

VICINITY MAP / NTS

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

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COZBY LIBRARY AND COMMUNITY COMMONS
COPPELL, TEXAS

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

SEAL

SHEET TITLE

TREE PRESERVATION PLAN

PROJECT MANAGER: RRM PROJECT DESIGNER: RRM

DRAWN BY: RRM/MDH CHECKED BY: DCB

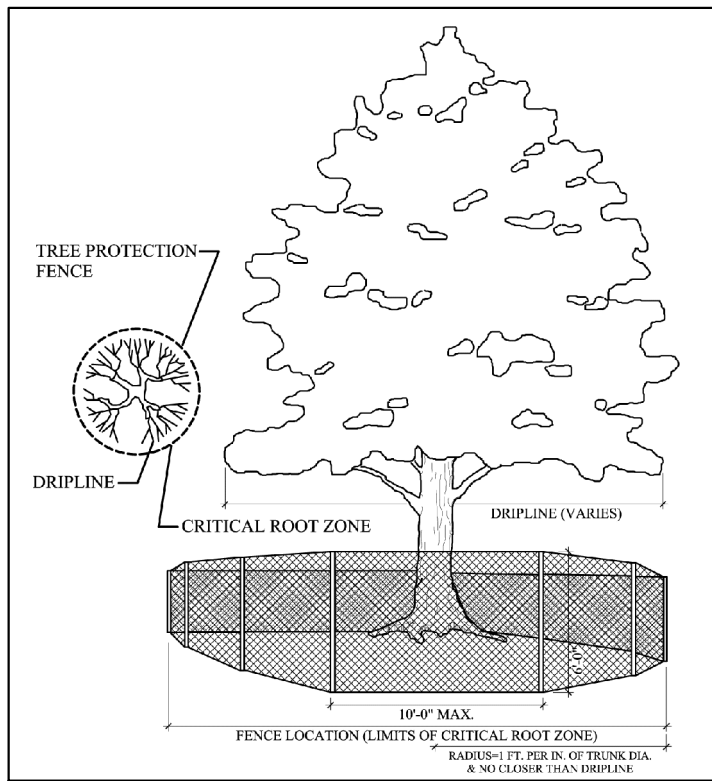
ISSUE DATE: 03/05/15 SCALE: AS NOTED

SHEET NO.

TP1.1

1 OF 4

A TREE PROTECTION DETAIL SCALE: 1/2"=10'-0" ELEVATION



GUIDELINES FOR TREE PROTECTION:

- A MAJOR PURPOSE OF ARTICLE 34, DIVISION 2 IS TO PROTECT ALL EXISTING QUALITY SITE TREES WHICH ARE NOT REQUIRED TO BE REMOVED FOR APPROVED DEVELOPMENT AND CONSTRUCTION TO OCCUR. THE FOLLOWING ARE MINIMUM REQUIREMENTS FOR THE PROTECTION OF ALL PROTECTED TREES WITHIN 50 FEET OF ALL DEVELOPMENT AND CONSTRUCTION ACTIVITIES RELATED, BUT NOT LIMITED, TO STREETS, PARKING LOTS, BUILDING SITES, DRIVEWAYS, AND SIDEWALKS.
- (A) 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.
- (B) 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.
- (C) 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).
- (D) BILINGUAL (ENGLISH AND SPANISH) SIGNAGE WILL BE CONSPICUOUSLY LOCATED ON ALL PROTECTIVE FENCING DESIGNATING A TREE PROTECTION ZONE. (APPENDIX F).
- (E) 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.
- (F) UNDERGROUND UTILITIES MAY BE BORED IF THE LINE OF THE UTILITY PASSES WITHIN A TREE PROTECTION OR CRITICAL ROOT ZONE. (APPENDIX G).
- (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).
- (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).
- (ORD. NO. 91500-A-203)
- SEC. 12-34-2-10. - PROHIBITED ACTIVITIES.
- THE FOLLOWING ACTIVITIES SHALL BE PROHIBITED ON ANY DEVELOPMENT OR CONSTRUCTION SITE WITHIN A TREE PROTECTION ZONE OR THE DRIP LINE OF ANY PROTECTED TREE:
- (A) NO CONSTRUCTION VEHICLE OR EQUIPMENT TRAFFIC OR PARKING SHALL TAKE PLACE.
- (B) NO MATERIALS INTENDED FOR USE IN DEVELOPMENT OR CONSTRUCTION, OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION, SHALL BE PLACED OR STORED.
- (C) 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.
- (D) 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 12-34-2-9
- (E) NO WATER, WHICH ACCUMULATES DUE TO CONSTRUCTION-RELATED ACTIVITIES, SHALL BE PERMITTED TO REMAIN AROUND ANY PROTECTED TREE.
- (F) NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- (G) 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.
- (H) 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
- (I) 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.

