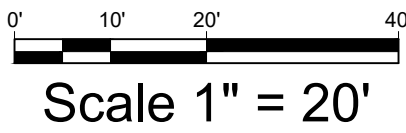
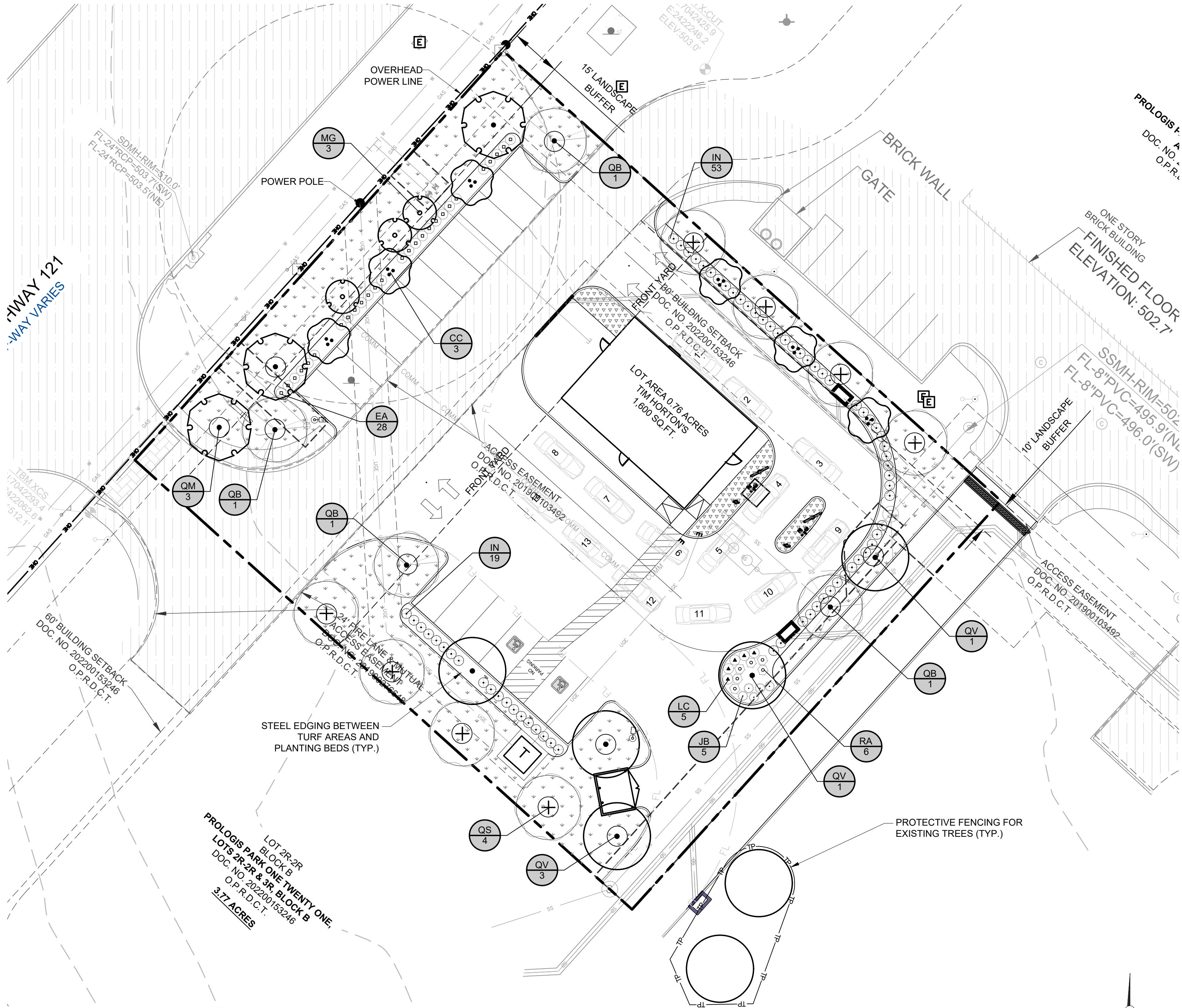


