

TREE LEGEND						
Tree #	Common Name	Latin Name	DBH	Health	Description	Remarks
T2	Eastern cottonwood	Populus deltoides	18	fair	protected	remove - within building footprint
T4	Eastern cottonwood	Populus deltoides	10x2	fair	protected	remove
T5	Eastern cottonwood	Populus deltoides	10	fair	protected	remove
T6	Eastern cottonwood	Populus deltoides	18	fair	protected	remove
T7	Eastern cottonwood	Populus deltoides	14x3	fair	protected	remove
T9	Mesquite	Prosopis Velutina	10	fair	protected	remove
T22	Hackberry	Celtis Occidentalis	17	fair	protected	remove
T28	Eastern red cedar	Juniperus virginiana	12	fair	protected	remove
T29	Eastern red cedar	Juniperus virginiana	8	fair	protected	remove
T33	Eastern cottonwood	Populus deltoides	12	fair	protected	remove
T34	Eastern cottonwood	Populus deltoides	10	fair	protected	remove
T35	Eastern cottonwood	Populus deltoides	16	fair	protected	remove
T36	Eastern cottonwood	Populus deltoides	10	fair	protected	remove
T42	Osage orange	Maclura pomifera	14	fair	protected	remove
T45	Ash	Fraxinus	8	fair	protected	remove
T46	Ash	Fraxinus	6	fair	protected	remove
T47	Cedar Elm	Ulmus Crassifolia	8	Dead	protected	remove
T48	Cedar Elm	Ulmus Crassifolia	14	fair	protected	remove
T50	Hackberry	Celtis Occidentalis	10	fair	protected	remove
T51	Hackberry	Celtis Occidentalis	12x2	fair	protected	remove
T52	Hackberry	Celtis Occidentalis	10	Decline	protected	remove
T53	Cedar Elm	Ulmus Crassifolia	10	Dead	protected	remove - within building footprint
T54	Osage orange	Maclura pomifera	12x2	fair	protected	remove - within building footprint
T55	Chinaberry	Melia azedarach	8	Decline	protected	remove
T56	Chinese pistache	Pistacia chinensis	12x2	fair	protected	remove
T58	Eastern cottonwood	Populus deltoides	20	fair	protected	remove
T59	Black willow	Salix nigra	16x2	fair	protected	remove - within building footprint
T60	Black willow	Salix nigra	38	decline	specimen	remove
T62	Ash	Fraxinus	10	fair	protected	remove
T63	Ash	Fraxinus	10	fair	protected	remove
T64	Ash	Fraxinus	14	fair	protected	remove
T65	Ash	Fraxinus	10	fair	protected	remove

TREE LEGEND CONTINUED						
Tree #	Common Name	Latin Name	DBH	Health	Description	Remarks
T66	Black willow	Salix nigra	38	fair	specimen	remove - within building footprint
T67	Black willow	Salix nigra	21	fair	protected	remove
T68	Black willow	Salix nigra	18	fair	protected	remove
T69	Cedar Elm	Ulmus Crassifolia	6	fair	protected	remove
T70	Eastern cottonwood	Populus deltoides	18	fair	protected	remove
T71	Eastern cottonwood	Populus deltoides	16	fair	protected	remove
T72	Eastern cottonwood	Populus deltoides	12	fair	protected	remove
T73	Eastern cottonwood	Populus deltoides	10	fair	protected	remove
T74	Eastern cottonwood	Populus deltoides	10	fair	protected	remove
T75	Eastern cottonwood	Populus deltoides	12x2	fair	protected	remove
T76	Eastern cottonwood	Populus deltoides	12	fair	protected	remove
T77	Eastern cottonwood	Populus deltoides	14	fair	protected	remove
T78	Eastern cottonwood	Populus deltoides	14	fair	protected	remove
T79	Eastern cottonwood	Populus deltoides	10	fair	protected	remove
T80	Cedar Elm	Ulmus Crassifolia	12	fair	protected	remove
T82	Cedar Elm	Ulmus Crassifolia	8x2	fair	protected	remove
T83	Cedar Elm	Ulmus Crassifolia	10	fair	protected	remove
T85	Cedar Elm	Ulmus Crassifolia	14	fair	protected	remove
T86	Chinaberry	Melia azedarach	12x3	fair	protected	remove
T87	Cedar Elm	Ulmus Crassifolia	12x2	fair	protected	remove
T88	Cedar Elm	Ulmus Crassifolia	12	fair	protected	remove
T89	Ash	Fraxinus	10	fair	protected	remove
T90	Ash	Fraxinus	10	fair	protected	remove
T94	Ash	Fraxinus	10	fair	protected	remove
T95	Ash	Fraxinus	10x2	fair	protected	remove
T96	Ash	Fraxinus	8x2	fair	protected	remove
T97	Ash	Fraxinus	6x3	fair	protected	remove
T98	Ash	Fraxinus	10x2	fair	protected	remove
T99	Ash	Fraxinus	18x2	Dead	protected	remove
T100	Ash	Fraxinus	8x3	fair	protected	remove
T101	Ash	Fraxinus	8x3	fair	protected	remove
T102	Ash	Fraxinus	12	fair	protected	remove
T103	Ash	Fraxinus	12	fair	protected	remove
T104	Ash	Fraxinus	12	fair	protected	remove
T105	Ash	Fraxinus	14	fair	protected	remove
T106	Ash	Fraxinus	8	fair	protected	remove
T107	Ash	Fraxinus	12	fair	protected	remove
T109	Cedar Elm	Ulmus Crassifolia	10	fair	protected	remove
T110	Honey locust	Gleditsia triacanthos	10	fair	protected	remove
T111	Mesquite	Prosopis Velutina	10x3	fair	protected	remove

TREE MITIGATION CALCULATION	
6 - 11 INCH DBH PROTECTED TREES TO BE REMOVED	
Protected Trees (1":1" Mitigation Ratio)	
Tree #	DBH
T4	10
T5	10
T9	10
T29	8
T34	10
T36	10
T45	8
T46	6
T50	10
T62	10
T63	10
T65	10
T69	6
T73	10
T74	10
T79	10
T82	8
T83	10
T89	10
T90	10
T94	10
T95	10
T96	8
T97	6
T98	10
T100	8
T101	8
T106	8
T109	10
T110	10
T111	10
TOTAL CALIPER INCHES REMOVED	284 CALIPER INCHES

TREE MITIGATION CALCULATION	
12 - 23 INCH DBH PROTECTED TREES TO BE REMOVED	
Protected Trees (1":1" Mitigation Ratio)	
Tree #	DBH
T6	18
T7	14
T22	17
T28	12
T33	12
T35	16
T42	14
T48	14
T51	12
T56	12
T58	20
T64	14
T67	21
T68	18
T70	18
T71	16
T72	12
T75	12
T76	12
T77	14
T78	14
T80	12
T85	14
T86	12
T87	12
T88	12
T102	12
T103	12
T104	12
T105	14
T107	12
TOTAL CALIPER INCHES REMOVED	436 CALIPER INCHES

PROPOSED TREE CALCULATIONS			
ORDINANCE	REQUIRED FROM ORDINANCE	EXCESS OF ORDINANCE	TOTAL INCHES TOWARD MITIGATION
Interior Landscape	(31x3)/2 = 46.5 inches (from required)	31 + 4 = 35 inches	81.5 inches
Perimeter Landscape	(72X3)/2=108 inches (from required)	72 + (88x4) =424 inches	532 inches
Non-vehicular Landscape	(29x3)/2= 43.5 inches (from required)	29 + (9x4) =65 inches	108.5 inches
			Total: 722 inches Proposed (720 Required)

NOTE: ALL PROPOSED TREES SHALL BE 4" CALIPER TREES TO MEET MITIGATION REPLACEMENT REQUIREMENTS.

- NOTE:
- REFER TO LP101 FOR LANDSCAPE PLANTING PLAN.
  - REFER TO LP501 FOR LANDSCAPE NOTES AND DETAILS.
  - SURVEY PROVIDED BY WINDROSE LAND SURVEYING DATED 01/17/2022.
  - TREE SPECIES AND HEALTH CONDUCTED BY LANGAN ON 07/06/2022.

