

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS, ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOOLS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+/-1/4"), EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE AND FEDERAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE "TERRO-TACK ONE", AS MANUFACTURED BY GROWERS, INC OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY. IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVERSEED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS for McKinney, TX

General Landscape Requirements

- A minimum of 10% of the total lot shall be landscaped.
- 15% of the required landscaping shall be placed within the front yard.
- For parcels on corners adjacent to major thoroughfares, a minimum 20' landscape buffer adjacent to the ROW is required.
- One canopy tree shall be planted per 40 l.f. of frontage.

Site: 78,476 s.f.

REQUIRED	PROVIDED
7,848 s.f. (10%)	32,439 s.f. (xx%)
1,177 s.f. (15%)	16,234 s.f.

North (Highway 380) - 241 l.f.

20' buffer	20' buffer
6 trees, 4" cal.	6 trees

East (Ridge Road) 276 l.f.

20' buffer	20' buffer
7 trees, 4" cal.	7 trees

- Parking Lots**
- Landscape areas within the parking lots must be at least one parking space in size.
 - One landscape area with at least one tree shall be within 65' of every parking space.
 - One tree shall be planted per every 10 parking spaces.
 - A minimum of one canopy tree shall be provided at the terminus of each parking row.
 - Parking lots adjacent to a public ROW, shall be screened with evergreen shrubs attaining a minimum height of 3'.

REQUIRED	PROVIDED
1 trees, 4" cal.	1 trees, 4" cal.
shrub screen	shrub screen

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
SHADE TREES					
7	CP	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	14' ht., 5' spread, matching
2	LE	'Bosque' Lacebark Elm	<i>Ulmus parvifolia 'UPMTF'</i>	4" cal.	14' ht., 5' spread, matching
6	SO	Shumard Oak	<i>Quercus shumardii</i>	4" cal.	14' ht., 5' spread, matching
ORNAMENTAL TREES					
5	ERC	Eastern Red Cedar	<i>Juniperus virginiana</i>	6" ht.	3' spread min., full to base
SHRUBS					
111	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burford Nana'</i>	3" ht.	full, 20" spread, 36" o.c.
43	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	3" ht.	full, 30" spread, 36" o.c.
GROUND COVER/VINES/GRASS					
60	GL	Giant Liriope	<i>Liriope gigantea</i>	1 gal.	full, 18" o.c.
29479	s.f.	Bermuda Solid Sod	<i>Cynodon dactylon</i>		
1700	s.f.	2-4" River Rock			

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON-SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED.
- TREES AND SHRUBS SHALL BE PLANTED PER DETAIL.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROXIMATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRRIF 1405 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