TREE REPLACEMENT CREDITS.

- CREDITS MAY BE EARNED TO REDUCE REQUIRED TREE REPLACEMENT OR MONEY PAID IN LIEU OF TREE REPLACEMENT, IF ANY, DUE TO COMPLIANCE WITH THE TREE PRESERVATION ORDINANCE. (SEE APPENDIX J)
- (A) NON-RESIDENTIAL PROPERTY. THE FOLLOWING CREDITS SHALL BE GIVEN TO REDUCE THE AMOUNT OF REPARATION INCURRED, IF ANY, FROM DEVELOPMENT AND CONSTRUCTION ON NON-RESIDENTIAL PROPERTY WHICH IS NOT ADJACENT TO RESIDENTIAL USE (APPENDIX K):
1. PRESERVATION CREDIT:
- a. A PRESERVATION CREDIT, BASED ON THE PERCENTAGE OF PROTECTED TREES (DBH) PRESERVED ON SITE, SHALL BE GIVEN.
- b. ONLY THOSE TREES IN GOOD CONDITION, WITH AN EXCELLENT PROSPECT FOR LONG-TERM SURVIVAL AND PRESERVED IN ACCORDANCE WITH PROVISION OF THIS ORDINANCE, SHALL BE CONSIDERED FOR PRESERVATION CREDIT.
- c. NON-RESIDENTIAL PROPERTY WHICH IS ADJACENT TO RESIDENTIAL USE MAY QUALIFY FOR THE PRESERVATION CREDIT IF A MINIMUM 50 FOOT PERMANENT BUFFER, MEETING ALL TREE PROTECTION ZONE REQUIREMENTS, IS MAINTAINED ADJACENT TO ALL RESIDENTIAL PROPERTY LINES.
2. LANDSCAPING CREDIT.
- a. FOR EACH ONE INCH DBH OF APPROVED SPECIES TREE PLANTED ON SITE, A LANDSCAPING CREDIT OF ONE INCH DBH SHALL BE EARNED.
- b. THIS CREDIT SHALL INCLUDE ANY TREES PLANTED TO FULFILL CITY LANDSCAPING REQUIREMENTS.
- c. THE LANDSCAPING CREDIT MAY BE APPLIED TO OFFSET UP TO 50 PERCENT OF REQUIRED REPARATION AS PROVIDED IN SUBSECTION 3.
3. APPLICABILITY OF LANDSCAPING CREDIT. IN AN EXCEPTIONAL CASE A LANDSCAPE CREDIT MAY BE APPLIED TO OFFSET UP TO 50 PERCENT OF A REQUIRED REPARATION AS PROVIDED HEREIN. AN EXCEPTIONAL CASE SHALL BE DEFINED BY THE CITY MANAGER OR HIS DESIGNEE BY ADOPTION OF REASONABLE GUIDELINES BASED ON ALL OF THE FOLLOWING:
- (a) INTENSITY/USE OF THE DEVELOPMENT;
- (b) ACREAGE AND/OR LOCATION OF THE PROPERTY;
- (c) THE NUMBER OF TREES WHICH MAY BE AFFECTED;
- (d) THE LOCATION OF THE PROPERTY IN RELATION TO SURROUNDING DEVELOPMENT;
- (e) FRONTAGE ON MAJOR THOROUGHFARES;
- (f) ENVIRONMENTAL DISRUPTION OR SENSITIVITY TO SURROUNDING ARBOREAL GROWTH; AND
- (g) DISRUPTION TO SURROUNDING WILDLIFE.

