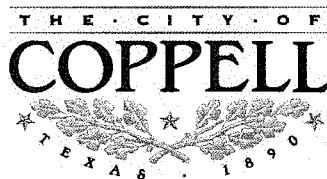


CITIZEN'S APPEARANCES



MEMORANDUM

To: Mayor and City Council

From: Gary L. Sieb, Director of Planning

Date: February 11, 2014

Reference: Case No. PD-270-RBN, The Avenue at Denton Tap, a zoning change request from Commercial to a Planned Development to allow 29 multifamily units and 8,575 square feet of office/retail uses on 1.77 acres of property located at the northwest corner of Southwestern Boulevard and South Denton Tap Road.

2030: Business Prosperity, Sense of Community, Special Place to Live

Introduction:

This proposal is for 29 multifamily units (16 second floor & 13 third floor) with 8,575 square feet of office/retail on the 1st floor. Community rooms are proposed to be located on both the second and third floor within the main structure. Over one-third of the parking (41 of the 119 spaces) are contained within the structure. The height is proposed to be two-story on the northwest corner adjacent to the residential corner and three-story on the remainder of the building. Blade signs are being proposed which fit in well with the more urban architecture. Also noted on the Site Plan is a Future Community Center. It is recommended that the design of this future building be eligible for administrative approval. Staff supports this request because it adequately addresses a necessary transition between the existing conditions (single family residential to the northwest) and desired mixed use product called for in the *Comprehensive Master Plan*.

Analysis:

On January 16, 2014 the Planning and Zoning Commission unanimously recommended approval of this PD for 29 multifamily units and 8,575 square feet of office/retail uses. The following conditions remain outstanding:

1. Additional comments will be generated during detailed Engineering Plan Review.
2. Minor Plat approval is required prior to obtaining a building permit.
3. Park fees of \$1,285 per unit shall be paid prior to building permit.
4. Draft property owners association documents are required to be submitted for attorney review and filed at the time of plat recordation if units are sold individually.
5. Submit Future community Center plans to the Director of Planning for administrative review, prior to permitting or construction.

Legal Review:

This item does not require City Attorney review.

**CITY OF COPPELL
PLANNING DEPARTMENT**

STAFF REPORT

CASE NO. PD-270-RBN, The Avenue at Denton Tap

C.C. HEARING DATE: **March 21, 2018**

STAFF REP.: City Planner

LOCATION: NWC of Southwestern Boulevard and S. Denton Tap Road

SIZE OF AREA: 1.77 acres of property

CURRENT ZONING: C (Commercial)

REQUEST: A zoning change to PD-270-RBN (Planned Development-270-Residential Urban Neighborhood), to allow 29 multifamily units and 8,575 square feet of office/retail uses.

APPLICANT:

Applicant:

Mr. I. Buyland
800 First Street
Irving, Texas 75039

Architect:

Amazing Architects, LLC
120 Main Street
Coppell, Texas 75019

HISTORY: There has not been any recent development activity on this vacant property.

HISTORIC COMMENT: This property has no known historic significance.

TRANSPORTATION: Denton Tap Road is a P6D, six-lane divided thoroughfare built to standard within a 120-foot right-of-way.

Bullock Street is a 24-foot unimproved local road within a 50-foot right-of-way.

The applicant has agreed to improve the asphalt surface to concrete from the former Southwestern right-of-way to the proposed drive approach.

SURROUNDING LAND USE & ZONING:

North – residential and Retail Shopping Center; PD-198-SF-7 C (Commercial)

South – former Southwestern right-of-way, Dairy Queen Restaurant, Vacant Land;
C (Commercial)

East – Office (The Mercantile); C (Commercial)

West – Vacant and Residential; C (Commercial) and PD-198-SF-7

COMPREHENSIVE PLAN: *Coppell 2030, A Comprehensive Master Plan*, designates this area as Mixed-Use Neighborhood Center. The purpose of which is “To provide areas for neighborhood serving retail, restaurant and service uses, as well as upper story residential uses above commercial uses...” This land use category has been designated as appropriate at various locations in the City of Coppell including: the northeast, northwest and southeast corners of Sandy Lake and MacArthur; Bethel School Road and Denton Tap Road; Belt Line and Southwestern; and in Old Coppell; therefore, the appropriate uses, densities and heights will vary depending on the specific location and abutting land uses.

DISCUSSION: This request is for a Planned Development (PD) District, based on the Mixed-Use Neighborhood Center land use designation of the *2030 Comprehensive Plan*. The RBN district is a newly created district designed to assist in the implementation of the *Comprehensive Plan* and was used to formulate this proposed PD. This proposed development is compliant with many aspects of this district, but warrants deviations to the requirements in some areas.

