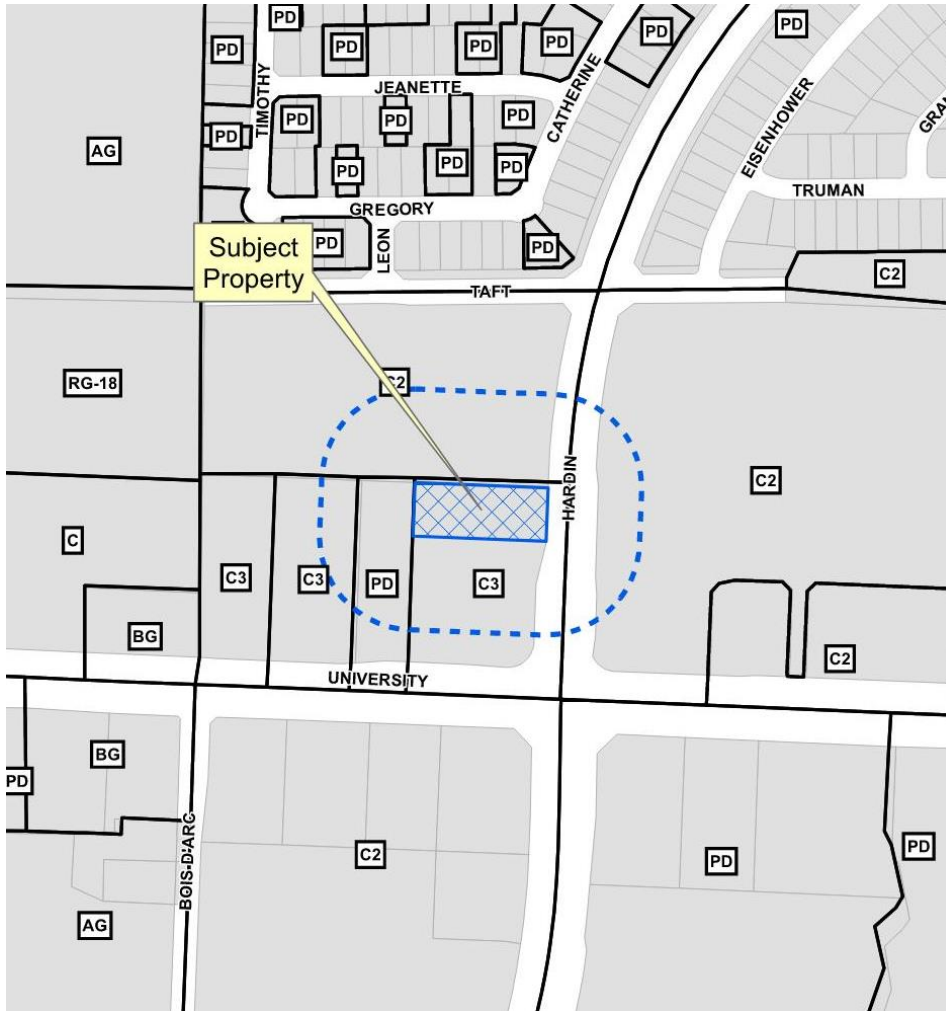


Valvoline Specific Use Permit

19-0011SUP

Location Map



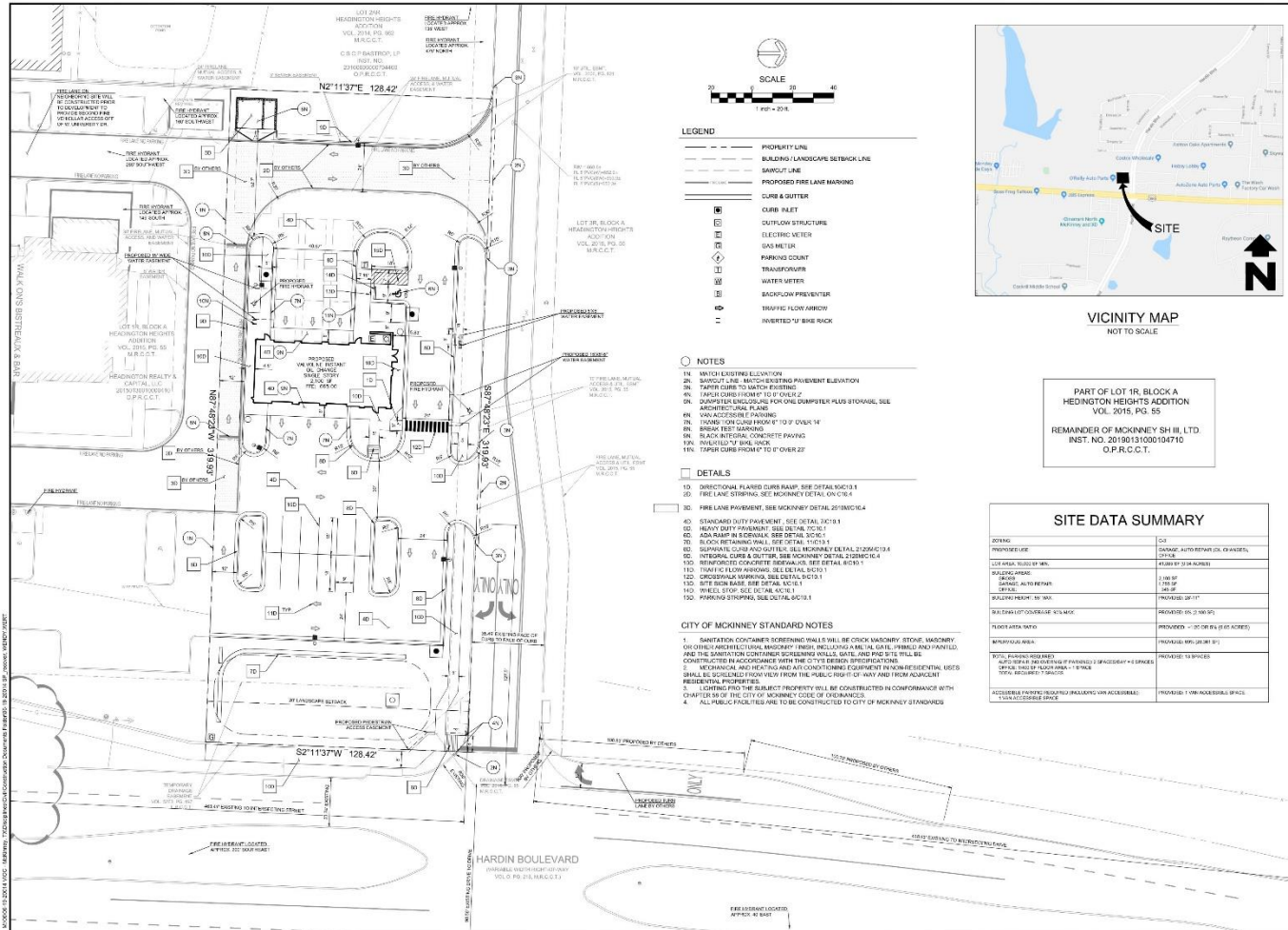
Aerial Exhibit





Looking Southwest

