

- LANDSCAPE NOTES**
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
 - Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
 - Contractor is responsible for obtaining all required landscape and irrigation permits.
 - Contractor to provide a minimum 2% slope away from all structures.
 - All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
 - All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
 - All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

- MAINTENANCE NOTES**
- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
 - All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
 - All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
 - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
 - All plant material which dies shall be replaced with plant material of equal or better value.
 - Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.
- GRAPHIC PLANT LEGEND**
- BALD CYPRESS
 - CHINESE PISTACHE
 - LIVE OAK
 - CEDAR ELM
 - NELLIE R. STEVENS HOLLY
 - Switch Grass Heavy Metal
 - Sunshine Ligustrum
 - Red Yucca 'Brakelights'
 - Dwarf Burford Holly
 - Rosemary
 - Mexican Feathergrass
 - Needlepoint Holly
 - Purple Wintercreeper
 - LAWN, BERMUDAGRASS, SOLID SOD

- GENERAL LAWN NOTES**
- Fine grade areas to achieve final contours indicated on civil plans.
 - Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
 - All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
 - Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
 - All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
 - All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
 - Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

LANDSCAPE TABULATIONS

PERIMETER LANDSCAPE	OPEN SPACE
Requirements: Street Frontage shall contain a 15' landscape buffer with one (1) tree, 3" cal. 12" above ground, per 50 L.F. and 30" ht. parking lot screen: hedge or berm. Perimeter landscape areas shall contain a 10' landscape buffer along property lines with one (1) tree, 3" cal. 12" above ground, per 50 L.F.	Requirements: 15% of lot not covered by buildings to be landscape open space. One (1) tree per 2000 s.f. of open space.
North Property Line: (199.96 L.F.) Required (4) trees, 4" cal. Provided (4) trees, 4" cal. (15%) (1) new trees, 4" cal. (4) ex. trees	TOTAL LOT AREA: (Exclusive of building): 29,538 s.f.
S. Denton Tap: (97.55 L.F.) Required (2) trees, 12" to 18" cal. Provided (2) ex. trees, 12" to 18" cal.	SUMMARY
West Property Line: (134.00 L.F.) Required (3) trees, 12" to 18" cal. Provided (2) new trees, 4" cal. (2) ex. trees	Total trees required: (18) trees
South Property Line: (240 L.F.) Required (5) trees, 12" to 18" cal. Provided (2) new trees, 4" cal. (3) ex. trees	Total trees provided: (11) trees, 4" cal. (15) ex. trees, 3" cal. and greater
INTERIOR LANDSCAPE	Total Landscape Area Required: 30% 9,155.7 S.F.
Requirements: 10% of gross parking area to be landscape. One (1) tree per 400 s.f. of required landscape area.	Total Landscape Area Provided: 22.37% 6,936 S.F.
Parking Lot: 2,598 s.f. Parking Spaces: 13	Colored Patterned Sidewalk: .015% 470 S.F.
Required 293 s.f. (10%) (3) trees, 3" cal. Provided 425 s.f. (16.9%) (3) trees, 4" cal.	50% of Non-vehicular Open Space required in Front Yard: 50% 2,245.5 required 27.6% 1,240 provided

PLANT LIST

QTY.	TREE	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
2	BC		Bald Cypress	<i>Taxodium distichum</i>	4" cal.	container grown, 15" ht., 5' spread min.
5	CE		Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 14" ht., 5' spread min.
4	CP		Chinese Pistache	<i>Pistachia chinensis</i>	4" cal.	B&B, 14" ht., 5'-6" spread min.
1	LO		Live Oak	<i>Quercus virginiana</i>	4" cal.	container or B&B, 14" ht., 5' spread min.

QTY.	SHRUBS	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
46	DBH		Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii nana'</i>	5 gal.	container, full plant, 20" ht. min. 24" o.c.
26	LIG		Sunshine Ligustrum	<i>Ligustrum sinense 'Sunshine'</i>	5 gal.	container, full plant, 20" ht. min. 36" o.c.
36	MFG		Mexican Feathergrass	<i>Nassella tenuissima</i>	3 gal.	container, full top of container, 24" o.c.
27	NPH		Needlepoint Holly	<i>Ilex cornuta 'Needpoint'</i>	5 gal.	container, full plant, 20" ht. min. 36" o.c.
7	NRSS		Nellie R. Stevens Holly	<i>Ilex sp. 'Nellie R. Stevens'</i>	5 ht.	container, full to base
26	ROS		Rosemary 'Tuscan Blue'	<i>Rosemaria affinis 'Tuscan Blue'</i>	3 gal.	container, full, 16" ht. min. 30" o.c.
27	RY		Red Yucca 'Brakelights'	<i>Hesperaloe parviflora 'Brakelights'</i>	5 gal.	container, full plant, 36" o.c.
33	SWG		Switchgrass 'Heavy Metal'	<i>Panicumsp. 'Heavy Metal'</i>	5 gal.	container, full top of container, 36" o.c.