Land Uses:

This proposal is for 29 multifamily (apartment) units (16 second floor & 13 third floor) with 8,575 square feet of office/retail on the 1st floor. Community rooms are proposed to be located on both the second and third floor within the main structure. Also noted on the Site Plan is a future free-standing Community Center. Detail will need to be provided regarding the community center use before staff can recommend approval of this component (i.e. height, elevations, purpose, ownership, maintenance responsibilities, etc...).

This overall concept is supported and encouraged both by the RBN District of the *Zoning Ordinance* and the Mixed-Use Neighborhood Center Land Use Designation of the *Comprehensive Master Plan*.

Setbacks:

This building is proposed to be setback 63 feet from Denton Tap Road and 69 feet from Bullock Street. It is recommended that the 69-foot setback be supported to keep a buffer and transition from the residential neighborhood into the proposed higher intensity mixed use development.

A 36-foot setback is proposed along the northwest property line, which is adjacent to a 25-foot right-of-way providing a greater separation from the residential neighborhood. The main building is 63 feet from the Denton Tap Road right-of-way where the RBN District calls for a building to be no more than 15 feet from the lot line. Staff can support this deviation, as both a drive and parking are warranted for the office/retail use.

Parking:

This proposal exceeds the 116 parking space requirement by providing 119 spaces. Both the *Comprehensive Plan* and the RBN District encourages structured (garage) parking. In this development 41 of the 119 spaces are contained within the structure. It is recommended that this parking area on the first floor be better screened with a three-foot masonry wall incorporated into each façade and this has

been listed as a condition of approval. Beyond the structured parking are 41 spaces in a parking lot. This area is proposed to be screened with a 12 foot wide landscaped area east of Bullock Street. The proposed off-street parking and drive (similar to a slip street recognized in the Comprehensive Plan). The proposed parking located on the Denton Tap Road side is angled with a one-way drive to provide an opportunity for streetscaping without actually having dangerous on-street parking on Denton Tap.

Height:

The *Zoning Ordinance* measures height as “The vertical distance of a building measured from the average established grade at the street line or from the average natural front yard ground level, whichever is higher... to the mean height level between eaves and ridge for hip and gable roofs”. This proposal is three stories in height. In the RBN District, the height would be limited to 24 feet based on the proximity of the single story residential property. The height is proposed to be two-story (27.6 feet) on the northwest corner adjacent to the residential corner and three-story (35.5 feet) on the remainder of the building. Staff can support the request, as additional height is warranted in this development due to it being adjacent to Denton Tap and special attention has been given to the portion of the structure which is closest to the single family neighborhood.

Architecture:

Overall, the architecture meets the requirements of the RBN District. Staff is requesting that a three-foot masonry wall be incorporated into the design of the building to better enclose and screen the parking area. Also, as was depicted on the east elevation, it is recommended that the gable elements of the structure be extended to the ground. It should include the existing Dairy Queen to give a better perspective in terms of scale.

Signage:

Two types of signage are shown- standard attached signage with what appear to be pin mounted letters and blade signs. Blade signs are more appropriate for this type of development and fit in well with the more urban architecture being proposed. Staff recommends deleting the pin mounted signage and proposing all blade signs. If the name of the development is desired, then a projecting blade sign from the northeast corner would be appropriate and staff would recommend that this be allowed to be approved administratively.

Landscaping:

The landscape areas within a RBN District are different than the typical business zoning districts where under the RBN, a minimum 15% open space/common area is required. The proposal indicates that 17% has been provided. The streetscaping of the retail/office area is adequate where street trees are being provided. However, additional landscape islands are being recommended in the parking lot where there is no structure over the parking. Not more than 15 parking spaces are typically permitted without an island and one island is required at the end of each parking row; therefore, three islands are recommended. Also, the applicant has agreed to add an evergreen area of landscaping (containing Nellie R. Stevens and Eastern Red Cedars) to the 25 foot right-of-way strip located northwest of the property to better buffer/screen this proposal from the existing residential neighborhood.

Staff can support this request and believes this proposal adequately addresses a necessary transition between the existing conditions (single family residential to the northwest) and desired mixed use product called for in the Comprehensive Master Plan. There are a several outstanding conditions that staff is basing the recommendation upon and these are listed below.

RECOMMENDATION TO THE PLANNING AND ZONING COMMISSION:

Staff is recommending APPROVAL subject to the following conditions being met:

1. Additional Comments will be generated during detailed Engineering Plan Review.
2. Minor Plat approval is required prior to obtaining a building permit.
3. Park fees of \$1,285 per unit shall be paid prior to building permit.
4. Draft property owners association documents are required to be submitted for attorney review and filed at the time of plat recordation if units are sold individually.
5. Submit Future Community Center plans to the Director of Planning for administrative review, prior to permitting or construction.

