



2595 Dallas Parkway, Suite 101 Frisco, TX 75034 Tel: 972-464-4800 ● www.bgeinc.com TBPE Registration No. F-1046

> OWNER/DEVELOPER SEEFRIED INDUSTRIAL

3030 LBJ Freeway, Suite 1650 Dallas, TX 75234 Contact: Jonathan Stites Tel: 214-393-6066

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ARCHITECT

PROSS DESIGN GROUP, INC. 5310 Harvest Hill Rd, Suite 180

Dallas, Texas 75230 Contact: Mark Pross Tel: 972-759-1400

SERVATION

OVERALL

!!CAUTION !! Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

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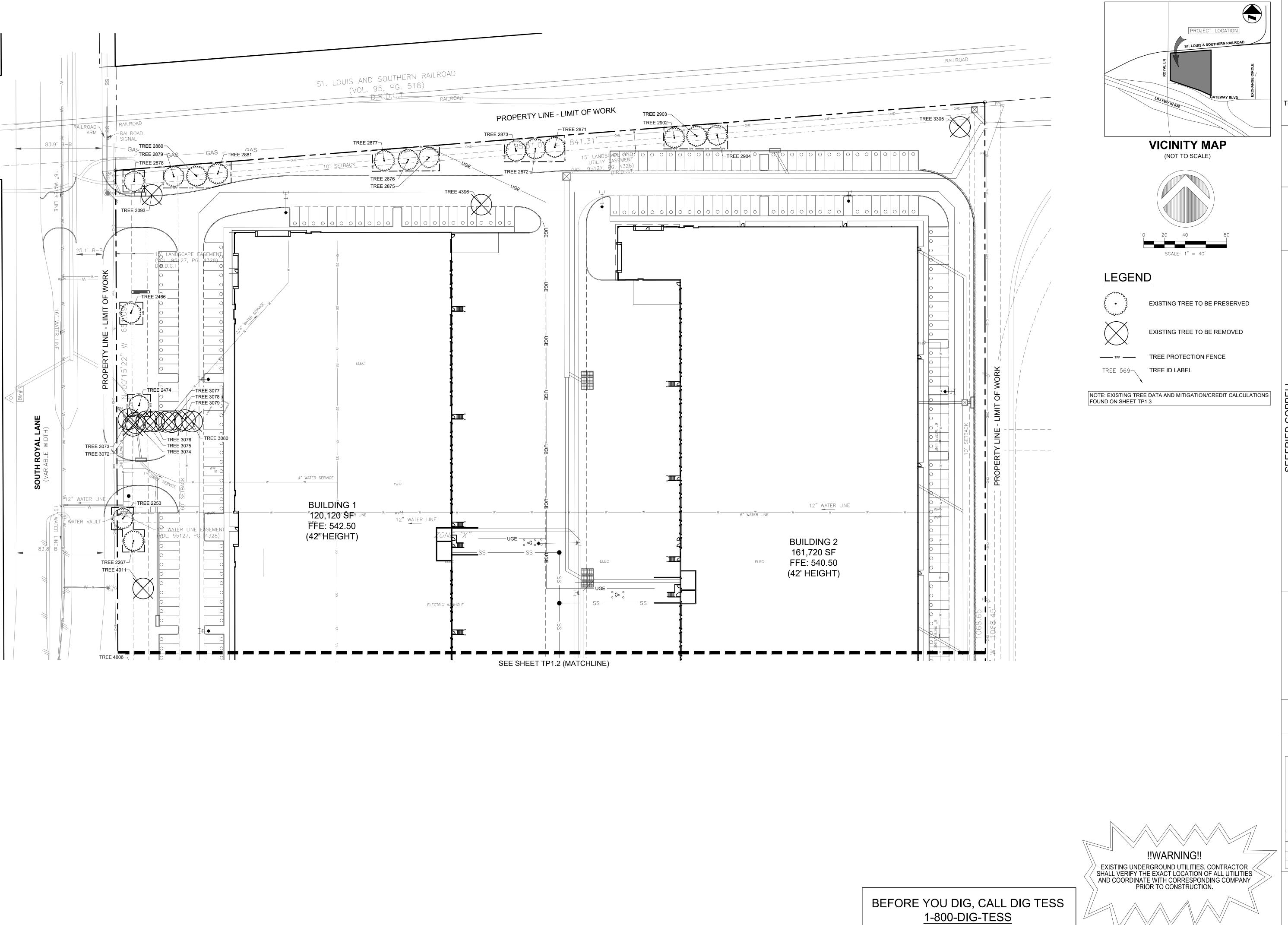
SHEET NO.

TP1.0

SCALE: 1" = 60'

EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

BEFORE YOU DIG, CALL DIG TESS <u>1-800-DIG-TESS</u>



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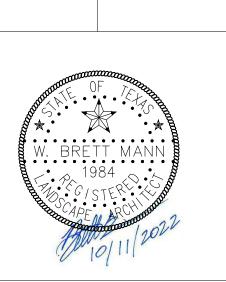
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Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction
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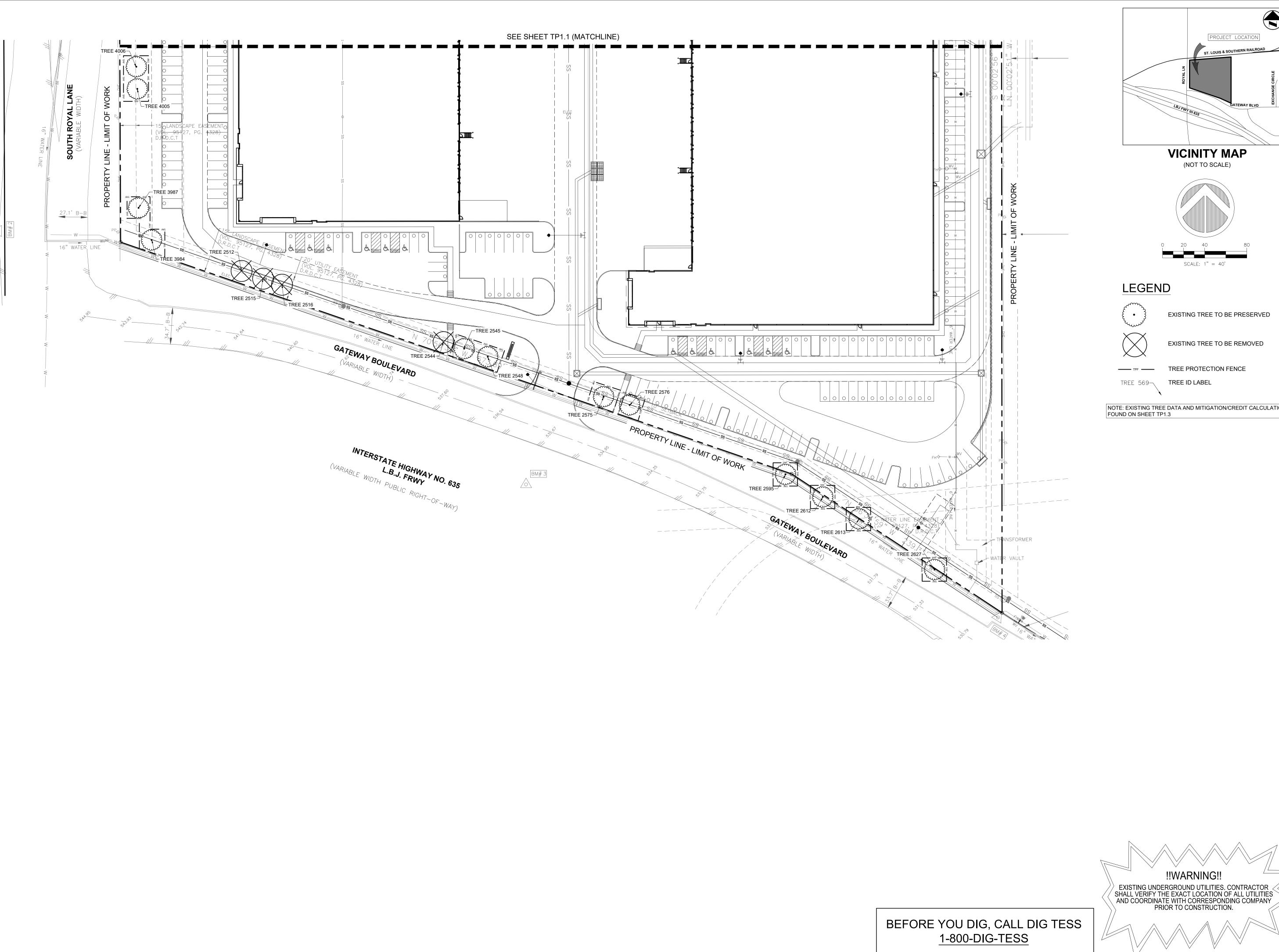
CAUTION !!!

