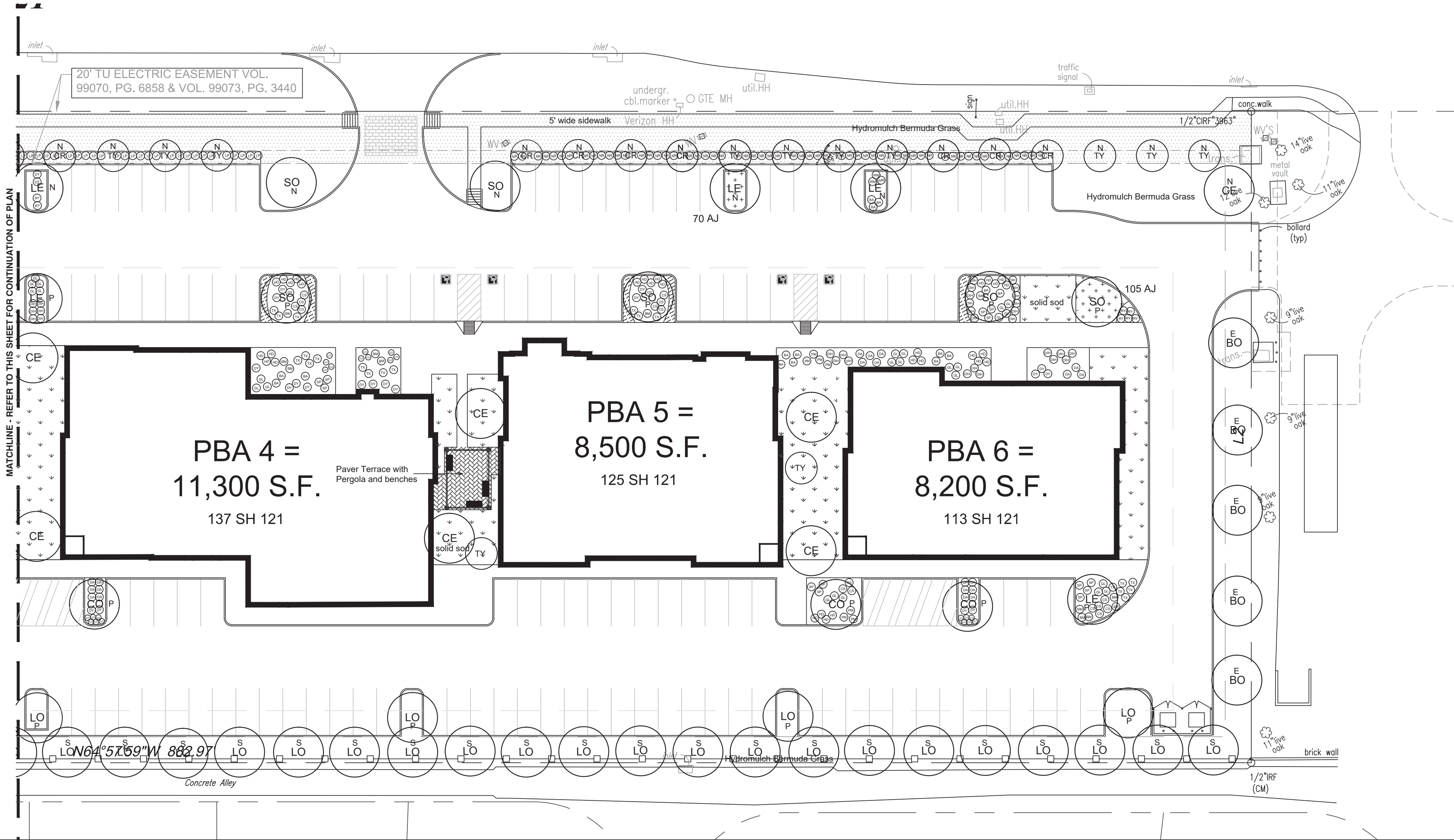
