

LANDSCAPE COMPUTATIONS TABLE		
INTERIOR LANDSCAPE		
Ord. No. 91500-A-105 A MINIMUM OF 10% OF THE GROSS NONEXEMPT AREA UTILIZED FOR OFF-STREET PARKING AND LOADING SHALL BE DEVOTED TO LANDSCAPING.	10% OF 74,531 SQ. FT.	= 7,453 SQ. FT.
Ord. No. 91500-A-105 A MINIMUM OF 1 TREE PLANTED FOR EACH 400 SQ. FT. OR FRACTION THEREOF OF REQUIRED INTERIOR LANDSCAPE AREA	7,453 SQ. FT. / 400 SQ. FT = 19 TREES	9 PROVIDED 10 EXISTING
NON-VEHICULAR OPEN SPACE		
Ord. No. 91500-A-105 AREA SHALL EQUAL AT LEAST 15% OF THAT PORTION OF THE LOT NOT COVERED BY A BUILDING OR BY BUILDINGS.	TOTAL SITE AREA = 157,900 SQ. FT. TOTAL OPEN SPACE = 74,607 SQ. FT.	74,607 SQ. FT. = 47.25% OF 157,900 SQ. FT.
Ord. No. 91500-A-105 30% TO 49% PERCENTAGE OF SITE IN NON-VEHICULAR OPEN SPACE EQUALS 1 TREE PER 3,000 SQ. FT.	74,607 SQ. FT./3,000 SQ. FT = 25 TREES	2 PROVIDED 23 EXISTING
PERIMETER REQUIREMENTS		
Ord. No. 91500-A-105 ONE LARGE TREE, 3" CALIPER MINIMUM PER 50 LINEAR FEET OF ROADWAYFRONTAGE**	NORTH PROPERTY LINE A 15' UTILITY EASEMENT & 10' ELECTRICAL EASEMENT	NO TREES PROVIDED
	NORTH PROPERTY LINE B 155 LINEAR FEET / 50 = 3 TREES REQUIRED	8 EXISTING
	WEST PROPERTY LINE A 102 LINEAR FEET / 50 = 2 TREES REQUIRED	2 TREES PROVIDED
	WEST PROPERTY LINE B 233 LINEAR FEET / 50 = 5 TREES REQUIRED	5 TREES PROVIDED
	SOUTH PROPERTY LINE A 164 LINEAR FEET / 50 = 3 TREES REQUIRED	1 TREES PROVIDED 2 EXISTING
	SOUTH PROPERTY LINE B 460 LINEAR FEET / 50 = 9 TREES REQUIRED	3 TREES PROVIDED 25 EXISTING
TOTAL		66 TREES REQUIRED 90 TREES PROVIDED

NOTE: REFERENCE PLANT LEGEND, SHEET LP-03.