8/9/2022	REVISED PER CITY COMMENTS	1.
Date	Description	No.
Revisions		




Signature JAYNE SPECTOR, RLA TEXAS  
LIC. NO. 3031

Date

T:817.328.3200

www.langan.com

TXBPE FIRM REG. #F-13709



LANGAN

Langan Engineering and Environmental Services, Inc.

8951 Cypress Waters Blvd, Suite 150  
Dallas, TX 75019

Project

BLP E BELT LINE ROAD DEVELOPMENT

PLAT: BPL E BELT LINE ROAD DEVELOPMENT ADDITION LOT 1, BLOCK A, SIZE: 10.52 AC, ZONE:LI

COPPELL

DALLAS COUNTY TEXAS

Drawing Title

TREE REMOVAL PLAN

Project No.

520038501

Date

07/15/2022

Drawn By

DT

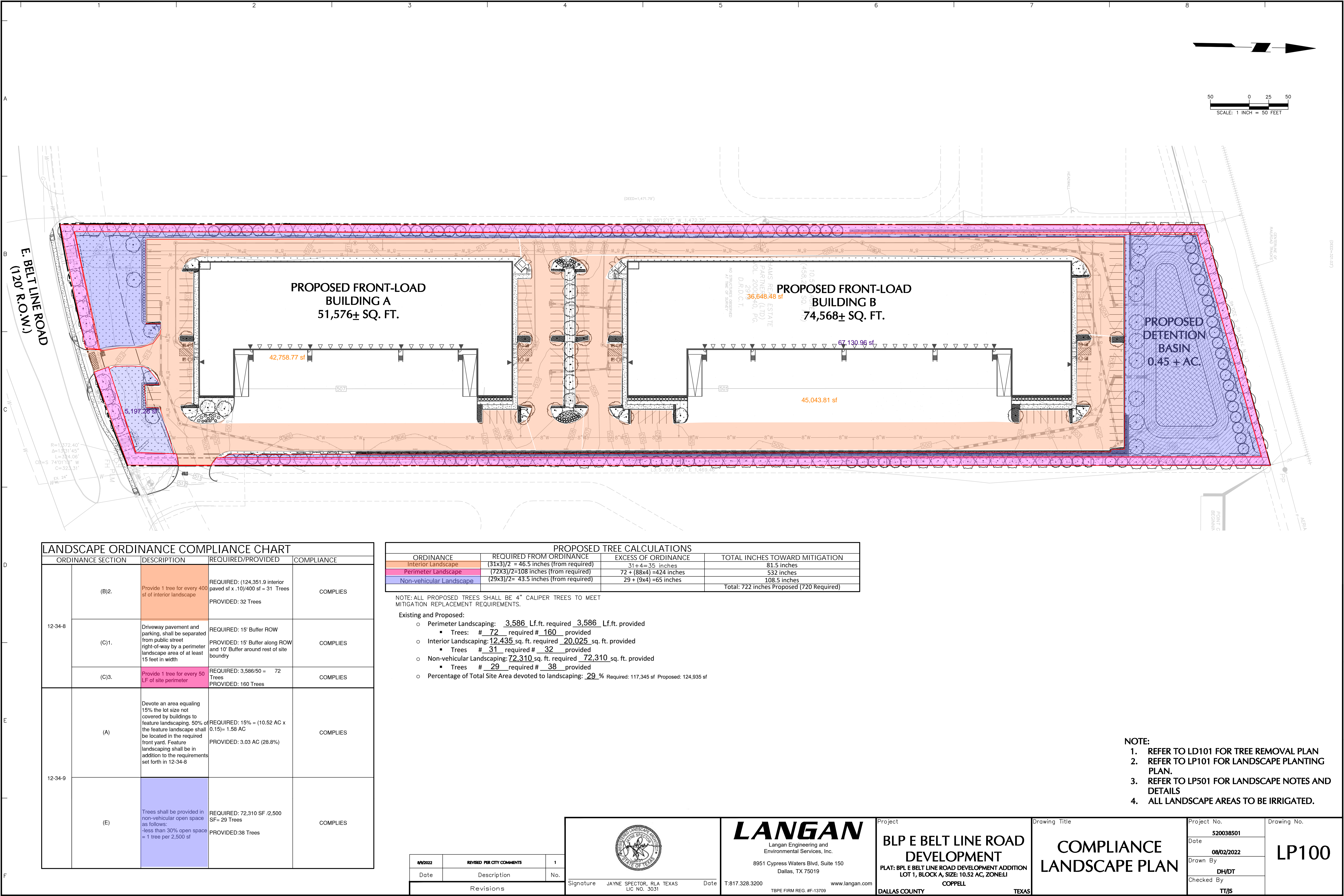
Checked By

TT

Drawing No.

LD101





LANDSCAPE ORDINANCE COMPLIANCE CHART			
ORDINANCE SECTION	DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE
12-34-8	(B)2.	Provide 1 tree for every 400 sf of interior landscape  REQUIRED: (124,351.9 interior paved sf x .10)/400 sf = 31 Trees PROVIDED: 32 Trees	COMPLIES
	(C)1.	Driveway pavement and parking, shall be separated from public street right-of-way by a perimeter landscape area of at least 15 feet in width  REQUIRED: 15' Buffer ROW PROVIDED: 15' Buffer along ROW and 10' Buffer around rest of site boundary	COMPLIES
	(C)3.	Provide 1 tree for every 50 LF of site perimeter  REQUIRED: 3,586/50 = 72 Trees PROVIDED: 160 Trees	COMPLIES
12-34-9	(A)	Devote an area equaling 15% the lot size not covered by buildings to feature landscaping. 50% of the feature landscape shall be located in the required front yard. Feature landscaping shall be in addition to the requirements set forth in 12-34-8  REQUIRED: 15% = (10.52 AC x 0.15)= 1.58 AC PROVIDED: 3.03 AC (28.8%)	COMPLIES
	(E)	Trees shall be provided in non-vehicular open space as follows: -less than 30% open space = 1 tree per 2,500 sf  REQUIRED: 72,310 SF /2,500 SF= 29 Trees PROVIDED: 38 Trees	COMPLIES

PROPOSED TREE CALCULATIONS			
ORDINANCE	REQUIRED FROM ORDINANCE	EXCESS OF ORDINANCE	TOTAL INCHES TOWARD MITIGATION
Interior Landscape	(31x3)/2 = 46.5 inches (from required)	31 + 4 = 35 inches	81.5 inches
Perimeter Landscape	(72x3)/2=108 inches (from required)	72 + (88x4) =424 inches	532 inches
Non-vehicular Landscape	(29x3)/2= 43.5 inches (from required)	29 + (9x4) =65 inches	108.5 inches
Total: 722 inches Proposed (720 Required)			

NOTE: ALL PROPOSED TREES SHALL BE 4" CALIPER TREES TO MEET MITIGATION REPLACEMENT REQUIREMENTS.

Existing and Proposed:

- Perimeter Landscaping: 3,586 Lf.ft. required 3,586 Lf.ft. provided
  - Trees: # 72 required # 160 provided
- Interior Landscaping: 12,435 sq. ft. required 20,025 sq. ft. provided
  - Trees # 31 required # 32 provided
- Non-vehicular Landscaping: 72,310 sq. ft. required 72,310 sq. ft. provided
  - Trees # 29 required # 38 provided
- Percentage of Total Site Area devoted to landscaping: 29 % Required: 117,345 sf Proposed: 124,935 sf

- NOTE:
- REFER TO LD101 FOR TREE REMOVAL PLAN
  - REFER TO LP101 FOR LANDSCAPE PLANTING PLAN.
  - REFER TO LP501 FOR LANDSCAPE NOTES AND DETAILS
  - ALL LANDSCAPE AREAS TO BE IRRIGATED.