ALTERNATIVES:

1. Recommend approval of the request
2. Recommend disapproval of the request
3. Recommend modification of the request
4. Take under advisement for reconsideration at a later date

ATTACHMENTS:

1. Rendering
2. Site Plan
3. Floor Plan
4. Elevations
5. Landscape Plan (2 pages)





Site Plan

ELIZABETH KAYE DAVIS HUNNICUT F/K/A ELIZABETH KAYE DAVIS
BEING A 1.266 ACRE REMAINDER OUT OF A 3.149 ACRE TRACT
DESCRIBED IN VOL. 2004193, PAGE 7776, EXHIBIT A O.P.R.D.C.T, AND
LOT 35, NORTH LAKE ESTATES, VOL. 45, PG. 65, M.R.D.C.T, AND
4952.48 SF FT ALLEY ABANDONMENT DESCRIBED IN VOL. 3004183,
PG. TYPE, EXHIBIT C, C.P.R.D.C.T

OWNER/APPLICANT: Dr. PRABHAV TELLA
825 W. ROYAL LANE, SUITE 230
IRVING, TEXAS 75039
TEL: 855-349-6885
FAX: 888-238-9155

ARCHITECT: GPF ARCHITECTS LLC
440 W. BETHEL ROAD
COPPELL, TEXAS 75019
TEL: 972-824-7966
FAX: 972-462-1368

Bldg Square Footages*

LEVEL 1	
OFFICE/RETAIL	8,575 SF
ELEVATOR LOBBY/CORE:	375 SF
N / S STAIRS:	322 SF
TOTAL LEVEL 1	9,272 SF
LEVEL 2	25,800 SF
LEVEL 3	21,800 SF

TOTAL BUILDING AREA 56,872 SF

Residential Units By Floor

LEVEL 2: (1,250 SF AVG)	16 UNITS
LEVEL 3: (1,250 SF AVG)	13 UNITS
TOTAL UNITS:	29 UNITS

* subject to minor changes during design phase

PD Condition

1. BUILDING IS GREATER THAN 15 FEET FROM DENTON TAP ROAD.
2. DRIVEWAY RUNS PARALLEL TO DENTON TAP.
3. PARKING EXITS ALONG DRIVE.
4. 12-18A-2, HEIGHT OF BLDG IS 36'.
5. 12-18A-2.b: ROOF HEIGHT OF MOST NORTHWEST CORNER IS 26'-4" ABOVE FINISH FLOOR.
6. 12-18A-3-a.2: WEST PARKING IS BEYOND FACE OF BLDG DUE TO LARGE SETBACK OF BLDG.
7. FUTURE COMMUNITY CENTER PLANS WILL BE SUBMITTED TO THE DIRECTOR OF PLANNING FOR ADMINISTRATIVE REVIEW PRIOR TO PERMITTING FOR CONSTRUCTION.