PLOTTED BY: DARC Y BRANDON  
 PLOT DATE: 6/8/2023 1:00 PM  
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ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CALIPER	ROOT	HEIGHT	QTY
	CC	Cercis canadensis 'Forest Pansy' / Forest Pansy Redbud Substitute for one (1) Overstory Trees at 3:1 ratio per City of Coppell	3" Cal.	B&B or Cont.	7' min.	6=2
	MG	Magnolia grandiflora 'Little Gem' / Little Gem Magnolia Substitute for one (1) Overstory Trees at 3:1 ratio per City of Coppell	3" Cal.	B&B or Cont.	7' min.	3=1
	QB	Quercus buckleyi / Texas Red Oak	3" Cal.	B&B or Cont.	10' min.	4
	QM	Quercus muhlenbergia / Chinquapin Oak	3" Cal.	B&B or Cont.	10' min.	3
	QS	Quercus shumardii / Shumard Red Oak	3" Cal.	B&B or Cont.	10' min.	8
	QV	Quercus virginiana / Southern Live Oak	3" Cal.	B&B or Cont.	10' min.	5
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	
	EA	Euonymus alatus 'Compactus' / Dwarf Burning Bush 24" tall at the time of planting	5 gal.	Cont.	36" o.c.	27
	IN	Ilex vomitoria 'Nana' / Dwarf Yaupon 24" tall at the time of planting	5 gal.	Cont.	36" o.c.	67
	JB	Juniperus conferta 'Blue Pacific' / Blue Pacific Shore Juniper	1 gal.	Cont.	36" o.c.	5
	LC	Loropetalum chinense 'Crimson Fire' / Crimson Fire Loropetalum 24" tall at the time of planting	5 gal.	Cont.	36" o.c.	5
	RA	Rhaphiolepis indica 'Alba' / White Indian Hawthorn 24" tall at the time of planting	5 gal.	Cont.	36" o.c.	6
GROUND COVERS	CODE	BOTANICAL / COMMON NAME			QTY	
	CH	Cynodon dactylon '419 Hybrid' / Bermudagrass Sod			7,477 sf	
	TA	Trachelospermum asiaticum / Asian Jasmine	1 gal.		431 sf	18" o.c.

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTIN OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUND COVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNERS REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

LANDSCAPE CALCULATIONS

TOTAL SITE AREA:	32,924 SF (0.76 AC)
TOTAL LANDSCAPE AREA REQUIRED (30%)	9,877 SF
TOTAL NONEXEMPT LANDSCAPE AREA PROVIDED (33.5%)	11,057 SF

PARKING LOT LANDSCAPING	
INTERIOR LANDSCAPING REQUIRED	PROVIDED
10% OF THE GROSS NON-EXEMPT AREA	
11,057 SF x 10% = 1,105 SF	2,289 SF (11.8%)
1 TREE / 400 SF	
1,105 SF / 400 SF = 3 TREES	3 TREES
PERIMETER LANDSCAPING	
PUBLIC R.O.W. - VEHICULAR USE AREAS (VUA)	
PERIMETER LANDSCAPE AREA 15' WIDE	15' / 2,156 SF
ALONG ALL PROPERTY LINES	
PERIMETER LANDSCAPE AREA 10' WIDE	10' / 3,349 SF
1 TREE PER 50 LF	
R.O.W. PERIMETER, 165 LF/50 = 4 TREES	4 TREES
NE PERIMETER 203 LF/50 = 4 TREES	4 TREES
SE PERIMETER 165 LF/50 = 4 TREES	4 TREES
SW PERIMETER 197 LF/50 = 4 TREES	4 TREES

NON-VEHICULAR OPEN SPACE	
FEATURE LANDSCAPING REQUIRED	PROVIDED
15% OF LOT NONEXEMPT AREA	
11,057 SF x 15% = 1,659 SF	1,943 SF (24%)
50% SHALL BE IN REQ. FRONT YARD	
1,659 SF x 50% = 830 SF	1,189 SF
TREES	
PERCENTAGE OF SITE IN NON-VEHICULAR OPEN SPACE / TOTAL SITE	
11,057 / 32,924 = 33.5%	
1 TREE / 3,000 SF (PER CHART SEC. 12-34-9)	
11,057 / 3,000 = 4 TREES	4 TREES

TOTAL TREES REQUIRED = 23	23 TREES PROVIDED
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TIM HORTONS  
COPPELL, TEXAS

