

EXHIBIT C - LANDSCAPE PLAN

GENERAL LANDSCAPE NOTES

- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF UNDERGROUND UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WITH ALL OTHER TRADES. THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL LANDSCAPE MATERIALS FROM DAMAGE. DAMAGED PLANT MATERIAL SHALL BE REPLACED WITH SIMILAR VARIETIES AND SIZES IF DAMAGED, DESTROYED, OR LOST.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- ALL SHRUB, GROUNDCOVER, PERENNIAL & SEASONAL BEDS SHALL HAVE A 2" THICK SHREDDED HARDWOOD MULCH LAYER, UNLESS OTHERWISE NOTED. FINISHED LEVEL OF MULCH TO SIT 1" BELOW ADJOINING FINISHED HARDSCAPE AND LAWN LEVEL.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND VIGOROUS GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF UNHEALTHY, DAMAGED, DESTROYED, OR OTHERWISE REMOVED.
- STRUCTURAL AND HARDSCAPE WORK SHALL BE INSTALLED PRIOR TO PLANTING INSTALLATION.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
- PLANT SPACING IS AS INDICATED ON THE 'PLANT SCHEDULE' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE REMARKS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT AN INDEPENDENT 'TAKE-OFF' TO VERIFY SIZES AND QUANTITIES OF PLANT MATERIALS SHOWN.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL TURF AND LANDSCAPE BED AREAS AND SHALL BE OPERATIONAL AT THE TIME OF PLANT MATERIAL INSTALLATION. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. ALL WORK ON THE IRRIGATION SYSTEM, INCLUSIVE OF HYDROSTATIC COVERAGE AND OPERATIONAL TESTS SHALL BE COMPLETED PRIOR TO PLANTING INSTALLATION.
- ALL TREES PLANTED NEAR CURBS SHALL BE PLACED AT LEAST 6' CLEAR FROM THE CURB FACE UNLESS OTHERWISE NOTED. REFERENCE CITY LANDSCAPE NOTES FOR OTHER REQUIREMENTS.
- REFER TO CIVIL ENGINEER SHEETS FOR PROPOSED GRADING.

PLANT LIST							
QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
CANOPY TREES							
3	CEDAR ELM	ULMUS CRASSIFOLIA	3"	12' MIN.	7'-9'	65 GAL.	FULL & MATCHED, STRAIGHT TRUNK
3	LACEBARK ELM	ULMUS PARVIFOLIA	3"	12' MIN.	7'-9'	65 GAL.	FULL & MATCHED, STRAIGHT TRUNK
6	LIVE OAK	QUERCUS VIRGINIANA	3"	12' MIN.	7'-9'	65 GAL.	FULL & MATCHED, STRAIGHT TRUNK
3	BALD CYPRESS	TAXODIUM DISTICHUM	3"	12' MIN.	7'-9'	65 GAL.	FULL & MATCHED, STRAIGHT TRUNK
4	RED OAK	QUERCUS TEXANA	3"	12' MIN.	7'-9'	65 GAL.	FULL & MATCHED, STRAIGHT TRUNK
SHRUBS / PERENNIALS							
27	AUTUMN SAGE	SALVIA GREGGII	-	24"	18"-24"	3 GAL.	36" O.C. SPACING, PER PLANS
26	BRAKELIGHTS YUCCA	HESPERALOE PARVIFLORA 'PERPA' PLANT PATENT #61,129	-	6"-9"	18"	1 GAL.	24" O.C. SPACING, PER PLANS
10	DWARF GRAPEMYRTLE	LAGERSTROMIA INDICA 'SACRAMENTO'	-	18"-24"	18"-24"	5 GAL.	36" O.C. SPACING, PER PLANS
20	INDIAN HAWTHORNE	RHAPHOLEPS INDICA 'CONOR'	-	24"	12"	3 GAL.	36" O.C. SPACING, PER PLANS
OTHER							
-	BED EDGING	ALUMINUM ALLOY LANDSCAPE EDGE	1/2" THICK, 4" DEPTH		STAKE PER MANUFACTURERS INSTRUCTION		
30,465 SF	BERMUDA GRASS	CYNODON DACTYLON	SOD				
12,900 SF	WILDFLOWER HYDROSEED	NATIVE AMERICAN SEED	NATIVE TEXAS MIX		ITEM # 1001; ANNUAL & PERENNIAL		

LANDSCAPE PLAN NOTES

- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

LANDSCAPE DATA TABLE

Total Site Area Devoted to Landscaping @ 188,636 SF Total Site Area / 147,668 SF Landscaped

PERIMETER LANDSCAPING:  
1 Tree per 50 LF (PL)

Northern Boundary @ 550' (8,250 SF)

Eastern Boundary @ 215' (2,150 SF)

Southern Boundary @ 700' (7,000 SF)

Western Boundary @ 290' (2,900 SF)

Total Perimeter Landscape

Total Perimeter Trees

INTERIOR LANDSCAPING:

A minimum of 10% of the gross non exempt area of parking (4,120 SF)

NON-VEHICULAR LANDSCAPING:

The size of that area shall equal at least 15 percent of that portion of the lot not covered by a building or by buildings. Not less than 50% of the feature landscaping shall be located in the required front yard.