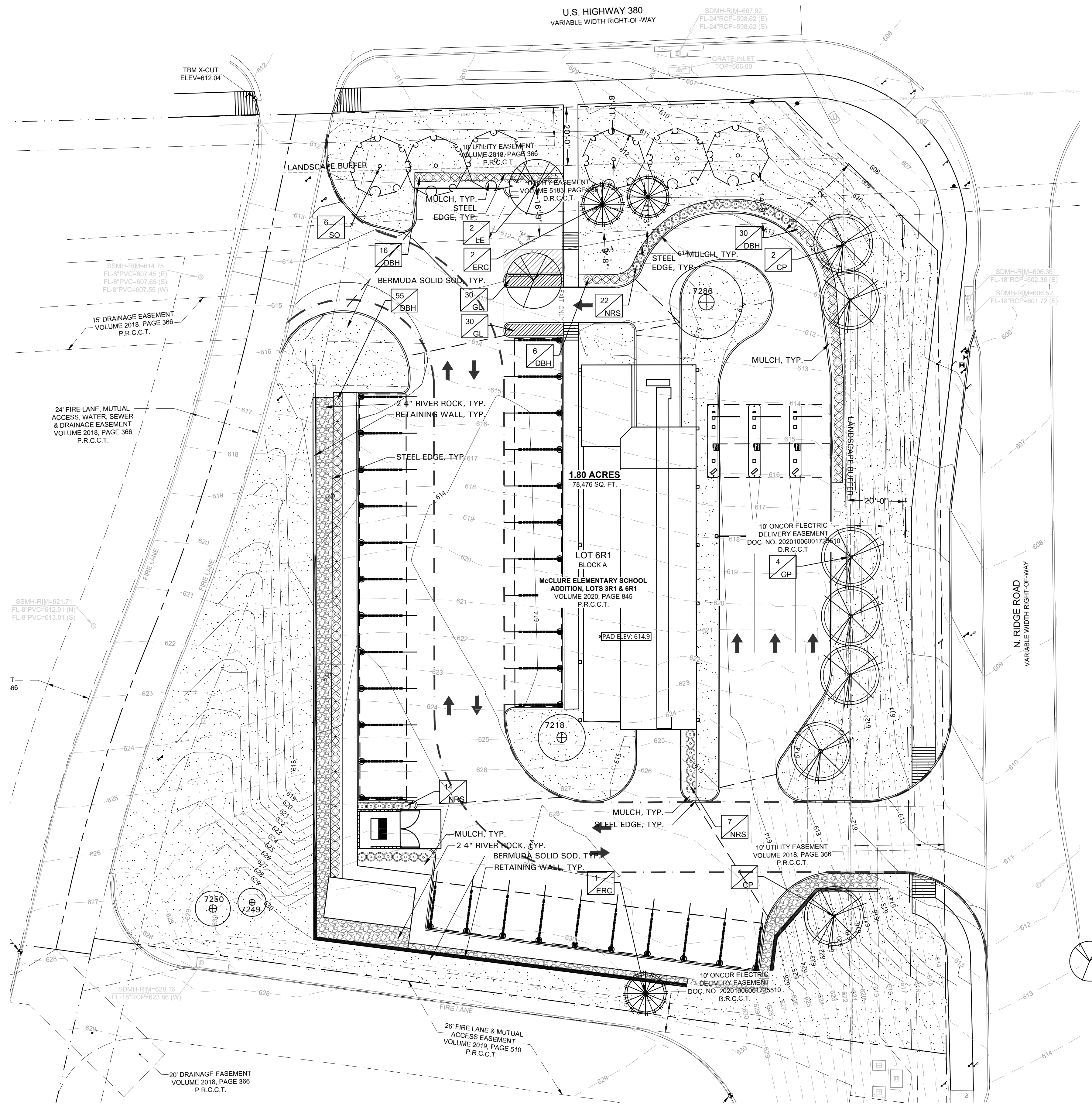
- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOVING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.
- RIVER ROCK SHALL BE ARIZONA RIVER ROCK 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC.
- DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 500LBS. BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED, APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION.

PRUNING AND TRIMMING NOTES

- CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY.
- ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED.
- DO NOT TOP OR HEAD TREES.
- IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE.
- REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA.
- CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS.
- CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE.
- CONTRACTOR SHALL PROVIDE 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, LEAFS, ETC.



Know what's Below. Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN BY AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ENGINEER SHALL BE RESPONSIBLE FOR ANY DAMAGES WHICH MIGHT BE OCCURRED BY THE CONTRACTOR'S FAILURE TO SAFELY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

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24 HOUR EMERGENCY CONTACT

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LOT 3, BLOCK A, MCCLURE ELEMENTARY SCHOOL ADDITION
HIGHWAY 380 & RIDGE ROAD
(SWC)

