01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.

2. 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.

3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.

5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.

6. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS:
City of McKinney

STREETYARD (Streetyard: 35,067 s.f., Total Site: 89,920 s.f.)
Requirements: 15% of streetyard to be landscape
10% of total site area to be landscape

Areas shown as decomposed granite are not reflected in the provided landscape area calculations.

Required	Provided
5,260.05 s.f. (15%)	12,961 s.f. (36%)
8,992 s.f. (10%)	23,228 s.f. (26%)

STREET TREES
Requirements: One (1) tree per 40 l.f. of street frontage parking screen

COLLIN MCKINNEY PARKWAY (287 l.f.)
Required	Provided
(7) trees, 4" cal.	(7) trees, 4" cal.

LAKE FOREST DRIVE (286 L.F.)
Required	Provided
(7) trees, 4" cal.	(7) trees, 4" cal

PARKING LOT (41 spaces)
Requirements: (1) tree per 10 parking spaces
(1) tree within 65' of every space parking lot screen

Required	Provided
(4) trees, 4" cal.	(9) trees, 4" cal.
parking lot screen	24" ht hedge

RESIDENTIAL ADJACENCY (EAST PROPERTY LINE 358 L.F.)
Requirements: (1) tree per 40 l.f., 6' ht. evergreen living screen

Required	Provided
(9) trees, 4" cal.	(9) trees, 4" cal.
6' ht. evergreen screen	6' ht. evergreen screen

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.

2. 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.

3. 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.

4. 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.

5. 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.

6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION

7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. 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.

2. 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.

3. 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 DRAINAGE.

4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.

5. 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.

6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.

7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.

8. 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.

9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

10. 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.

PLANT MATERIAL SCHEDULE

TREES
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	9	Cedar Elm	Ulmus crassifolia	4" cal.	container, 12' ht., 4' spread, 5' clear straight trunk
LO	17	Live Oak	Quercus virginiana	4" cal.	container, 12' ht., 4' spread, 5' clear straight trunk

SHRUBS
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	25	Dwarf Wax Myrtle	Myrica pusilla	5 gal.	container, 20" ht., 20" spread, 34" o.c.
ERC	46	Eastern Red Cedar	Juniperus virginiana	6' ht.	B&B, 4' spread, full to base, planted 6'-8' o.c.
MIS	38	Adagio Maiden Grass	Miscanthus sinensis 'Adagio'	5 gal.	container full, well rooted
POD	120	Podocarpus Yew	Podocarpus macrophyllus	3' ht.	container, 3' ht., min. 3' spread, well rooted, planted 3' o.c.

GROUNDCOVERS
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
WC	275	Purple Wintercreeper	Euonymus fortunei 'Coloratus'	4" pots	container, 3-5 runners, 12" o.c.
		Bermudagrass '419'	Cynodon dactylon '419'	4" pots	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.

THERE ARE NO EXITING TREES ON SITE.

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1784 W. McDERMOTT DR.
SUITE 110
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

02.16.2021

OASIS CAR WASH

LAKE FOREST DRIVE
CITY OF MCKINNEY, TEXAS

ISSUE:
FOR APPROVAL 02.16.2021

DATE:
02.16.2021

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:

L.1

ALL REQUIRED LANDSCAPE AREA SHALL HAVE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INCLUDING A RAIN AND FREEZE SENSOR. THE IRRIGATION SHALL BE DESIGNED BY A LICENSED IRRIGATION DESIGNER AND INSTALLED BY A LICENSED IRRIGATOR. THE IRRIGATION SYSTEM SHALL MEET ALL THE REGULATION FOR THE CITY OF MCKINNEY AND THE TCEQ.