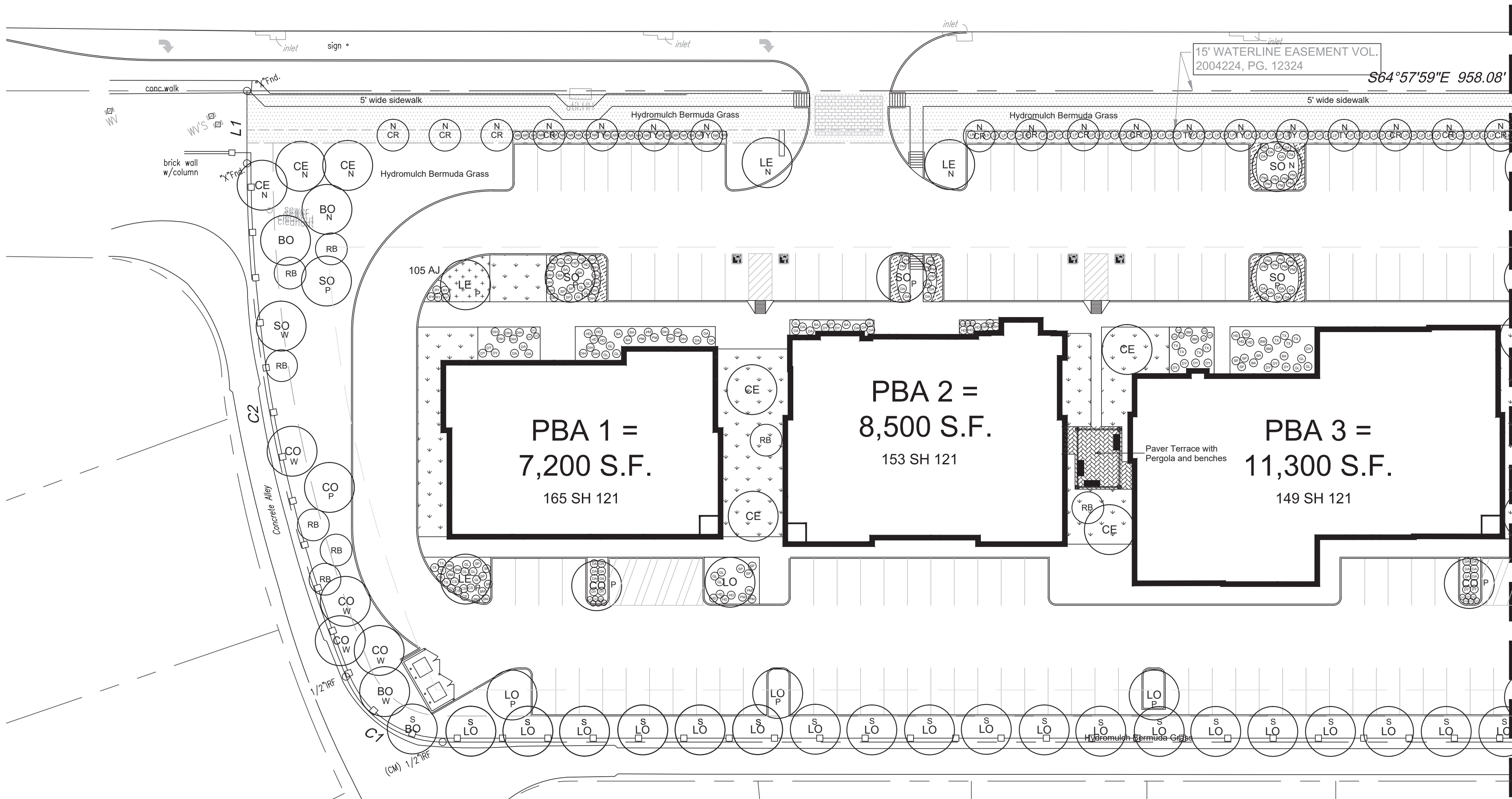