08/2022	REVISED PER CITY COMMENTS	1
Date	Description	No.
Revisions		



Signature JAYNE SPECTOR, RLA TEXAS LIC NO. 3031

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www.langan.com  
TBPE FIRM REG. #F-13709

Project  
**BLP E BELT LINE ROAD DEVELOPMENT**  
PLAT: BPL E BELT LINE ROAD DEVELOPMENT ADDITION LOT 1, BLOCK A, SIZE: 10.52 AC, ZONE: LI  
COPPELL  
DALLAS COUNTY TEXAS

Drawing Title  
**COMPLIANCE LANDSCAPE PLAN**

Project No.  
**520038501**

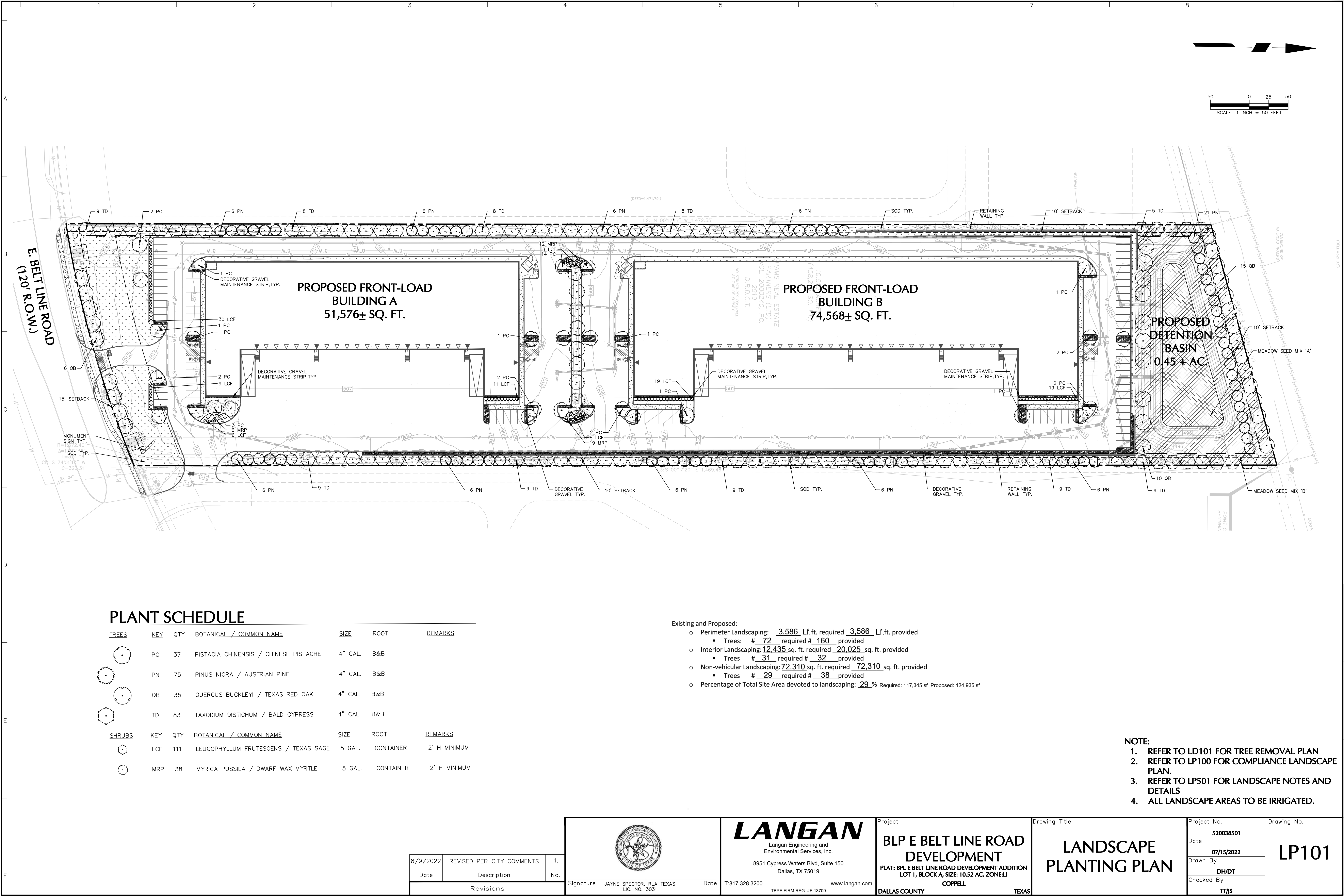
Date  
**08/02/2022**

Drawn By  
**DH/DT**

Checked By  
**TT/JS**

Drawing No.  
**LP100**





PLANT SCHEDULE

TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS
	PC	37	PISTACIA CHINENSIS / CHINESE PISTACHE	4" CAL.	B&B	
	PN	75	PINUS NIGRA / AUSTRIAN PINE	4" CAL.	B&B	
	QB	35	QUERCUS BUCKLEYI / TEXAS RED OAK	4" CAL.	B&B	
	TD	83	TAXODIUM DISTICHUM / BALD CYPRESS	4" CAL.	B&B	
SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	REMARKS
	LCF	111	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL.	CONTAINER	2' H MINIMUM
	MRP	38	MYRICA PUSSILA / DWARF WAX MYRTLE	5 GAL.	CONTAINER	2' H MINIMUM

- Existing and Proposed:
- Perimeter Landscaping: 3,586 Lf.ft. required 3,586 Lf.ft. provided
    - Trees: # 72 required # 160 provided
  - Interior Landscaping: 12,435 sq. ft. required 20,025 sq. ft. provided
    - Trees: # 31 required # 32 provided
  - Non-vehicular Landscaping: 72,310 sq. ft. required 72,310 sq. ft. provided
    - Trees: # 29 required # 38 provided
  - Percentage of Total Site Area devoted to landscaping: 29 % Required: 117,345 sf Proposed: 124,935 sf

- NOTE:
- REFER TO LD101 FOR TREE REMOVAL PLAN
  - REFER TO LP100 FOR COMPLIANCE LANDSCAPE PLAN.
  - REFER TO LP501 FOR LANDSCAPE NOTES AND DETAILS
  - ALL LANDSCAPE AREAS TO BE IRRIGATED.

8/9/2022	REVISED PER CITY COMMENTS	1.
Date	Description	No.
Revisions		

**LANGAN**

Langan Engineering and Environmental Services, Inc.

8951 Cypress Waters Blvd, Suite 150  
Dallas, TX 75019

Signature: JAYNE SPECTOR, RLA TEXAS LIC. NO. 3031 Date: T:817.328.3200 www.langan.com  
TBPE FIRM REG. #F-13709

Project

**BLP E BELT LINE ROAD DEVELOPMENT**

PLAT: BPL E BELT LINE ROAD DEVELOPMENT ADDITION LOT 1, BLOCK A, SIZE: 10.52 AC, ZONE: LI

COPPELL

DALLAS COUNTY TEXAS

Drawing Title

**LANDSCAPE PLANTING PLAN**

Project No.	520038501
Date	07/15/2022
Drawn By	DH/DT
Checked By	TT/JS

Drawing No.

