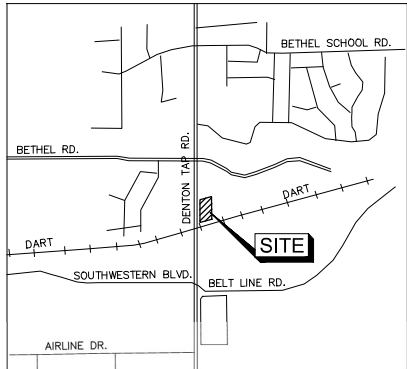




VICINITY MAP

N.T.S.

LANDSCAPE NOTES:

1. Plant material shall be measured and sized according to the latest edition of the Texas Association of Nursery (TAN) Standards.
2. Topsoil shall be a minimum of 8 inches in depth in planting areas. Soil shall be free of stones, roots, clods and any foreign material that is not beneficial to plant growth.
3. All plant beds shall be top-dressed with a minimum of 3 inches of hardwood or other mulch.
4. Trees shall be planted at least 4 feet from any utility line, curb, walk, and fire connection and outside all utility easements.
5. Tree overhanging walks and parking shall have a minimum clear trunk height of 7 feet. Trees overhanging public street pavement drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet.
6. A visibility triangle must be provided at all intersections. Shrubs are not to exceed 30 inches in height. Trees shall have a minimum clear trunk height of 8 feet.
7. Trees planted on a slope shall have the soil stain at the average grade of slope.
8. No shrubs shall be permitted within areas less than 3 feet in width. All beds less than 3 feet in width shall be grass, groundcover, or some type of fixed paving.
9. The owner, tenant, and/or their agents, if any, shall be jointly and severally responsible for the maintenance, establishment and permanence of plant material. All landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not limited to, moving, edging, pruning, fertilizing, watering and other activities necessary for the maintenance of landscaped areas.
10. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, or removed shall be replaced with plant material of similar size and variety within 30 days unless otherwise approved in writing by The City of Plano.
11. Landscape and open areas shall be kept free of trash, litter and weeds.
12. An automatic irrigation system with Rain/Freeze Sensor shall be provided to irrigate all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system.
13. No plant material shall be allowed to encroach on right-of-ways, sidewalks, or easements to the extent that the vision or route of travel for vehicular, pedestrian, or bicycle traffic is impeded.
14. No tree or shrub shall be pruned in a manner which significantly disfigures the tree or which would reasonably lead to death of a tree.
15. No planting areas shall exceed 3:1 slope, 3' horizontal to 1' vertical.
16. All walkways shall meet A.D.A. and T.A.S. requirements.

