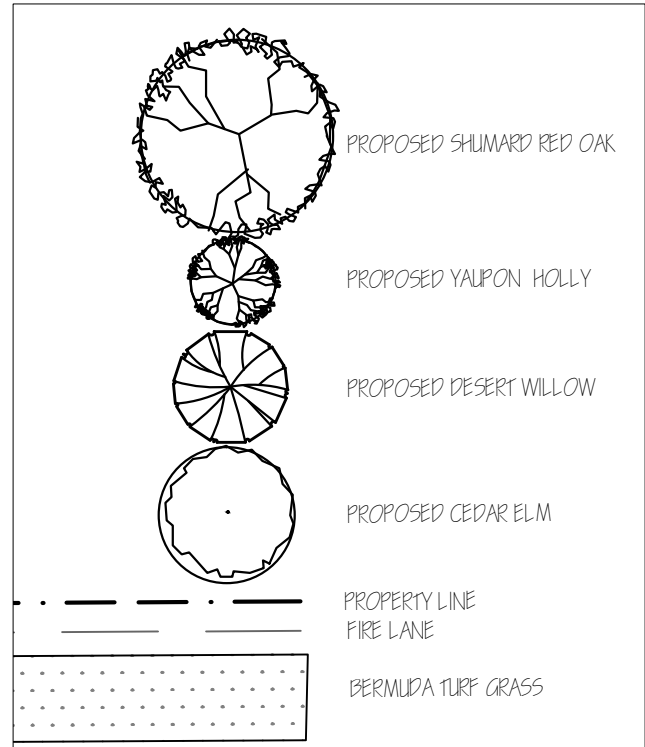


NORTH LOT LANDSCAPE PLAN  
Scale: 1" = 20'

Drawing Key



Plant List

Common Name	Botanical Name	Texas Native	Size	Qty	Notes
Cedar Elm	Ulmus crassifolia	Tree	Yes 65 gal	9	3" cal min - tree stakes req'd
Desert Willow	Chiopsis lineraris	Tree	Yes 15 gal	10	3" cal min - tree stakes req'd
Gulf Muhly	Muhlenbergia capillaris	Grass	Yes 5 gal	82	30" height at planting
Lindheimer Muhly / Big M.	Muhlenbergia lindheimeri	Grass	Yes 5 gal	100	30" height at planting
Nellie R. Stevens Holly	Ilex x attenuata 'Nellie R. Stevens'	Shrub	No 7 gal	9	30" height at planting
Shumard Red Oak	Quercus shumardii	Tree	Yes 65 gal	14	3" cal min - tree stakes req'd
Upright Rosemary	Rosmarinus officinalis	Perennial	No 3 gal	23	
Yaupon Holly	Ilex vomitoria	Small tree	Yes 15 gal	9	3" cal min - tree stakes req'd

North Lot	
<b>Perimeter Landscaping</b>	
perimeter linear ft.	1,155 lin ft.
sq ft required	9,033
sq ft provided	10,257
trees required	23
trees provided	24
<b>Interior Landscaping</b>	
street parking & vehicular areas	40,290 sf
sq ft required	4,029
sq ft provided	4,154
trees required	10
trees provided	14
<b>Non-vehicular Landscaping</b>	
site minus building	68,703
15% sq ft required	10,305
sq ft provided	11,145
trees required (1 tree/2,500 sf)	4
trees provided	4
Percentage of Total Site Area devoted to landscaping:	36%
Percentage of Total Site Area in decorative paving:	3%

Jurisdiction of Project

REGULATORY AUTHORITIES:  
CITY OF COPPELL PLANNING & ZONING  
255 PARKWAY BLVD.  
PO BOX 8478  
COPPELL, TX 75019  
972 304-7092  
TEXAS DEPARTMENT OF LICENSING AND REGULATION  
ELIMINATION OF ARCHITECTURAL BARRIERS  
E.O. THOMPSON STATE OFFICE BUILDING  
920 COL ORADO  
AUSTIN, TEXAS 78701  
(512) 463-3211  
(512) 475-2886 (FAX)