TREE PROTECTION NOTES

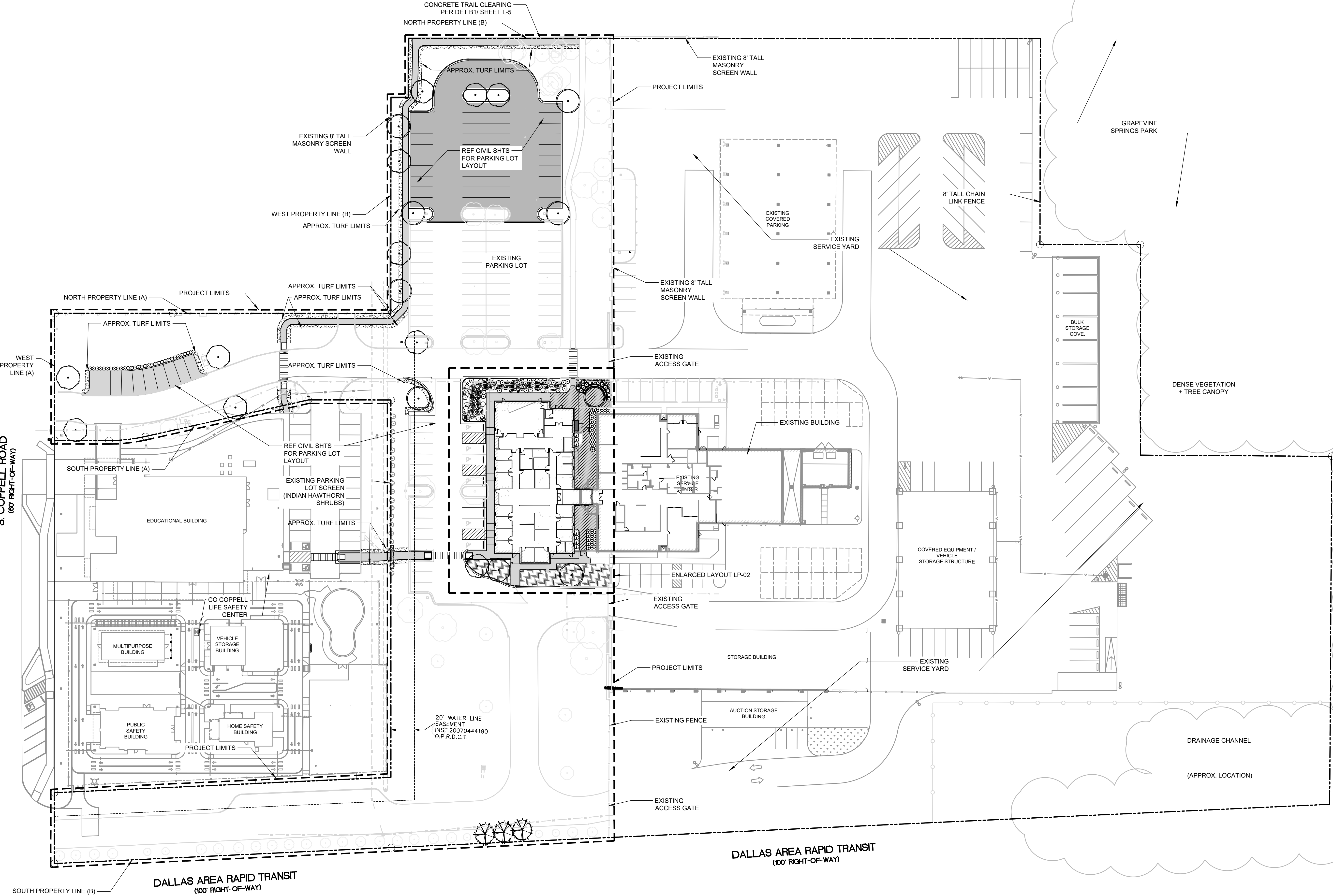
- PRIOR TO CONSTRUCTION OR LAND DEVELOPMENT, THE DEVELOPER OR BUILDER MUST CLEARLY MARK ALL PROTECTED TREES WITHIN 50 FEET OF ALL PUBLIC RIGHTS-OF-WAY, PUBLIC EASEMENTS, OR CONSTRUCTION AREAS. THE PROTECTED TREES WILL BE FLAGGED WITH BRIGHT, FLUORESCENT SURVEY RIBBON WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR FEET FROM NATURAL GRADE SUCH THAT THE TAPE IS VERY VISIBLE TO CONSTRUCTION WORKERS AND EQUIPMENT OPERATORS.
- PRIOR TO CONSTRUCTION OR LAND DEVELOPMENT, THE DEVELOPER OR BUILDER SHALL ESTABLISH DESIGNATED PARKING AREAS FOR THE PARKING AND MAINTENANCE OF ALL VEHICLES, TRAILERS, CONSTRUCTION EQUIPMENT, AND RELATED ITEMS, AS WELL AS STOCKPILE AREAS FOR THE STORAGE OF CONSTRUCTION SUPPLIES AND MATERIALS. AFTER APPROVAL BY THE CITY MANAGER OR DESIGNEE, THE LOCATION AND DIMENSIONS OF SAID DESIGNATED AREAS SHALL BE CLEARLY IDENTIFIED ON CONSTRUCTION AND SITE PLANS AND AT THE CONSTRUCTION SITE.
- IN THOSE SITUATIONS WHERE THE DRIP LINE OF A PROTECTED TREE IS NOT DIRECTLY AFFECTED BY CONSTRUCTION BUT CONSTRUCTION RELATED ACTIVITIES MAY INFRINGE ON SAID DRIP LINE, PROTECTIVE FENCING SHALL BE INSTALLED AT MINIMUM AROUND THE DRIP LINE DESIGNATING A TREE PROTECTION ZONE. THE FENCING MUST BE A MINIMUM OF FOUR FEET IN HEIGHT WITH SILT FENCING ATTACHED TO THE BASE OF THE FENCE. BRIGHT, FLUORESCENT SURVEY RIBBON MUST BE ATTACHED TO THE PROTECTIVE FENCING AT TEN-FOOT INTERVALS. (APPENDICES D AND E).
- BILINGUAL (ENGLISH AND SPANISH) SIGNAGE WILL BE CONSPICUOUSLY LOCATED ON ALL PROTECTIVE FENCING DESIGNATING A TREE PROTECTION ZONE. (APPENDIX F).
- EVERY EFFORT WILL BE MADE TO RETAIN UNDERSTORY VEGETATION AND LEAF LITTER DURING ALL PHASES OF DEVELOPMENT AND CONSTRUCTION. IF UNDERSTORY VEGETATION AND/OR LEAF LITTER IS REMOVED, THE CRITICAL ROOT ZONE WITHIN THE TREE PROTECTION ZONE WILL BE MULCHED WITH THREE TO SIX INCHES OF ORGANIC MATERIAL TO AID IN KEEPING SOIL TEMPERATURES DOWN AND IN THE RETENTION OF SOIL MOISTURE.
- UNDERGROUND UTILITIES MAY BE BORED IF THE LINE OF THE UTILITY PASSES WITHIN A TREE PROTECTION OR CRITICAL ROOT ZONE. (APPENDIX G).
- GRADE CHANGES IN EXCESS OF FOUR INCHES CUT OR FILL WITHIN A TREE PROTECTION OR CRITICAL ROOT ZONE WILL REQUIRE A RETAINING WALL OR TREE WELL, MADE OF ROCK OR BRICK, TO BE CONSTRUCTED AROUND THE PROTECTED TREE NO CLOSER THAN 75 PERCENT OF THE DISTANCE BETWEEN THE TRUNK AND THE DRIP LINE. THE TOP OF THE RETAINING WALL SHOULD BE CONSTRUCTED AT THE NEW GRADE. ADDITIONAL MEASURES TO MAINTAIN PROPER OXYGEN AND WATER EXCHANGE WITH THE PROTECTED TREE ROOTS MAY ALSO BE REQUIRED. (APPENDIX H).
- ALL PROTECTED TREES SHALL BE PROVIDED WITH A PERMEABLE SURFACE UNDER A MINIMUM OF 75 PERCENT OF THE EXISTING DRIP LINE OF THE TREE(S).