Parking Summary

RETAIL 8,575 SF / 200 SF PER SPACE= 43 SPACES

CONDOMINIUM
2 BEDROOM: 29 UNITS X 2.5 SPACES = 73 SPACES

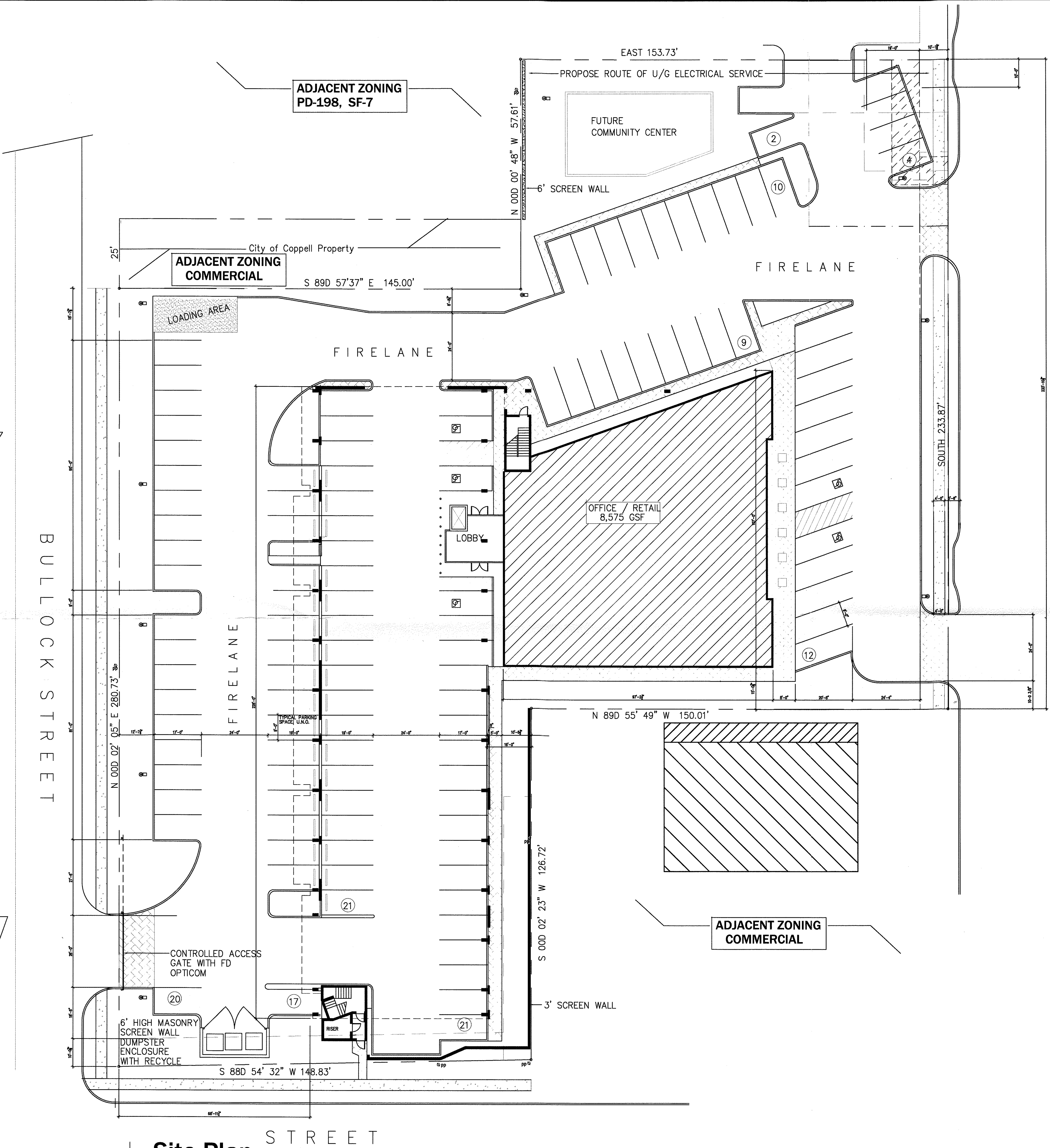
TOTAL PARKING REQUIRED 116 SPACES
TOTAL PARKING PROVIDED 116 SPACES

Site Data

EXISTING ZONING: COMMERCIAL
PROPOSED ZONING: PLANNED DEVELOPMENT
SQUARE FOOTAGES:
OFFICE / RETAIL: 8,575 GSF
CONDOMINIUMS: (29) 2-BEDROOM UNITS

SITE AREA: 76,952 SF (1.77 ACRE)
BUILDING AREA: 56,872 SF

BUILDING HEIGHT: 36 FEET
PROPOSED LOT COVERAGE: 0.335
FLOOR AREA RATIO: 0.74
LANDSCAPE / OPEN AREA = 12,920 SF = 17% OF TOTAL SITE
NOTE-LANDSCAPE AREA INCLUDES CITY SIDEWALK ON PRIVATE PROPERTY



Site Plan

Scale: 1" = 20'

©2014
GPF
ARCHITECTS
LLC
440 W. BETHEL ROAD
COPPELL, TEXAS 75019
TEL: (972) 462-1368

THESE DOCUMENTS ARE NOT
COMPLETE. THEY SHALL NOT
BE USED FOR BIDDING,
PERMITTING AND/OR
CONSTRUCTION

The Avenue at Denton Tap
Condominiums/Office/Retail
Denton Tap and Belt Line Roads
Coppell, Texas 75019

REVISIONS	BY
REVISED	
JAN 29 2014	
CITY OF COPPELL PLANNING & ZONING DEPARTMENT	

CITY COUNCIL FEBRUARY 11, 2014
DRAWN GF
CHECKED GF
SCALE AS SHOWN
JOB NO. 1055
SHEET

A1.00
OF SHEETS

ATTACHED TO
C.C. PACKET
Feb. 11, 2014



REVISIONS	BY
1	
2	
3	
4	
5	
6	

DESIGNED BY	DATE
CHECKED BY	DATE
SCALE	AS SHOWN
JOB NO.	1055
SHEET	

GENERAL LAWN NOTES

EROSION CONTROL AND SOIL PREPARATION:
THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING TOP SOIL AT THE CORRECT GRADES. CONTRACTOR TO FINE GRADE AREAS TO REACH FINAL CONTOURS AS SPECIFIED PER CIVIL PLANS. ALL CONTOURS SHOULD ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS AND STRUCTURES. WATER SHOULD NOT BE ABLE TO POOL IN ANY AREAS UNLESS SPECIFIED OTHERWISE. EROSION FABRIC SUCH AS JUTE MATTING OR OPEN WEAVE TO BE USED WHERE NECESSARY TO PREVENT SOIL EROSION.