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LAST SAVED: 4/6/2018 4:02 PM



TREE LEGEND

Canopy Trees

CE	Cedar Elm	BO	Bur Oak
LO	Live Oak	SO	Shumard Oak
CO	Chinquapin Oak	LE	Lacebark Elm

Trees for North property line marked with "N"
"S" for South, "E" for East, "W" for West trees
and "P" for Parking trees

Ornamental Trees

RB	Redbud	TY	Tree Yaupon
CR	Crape myrtle		

SHRUB LEGEND

NR	Nellie R Stevens Holly	BM	Big Muhly
DA	Dwarf Abelia	SP	Spirea
DY	Dwarf Yaupon	RY	Red Yucca
HD	Harbor Dwf. Nandina	CO	Coreopsis
CS	Red Cherry Sage	TX	Texas Sage
DIH	Dwarf Indian Hawthorne	PM	Pink Muhly
BA	Barberry	WM	Dwarf Wax Myrtle
LP	Chinese Fringe Shrub	AJ	Asian Jasmine
GL	Giant Liriope		

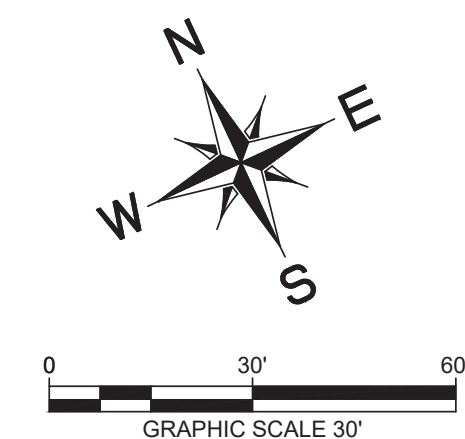
HATCH LEGEND

	Asian Jasmine		Decomposed Granite
	20 Ft. Electric Easement		

LANDSCAPE NOTES

- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.
- Shrub beds to have 12 inches of prepared planting mix (75% import topsoil, 15% composted amendment, 10% washed sand)
- Shredded hardwood mulch must contain long strands along with double shred finer material obtained from a local source.
- Install 4 inches of clean topsoil in all areas of the site disturbed by grading and construction operations. Topsoil shall be free from sticks, debris and rocks larger than 2 inches in diameter and have an organic matter level of 3 percent minimum and a pH range between 5.5 and 7.4 percent. Provide soil test analysis from a soil test laboratory showing soil makeup and organic percentage.
- Solid sod or hydromulch all areas disturbed by construction activities as shown on plan.
- All landscaped areas shall be fully irrigated.

NOTE - No existing trees on site.



LANDSCAPE PLAN (PD-133R8-HC)

ADDRESS: 113-165 SH 121, COPPELL, TX		
LEGAL DESCRIPTION: CLARINDA SQUIRES ABSTRACT 1327, PG. 155		
CITY OF COPPELL		
DEVELOPER: SAVANNAH DEVELOPERS 15660 N DALLAS PARKWAY DALLAS, TX 75248 PH: 972.248.2147		
CONTACT: STEVE KING EMAIL: STEVE@SAVANNAHDEVELOPERS.COM		
OWNER: SAHU VENUTRES LLC 4901 MONTEREY FRISCO, TX 75034 PH: 214.663.1387		
CONTACT: SUBBA RAJU KOSURI EMAIL: SRAJUKOSURI@GMAIL.COM		
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DR., SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572		
CONTACT: MATT MOORE, PE EMAIL: MATT@CLAYMOOREENG.COM		
LANDSCAPE ARCHITECT INTEGRATION STUDIO 6647 OAK HILL BLVD. TYLER, TX 75703 PH: 903.533.8898		
CONTACT: JOHN MURPHY EMAIL: JOHN@SITEINT.COM		
COUNTY: DALLAS	CITY: CITY OF COPPELL	STATE: TEXAS

DESIGN:	JAH
DRAWN:	JAH
CHECKED:	CLC
DATE:	04/06/2018
SHEET	
L-1	
File No.	2018-003

MAGNOLIA OFFICE PARK
BEING PART OF CLARINDA SQUIRES
SURVEY, ABSTRACT No. 1327
5.414 ACRES; 235,834 SF
113-165 SH 121, CITY OF COPPELL,
DALLAS COUNTY, TEXAS