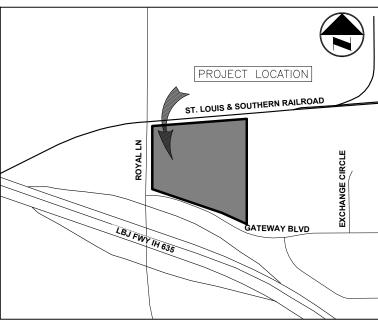
CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

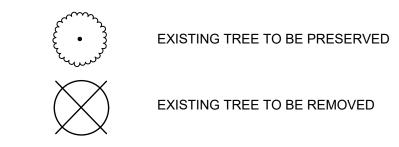
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| DATE: O | DATE: OCT. 2022 | | | | | |
| PROJECT NUMBER: 10821-00 | | | | | | |

SHEET NO.

TP1.1







NOTE: EXISTING TREE DATA AND MITIGATION/CREDIT CALCULATIONS FOUND ON SHEET TP1.3



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SHEET NO.

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| 2253 2267 2466 | CALIPER IN. | SPECIES | CONDITION | EXEMPT | REMOVE | MITIGATIO |
|----------------------|-------------|--------------|-----------|-------------------|----------------------|-----------|
| 2267 | l 20 l | SHUMARD OAK | | LIVING NON-EXEMPT | | NONE |
| | 16 | SHUMARD OAK | LIVING | NON-EXEMPT | PRESERVE PRESERVE | NONE |
| /4hh ' | 20 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2474 | 26 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2512 | 18 | LIVE OAK | LIVING | NON-EXEMPT | REMOVE | 18 |
| 2515 | 18 | LIVE OAK | LIVING | NON-EXEMPT | REMOVE | 18 |
| 2516 | 24 | LIVE OAK | LIVING | NON-EXEMPT | REMOVE | 240 |
| 2544 | 18 | LIVE OAK | LIVING | NON-EXEMPT | REMOVE | 18 |
| 2545 | 24 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2548 | 18 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2575 | 20 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2576 | 18 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2595 | 18 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2612 | 18 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2613 | 18 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2627 | 24 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2871 | 18 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2872 | 18 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2873 | 18 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2875 | 22 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2876 | 18 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2877 | 22 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2878 | 30 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2879 | 22 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2880 | 12 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2881 | 25 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2902 | 22 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2903 | 18 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 2904 | 20 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 3072 | 6 | CRAPE MYRTLE | LIVING | NON-EXEMPT | REMOVE | 6 |
| 3073 | 5 | CRAPE MYRTLE | LIVING | EXEMPT | REMOVE | NONE |
| 3074 | 8 | CRAPE MYRTLE | LIVING | NON-EXEMPT | REMOVE | 8 |
| 3075 | 11 | CRAPE MYRTLE | LIVING | NON-EXEMPT | REMOVE | 11 |
| 3076 | 11 | CRAPE MYRTLE | LIVING | NON-EXEMPT | REMOVE | 11 |
| 3077 | 15 | CRAPE MYRTLE | LIVING | NON-EXEMPT | REMOVE | 15 |
| 3078 | 14 | CRAPE MYRTLE | LIVING | NON-EXEMPT | REMOVE | 14 |
| 3079 | 22 | CRAPE MYRTLE | LIVING | NON-EXEMPT | REMOVE | 22 |
| 3080 | 22 | CRAPE MYRTLE | LIVING | NON-EXEMPT | REMOVE | 22 |
| 3093 | 20 | LIVE OAK | LIVING | NON-EXEMPT | REMOVE | 20 |
| 3305 | 18 | LIVE OAK | LIVING | NON-EXEMPT | REMOVE | 18 |
| 3984 | 24 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 3987 | 24 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 4005 | 20 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 4006 | 20 | LIVE OAK | LIVING | NON-EXEMPT | PRESERVE | NONE |
| 4011 | 18 | LIVE OAK | LIVING | NON-EXEMPT | REMOVE | 18 |
| 4396 | 13 | CRAPE MYRTLE | LIVING | NON-EXEMPT | REMOVE | 13 |

| TOTAL REQUIRED MITIGATION INCHES | 472 |
|---|-----|
| TOTAL CAL. INCHES PRESERVED | 593 |
| | |
| TOTAL REQUIRED MITIGATION INCHES BEFORE CREDITS | 472 |
| | |

MITIGATION CALCULATIONS

TREE MITIGATION RATIOS:

- TREES UNDER 6" CAL. DO NOT REQUIRE MITIGATION (SEC. 12-34-2-7) - PROTECTED TREES (6"-23" CAL.) ARE TO BE REPLACED AT A 1": 1" RATIO (SEC. 12-34-2-12)

- SPECIMEN TREES (24" CAL. +) ARE TO BE REPLACED AT A 10" :1" RATIO (SEC. 12-34-2-12)

TOTAL MITIGATION

PER THE MITIGATION RATIOS FROM THE COPPELL CITY ORDINANCE, TOTAL MITIGATION = 472 CAL. INCHES

BEFORE CREDITS (SEE BELOW)

TREE REPLACEMENT CREDITS

CALCULATIONS FOR TOTAL REPLACEMENT CREDIT TREE PRESERVATION CREDITS (SEC. 12-34-2-13; APPENDIX J, K, & L):

593 CAL. IN PRESERVED ON SITE/ 854 TOTAL CAL. IN EXISTING ON SITE = .69 (69% PRESERVATION)

.69 X 472 (GROSS RETRIBUTION INCHES) = 325.68 CAL. INCHES OF TREE PRESERVATION CREDITS

LANDSCAPE CREDITS (SEC. 12-34-2-13):

.5 CREDIT PER REQUIRED CAL. IN. PLANTED ON SITE

1 CREDIT PER TREE PLANTED OVER REQUIREMENTS ON SITE

.5 CREDIT OF 3" CAL. PROP. TREE = 1.5 LANDSCAPE CREDITS PER PROPOSED REQUIRED TREE 94 PROPOSED REQUIRED TREES X 1.5 = 141 CREDIT INCHES

3 PROPOSED ADDITIONAL TREES X 3 = 9 CREDIT INCHES

TOTAL LANDSCAPE CREDIT INCHES = 150

TOTAL TREE REPLACEMENT CREDITS = 325 + 150 = 475 CREDIT INCHES

TOTAL MITIGATION REQUIRED (472 CAL. IN.) - TOTAL REPLACEMENT CREDITS EARNED (475 CAL. IN.) = -3 NO ADDITIONAL MITIGATION REQUIRED WITH TREE REPLACEMENT CREDITS APPLIED

- DRIPLINE OF TREE - TREE PROTECTION FENCE ORANGE SNOW FENCE 4'-0" – HT. TYP. SECURE TO METAL T-POSTS @ 8'-0" O.C. MAX. NO GRADING, PARKING STORAGE OR ANY OTHER 6'-0" METAL T-POST, TYP. CONSTRUCTION ACTIVITY WITHIN FENCED AREA