**LP101**



1. NAMES OF PLANTS AS DESCRIBED ON THIS PLAN CONFORM TO THOSE GIVEN IN "STANDARDIZED PLANT NAMES", 1942 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED THEREIN CONFORM TO NAMES GENERALLY ACCEPTED IN NURSERY TRADE.
2. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT LINE, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND EVALUATION. FILL

1. NAMES OF PLANTS AS DESCRIBED IN THESE PLANT COMPOSITIONS ARE IN "STANDARDIZED PLANT NAMES", 1841 EDITION, PREPARED BY THE AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE. NAMES OF PLANT VARIETIES NOT INCLUDED IN "STANDARDIZED PLANT NAMES" SHALL BE SPECIFIED BY THE CONTRACTOR.
2. ALL EXPOSED GROUND SURFACES THAT ARE NOT PAVED WITHIN THE CONTRACT LIMIT, AND THAT ARE NOT COVERED BY LANDSCAPE PLANTING OR SEEDING AS SPECIFIED, SHALL BE COVERED BY A NATURAL MULCH THAT WILL PREVENT SOIL EROSION AND PREVENT WEED GROWTH.
3. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE SOUGH GRASSING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR PROJECT ENGINEER.
4. STANDARDS FOR TYPE, SPREAD, HEIGHT, ROOT BALL AND QUALITY OF NEW PLANT MATERIAL SHALL BE IN ACCORDANCE WITH QUALITY STANDARDS SET FORTH IN THE "TECHNICAL STANDARD FOR NURSERY STOCK", PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN. PLANT MATERIAL SHALL HAVE NORMAL HARB OF GROWTH AND BE HEALTHY, VIGOROUS, AND FREE FROM DISEASES AND PESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
5. NEW PLANT MATERIAL SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. ALL PLANTS SHALL BE SET PLUMB AND SHALL BARE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING. PLANT MATERIAL OF THE BARE ROOT TYPE SHALL BE SPECIFIED AS SUCH IN SHAD, COLOR, AND HARB. THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REJECT PLANT MATERIAL THAT DOES NOT CONFORM TO THE TYPICAL OR SPECIFIED HARB OF GROWTH.
6. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UNDERGROUND UTILITY AND SEWER LINES PRIOR TO THE START OF EXCAVATION ACTIVITIES. NOTIFY THE PROJECT ENGINEER AND OWNER IMMEDIATELY OF ANY CONFLICTS WITH PROPOSED PLANTING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE.
7. THE CONTRACTOR SHALL NOT MAKE SUBSTITUTIONS. IF THE SPECIFIED LANDSCAPE MATERIAL IS NOT OBTAINABLE, THE CONTRACTOR SHALL SUBMIT PROOF OF NON-AVAILABILITY TO THE LANDSCAPE ARCHITECT AND OWNER, TOGETHER WITH AN ALTERNATE FOR REVIEW AND APPROVAL.
8. LANDSCAPE CONTRACTOR TO STAKE OUT PLANTING LOCATIONS. FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER BEFORE PLANTING WORK BEGINS. THE LANDSCAPE ARCHITECT AND/OR OWNER SHALL DIRECT THE CONTRACTOR TO MAKE ANY CHANGES TO THE PLANTING MATERIALS AND LOCATIONS. THE CONTRACTOR SHALL DEFEND TO THE DESIGN INTENT UNLESS OTHERWISE INSTRUCTED.
9. THE CONTRACTOR SHALL PROTECT ALL PLANT MATERIAL AT ANY SITE. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS FOR PLANTS, SPECIES, VARIETY, SIZE, AND QUALITY. THE LANDSCAPE ARCHITECT RETAINS THE RIGHT TO REMOVE ANY PLANT MATERIAL THAT DOES NOT MEET THE SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND TO REJECT UNDESIRABLE OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. THE CONTRACTOR SHALL REMOVE REJECTED PLANT MATERIAL IMMEDIATELY FROM PROJECT SITE AS DIRECTED BY THE LANDSCAPE ARCHITECT OR OWNER.
10. DELIVERY, STORAGE, AND HANDLING  
A. ALL LANDSCAPED MATERIALS SHALL BE DELIVERED IN CONTAINERS SHOWING HEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. MATERIALS SHALL BE PROTECTED FROM DETERIORATION DURING DELIVERY, AND WHILE STORED AT SITE. B. ALL PLANTS SHALL BE DELIVERED TO THE PROJECT SITE IN A MANNER THAT WILL PREVENT DAMAGE TO THE PLANTS. IF PLANTS WILL BE PLANTED, DO NOT PRUNE PRIOR TO DELIVERY UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. C. FOR BURLAP OR BRUSH BUNDLES, THE CONTRACTOR SHALL PROTECT THEM IN SUCH A MANNER AS TO PREVENT DAMAGE TO THE PLANTS. D. NATURAL SHADE. PROVIDE PROTECTIVE COVERING DURING TRANSIT. DO NOT DROP BALLED AND BURLAPPED STOCK DURING DELIVERY. E. PLANTS SHALL BE BALLED AND BURLAPPED OR CONTAINER GROWN; DO NOT SPECIFIED. NO CONTAINER GROWN STOCK SHALL BE PLANTED IF IT IS NOT BALLED AND BURLAPPED. F. PLANTS AND MATERIAL MADE OF SYNTHETIC OR PLASTICS SHALL BE REMOVED FROM THE TOP OF THE BALL AT THE TIME OF PLANTING. IF THE PLANT IS SHIPPED WITH A WIRE OR PLASTIC COVERING, THE CONTRACTOR SHALL REMOVE THE COVERING AND DISPOSE OF IT IN A MANNER APPROVED BY THE LANDSCAPE ARCHITECT. G. THE CONTRACTOR SHALL REMOVE THE CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE BALL. H. THE CONTRACTOR SHALL SHAVE TRUNKS AND SHRUBS DELIVERED TO SITE. AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED, THE CONTRACTOR SHALL REMOVE THE TRUNKS AND SHRUBS FROM THE PROJECT SITE. I. THE CONTRACTOR SHALL SET TREES AND SHRUBS IN SHADE. PROTECT FROM WEATHER AND MECHANICAL DAMAGE AND KEEP ROOTS MOIST BY WATERING.
11. ALL LANDSCAPED AREAS TO BE CLEARED OF ROCKS, STUMPS, TRASH AND OTHER UNSIGHTLY DEBRIS. ALL FINED GRADING SHALL BE HAND RAKED SMOOTH ELIMINATING ANY CLUMPS AND UNEVEN SURFACES PRIOR TO PLANTING OR MULCHING.
12. THE CONTRACTOR SHALL BE RESPONSIBLE AS PER CONTRACT DOCUMENTS AND CONTRACT SPECIFICATIONS. THE LANDSCAPE ARCHITECT MAY REVIEW INSTALLATION AND MAINTENANCE PROCEDURES.
13. NEW PLANT MATERIAL SHALL BE GUARANTEED TO BE ALIVE AND IN VIGOROUS GROWING CONDITION FOR A PERIOD OF ONE YEAR AFTER INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF PLANTS DURING THIS PERIOD. SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
14. THE CONTRACTOR SHALL KEEP AREA CLEAN DURING DELIVERY AND INSTALLATION OF PLANT MATERIALS. REMOVE AND DISPOSE OF ALL UNWANTED MATERIALS, UNWANTED DEBRIS OR UNUSED MATERIALS. REPAIR DAMAGE TO ADJACENT AREAS CAUSED BY LANDSCAPE INSTALLATION OPERATIONS.
15. ALL PLANTS SHALL BE WATERED THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL BE WATERED TWICE DURING THE FIRST 72-HOUR PERIOD AFTER PLANTING. THEREAFTER, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF PLANTS.
16. THE BACKFILL MIXTURE AND SOIL MIXES TO BE INSTALLED PER THE SPECIFICATIONS.
17. AFTER PLANT IS PLACED IN TIE PLANT LOCATION, ALL TWINE HOOKING ROOT BALL TOGETHER SHOULD BE COMPLETELY REMOVED AND DISPOSED OF. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF PLANTS DURING THIS PERIOD. SHALL BE COMPLETELY REMOVED AFTER INSTALLATION.
18. MULCH SHOULD NOT BE PILED UP AROUND THE TRUNK OF ANY PLANT MATERIAL. NO MULCH OR TOPSOIL SHOULD BE TOUCHING PLANT MATERIAL.
19. ALL FENCE INSTALLATION SHALL BE COMPLETED PRIOR TO COMMENCEMENT OF ANY LANDSCAPE PLANTING, LAWN, GRASSES, OR IRRIGATION WORK.
20. FOR ANY DISCREPANCIES BETWEEN PLANT SCHEDULE AND PLANTING PLAN THE GRAPHIC QUANTITY SHOWN SHALL GOVERN.
21. PLANT MATERIAL SHALL NOT BE PLANTED UNTIL THE FINISHED GRADING HAS BEEN COMPLETED.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF PLANTS DURING THIS PERIOD. SHALL BE REMOVED AND REPLACED IN KIND BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CARE AND MAINTENANCE OF PLANTS DURING THIS PERIOD. SHALL BE REMOVED AND REPLACED IN KIND BY THE PROJECT LANDSCAPE ARCHITECT. SEE LAWN SEEDING DATES IN SEEING NOTES.

