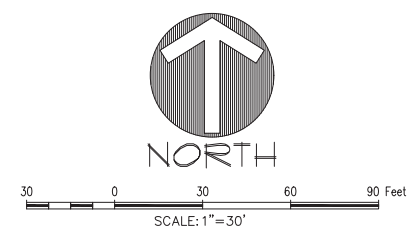


LEGEND

- EXISTING LARGE LANDSCAPE TREE
- (LO) LIVE OAK *Quercus virginiana*
- (RO) RED OAK *Quercus shumardii*
- EXISTING CRAPENMYRTLE *Lagerstroemia indica*
- EXISTING YALPON HOLLY *Ilex vomitoria*
- EXISTING CHASTE TREE *Vitis agnus-castus*
- EXISTING RED BUD *Cercis canadensis*
- (DBH) DWARF BURFORD HOLLY *Ilex cornuta 'Dwarf Burford'*
- EXISTING HOLLY SHRUBS
- BERMUDA SOD
- 4' TREE PROTECTION FENCING
- 6' CHAIN LINK FENCING



LANDSCAPE REQUIREMENT COMPLIANCE
City of Coppell
Coppell Classical Academy

PERIMETER LANDSCAPING			
STANDARD	PERIMETER	REQUIRED	PROVIDED
Buffer Width	South Property Line	10' Buffer	10' Buffer
	North Property Line	10' Buffer	4' - 10' Buffer
	Heartz Road	15' Buffer	15' Buffer
	London Way	15' Buffer	15' Buffer
Trees Required 1 per 50 L.F.	South Property Line	462/50 = 9	(3) Existing Trees (6) Trees, 3" Cal
	North Property Line	473/50 = 9	(6) Existing Trees (3) Trees, 3" Cal
	Heartz Road	453/50 = 9	(9) Existing Trees
	London Way	453/50 = 9	(7) Existing Trees (2) Trees, 3" Cal

INTERIOR LANDSCAPING			
STANDARD		REQUIRED	PROVIDED
10% of parking area	56,642 s.f. of Parking Area	56,642 * .10 = 5,664	5,809 s.f.
Trees Required 1 per 400 S.F. parking	Islands Required 12% of parking spaces	(15) Trees (18) parking islands evergreen screen, 30" ht.	12 Existing Trees (9) Trees, 2" cal. (18) parking islands

NON-VEHICULAR OPEN SPACE			
STANDARD	AREA	REQUIRED	PROVIDED
15% of Open Space 50% in Front Yard	211,615-37,760=173,855	173,855*15%=26,078 26,078*50%=13,039	56,951 S.F. 35,297 S.F.
Trees Required 1 per 3,000 S.F.		(55) TREES	(54) EXISTING (9) Trees, 3" cal.

LOT COVERAGE PERCENTAGE	
IMPERVIOUS	PERVIOUS
60%	40%

EXISTING LANDSCAPE VARIANCE	
1) Perimeter landscape buffer being provided along the northwest property line in the proposed 10' Landscape Easement of the existing car wash site.	

- LANDSCAPE NOTES:
- Contractor shall stake out tree locations and bed configuration for approval prior to installation.
 - Contractor is responsible for verifying location of all underground utilities prior to construction.
 - It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans
 - All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch
 - Landscape edging shall be located as noted on plan.
 - Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
 - Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
 - A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
 - All plant material shall be maintained in a healthy and growing condition, and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
 - Landscape areas shall be kept free of trash, litter and weeds.
 - An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
 - Irrigation Controller to have a Rain and Freeze Stat.
 - All landscape is to be greater than 8 feet from all underground utilities.
 - All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

PLANT LIST

QTY.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
10	LIVE OAK	<i>Quercus virginiana</i>	3"	10'-12'	Per Plan	Single Trunk
10	RED OAK	<i>Quercus shumardii</i>	3"	10'-12'	Per Plan	Single Trunk
116	DWARF BURFORD HOLLY	<i>Ilex cornuta 'Dwarf Burford'</i>	5gal.	30"	3'-0"	Full

*NOTES:
- ALL LANDSCAPED AREAS SHALL BE FULLY IRRIGATED AND AN IRRIGATION PLAN WILL BE REQUIRED WITH THE BUILDING PERMIT.
- ANY PROPOSED LIGHTING WILL COMPLY WITH LIGHTING REGULATIONS.
- NO TREES 6" IN CALIPER OR MORE TO BE REMOVED FROM SITE
- CONTRACTOR TO VERIFY THAT ALL EXISTING COMPLIANT LANDSCAPE IS IN GOOD CONDITION

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(DBA: G&A McAdams)
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Richardson, Texas 75082
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TBP# 19782 TPRS: 10194410
www.gamco.com