NOT TO SCALE

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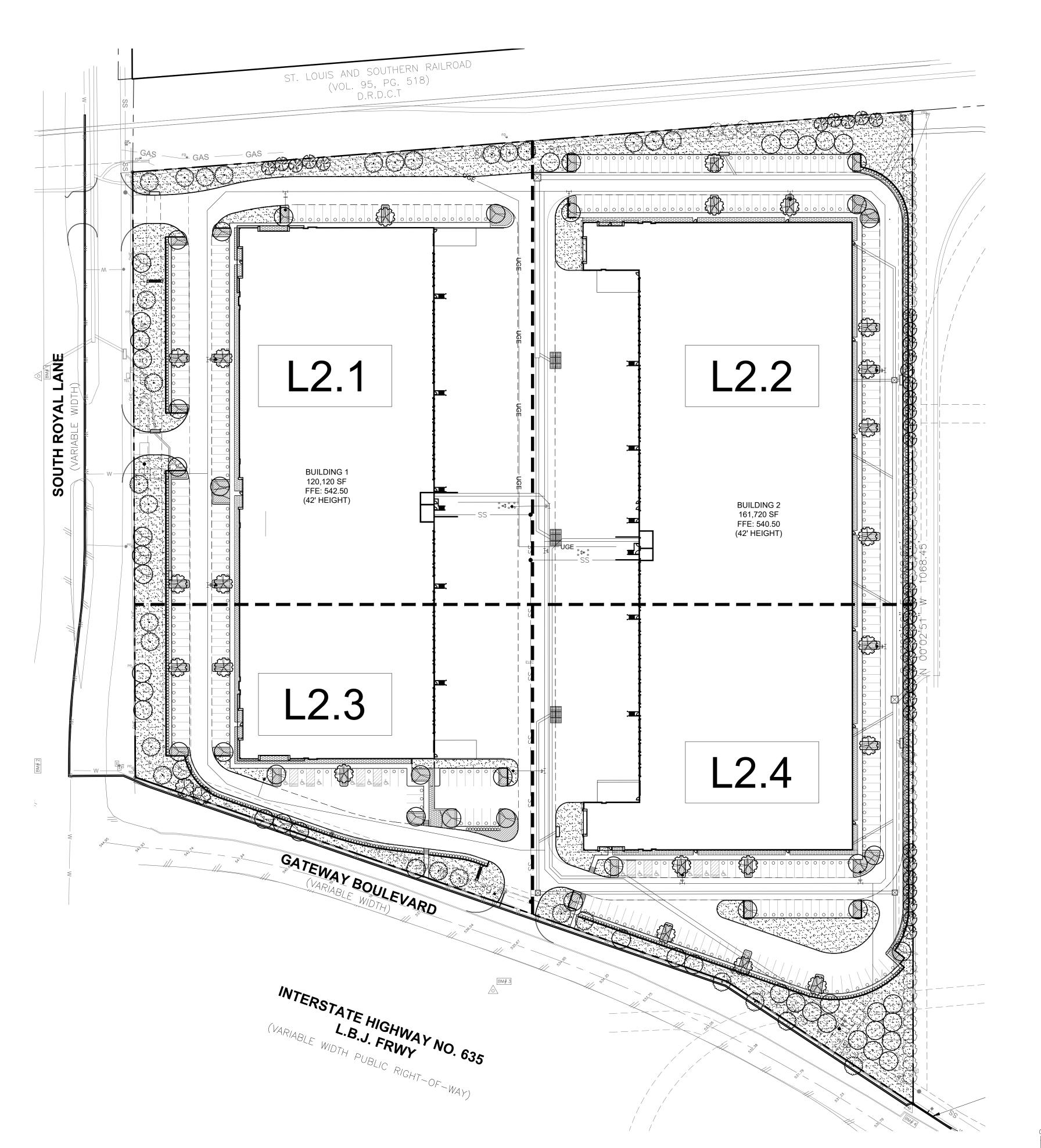
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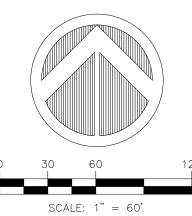
PROJECT NUMBER: 10821-00

EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES
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TP 1.3

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ANDSCAPE

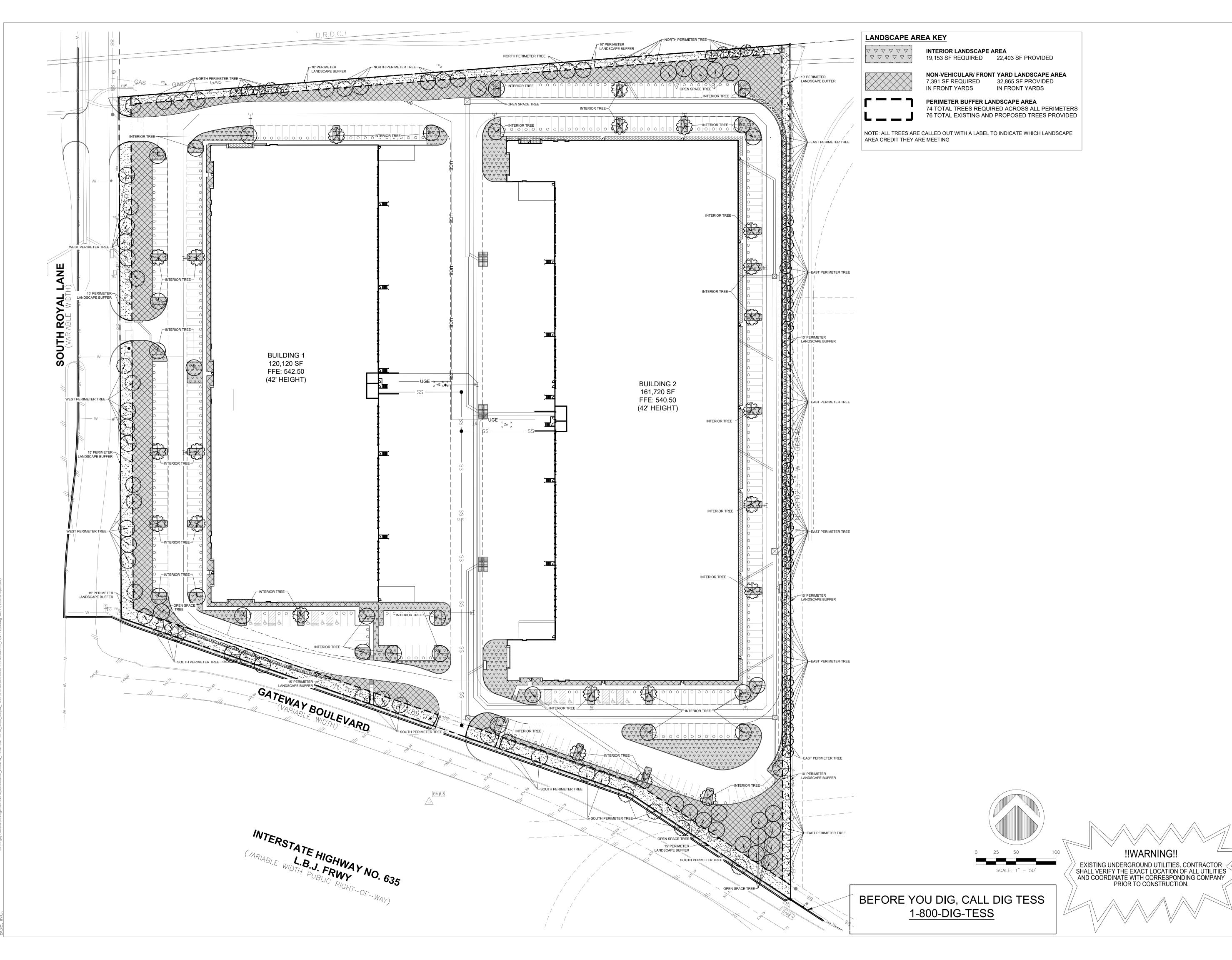
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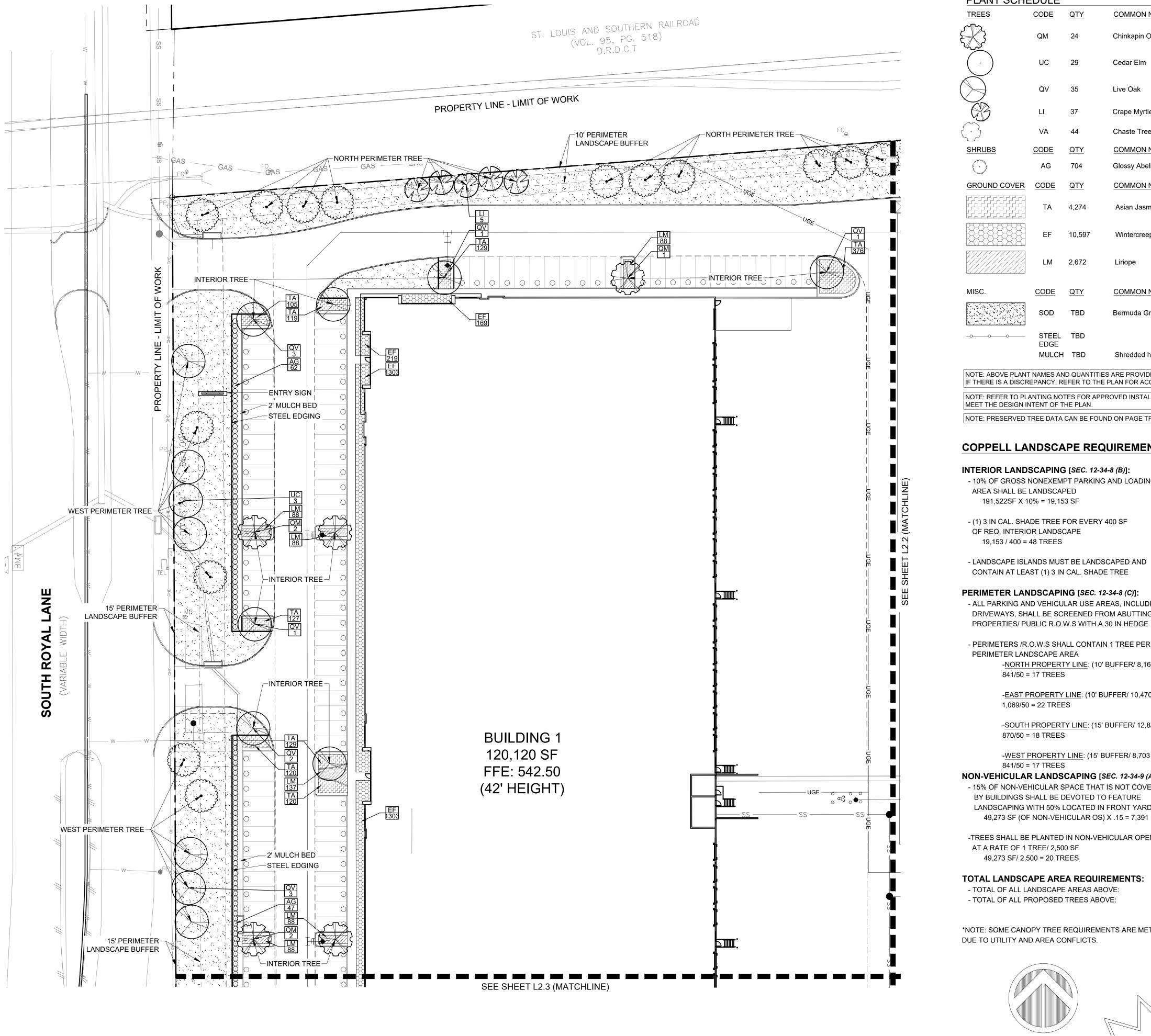
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PLANT SCHEDULE CODE QTY COMMON NAME SIZE Chinkapin Oak 3" CAL. 3" CAL. UC Cedar Elm QV 3" CAL. Live Oak Crape Myrtle 2" CAL. Chaste Tree 2" CAL. <u>SHRUBS</u> CODE **COMMON NAME** Glossy Abelia GROUND COVER CODE QTY **COMMON NAME** Asian Jasmine **COMMON NAME** Bermuda Grass STEEL TBD -------**EDGE** MULCH TBD Shredded hardwood mulch.