MCKINNEY
COLLIN COUNTY, TEXAS

CLEAN CAR WASH
COMMERCIAL DEVELOPMENT PLANS
LANDSCAPE PLAN

DATE: 6/21/21

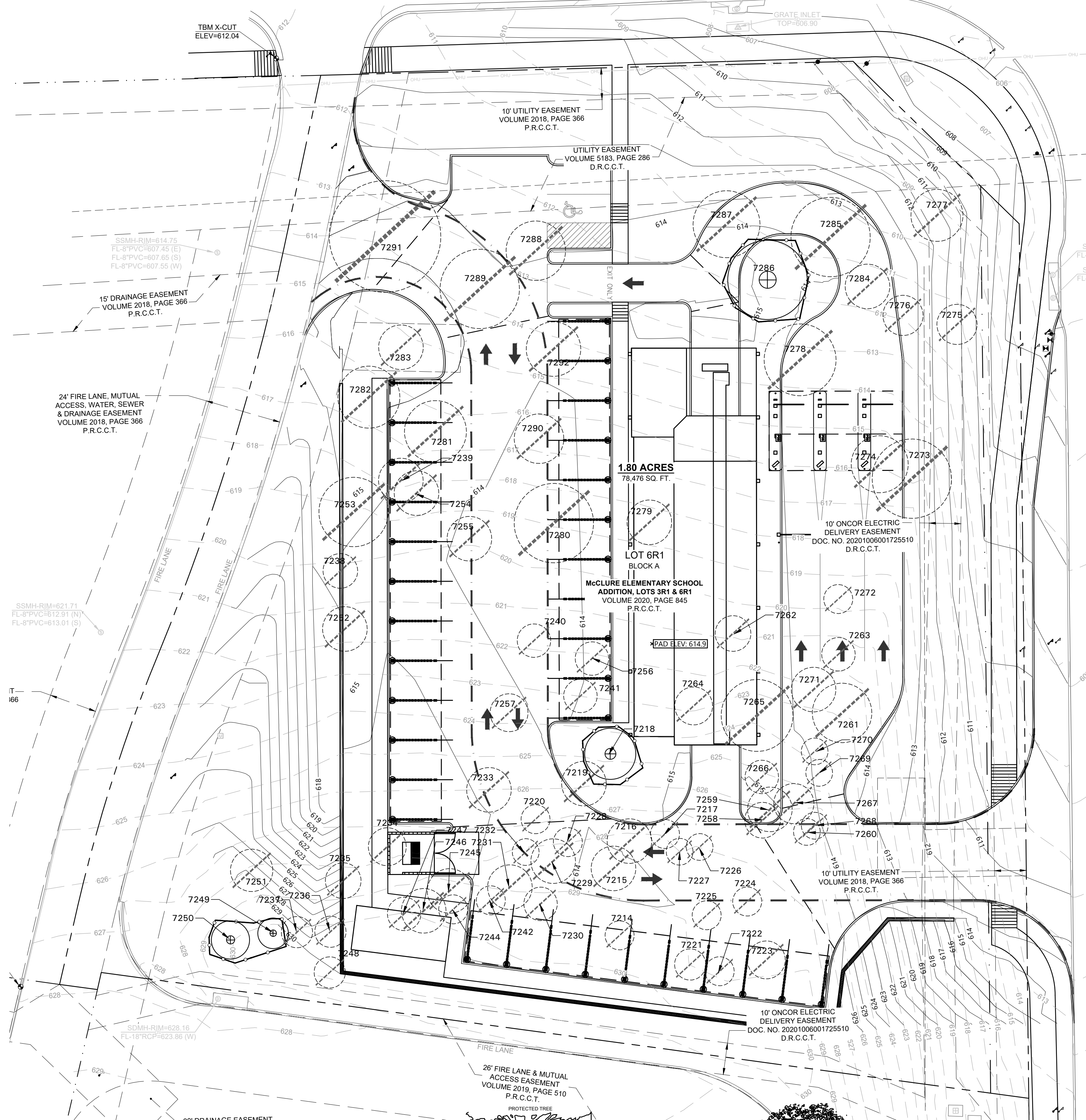
REVISIONS

8/12/21

DRAWN BY: AWR
CHECKED BY: AWR
PROJECT MANAGER: AWR
JOB #: 21000510
FILE CODE: ##
SHEET NO: 1 OF 1

U.S. HIGHWAY 380
VARIABLE WIDTH RIGHT-OF-WAY

SDMH-RM-607.92
FL-24'RCP-596.62 (E)
FL-24'RCP-596.62 (S)