TREE PROTECTION NOTES - PROHIBITED ACTIVITIES

- NO CONSTRUCTION VEHICLE OR EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE.
- NO MATERIALS INTENDED FOR USE IN DEVELOPMENT OR CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED OR STORED.
- NO EQUIPMENT SHALL BE CLEANED OR LIQUIDS DEPOSITED OR ALLOWED TO FLOW OVERLAND. THIS INCLUDES, BUT IS NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, AND SIMILAR MATERIALS.
- GRADE CHANGES IN EXCESS OF FOUR INCHES SHALL NOT BE MADE UNLESS PROPERLY PROTECTED BY A RETAINING WALL OR TREE WELL AS DESCRIBED IN SECTION 12-34-2.6.
- NO WATER, WHICH ACCUMULATES DUE TO CONSTRUCTION-RELATED ACTIVITIES, SHALL BE PERMITTED TO REMAIN AROUND ANY PROTECTED TREE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- EXCEPT FOR THESE AFORESAID EXEMPTIONS IN SECTION 12-34-2.6, UNDER NO CIRCUMSTANCES SHALL THERE BE A CLEAR CUTTING OF TREES ON A PROPERTY FOR ANY PURPOSE AT ANY TIME.
- NO PERSON, DIRECTLY OR INDIRECTLY, SHALL CUT DOWN, DESTROY, EFFECTIVELY DESTROY THROUGH DAMAGING, REMOVE, OR MOVE ANY TREE, PROTECTED TREE, SPECIMEN TREE, OR HISTORIC TREE WITHOUT A TREE REMOVAL PERMIT AT ANY TIME UNLESS EXEMPTED BY SECTION 12-34-2.6.
- NO PERSON, DIRECTLY OR INDIRECTLY, SHALL ACT IN CONCERT WITH AN OWNER, OCCUPANT, LESSOR, LESSEE OR ANY PERSON CLAIMING AN INTEREST IN PROPERTY TO ENTER INTO ANY AGREEMENT, CONTRACT, NEGOTIATION, LETTER OF INTENT OR ANY OTHER TYPE OF ARRANGEMENT TO CIRCUMVENT THE PROHIBITIONS CONTAINED HEREIN OR TO OTHERWISE QUALIFY FOR AN EXEMPTION FROM THE PROVISIONS OF THIS ORDINANCE.

LANDSCAPE MAINTENANCE NOTES

- THE LANDSCAPE WILL BE MAINTAINED WITH AN AUTOMATIC IRRIGATION SYSTEM.
- DEAD MATERIAL WILL BE REPLACED AND MAINTAINED UNTIL ESTABLISHED.
- TURF AREAS WILL BE MOWED ON A REGULAR BASIS.
- SHRUBS, GROUND COVER AND ORNAMENTAL GRASSES WILL BE TRIMMED, PRUNED ETC. AS NEEDED.



PD CONDITIONS:

- Building elevations proposed are conceptual, and detail plan approval, including elevation details and materials may qualify for administrative approval by the Director of Planning.
- Perimeter landscaping shall be provided as shown on the landscape plan.

COPPELL SERVICE CENTER
LOT 1R2, BLOCK 1
JANUARY 15, 2024

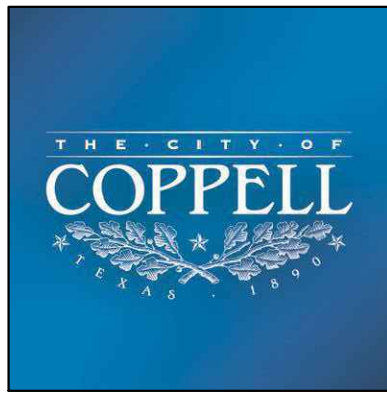
OWNER
CITY OF COPPELL
ADDRESS: 255 E. PARKWAY BOULEVARD
COPPELL, TX. 75019
PHONE: (817) 303-3000
CONTACT: JAMIE BRIERTON
E-MAIL: JBRIERTON@COPPELLTX.GOV