NOTE: ABOVE PLANT NAMES AND QUANTITIES ARE PROVIDED FOR CONVENIENCE IF THERE IS A DISCREPANCY, REFER TO THE PLAN FOR ACCURATE QUANTITIES.

NOTE: REFER TO PLANTING NOTES FOR APPROVED INSTALLATION PRACTICES TO MEET THE DESIGN INTENT OF THE PLAN.

NOTE: PRESERVED TREE DATA CAN BE FOUND ON PAGE TP1.3

COPPELL LANDSCAPE REQUIREMENTS

| INTERIOR LANDSCAPING [SEC. 12-34-8 (B)]: | | |
|--|-----------|-----------|
| - 10% OF GROSS NONEXEMPT PARKING AND LOADING | 19,153 SF | 22,403 SF |
| AREA SHALL BE LANDSCAPED | | |
| 191,522SF X 10% = 19,153 SF | | |
| - (1) 3 IN CAL. SHADE TREE FOR EVERY 400 SF | 48 TREES | 49 TREES |
| OF REQ. INTERIOR LANDSCAPE | | |
| 19,153 / 400 = 48 TREES | | |
| - LANDSCAPE ISLANDS MUST BE LANDSCAPED AND | YES | YES |
| CONTAIN AT LEAST (1) 3 IN CAL. SHADE TREE | | |

PERIMETER LANDSCAPING [SEC. 12-34-8 (C)]: - ALL PARKING AND VEHICULAR USE AREAS, INCLUDING DRIVEWAYS, SHALL BE SCREENED FROM ABUTTING

- PERIMETERS /R.O.W.S SHALL CONTAIN 1 TREE PER 50 LF OF PERIMETER LANDSCAPE AREA

-NORTH PROPERTY LINE: (10' BUFFER/ 8,162 SF) 17 TREES 13 EXISTING 841/50 = 17 TREES 6 PROPOSED* -EAST PROPERTY LINE: (10' BUFFER/ 10,470 SF) 22 TREES 22 PROPOSED* 1,069/50 = 22 TREES

-SOUTH PROPERTY LINE: (15' BUFFER/ 12,831 SF) 18 TREES 9 EXISTING 870/50 = 18 TREES 9 PROPOSED

-WEST PROPERTY LINE: (15' BUFFER/ 8,703 SF) 17 TREES 7 EXISTING 841/50 = 17 TREES 10 PROPOSED NON-VEHICULAR LANDSCAPING [SEC. 12-34-9 (A)]:

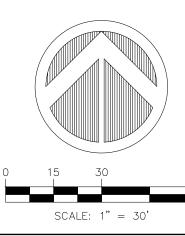
- 15% OF NON-VEHICULAR SPACE THAT IS NOT COVERED 7,391 SF IN 32,865 SF IN FRONT YARD FRONT YARD BY BUILDINGS SHALL BE DEVOTED TO FEATURE LANDSCAPING WITH 50% LOCATED IN FRONT YARD(S) 49,273 SF (OF NON-VEHICULAR OS) X .15 = 7,391 SF

-TREES SHALL BE PLANTED IN NON-VEHICULAR OPEN SPACE 20 TREES AT A RATE OF 1 TREE/ 2,500 SF 49,273 SF/ 2,500 = 20 TREES

TOTAL LANDSCAPE AREA REQUIREMENTS:

117,231 SF - TOTAL OF ALL LANDSCAPE AREAS ABOVE: 59,319 SF 142 TREES 113 PROPOSED* - TOTAL OF ALL PROPOSED TREES ABOVE: 29 EXISTING

*NOTE: SOME CANOPY TREE REQUIREMENTS ARE MET WITH ORNAMENTAL TREES AT A 3:1 RATIO DUE TO UTILITY AND AREA CONFLICTS.



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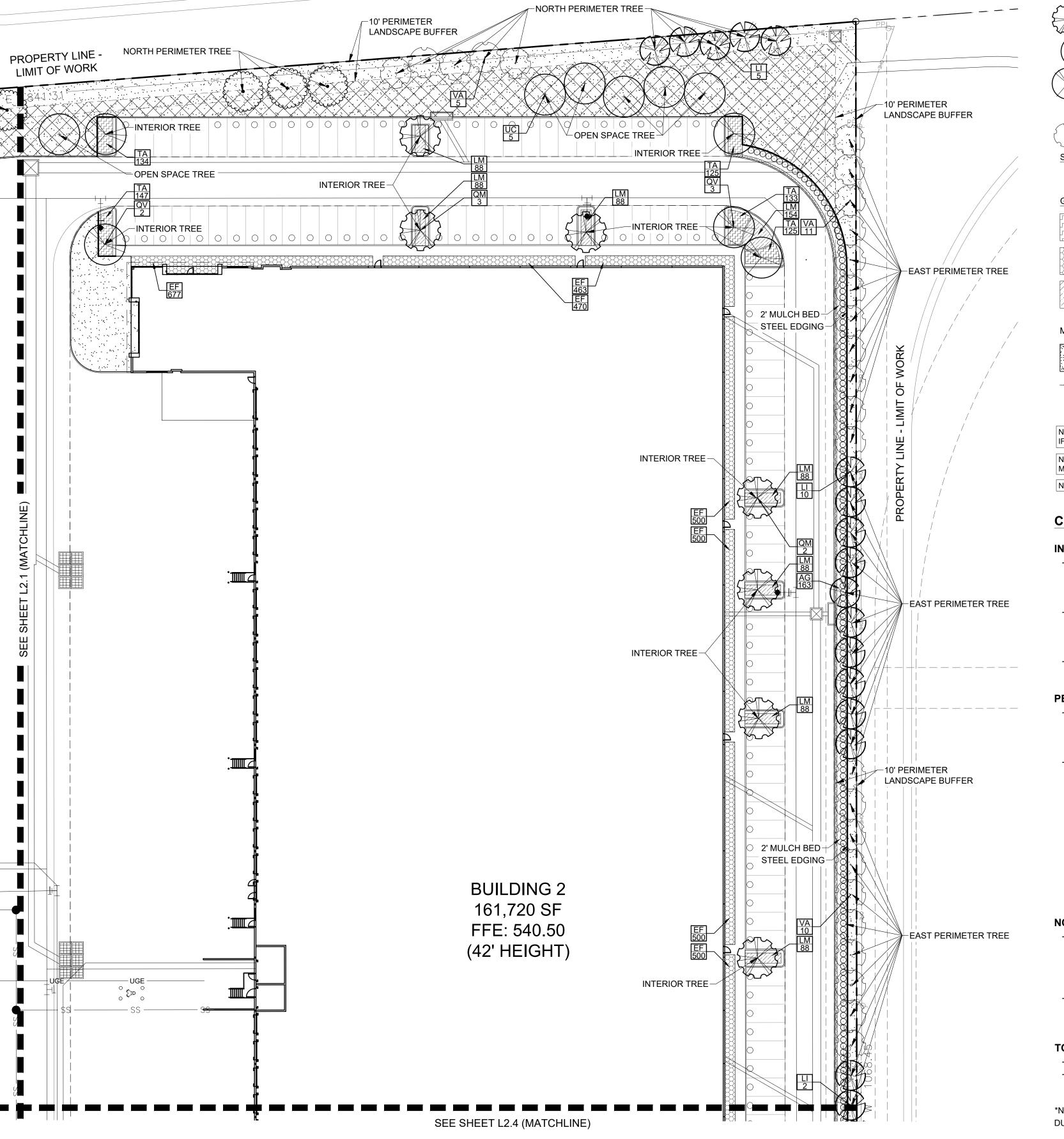
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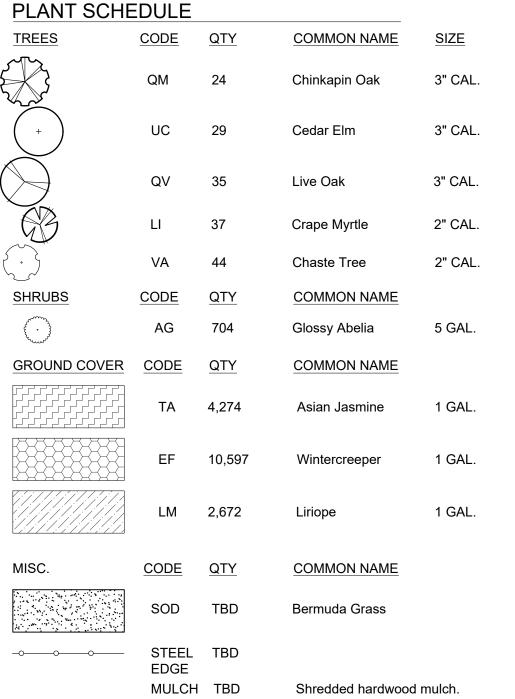
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|--|-------------|----------------------------|
| - (1) 3 IN CAL. SHADE TREE FOR EVERY 400 SF OF REQ. INTERIOR LANDSCAPE 19,153 / 400 = 48 TREES | 48 TREES | 49 TREES |
| - LANDSCAPE ISLANDS MUST BE LANDSCAPED AND CONTAIN AT LEAST (1) 3 IN CAL. SHADE TREE | YES | YES |
| PERIMETER LANDSCAPING [SEC. 12-34-8 (C)]: - ALL PARKING AND VEHICULAR USE AREAS, INCLUDING DRIVEWAYS, SHALL BE SCREENED FROM ABUTTING PROPERTIES/ PUBLIC R.O.W.S WITH A 30 IN HEDGE | YES | YES |
| - PERIMETERS /R.O.W.S SHALL CONTAIN 1 TREE PER 50 LF OF PERIMETER LANDSCAPE AREA -NORTH PROPERTY LINE: (10' BUFFER/ 8,162 SF) 841/50 = 17 TREES | 17 TREES | 13 EXISTING 6 PROPOSED* |
| - <u>EAST PROPERTY LINE</u> : (10' BUFFER/ 10,470 SF) 1,069/50 = 22 TREES | 22 TREES | 22 PROPOSED* |
| - <u>SOUTH PROPERTY LINE</u> : (15' BUFFER/ 12,831 SF) 870/50 = 18 TREES | 18 TREES | 9 EXISTING 9 PROPOSED |
| - <u>WEST PROPERTY LINE</u> : (15' BUFFER/ 8,703 SF) 841/50 = 17 TREES NON-VEHICULAR LANDSCAPING [SEC. 12-34-9 (A)]: | 17 TREES | 7 EXISTING 10 PROPOSED |
| - 15% OF NON-VEHICULAR SPACE THAT IS NOT COVERED | 7,391 SF IN | 32,865 SF IN |