ANY LOSS OF TOPSOIL OR GRASS DUE TO EROSION IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL IT IS 100% ESTABLISHED.

CONTRACTOR TO REMOVE ANY ROCKS 3/4" AND LARGER, STICKS AND DEBRIS PRIOR TO INSTALLATION OF TOPSOIL AND SOD.

FOUR (4") OF TOPSOIL SHALL BE APPLIED TO AREAS DISTURBED BY CONSTRUCTION RECEIVING SOD. IF TOPSOIL IS NOT AVAILABLE ON SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL AS APPROVED BY THE OWNER OR OWNERS REPRESENTATIVE.

TOPSOIL SHALL BE FRIABLE, NATURAL LOAM FREE OF ROCKS, WEEDS, BRUSH, CLAY LUMPS, ROOTS, TWIGGS, LITTER AND ENVIRONMENTAL CONTAMINANTS.

CONTRACTOR SHALL BE RESPONSIBLE FOR SOD UNTIL 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. SOD SHALL BE REPLACED IF NECESSARY.

SOLID SOD:
SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, MINIMUM. THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.

SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH. PROVIDE ONLY SOD CAPABLE OF VIGOROUS GROWTH AND DEVELOPMENT WHEN PLANTED.

DO NOT INSTALL SOD IF IT IS DORMANT OR GROUND IS FROZEN. LAY SOD WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.

SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.

SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, SOD SHALL INCLUDE AN OVER-SEED OF ANNUAL RYE OR WINTER RYEGRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET FOR A GROWN-IN APPEARANCE. CONTRACTOR SHALL ENSURE CONFORMANCE TO §115.D OF TITLE 7, PART XXIX, HORTICULTURE COMMISSION CHAPTER 1.

HYDROMULCH:

SCARIFY SURFACE TO A MINIMUM OF 2" DEPTH PRIOR TO THE IMPORT TOPSOIL. APPLICATION. TOP SOIL SHALL BE PLACED 2" IN DEPTH IN ALL AREAS TO BE SEED. CONTRACTOR TO SUPPLY HIGH QUALITY IMPORTED TOPSOIL, HIGH IN HUMUS AND ORGANIC CONTENT FROM A LOCAL SUPPLY. IMPORTED TOPSOIL SHALL BE REASONABLY FREE OF CLAY LUMPS, COARSE SANDS, STONES, ROOTS AND OTHER FOREIGN DEBRIS.

IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.

ALL SEED SHALL BE HIGH QUALITY, TREATED LAWN TYPE SEED AND IS FREE OF NOXIOUS GRASS SEEDS. THE SEED APPLICATION SHALL BE UNIFORMLY DISTRIBUTED ON THE AREAS INDICATED ON PLANS. HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF TWO POUNDS PER ONE THOUSAND SQUARE FEET.

IF INSTALLATION OCCURS BETWEEN OCTOBER 1ST AND APRIL 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEED WITH ANNUAL RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR TO RE-HYDROMULCH WITH BERMUDA GRASS AT THE END OF THE ANNUAL RYE GROWING SEASON.

AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDS IMMEDIATELY AFTER INSTALLATION TO SATURATION.

ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

REFERENCE SITEMAP AND SPECIFICATIONS FOR INFORMATION NEEDED FOR LANDSCAPE WORK.

CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING STRUCTURES. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN.

CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS.

A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.

LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.

ALL PLANTING AREAS SHALL BE GRADED SMOOTH TO ACHIEVE FINAL CONTOURS AS INDICATED ON PLAN WITH 3" OF TOPSOIL AND 3" OF COMPOST, AND CONSISTENTLY BLENDED TO A DEPTH OF 9". ALL BEDS SHALL BE CROWNED TO ANTICIPATE SETTLEMENT AND ENSURE PROPER DRAINAGE.

PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. EDGING TO BE GREEN IN COLOR AND A MINIMUM OF 3/16" THICK. EDGING SHALL BE STAKED FROM THE INSIDE OF BED. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.

MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.

QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.

CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.

TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.

4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER 4-1/2" WOVEN WEED BARRIER FABRIC OR APPROVED EQUAL. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE DE WITT WEED BARRIER OR APPROVED EQUAL. MULCH SHALL BE SHREDDED BARK OR RUBBER LANDSCAPE MULCH. PINE STRAW MULCH IS PROHIBITED.

CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:
IN THE ABSENCE OF AN IRRIGATION SYSTEM OR AREAS BEYOND THE COVERAGE LIMITS OF A PERMANENT IRRIGATION SYSTEM, CONTRACTOR SHALL TEMPORARILY, BY ANY MEANS AVAILABLE, TO DEVELOP ADEQUATE GROWTH AND TURF SHALL BE 100% ESTABLISHMENT.