ENGINEER / APPLICANT
PARKHILL
ADDRESS: 3000 INTERNET BLVD.
FRISCO, TX. 75034
PHONE: (817) 549-3216
CONTACT: CHRIS SCHNITGER, P.E.
E-MAIL: CSCHNITGER@PARKHILL.COM

Parkhill



Coppell Service Center
50% Design Development Set



CLIENT
City of Coppell
816 S Coppell Rd
Coppell, Texas 75019

PROJECT NO.
40092.22

KEY PLAN

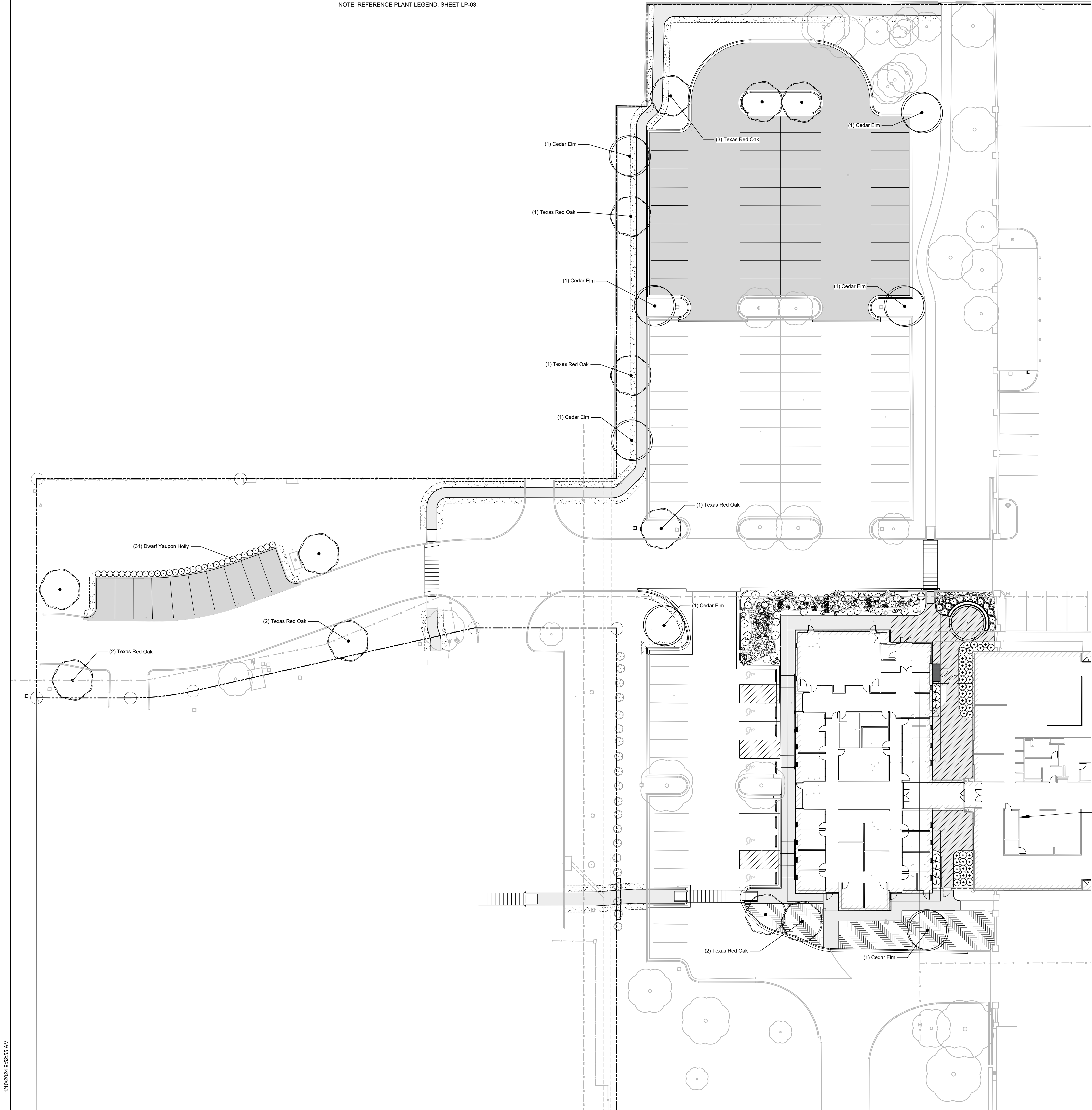
#	DATE	DESCRIPTION
02/20/2024	100% Design Development Set	
02/16/2024	75% Design Development Set	
01/12/2024	50% Design Development Set	

OVERALL
LANDSCAPE PLAN

LP-01

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NOTE: REFERENCE PLANT LEGEND, SHEET LP-03.



