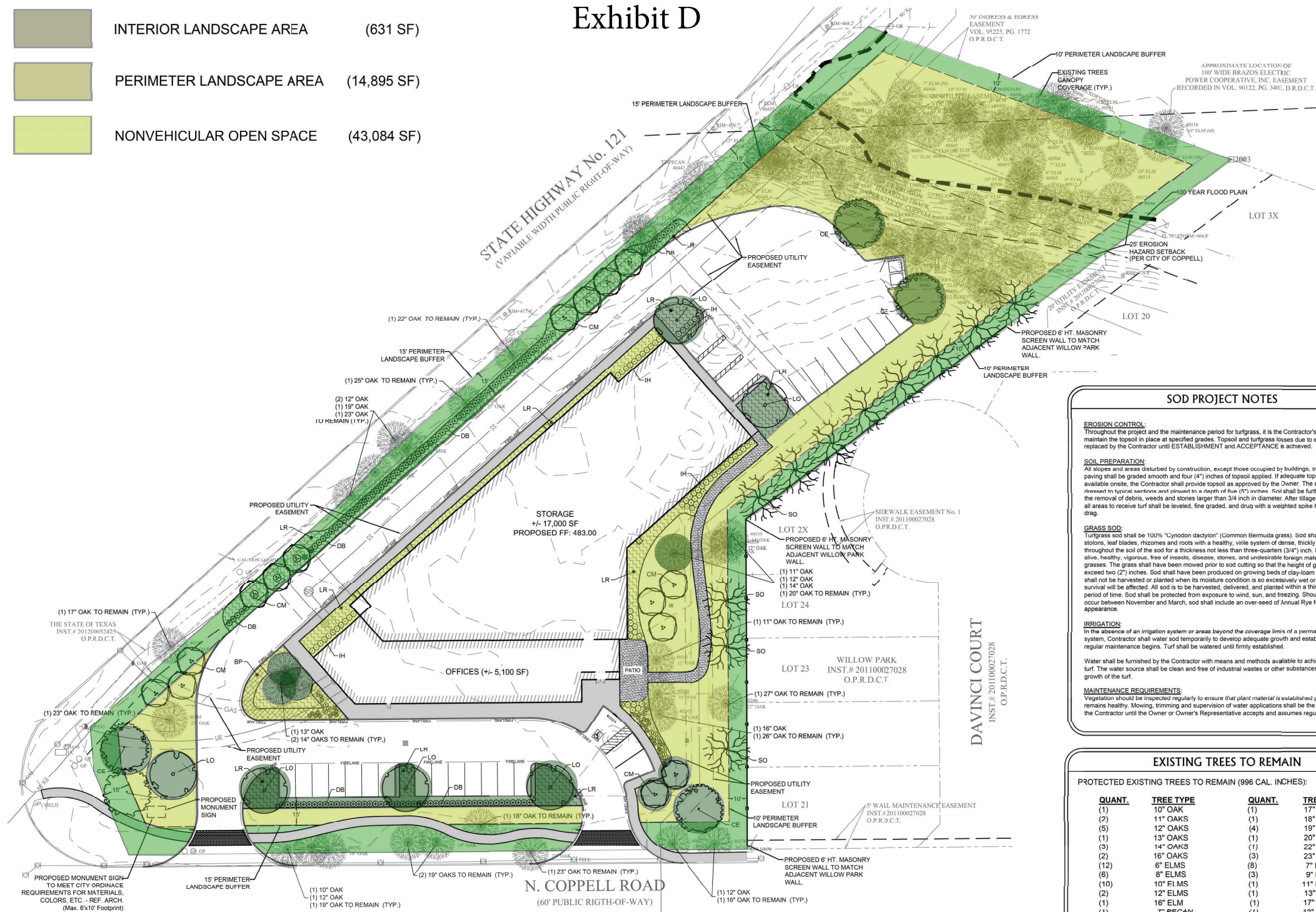
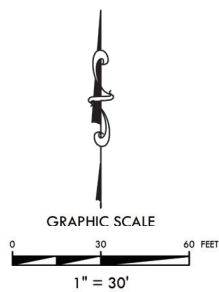


	INTERIOR LANDSCAPE AREA	(631 SF)
	PERIMETER LANDSCAPE AREA	(14,895 SF)
	NONVEHICULAR OPEN SPACE	(43,084 SF)

Exhibit D



Know what's below.
Call before you dig.



LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.

Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tiled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of turf shall give priority to location to irrigation. Trees, shrubs shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 1/2" min. thickness unless bed is bordered by concrete. Steel edging adjacent to decomposed granite beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of decomposed granite shall be over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier of locally available material, installed to a compacted depth of three inches (3") to be flush with the top of curb, paved surface, and/or the top of steel edge.

Boulders labeled on plan shall vary in size according to symbol size. Smaller boulders shall have a minimum exposed height of twelve inches (12"), minimum length of twenty-four inches (24") and a minimum width of eighteen inches (18"). Larger boulders shall have a minimum exposed height of eighteen inches (18"), minimum length of thirty-six (36") and a minimum width of twenty-four (24"). Boulders shall be recessed into the grade and shall be oriented so that its longest side is parallel to the ground plane to achieve a natural look.

SOD PROJECT NOTES

EROSION CONTROL

Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION

All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed in typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag.

GRASS SOD

Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, viable system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been moved prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a green-in appearance.

IRRIGATION

In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS

Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

EXISTING TREES TO REMAIN

PROTECTED EXISTING TREES TO REMAIN (996 CAL. INCHES):

QUANT.	TREE TYPE	QUANT.	TREE TYPE
(1)	10" OAK	(1)	17" OAK
(1)	11" OAKS	(1)	18" OAK
(5)	12" OAKS	(4)	19" OAKS
(1)	13" OAKS	(1)	20" OAK
(3)	14" OAKS	(1)	22" OAK
(12)	16" OAKS	(3)	23" OAK
(6)	6" ELMS	(8)	7" ELMS
(10)	10" ELMS	(1)	9" ELMS
(2)	12" ELMS	(1)	11" FLM
(1)	16" ELM	(1)	13" ELM
(1)	7" PECAN	(1)	17" ELM
(1)	14" PECAN	(1)	12" PECAN
(2)	18" PECANS	(1)	15" PECAN
(1)	22" PECAN	(1)	21" PECAN
(1)	12" MULBERRY	(4)	6" MULBERRY
(1)	10" HACKBERRY	(1)	13" HICKORY
(1)	11 BOIS D'ARC	(1)	10" BOIS D'ARC

PROTECTED EXISTING SPECIMEN TREES TO REMAIN (198 CAL. INCHES):

QUANT.	TREE TYPE	QUANT.	TREE TYPE
(1)	24" ELM		
(4)	24" PECANS		
(2)	25" OAK		
(1)	26" OAK		
(1)	27" OAK		

NON-PROTECTED EXISTING TREES TO REMAIN (20 CAL. INCHES):

QUANT.	TREE TYPE	QUANT.	TREE TYPE
(1)	6" HACKBERRY	(1)	6" BOIS D'ARC
(1)	8" BOIS D'ARC		

TOTAL EXISTING TREES TO REMAIN: 87 PROTECTED TREES (996 CAL. IN.)
9 SPECIMEN TREES (198 CAL. IN.)
3 NON-PROTECTED TREES (20 CAL. IN.)
99 TREES (1,214 CAL. IN.)