PLANT SCHEDULE

| ABB                                 | BOTANICAL NAME                 | COMMON NAME                 | QUANTITY | SIZE                                                    | NOTES                                                                             |
|-------------------------------------|--------------------------------|-----------------------------|----------|---------------------------------------------------------|-----------------------------------------------------------------------------------|
| <b>Shade Trees</b>                  |                                |                             |          |                                                         |                                                                                   |
| RO                                  | Quercus shumardii 'Texana'     | Texas Red Oak               | 2 EA.    | #100, 4" cal. Min., 10'-12' Ht. min., 6'-7' Spread min. | Container, Single trunk, Well branched with Central Leader, Full                  |
| LE                                  | Ulmus parvifolia sempervirens  | Lacebark (Drake) Elm        | 8 EA.    | #100, 4" cal. Min., 10'-12' Ht. min., 5'-6' Spread min. | Container, Single trunk, Well branched with Central Leader, Full                  |
| HLO                                 | Quercus virginiana 'QVTIA'     | Highrise Live Oak           | 14 EA.   | #100, 4" cal. Min., 10'-12' Ht. min., 5'-6' Spread min. | Container, Single trunk, Well branched with Central Leader, Full                  |
| CO                                  | Quercus muhlenbergii           | Chinquapin Oak              | 4 EA.    | #100, 4" cal. Min., 10'-12' Ht. min., 5'-6' Spread min. | Container, Single trunk, Well branched with Central Leader, Full                  |
| LaO                                 | Quercus laceyi                 | Lacey Oak                   | 8 EA.    | #100, 4" cal. Min., 10'-12' Ht. min., 5'-6' Spread min. | Container, Single trunk, Well branched with Central Leader, Full                  |
| <b>Small Ornamental Trees</b>       |                                |                             |          |                                                         |                                                                                   |
| CM                                  | Lagerstroemia indica 'Natchez' | Crapemyrtle - Natchez White | 8 EA.    | #45, 6'-8' Ht. min, 4'-5' Spread min.                   | Container, Multi-trunk, 3 to 5 1" cal. Cane min., 4' branching height             |
| DW                                  | Chilopsis linearis (Bubba)     | Desert Willow               | 3 EA.    | #45, 6'-8' Ht. min, 4'-5' Spread min.                   | Container, Single trunk, Well Branched with Central Leader, 4' branching height,. |
| PH                                  | Ilex decidua                   | Possumhaw Holly             | 4 EA.    | #45, 6'-8' Ht. min, 4'-5' Spread min.                   | Container, Multi trunk, Well Branched with Central Leader, 4' branching height.   |
| V                                   | Vitex angus-castus             | Vitex                       | 3 EA.    | #45, 6' Ht. Min, 3' Spread Min.                         | Container, Single trunk, Well branched, Speciman                                  |
| <b>Shrubs</b>                       |                                |                             |          |                                                         |                                                                                   |
| W                                   | Myrica pusilla (Dwarf)         | Dwarf Wax Myrtle            | 78 EA.   | 5 gal., 24" min. Ht., 18" min. spread                   | Container, Well branched full to ground, Plant 48" O.C.                           |
| NRS                                 | Ilex x 'Nellie R. Stevens'     | Nellie R Stevens            | 15 EA.   | #45, 6' min. Ht., 3'-5' min. spread                     | Container, Well branched full to ground, Plant 5' O.C.                            |
| <b>Lawn Grasses and Groundcover</b> |                                |                             |          |                                                         |                                                                                   |
|                                     | Cynodon dactylon               | Bermuda Grass               |          | Hydromulch                                              | Staggered tight joints, sand filled and rolled                                    |
|                                     | Euonymus fortunei 'Coloratus'  | Purple winter creeper       | 1140 EA. | 1 gal., spaced 18" on center                            |                                                                                   |