- THESE GUIDELINES SHALL BE ADOPTED, AND, MAY AMENDED FROM TIME TO TIME BY RESOLUTION OF THE CITY COUNCIL.
- (B) RESIDENTIAL AND ADJACENT NON-RESIDENTIAL PROPERTIES. THE FOLLOWING CREDITS, IN EXCEPTIONAL CASES, AS DEFINED HEREIN IN SECTION 12-34-2-13 (A) (3), SHALL BE GIVEN TO REDUCE THE AMOUNT OF REPARATION INCURRED, IF ANY, FROM DEVELOPMENT AND CONSTRUCTION ON RESIDENTIAL PROPERTIES AND THOSE NON-RESIDENTIAL PROPERTIES ADJACENT TO RESIDENTIAL USE THAT DO NOT MAINTAIN A MINIMUM OF A 50-FOOT PERMANENT BUFFER, AS DESCRIBED IN SECTION 12-34-2-13A ABOVE (APPENDIX L).
- (C) CREDIT DETERMINATION.
1. DETERMINATION OF EXPECTED CREDIT SHALL BE MADE BY THE CITY MANAGER OR HIS DESIGNEE UPON APPROVAL OF A TREE REMOVAL PERMIT APPLICATION.
2. THE CITY MANAGER OR HIS DESIGNEE SHALL VERIFY CREDITS UPON COMPLETION OF THE SITE IMPROVEMENTS, AND FOR THIS PURPOSE, MAY INCLUDE AN FIELD INSPECTION OF THE SITE.
3. IF ACTUAL LANDSCAPING AND TREE PRESERVATION IS NOT IN ACCORDANCE WITH THE PLAN ON WHICH CREDITS WERE BASED, AN ADJUSTMENT SHALL BE MADE AND, IF NECESSARY, REQUIRE THE APPLICANT TO MAKE ADDITIONAL REPARATION EITHER IN THE FORM OF ADDITIONAL TREE PLANTING OR CONTRIBUTION TO THE CITY OF COPPELL REFORESTATION AND NATURAL AREAS FUND.
4. ONLY IN EXCEPTIONAL CASES MAY LANDSCAPING CREDIT BE GIVEN TO REDUCE REPARATION INCURRED OR IN THE EVENT OF TREE REMOVAL FOR FLOODPLAIN RECLAMATION PURPOSES.