ALL PLANTING BEDS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE-RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:
VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.

MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.

ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

LANDSCAPE TABULATIONS

CITY OF COPPELL, TEXAS

PERIMETER LANDSCAPE

- Street Frontage: One tree shall be provided for every 50 l.f. in 15' landscape buffer
- Perimeter Landscape: One tree shall be provided for every 50 l.f. in 10' landscape buffer
- 30" ht screen along perimeter

BULLOCK STREET: 305 l.f.

Required	Provided
4,575 s.f.	2,862 s.f.
6 trees	6 trees
screening	screening provided

SOUTHWESTERN BLVD: 149 l.f.

Required	Provided
2,235 s.f.	971 s.f.
3 trees	3 trees
screening	screening provided

EAST PROPERTY LINE (DQ): 277 l.f.

Required	Provided
2,770 s.f.	2,891 s.f.
6 trees	6 trees, 5 ornamental trees
screening	screening provided

S. DENTON TAP ROAD: 234 l.f.

Required	Provided
3,510 s.f.	1,232 s.f.
5 trees	5 trees
screening	screening provided

NORTH PROPERTY LINE: 357 l.f.

Required	Provided
3,570 s.f.	2,600 s.f.
7 trees	7 trees
screening	screening provided

INTERIOR LANDSCAPE

- 10% of parking area to be landscape
- One tree shall be provided for every 400 s.f. of required landscape area

50,099 s.f. of parking area

Required	Provided
5,010 s.f.	2,082 s.f.
13 trees	17 trees

OPEN SPACE LANDSCAPE

- 15% of lot not covered by buildings to be landscape open space. 50% of open space shall be in the front yard.
- One tree shall be provided for every 2500 s.f. of open space

Site total: 80,560 s.f.

Building: 8,575 s.f.

Required	Provided
10,797 s.f.	3,524 s.f.
5,398 s.f. (50%)	0 s.f.
5 trees	17 ornamental trees

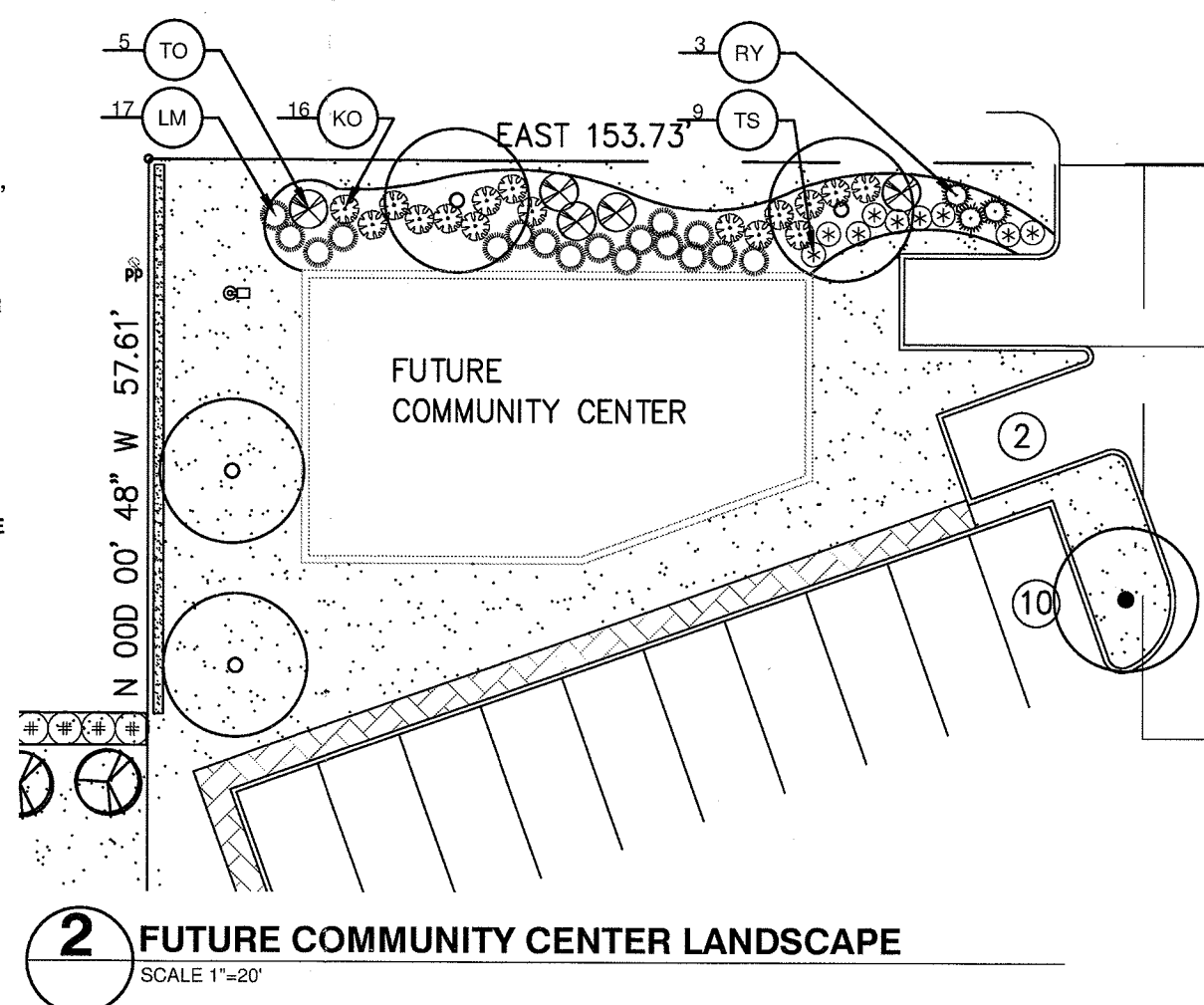
MISCELLANEOUS MATERIALS:

STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING.

RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 1 1/2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.

DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH.

BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 800LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.



1 LANDSCAPE PLAN
SCALE 1"=20'

BULLOCK STREET

FIRELANE

STREET

FUTURE LANDSCAPE FOR COMMUNITY CENTER

EAST 153.73'

FUTURE COMMUNITY CENTER

REF. ENGINEER DRAWINGS FOR WALL DETAILS, TYP.

BERMUDA SOLID SOD, TYP.

OFFICE / RETAIL
8,575 GSF

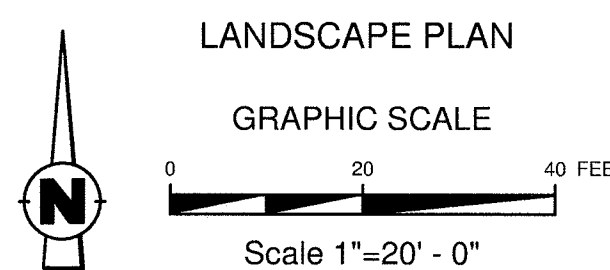
LOBBY

N 89D 55' 49" W 150.01'

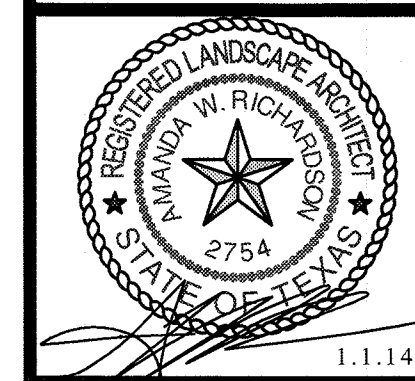
PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
TREES					
7	ELO	Escarpment Live Oak	<i>Quercus fusiformis</i>	3" cal.	12' ht., 4" spread, matching
22	ERC	Eastern Red Cedar	<i>Juniperus virginiana</i>	6' ht.	3' spread min., full to base
15	LE	Lacebark Elm	<i>Ulmus parvifolia 'Sempervirens'</i>	3" cal.	12' ht., 4" spread
10	LO	Live Oak	<i>Quercus virginiana</i>	3" cal.	12' ht., 4" spread, matching
11	SO	Shumard Oak	<i>Quercus shumardii</i>	3" cal.	12' ht., 7" spread
SHRUBS/GROUND COVER					
570	BBL	Big Blue Linope	<i>Liriope muscari 'Big Blue'</i>	1 gal.	full, 12" o.c.
79	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	5 gal.	full, 20" spread, 36" o.c.
68	KO	Knock Out Rose	<i>Rosa hybrida 'Radtko'</i>	5 gal.	full, 20" spread, 36" o.c.
54	LM	Lintheimer Muhly Grass	<i>Muhlenbergia lindheimeri</i>	5 gal.	full, 24" spread, 36" o.c.
98	NRS	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	full, 40" o.c.
15	RY	Red Yucca	<i>Hesperaloe parvifolia</i>	5 gal.	full, 24" sprd, 30" o.c.
14	TO	Toothless Sotol	<i>Dasylirion quadrangulatum</i>	7 gal.	full, 30" sprd, 40" o.c.
42	TS	Texas Sage 'Green Cloud'	<i>Leucophyllum frutescens 'Green Cloud'</i>	5 gal.	full, 24" sprd, 30" o.c.
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