Landscape Requirements

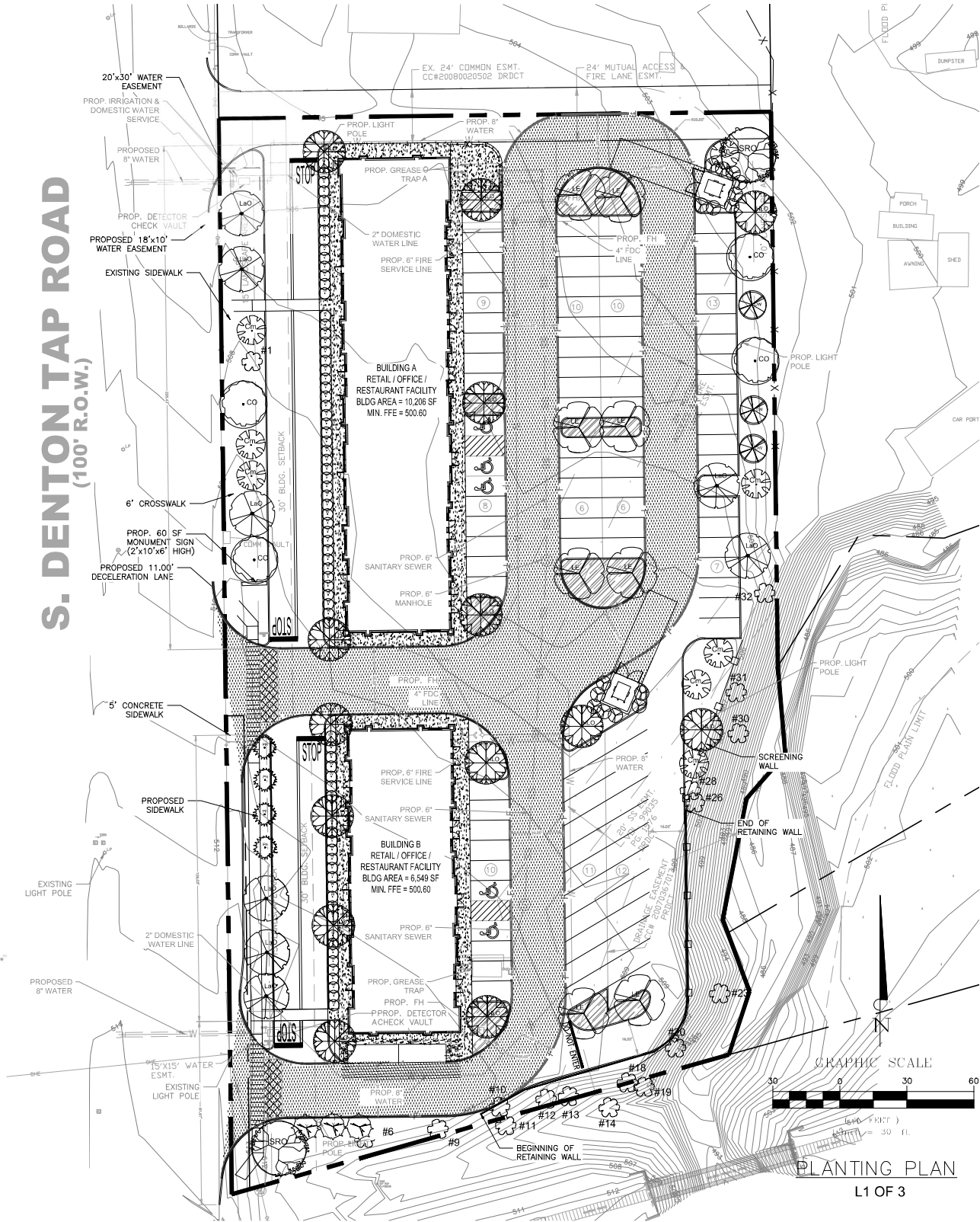
| ITEM                                                                                                                                                             | REQUIRED                                                                                        | PROVIDED  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|-----------|
| <b>Perimeter Landscape (Landscape Buffer Area)</b>                                                                                                               | 13,217 SF                                                                                       | 13,217 SF |
| <b>Interior Landscape</b><br>(10% of Parking and Drive Way Paving Area = 10% of 63,983)                                                                          | 6,398 SF                                                                                        | 6,652 SF  |
| A min. of one tree planted for each 400 SF or fraction thereof of required interior landscape area                                                               | 16 Trees                                                                                        | 16 Trees  |
| <b>Non vehicular open space</b><br>Minimum 15% of the lot not covered by a building or by buildings shall be landscaped, minimum 50% in the required front yard. | Site Area = (108,577) sq. ft.<br>- Footprint (16,755) sq. ft.<br>91,822 X 0.15 = 13,773 sq. ft. | 3,308 SF  |
| <b>Trees required per % of area in Non-vehicular Open Space</b><br>- Less than 30% 1 tree/ 2,500 sq. ft.                                                         | 6                                                                                               | 6         |

Note:

1. The required 10 FT landscape buffer space South of the mutual access drive on the North side of the property is not provided due to space constraint.
2. 3,308 SF of non-vehicular open space of landscape is allocated in lieu of 13,773 SF with more than 50% allocated in the front yard area
3. Less than 10-FT wide landscape buffer space is allocated along a small stretch of the Southern property boundary.

Landscape Area

|                                         |                                |
|-----------------------------------------|--------------------------------|
| Total Site Area                         | 106,873 SF (2.453 ac)          |
| Building Area                           | 16,755 SF                      |
| Parking and Drive Way paving Area       | 63,983 SF                      |
| Sidewalks                               | 6,697 SF                       |
| Total Open Area                         | 21,142 SF (19.8% of Site Area) |
| Total Number of parking Spaces Provided | 104                            |



SHADE TREES

- Red Oak
- Lacebark (Drake) Elm
- Highrise Live Oak
- Chinquapin Oak
- Lacey Oak

ORNAMENTAL TREES

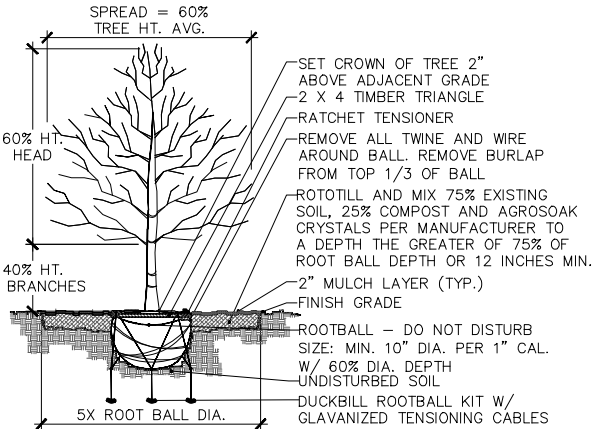
- Crapemyrtle
- Possumhaw Holly
- Vitex
- Desert Willow