NO.	BOT. NAME	TREE SPECIES	CALIPER	REMAIN/REMOVE	QUALITY	MITIGATION REQ.	EXEMPT - REASON	MIT. INCHES	PRES. INCHES
7214	Fraxinus americana	Ash	6.5	To be removed	yes				
7215	Fraxinus americana	Ash	10.5	To be removed	yes				
7216	Ulmus crassifolia	Cedar Elm	14	To be removed	yes				
7217	Ulmus crassifolia	Cedar Elm	8	To be removed	yes				
7218	Ulmus crassifolia	Cedar Elm	14.5	To be removed	yes				14.5
7219	Maclura pomifera	Bois D'arc	14	To be removed	no	0			
7220	Fraxinus americana	Ash	7	To be removed	yes				
7221	Juniperus spp.	Cedar	8	To be removed	yes				
7222	Juniperus spp.	Cedar	8	To be removed	yes				
7223	Juniperus spp.	Cedar	10	To be removed	yes				
7224	Fraxinus americana	Ash	7	To be removed	yes				
7225	Juniperus spp.	Cedar	7	To be removed	yes				
7226	Fraxinus americana	Ash	7	To be removed	yes				
7227	Fraxinus americana	Ash	6.5	To be removed	yes				
7228	Fraxinus americana	Ash	6.5	To be removed	yes				
7229	Ulmus crassifolia	Cedar Elm	14	To be removed	yes				
7230	Fraxinus americana	Ash	7	To be removed	yes				
7231	Ulmus crassifolia	Cedar Elm	12	To be removed	yes				
7232	Fraxinus americana	Ash	7	To be removed	yes				
7233	Ulmus crassifolia	Cedar Elm	14.5	To be removed	yes				
7234	Fraxinus americana	Ash	9	To be removed	yes				
7235	Fraxinus americana	Ash	7	To be removed	yes		retaining wall		
7236	Fraxinus americana	Ash	7.5	To be removed	yes	1 to 1			7.5
7237	Fraxinus americana	Ash	7.5	To be removed	yes	1 to 1			7.5
7238	Juniperus spp.	Cedar	14	To be removed	yes	1 to 1			14
7239	Quercus alba	White Oak	19	To be removed	yes				
7240	Fraxinus americana	Ash	9.5	To be removed	yes				
7241	Fraxinus americana	Ash	8	To be removed	yes				
7242	Fraxinus americana	Ash	6	To be removed	yes				
7243	Ulmus crassifolia	Cedar Elm	8	To be removed	yes				
7244	Ulmus crassifolia	Cedar Elm	6	To be removed	yes		sidewalk		
7245	Ulmus crassifolia	Cedar Elm	13	To be removed	yes				
7246	Ulmus crassifolia	Cedar Elm	15	To be removed	yes		sidewalk		
7247	Fraxinus americana	Ash	7	To be removed	yes		building footprint		
7248	Fraxinus americana	Ash	7	To be removed	yes	1 to 1			7
7249	Fraxinus americana	Ash	6.5	To be removed	yes				6.5
7250	Fraxinus americana	Ash	7	To be removed	yes				7
7251	Ulmus crassifolia	Cedar Elm	11	To be removed	yes	1 to 1			11
7252	Ulmus crassifolia	Cedar Elm	17.5	To be removed	yes	2 to 1			35
7253	Quercus alba	White Oak	28	To be removed	yes	2 to 1			56
7254	Quercus alba	White Oak	18	To be removed	yes				
7255	Quercus alba	White Oak	19	To be removed	yes				
7256	Fraxinus americana	Ash	10	To be removed	yes				
7257	Fraxinus americana	Ash	10	To be removed	yes				
7258	Fraxinus americana	Ash	10	To be removed	yes	1 to 1			10
7259	Ulmus americana	American Elm	16	To be removed	no	0			
7260	Fraxinus americana	Ash	7	To be removed	yes				
7261	Maclura pomifera	Bois D'arc	23.5	To be removed	no	0			
7262	Fraxinus americana	Ash	9	To be removed	yes				
7263	Ulmus crassifolia	Cedar Elm	8	To be removed	yes				
7264	Fraxinus americana	Ash	10	To be removed	yes				
7265	Maclura pomifera	Bois D'arc	29	To be removed	no	0			
7266	Fraxinus americana	Ash	8	To be removed	yes				
7267	Maclura pomifera	Bois D'arc	14	To be removed	no	0			
7268	Fraxinus americana	Ash	7	To be removed	yes				
7269	Ulmus crassifolia	Cedar Elm	6	To be removed	yes				
7270	Fraxinus americana	Ash	6	To be removed	yes				
7271	Ulmus crassifolia	Cedar Elm	15	To be removed	yes				
7272	Ulmus crassifolia	Cedar Elm	7	To be removed	yes				
7273	Quercus alba	White Oak	32	To be removed	yes	2 to 1			64
7274	Quercus alba	White Oak	23	To be removed	yes				
7275	Quercus texana	Red Oak	11	To be removed	yes	1 to 1			11
7276	Ulmus crassifolia	Cedar Elm	9	To be removed	yes	1 to 1			9
7277	Quercus alba	White Oak	21.5	To be removed	yes	2 to 1			43
7278	Quercus alba	White Oak	29	To be removed	yes				
7279	Fraxinus americana	Ash	18	To be removed	yes				
7280	Quercus alba	White Oak	32	To be removed	yes				
7281	Quercus texana	Red Oak	24.5	To be removed	yes				
7282	Quercus alba	White Oak	24.5	To be removed	yes				
7283	Quercus alba	White Oak	19	To be removed	yes				
7284	Fraxinus americana	Ash	16	To be removed	yes				
7285	Quercus texana	Red Oak	32	To be removed	yes				
7286	Quercus texana	Red Oak	28	To be removed	yes				28
7287	Quercus alba	White Oak	27	To be removed	yes				
7288	Quercus texana	Red Oak	24	To be removed	yes				
7289	Quercus texana	Red Oak	32	To be removed	yes				
7290	Fraxinus americana	Ash	20	To be removed	yes				
7291	Quercus alba	White Oak	45	To be removed	yes				
7292	Fraxinus americana	Ash	21.5	To be removed	yes				

