

LANDSCAPE TABULATIONS

PERIMETER LANDSCAPE

Requirements: Street Frontage shall contain a 15' landscape buffer with one (1) tree, 3" cal. 12" above ground, per 50 L.I. and 30" ht. parking lot screen, hedge or berm. Perimeter landscape areas shall contain a 10' landscape buffer along property lines with one (1) tree, 3" cal. 12" above ground, per 50 L.I.

North Property Line: (1,120 L.I.)
Required (23) trees
Provided (23) trees, 3" cal. min.

East Property Line: (1,040 L.I.)
Required (21) trees
Provided (21) trees, 3" cal. min.

South Property Line: (755 L.I.)
Required (15) trees
Provided (15) trees, 3" cal. min.

West Property Line: (944.75 L.I.)
Required (19) trees
Provided (19) trees, 3" cal. min.

INTERIOR LANDSCAPE
Requirements: 10% of gross parking area to be landscape. One (1) tree per 400 s.f. of required landscape area.

Parking Lot: 56,080 s.f.
Parking Spaces: 181

Required 5,608 s.f. (10%)
(14) trees, 3" cal.
Provided 12,177 s.f. (21.7%)
(14) trees, 3" cal. min.

OPEN SPACE
Requirements: 15% of lot not covered by buildings to be landscape open space. One (1) tree per 2500 s.f. of open space.

TOTAL LOT AREA: (Exclusive of building):
515,478 s.f.

Required 77,321 s.f. (15%)
(31) trees
Provided 175,954 s.f. (34.1%) N.I.C. FUTURE TRUCK COURT
(107) trees, 3" cal. min.
(78) trees, 2" cal.

SUMMARY

Total trees required: (123) trees

Total trees provided: (230) trees, 3" cal. min.
(78) trees, 2" cal.

IRRIGATION REPAIR SPECIFICATIONS

- Contractor shall perform site visit prior to bidding and construction, to review extent of existing irrigation system.
- Contractor shall be responsible for verifying conditions of existing irrigation system. Contractor shall be responsible for maintaining the integrity of existing irrigation where possible, and if not, repair as needed, including but not limited to irrigation controller, meter, sleeving, etc.

LAWN REPAIR NOTES

- All lawn areas damaged during construction to be repaired with solid sod and raked free of debris.
- Adjust damaged areas to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All areas to be repaired must be planted by hand to cover area completely. Insure edges of sod are touching. Top dress joints by hand with compost to fill voids.
- Roll repaired areas to achieve a smooth, even surface, free from unnatural undulations.

LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Hydromulch Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

HYDROMULCH NOTES

- All lawn areas to be Hydromulch Bermudagrass, unless noted otherwise on drawings.
- Contractor shall scarify, rip, loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
- Bermudagrass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
- Fiber: Shall be one hundred (100%) percent Wood Cellulose Fiber, delivered to the site in its original unopened container. "Conweb" or equal.
- Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be "Terra-Tack one", as manufactured by Growers, Inc., or equal.
- Hydromulch with Bermudagrass seed at a rate of two (2) pounds per one thousand (1000) square foot.
- Use a 4"x8" batter board against all beds areas.
- If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Ryegrass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermudagrass the following growing season.
- In the event rye grass is necessary due to time of year installation, it shall be the responsibility of the contractor to scalp existing grass, bag clippings, and scarify soil to a depth of 1" prior to permanent lawn grass installation.
- All lawn areas to be hydromulched, shall have one hundred (100%) percent coverage prior to final acceptance.
- Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.

COPPELL NOTES

- Irrigation controller shall include a surge protection device, freeze detector and rain sensor.
- Landscape plans shall be signed and sealed by a licensed Landscape Architect.
- Irrigation plans shall be signed and sealed by a licensed Irrigation Designer.
- Irrigation meter will require assessment by the City of Coppell Water Utilities.
- All landscape areas to be 100% irrigated with an automatic underground irrigation system.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours indicated on civil plans.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as: bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

EXISTING PLANT LEGEND

TREES

TYPE COMMON NAME

EBE Bald Cypress
ECE Cedar Elm
ECP Chinese Pistache
EERC Eastern Red Cedar
ELE Lacebark Elm
ELO Live Oak
ERO Red Oak 'Shumard'

