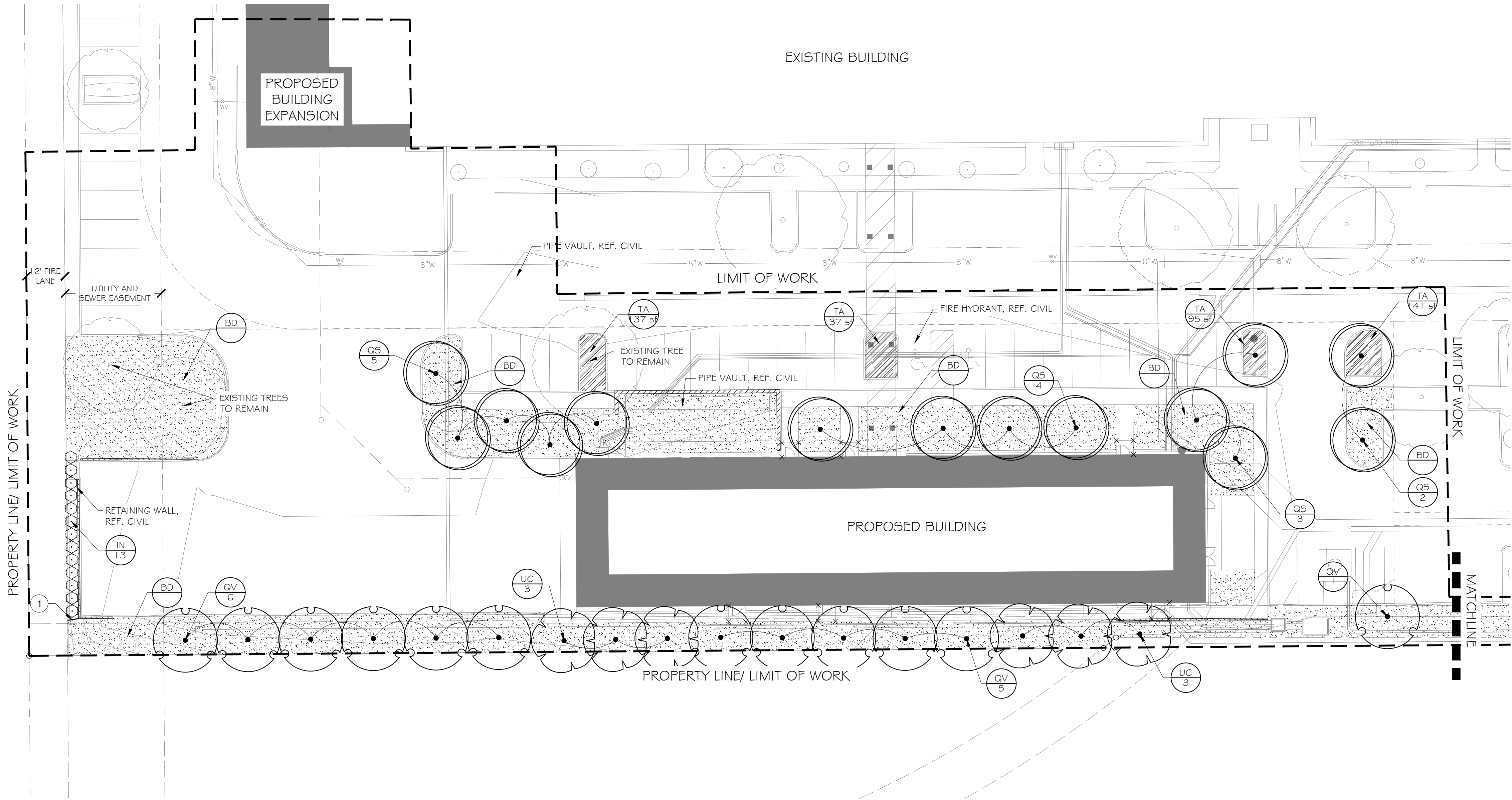
Pacheco Koch 118 N. OHIO STREET
CELINA, TX 75009
a Westwood company 214.451.2765

