

EXHIBIT "C"

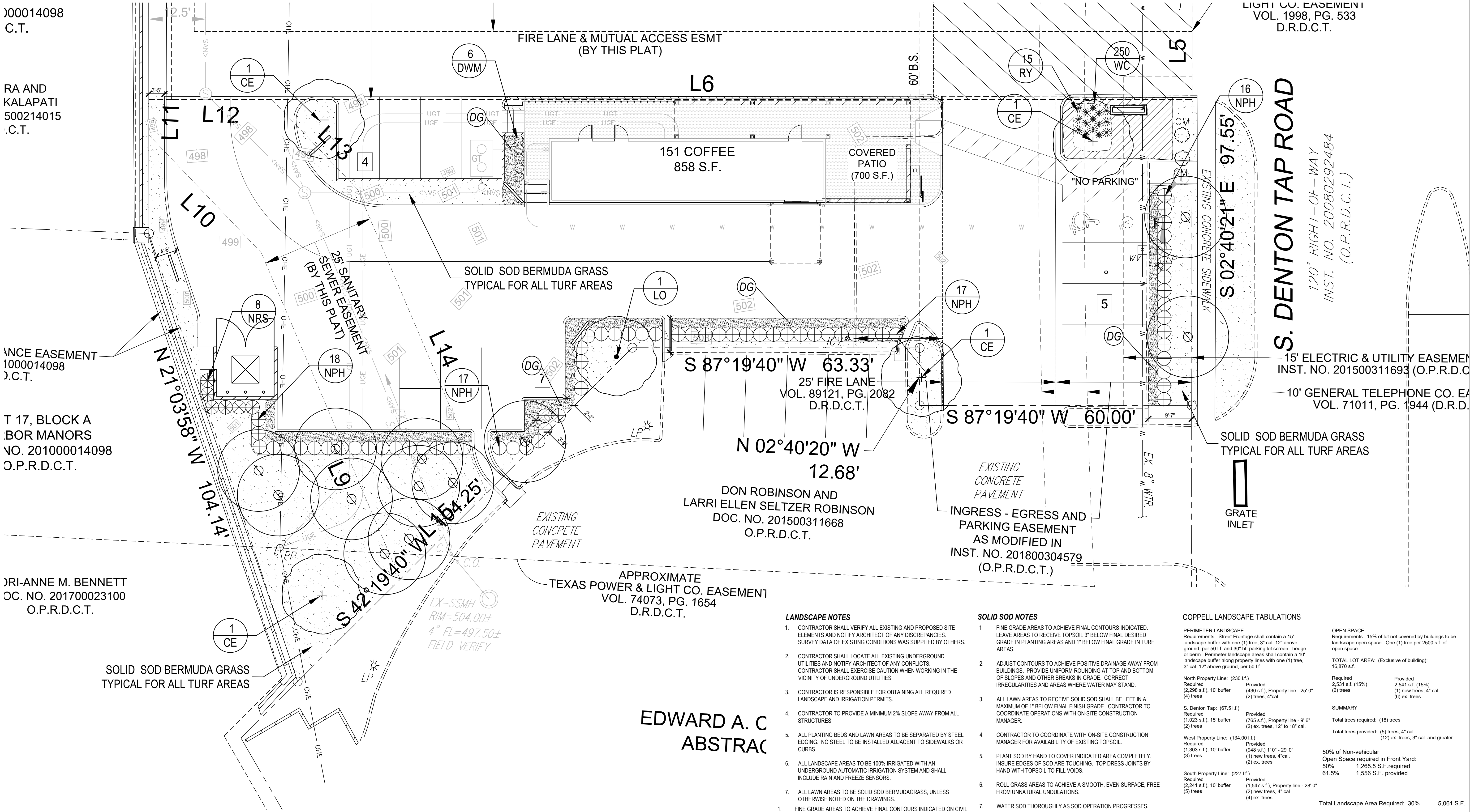
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BOR MANORS
NO. 20100014098
O.P.R.D.C.T.

JRI-ANNE M. BENNETT
OC. NO. 201700023100
O.P.R.D.C.T.



PLANT MATERIAL SCHEDULE

TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
4	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 14' ht. 5' spread min.
1	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	B&B, 14' ht. 5' spread min.
SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
6	DWM	Dwarf Wax Myrtle	<i>Myrica pusilla</i>	5 gal.	container, full plant, 20" ht. min. 24" o.c.
68	NPH	Needlepoint Holly	<i>Ilex cornuta 'Needpoint'</i>	5 gal.	container, full plant, 20" ht. min. 36" o.c.
8	NRS	Nellie R. Stevens Holly	<i>Ilex sp. 'Nellie R. Stevens'</i>	5" ht.	container, full to base
15	RY	Red Yucca 'Brakelights'	<i>Hesperaloe parviflora 'Brakelights'</i>	5 gal.	container, full plant, 36" o.c.
GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
285	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.

LANDSCAPE NOTES

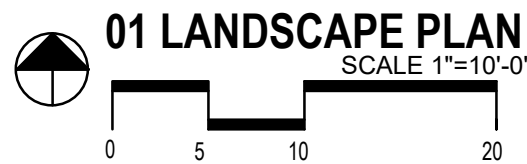
- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION 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.
- 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.

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-SEEDDED WITH WINTER RYEGRASS. AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

COPPELL 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 2500 s.f. of open space.	
North Property Line: (230 l.f.) Required (2,288 s.f.), 10' buffer (4) trees Provided (430 s.f.), Property line - 25' 0" (2) trees, 4" cal.		TOTAL LOT AREA: (Exclusive of building): 16,870 s.f. Required 2,531 s.f. (15%) (2) trees Provided 2,541 s.f. (15%) (1) new trees, 4" cal. (6) ex. trees	
S. Denton Tap: (67.5 l.f.) Required (1,023 s.f.), 15' buffer (2) trees Provided (765 s.f.), Property line - 9' 6" (2) ex. trees, 12" to 18" cal.		SUMMARY Total trees required: (18) trees Total trees provided: (5) trees, 4" cal. (12) ex. trees, 3" cal. and greater	
West Property Line: (134.00 l.f.) Required (1,303 s.f.), 10' buffer (3) trees Provided (948 s.f.), 11' 0" - 29' 0" (1) new trees, 4" cal. (2) ex. trees		50% of Non-vehicular Open Space required in Front Yard: 50% 1,265.5 S.F. required 61.5% 1,556 S.F. provided	
South Property Line: (227 l.f.) Required (2,241 s.f.), 10' buffer (5) trees Provided (1,547 s.f.), Property line - 28' 0" (2) new trees, 4" cal. (4) ex. trees		Total Landscape Area Required: 30% 5,061 S.F. Landscape Area Provided: 24.2% 4,097 S.F. Colored Patterned Sidewalk: 6.99% 1,180 S.F. Total Landscape Area Provided: 31% 5,277 S.F.	
Interior Landscape Requirements: 10% of gross parking area to be landscape. One (1) tree per 400 s.f. of required landscape area.		tree mitigation paid with the original Arbor Manors Subdivision.	
Parking Lot: 2,754 s.f. Parking Spaces: 16			
Decomposed Granite, 3" depth with weed barrier fabric, lightly compacted around plants heavily compacted along curb edge with steel edging border			



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
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151 COFFEE

LOT 1, BLOCK A - 151 COFFEE ADDITION
COPPELL, TEXAS

ISSUE:
FOR APPROVAL 09.10.2020

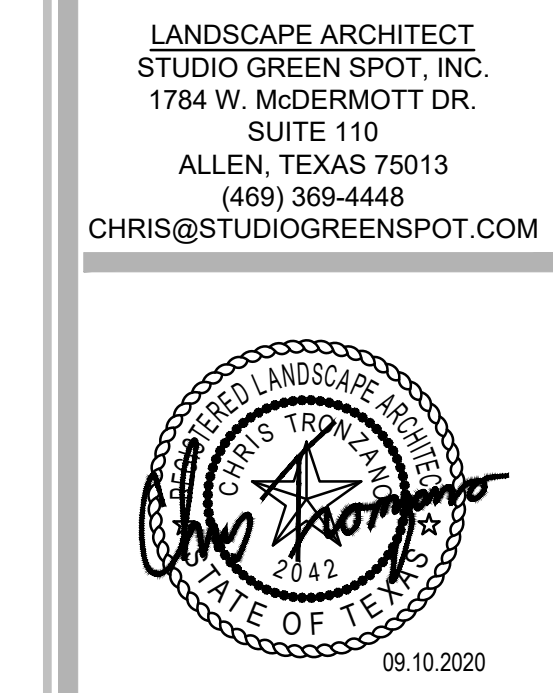
DATE:
09.10.2020

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.2

L.3



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, within 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.

TREE TABULATIONS	
Total caliper inches of trees on site	412"
Total caliper inches of protected trees removed (6" cal. and greater)	-148"
Total caliper inches of trees saved (6" and greater)	264"
Preservation credit 64	+ 94.72"
Required retribution	
Total caliper inches of trees provided (refer to landscape plan) 50% credit	+14"
Total caliper inches of trees provided above minimum: 1" credit	+ 7"
Total caliper inches of trees required for retribution	+115.72"