SHRUBS

TYPE COMMON NAME

EDBH Dwarf Burford Holly

TRANSPLANT PLANT LEGEND

TREES

TYPE COMMON NAME

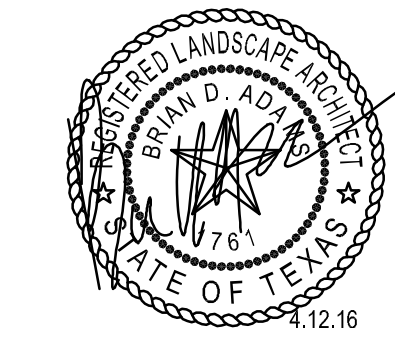
TPBC Transplant Bald Cypress
TPCE Transplant Cedar Elm
TPLO Transplant Live Oak

TRANSPLANT NEW LOCATION PLANT LEGEND

TREES

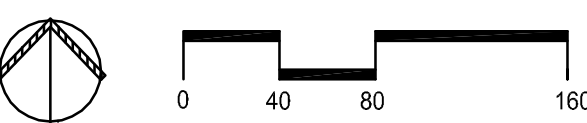
TYPE COMMON NAME

BCTP Bald Cypress Transplant new location
CETP Cedar Elm Transplant new location
LOTP Live Oak Transplant new location



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01 OVERALL SITE PLAN
SCALE: 1" = 80'-0"



OVERALL SITE PLAN

COPPELL TRADE CENTER-BUILDING

SANDY LAKE ROAD @ NORTHPOINT DR.
COPPELL, TEXAS 75019

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ARCHITECTS, INC.