Proposed SUP Exhibit



HFA
ARCHITECTS
ENGINEERS
PLANNERS

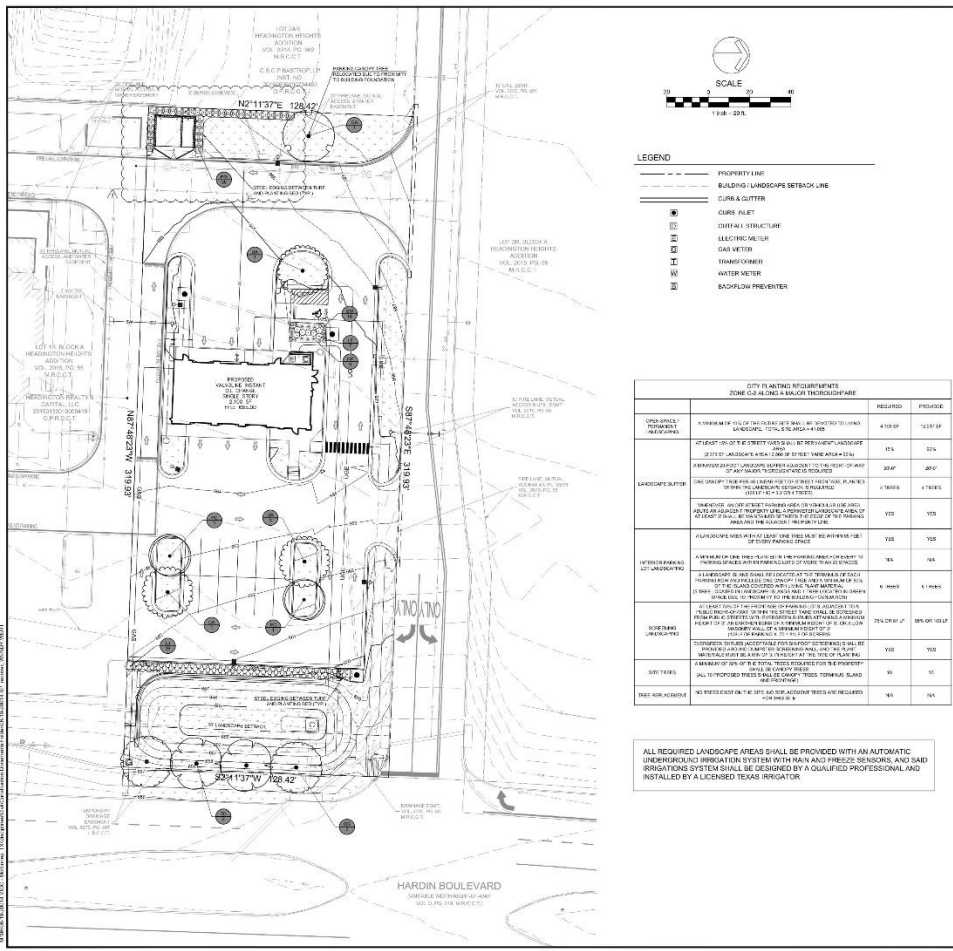
HARRISON PERKINS
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
No. 13125