EXHIBIT "C"
PAGE 1 OF 2

LANDSCAPE PLAN

TEXAS REGISTRATION #14199

site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design

John F. Murphy, ASLA

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1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
WWW.CLAYMOOREENG.COM
PHONE 817.281.0572



PLANT LIST

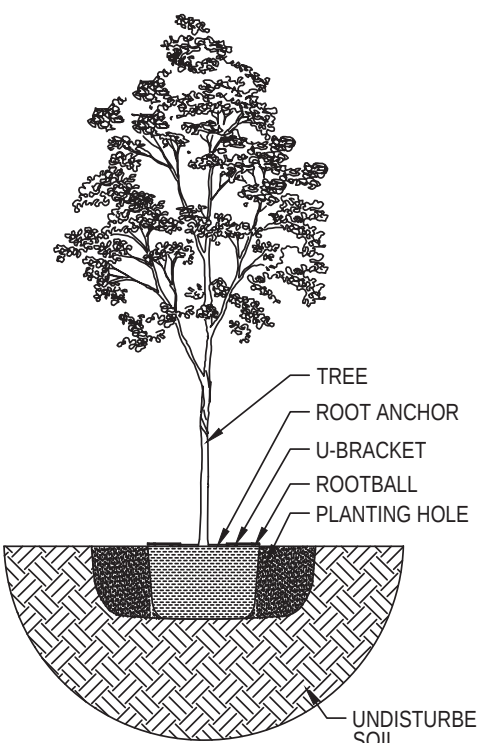
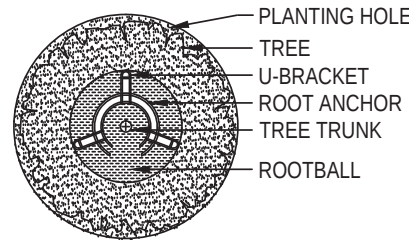
CANOPY TREES					
9	BO	Bur Oak	Quercus macrocarpa	3" cal. B&B 12' ht. 5' spread	
48	LO	Live Oak	Quercus virginiana	3" cal. B&B 12' ht. 5' spread	
12	SO	Shumard Oak	Quercus shumardii	3" cal. B&B 12' ht. 5' spread	
10	CO	Chinquapin Oak	Quercus muhlenbergii	3" cal. B&B 12' ht. 5' spread	
9	LE	Lacebark Elm	Ulmus parviflora	3" cal. B&B 12' ht. 5' spread	
14	CE	Cedar Elm	Ulmus crassifolia	3" cal. B&B 12' ht. 5' spread	
ORNAMENTAL TREES					
19	CR	Crapemyrtle	Lagerstroemia indica 'Tuscarora'	45 gal. 10' ht. 3 trunk 3" cal. min.	
8	RB	Redbud	Cercis canadensis	45 gal. 8' ht. 3" cal. min.	
19	TY	Tree Yaupon	Ilex vomitoria	45 gal. 8' ht. multi-trunk female 3" cal.	
SHRUBS & GROUNDCOVERS					
81	NR	Nellie R Stevens Holly	Ilex 'Nellie R Stevens'	10 gal. 36" oc 30" height	
63	DA	Dwarf Abelia	Abelia grandiflora 'Ed. Goucher'	5 gal. 36" oc	
41	DY	Dwarf Yaupon	Ilex vomitoria 'Nana'	3 gal. 36" oc	
51	HD	Harbor Dwf. Nandina	Nandina 'Harbor Dwarf'	3 gal. 36" oc	
21	CS	Red Cherry Sage	Salvia greggii 'Red'	3 gal. 36" oc	
57	DIH	Dwarf Indian Hawthorne	Raphiolepis indica 'Pinkie'	5 gal. 36" oc	
27	BA	Barberry	Berberis sp.	5 gal. 36" oc	
85	LP	Chinese Fringe Shrub	Loropetalum 'Hines purpleleaf'	10 gal. 36" oc 30" height	
44	GL	Giant Liriope	Liriope gigantea	3 gal. 36" oc	
21	BM	Big Muhly	Muhlenbergia lindheimerii	5 gal. 36" oc	
26	SP	Spirea	Spirea 'Anthony Waterer'	5 gal. 36" oc	
12	RY	Red Yucca	Hesperaloe parviflora	5 gal. 36" oc	
46	CO	Coreopsis	Coreopsis 'Early Sunrise'	1 gal. 24" oc	
34	TX	Texas Sage	Leucophyllum frutescens 'Silverado'	5 gal. 36" oc	
33	PM	Pink Muhly	Muhlenbergia capillaris	5 gal. 36" oc	
3	WM	Dwarf Wax Myrtle	Myrica pusilla	5 gal. 36" oc	
280	AJ	Asian Jasmine	Trachelospermum asiaticum	1 gal. 18" oc	