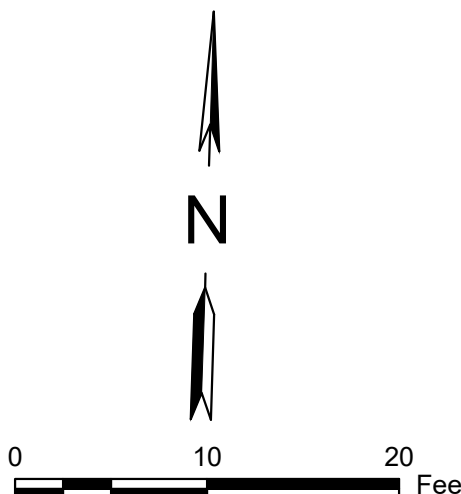
KEY NOTES

- 5" THK CONC PAVING
- OVERFLOW
- 8' TALL ORNAMENTAL FENCE
- 4' W x 8' TALL ORNAMENTAL GATE
- 35' TALL FLAGPOLE
- QUARRY BLOCK SEAT WALL
- CURB RAMP
- ACCESSIBLE PARKING
- BOULDER
- STEEL EDGING
- 24" DIA. CONC. CUVERT & HEADWALLS
- PACKAGE DELIVERY ENCLOSURE

LEGEND

- 5" THK CONC PAVING
- ENHANCED 5" THICK CONC PAVING

PLANTING
ENLARGEMENT AT
BUILDING, REF
SHEET LP-03



COPPELL SERVICE CENTER LOT 1R2, BLOCK 1	
JANUARY 15, 2024	
OWNER CITY OF COPPELL ADDRESS: 255 E. PARKWAY BOULEVARD COPPELL, TX. 75019 PHONE: (817) XXX-XXXX CONTACT: JAMIE BRIERTON E-MAIL: JBRIERTON@COPPELLTX.GOV	ENGINEER / APPLICANT PARKHILL ADDRESS: 3000 INTERNET BLVD. FRISCO, TX. 75034 PHONE: (817) 648-3216 CONTACT: CHRIS SCHNITGER, P.E. E-MAIL: CSCHNITGER@PARKHILL.COM

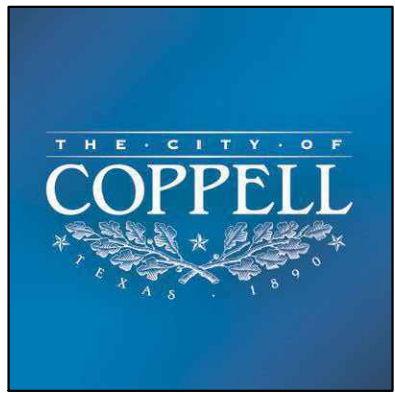
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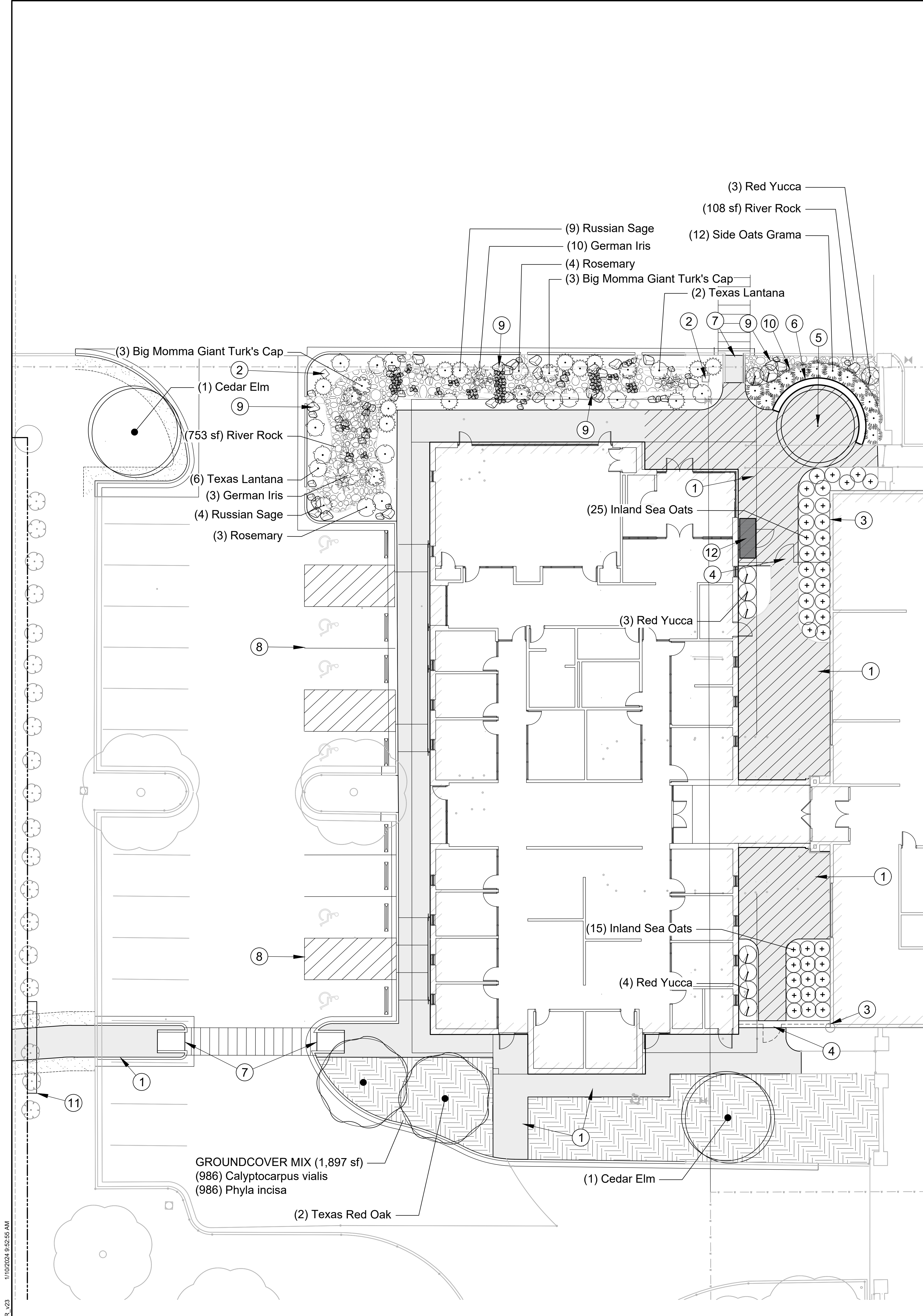
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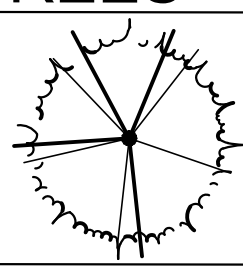
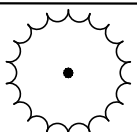
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LANDSCAPE PLAN
ENLARGEMENT