Non-Vehicular Landscaping (NV) @ 169,361 SF x 15%

1 Tree per 2,500 SF of non-vehicular open space

TOTAL (Perimeter + Interior - Non-Vehicular)

TOTAL (Perimeter + Interior + Non-Vehicular) Trees

REQUIRED  
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PROVIDED  
11 Trees

4 Trees (+9 Exist.)

4 Trees

14 Trees

6 Trees

20,300 SF

35 Trees

10% (412 SF)

10 Trees

10% (412 SF)

10 Trees

15% (24,405 SF)

67% (126,956 SF)

9 Trees

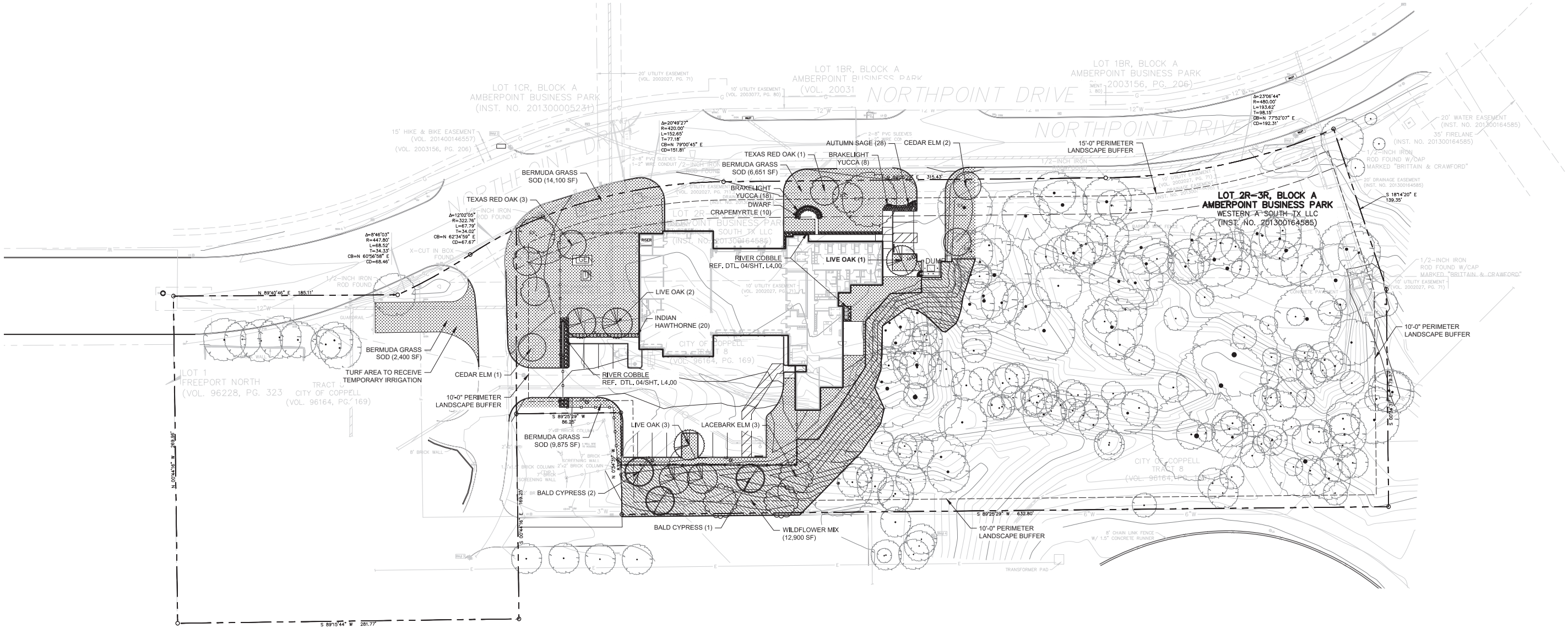
9 Trees (Met with Exist.)

45,336 SF

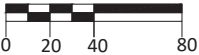
147,668 SF

54 Trees

200 Trees (19 New & 181 Exist.)



NORTH



SCALE 1" = 40'-0"

4.33 ACRES, ZONING PD-300-LI  
DIAMOND ADDITION, LOT 1 & 2, BLOCK A

INTERIM REVIEW DOCUMENTS NOT FOR RECORD SUBMITTAL OR APPROVAL PERMITTING OR CONSTRUCTION GARY DEWES TX REG. NO. 10212

BROWN REYNOLDS WATFORD ARCHITECTS  
3335 TRAVIS STREET  
SUITE 250  
DALLAS, TEXAS 75204  
214-328-8704  
WWW.BRWARCH.COM

HALFF  
1201 NORTH BOVENS ROAD  
RICHARDSON, TX 75081-2275  
TEL: (214) 738-0085  
FAX: (214) 738-0085

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CITY OF COPPELL  
FIRE STATION No. 4 &  
RESOURCE CENTER  
NORTHPOINT DRIVE  
COPPELL, TEXAS 75019



L2.00

LANDSCAPE PLAN