City of Coppell, Texas
LANDSCAPE CALCULATIONS

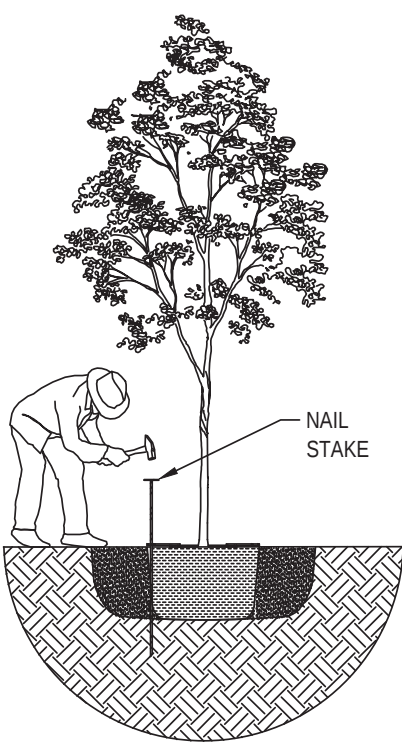
Total Lot Area 5.41 AC 235,852 SF				Required	Provided
Landscape Area 10%				23,585 SF	58,438 SF (25%)
Percentage of total site devoted to landscaping				58,438 SF (25%)	
Perimeter Landscaping 1 tree / 50 linear ft				Required	Provided
North property line 958 LF				19	13 Canopy 36 Ornamental Trees
15 ft. width				14,370 SF	13,933 SF
South property line 883 LF				18	40 Canopy Trees 9,659 SF
10 ft. width				8,883 SF	
East property line 250 LF				5	5 Canopy Trees 2,792 SF
10 ft. width				2,500 SF	
West property line 253.5 LF				6	6 Canopy Trees 3,484 SF
10 ft. width				2,535 SF	
Interior Landscaping total parking area 97,084 SF				Required	Provided
1 tree / 400 sq ft 10% area required landscape				9,708 SF 25 trees	14,944 SF 25 trees
1 tree per 15 spaces 249 spaces				17	25 parking trees
1 tree at terminus of row					
Non-Vehicular Landscape Area				Required	Provided
235,852 SF - 55,000 = 180,852 x .15 = 27,128 SF				27,878 SF	15,658 SF (8.66%)
50 % landscape area in front yard 31,465 SF					
1 tree / 2,500 sq ft				12 trees	11 Canopy Trees 4 Ornamental Trees