Total Quality Tree inches for Removal	969.5
Total Quality Tree inches for Removal Exempt	785.5
Total Specimen Tree inches removed	56
Total Quality Tree inches requiring mitigation	0
6-16" (1:1 replacement inches)	85
17"+ (2:1 replacement inches)	198

TREE PRESERVATION NOTES

CONSTRUCTION METHODS:

BORING: BORING OF UTILITIES UNDER PROTECTED TREES MAY BE REQUIRED. WHEN REQUIRED, THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE CRITICAL ROOT ZONE AND SHALL BE A MINIMUM DEPTH OF FORTY (40) INCHES.

TRENCHING: ALL TRENCHING SHALL BE DESIGNED TO AVOID TRENCHING ACROSS CRITICAL ROOT ZONES OF ANY PROTECTED TREE. THE PLACEMENT OF UNDERGROUND UTILITY LINES SUCH AS ELECTRIC, PHONE, GAS, ETC., IS ENCOURAGED TO BE LOCATED OUTSIDE THE CRITICAL ROOT ZONE. TRENCHING FOR IRRIGATION SYSTEMS SHALL BE PLACED OUTSIDE THE CRITICAL ROOT ZONE EXCEPT THE MINIMUM REQUIRED SINGLE HEAD SUPPLY LINE. THIS LINE IS ALLOWED TO EXTEND INTO THE CRITICAL ROOT ZONE PERPENDICULAR TO THE TREE TRUNK WITH THE LEAST POSSIBLE DISTURBANCE.

TREES TO BE REMOVED: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE.