BY BUILDINGS SHALL BE DEVOTED TO FEATURE LANDSCAPING WITH 50% LOCATED IN FRONT YARD(S)

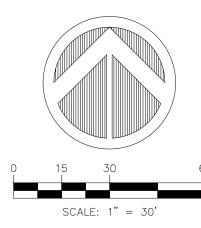
49,273 SF (OF NON-VEHICULAR OS) X .15 = 7,391 SF 20 PROPOSED -TREES SHALL BE PLANTED IN NON-VEHICULAR OPEN SPACE AT A RATE OF 1 TREE/ 2,500 SF

TOTAL LANDSCAPE AREA REQUIREMENTS:

49,273 SF/ 2,500 = 20 TREES

- TOTAL OF ALL LANDSCAPE AREAS ABOVE: 59,319 SF 117,231 SF 142 TREES 113 PROPOSED* - TOTAL OF ALL PROPOSED TREES ABOVE: 29 EXISTING

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CAUTION !!!

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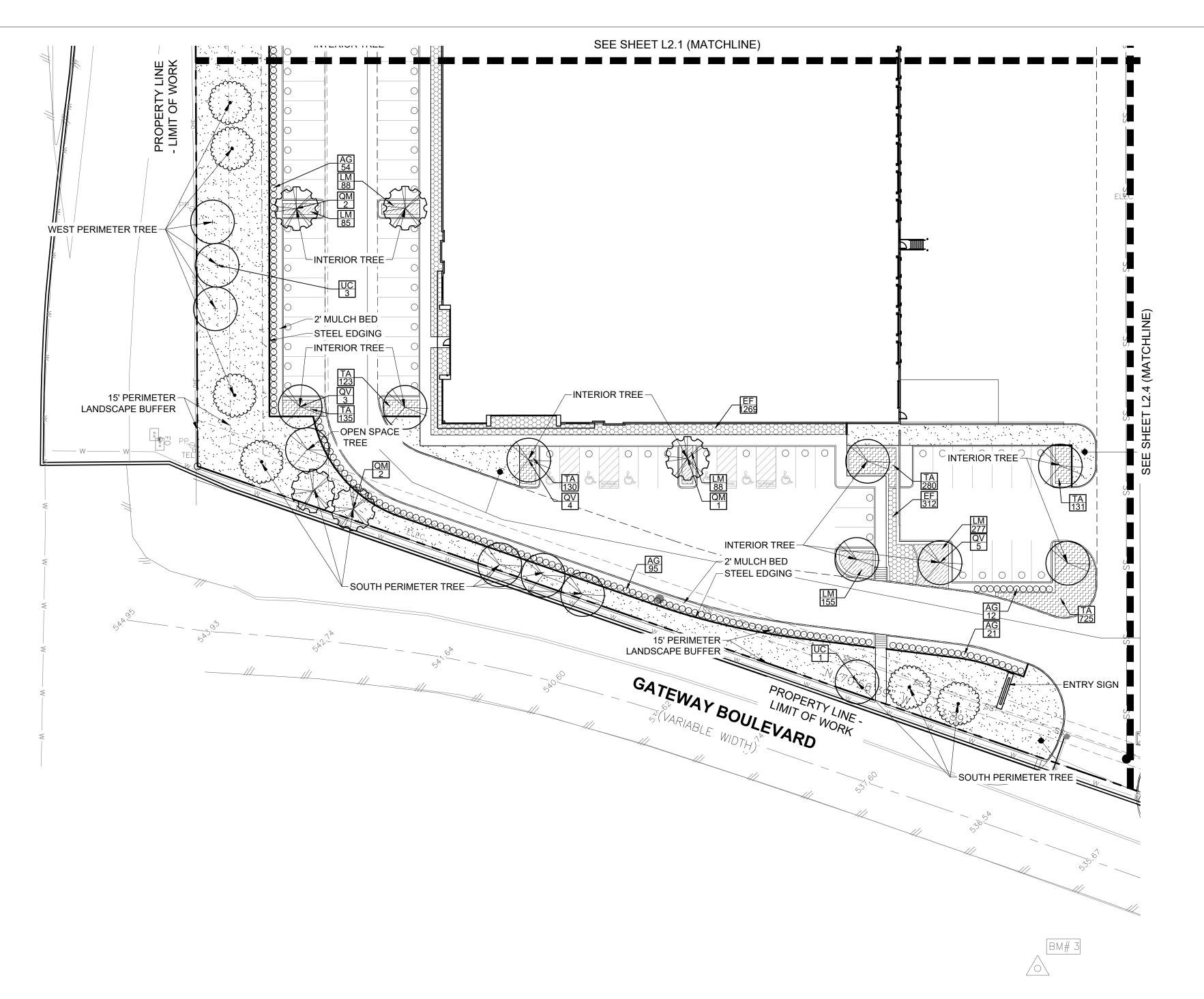
48 HOURS PRIOR TO CONSTRUCTION

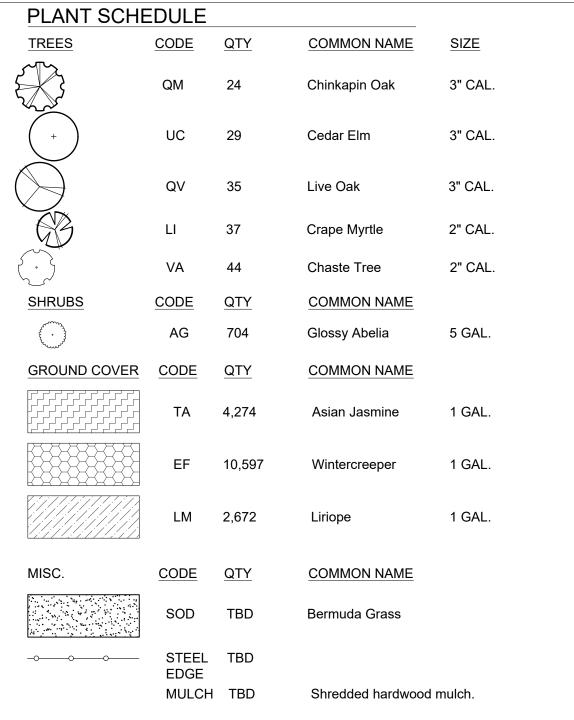
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| DESIGNED | BY: | BML | | |

SHEET NO.