OVERALL PLANTING PLAN
SITE PLAN - TANK FARM ADDITION
508 WRANGLER DR. COPPELL, TX 75019 & BEING A
PORTION OF LOT 3R-1, BLK 8 PARK WEST COMM CTR
CITY OF COPPELL, DALLAS COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
TAW	NTH	NOV. 2023	AS SHOWN			L2.00

1 OVERALL PLANTING PLAN
1" = 40'-0"





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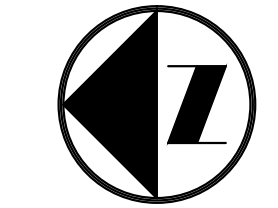
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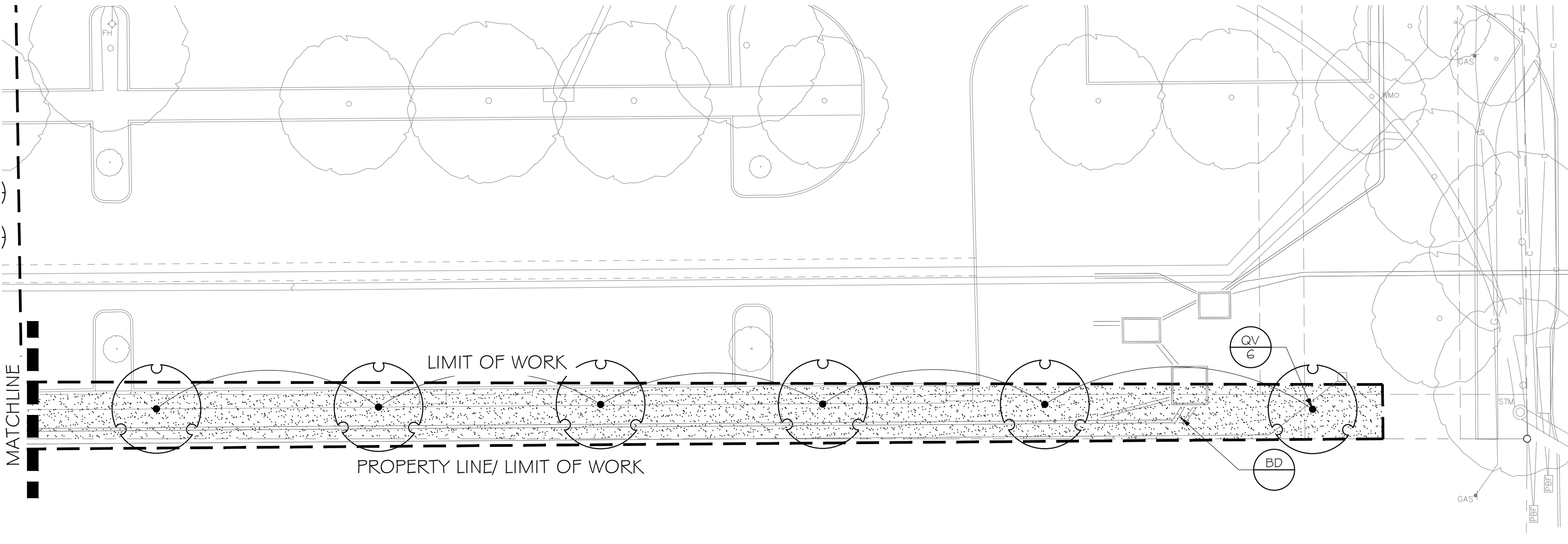
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 TEXAS REGISTRATION NUMBER 2225

1 PLANTING PLAN
 1" = 20'-0"



2 PLANTING PLAN
 1" = 20'-0"



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TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

DPS GLOBAL COPPELL