1. **MAINTENANCE OPERATIONS DURING CONSTRUCTION AND BEFORE ACCEPTANCE.**
  - A. PLANT GRAFT SHALL BECOME IMMEDIATELY AFTER EACH PLANT IS SATISFACTORILY INSTALLED AND SHALL CONTINUE THROUGHOUT THE LIFE OF THE CONTRACT UNTIL FINAL ACCEPTANCE OF THE PROJECT.
  - B. CARE SHALL INCLUDE, BUT NOT BE LIMITED TO, REPLACING MULCH THAT HAS BEEN DISPLACED BY EROSION OR OTHER MEAN REPAIRS TO THE RESULTING DAMAGE TO THE PLANT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIRS TO THE PLANT WHEN NEEDED OR DIRECTED, AND PERFORMING ANY OTHER WORK REQUIRED TO KEEP THE PLANTS IN A HEALTHY CONDITION.
  - C. CONTRACTOR SHALL REMOVE AND REPLACE ALL DEAD, DEFECTIVE AND/OR REJECTED PLANTS AS REQUIRED BEFORE FINAL ACCEPTANCE.
  - D. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER PLANTING. PLANTS SHALL BE WATERED, MULCHED, WEEDED, PRUNED, SPRAYED, FERTILIZED, CULTIVATED, AND OTHERWISE MAINTAINED AND PROTECTED UNTIL PROVISIONAL ACCEPTANCE. SETTLING SHALL BE RESEED OR REPLACEMENT PLANTS SHALL BE PROVIDED TO THE CONTRACTOR. DEAD, DEFECTIVE, OR REJECTED STAKES AND WIREES SHALL BE TIGHTENED AND REPAIRED. DEFECTIVE WORK SHALL BE CORRECTED AS SOON AS POSSIBLE AFTER THE DEFECTS ARE APPOINTED BY THE LANDSCAPE ARCHITECT.
  - E. IF A SUBSTANTIAL NUMBER OF PLANTS ARE SICKLY OR DEAD AT THE TIME OF INSPECTION, ACCEPTANCE SHALL NOT BE GRANTED AND THE CONTRACTOR'S RESPONSIBILITY FOR MAINTENANCE OF ALL PLANTS SHALL BE EXTENDED FROM THE TIME PLANTS ARE MADE AVAILABLE TO THE CONTRACTOR UNTIL THE CONTRACTOR'S RESPONSIBILITY IS ACCEPTED BY THE LANDSCAPE ARCHITECT.
  - F. ALL REPLACEMENTS SHALL BE PLANTS OF THE SAME KIND AND SIZE SPECIFIED ON THE PLANT LIST OR THAT WHICH WAS TO REMAIN OR BE RELOCATED. THEY SHALL BE FURNISHED AND PLANTED AS SPECIFIED. THE COST SHALL BE BORNE BY THE CONTRACTOR. THE REPLACEMENTS SHALL BE MADE IMMEDIATELY AFTER THE DAMAGE DUE TO OCCUPANCY OF THE PROJECT IN ANY PART, VANDALISM, PHYSICAL DAMAGE BY ANIMALS, VEHICLES, ETC. AND LOSSES DUE TO CULTRIMENT OF WATER BY LOCAL AUTHORITIES.
  - G. PLANTS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR AFTER INSPECTION AND PROVISIONAL ACCEPTANCE.
2. **AT THE END OF THE ESTABLISHMENT PERIOD, INSPECTION SHALL BE MADE AGAIN. ANY PLANT REQUIRED UNDER THIS CONTRACT THAT IS DEAD OR UNSATISFACTORY TO THE LANDSCAPE ARCHITECT OR OWNER SHALL BE REMOVED FROM THE SITE AND REPLACED DURING THE NORMAL PLANTING SEASON.**
3. **LAWN MAINTENANCE.**
  - A. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH PORTION OF LAWN IS PLANTED AND CONTINUE FOR 8 WEEKS AFTER ALL LAWN PLANTING IS COMPLETED.
  - B. WATER TO KEEP SURFACE MOIST, REPAIR WASHED OUT AREAS BY FILLING WITH TOPSOIL, LAMMING, FERTILIZING AND RE-SEEDING, MOOW 12 TO 1 1/2 - 3 INCHES AFTER GRASS BEGINS 3 1/2 INCHES IN HEIGHT, AND MOOW FREQUENTLY ENOUGH TO KEEP GRASS FROM EXCEEDING 3 1/2 INCHES. WEED BY LOCAL SPOT APPLICATION OF SELECTIVE HERBICIDE ONLY AFTER THE LAWN IS ESTABLISHED.

1. MEADOW SEED MIX A - NATIVE AMERICAN SEED ITEM #2804 "MIDWAY MIX"  
NOTE:  
1. SEED AT A RATE OF 1 LBS. / 1000 SF OF 100% PURE LIVE SEED.

2. MEADOW SEED MIX B - NATIVE AMERICAN SEED ITEM #2808 "DAM SLOPE MIX"  
NOTE:  
1. SEED AT A RATE OF 20 LBS./ACRE OF 100% PURE LIVE SEED. IF SEEDING BETWEEN SEPTEMBER-FEBRUARY, ADD CEREAL RYE GRASS AT 50% OF PUBLISHED RATE (100 LBS CEREAL RYE GRASS PER 20 LBS OF MEADOW SEED MIX).

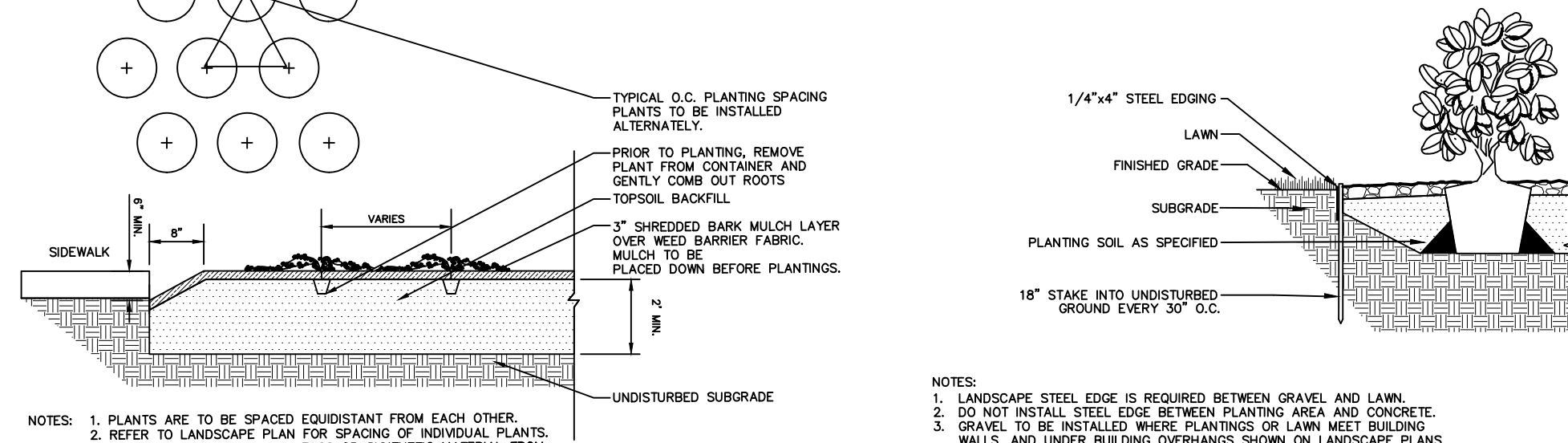
1. SEEDING SHALL TAKE PLACE IN THE SPRING (MAR 1 TO MAY 15) OR THE FALL (AUGUST 15 TO OCTOBER 1).
2. ELIMINATE UNWANTED VEGETATION PRIOR TO SEEDING USING A BROAD-SPECTRUM NON-SELECTIVE HERBICIDE PER MANUFACTURER'S SPECIFICATIONS.
3. IT IS RECOMMENDED THAT CONTRACTOR INSTALL SEED MIXTURE USING A NO-TILL TRUAX-TYPE DRILL WHERE APPLICABLE.
4. CONTINUOUS MOISTURE FOR 4-6 WEEKS MUST BE INSURED TO ALLOW PROPER GERMINATION.