McADAMS

G&A

COPPELL CLASSICAL ACADEMY
ZONED: SF-12 W/SUP
Lot 1R, Block A
4.864 Acres
in the
S. HENDERSON SURVEY, ABSTRACT NO. 629
CITY OF COPPELL
DALLAS COUNTY, TEXAS

LANDSCAPE PLAN

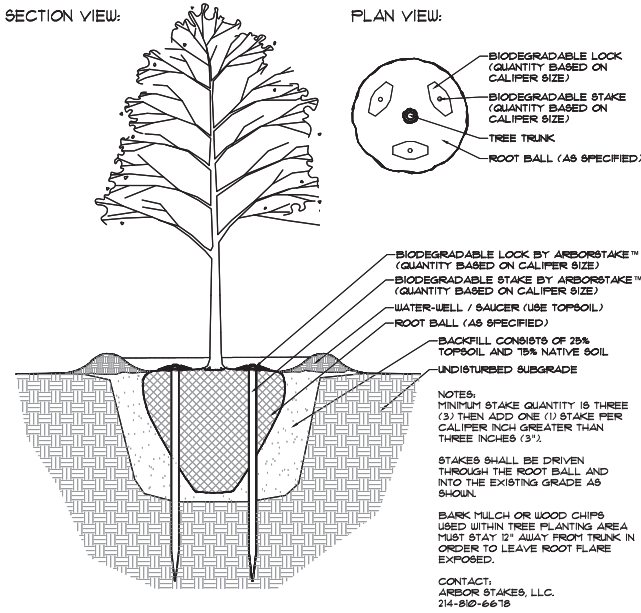
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Drawn By: VC
Date: 02/15/2019
Scale: 1"=30'
Revisions:
03/07/2019
03/13/2019

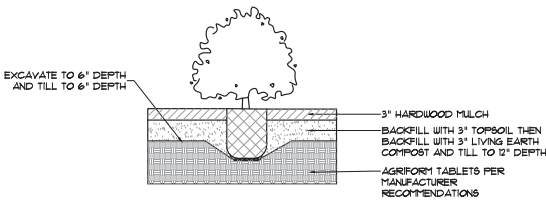
OWNER/DEVELOPER
WRIGHT GROUP ARCHITECTS-PLANNERS
1430 S. BROADWAY
CARROLLTON, TEXAS
Ph. 972.242.1015
Contact: TERRY WRIGHT

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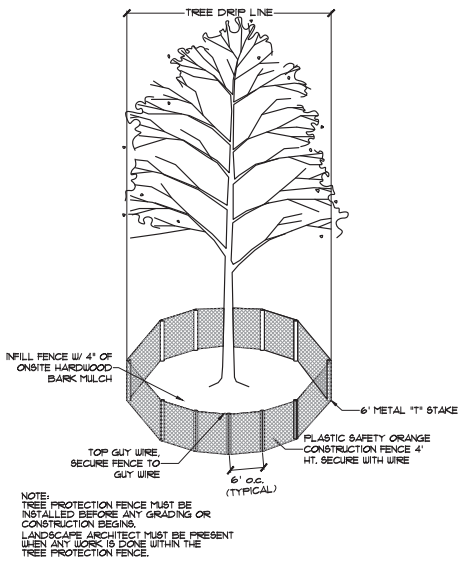
PRELIMINARY PLANS
THIS DOCUMENT IS FOR INTERIM REVIEW
AND IS NOT INTENDED FOR CONSTRUCTION.
NO PERMIT SHALL BE ISSUED FOR ANY WORK BASED ON THESE PLANS.
RON STEWART LAND ARCHITECT
791
STATE OF TEXAS
DATED 3/13/2019



