

1 LANDSCAPE PLAN  
1" = 20'-0"

Exhibit C  
1 of 2

**COPPELL ARTS CENTER**  
OLD TOWN ADDITION  
LOT 1R-1, BLOCK G  
JAMES A. SIMMONS SURVEY  
3.044 ACRES  
CITY OF COPPELL  
DALLAS COUNTY, TEXAS



7557 RAMBLER ROAD, SUITE 1400  
DALLAS, TX 75231-2388 972.235.3031  
TX REG. ENGINEERING FIRM F-14439  
TX REG. SURVEYING FIRM LS-101938-05



08/07/2018  
Date of issue:

07.20.2018	Initial Submission
08.02.2018	DRC Meeting Submission
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OLD TOWN  
**ARTS CENTER**  
TRAVIS STREET, COPPELL



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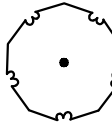
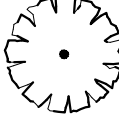
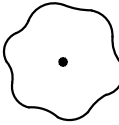
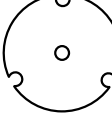
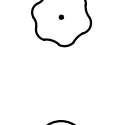
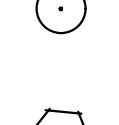
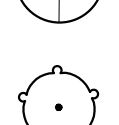
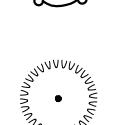

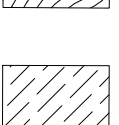
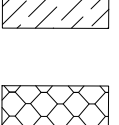
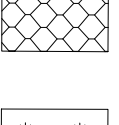
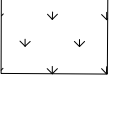

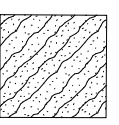
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LANDSCAPE PLAN

**L4.00**  
DATE 08.07.2018



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	SIZE/COND.	REMARKS	
	16	PISTACIA CHINENSIS CHINESE PISTACHE	B # B	4" CAL., SINGLE, STRAIGHT LEADER, MATCHING	
	19	QUERCUS SHUMARDII SHUMARD RED OAK	B # B	4" CAL., SINGLE, STRAIGHT LEADER, MATCHING	
	24	ULMUS CRASSIFOLIA CEDAR ELM	B # B	4" CAL., SINGLE, STRAIGHT LEADER, MATCHING	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	SIZE/COND.	REMARKS	
	4	ACER PALMATUM `BLOODGOOD` BLOODGOOD JAPANESE MAPLE	30 GAL	MULTI-LEADER, MATCHING	
	10	CHILOPSIS LINEARIS `BUBBA` DESERT WILLOW	30 GAL	MULTI-LEADER, FULL, MATCHING	
	14	ILEX DECIDUA POSSUMHAW HOLLY	30 GAL	MULTI-LEADER, FULL, MATCHING	
SHRUBS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
	44	ABELIA X GRANDIFLORA `EDWARD GOUCHER` GLOSSY ABELIA	7 GAL	36" o.c.	FULL, MATCHING
	256	BERBERIS THUNBERGII `CRIMSON PYGMY` CRIMSON PYGMY BARBERRY	3 GAL	24" o.c.	FULL, MATCHING
	44	ILEX CORNUTA `DWARF BURFORD` DWARF BURFORD HOLLY	7 GAL	36" o.c.	FULL, MATCHING
	191	ILEX VOMITORIA `NANA` DWARF YAUFON	3 GAL	36" o.c.	FULL, MATCHING
	20	ILEX X `MARY NELL` MARY NELL HOLLY	15 GAL	72" o.c.	FULL TO GROUND, MATCHING
	70	JUNIPERUS CONFERTA `BLUE PACIFIC` BLUE PACIFIC JUNIPER	3 GAL	48" o.c.	FULL, MATCHING
	3	PYRACANTHA FORTUNEANA `GRABERI` GRABERI PYRACANTHA ESPALIER	15 GAL	48" o.c.	FULL, MATCHING
	119	RHAPHIOLEPIS X DELACOURII `SNOWCAP` SNOWCAP INDIAN HAWTHORN	3 GAL	36" o.c.	FULL, MATCHING
	62	ROSMARINUS OFFICINALIS `BLUE SPRIES` ROSEMARY	3 GAL	36" o.c.	FULL, MATCHING
GROUND COVERS	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
	202	EUONYMUS FORTUNEI `COLORATUS` COLORATUS PURPLE WINTERCREEPER	4"POT	12" o.c.	FULL, MATCHING
	997	LIRIOPE MUSCARI `BIG BLUE` LILY TURF	1 GAL	18" o.c.	FULL, MATCHING
	594	LIRIOPE MUSCARI `SILVER DRAGON` LILY TURF	1 GAL	18" o.c.	FULL, MATCHING
	887	MUHLENBERGIA CAPILLARIS `GULF COAST` GULF COAST MUHLY	3 GAL	36" o.c.	FULL, MATCHING
	2,317	NASSELLA TENUISSIMA MEXICAN FEATHERGRASS	1 GAL	18" o.c.	FULL, MATCHING
	3,944	VINCA MINOR `ALBA` WHITE DWARF PERIWINKLE	4"POT	12" o.c.	FULL, MATCHING
SOD/SEED	QTY	BOTANICAL NAME	SIZE	SPACING	REMARKS
	20,387 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