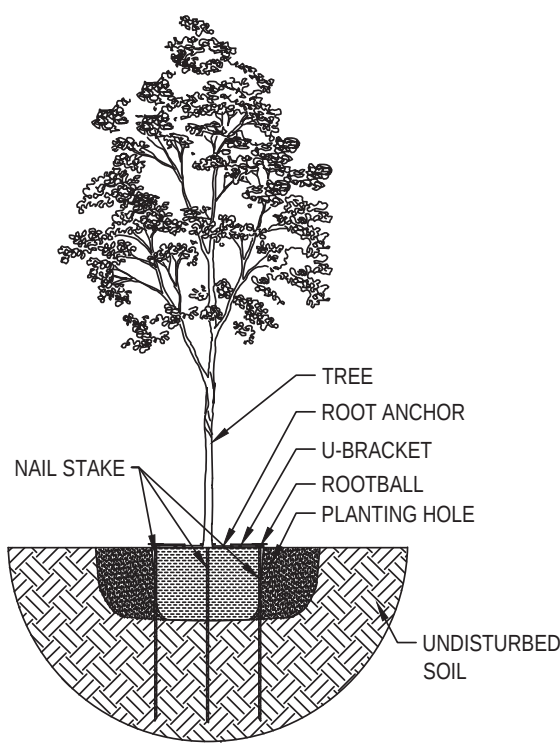
TREE STAKE SOLUTIONS LLC
9973 FM 521 ROAD
ROSHARON, TX 77583
PHONE: (281) 778-1400
FAX: (281) 778-1425
www.treestakesolutions.com



1. WITH TREE IN A STRAIGHT & PLUMB POSITION, CENTER THE APPROPRIATE ROOT ANCHOR SAFETY STAKE AROUND THE TRUNK, WITH RINGS LAYING FLAT AGAINST ROOTBALL, U-BRACKETS FACING UP.



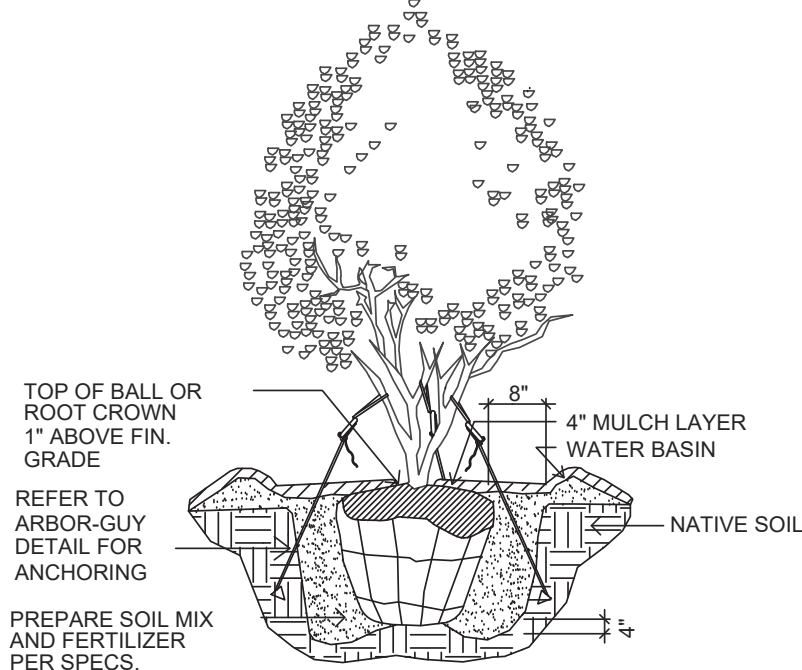
2. INSERT 1 OF 3 NAIL STAKES THROUGH EACH OF THE U-BRACKETS. NAILS SHOULD REST IN THE UNDISTURBED SOIL AT THE BOTTOM OF THE TREE PIT. ALL NAILS SHOULD FIT SNUG AGAINST THE SIDE OF THE ROOTBALL.