PROJECT NUMBER: 10821-00

DATE: OCT. 2022





NOTE: ABOVE PLANT NAMES AND QUANTITIES ARE PROVIDED FOR CONVENIENCE IF THERE IS A DISCREPANCY, REFER TO THE PLAN FOR ACCURATE QUANTITIES.

NOTE: REFER TO PLANTING NOTES FOR APPROVED INSTALLATION PRACTICES TO MEET THE DESIGN INTENT OF THE PLAN.

NOTE: PRESERVED TREE DATA CAN BE FOUND ON PAGE TP1.3

COPPELL LANDSCAPE REQUIREMENTS

| INTERIOR LANDSCAPING [SEC. 12-34-8 (B)]: | | |
|--|-----------|-----------|
| - 10% OF GROSS NONEXEMPT PARKING AND LOADING | 19,153 SF | 22,403 SF |
| AREA SHALL BE LANDSCAPED | | |
| 191,522SF X 10% = 19,153 SF | | |
| - (1) 3 IN CAL. SHADE TREE FOR EVERY 400 SF | 48 TREES | 49 TREES |
| OF REQ. INTERIOR LANDSCAPE | | |
| 19,153 / 400 = 48 TREES | | |
| - LANDSCAPE ISLANDS MUST BE LANDSCAPED AND | YES | YES |
| CONTAIN AT LEAST (1) 3 IN CAL. SHADE TREE | | |
| | | |

PERIMETER LANDSCAPING [SEC. 12-34-8 (C)]: - ALL PARKING AND VEHICULAR USE AREAS, INCLUDING DRIVEWAYS, SHALL BE SCREENED FROM ABUTTING PROPERTIES/ PUBLIC R.O.W.S WITH A 30 IN HEDGE

- PERIMETERS /R.O.W.S SHALL CONTAIN 1 TREE PER 50 LF OF PERIMETER LANDSCAPE AREA

| - <u>NORTH PROPERTY LINE</u> : (10' BUFFER/ 8,162 SF) 841/50 = 17 TREES | 17 TREES | 13 EXISTING 6 PROPOSED* |
|--|----------|----------------------------|
| - <u>EAST PROPERTY LINE</u> : (10' BUFFER/ 10,470 SF) 1,069/50 = 22 TREES | 22 TREES | 22 PROPOSED* |

-SOUTH PROPERTY LINE: (15' BUFFER/ 12,831 SF) 18 TREES 9 EXISTING 870/50 = 18 TREES 9 PROPOSED 17 TREES 7 EXISTING

-WEST PROPERTY LINE: (15' BUFFER/ 8,703 SF) 841/50 = 17 TREES 10 PROPOSED NON-VEHICULAR LANDSCAPING [SEC. 12-34-9 (A)]: - 15% OF NON-VEHICULAR SPACE THAT IS NOT COVERED 7,391 SF IN 32,865 SF IN

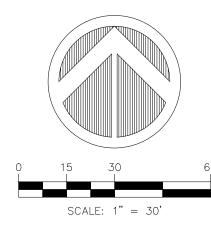
FRONT YARD FRONT YARD BY BUILDINGS SHALL BE DEVOTED TO FEATURE LANDSCAPING WITH 50% LOCATED IN FRONT YARD(S) 49,273 SF (OF NON-VEHICULAR OS) X .15 = 7,391 SF

20 PROPOSED -TREES SHALL BE PLANTED IN NON-VEHICULAR OPEN SPACE 20 TREES AT A RATE OF 1 TREE/ 2,500 SF 49,273 SF/ 2,500 = 20 TREES

TOTAL LANDSCAPE AREA REQUIREMENTS:

117,231 SF - TOTAL OF ALL LANDSCAPE AREAS ABOVE: 59,319 SF 142 TREES 113 PROPOSED* - TOTAL OF ALL PROPOSED TREES ABOVE: 29 EXISTING

*NOTE: SOME CANOPY TREE REQUIREMENTS ARE MET WITH ORNAMENTAL TREES AT A 3:1 RATIO DUE TO UTILITY AND AREA CONFLICTS.



BEFORE YOU DIG, CALL DIG TESS 1-800-DIG-TESS



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OWNER/DEVELOPER **SEEFRIED INDUSTRIAL** 3030 LBJ Freeway, Suite 1650 Dallas, TX 75234

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ARCHITECT PROSS DESIGN GROUP, INC. Dallas, Texas 75230

5310 Harvest Hill Rd, Suite 180 Contact: Mark Pross Tel: 972-759-1400

Provided



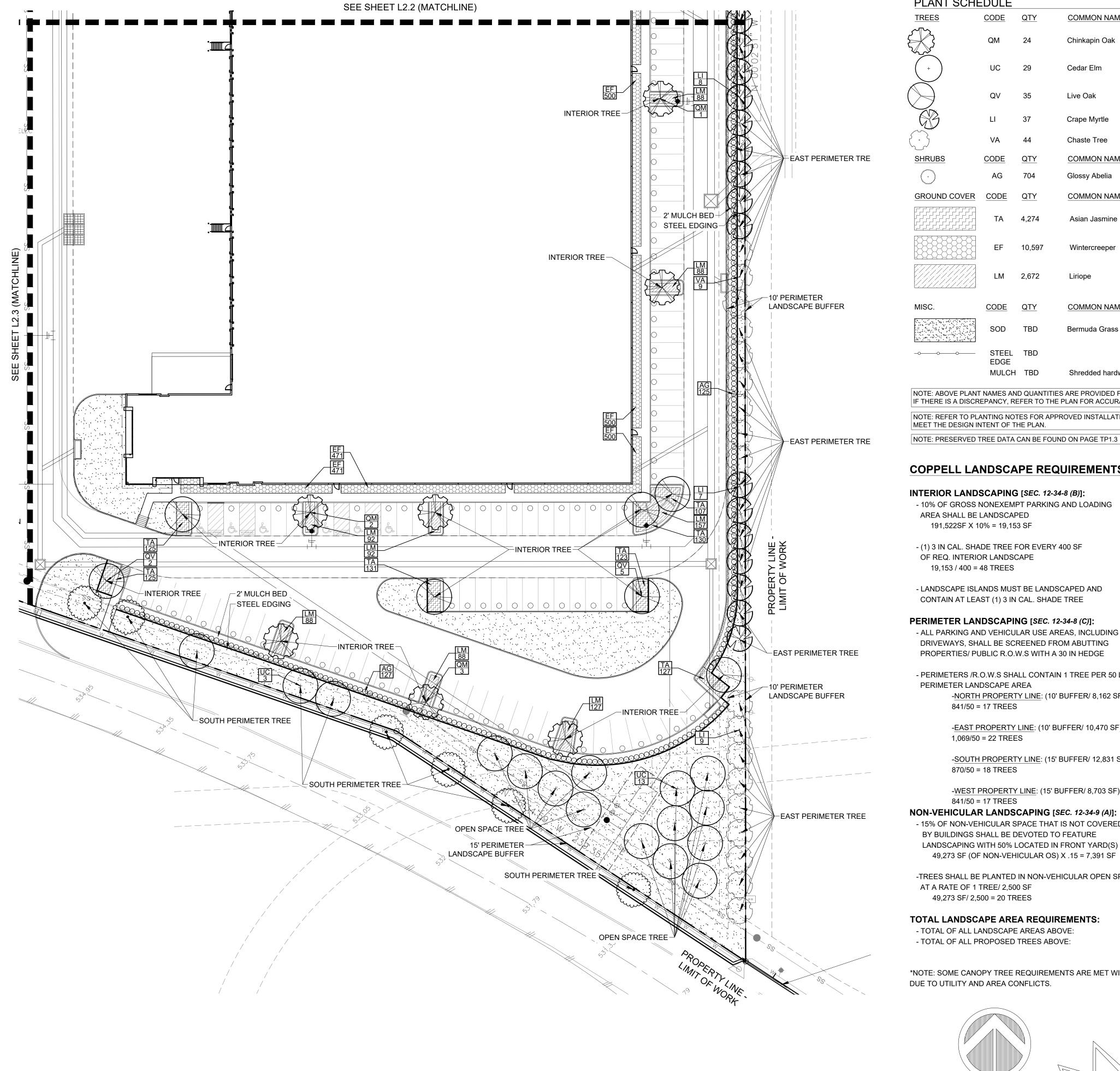
Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

CAUTION !!!
CONTACT: 1-800-DIG-TESS 48 HOURS PRIOR TO CONSTRUCTION

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DATE: OCT. 2022 PROJECT NUMBER: 10821-00

SHEET NO.