1. BELOWGROUND TREE STAKING DETAIL
1/4"=1'



2. SHRUB PLANTING DETAIL
1/2"=1'



3. TREE PROTECTION FENCING
NTS

TREE PRUNING, REMOVAL AND PROTECTION MEASURES

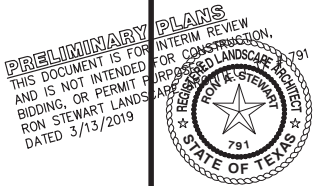
- A. QUALITY ASSURANCE
- 1) Comply with applicable Federal, state, county and local regulations governing landscape work.
 - 2) employ only experienced personnel. Provide adequate supervision by qualified foreman.
- B. JOB CONDITIONS
- 1) Coordination: Coordinate and cooperate with other contractors to enable the work to proceed as rapidly and efficiently as possible.
 - 2) In order to minimize conflict, secure from the Construction Manager copies of layout drawings showing the location of all underground utility lines and other structures
- C. PRODUCTS
- 1) MULCH: Double shredded hardwood mulch free of sticks, dirt and other debris and derived from the site clearing.
- D. DEFINITIONS
- 1) CRZ: Critical Root Zone: The soil space directly under the canopy of any tree, extending out at least 7 feet from the trunk or 2/3 the distance to the dripline, whichever is greater.
 - 2) TPZ: Tree Protection Zone: The entire soil space located directly under the dripline of any tree (the entire dripline).
 - 3) CRS: Complete Root System: The soil space directly under the dripline of any tree and an additional 7 feet beyond said dripline.
 - 4) TPF: Tree Protection Fence: The orange safety barrier netting that shall extend around the entire circumference of the tree at the TPZ.
- E. PRE-CONSTRUCTION TREE PRUNING
- 1) Personnel Qualifications: All pruning shall be performed under the supervision of an international Society of Arboriculture (ISA) Certified Arborist.
 - 2) All trees within the project area shall be pruned to:
 - (i) Clear the crown of diseased, crossing, weak and dead wood to a minimum of 1 1/2 inches in diameter
 - (ii) Provide 14 feet of vertical clearance over streets and 8 feet over sidewalks.
 - (iii) Remove stubs, cutting outside the woundwood tissue that has formed around the branch.
 - (iv) Reduce end weight on heavy, horizontal branches by selectively removing small diameter branches, no greater than 2 to 3 inches, near the ends of the scaffolds.
 - 3) Pruning cuts shall be made in accordance with ANSI 300 Pruning Standard and work shall be performed in accordance with ANSI Z133.1 Safety Standards. Pruning shall be in accordance with ISA's Best Management Practices: Tree Pruning
 - 4) No more than 20 percent of live foliage shall be removed from any tree.
 - 5) Brush shall be chipped and chips shall be spread underneath trees within the tree protection zone to a maximum depth of 4 inches, leaving the trunk clear of mulch.
- F. TREE REMOVAL
- 1) Trees preservation requires a commitment to preserving and maintaining retained trees, as well as removal of any unsuited trees within the Project Area.
 - 2) All wood debris from all tree removals at the Project Site is to be chipped and stored on site for use in the tree preservation efforts at the discretion of the Landscape Architect.
 - 3) The limits of all tree protection zones shall be staked in the field and observed by all contractors.
 - 4) Any brush clearing required within the tree protection zone shall be accomplished with hand operated equipment.
 - 5) Trees to be removed from within the tree protection zone shall be removed under the supervision of a Certified Arborist. The trees shall be cut near ground level and the stump ground out.
- G. TREE PROTECTION
- 1) Before beginning work, the Project Manager, Landscape Architect and/or Owner of their agents are required to meet at the site to review all work procedures, access routes, storage areas, and tree protection measures. Any intended construction activities inside the TPZ shall be clearly outlined.
 - 2) Fences shall be erected to protect trees to be preserved prior ro construction equipment arriving on the Project Site. Fences will define the specific protection zone for each tree or group trees.
 - 3) Fences are to be maintained and remain until all site work has been completed and final landscape operations begin. Fences may not be relocated or removed without written perission from the Landscape Architect. Fences may be constructed from 6 "T" stakes and orange web fence material
 - 4) All trees to be preserved shall have 4 inches of hardwood mulch applied inside the tree protection zone. This hardwood mulch shall be replenished as necessary to maintain a 4 inch depth.
 - 5) Construction trailers, traffic and storage areas must remain outside fenced areas at all times.
 - 6) Tree roots extend out in a straight, radial direction from the tree much like spokes on a wheel (to a depth generally not exceeding 24"). All underground utilities and drain or irrigation lines shall be routed outside the tree protection zone. If lines must traverse the protection area, they shall be tunneled or bored under the tree. Trenches "airdug" with Air Spade (registered trademark) or similar technology are the exceptions. Irrigation line may routed in any direction outside the dripline of retained trees. Irrigation lines inside the dripline must be in a straight, radial direction towards the tree trunk and terminate in a dead end sprinkler head no grater than 7 feet from a tree trunk (irrigation lines shall not in any way bisect and therefore damage the "spoke-like" root system).
 - 7) No materials, equipment, spoil, or waste or washout water may be deposited, stored, or parked within the tree protection zone.
 - 8) If unintentional injury should occur to any tree during construction, it shall be reported to the Landscape Architect within six hours so that remedial action can be taken. Timeliness is critical to tree health. The cost of any remedial treatments will become the burden of the offending contracting company.
 - 9) Any grading, construction, demolition, or other work that in expected to encounter tree roots must be monitored by the Landscape Architect. Specific locations or tree tag numbers should be identified

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LANDSCAPE PLAN



Drawn By: VC
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