LANDSCAPE PLANTING

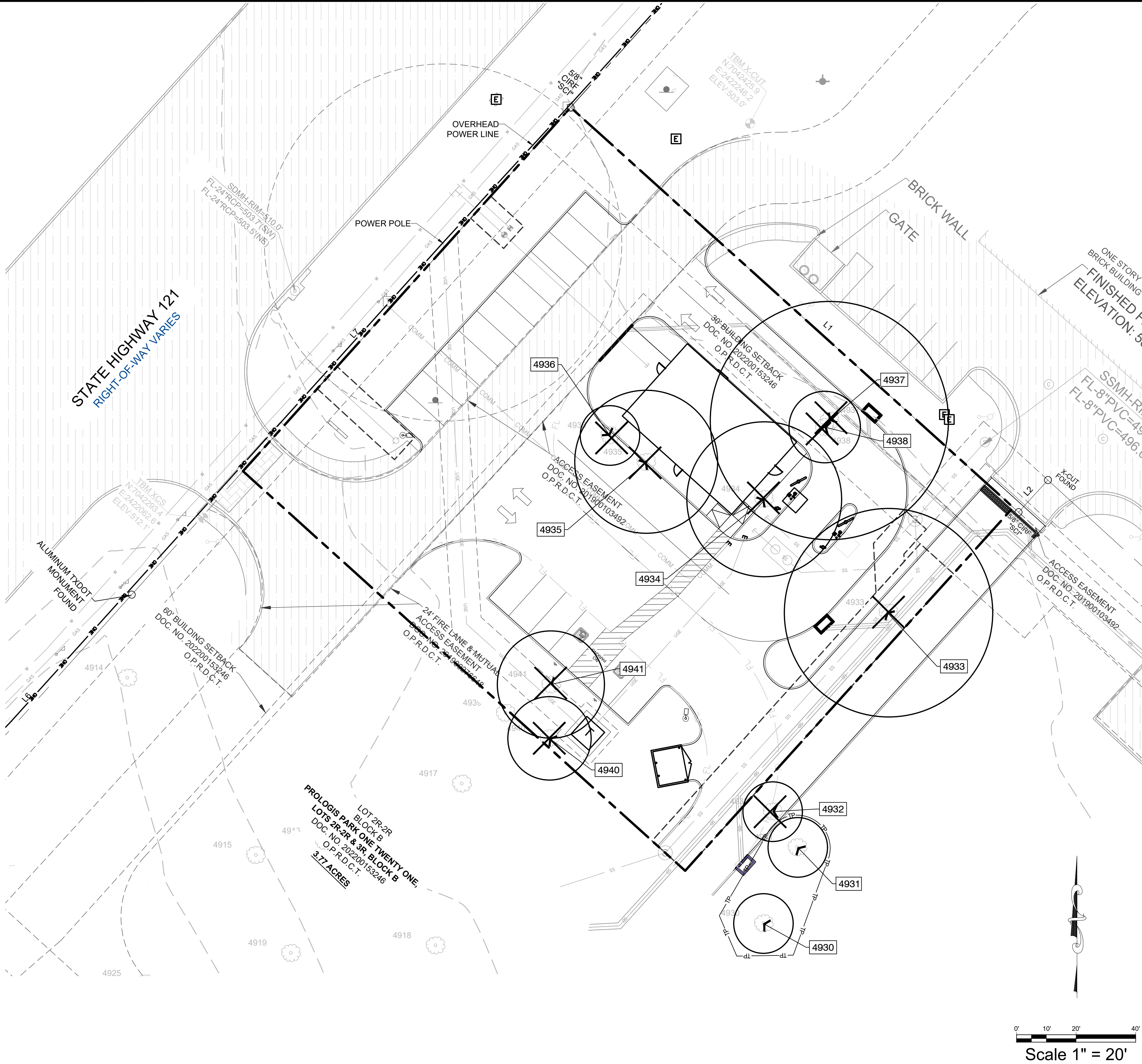
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DATE:	5/19/2022

SHEET

LP-1



PLOTTED BY: DARCY BRANDON  
 PLOT DATE: 6/8/2023 4:33 PM  
 LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA\PROJECTS\2022\EDG\TIM HORTON (SBUX) - COPPELL, TX\TIM HORTON-COPPELL TX 2023-05-26.DWG  
 LAST SAVED: 6/8/2023 4:32 PM



ON SITE TREE SURVEY & MITIGATION CALCULATIONS

#	DBH	TYPE	PROTECTED	SPECIMEN	HEALTH	STATUS	MITIGATION CALIPER INCHES	MITIGATION COST / TREE	COMMENTS
4933	35	BOIS D'ARC	YES	YES	GOOD	REMOVE	350	TBD	10:1 or CLTA
4934	26	ELM	YES	YES	GOOD	REMOVE	260	TBD	10:1 or CLTA
4935	24	MESQUITE	YES	YES	GOOD	REMOVE	240	TBD	10:1 or CLTA
4936	10	MESQUITE	YES	NO	GOOD	REMOVE	10	\$ 2,000.00	1:1 or \$200/in
4937	40	MESQUITE	YES	YES	GOOD	REMOVE	400	TBD	10:1 or CLTA
4938	12	HACKBERRY	YES	NO	GOOD	REMOVE	12	\$ 2,400.00	1:1 or \$200/in
4940	14	MESQUITE	YES	NO	GOOD	REMOVE	14	\$ 2,800.00	1:1 or \$200/in
4941	18	BOIS D'ARC	YES	NO	GOOD	REMOVE	18	\$ 3,600.00	1:1 or \$200/in
179									
ON SITE MITIGATION							2506	\$ 10,800.00	