1. DURING THE ESTABLISHMENT YEAR, CONTRACTOR SHALL MOW MEADOW SEEDING IF WEED HEIGHT EXCEEDS MEADOW MIX HEIGHT. MOW AT A HEIGHT OF 8"-10". DO NOT MOW CLOSE, AS SOME OF THE MEADOW MIX MAY BE DAMAGED.
2. AFTER THE FIRST GROWING SEASON, AND IF MEADOW MIX IS WELL ESTABLISHED, THE MEADOW MIX SHALL BE MOWED ONLY ONCE ANNUALLY. ANNUAL MAINTENANCE MOWING SHALL BE DONE IN LATE WINTER DURING THE MONTH OF MARCH.

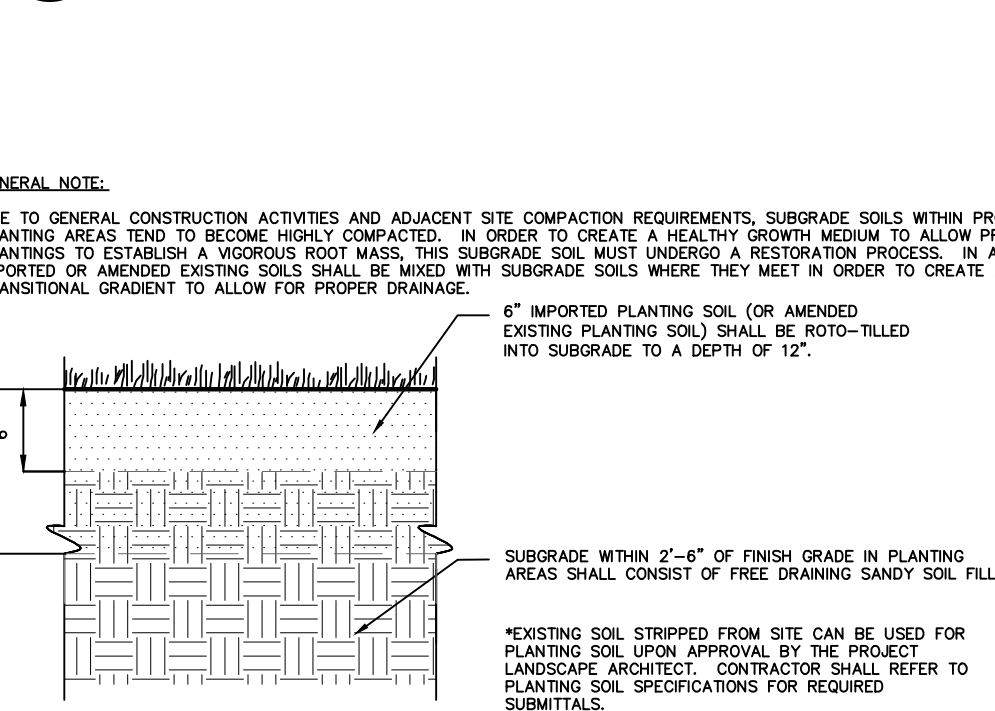
1. PLANTING SOIL, ALTERNATELY MAY BE REFERRED TO AS TOPSOIL, SHOULD BE FRIABLE, FERTILE, WELL DRAINED, FREE OF DEBRIS, TOXINS, TRASH AND STONES OVER 1/2" DIA., IT SHOULD HAVE A HIGH ORGANIC CONTENT SUITABLE TO SUSTAIN HEALTHY PLANT GROWTH AND SHOULD LOOK AESTHETICALLY PLEASING HAVING NO NOXIOUS ODORS.

2. PLANTING SOIL:

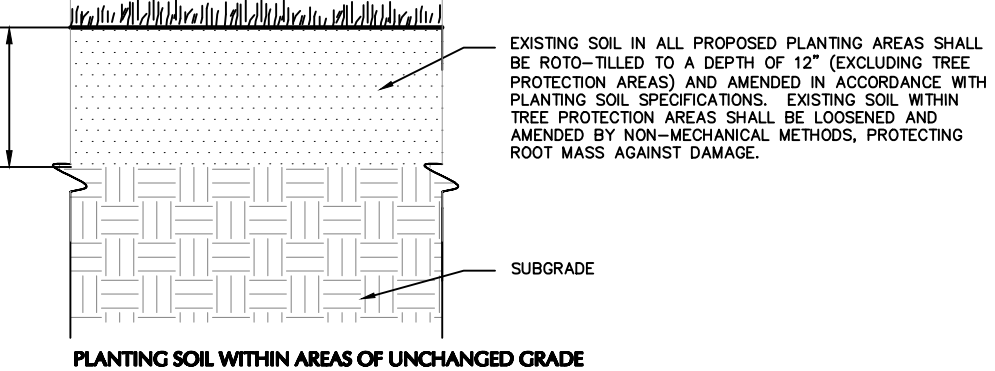
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- C. AMENDMENTS FOR BACKFILL IN TRENCH AND SHURB CUTS:
- a. GROUND LIMESTONE (WITH A MIN. OF 88% CALCIUM AND MAGNESIUM CARBOXYNATES) USING PENDING RESULTS OF SOIL ANALYSIS SHALL BE PLACED TO THE DEPTH OF 6 INCHES THICKNESS.
  - b. BRING PH MEASURE TO 4.5 MIN. TO 5.0 FOR EROSIONOUS PLANTS
  - c. GROUND LIME SHALL BE 75% OR GREATER AVAILABLE
- D. BACKFILL MIXTURE WITH TREES AND SHRUBS:
- a. CONTRACTOR SHALL FOLLOW SCAFFER HEALTH CARE 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN PLANTER BACKFILL MIXTURE WITH TREES AND SHRUBS.
  - b. CONTRACTOR SHALL FOLLOW SCAFFER HEALTH CARE 800-421-9051 (SEE MANUFACTURER RECOMMENDATIONS) USED IN BACKFILL MIXTURE WITH TREES AND SHRUBS.
4. WHERE PLANT AREAS ARE PROPOSED FOR FORMER PAVED OR GRAVEL AREAS, BEDS SHALL BE EXCAVATED TO A MINIMUM 30" DEPTH, AND AT A MINIMUM, BE BACKFILLED WITH BOTTOM LAYER OF SANDY LOAM (ORGANIC CONTENT LESS THAN 2%) OVER TOP LAYER OF SANDY LOAM AND PLANTED SOIL WILL BE PLACED AT DEPTHS INDICATED IN PLANS, DETAILS AND NOTES.
5. CLEAN SOIL LAY IN LANDSCAPE AREAS:
- A. LANDSCAPE FILL MATERIAL, BELOW PLANTING SOILS, SHALL HAVE THE PHYSICAL PROPERTIES OF A SANDY LOAM WITH AN ORGANIC CONTENT OF MAXIMUM 25 PERCENT.
6. SOIL PLACEMENT:
- A. CONTRACTOR TO PROVIDE SIX INCHES (6") MINIMUM DEPTH PLANTING SOIL LAYER IN LAWN AREAS, TWELVE INCHES (12") MINIMUM DEPTH PLANTING SOIL LAYER IN GROUNDCOVER AND PERENNIAL AREAS, EIGHTEEN INCHES (18") MINIMUM DEPTH PLANTING SOIL LAYER IN SHRUB AREAS, AND THIRTY-SIX INCHES (36") MINIMUM DEPTH PLANTING SOIL LAYER IN TREE AREAS.
- B. SCARIFY AND/or DISK CONTACT SUBSTRALS TO A MINIMUM DEPTH OF 6 INCHES, THOROUGHLY MIX A 6 INCH DEPTH LAYER OF PLANTING SOIL INTO SUBSTRAL TO A MINIMUM DEPTH OF 6 INCHES.
- C. SHALL BE PLACED IN 12"-18" LIFTS AND WATER THOROUGHLY BEFORE INSTALLING NEXT LIFT. REPEAT UNTIL DEPTHS AND DENSITIES HAVE BEEN MET.
- D. CONTRACTOR SHALL PLACE PLANTING SOIL TO A PROPER DEPTH AS SPECIFIED ON PLANS.
- E. CONTRACTOR SHALL PRESENT AT THE SITE IF, ANY MAY, BE USED TO SUPPLEMENT TOTAL AMOUNT REQUIRED; CONTRACTOR TO FURNISH AN ANALYSIS OF ON-SITE PLANTING SOIL UTILIZED IN ALL PLANTING AREAS.
7. SOIL CONDITIONS:
- A. CHECK pH AND NUTRIENT LEVELS AS REQUIRED TO ENSURE AN ACCEPTABLE GROWING MEDIUM. LOWER pH USING ELEMENTAL SULFUR ONLY. LEAD MOSCOW OR COPPER SULFATE MAY NOT BE USED. GROUND LIMESTONE AS A SOIL AMENDMENT MATERIAL WILL BE ALLOWED TO CORRECT ACIDITY. SOIL SHOULD PASS THE 10-MESH TEST, MINIMUM 90% PASSING 20 MESH SIZE, AND MINIMUM 68% PASSING 10 MESH SIZE.
- B. ALL DERISIVS OBSERVED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSSED OF AT THE CONTRACTOR'S EXPENSE.