PLANTING GENERAL NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND ENSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- ALL QUANTITIES PROVIDED ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
- IF DISCREPANCIES WITH THE PLAN AND PLANTING SCHEDULE SHOULD OCCUR, THE CONTRACTOR IS RESPONSIBLE TO VERIFY WITH THE PROJECT LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING IF CONFLICTS BETWEEN UNDERGROUND UTILITIES & PLANTING. THE PROJECT LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF THE CONFLICT AND PROVIDE A SOLUTION BEFORE PLANTING MATERIAL IS INSTALLED.
- ALL TREES TO BE MATCHED, WELL BRANCHING AND WITH STRONG CENTRAL LEADERS.

MAINTENANCE NOTES

- GENERAL:  
THE OWNER SHALL BE RESPONSIBLE FOR THE CONTINUED MAINTENANCE IN PERPETUITY OF ALL LANDSCAPE AND IRRIGATION, ONLY FOLLOWING THE ESTABLISHMENT/MAINTENANCE PERIOD DEFINED IN THE CONSTRUCTION DOCUMENTS. UNTIL THE PROJECT HAS BEEN FULLY ACCEPTED BY THE OWNER, THE CONTRACTOR SHALL MAINTAIN THE SITE BY MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, KEEPING BEDS MULCHED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPE 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. ALL IRRIGATION HEADS OR LINES WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED/REPAIRED IMMEDIATELY TO PREVENT THE WASTER OF WATER.
- PLANTING MATERIAL REPLACEMENT:  
THE OWNER SHALL BE RESPONSIBLE FOR REPLACING ALL REQUIRED PLANT MATERIAL WHICH SHOWS DEAD BRANCHING OVER 75% OR MORE OF THE NORMAL BRANCHING PATTERN DURING THE TIME OF A NORMAL GROWING SEASON AND REPAIR OF IRRIGATION SYSTEM REQUIREMENTS SET HEREIN IN PERPETUITY. PLANTING MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIMILAR INITIAL SIZE. UPON NOTIFICATION BY THE CITY OF SUCH REPLACEMENTS, THE OWNER SHALL HAVE 30 DAYS TO COMPLY WITH THERE REQUIREMENTS.