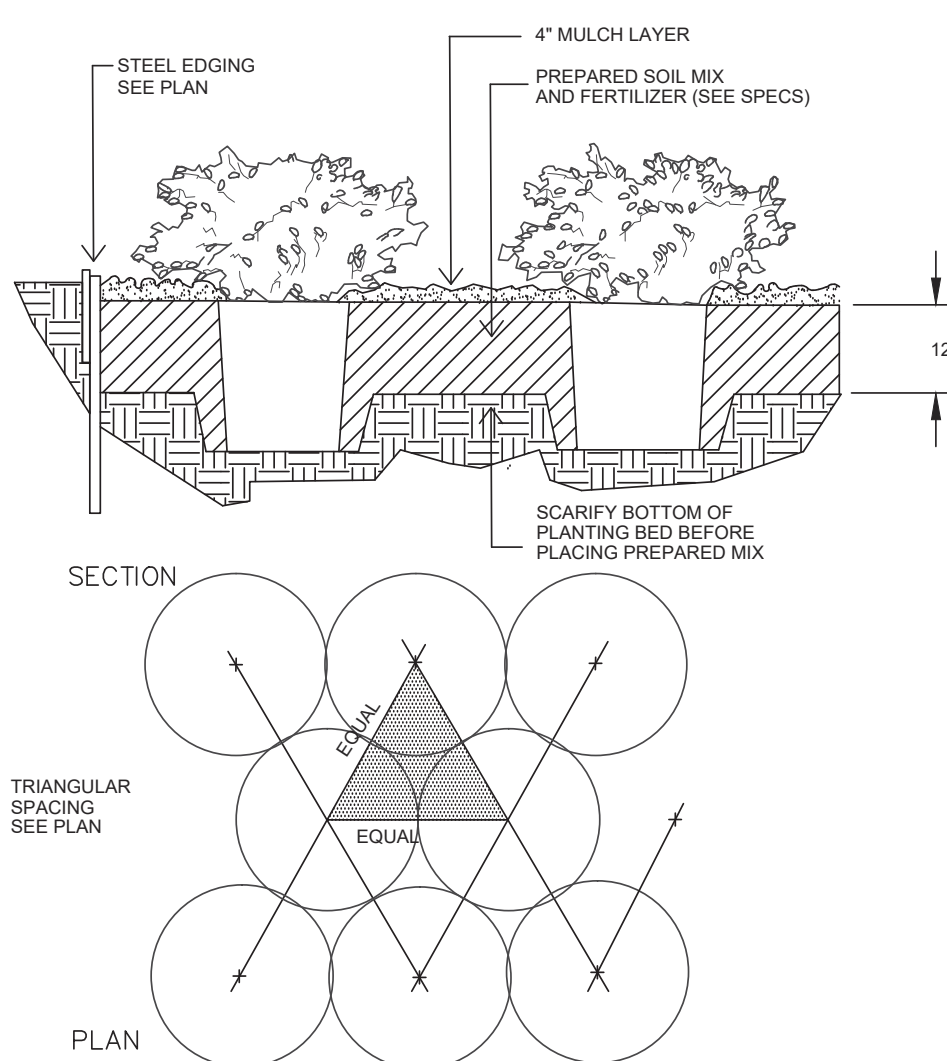
3. NAIL STAKES SHOULD BE DRIVEN STRAIGHT DOWN INTO THE UNDISTURBED SOIL BELOW THE ROOTBALL. THE NAILS ARE NOW CAGING THE ROOTBALL IN PLACE, WHILE THE TOP BRACKET PINS THE ROOTBALL DOWN. AFTER THE TREE STAKE IS INSTALLED, A LAYER OF MULCH CAN BE ADDED OVER THE STAKE. REMOVE ROOT ANCHOR AFTER TREE IS ESTABLISHED.

ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)	ITEM #	DESCRIPTION	NAIL LENGTH X 3PC (INCLUDED)
5 BG	5 GALLON OR 10" ROOTBALL	#4 X 24"	100 BG	95/100 GALLON OR 36" ROOTBALL	#5 X 48"
15 BG	10/15 GALLON OR 17" ROOTBALL	#4 X 36"	150 BG	150 GALLON OR 42" ROOTBALL	#5 X 60"
30 BG	20/30 GALLON OR 22" ROOTBALL	#4 X 36"	200 BG	200 GALLON OR 48" ROOTBALL	#5 X 72"
45/65 BG	45/65 GALLON OR 27-30" ROOTBALL	#4 X 48"	300 BG	300 GALLON OR 58" ROOTBALL	#5 X 72"