PLANT SCHEDULE CODE QTY **TREES** COMMON NAME SIZE Chinkapin Oak 3" CAL. 3" CAL. UC Cedar Elm QV 3" CAL. Live Oak Crape Myrtle 2" CAL. VA Chaste Tree 2" CAL. **SHRUBS** CODE QTY **COMMON NAME** Glossy Abelia GROUND COVER CODE QTY **COMMON NAME** Asian Jasmine Wintercreeper 2,672 **COMMON NAME** Bermuda Grass STEEL TBD \multimap **EDGE** MULCH TBD Shredded hardwood mulch. NOTE: ABOVE PLANT NAMES AND QUANTITIES ARE PROVIDED FOR CONVENIENCE IF THERE IS A DISCREPANCY, REFER TO THE PLAN FOR ACCURATE QUANTITIES.

NOTE: REFER TO PLANTING NOTES FOR APPROVED INSTALLATION PRACTICES TO

MEET THE DESIGN INTENT OF THE PLAN.

COPPELL LANDSCAPE REQUIREMENTS

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PERIMETER LANDSCAPE AREA -NORTH PROPERTY LINE: (10' BUFFER/ 8,162 SF) 17 TREES 13 EXISTING 841/50 = 17 TREES 6 PROPOSED* -EAST PROPERTY LINE: (10' BUFFER/ 10,470 SF) 22 TREES 22 PROPOSED* 1,069/50 = 22 TREES -SOUTH PROPERTY LINE: (15' BUFFER/ 12,831 SF) 18 TREES 9 EXISTING 870/50 = 18 TREES 9 PROPOSED

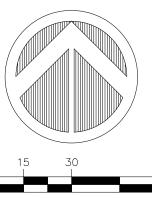
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*NOTE: SOME CANOPY TREE REQUIREMENTS ARE MET WITH ORNAMENTAL TREES AT A 3:1 RATIO DUE TO UTILITY AND AREA CONFLICTS.



SCALE: 1" = 30'

BEFORE YOU DIG, CALL DIG TESS 1-800-DIG-TESS

EXISTING UNDERGROUND UTILITIES. CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY PRIOR TO CONSTRUCTION.

FRONT YARD FRONT YARD



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Tel: 972-759-1400



!!CAUTION !! Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction Activities

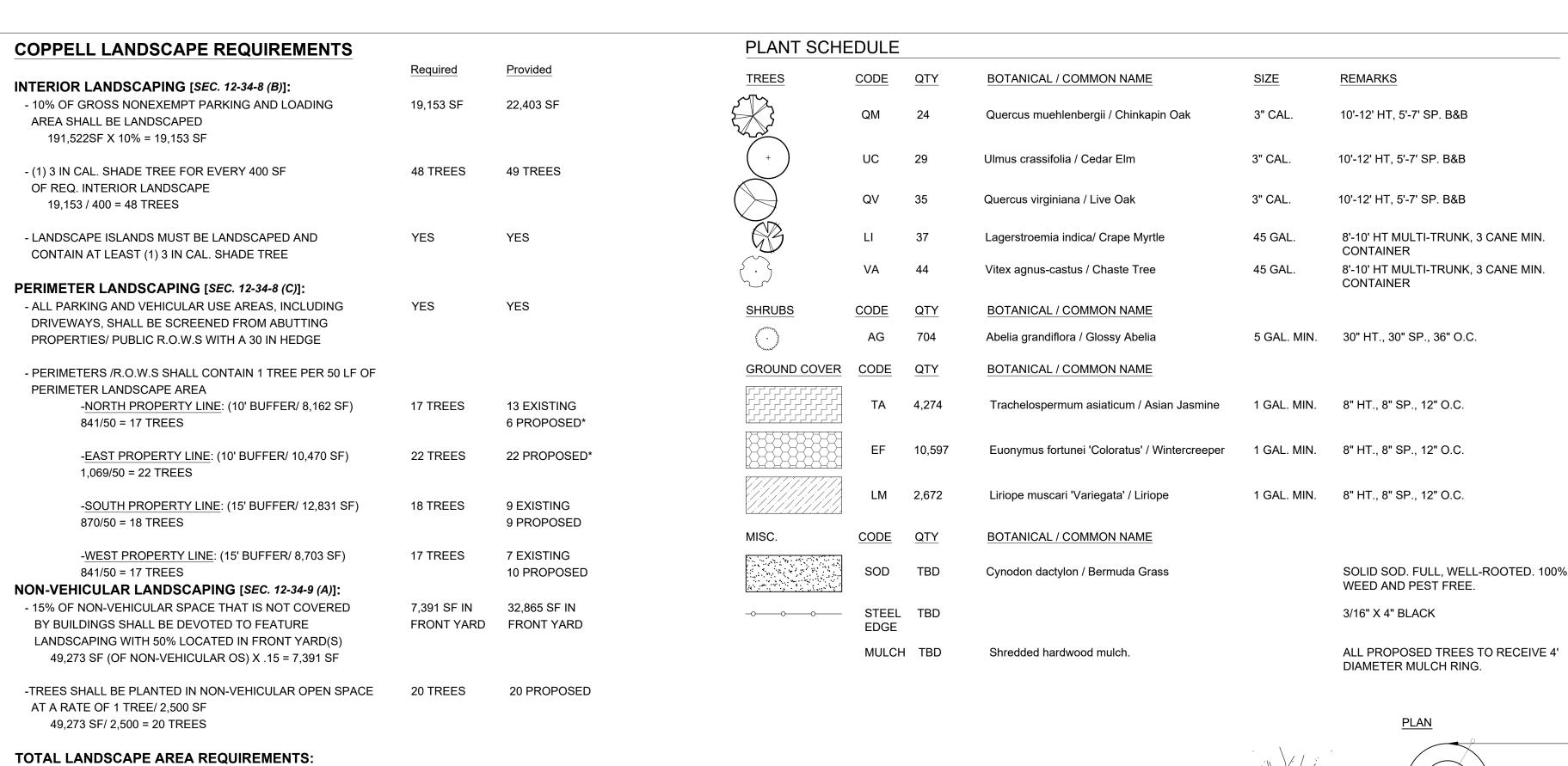
CAUTION !!!

CONTACT: 1-800-DIG-TESS
48 HOURS PRIOR TO CONSTRUCTION

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SHEET NO.

PROJECT NUMBER: 10821-00



*NOTE: SOME CANOPY TREE REQUIREMENTS ARE MET WITH ORNAMENTAL TREES AT A 3:1 RATIO DUE TO UTILITY AND AREA CONFLICTS.

LANDSCAPE NOTES

- TOTAL OF ALL LANDSCAPE AREAS ABOVE:

- TOTAL OF ALL PROPOSED TREES ABOVE:

1. ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO EXCAVATION. LANDSCAPE ARCHITECT RESERVES RIGHT TO ADJUST PLANTS TO EXACT LOCATION IN FIELD.

