



CONNELL SKAGGS
ADDITION LOTS 1 & 3
(WOODSIDE VILLAGE)
COPELL, TEXAS

Exhibit "C"

TRACT 1
(FEE PARCEL)
5.772 ACRES (251,410 S.F.)
LOT 1, BLOCK 1
CONNELL SKAGGS ADDITION
VOL. 88006, P.G. 5896
CITY OF COPPELL DALLAS COUNTY, TEXAS

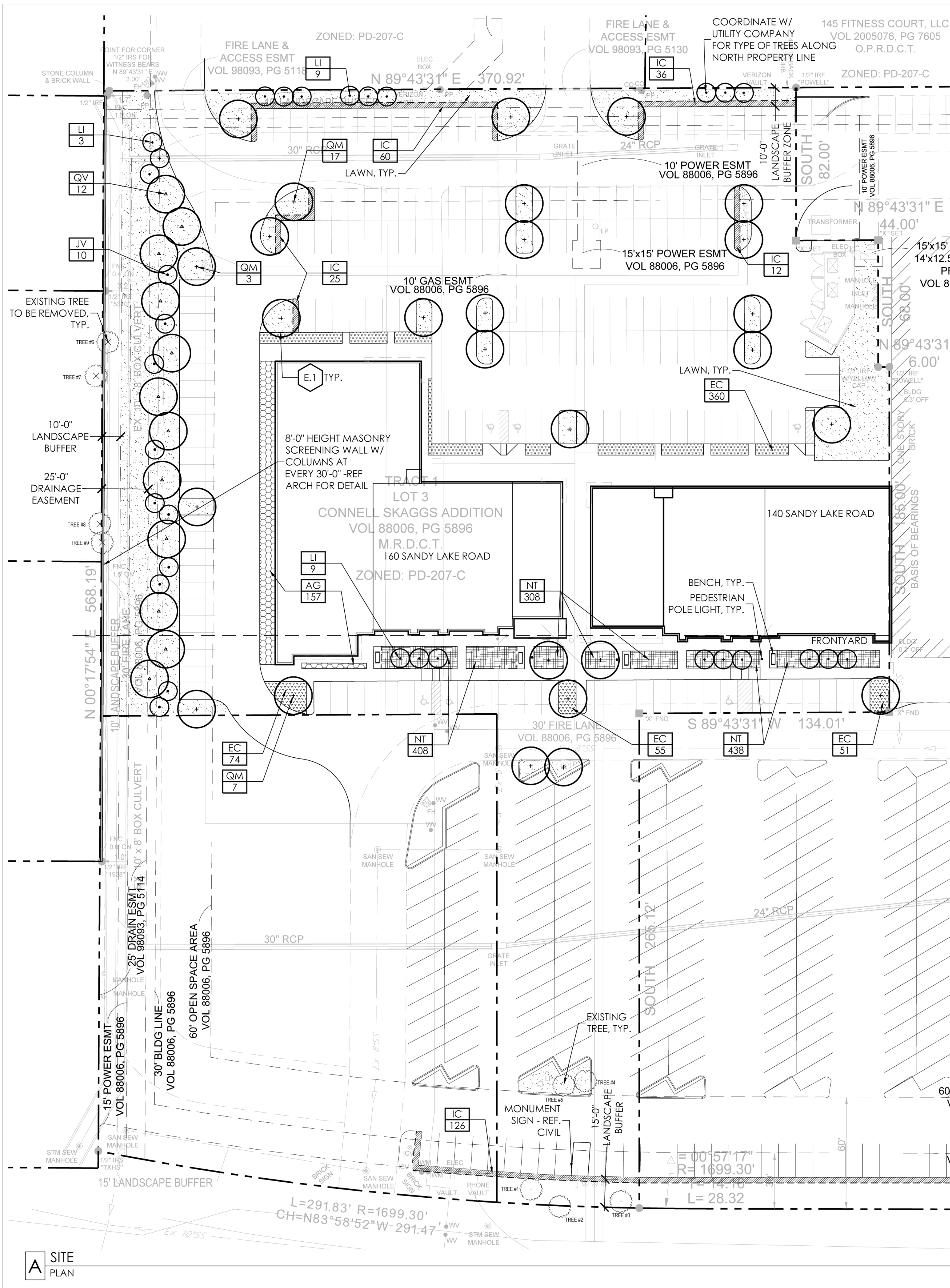
OWNER:
356 DEVELOPMENT, LLC
4300 SIGMA ROAD, SUITE 100
DALLAS, TEXAS 75244
PH: 972.250.5850
CONTACT: SEAN PORTER
EMAIL: sporter@capstonecommercial.com