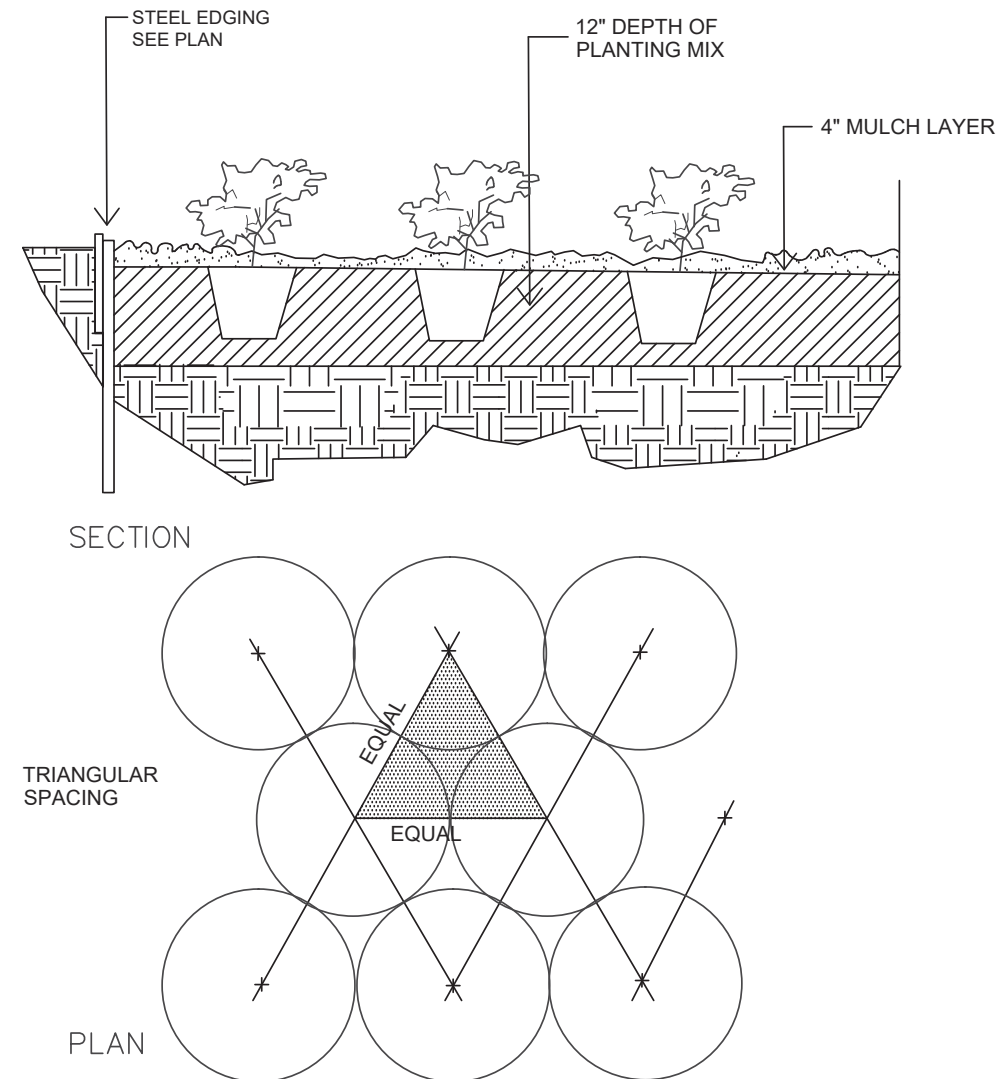
1 CANOPY TREE PLANTING
SCALE: NONE



2 MULTI-TRUNK PLANTING
SCALE: NONE



3 SHRUB PLANTING
SCALE: NONE



4 GROUNDCOVER PLANTING
SCALE: NONE

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PAGE 2 OF 2

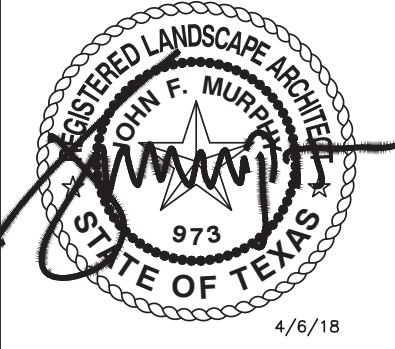
LANDSCAPE DETAILS

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

PHONE: 817.281.0572
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