LP-02



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER	HEIGHT	
TREES					
	3	PINUS ELDARICA AFGHAN PINE	3" CALIPER	12' MIN	
	12	QUERCUS BUCKLEYI TEXAS RED OAK	3" CALIPER	12' MIN	
	7	ULMUS CRASSIFOLIA CEDAR ELM	3" CALIPER	12' MIN	
SHRUBS					
	31	-N ILEX VOMITORIA 'NANA' DWARF YAUPON HOLLY	3 GAL		
	8	LANTANA HORRIDA TEXAS LANTANA	3 GAL		
	6	MALVAVISCUS ARBOREUS DRUMMONDII 'BIG MOMMA' BIG MOMMA GIANT TURK'S CAP	3 GAL		
	7	ROSMARINUS OFFICINALIS ROSEMARY	3 GAL		
	22	YUCCA DESMETIANA SOFT-LEAF YUCCA	3 GAL		
GRASSES					
	12	BOUTELOUA CURTIPENDULA SIDE OATS GRAMA	3 GAL		
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS					
	40	CHASMANTHIUM LATIFOLIUM INLAND SEA OATS	3 GAL		
	13	IRIS X GERMANICA GERMAN IRIS	3 GAL		
	13	PEROVSKIA ATRIPLICIFOLIA RUSSIAN SAGE	3 GAL		
	10	YUCCA PARVIFLORA RED YUCCA	5 GAL		
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONTAINER		SPACING
GROUND COVERS					
	862 SF	-N RIVER ROCK RIVER ROCK			
	1,897 SF	50% FROG FRUIT 50% HORSEHERB	1,971 POTS 1,971 POTS	4" POT	1'-0"
TURF					
	2,556 SF	CYNODON DACTYLON 'CELEBRATION' BERMUDA GRASS	SOD		

- KEY NOTES
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0 10 20 Feet

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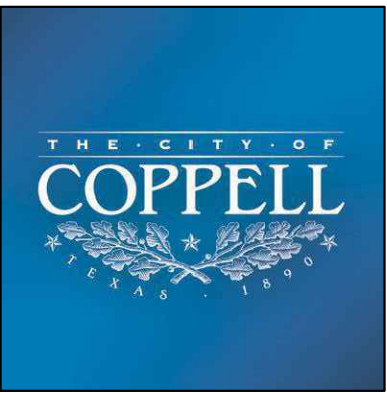
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LOT 1R2, BLOCK 1