Landscaping Requirements

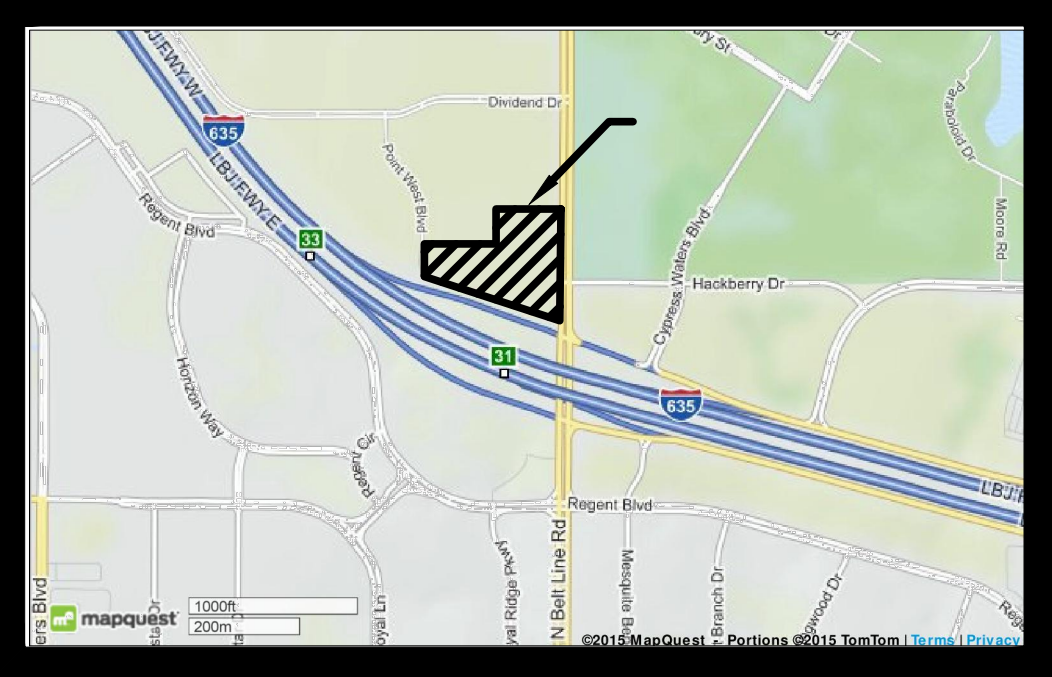
CITY OF COPPELL LANDSCAPE REQUIREMENTS  
ARTICLE 34. LANDSCAPE REGULATIONS  
SEC. 12-34

NO EXISTING TREES ON SITE.

Irrigation Requirements

UNDERGROUND AUTOMATIC SPRINKLING SYSTEM PROVIDED.  
SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND  
REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF.  
THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR.

Site Location



FELDMAN DESIGN STUDIOS  
P.O. Box 832246 Richardson, Texas 75083  
Phone: 972.980.1730 Fax: 972.980.1740  
info@feldmandesign.com

STATE OF TEXAS  
CAROL FELDMAN  
2080  
REGISTERED LANDSCAPE ARCHITECT

These drawings have been prepared by or under the supervision of Carol Feldman, Registered Landscape Architect #2080, Licensed Irrigator LI #20245

SITE  
LOT 1 BLOCK C  
DUKE LESLEY ADDITION  
DIVIDEND DRIVE & POINT WEST  
BOULEVARD  
INST. #20070240528  
D.R.D.C.T.

VACANT TRACT 757,425 SF 17.3881 AC  
AS SURVEYED

SEPTEMBER 2015

ZONING: PD PLANNED DEVELOPMENT

FEMA MAP  
AREA OF MINIMAL FLOOD HAZARD  
ZONE X  
PANEL 48121C0725G

OWNER & PROFESSIONALS  
OWNER  
SUN HOLDINGS, INC  
3318 FOREST LN.  
DALLAS, TX  
ARMANDO PALACIOS  
(512) 551-0921  
APALACIOS@SUNHOLDINGS.NET  
ARMANDO LOPEZ  
(210) 889-3084  
ALOPEZ@SUNHOLDINGS.NET

LANDSCAPE ARCHITECT  
FELDMAN DESIGN STUDIOS  
PO BOX 834326  
RICHARDSON, TEXAS 750803  
CAROL FELDMAN  
972.980.1730  
CAROL@FELDMANDESIGN.COM

#	REVISIONS
1	SITE PLAN REVISIONS 10.5.15
2	SITE PLAN REVISIONS 12.21.15
3	SITE PLAN REVISIONS 1.7.16
4	SITE PLAN REVISIONS 1.11.16
5	MINOR WORD REVISION 1.19.16
6	SITE PLAN REVISION 1.27.16

OWNER:

PROJECT:

DRAWING TITLE:

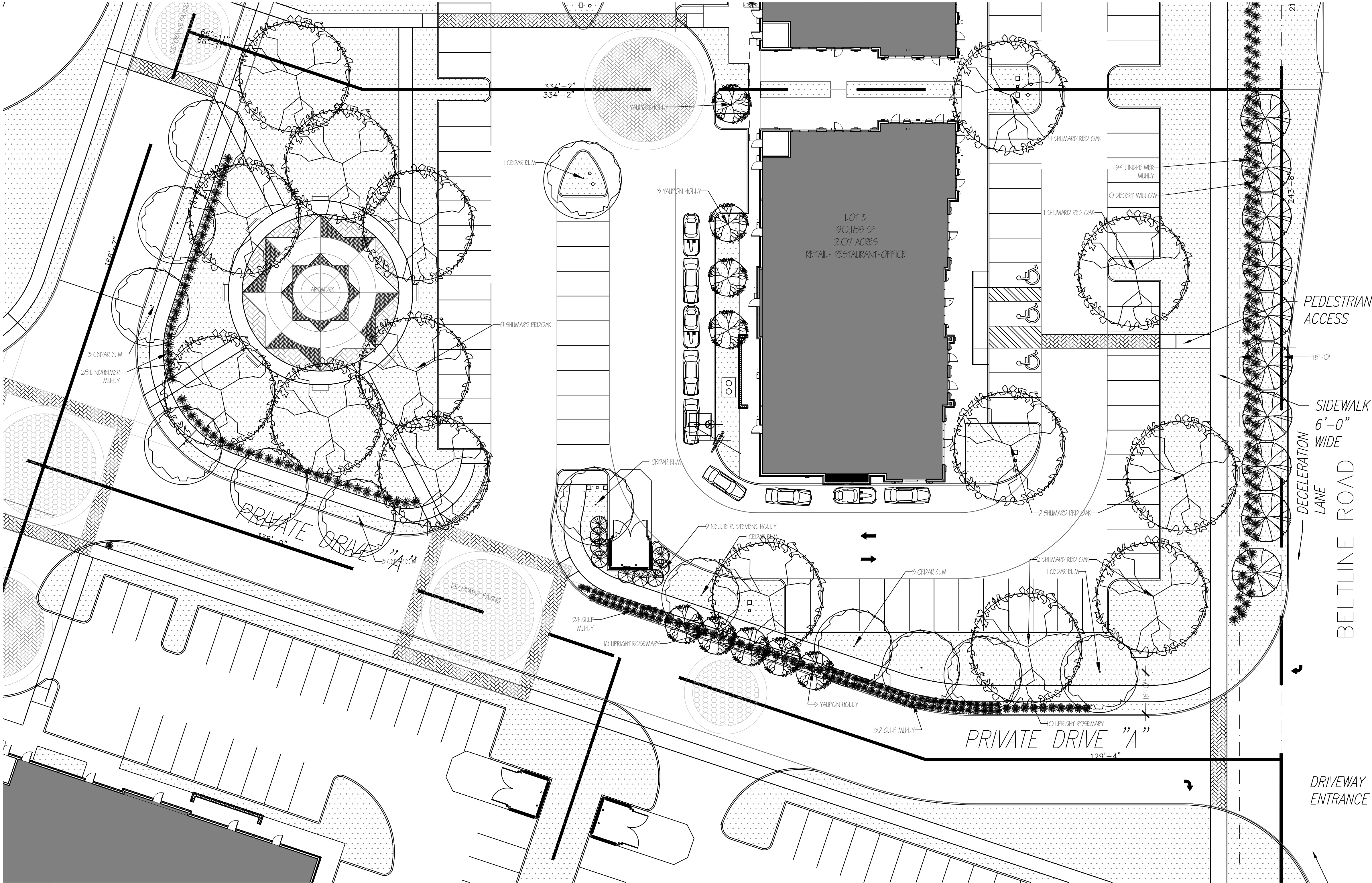
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DATE: Jan 27, 2016 -- 11:58am

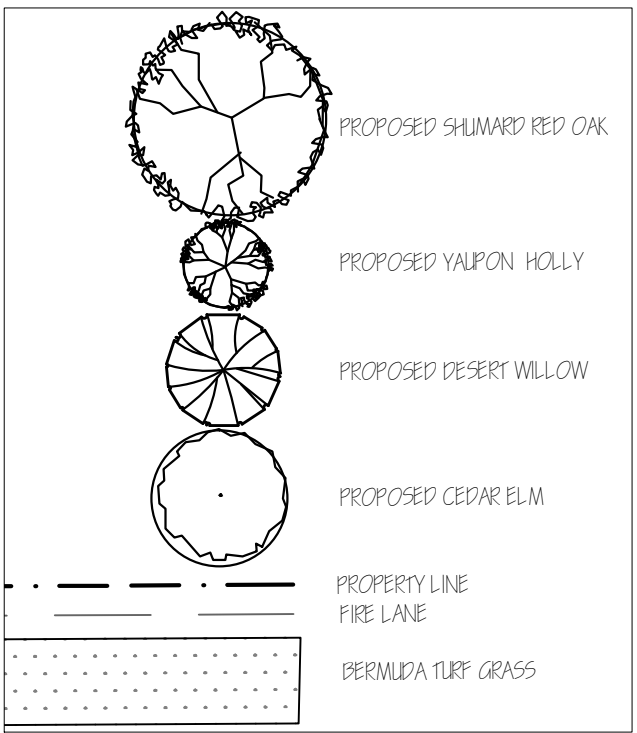
PROJECT #:

SHEET #:





Drawing Key



Plant List

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Desert Willow	Chiopsis linearis	Tree	Yes 15 gal	10	3" cal min - tree stakes req'd
Gulf Muhly	Muhlenbergia capillaris	Grass	Yes 5 gal	77	30" height at planting
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Shumard Red Oak	Quercus shumardii	Tree	Yes 65 gal	15	3" cal min - tree stakes req'd
Upright Rosemary	Rosmarinus officinalis	Perennial	No 3 gal	28	
Yaupon Holly	Ilex vomitoria	Small tree	Yes 15 gal	9	3" cal min - tree stakes req'd

South Lot	
<b>Perimeter Landscaping</b>	
perimeter linear ft.	1,327 lin ft.
sq ft required	11,123
sq ft provided	12,864
trees required	26.6
trees provided	27
<b>Interior Landscaping</b>	
street parking & vehicular areas	43,348 sf
sq ft required	4,335
sq ft provided	4,533
trees required	11
trees provided	11
<b>Non-vehicular Landscaping</b>	
site minus building area	84,108 sf
15% sq ft required	12,616
sq ft provided	16,350
trees required (1 tree/2,500 sf)	7.5
trees provided	9
Percentage of Total Site Area devoted to to landscaping:	
44%	
Percentage of Total Site Area in decorative paving:	
5%	

Jurisdiction of Project

REGULATORY AUTHORITIES:  
CITY OF COPPELL PLANNING & ZONING  
255 PARKWAY BLVD.  
PO BOX 9478  
COPPELL, TX 75019  
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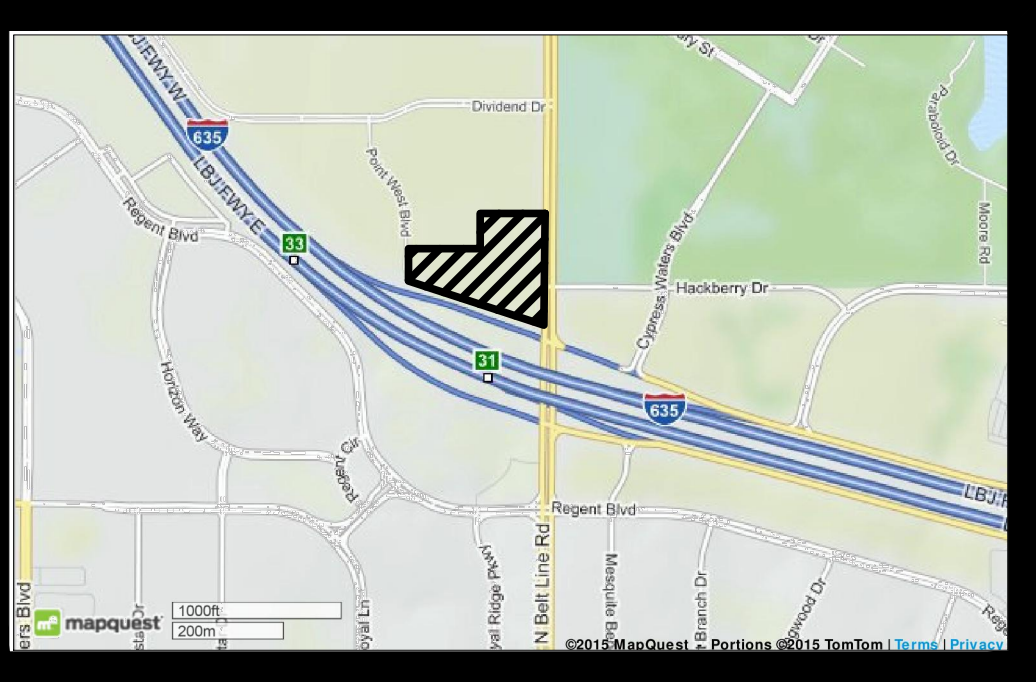
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Site Location



PELDMAN  
DESIGN STUDIOS

P.O. Box 887246, Richardson, Texas 75088  
Phone: 972.980.1750 Fax: 972.980.1740  
info@feldmandesign.com

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7	MINOR WORD REVISION 1.28.16

OWNER:

PROJECT:

DRAWING TITLE:

DRAWN BY:	DESIGNED BY:
DATE: Jan 28, 2016 - 1:38pm	
PROJECT #:	
SHEET #:	

L1.03