PROJECT NUMBER:
2011238

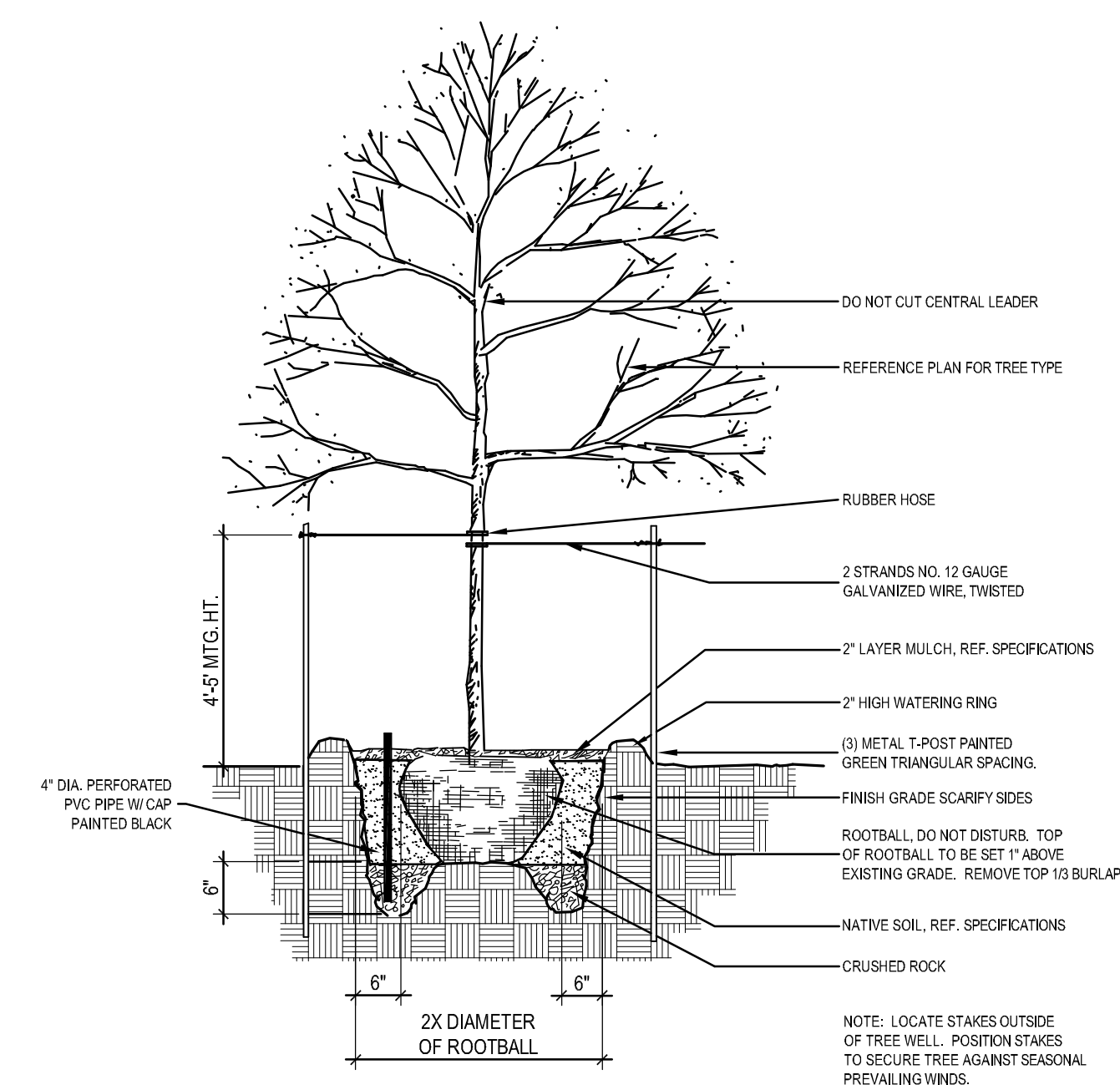
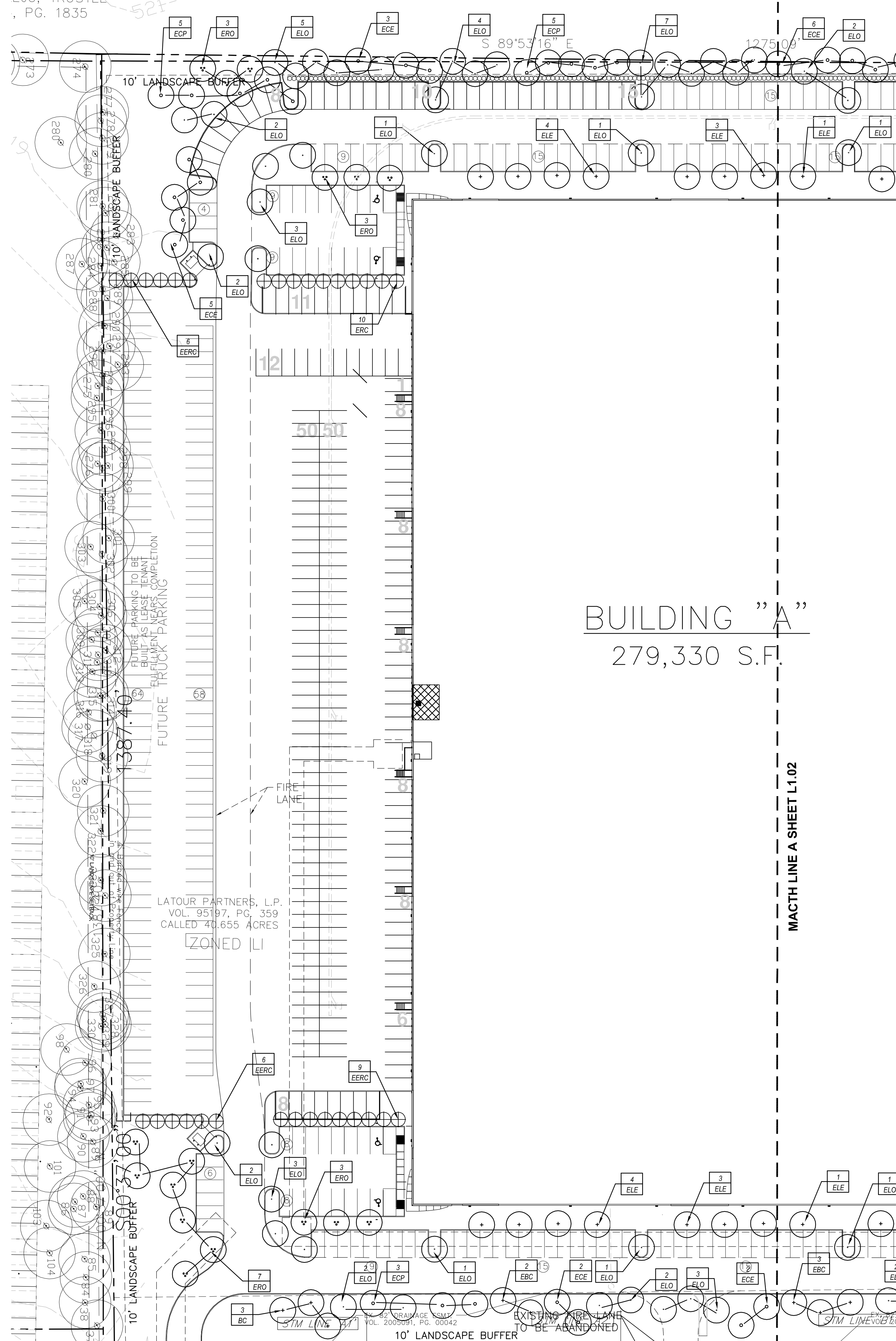
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COPPELL TRADE CENTER
LOT 1R, BLOCK 1
OUT OF THE
JOHN E. HOLLAND SURVEY, ABSTRACT NO. 614
CITY OF COPPELL, DALLAS COUNTY, TEXAS