LANDSCAPE REQUIREMENTS TABLE			
ZONING: OLD COPPELL			
SITE DATA			
GROSS SITE AREA: 124,995 SF			
BUILDING FOOTPRINT: 32,370 SF			
PARKING AREA: 39,181 SF			
INTERIOR LANDSCAPE	REQUIRED	PROVIDED	COMMENTS
MINIMUM 10% OF NONEXEMPT AREA SHALL BE DEVOTED TO LANDSCAPE & PROTECTED FROM VEHICULAR ENCROACHMENT.			
PARKING LOT LANDSCAPE (39,181 SF X .1 = 3,918 SF)	3,918 SF (MIN.)	5,280 SF	INCLUDES LIVING LANDSCAPING
MINIMUM ONE TREE PER 400 SQUARE FEET OF INTERIOR LANDSCAPE.			
PARKING LOT LANDSCAPE (39,181 SF / 400 = 22.9 TREES)	23 TREES	24 TREES	MIN. 3" CALIPER (SHADE & ORNAMENTAL)
PLANTING ISLANDS SHALL BE LOCATED AT EACH PARKING TERMINUS & HAVE A MIN. OF AREA OF 150 SF & MIN. WIDTH OF 9 FT.			
PARKING LOT ISLANDS	YES	YES	MIN. WIDTH 18 FT
PERIMETER LANDSCAPE	REQUIRED	PROVIDED	COMMENTS
LANDSCAPE BUFFER PROVIDED ALONG ALL PROPERTY LINES. *			
BURNS STREET (335 LF) 15 FT WIDE BUFFER FOR PARKING	YES	YES	BERM PROVIDED - 30 IN HT
HAMMOND STREET (281 LF) 15 FT WIDE BUFFER FOR PARKING	YES	YES	BERM PROVIDED- 30 IN HT
TRAVIS STREET (417 LF) 15 FT WIDE BUFFER FOR PARKING	YES	YES	EVERGREEN SHRUBS - 30 IN HT.
ADJACENT PROPERTY (287 LF) 10 FT WIDE BUFFER FOR PARKING	YES	YES	EVERGREEN SHRUBS - 30 IN HT.
MINIMUM ONE TREE PER 50 LINEAR FEET OF PERIMETER LANDSCAPE AREA			
BURNS STREET (335 LF / 50 LF = 6.7 TREES)	7	8	MIN. 3" CAL. & 7FT HEIGHT
HAMMOND STREET (281 LF / 50 LF = 5.6 TREES)	6	6	MIN. 3" CAL. & 7FT HEIGHT
TRAVIS STREET (417 LF / 50 LF = 8.3 TREES)	8	13	MIN. 3" CAL. & 7FT HEIGHT
ADJACENT PROPERTY (287 LF / 50 LF) = 5.7 TREES)	6	6	EVERGREEN SHRUBS & GROUNDCOVER
NONVEHICULAR OPEN SPACE	REQUIRED	PROVIDED	COMMENTS
OPEN SPACE EQUAL TO 15% OF NON-DEVELOPED LAND			
124,995 SF - 32,370 SF = 13,894 SF (11.1% OVERALL)			
LESS THAN 30% NONVEHICULAR OPEN SPACE = 1 TREE/ 2,500 SQ. FT			
13,894 SF / 2,500 SF = 5.6 TREES	6	8	SHADE & ORNAMENTAL TREES ACROSS SITE
RIGHT-OF-WAY LANDSCAPE	PROVIDED	COMMENTS	
AREA DEVOTED TO RIGHT-OF-WAY LANDSCAPING	8,088 SF	EVERGREEN SHRUBS, GROUNDCOVER & TURF	
TOTAL SITE LANDSCAPE AREA	PROVIDED	COMMENTS	
TOTAL AREA DEVOTED TO LANDSCAPING (MINUS R.O.W. PLANTING)	40,038 SF (32% OVERALL)	EVERGREEN SHRUBS, GROUNDCOVER & TURF	

\* EXCLUDES DRIVES, ANGLED ON-STREET PARKING, AND PUBLIC PEDESTRIAN PLAZA.

\*\* 3 ACCENT TREES = 1 OVERSTORY TREE FOR THE PURPOSES OF TREE CALCULATIONS.