QTY.	GROUND COVERS	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
389	WC		Wintercreeper	<i>Euonymus fortunei coloratus</i>	4" pots	container, (3) 12" runners min. 12" o.c.
			Common Bermudagrass	<i>Cynodon dactylon</i>	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

OWNER:
151 COFFEE
6242 RUFÉ SNOW DRIVE, SUITE 236
NORTH RICHLAND HILLS, TEXAS 76148
(208) 449-8821
CONTACT: DANNY GIESBRECHT

- COPPELL NOTES**
- Irrigation controller shall include a surge protection device, freeze detector and rain sensor.
 - Landscape plans shall be signed and sealed by a licensed Landscape Architect.
 - Irrigation plans shall be signed and sealed by a licensed Irrigation Designer.
 - Irrigation meter will require assessment by the City of Coppell Water Utilities.
 - All landscape areas to be 100% irrigated with an automatic underground irrigation system.

SITE DATA

ZONING:	P.D. (PLANNED DEVELOPMENT)
LOT AREA:	0.7008 ACRES (30,519 S.F.)
PROPOSED USE:	LINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	581 S.F.
F.A.R.:	0.021
PARKING REQUIRED:	1 SPACE/100 S.F. = 5.81 SPACES
	6 SPACES
	13 SPACES (1 H.C.)
PARKING PROVIDED:	1 STORY
BUILDING HEIGHT:	6,936 S.F. (22.73%)
LANDSCAPE PROVIDED:	470 S.F.
COLOR & PATTERNED SIDEWALK:	

01 LANDSCAPE PLAN
SCALE: 1"=10'-0"

smr
landscape architects, inc.
1708 N. GRIFFIN STREET
DALLAS, TEXAS 75202
Tel: 214.871.0083
Fax: 214.871.0545
Email: smr@smr-ls.com

LANDSCAPE PLAN
151 COFFEE
LOT 1, BLOCK A - 151 COFFEE ADDITION
THE CITY OF COPPELL, TEXAS

BURGER ENGINEERING
Civil Consultants
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBP: F-12997

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	11.7.19	1"=10'	TH	086-002 SITEPLAN	L-1

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4" x 8" batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor installing any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and respected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
 - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
 - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
 - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
 - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

- Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
- Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
- Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
- Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
- Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
- Remove rejected plant material immediately from site.
- To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.
- Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, or objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.
- Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
- Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter. Measured six (6") inches above ball. Nomenclature conforms to the customary nursery usage; for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.
- Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 - Physics and curbs: All follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
 - Post: Studied T-Post, #1 Armo-co with anchor plate; 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