1755 S. Walnut Road, Suite 2
Dallas, TX 75243
Tel: 214-730-7750
Fax: 214-730-7751
www.hfa.com

Valvoline
VALVOLINE INSTANT OIL CHANGE
PROFESSIONAL OIL SERVICE
11045 HIRSHMAN DRIVE
MCKINNEY, TEXAS 75069

SITE PLAN

Proposed Landscape Plan Exhibit



PLANT SCHEDULE

COPY NUMBER	DATE	DESCRIPTION	DATE	BY
01	11/11/2024	ISSUED FOR PERMIT	11/11/2024	WJ
02	11/11/2024	REVISION: ADD PLANTING SPECIFICATIONS	11/11/2024	WJ
03	11/11/2024	REVISION: ADD PLANTING SPECIFICATIONS	11/11/2024	WJ
04	11/11/2024	REVISION: ADD PLANTING SPECIFICATIONS	11/11/2024	WJ
05	11/11/2024	REVISION: ADD PLANTING SPECIFICATIONS	11/11/2024	WJ
06	11/11/2024	REVISION: ADD PLANTING SPECIFICATIONS	11/11/2024	WJ
07	11/11/2024	REVISION: ADD PLANTING SPECIFICATIONS	11/11/2024	WJ

LANDSCAPE NOTES

- ALL PLANT MATERIAL TO ARRIVE AT THE SITE WITH SOFT SOIL.
- STRUCTURAL SOIL MUST BE INSTALLED AND INSPECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
- WELL STOPS ON CURB ARE REQUIRED IN THE PARKING AND LANDSCAPING.
- WELL BATTERIES AND CURB ARE REQUIRED TO BE INSTALLED TO PROTECT THE WELLS.
- LOCAL ALL UTILITIES AND SITE LIGHTING CONDITIONS BEFORE LANDSCAPE CONSTRUCTION BEGINS. LANDSCAPE CONTRACTOR TO VERIFY THE QUALITY TO REMAINING WORK.
- NOTIFY THE PROFESSIONAL OF RECORD OR THEIR DESIGNATED REPRESENTATIVE OF ANY LAYOUT CHANGES PRIOR TO PLANTING.
- MAINTAIN 5-8% SLOPES, SEPARATION BETWEEN TREES PLANTINGS AND WATER BARRIERS, SEWER LINES.
- ALL PLANTING TO BE COMPLETED ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS, WHICH ARE TO BE STRONG.
- ALL PLANTING TO BE COMPLETED ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS, WHICH ARE TO BE STRONG.
- ALL PLANTING AREAS NOT RECEIVING PLANTINGS ON SOIL SHALL RECEIVE SETTING PER LANDSCAPE PLAN. THESE AREAS SHOULD RECEIVE WATER UNTIL GRASS HAS BEEN ESTABLISHED.
- PLANT QUALITY TO BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO DETAILS FOR TREE PROTECTION IF REQUIRED.
- PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- ERECTION AND IDENTIFICATION CONTROL BARRIERS SHALL BE INSTALLED ON MARKED AND A BARRIERS SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- PROTECTIVE FENCES SHALL BE MAINTAINED. TREES OR GROUPS OF TREES AND ALL SHALL BE LOCATED AT OR WITHIN THE BUFFER FOR NATIONAL AREAS. PROTECTIVE FENCES SHALL FOLLOW THE 80% OF CURB RETURN LINE, IN ORDER TO PREVENT THE FOLLOWING: A. SOIL COMPACTION IN THE BUFFER ZONE AREA. B. SOIL MOISTURE FLUCTUATIONS. C. OTHER ACTIVITIES OF EQUIPMENT TO THE BUFFER ZONE. BARRIERS SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- ERECTED TO INSTALLING FENCES AT SPECIFIED AREAS AND BE PERMITTED IN THE FOLLOWING CASES:
 - WHERE THERE IS TO BE AN APPROVED SPACE CHANGE, IMPERMEABLE PAVING SURFACE, TREE OR OTHER SOIL SITE DEVELOPMENT.
 - WHERE PERMISSIBLE FOUND IS TO BE INSTALLED WITHIN A TREE'S DPL LINE, SUBJECT THE TREE AT THE OUTER LIMITS OF THE REMOVABLE FOUND AREA.
 - WHERE THERE ARE CURBS TO PROTECT BUILT UP, ERECT THE FENCE TO ALLOW 8 TO 10 FEET OF CLEARANCE BETWEEN THE FENCE AND THE BUILDING.
 - WHERE THERE ARE SCIENCE SPECIFIC CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL REQUIREMENTS.
 - WHERE ANY OF THE ABOVE CONDITIONS RESULT IN A TREE BEING CLOSER THAN FEET TO A TREE TRUNK, PROTECT THE TRUNK WITH SHROUDS OR PLANKING TO A HEIGHT OF 4 FEET OR MORE OF CURB SHOWING IN ORDER TO BE PROTECTED RECORD PROVIDED.
- TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT SUBJECT TREES TO BE PRESERVED.
- ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRESERVED WITHIN THE SOIL. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRESERVED WITHIN THE SOIL AS MUCH AS POSSIBLE. IF EXPOSED ROOTS ARE TO BE REMOVED, THEY SHALL BE CUT WITH A CLEAN CUT, AND A BARRIER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- ANY TREES TO BE REMOVED SHALL BE REMOVED IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- ALL PLANTING MATERIAL TO BE COMPLETED ACCORDING TO THE SPECIFICATIONS AND REQUIREMENTS, WHICH ARE TO BE STRONG.
- PLANNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICLES, TRAFFIC, AND EQUIPMENT SHALL TAKE PLACE BEFORE CONSTRUCTION BEGINS.
- ALL PLANTED PLANTING MUST BE DONE ACCORDING TO RECORDED, APPROVED SPECIFICATIONS OF THE PROPERTY OWNER. THE LANDSCAPE ARCHITECT'S SIGNATURE SHALL BE REQUIRED PRIOR TO THE START OF ANY PLANTING.

ITEM NO.	CITY PLANTING REQUIREMENTS		REQUIRED	PROPOSED
	ZONE OF PLANTING	NUMBER OF TREES		
1	STREET	1 PER 100 SQ FT OF STREET WIDTH	4100 SF	1210 SF
2	PARKING	1 PER 100 SQ FT OF PARKING AREA	175	175
3	LANDSCAPE BUFFER	1 PER 100 SQ FT OF LANDSCAPE BUFFER AREA	2000	2000
4	LANDSCAPE BUFFER	1 PER 100 SQ FT OF LANDSCAPE BUFFER AREA	4700 SF	4700 SF
5	LANDSCAPE BUFFER	1 PER 100 SQ FT OF LANDSCAPE BUFFER AREA	100	100
6	LANDSCAPE BUFFER	1 PER 100 SQ FT OF LANDSCAPE BUFFER AREA	9000	11600
7	LANDSCAPE BUFFER	1 PER 100 SQ FT OF LANDSCAPE BUFFER AREA	7500 SF	2800 SF
8	LANDSCAPE BUFFER	1 PER 100 SQ FT OF LANDSCAPE BUFFER AREA	100	100
9	LANDSCAPE BUFFER	1 PER 100 SQ FT OF LANDSCAPE BUFFER AREA	90	90
10	LANDSCAPE BUFFER	1 PER 100 SQ FT OF LANDSCAPE BUFFER AREA	90	90

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH MAIN AND FEEDER MAINS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED TEASAR IRRIGATOR.

HFA
HARRISON FRANCH ENGINEERS ARCHITECTS

1065 Wilshire Blvd, Suite 1
Santa Monica, California 90401
Tel: 310.311.1234
Fax: 310.311.1235
www.hfa.com

VALVOLINE INSTANT OIL CHANGE
1800 HARBOUR BLVD, SUITE 100
SANTA MONICA, CA 90401
Tel: 310.311.1234

LANDSCAPE PLAN

Scale: 1/8" = 1'-0"

Date: 11/11/2024

Project: 24-1137-E

Sheet: 06.00

Client: HARRISON FRANCH ENGINEERS ARCHITECTS