Plant Material List

SYM.	KEY	QTY.	COMMON NAME	SCIENTIFIC NAME	O.C.	ROOT	SIZE	HEIGHT	SPREAD	COMMENT
CE	5		Cedar Elm	Ulmus crassifolia	N/A	B&B	4" cal.	14' min.	7' min.	Full Canopy, Healthy, Good Form Strong Central Leader
LO	6		Live Oak	Quercus virginiana	N/A	B&B	4" cal.	14' min.	7' min.	Full Canopy, Healthy, Good Form Strong Central Leader
SO	11		Shumard Oak	Quercus shumardii	N/A	B&B	4" cal.	14' min.	7' min.	Full Canopy, Healthy, Good Form Strong Central Leader
CM	15		Crape Myrtle	Lagerstromia indica 'Tuscarora'	N/A	Cont.	3" cal.	10' min.	8' min.	Full Canopy, Healthy, Good Form Multi-trunk, 3 cane minimum
IH	66		Indian Hawthorn	Rhodolepis indica	36"	Cont.	5 gal.	30" min.	24" min.	Full, Healthy
DB	120		Dwarf Burford Holly	Ilex cornuta 'Burfordii'	36"	Cont.	5 gal.	30" min.	24" min.	Full, Healthy, Even Growth
RY	12		Red Yucca	Hesperaloe parviflora	30"	Cont.	3 gal.	24" min.	24" min.	Full, Healthy, Even Growth
DR	13		Red Drift Rose	Rosa 'Meigalioi'	24"	Cont.	3 gal.	20" min.	18" min.	Full, Healthy, Red Bloom
LB	23		Little Bunny Dwarf Fountain Grass	Pennisetum alopecuroides 'Little Bunny'	24"	Cont.	3 gal.	10" min.	10" min.	Full, Healthy
BP	495		Blue Pacific Trailing Juniper	Juniperus conferta 'Blue Pacific'	36"	Cult.	3 gal.	6" min.	18" min.	Full, Healthy
LR	5,908		Liriope	Liriope spicata	12"	Cont.	4" pot	9" min.	6" min.	Full, Healthy
DG	1,561		Decomposed Granite		-	-	-	-	-	Locally Available; (3" Depth)

In Accordance to the Current Edition of The American Standard for Nursery Stock

LANDSCAPE CALCULATIONS for the City of Coppell, TX

	REQUIRED	PROVIDED (Ref. Plan for Exist. Trees)
Total Site Area Devoted to Landscaping @ 117,715 SF Total Site Area / 58,610 SF Landscaped	--	48% (58,610 SF)
Perimeter Landscaping: 1 Tree per 50 LF (PL) Highway 121 (Western Bndry) @ 357' (5,355 SF)	8 Trees	9 Ornamental Trees (Plus 5 existing Oaks)
Northern Boundary @ 175' (1,750 SF)	4 Trees	4 Trees (met with exist. trees in floodplain)
Eastern boundary @ 420' (4,200 SF)	9 Trees	9 Trees
Southern Boundary @ 234' (3,510 SF)	5 Trees	5 Trees (met with Exist. Oaks)
Total Perimeter Landscaping	14,895 SF	14,895 SF
Total Perimeter Trees	26 Trees	32 Trees (18 new plus 14 exist. trees)
Interior Landscaping (IL) 10% of gross non exempt area of parking (6,312 SF)	10% (631 SF)	10% (631 SF)
1 Tree per 400 SF of required landscape area	16 Trees	16 Trees (15 new plus 1 exist. Oak)
Non-Vehicular Landscaping (NV) @ 95,615 SF x 15%	15% (14,342 SF)	45.1% (43,084 SF)
1 Tree per 2,500 SF of non-vehicle open space	4 Trees	4 Trees (4 exist. Oaks)
TOTAL (Perimeter + Interior + Non-Vehicular)	29,888 SF	58,610 SF
TOTAL (Perimeter + Interior + Non-Vehicular) Trees	45 Trees	52 Trees (33 new plus 19 exist. trees)

NOTE: 50% of Required Non-Vehicular Open Space in Front Yard is not Achievable due to site shape and constraints. Perimeter, Interior & Non-Vehicular provided total together and do not overlap areas.

REVISIONS	DATE	BY



STACKED OFFICE & STORAGE
721 N. COPPELL ROAD, COPPELL, TX

LANDSCAPE PLAN

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL AND COMMENT UNDER THE AUTHORITY OF JAMES R. KINDRED, ASLA LANDSCAPE ARCHITECT No. 225, ON 06/10/19 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

TBPE Registration #: F-1002

JOB NUMBER:	2018-107
DESIGNED BY:	JRK
DRAWN BY:	JRK
CHECKED BY:	JF
DATE:	06/11/2019
SHEET:	L1.0

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