OFF SITE TREE SURVEY & INDEMNIFICATION

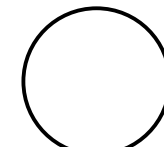
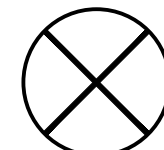
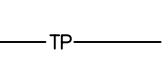
#	DBH	TYPE	PROTECTED	SPECIMEN	HEALTH	STATUS	INDEMNIFICATION COST / TREE	COMMENTS
4930	10	ELM	YES	NO	GOOD	SAVE	NA	\$100/in
4931	10	HACKBERRY	YES	NO	GOOD	SAVE	NA	\$100/in
4932	10	HACKBERRY	YES	NO	GOOD	REMOVE	\$ 1,000.00	
OFFSITE INDEMNIFICATION							\$ 1,000.00	

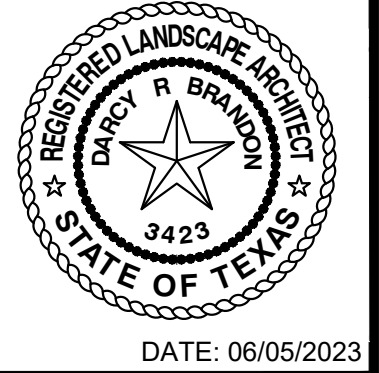
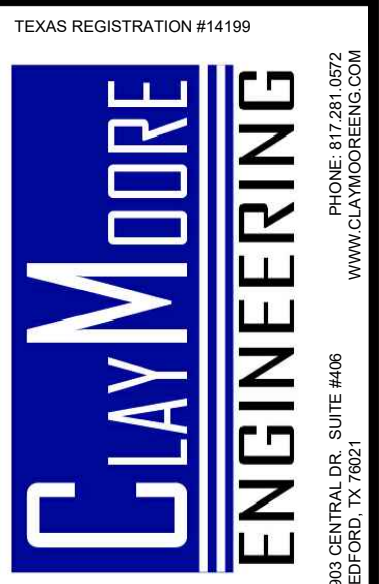
TREE MITIGATION CALCULATIONS

DESCRIPTION	CALIPER	MITIGATION
TOTAL PROTECTED TREE CALIPER INCHES TO BE REMOVED ON SITE	189"	
REPLACEMENT MITIGATION CALIPER INCHES FOR PROTECTED TREES (6'-<24") (1:1 RATIO)	64"	64"
TOTAL SPECIMEN TREE CALIPER INCHES TO BE REMOVED ON SITE	125"	
TOTAL REPLACEMENT MITIGATION CALIPER INCHES FOR SPECIMEN TREES (>24") (10:1 RATIO)		1,250"
TOTAL REPLACEMENT MITIGATION FOR PROTECTED & SPECIMEN TREES		1,314"
TREE REPLACEMENT CREDITS (CITY LANDSCAPE REQUIREMENTS - 29-3" CAL TREES)		87"
TOTAL REPLACEMENT INCHES AFTER CREDITS		1,227"
TOTAL COST FOR PROTECTED TREE CALIPER INCHES TO BE REMOVED ON SITE (10"-24" CALIPER)		0"
TOTAL COST FOR SPECIMEN TREE CALIPER INCHES TO BE REMOVED ON SITE		TBD**

\*FOR PROTECTED TREES, MITIGATION WILL BE MADE IN THE AMOUNT OF \$100.00 PER ONE INCH DBH FOR TREES LESS THAN 12 INCHES DBH AND \$200.00 PER ONE INCH DBH FOR TREES 12 INCHES DBH AND GREATER. ALL PROTECTED TREES 10"-24" ARE MITIGATED BY PLANTING NEW TREES.  
\*\*FOR SPECIMEN TREES, MITIGATION WILL BE MADE FOR THE APPRAISED VALUE OF THE REMOVED TREE AS DETERMINED BY CLTA (COUNCIL OF LANDSCAPING TREE APPRAISERS) GUIDELINES

LEGEND

-  EXISTING TREE TO REMAIN
-  EXISTING TREE TO BE REMOVED
-  EXISTING TREE TO BE REMOVED



TIM HORTONS  
COPPELL, TEXAS

TREE DISPOSITION PLAN

DESIGN:	CLC
DRAWN:	CLC
CHECKED:	MAM
DATE:	5/19/2022
SHEET	
TD-1	
File No.	2022-199