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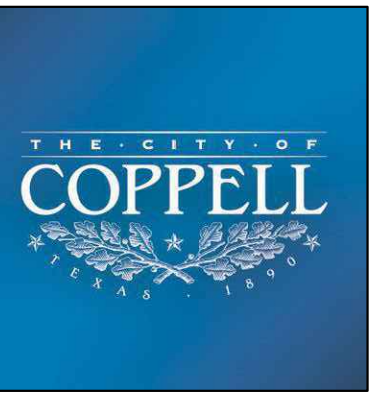
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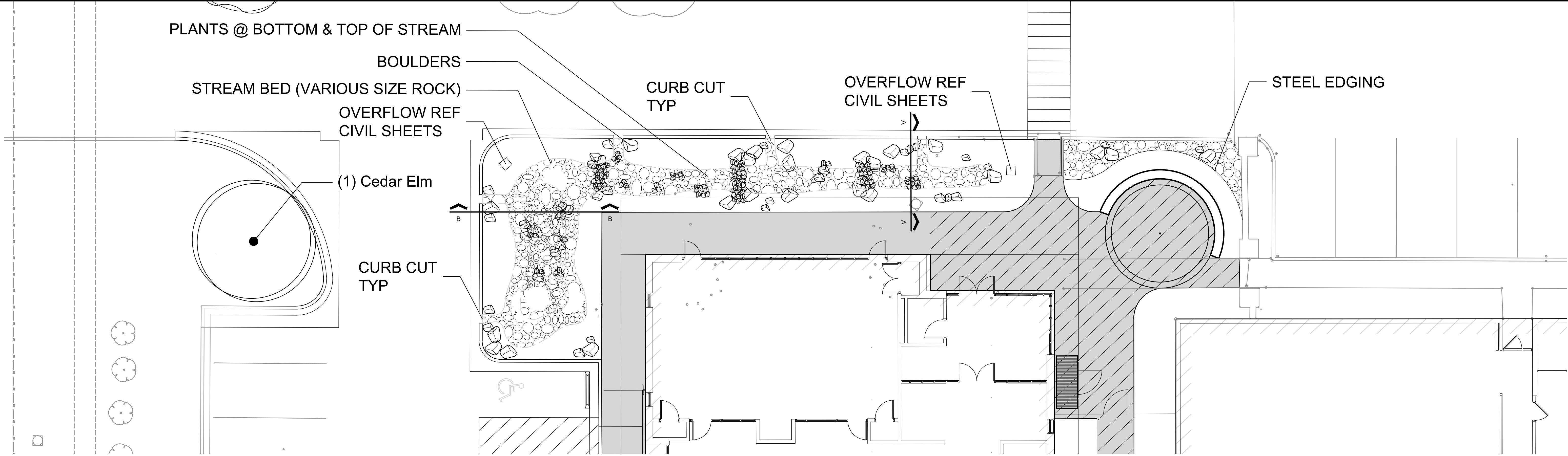


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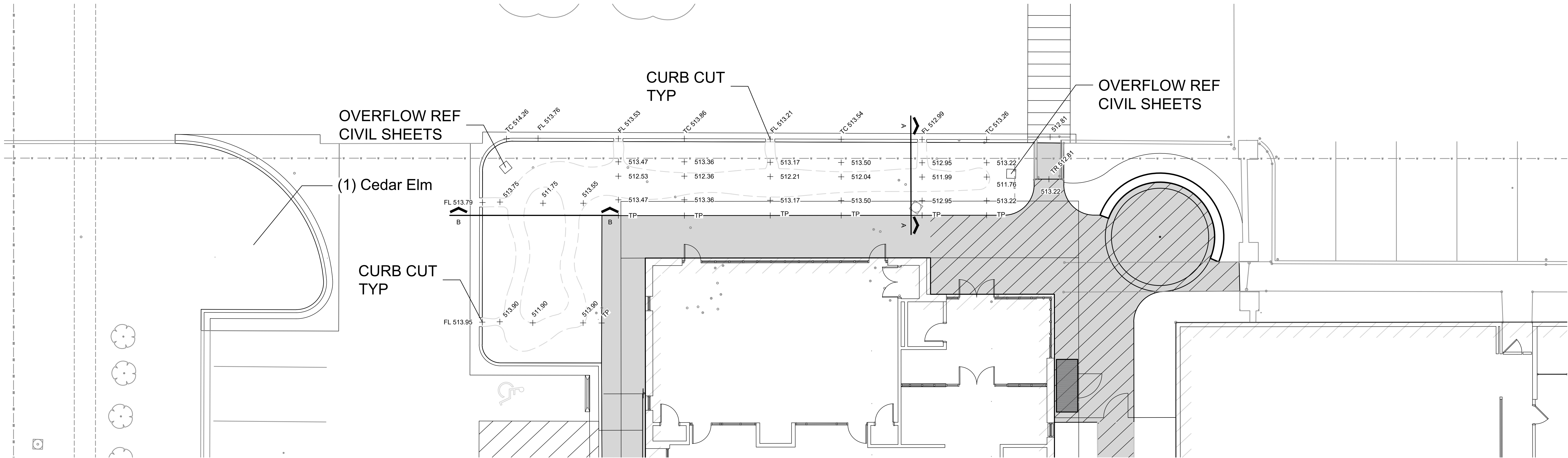
KEY PLAN