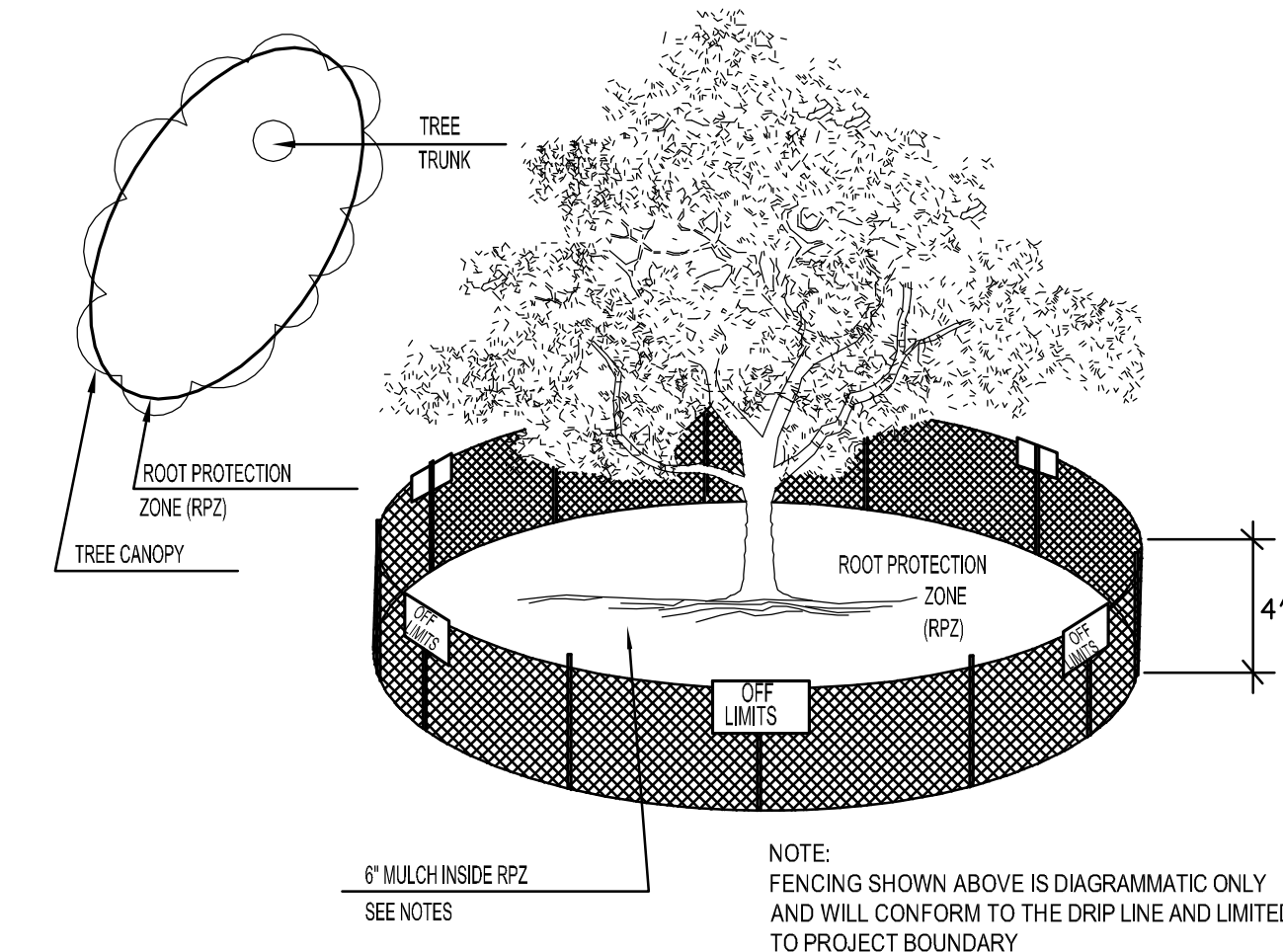
April 12, 2016

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maa
merriman
associates

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01 TREE PLANTING DETAIL



02 TREE PROTECTION FENCE A

GRAPHIC PLANT LEGEND

	EXISTING LIVE OAK
	EXISTING BALD CYPRESS LACEBARK ELM
	EXISTING CEDAR ELM CHINESE PISTACHE
	EXISTING RED OAK
	EXISTING EASTERN RED CEDAR
	EXISTING DWARF BURFORD HOLLY