SOLID SOD NOTES

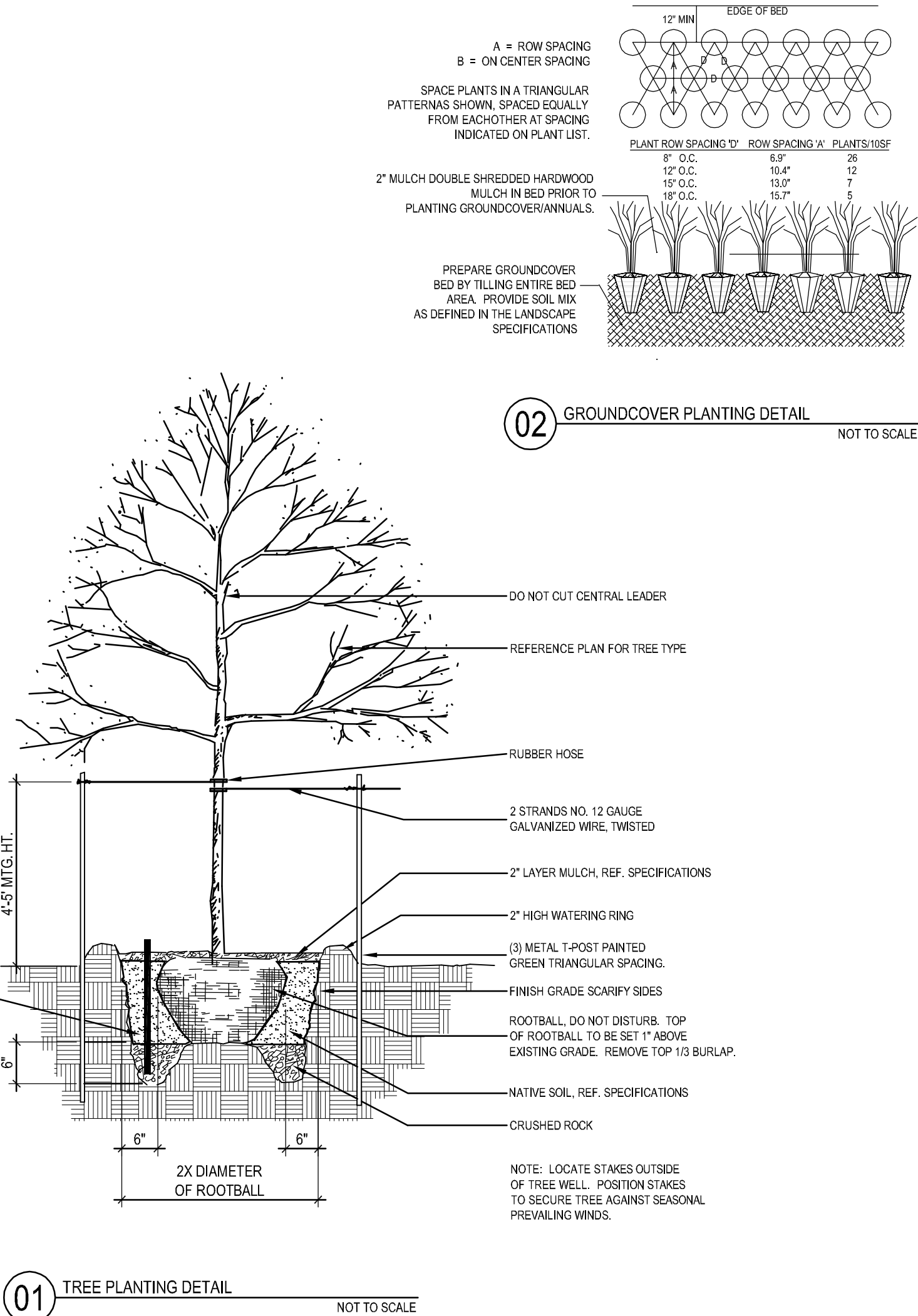
- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

- Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully seal by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of "root scoring".
- Do not wrap trees.
- Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.
 - Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
 - Pruning shall be done with clean, sharp tools.
 - Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material.
- Steel Curbing Installation:
 - Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owner's approval prior to installation.
 - All steel curbing shall be free of kinks and abrupt bends.
 - Top of curbing shall be 3/4" maximum height above grade.
 - Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 - Do not install steel edging along sidewalks.
 - Cut steel edging at 45 degree angle where edging meets sidewalk.

3.3 CLEANUP AND ACCEPTANCE

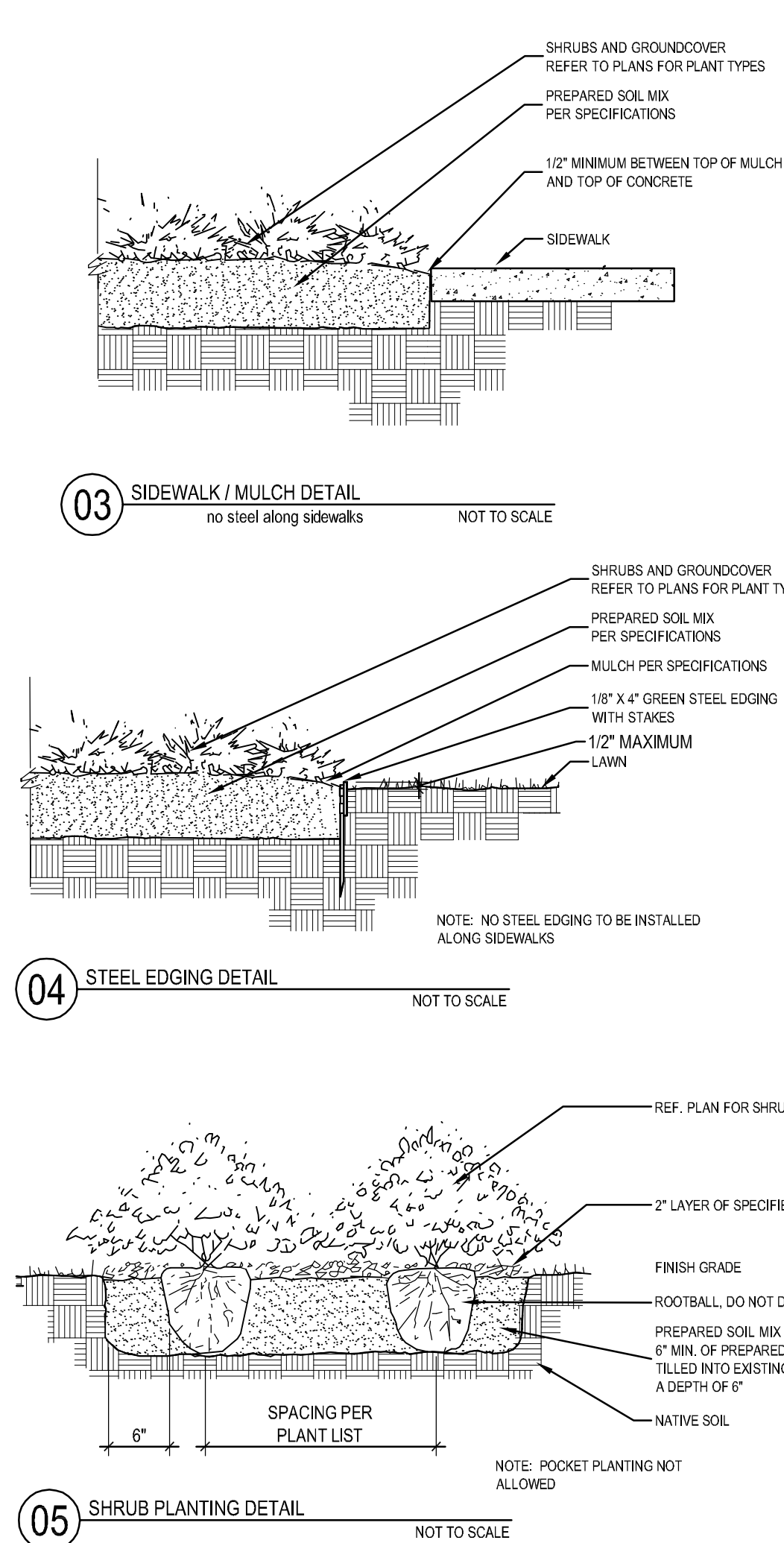
- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each days work.

END OF SECTION

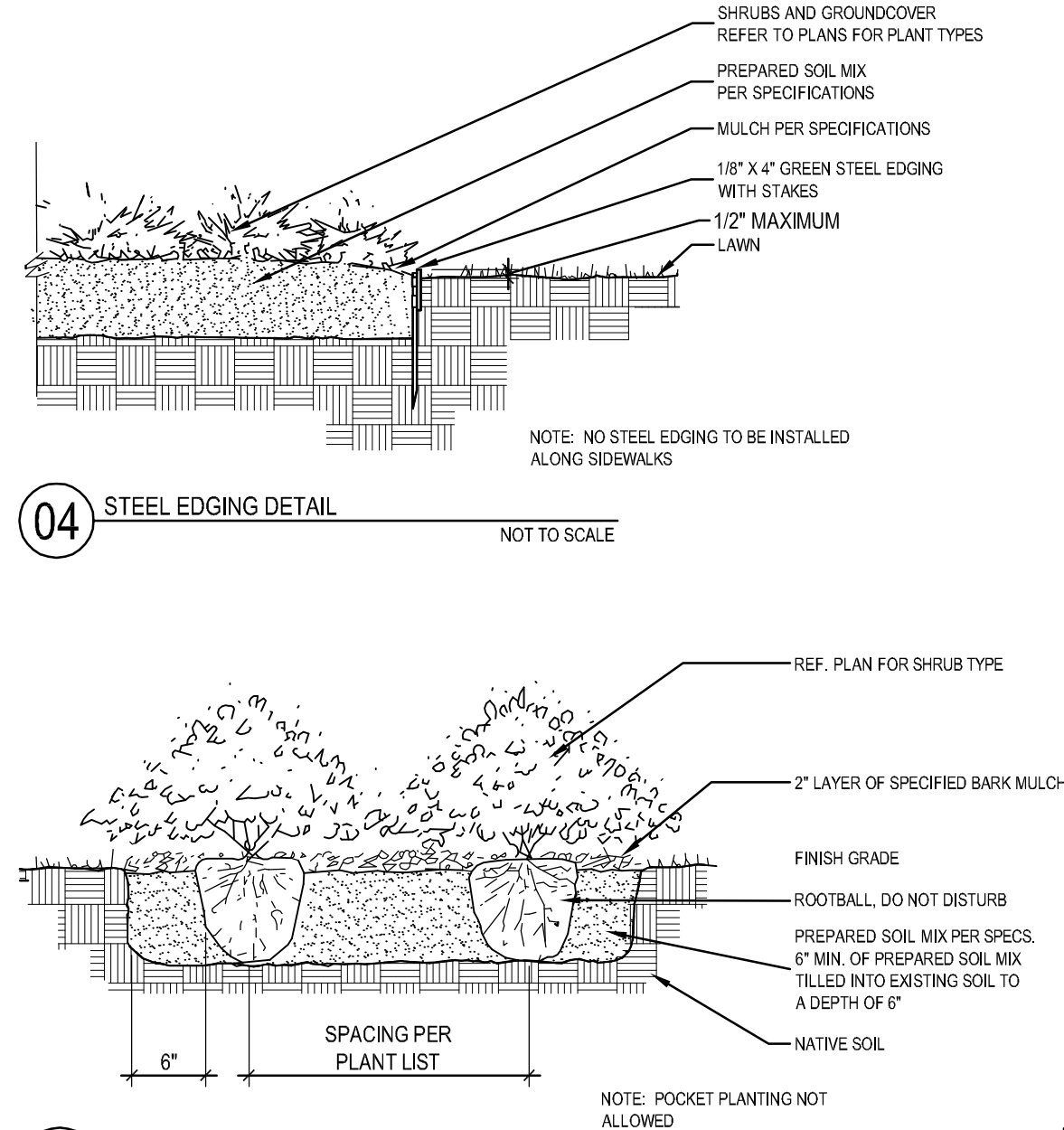


NOTE: LOCATE STAKES OUTSIDE OF TREE WELL. POSITION STAKES TO SECURE TREE AGAINST SEASONAL PREVAILING WINDS.

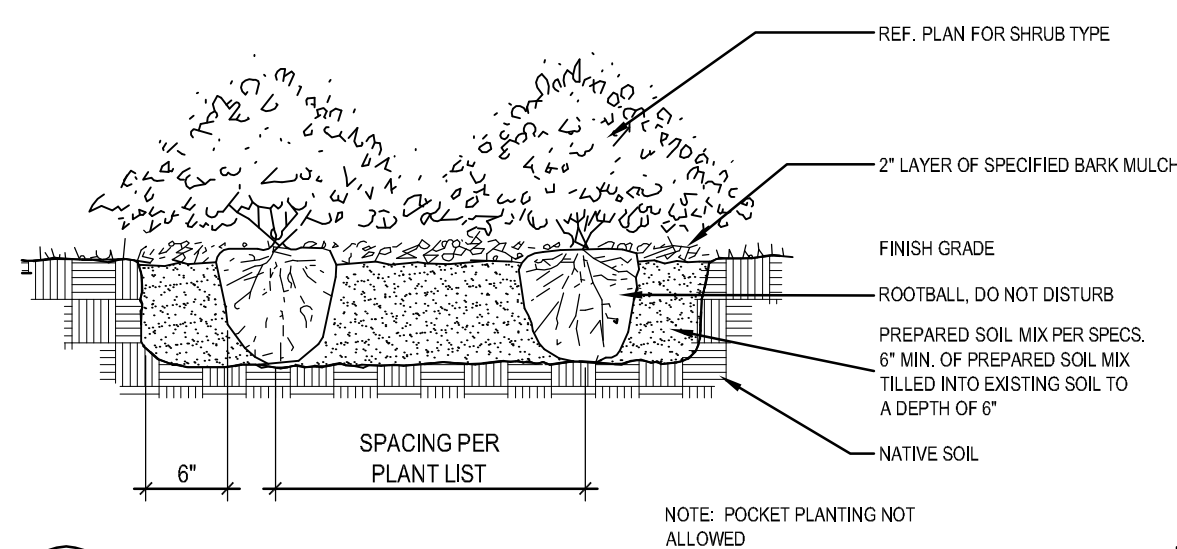
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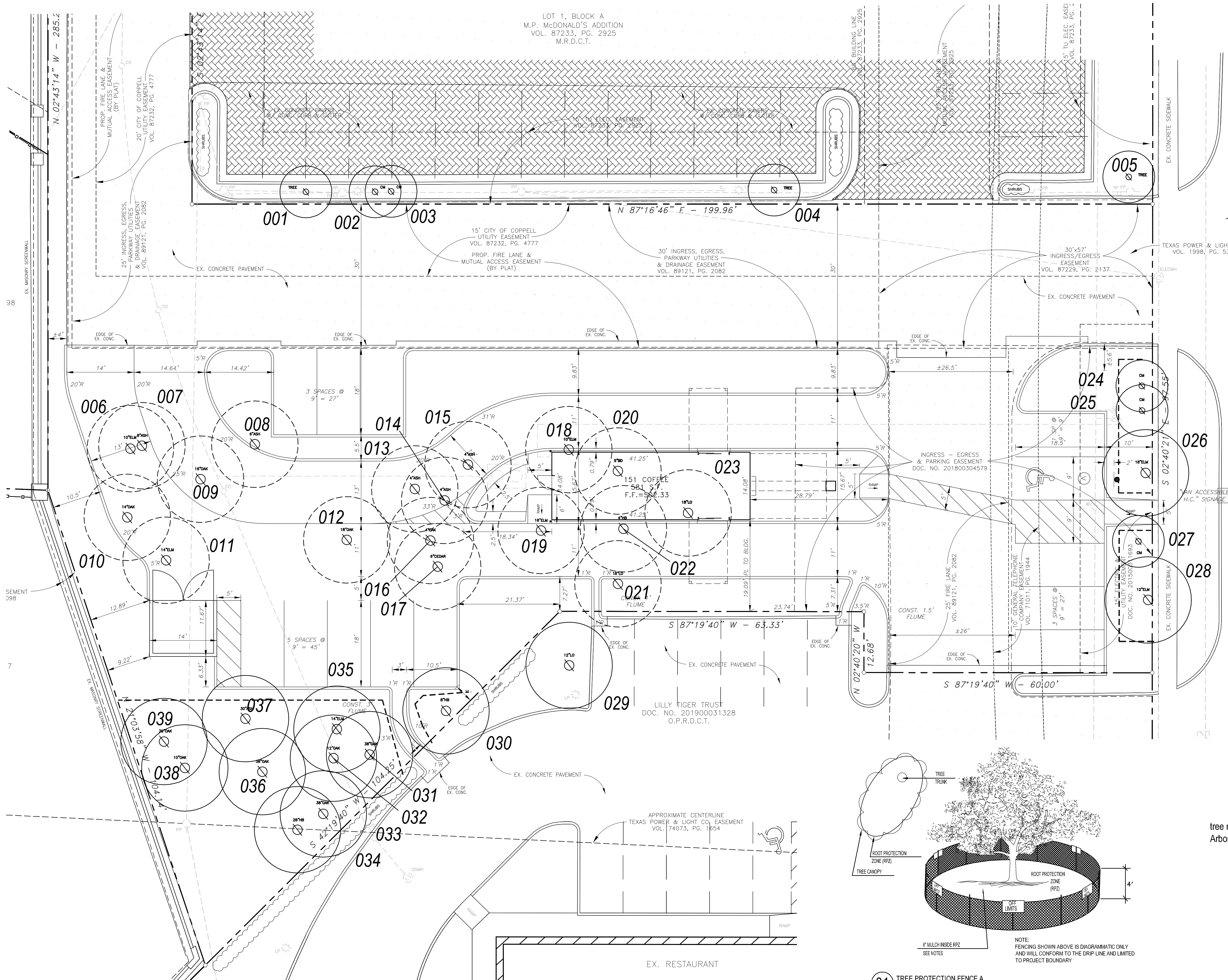
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ENGINEER: BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
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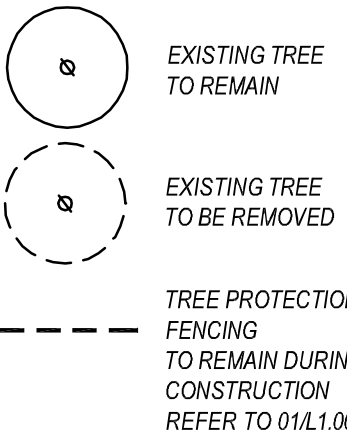
OWNER: 151 COFFEE
6242 RUFÉ SNOW DRIVE, SUITE 236
NORTH RICHLAND HILLS, TEXAS 76148
(208) 449-8821
CONTACT: DANNY GIESBRECHT

REV.	DATE	REMARKS				
LANDSCAPE SPECIFICATIONS						
151 COFFEE						
LOT 1, BLOCK A – 151 COFFEE ADDITION						
THE CITY OF COPPELL, TEXAS						
B		BURGER ENGINEERING Civil Consultants		17103 Preston Road, Suite 180N Dallas, Texas 75248 Office: 972.630.3360 Fax: 972.630.3380 TBPE F-12997		
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	11.7.19	NONE	TH	086-002 SITEPLAN	L-2



151 Coffee Tree Inventory - Coppell, TX									
Tree No.	Species	Size	Protected Preserved	Protected Removed	Specimen Preserved	Specimen Removed	Exempt	Comments	
001	Crape Myrtle	3						3	Offsite; To Be Preserved
002	Crape Myrtle	3						3	Offsite; To Be Preserved
003	Crape Myrtle	3						3	Offsite; To Be Preserved
004	Crape Myrtle	3						3	Offsite; To Be Preserved
005	Crape Myrtle	3						3	Offsite; To Be Preserved
006	Cedar Elm	10		10					
007	Ash	8		8					
008	Ash	3					3		Undersized; To Be Removed
009	Live Oak	16		16					
010	Live Oak	14		14					
011	Cedar Elm	14		14					
012	Live Oak	18		18					
013	Ash	4					4		Undersized; To Be Removed
014	Ash	4					4		Undersized; To Be Removed
015	Ash	4					4		Undersized; To Be Removed
016	Live Oak	4					4		Undersized; To Be Removed
017	Eastern Red Cedar	6		6					
018	Cedar Elm	10		10					
019	Cedar Elm	18		18					
020	Bois d'Arc	5					5		Undersized; To Be Removed
021	Live Oak	18		18					
022	Hackberry	4					4		Undersized; To Be Removed
023	Live Oak	18		18					
024	Crape Myrtle	3					3		Undersized; To Be Preserved
025	Crape Myrtle	3					3		Undersized; To Be Preserved
026	Cedar Elm	18	18						
027	Crape Myrtle	3					3		Undersized; To Be Preserved
028	Crape Myrtle	12	12						
029	Live Oak	12					12		Offsite; To Be Preserved
030	Hackberry	8					8		Undersized; To Be Preserved
031	Live Oak	31				31			
032	Live Oak	12	12						
033	Live Oak	38				38			
034	Hackberry	28				28			
035	Cedar Elm	14	14						
036	Live Oak	36				36			
037	Ash	30				30			
038	Live Oak	10	10						
039	Live Oak	30				30			
		481	66	150	193	0	72		

EXISTING TREE LEGEND



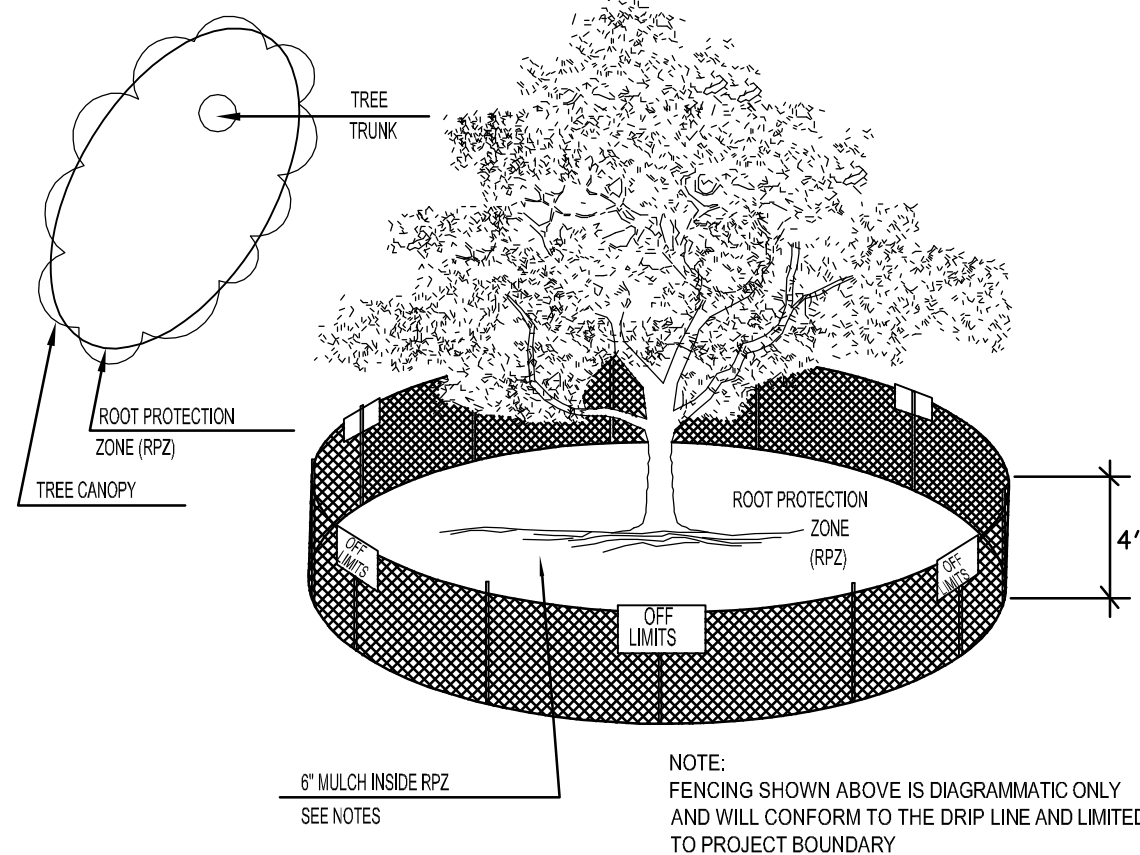
EXISTING TREE NOTES

- Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline (canopy) of tree.
- If any root structure is damaged during adjacent excavation/construction, notify the Architect immediately. It is recommended that a licensed Arborist be secured for the treatment of any possible tree wounds.
- No disturbance of the soil greater than 4" shall be located closer to the tree trunk than 1/2 the distance of the drip line to the tree trunk. A minimum of 75% of the drip line and root zone shall be preserved at natural grade.
- Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the critical root zone of the trees.
- Material Storage: No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the dripline of any tree.
- Equipment Cleaning/Liquid Disposal: No equipment may be cleaned, toxic solutions, or other liquid chemicals shall be deposited within the limits of the dripline of a tree. This would include but not be limited to paint, oil, solvents, asphalt, concrete, mortar, primers, etc.
- Tree Attachments: No signs, wires or other attachments, other than those of a protective nature shall be attached to any tree.
- Vehicular Traffic: No vehicular and construction equipment traffic or parking is allowed within the limits of the dripline of trees.
- Boring of Utilities: May be permitted under protected trees in certain circumstances. The minimum length of the bore shall be the width of the tree's canopy and shall be a minimum depth of forty-eight (48) inches.
- Trenching: Any irrigation trenching which must be done within the critical root zone of a tree shall be dug by hand and enter the area in a radial manner.
- Tree Flagging: All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of four (4) feet above grade. Flagging shall be approved by Landscape Architect prior to any tree removal. Contractor shall contact Landscape Architect with 72 hour notice to schedule on-site meeting.
- Protective Fencing: All trees to remain, as noted on drawings, shall have protective fencing located at the tree's dripline. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4) foot approximate height. The protective fencing will be located as indicated on the Tree Protection Detail(s).
- Bark Protection: In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree's trunk with lumber encircled with wire or other means that does not damage the tree. Refer to Tree Protection Detail(s).
- Construction Pruning: In a case where a low hanging limb is broken during the course of construction, the Contractor shall notify the Landscape Architect immediately. In no instance shall the Contractor prune any portion of the damaged tree without the prior approval by the Landscape Architect.

TREE TABULATIONS

Total caliper inches of trees on site	481"
Total caliper inches of protected trees removed (6" cal. and greater)	-150"
Total caliper inches of unprotected trees removed (Unprotected trees less than 10")	60"
Total caliper inches of trees saved (6" and greater)	259"
Preservation credit 538	+ 80.76"
Required reimbursement	
Total caliper inches of trees provided (refer to landscape plan) 50% credit	+16.5"
Total caliper inches of trees provided above minimum: 1" credit	+ 11"
Total caliper inches of trees required for reimbursement	- 41.74"

tree mitigation paid with the original Arbor Manors Subdivision.



EXISTING TREE PRUNING NOTES

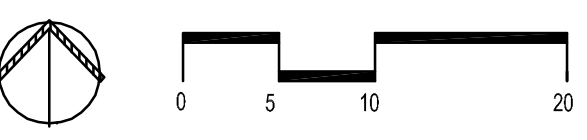
- Contractor shall provide a Class "C" pruning on all existing trees.
- This shall include at a minimum: removal of dead, dying, diseased weak branches, along main trunk structure and within branching area.
- Contractor shall include deep root feeding and invigoration of existing trees. This shall be organic based nutrients based for root growth and leaf growth stimulation.
- Contractor shall be required to chip all removed branches, leaves, etc.

SITE DATA	
ZONING:	P.D. (PLANNED DEVELOPMENT)
LOT AREA:	0.700 ACRES (30,519 S.F.)
PROPOSED USE:	DINE IN & DRIVE THRU RESTAURANT
BUILDING AREA:	581 S.F.
P.A.R.:	0.02:1
PARKING REQUIRED:	1 SPACES/100 S.F.
	6 SPACES
	13 SPACES (1 H.C.)
PARKING PROVIDED:	1 STORY
BUILDING HEIGHT:	6.88 S.F. (22.73%)
LANDSCAPE PROVIDED:	470 S.F.
COLOR & PATTERN SIDEWALK:	

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

OWNER:
151 COFFEE
6242 RUFÉ SNOW DRIVE, SUITE 236
NORTH RICHLAND HILLS, TEXAS 76148
(208) 449-8821
CONTACT: DANNY GIESBRECHT

01 LANDSCAPE PLAN
SCALE: 1" = 10'-0"



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REV.	DATE	REMARKS				
TREE SURVEY / PRESERVATION PLAN						
151 COFFEE						
LOT 1, BLOCK A – 151 COFFEE ADDITION						
THE CITY OF COPPELL, TEXAS						
B URGER ENGINEERING Civil Consultants			17103 Preston Road, Suite 180N Dallas, Texas 75248 Office: 972.630.3360 Fax: 972.630.3380 TBPE F-12997			
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