TREES TO REMAIN: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.

EXISTING TREES NOTED TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM DAMAGE AND COMPACTATION OF SOIL UNDER AND AROUND DRIP LINE OF TREE.

UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNERS AUTHORIZED REPRESENTATIVE.

PROHIBITED ACTIVITIES IN CRITICAL ROOT ZONE: THE FOLLOWING ACTIVITIES ARE PROHIBITED IN THE AREAS NOTED AS THE CRITICAL ROOT ZONE:

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 CRITICAL ROOT ZONE OF ANY PROTECTED TREE.

EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT SHALL BE CLEANED, OR OTHER LIQUIDS DEPOSITED OR ALLOWED WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF A PROTECTED TREE. THIS INCLUDES, WITHOUT LIMITATION, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR SIMILAR MATERIALS.

TREE ATTACHMENTS: NO SIGNS, WIRES, OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTED NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

VEHICULAR TRAFFIC: NO VEHICULAR AND/OR CONSTRUCTION EQUIPMENT, TRAFFIC, OR PARKING SHALL TAKE PLACE WITHIN THE LIMITS OF THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE OTHER THAN ON EXISTING STREET PAVEMENT.

GRADE CHANGES: 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.

PROCEDURES REQUIRED PRIOR TO CONSTRUCTION: PROTECTIVE FENCING: PRIOR TO CONSTRUCTION, THE CONTRACTOR OR SUBCONTRACTOR SHALL CONSTRUCT AND MAINTAIN, FOR EACH PROTECTED TREE ON A CONSTRUCTION SITE, A PROTECTIVE FENCING WHICH ENCIRCLES THE OUTER LIMITS OF THE CRITICAL ROOT ZONE OF THE TREE TO PROTECT IT FROM CONSTRUCTION ACTIVITY. ALL PROTECTIVE FENCING SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF ANY SITE WORK, AND REMAIN IN PLACE UNTIL ALL EXTERIOR WORK HAS BEEN COMPLETED.

BARK PROTECTION: IN SITUATIONS WHERE A PROTECTED TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, AND THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE DETERMINES THE TREE BARK TO BE IN DANGER OF DAMAGE BY CONSTRUCTION EQUIPMENT OR OTHER ACTIVITY, THE CONTRACTOR OR SUBCONTRACTOR SHALL PROTECT THE TREE BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE WITH 2"x4" LUMBER ENCLOSED WITH WIRE OR OTHER MEANS THAT DO NOT DAMAGE THE TREE. THE INTENT IS TO PROTECT THE BARK OF THE TREE AGAINST INCIDENTAL CONTACT BY LARGE CONSTRUCTION EQUIPMENT.

811
Know what's Below.
Call before you dig.
THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON AN APPROXIMATE PLAN ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR SHALL BE FULLY OCCUPIED BY THE CONTRACTOR AND PRESERVE ANY AND ALL EXISTING UTILITIES.

NOTICE:
CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. NEITHER THE OWNER NOR THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SAFETY OF THE WORK OR PERSONS ENGAGED IN THE WORK OF ANY MANUFACTURER, USER, OR OF ANY OTHER PERSONS.
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24 HOUR EMERGENCY CONTACT

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866.850.4200 www.atwell-group.com
9001 AIRPORT FREEWAY, SUITE 660
NORTH RICHLAND HILLS, TX 76180
972.936.9860

LOT 3, BLOCK A, MCCLURE ELEMENTARY SCHOOL ADDITION HIGHWAY 380 & RIDGE ROAD (SWC)

