

PRELIMINARY
NOT FOR CONSTRUCTION

LANDSCAPE PLAN FOR
NORTH MAIN OLD TOWN
N. MAIN AT BETHEL ROAD
COPPELL, TEXAS 75019

REVISIONS	BY

DATE	FOR
09/19/22	DRC
	DRAWN
	GF
	CHECKED
	GF
	SCALE
	AS SHOWN
	JOB NO.
	302
	SHEET

L1.2

OF SHEETS

LANDSCAPE TABULATIONS

CITY OF COPPELL, TEXAS

PERIMETER LANDSCAPE

1. Street Frontage: One tree shall be provided for every 40 l.f.
2. Perimeter Landscape: One tree shall be provided for every 50 l.f.
3. 30" ht screen along perimeter

Required	Provided
8400 s.f.	5649 s.f.
West Bethel: 186' = 5 trees	5 trees
Main Street: 234' = 6 trees	6 existing trees; 3 proposed
South 186' = 4 trees	4 trees
West 234' = 5 trees	5 trees
screening	screening provided

INTERIOR LANDSCAPE

1. 10% of parking area to be landscape
2. One tree shall be provided for every 400 s.f. of required landscape area

Required	Provided
13,504 s.f. of parking area	
1350 s.f.	1106 s.f.
3 trees	4 trees

OPEN SPACE LANDSCAPE

1. 15% of lot not covered by buildings to be landscape open space. One tree shall be provided for every 2500 s.f. of open space

Site: 43,632 s.f.	
Buildings: 14,211 s.f.	
Required	Provided
4,413 s.f.	6,566 s.f.
2 trees	2 trees

MITIGATION

Required	Provided
0 due to species and sizes	0 due to species and sizes

GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 6" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE, CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM, THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
4. PRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING WATER WETTING PROCESS.
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

1. SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
2. BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
3. FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONVEYER OR EQUAL"
4. FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TACK ONE", AS MANUFACTURED BY GROVIER, INC. OR APPROVED EQUAL.
5. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
6. USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
7. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
8. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
9. AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
10. ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
7	CE	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	12' ht., 4' spread, matching
4	CP	Chinese Pistache	<i>Pistacia chinensis</i>	3" cal.	12' ht., 4' spread, matching
8	LE	Lacebark Elm	<i>Ulmus parvifolia</i> 'Sempervirens'	3" cal.	12' ht., 4' spread
6	RO	Texas Red Oak	<i>Quercus buckleyi</i>	3" cal.	12' ht., 5' spread
SHRUBS					
25	AB	Abelia 'Twist of Lime'	<i>Abelia x grandiflora</i> 'Hopley's'	5 gal.	full, 24" spread, 36" o.c.
45	BW	Bridal Wreath Spirea	<i>Spiraea x vanhouttei</i>	5 gal.	full, 24" spread, 36" o.c.
75	DBH	Dwarf Burford Holly	<i>Ilex cornuta</i> 'Burford Nana'	5 gal.	full, 20" spread, 36" o.c.
46	DCM	Dwarf Crepe Myrtle 'Chisam Fire'	<i>Lagerstroemia indica</i> 'Chisam Fire'	5 gal.	full, 20" sprd, 24" o.c.
50	DY	Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'Condeaux'	5 gal.	full, 24" sprd, 24" o.c.
50	LOR	Loropetalum 'Hines Purpleleaf'	<i>Loropetalum chinensis</i> 'Hines Purpleleaf'	5 gal.	full, 24" sprd, 36" o.c.
3	RY	Red Yucca	<i>Hesperaloe parviflora</i>	5 gal.	full, 24" sprd, 30" o.c.

GROUND COVER/VINES/GRASS

120	AJ	Asian Jasmine	<i>Trachelospermum asiaticum</i>	1 gal.	full, 12" o.c.
170	BRJ	Blue Rug Juniper	<i>Juniperus horizontalis</i> 'Wiltonii'	1 gal.	full, 18" o.c.
240	GL	Giant Lirope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
195	MG	Variegated Mondo Grass	<i>Ophiopogon japonicus</i> 'Variegata'	1 gal.	full, 12" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		
		1-3" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

TABULATIONS BY LOT:

BUILDING 1 -	BUILDING 5 -
LOT AREA: 5118 S.F.	LOT AREA: 4549 S.F.
LANDSCAPE AREA: 1865 S.F.	LANDSCAPE AREA: 1469 S.F.
LANDSCAPE AREA %: 36%	LANDSCAPE AREA %: 32%
BUILDING 2 -	BUILDING 6 -
LOT AREA: 4753 S.F.	LOT AREA: 4529 S.F.
LANDSCAPE AREA: 1607 S.F.	LANDSCAPE AREA: 1638 S.F.
LANDSCAPE AREA %: 33%	LANDSCAPE AREA %: 36%
BUILDING 3 -	LOT 7X -
LOT AREA: 5005 S.F.	LOT AREA: 13016 S.F.
LANDSCAPE AREA: 1712 S.F.	LANDSCAPE AREA: 774 S.F.
LANDSCAPE AREA %: 34%	LANDSCAPE AREA %: 5.9%
BUILDING 4 -	
LOT AREA: 4260 S.F.	
LANDSCAPE AREA: 1498 S.F.	
LANDSCAPE AREA %: 35%	

TREE REMOVAL PERMIT WILL BE REQUIRED PRIOR TO ANY EXISTING TREE ON SITE TO BE REMOVED.

POA WILL MAINTAIN ALL LANDSCAPING ON SITE.

LOT 7X IS REQUESTING TO NOT HAVE STREET FRONTAGE.



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GRAPHIC SCALE

0 20 40 FEET

Scale 1"=20' - 0"



- PRUNING AND TRIMMING NOTES**
1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
 2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
 3. DO NOT 'TOP' OR 'HEAD' TREES.
 4. IF 'BALLING' OR 'SHEARING' OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
 5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
 6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES. WHEN POSSIBLE, THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
 7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
 8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION.
 9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC.