

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

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.

- PD CONDITIONS:**
1. PLANS FOR THE OPEN SPACE BEHIND THE BUILDING SHALL REQUIRE STAFF APPROVAL.
 2. FOCAL POINT STATUE/SCULPTURE SHALL REQUIRE STAFF APPROVAL AND SHALL BE IN PLACE PRIOR TO CO OF BUILDING.
 3. A DETAILED SITE PLAN SHALL BE REQUIRED FOR THE DEVELOPMENT OF FUTURE LOTS.

TOTAL SITE AREA
SITE: 261,360 SF
LANDSCAPE PROVIDED: 80,254 SF / 30.7%

NON-VEHICULAR LANDSCAPING		
<u>OPEN SPACE REQUIREMENTS</u>		
MIN. 15% LANDSCAPE NOT COVERED BY BUILDING		
LANDSCAPE SF AROUND BUILDING () BUILDING FOOTPRINT SF		
69,172.19 SF - 39,093 SF = 30,079.19 SF		
30,079.19 SF X 15% = 4,511.87 SF	4,512 SF	16,382 SF
<u>TREE MITIGATION (3" CAL. MIN.)</u>		
42" TOTAL INCHES REQUIRED TO BE MITIGATED		
42" / 3" = 14 TREES	14 (3" CAL. TREES)	14 (3" CAL. TREES)

CIVIL ENGINEER/APPLICANT:

WGI
8144 WALNUT HILL LANE, SUITE #903
DALLAS, TEXAS 75231
(214) 307 - 4767
CONTACT: MEGAN SILVA, P.E
MEGAN.SILVA@WGINC.COM

DAVE AND BUSTER'S
2481 MANANA DRIVE
DALLAS, TX 75220
(972) 890-1347
CONTACT: JOHN MULLEADY

O'BRIEN ARCHITECTS
5310 HARVEST HILL ROAD, SUITE 136
DALLAS, TX 75230
(972) 788-1010
CONTACT: SEAN O'BRIEN

<u>PARKING AND LAND USE DATA:</u>	
REQUIRED:	
"OFFICE": 78,396 S.F.	260 SPACES
1 SPACE/300 S.F.	
"KITCHEN": 500 S.F.	
1 SPACE/100 S.F.	5 SPACES
TOTAL PARKING REQUIRED:	265 SPACES
PROVIDED:	
PARKING SPACES PROVIDED:	340 SPACES
HANDICAP SPACES PROVIDED:	8 SPACES
TOTAL PARKING PROVIDED:	347 SPACES

1. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
2. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
3. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S).
4. REFER TO GENERAL NOTES SHEET FOR ADDITIONAL SITE NOTES.
5. REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
6. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND SITE IN ACCORDANCE WITH THE CITY OF COPPELL STANDARD DETAILS AND SPECIFICATIONS.
7. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
8. LIGHTING FIXTURES SHALL BE DOWNWARD FACING AND SHIELDED.

[WARNING]
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY, & HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES, AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

PROJECT NAME: DAVE AND BUSTER'S HEADQUARTERS
LEGAL DESCRIPTION: LOT 1, BLOCK A, DAVE & BUSTER'S
ADDITION
SURVEY: JOHN L. WHITMAN
ABSTRACT: NO. 1521
ACREAGE: 6.00 ACRES
DATE OF PREPARATION: JAN. 22, 2020

OVERALL LANDSCAPE PLAN

$$1'' = 60' - 0''$$

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Kimley»Horn

260 EAST DAVIS STREET
SUITE 100
MCKINNEY, TX 75069 | 469.301.2580

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**DAVE AND BUSTERS HQ
DIVIDEND DRIVE AND S. BELTLINE ROAD
COPPELL, TX 75069**

NO.	REVISIONS	DATE
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PROJECT #: 064427903
DATE: MAR. 30, 2020

DESIGNED BY: LRH
DRAWN BY: CCC
CHECKED BY: LRH

SHEET TITLE

OVERALL LANDSCAPE PLAN

SHEET NUMBER

11.00

[illegible]

DWG NAME
CODE PLANTING.DWG. [L1.00 OVER ALL LANDSCAPE PLAN]
K:\MINI\CDP\PROJECT\00000000 : DRIVE AND BOSTER'S PLANTING SHEET CIVIL 3D

GRAPHIC SCALE IN FEET

0 30 60 120

NORTH

Exhibit D
Page 1 of 2

NOTE:

THE OVERALL CONCEPT SITE PLAN SHOWN ON THIS SHEET IS ENTIRELY CONCEPTUAL IN NATURE AND SHOULD NOT BE USED FOR CONSTRUCTION. THE FUTURE DEVELOPMENT WILL NEED TO PROVIDE A DETAILED LANDSCAPE PLAN IN GENERAL COMPLIANCE WITH THIS OVERALL CONCEPT PLAN AT THE TIME OF DEVELOPMENT.

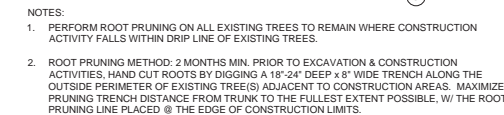
(OWNER)
BELTLINE PROPERTIES,
LOT 2, BLOCK A
10.722 ACRES
INST. NO. 201600361
O.P.R.D.C.T.

LOT 1, H/8466
CYPRESS WATERS NO. 2
PHASE 2

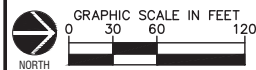
LOT 1, H/8466
CYPRESS WATERS NO. 2
PHASE 2

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TREE MITIGATION - LOT 2, BLOCK A										
TAG#	DBH (IN)	COMMON	SCIENTIFIC	CROWN CLASS	% LIVE CROWN	MITIGATION REQUIREMENT	Mitigation Cost 1)	STATUS	INCHES TO BE MITIGATED	MITIGATION COST
1905	9.0	cottonwood	Populus deltoides	Dominant	TBD	NO	\$ -	Preserve	0	\$0.00
1936	12.0	cottonwood	Populus deltoides	Codominant*	TBD*	YES	\$ 200.00	Preserve	0	\$0.00
1937	13.0	cottonwood	Populus deltoides	Codominant*	TBD*	YES	\$ 200.00	Preserve	0	\$0.00
1938	11.0	cottonwood	Populus deltoides	Codominant*	TBD*	YES	\$ 200.00	Preserve	0	\$0.00
1939	12.5	cottonwood	Populus deltoides	Codominant*	TBD*	YES	\$ 100.00	Preserve	0	\$0.00
1940	8.5	cottonwood	Populus deltoides	Codominant*	TBD*	NO	\$ -	Preserve	0	\$0.00
1941	16.0	cottonwood	Populus deltoides	Codominant*	TBD*	YES	\$ 200.00	Preserve	0	\$0.00
1942	11.0	cottonwood	Populus deltoides	Codominant*	TBD*	YES	\$ 100.00	Preserve	0	\$0.00
1943	11.5	cottonwood	Populus deltoides	Codominant*	TBD*	YES	\$ 100.00	Preserve	0	\$0.00
3082	11.0	willow	willow sp.	Dominant*	TBD*	YES	\$ 100.00	Preserve	0	\$0.00
3083	14.0	willow	willow sp.	Dominant*	TBD*	YES	\$ 200.00	Preserve	0	\$0.00
3084	8.0	cottonwood	Populus deltoides	Dominant	TBD*	NO	\$ -	Preserve	0	\$0.00
3085	6.0	cottonwood	Populus deltoides	Codominant	TBD*	NO	\$ -	Preserve	0	\$0.00
3086	12.0	cottonwood	Populus deltoides	Codominant*	TBD*	YES	\$ 200.00	Preserve	0	\$0.00
3087	15.0	bois d'arc	Maclura pomifera	Codominant*	TBD*	YES	\$ 200.00	Preserve	0	\$0.00
3088	7.0	unknown	unknown	Codominant*	TBD*	NO	\$ -	Preserve	0	\$0.00
3089	11.0	hackberry	Celtis occidentalis	Codominant*	TBD*	YES	\$ 100.00	Preserve	0	\$0.00
TOTALS	150.0								0	\$0.00
TOTAL TREE INCHES ON SITE (DBH)										150.00
TOTAL TREE INCHES REMOVED (DBH)										0.00
TOTAL TREE INCHES PRESERVED (DBH)										150.00
PRESERVATION CREDIT TP/TOS = (%), TR x (% = TOTAL										0.00
*TO BE DETERMINED/CONFIRMED IN FIELD AT A LATER DATE										



N.T.S.



1" = 60' - 0"

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PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley-Horn
P.L.A. LONDON R. HUCKINS
L.A. No. 3480 Date 3/30/2020

**DAVE AND BUSTERS HQ
DIVIDEND DRIVE AND S. BELTLINE ROAD
COPELL, TX 75069**

[illegible]

PROJECT NAME: DAVE AND BUSTER'S
HEADQUARTERS
LEGAL DESCRIPTION: LOT 1, BLOCK A,
DAVE & BUSTER'S ADDITION
SURVEY: JOHN L. WHITMAN
ABSTRACT: NO. 1521
ACREAGE: 6.00 ACRES
DATE OF PREPARATION: JAN. 22, 2020

PROJECT #:	064427903
DATE:	MAR. 30, 2020
DESIGNED BY:	LRH
DRAWN BY:	CCC
CHECKED BY:	LRH

TREE MITIGATION PLAN

SHEET NUMBER

L1.06