59,319 SF

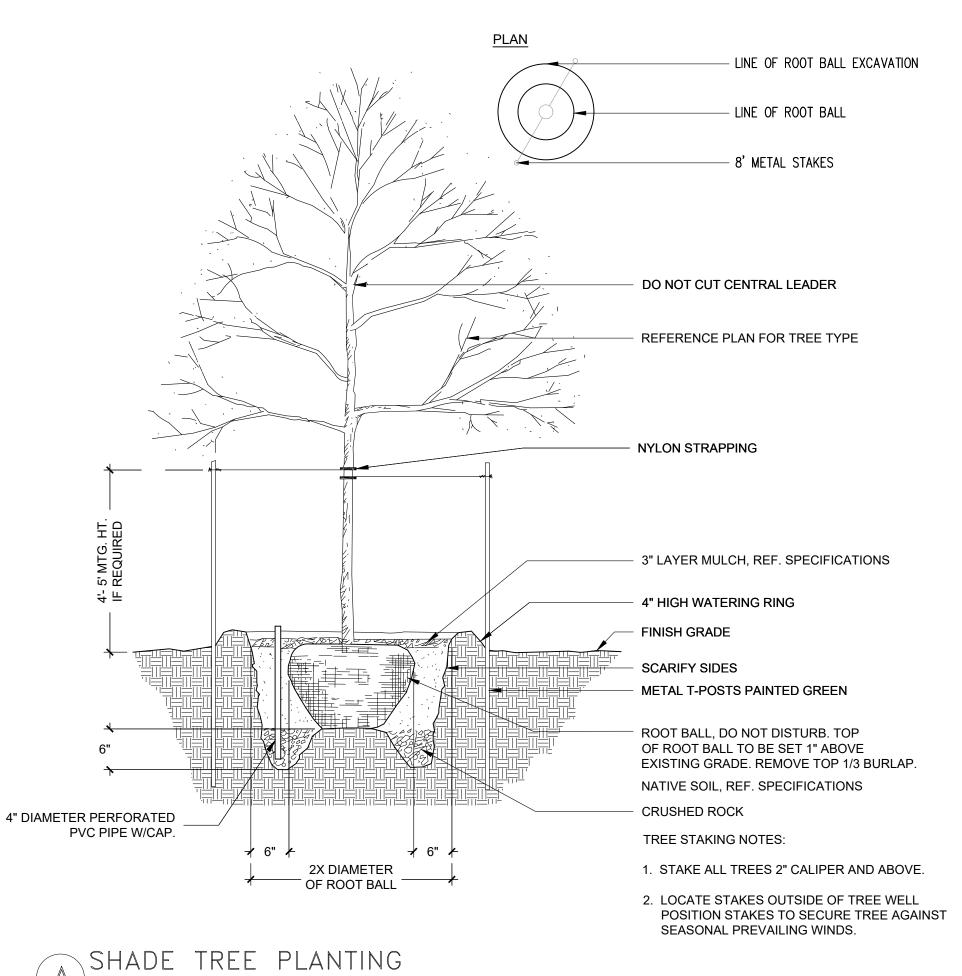
142 TREES

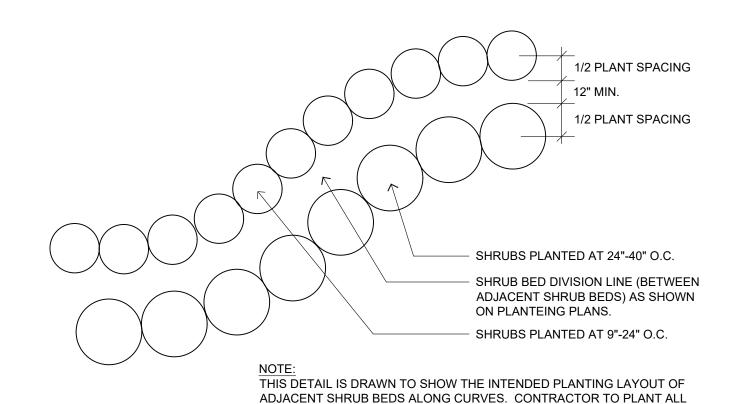
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON OTHER CONSULTANTS' DRAWINGS AND SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE CIVIL ENGINEERING OR LANDSCAPE ARCHITECTURE PLANS. ANY DAMAGE TO EXISTING SITE UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT OR TOOL RELATED TO THE EXECUTION OF THIS SCOPE OF WORK SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.

117,231 SF

113 PROPOSED* 29 EXISTING

- 3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- 4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE FINISH GRADE PRIOR TO PLANTING IN ALL AREAS.
- 5. FINAL GRADING SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING.
- 6. AN AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL LANDSCAPE AREAS IS REQUIRED. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
- 7. PLANT SPACING IS AS INDICATED ON 'PLANT LEGEND' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT LEGEND REMARKS.
- 8. TREES SHALL BE PLANTED AS LEAST FIVE (5') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
- 9. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
- 10. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9') FEET.
- 11. TREES OVERHANGING PUBLIC STREET PAVEMENT WILL HAVE A MINIMUM CLEAR TRUNK OF FOURTEEN (14') FEET.
- 12. ALL TREES TO BE STAKED AND INCLUDED AT LEAST 3 INCHES OF HARDWOOD MULCH OVER PLANTING AREA
- 13. ALL SHRUB, GROUNDCOVER & PERENNIAL SHALL HAVE A MIN. THREE (3") HARDWOOD MULCH..
- 14. ANNUAL BEDS TO RECEIVE MINIMUM 3" HARDWOOD MULCH
- 15. 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.
- 16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- 17. ALL LANDSCAPE BEDS TO RECEIVE STEEL EDGING WITHIN GROUND COVER AND SHRUB AREAS THAT ARE ADJACENT TO TURF.
- 18. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).
- 19. CONTRACTOR SHALL PROVIDE THE PROJECT AGRONOMIST SOIL SAMPLES. A MINIMUM OF TWO SAMPLES FROM EACH DIFFERENT SOIL AREA AND FROM EACH IMPORT SOIL SOURCE IS REQUIRED. VERIFY APPROPRIATE QUANTITY OF SAMPLES WITH THE LANDSCAPE ARCHITECT AND AGRONOMIST. SAMPLES SHALL THEN BE TESTED AND ANALYZED FOR AGRICULTURAL SUITABILITY AND FERTILITY BY AN ACCREDITED SOIL TESTING LABORATORY. ANALYSES SHALL INCLUDE REVIEW AND COORDINATION WITH THE SPECIFICATIONS AND RECOMMENDATIONS FOR SOIL PREPARATION AND BACK FILL MIX. SUBMIT SOIL ANALYSES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO SOIL PREPARATION. THIS REQUIREMENT APPLIES TO ALL SOILS AND CONDITIONS WITHIN THIS PROJECT INCLUDING IMPORT SOILS, ON GRADE SOILS AND/OR ON-STRUCTURE SOILS. VERIFYING ON-STRUCTURE FILTER FABRIC/SOIL COMPATIBILITY SHALL BE PART OF THE OVERALL ANALYSIS. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- 20. TOPSOIL SHALL BE A MINIMUM OF 4" IN DEPTH. SOIL SHALL BE FREE OF STONES, ROOTS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- 21. REFER TO CIVIL FOR GRADING AND UTILITY COORDINATION.
- 22. APPROXIMATE LIMITS OF SEEDING AND SODDING ARE SHOWN AS ON PLAN; CONTRACTOR TO PROVIDE SOD ON ALL AREAS DISTURBED BY CONSTRUCTION.
- 23. CONTRACTOR TO VERIFY CONSTRUCTION COMPLIANCE WITH ADA. NOTIFY PROJECT ENGINEER OF ANY DISCREPANCIES.
- 24. CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL MEASURES AS NEEDED.
- 25. ALL CONSTRUCTION SHALL CONFORM TO THE PLANS AND SPECIFICATIONS PROVIDED HEREIN OR OTHERWISE TO CITY OF KAUFMAN COUNTY STANDARDS.

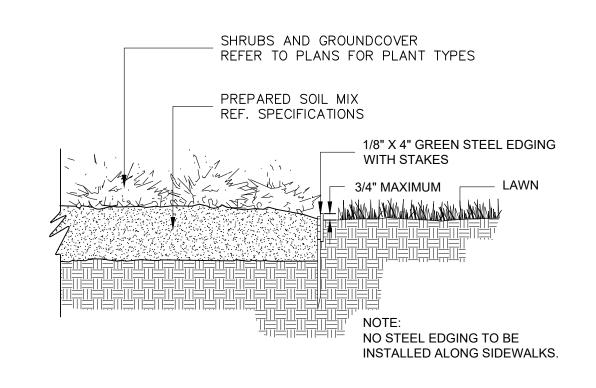




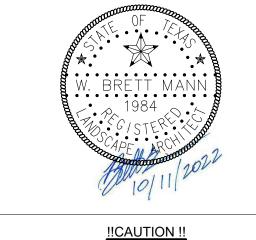
PERIMETERS OF BED AREAS AS SHOWN AND THEN PLANT THE REMAINDER

OF THE BED TRIANGULARLY AT THE SPECIFIED SPACING.

ADJACENT SHRUB BED PLANTING SPACING



EDGING SCALE: N.T.S.



BGE, Inc.

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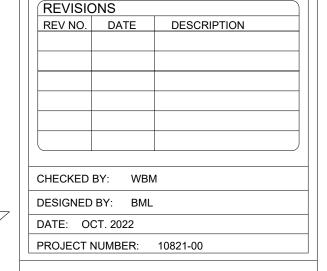
SCALE: N.T.S.

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Contractor to Verify exact location & Depth of Exist Facilities Prior to any Construction

CONTACT: 1-800-DIG-TESS 48 HOURS PRIOR TO CONSTRUCTION



EXISTING UNDERGROUND UTILITIES. CONTRACTOR

SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES AND COORDINATE WITH CORRESPONDING COMPANY

PRIOR TO CONSTRUCTION.

L2.6

BEFORE YOU DIG, CALL DIG TESS 1-800-DIG-TESS

SCALE: N.T.S.

REF. PLAN FOR SHRUB TYPE

3" LAYER OF ROCK MULCH

FINISH GRADE

NATIVE SOIL

✓ SPACING PER PLAN

SEE LANDSCAPE NOTES #16 ON

SHEET L1.03 & DETAIL D/L1.03

ROOT BALL, DO NOT DISTURB

SCALE: N.T.S.

PREPARED SOIL MIX PER SPECS.

CAUTION !!!

SHEET NO.