ISSUE:
10.14.16 | SITE PLAN

REVISIONS:

LANDSCAPE
PLAN/TREE
SURVEY

L1.1



PLANT SCHEDULE

QUANT.	SYMB.	BOTANICAL NAME/ COMMON NAME	MIN. CAL.	MIN. HEIGHT	MIN. SPREAD	CONTAINER/ ROOTBALL	SPACING	REMARKS
TREES								
21	JV	JUNIPERUS VIRGINIANA/ EASTERN RED CEDAR	N/A	8'	5'	B&B	PER PLAN	FULL TO GROUND, MATCHED
10	LT	LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'/ NATCHEZ CRAPE MYRTLE	N/A	10'	5'	45 GAL.	PER PLAN	MULTI-TRUNK, 5 CANE MIN. FULL CANOPY, MATCHED
27	QM	QUERCUS MACROCARPA/ BUR OAK	4"	12'	4'	100 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED
12	QV	QUERCUS VIRGINIANA/ LIVE OAK	3.5"	10'	4'	65 GAL.	PER PLAN	SINGLE STRAIGHT TRUNK, FULL CANOPY, MATCHED

SHRUBS / ORNAMENTAL GRASSES / GROUNDCOVERS

157	AG	ABELIA X EDWARD GOUCHERY/ EDWARD GOUCHER ABELIA	24"	24"	5 GAL.	36" O.C.		
540	EC	EUONYMUS COLORATUS FORTUNEI/ PURPLE WINTER CREEPER	6"	12"	4" POTS	24" O.C.		FULL-ROOTED POTS, VIGOROUS GROWTH AT TIME OF PLANTING
325	IC	ILEX CORNUTA 'DWARF BURFORD'/ DWARF BURFORD HOLLY	30"	30"	7 GAL.	36" O.C.		
1,154	NT	NASSELLA TENUISSIMA/ MEXICAN FEATHER GRASS	12"	12"	1 GAL.	18" O.C.		

CYNADON DACTYLON
COMMON BERMUDAGRASS

SOLID SOD AS DESIGNATED ON PLANS

ACCESSORIES

SYMBOL	DESCRIPTION	COLOR	FINISH	REMARKS
E.1	4" X 18" STEEL EDGE	GRAY/METALLIC	GALVANIZED	COL-MET, 972-494-3900

IRRIGATION NOTE:

ALL LANDSCAPE AREAS SHALL 100% HEAD TO HEAD COVERAGE BY AUTOMATIC, UNDERGROUND IRRIGATION AND SHALL INCLUDE: 4" POP-UP SPRAY HEADS (LAWN AREAS), DRIP TUBING (SHRUBS/ORNAMENTAL GRASSES), STREAM BUBBLERS (TREES), AND RAIN/FREEZE SENSORS.

IRRIGATION SYSTEM PLANS WILL CONFORM TO THE CITY OF COPPELL ORDINANCES AND ALL APPLICABLE CODES AND REGULATIONS AND WILL BE SUBMITTED ALONG WITH BUILDING PERMIT APPLICATIONS.