EXISTING PLANT LEGEND

TREES	
TYPE	COMMON NAME
EBC	Bald Cypress
ECE	Cedar Elm
ECP	Chinese Pistache
EERC	Eastern Red Cedar
ELE	Lacebark Elm
ELO	Live Oak
ERO	Red Oak 'Shumard'

SHRUBS	
TYPE	COMMON NAME
EDBH	Dwarf Burford Holly

TRANSPLANT PLANT LEGEND

TREES	
TYPE	COMMON NAME
TPBC	Transplant Bald Cypress
TPCE	Transplant Cedar Elm
TPLO	Transplant Live Oak

TRANSPLANT NEW LOCATION PLANT LEGEND

TREES	
TYPE	COMMON NAME
BCTP	Bald Cypress Transplant new location
CETP	Cedar Elm Transplant new location
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01 LANDSCAPE PLAN
SCALE: 1" = 40' 0"



A step function graph on the interval $[0, 80]$. The function is 1 on $[0, 20]$, 0 on $(20, 40]$, and 1 on $(40, 80]$.

LANDSCAPE PLAN: AREA A

COPPELL TRADE CENTER-BUILDING

SANDY LAKE ROAD @ NORTHPOINT DR.
COPPELL, TEXAS 75019

OWNER:

HOLT LUNSFORD COMMERCIAL

KEN NEWMAN
5055 KELLER SPRINGS RD. STE. 300
ADDISON, TEXAS 75001
TEL: (972) 380-3640
FAX: (972) 241-7955

APPLICANT:

MERRIMAN ASSOCIATES/ARCHITECTS

FRED MARTINEZ
300 N. FIELD STREET
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FAX: (214) 987-2138
E-MAIL: fredm@merriman-maa.com

CIVIL ENGINEER:

MACATEE ENGINEERING, INC.

DAYTON MACATEE
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CITY OF COPPELL, DALLAS COUNTY, TEXAS

APRIL 12, 2016

1. *Trees shall have ten (10") inches of rootball width for every one (1") inch caliper of tree.*
2. *Trees shall have one-fourth (1/4) the height of the tree in rootball depth.*
3. *Trees shall be dug either by hand or by the use of a tree spade. Tree spade shall be a minimum of 60".*
4. *Contractor shall be responsible for maintaining all transplanted trees in the event they are unable to replant them immediately after digging. Contractor shall coordinate with other trades such that digging and replanting can occur simultaneously.*
5. *In the event transplanted trees have to be held on site, it shall be the responsibility of the Contractor to maintain the trees in a healthy and growing condition.*
6. *The following list shall be used as guidelines only for holding of trees on site.*
 - a. *Trees shall be set on grade with the rootball completely covered with soil and mulch. No rootball shall be exposed.*
 - b. *Trees shall be wired and staked such that they will not blow over.*
 - c. *Trees shall be watered daily by hand or a temporary drip/irrigation system installed.*
7. *Replanting trees shall follow the same planting techniques as outlined in the Landscape Specifications.*
8. *Live Oak to be pruned by 1/4 prior to transplanting.*

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EXISTING TREE NOTES

1. Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
2. If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
3. No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
4. Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
5. Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
6. Equipment/Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
7. Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
8. Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the drip line of trees.
9. Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48") inches.
10. Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
11. Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
12. Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
13. Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
14. Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

EXISTING PLANT LEGEND

TREES

TYPE	COMMON NAME
EBC	Bald Cypress
ECE	Cedar Elm
ECP	Chinese Pistache
EERC	Eastern Red Cedar
ELE	Lacebark Elm
ELO	Live Oak
ERO	Red Oak 'Shumard'

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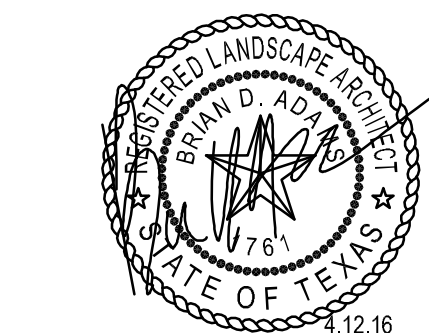
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TRANSPLANT NEW LOCATION PLANT LEGEND

TREES

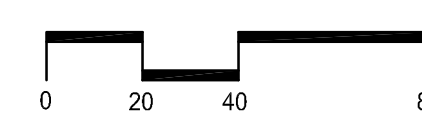
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SCALE: 1" = 40'-0"



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