AWR
1002 BRADSHAW DRIVE
FORT WORTH, TEXAS 76105
817.521.5589

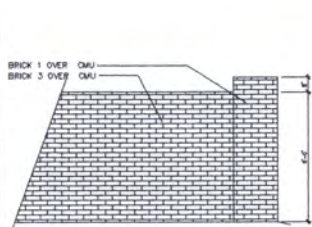
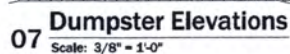
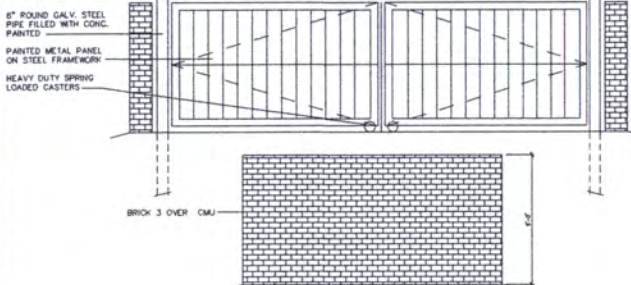
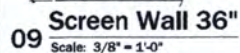
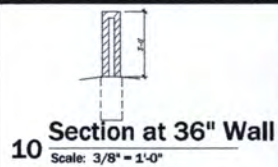


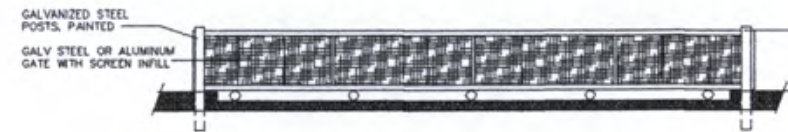
Mixed Use Project
Condominiums / Office
Denton Tap and Belt Line Roads
Coppell, Texas 75019

REVISIONS	BY
DESIGN COORDINATION	AWR
CITY COMMENTS	AWR
DESIGN COORDINATION	AWR

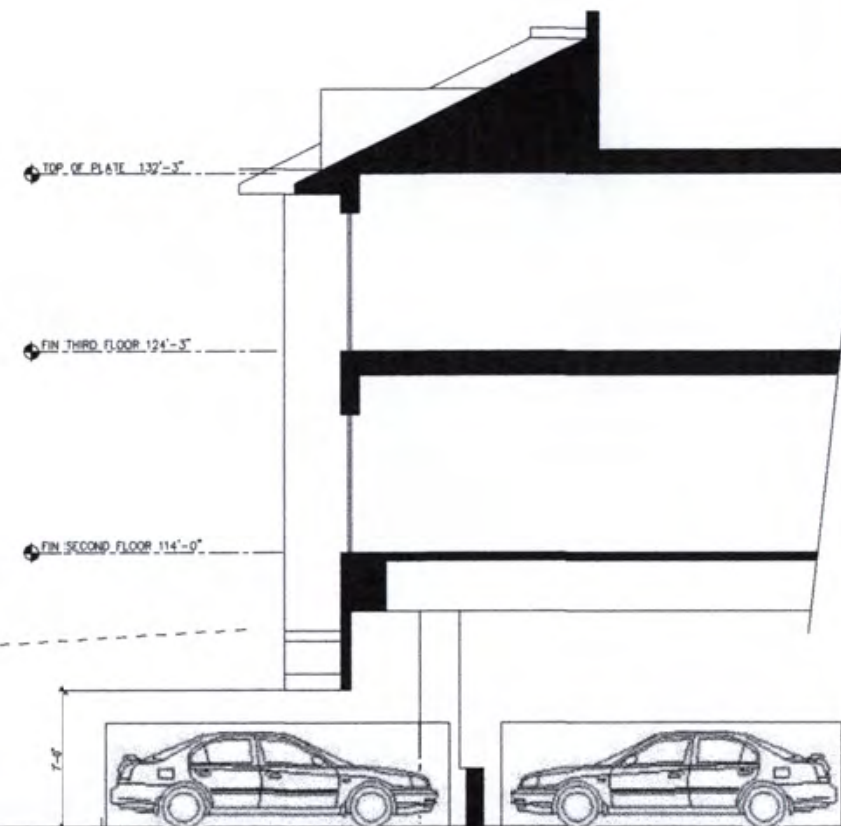
DATE DECEMBER 11, 2013	DRAWN AWR
CHECKED AWR	SCALE AS SHOWN
JOB NO. 1354	SHEET 3
L1.1	

ATTACHED TO
C.G. PACKET
Feb. 11, 2014





01 Elevation at Sliding Gate
Scale: 1/4" = 1'-0"



01 Partial Site Section
Scale: 1/4" = 1'-0"

REVISION	BY

DESIGNED BY	
CHECKED BY	
SCALE	AS SHOWN
JOB NO.	1055
SHEET	