MAINTENANCE NOTES:

THE OWNER, TENANT, AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING 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 THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

CITY OF COPPELL LANDSCAPE REQUIREMENTS

INTERIOR LANDSCAPING

REQUIRED: 10% OFF-STREET PARKING TO BE LANDSCAPE AREA
TOTAL PARKING ISLANDS NOT LESS THEN 12% OF TOTAL NON-EXEMPT PARKING
193 PARKING SPACES X 12% = 23 PLANTING ISLANDS
PLANTING ISLANDS CONTAIN 1 TREE AND BE LANDSCAPED
85,747 S.F. X 10% = 8,575 S.F.
PROVIDED: 12,363 S.F. OF LANDSCAPE AREA*
24 PARKING ISLANDS
ALL ISLANDS CONTAIN 1 TREE AND LAWN, SHRUBS

PERIMETER LANDSCAPE

REQUIRED: 10' LANDSCAPE BUFFER PROVIDED ALONG ALL PROPERTY LINES
15' LANDSCAPE BUFFER PROVIDED ALONG PUBLIC R.O.W.
1 TREE (1 OVERSTORY TREES OR 3 ACCENT TREES) / 50 LINEAR FEET
773 LINEAR FEET / 50 = 15 TREES
SCREENING W/ SHRUBS OF MIN 30' HEIGHT, BERMS
PROVIDED:
10' LANDSCAPE BUFFER PROVIDED ALONG WEST AND NORTH PROPERTY LINE
15' LANDSCAPE BUFFER PROVIDED ALONG PUBLIC R.O.W.
15 TREES (3 EXISTING TREES, 5 OVERSTORY TREES, 21 ACCENT TREES)
SCREENING W/ SHRUBS OF MIN. 30' HEIGHT, EVERGREEN TREES

NONVEHICULAR LANDSCAPE

REQUIRED: AT LEAST 15% OF LOT NOT COVERED BY BUILDING
TO BE LANDSCAPED
156,911 S.F. - 30,800 S.F. = 126,111 S.F. X 15% = 18,916 S.F.
NOT LESS THAN 50% SHALL BE LOCATED IN THE REQUIRED
FRONT YARD, 18,916 / 2 = 9,458 S.F.
1 TREE / 2,500 S.F. OF OPEN SPACE = 8 TREES
PROVIDED:
11,314 S.F. OF LANDSCAPE AREA PROVIDED*
14% (1,592 S.F.) LOCATED IN FRONT YARD (REQUEST OF PD - 14% INSTEAD OF 50%)
8 TREES

*ADDITIONAL INTERIOR LANDSCAPE AREA WILL BE
ADDED TO NONVEHICULAR LANDSCAPE REQUIREMENTS
3,788 INTERIOR LANDSCAPE AREA + 11,105 S.F. NONVEHICULAR LANDSCAPE AREA = 14,893 S.F.

EXISTING TREES:

Tree ID	Tree Species	Status	Caliper	Inches to be mitigated
1	Shumard Red Oak	To Remain	22.5	
2	Shumard Red Oak	To Remain	19.5	
3	Shumard Red Oak	To Remain	24.5	
4	Cedar Elm	To Remain	12.5	
5	Cedar Elm	To Remain	12.5	
6	Hackberry	To Remove	6.5	
7	Cedar Elm	To Remove	7	7
8	Hackberry	To Remove	11	11
9	Red Mulberry	To Remove	8	8
Total Inches to be Mitigated				26

PROTECTED TREE REPLACEMENT:

REQUIRED: PROTECTED TREES REPLACED AT RATIO OF 1 INCH DBH OF REPLACEMENT TREE
TO 1 INCH DBH OF REMOVED TREE
TOTAL INCHES OF PROTECTED TREES REMOVED: 26 INCHES
PROVIDED: 42 INCHES (3 - 4 INCH BUR OAKS, ADDITIONAL 1 INCH ADDITIONAL ON 24 BUR OAKS,
.5 INCHES ADDITIONAL ON 12 LIVE OAKS)