LAWN GRASS

- Groundcover (purple winter creeper or asian jasmine)
- Bermuda Grass
- Perennials/ Annuals

SHRUBS

- Needle point Holly
- Dwarf Wax Myrtle
- Nellie R Stevens



TREE PLANTING DETAIL

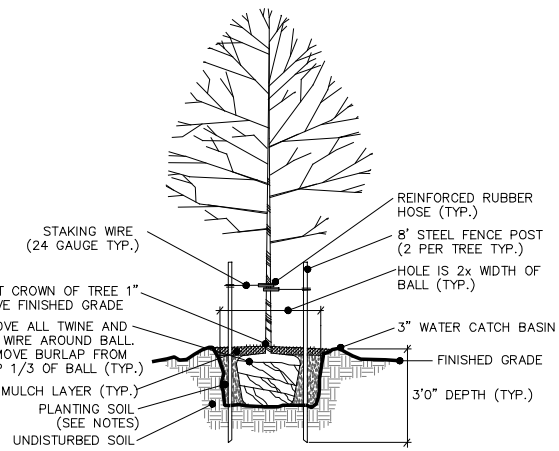
(2 1/2" CAL. OR LARGER)  
USE TWO (2) 8' LONG MIN. STEEL POST W/ GUY WIRES FOR TREES SMALLER THAN 2-1/2" CAL.  
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF UNACCEPTABLE FOR GUARANTEE.

WRAP RED OAK, LIVE OAK & CADDY MAPLE TREE TRUNKS W/ BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.

TYPICAL 'TREE PLANTING PIT' BED PREPARATION

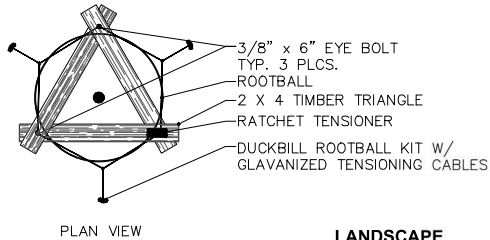
MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER  
B&B BALLS REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM  
CONTAINER BALLS MAY BE SMALLER, SO USE CALIPER SIZE

| S                                                                   | B=Sx10    | BD=Bx60%   | PD=Bx5    | CD=TDx25%  | TD=BDx75%     |
|---------------------------------------------------------------------|-----------|------------|-----------|------------|---------------|
| Tree Size                                                           | Min. Root | Min. Root  | Tree Pit  | Compost    | Tree Pit      |
| Caliper Inch                                                        | Ball Dia. | Ball Depth | Diameter  | Min. Depth | Tilling Depth |
| * BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES |           |            |           |            |               |
| S = 3"                                                              | B = 30"   | BD = 18"   | PD = 150" | CD = 3.75" | TD = 13.5"    |
| S = 6"                                                              | B = 60"   | BD = 36"   | PD = 300" | CD = 6.75" | TD = 27"      |



SMALL TREE PLANTING DETAIL

NOT TO SCALE



PLAN VIEW

**LANDSCAPE**  
**DEEPA DESIGNSCAPE LLC**  
**LANDSCAPE DESIGN**  
**FRISCO, TEXAS**  
Email: deepadesignscape@gmail.com  
Phone: 352-915-2519



06/12/2025

**CITY OF COPPELL, TX**  
**PECAN CREEK**  
**SHOPPING CENTER**

PECAN CREEK ADDITION  
LOT 2A-R, BLOCK A  
796 S. DENTON TAP RD.  
COPPELL, TX 75019

**MAZIDJI GROUP**

CIVIL ENGINEERING AND ENVIRONMENTAL PROFESSIONALS  
11105 FERNALD AVE. DALLAS, TX 75218 214-663-1068  
CONTACT: COSTA MAZIDJI, P.E.

|          |    |                 |                  |
|----------|----|-----------------|------------------|
| DESIGNED | JR | SCALE: AS SHOWN | JOB NO.<br>MG338 |
| DRAWN    | DK | DATE: JUNE 2025 |                  |
| CHECKED  | CM |                 |                  |