IRRIGATION GENERAL NOTES

- ALL LANDSCAPED AREAS SHALL BE FULLY IRRIGATED AND AN IRRIGATION PLAN WILL BE REQUIRED WITH THE BUILDING PERMIT.
- ALL REQUIRED IRRIGATION SHALL BE INSTALLED BY A LICENSED IRRIGATOR.
- ALL IRRIGATION SYSTEMS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE IRRIGATION RULES PROMULGATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) OR SUCCESSOR AGENCY, AS THE SAME MAY BE FROM TIME TO TIME AMENDED, AND ANY APPLICABLE ADOPTED CITY PLUMBING CODES.
- ALL IRRIGATION SYSTEMS SHALL UTILIZE PRESSURE REGULATING SPRAY HEADS AND ROTOR BODIES IN ORDER TO REDUCE SYSTEM MISTING AND AID IN PROPER WATER PLACEMENT. ALL PRESSURE REGULATING DEVICES SHALL BE INSTALLED PER THE MANUFACTURER'S DIRECTIONS.
- POINT OF CONNECTION IS APPROXIMATE. IRRIGATION CONTRACTOR SHALL VERIFY THAT IT IS LOCATED IN THE AREA SHOWN AND IS OF THE SIZE REQUIRED TO SERVICE THE SYSTEM AS DESIGNED.
- IRRIGATION CONTRACTOR IS RESPONSIBLE TO COORDINATE THE APPROPRIATE ELECTRICAL CONNECTION FOR THE SYSTEM CONTROLLER, INCLUDING ANY DATA OR MASTER VALVE WIRING AS REQUIRED.
- IRRIGATION CONTRACTOR IS RESPONSIBLE TO EXAMINE THE PLANS IN THEIR ENTIRETY TO DETERMINE THE APPROXIMATE LOCATION OF EXISTING AND PROPOSED UTILITIES. HE SHALL ALSO CONTACT THE APPROPRIATE AUTHORITY TO MARK UTILITIES ON THE SITE. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO UTILITIES ON THE SITE CAUSED BY HIS WORK.
- CONTRACTOR SHALL EXAMINE THE SPECIFICATIONS AND DETAILS FOR ADDITIONAL REQUIREMENTS FOR THE IRRIGATION SYSTEM AND ITS INSTALLATION.
- IRRIGATION DRAWINGS ARE SCHEMATIC IN NATURE. AT TIMES MAIN LINES, LATERALS AND VALVES MAY BE SHOWN IN PAVED AREAS OR OUTSIDE THE PROPERTY LINE FOR PLAN CLARITY PURPOSES ONLY. THE CONTRACTOR SHALL STAKE OUT IN THE FIELD ALL PRINCIPLE SYSTEM COMPONENTS FOR APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION.
- THE SYSTEM HAS BEEN DESIGNED TO FUNCTION WITH A MINIMUM DYNAMIC WATER PRESSURE OF 59 PSI AT A MINIMUM RATE OF 48 GPM AT THE POINT WHERE THE WATER METER IS CONNECTED. THE CONTRACTOR SHALL TAKE THREE READINGS (ONE AT 7:00 A.M., ONE AT 12:00 P.M., AND ONE AT 7:00 P.M.) ON TWO SEPARATE DAYS AND SUBMIT TO THE OWNERS REPRESENTATIVE FOR VERIFICATION OF PRESSURE PRIOR TO BEGINNING THE WORK.
- IRRIGATION ROUTING SHALL AVOID CONCENTRATIONS OF ESTABLISHED ROOTS. USE METHODS SUCH AS THE AIR SPADE OR DIRECTIONAL BORING TRENCHING WHILE WORKING INSIDE THE CRITICAL ROOT ZONE.
- CONTRACTOR SHALL KEEP DETAILED AS-BUILT INFORMATION TO PROVIDE TO THE OWNER UPON PROJECT ACCEPTANCE.

Exhibit C  
2 of 2



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