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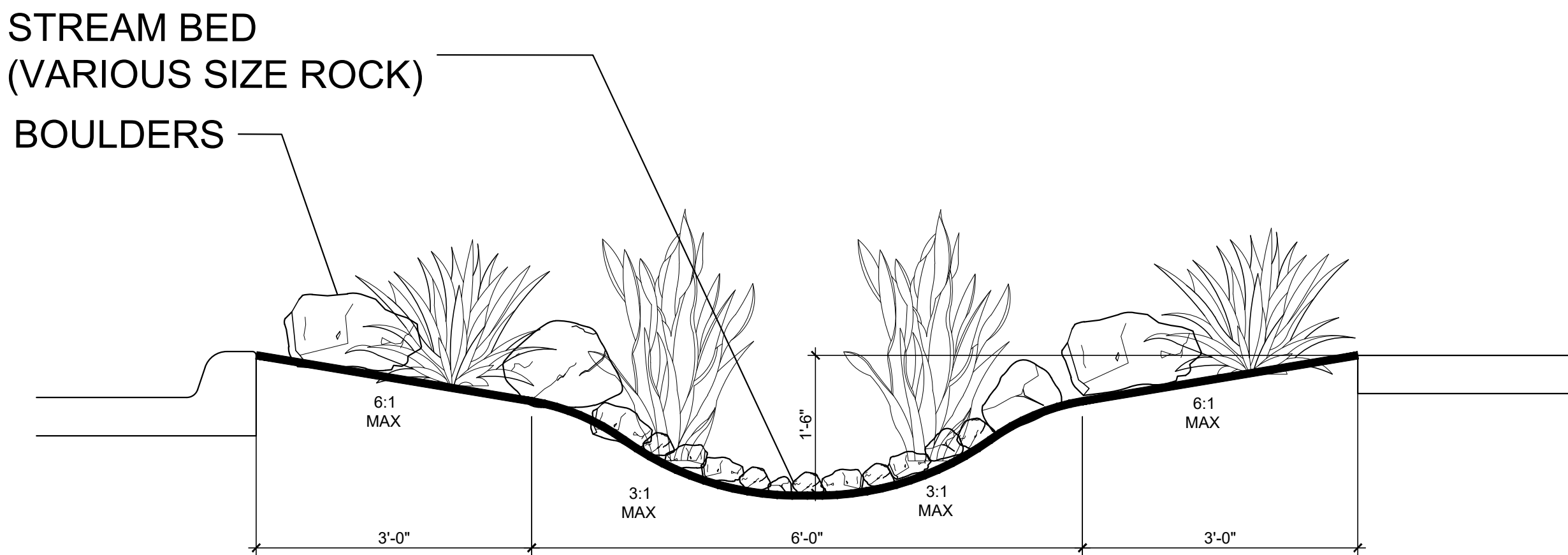
C1 BIOSWALE ENLARGEMENT
1" = 8'-0"

DETAIL-FILE

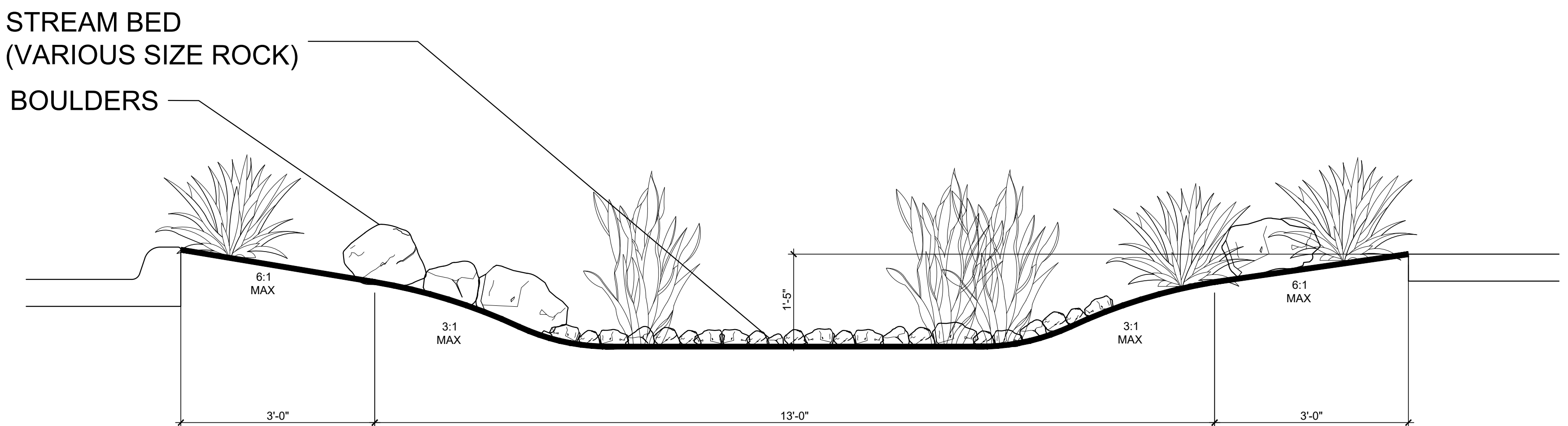


B1 BIOSWALE SPOT ELEVATIONS
1" = 8'-0"

DETAIL-FILE



SECTION A-A



SECTION B-B

A1 BIOSWALE DETAILS
3/4" = 1'-0"

DETAIL-FILE