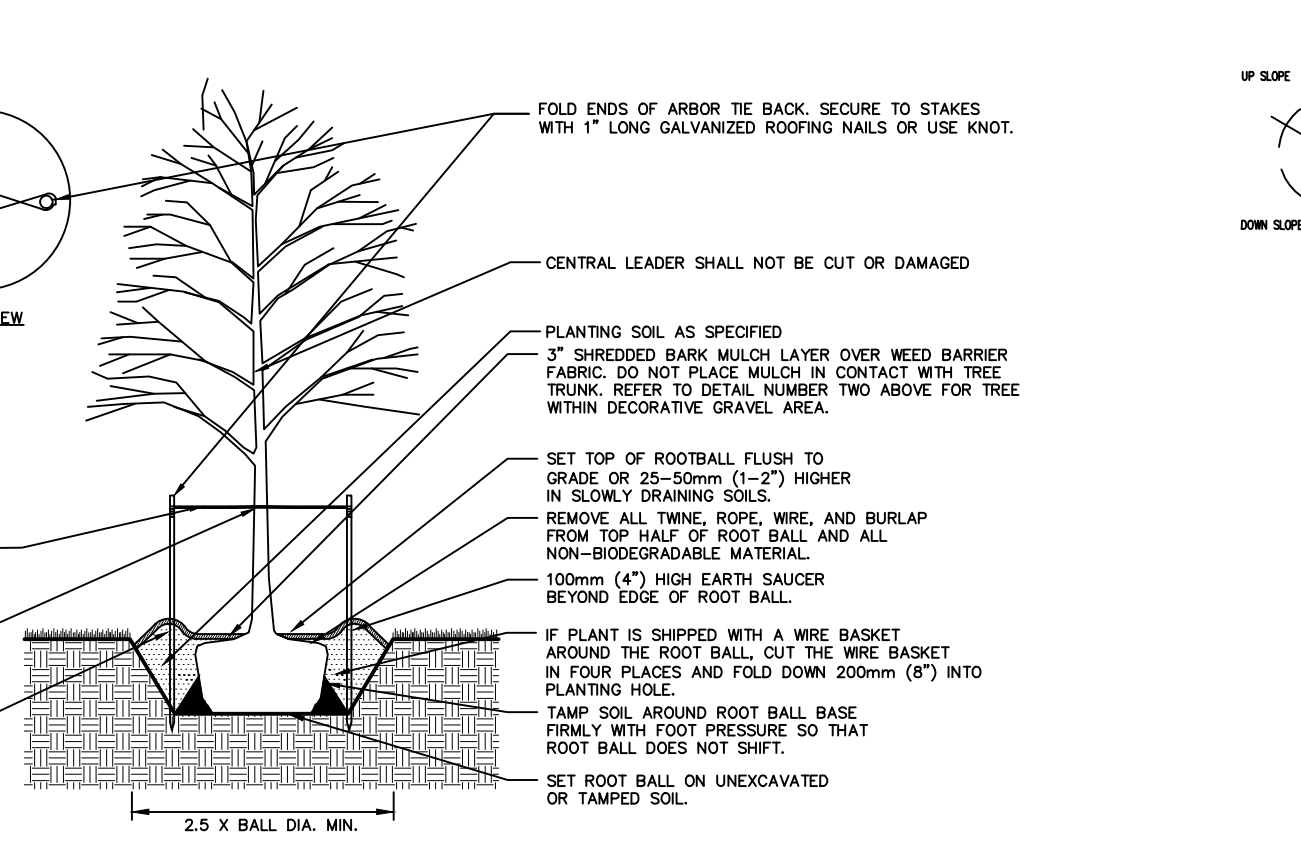
b. MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. IMPROVE DRAINAGE IN HEAVY SOILS BY PLANTING ON RAISED MOUNDS OR BEDS AND INCLUDING SUBSURFACE DRAINAGE LINES.



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1. SOD IS TO BE BERMUDAGRASS (CYNOSSA DACTYLON) OR MATCH EXISTING. SOD IS TO BE INDIGENOUS TO THE AREA AND FURNISHED BY A REPUTABLE GROWER WITH A MINIMUM 5 YEARS EXPERIENCE.
2. PRIOR TO SODDING ALL AREAS ARE TO BE TOPDRESSED, FINE GRADED, RAKED, WATERED, IRRIGATED, AND FERTILIZED WITH A STARTER FERTILIZER.
3. ALL STONES GREATER THAN 1/2" DIAMETER SHALL BE REMOVED.
4. SOD TO BE INSTALLED PERPENDICULAR TO ALL SLOPED AREAS. SOD STRIPS TO BE LAYED OUT SO JOINTS ARE NOT CLOSER THAN ONE FOOT (1'-0") FROM EACH OTHER.
5. SOD IS TO BE WATERED PER LOCAL RECOMMENDATIONS AT A RATE TO ENSURE ROOT MASS MENDS WITH SOIL. AFTER THIS IS ACCOMPLISHED, NORMAL WATERING SHALL BE REQUIRED.
6. ALL SOD AREAS ARE TO BE ROLLED IF ANY HEAVING OR DEPRESSIONS OCCUR.

3 NTS

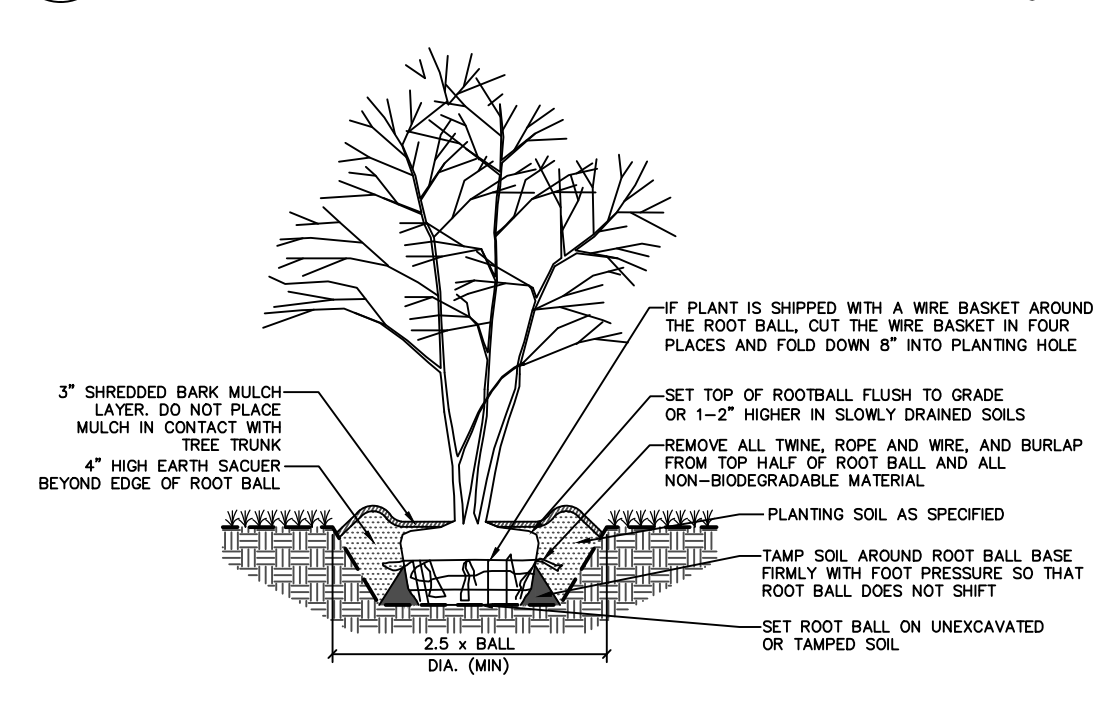


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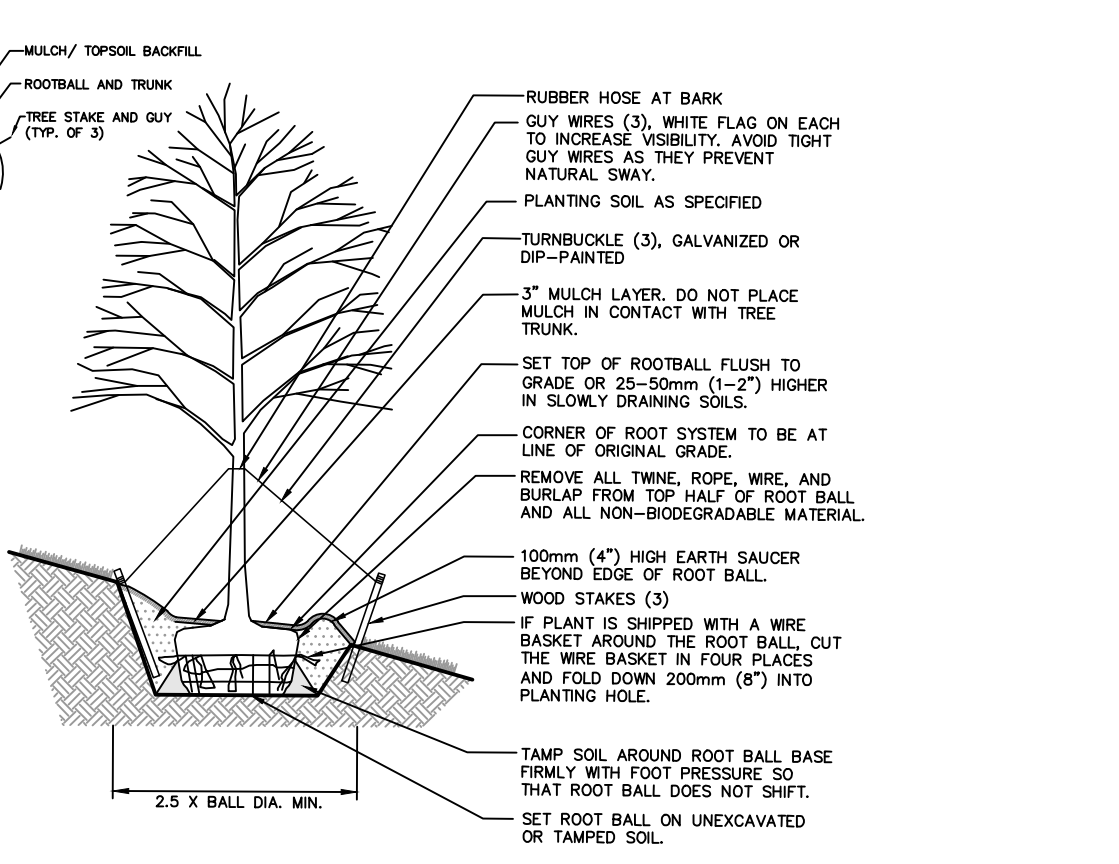
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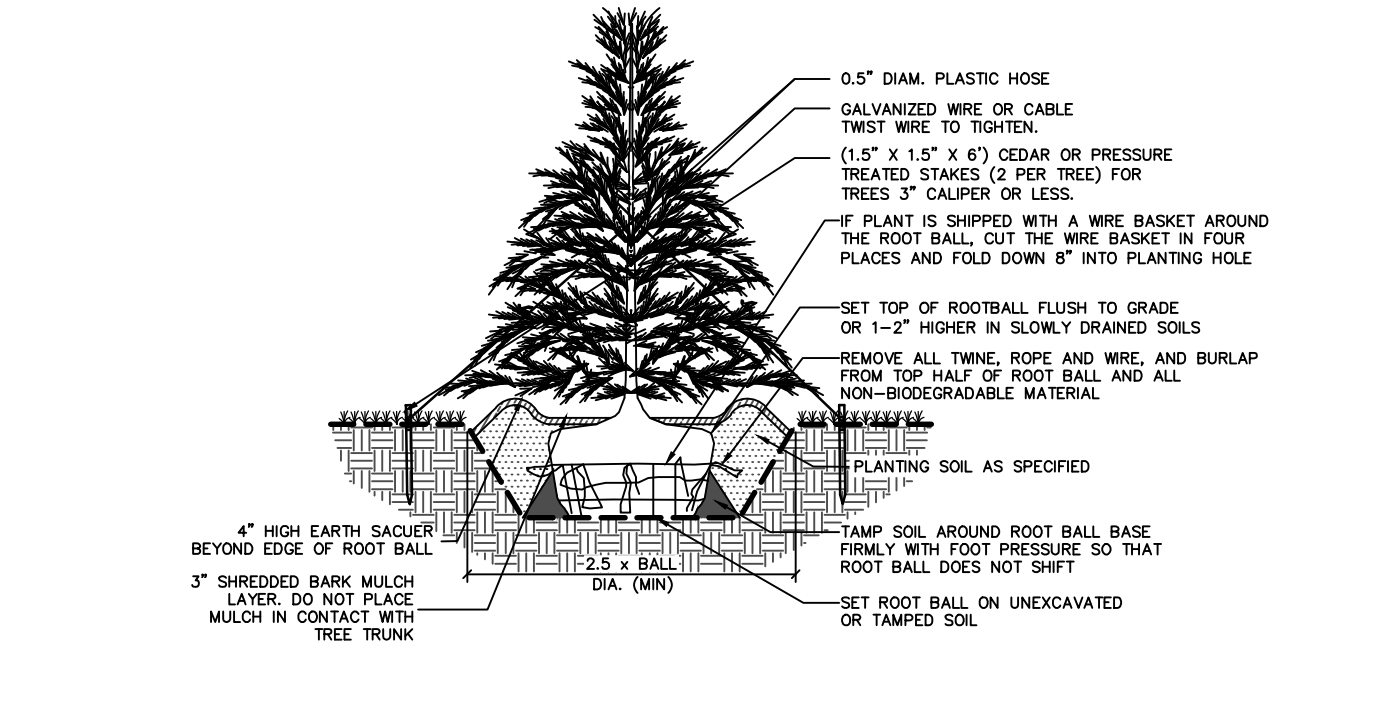
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Signature JAYNE SPECTOR, RLA TEXAS 07/20/2022  
LIC. NO. 3031

Project

**BLP E BELT LINE ROAD  
DEVELOPMENT**

**PLAT: BPL E BELT LINE ROAD DEVELOPMENT ADDITION  
LOT 1, BLOCK A, SIZE: 10.52 AC, ZONE:LI**

**COPPELL**

**DALLAS COUNTY TEXAS**

Drawing Title  <h1>LANDSCAPE NOTES AND DETAILS</h1>	Project No.	Drawing No.  <h1>LP501</h1>
	Date	
	Drawn By	
	Checked By	