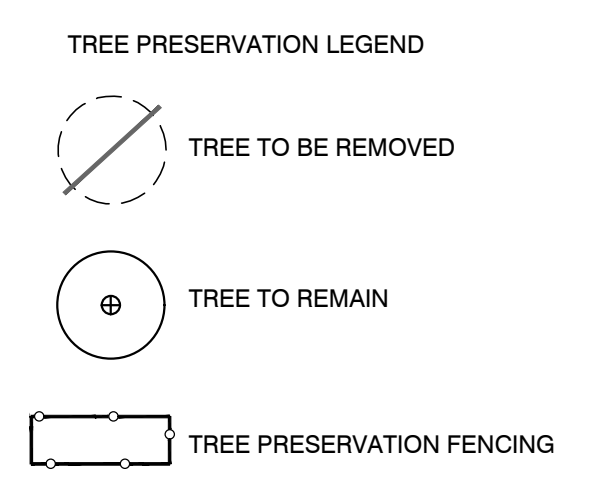
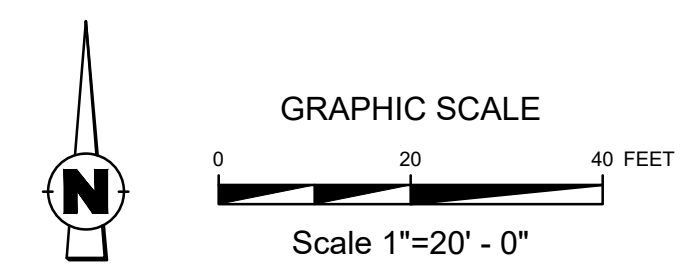
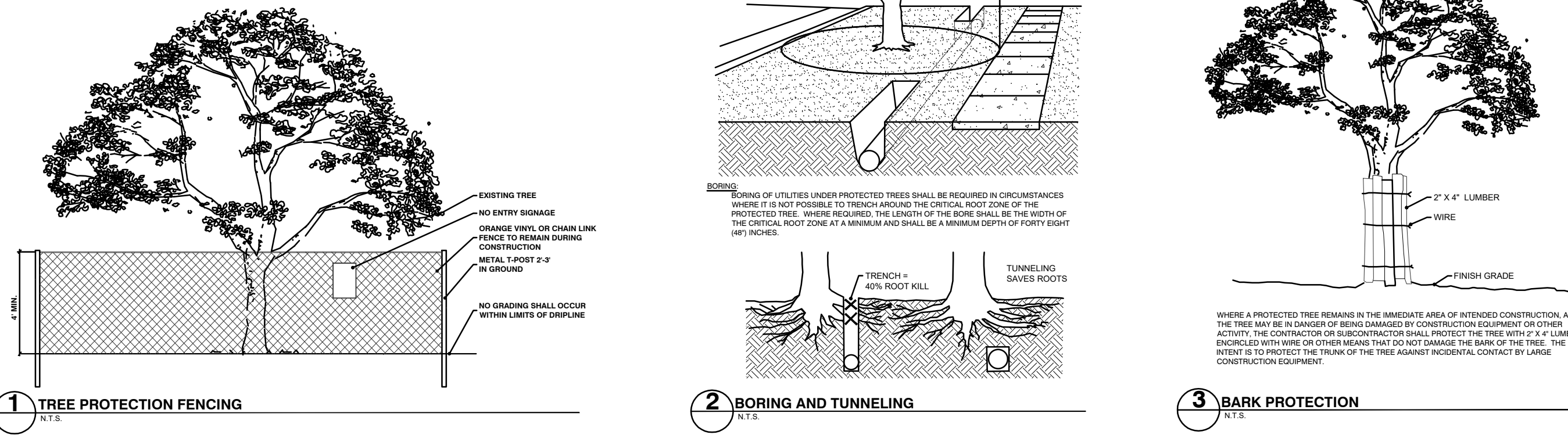
MCKINNEY
COLLIN COUNTY, TEXAS

CLEAN CAR WASH
COMMERCIAL DEVELOPMENT PLANS
TREE PRESERVATION PLAN

DATE 6/21/21

REVISIONS
AMANDA W. RICHMOND ARCHITECT
STATUTORY SEAL
2754
8/12/21

DRAWN BY: AWR
CHECKED BY: AWR
PROJECT MANAGER: AWR
JOB #: 21000510
FILE CODE: ##
SHEET NO: 1 OF 1



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