EXISTING TREE LEGEND

LOCATION TREE #	DIAMETER (DBH)	SPECIES	ACTION	CREDITS
1	14	BRADFORD PEAR	TO REMAIN	14
2	12	BRADFORD PEAR	TO REMAIN	12
3	12	BRADFORD PEAR	TO REMAIN	12
4	20	LIVE OAK	TO REMAIN	20
5	12	RED OAK	TO BE REMOVED	-12
6	14	LIVE OAK	TO BE REMOVED	-14
7	12	CRAPE MYRTLE	TO BE REMOVED	EXEMPT
8	8	CRAPE MYRTLE	TO REMAIN	8
9	10	CRAPE MYRTLE	TO BE REMOVED	EXEMPT
10	14	LIVE OAK	TO REMAIN	14
11	10	RED OAK	TO REMAIN	10
12	4	MULTI-TRUNK CREPE MYRTLE	TO BE REMOVED	EXEMPT
13	5.5	MULTI-TRUNK CREPE MYRTLE	TO BE REMOVED	EXEMPT
14	4	MULTI-TRUNK CREPE MYRTLE	TO BE REMOVED	EXEMPT
15	12	RED OAK	TO BE REMOVED	-12
16	18	LIVE OAK	TO REMAIN	18
17	12	CRAPE MYRTLE	TO BE REMOVED	EXEMPT
18	10	CRAPE MYRTLE	TO BE REMOVED	EXEMPT
19	4	SHRUB	TO BE REMOVED	EXEMPT
20	10	CRAPE MYRTLE	TO BE REMOVED	EXEMPT
21	8	AFGHAN PINE	TO BE REMOVED	-8
22	12	CRAPE MYRTLE	TO BE REMOVED	EXEMPT
23	10	CRAPE MYRTLE	TO BE REMOVED	EXEMPT
24	10	CRAPE MYRTLE	TO BE REMOVED	EXEMPT
25	10	AFGHAN PNE	TO BE REMOVED	-10
26	5	CRAPE MYRTLE	TO BE REMOVED	EXEMPT
27	7	MULTI-TRUNK CRAPE MYRTLE	TO BE REMOVED	EXEMPT
28	4	MULTI-TRUNK CRAPE MYRTLE	TO BE REMOVED	EXEMPT
29	5	MULTI-TRUNK CRAPE MYRTLE	TO BE REMOVED	EXEMPT
30	15	MULTI-TRUNK CRAPE MYRTLE	TO BE REMOVED	EXEMPT
31	15	MULTI-TRUNK CRAPE MYRTLE	TO BE REMOVED	EXEMPT
32	5	MULTI-TRUNK TREE YAUPON HOLLY	TO BE REMOVED	EXEMPT
33	6	MULTI-TRUNK TREE YAUPON HOLLY	TO BE REMOVED	EXEMPT
34	5	MULTI-TRUNK TREE YAUPON HOLLY	TO BE REMOVED	EXEMPT
35	5	MULTI-TRUNK CRAPE MYRTLE	TO BE REMOVED	EXEMPT
36	7	MULTI-TRUNK CRAPE MYRTLE	TO BE REMOVED	EXEMPT
37	3	MULTI-TRUNK CRAPE MYRTLE	TO BE REMOVED	EXEMPT
38	5	MULTI-TRUNK TREE YAUPON HOLLY	TO BE REMOVED	EXEMPT
39	4	MULTI-TRUNK TREE YAUPON HOLLY	TO BE REMOVED	EXEMPT
40	8	CRAPE MYRTLE	TO REMAIN	8
41	8	CRAPE MYRTLE	TO REMAIN	8
42	6	CRAPE MYRTLE	TO REMAIN	6
43	8	CRAPE MYRTLE	TO REMAIN	8
44	8	CRAPE MYRTLE	TO REMAIN	8
45	8	CRAPE MYRTLE	TO REMAIN	8
46	6	CRAPE MYRTLE	TO REMAIN	6
47	6	CRAPE MYRTLE	TO REMAIN	6
48	10	BALD CYPRESS	TO REMAIN	10
49	18	BALD CYPRESS	TO REMAIN	18
50	6	MULTI-TRUNK TREE YAUPON HOLLY	TO BE REMOVED	EXEMPT
51	6	MULTI-TRUNK TREE YAUPON HOLLY	TO BE REMOVED	EXEMPT
52	1.5	RED OAK	TO BE REMOVED	EXEMPT
53	8	CRAPE MYRTLE	TO REMAIN	8
54	8	AFGHAN PINE	TO REMAIN	8
55	8	RED OAK	TO REMAIN	8
TOTAL CREDITS				162

TREE PRESERVATION DETAILS

COZBY LIBRARY AND COMMUNITY COMMONS			
LOT 1, BLOCK A 1.877 ACRES CITY OF COPPELL - DALLAS COUNTY - TEXAS			
OWNER WILLIAM T. COZBY PUBLIC LIBRARY 177 N. HEARTZ ROAD COPPELL, TX 75019 CONTACT: VICKI CHIAVETTA, PH: (972) 304-3655 VCHIAVETTA@COPPELLTX.GOV		APPLICANT / LANDSCAPE ARCHITECT DAVID C. BALDWIN INC. 730 EAST PARK BOULEVARD, SUITE 100 PLANO, TX 75074 CONTACT: RAQUEL MORTON, PH: (972) 509-1266 RAQUEL@DAVIDCBALDWIN.NET	
DESIGN: RRM	CHECK: RRM	SCALE: AS NOTED	2 OF 4
DRAWN: RRM	DATE: MARCH 2015	PROJECT:	

LANDSCAPE ARCHITECT

DAVID C. BALDWIN INCORPORATED

LANDSCAPE ARCHITECTURE PLANNING

730 EAST PARK BOULEVARD, SUITE 100
PLANO, TX 75074
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Marvin Prestridge LI 546 Steve Heidman LI 5148

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