

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	QS	4	Shumard Red Oak / Quercus shumardii	B & B	4"Cal	12' Tall Min.
	UA	2	Allee Lacebark Elm / Ulmus parvifolia 'Allee'	B & B	4"Cal	12' Tall Min.
ORNAMENTAL TREES/SCREENING SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	ML	4	Dwarf Southern Magnolia / Magnolia grandiflora 'Little Gem'	B & B	2"Cal	
REPLACEMENT TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	QT	2	Texas Red Oak / Quercus texana	B & B	4"Cal	12' Tall Min.
SCREENING SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	PC	28	Carolina Laurel Cherry / Prunus caroliniana Plant 36" o.c.			36" TALL MIN. AT TIME OF PLANTING
	VO	24	Sweet Viburnum / Viburnum odoratissimum Plant 36" o.c.			36" TALL MIN. AT TIME OF PLANTING
GROUND COVERS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT		
	CD	29,681 sf	Bermuda Grass / Cynodon dactylon	sod		

GENERAL LANDSCAPE NOTES:

THIS PLAN IS FOR LANDSCAPE LAYOUT ONLY. ALL GRADING, UTILITIES, SITE STRUCTURES, ETC. ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED WITH CIVIL PLANS AND IN THE FIELD.

ALL PLANT MATERIALS SHALL ARRIVE AT THE SITE WITH SOIL MOIST.

CONTRACTORS SHALL HAVE UNDERGROUND UTILITIES LOCATED, LEGIBLY MARKED, AND SHALL REPAIR ANY AND ALL DAMAGE WHICH MAY OCCUR AS A RESULT OF LANDSCAPE INSTALLATION. UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATED, AND SHOULD BE VERIFIED ON THE CIVIL UTILITY PLAN AND IN THE FIELD.

UNDER NO CIRCUMSTANCES WILL LANDSCAPE WORK BE APPROVED FOR PAYMENT IF PLANT SIZE AND GENERAL HEALTH ARE NOT AS REQUIRED ON PLAN.

ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS AS SPECIFIED.

ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE OWNER BEFORE, DURING AND AFTER INSTALLATION.

THE LANDSCAPE ARCHITECT MUST APPROVE ANY ALTERATIONS OR REVISIONS TO THE LANDSCAPE PLAN.

THE CONTRACTOR SHALL PROTECT EXISTING FEATURES ON SITE.

ALL DISTURBED AREAS ON AND OFF THE SITE, INCLUDING THE TEMPORARY DETENTION AREA, SHALL BE COMPLETELY HYDROSEEDING OR SODDED WITH GRASS SEED SPECIFIED ON PLANS.

SEEDING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER BED PREPARATION. HYDROSEED MIXTURE SHALL CONTAIN CELLULOSE MULCH APPLIED AT A RATE OF 2,000 LBS./ACRE, WITH A MAXIMUM OF 50 LBS./100 GAL. OF WATER. IF SEEDING IS DELAYED AFTER MIXING 1/2 - 2 HOURS ADD AN ADDITIONAL 50% OF SEED MIX, IF DELAY IS LONGER THAN 2 HOURS, BEGIN WITH NEW MIXTURE.

MAINTENANCE: SEEDING AREAS ARE TO BE WATERED ENOUGH TO MAINTAIN ADEQUATE SURFACE SOIL MOISTURE FOR PROPER SEED GERMINATION. WATERING SHALL CONTINUE FOR ALL GRASSED AREAS FOR NOT LESS THAN 30 DAYS FOLLOWING SEEDING OR UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED. IMMEDIATELY RESEED, FERTILIZE, AND MULCH DAMAGED AREAS OR ANY AREA THAT FAILS TO ACHIEVE THE COVERAGE SPECIFIED ABOVE UNTIL A HEALTHY STAND OF GRASS, WITH 90% OR MORE COVERAGE, IS ACHIEVED.

THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.

THE LANDSCAPE CONTRACTOR SHALL FULLY MAINTAIN ALL PLANTING (INCLUDING BUT NOT LIMITED TO WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS AND LAWNS FOR 90 DAYS AFTER SUBSTANTIAL COMPLETION.

THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR ONE (1) YEAR BEGINNING AT THE DATE OF SUBSTANTIAL COMPLETION. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).

ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFLOLIATES (PRIOR TO TOTAL ACCEPTANCE OF WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.

STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1) REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR ALL NEW PLANT MATERIAL. ALL NEW PLANT MATERIAL SHALL BE PLANTED AND MAINTAINED IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN NATIONAL STANDARDS INSTITUTE REQUIREMENTS FOR TREE, SHRUB, AND OTHER WOODY PLANT MAINTENANCE (ANSI A300 PARTS 1 THROUGH 6).

ALL TOPSOIL (4"-8" IN PLANTING BEDS) (1" 2" FOR SEED AND SOD AREAS) APPLIED TO THE SITE SHALL BE LOAMY, FRIABLE SOIL, CONTAINING A MINIMUM OF 1.5 PERCENT BY DRY WEIGHT ORGANIC MATTER, FREE FROM SUBSOIL, REFUSE, ROOTS, HEAVY OR STIFF CLAY, STONES LARGER THAN 25 MM (1 IN.), NOXIOUS SEEDS, STICKS, BRUSH, LITTER, AND OTHER DELETERIOUS SUBSTANCES, SUITABLE FOR THE GERMINATION OF SEEDS AND THE SUPPORT OF VEGETATIVE GROWTH. THE PH VALUE SHALL BE BETWEEN 5.5 AND 6.5.

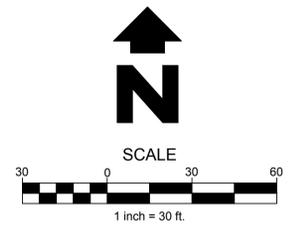
ALL PLANTING AREAS SHALL BE TOP DRESSED WITH SHREDDED HARDWOOD MULCH AT A MIN. 4" DEPTH ON DEWITT PRO 5 LANDSCAPE FABRIC. TOP OF MULCH SHALL BE EVEN WITH TOP OF CURBS OR EDGING. SEE CIVIL PLANS FOR ELEVATIONS. SECURE FABRIC WITH PINS OR STAPLES (2"x5"). PINS SHALL BE PLACED AT 5' O.C. AND JOINTS SHALL OVERLAP BY 12"

LANDSCAPE EDGING TO BE STEEL AND SHALL BE DARK IN COLOR.

THIS SHEET IS FOR THE PURPOSE OF LANDSCAPING ONLY. ALL GRADING, UTILITIES, SITE FEATURES, ETC. ARE FOR REFERENCE ONLY. PLEASE REFER TO CIVIL PLANS FOR MORE DETAILS.

IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT INSTALLED LANDSCAPING DOES NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS. IT SHALL BE THE OWNER'S RESPONSIBILITY TO MAINTAIN ALL LANDSCAPING SO AS TO NOT INTERFERE WITH OR OBSTRUCT ANY ADA PATHS OR OTHER VEHICULAR OR PEDESTRIAN USE AREAS

CITY PLANTING REQUIREMENTS ZONE C-2 ALONG A MAJOR THOROUGHFARE			
		REQUIRED	PROVIDED
OPEN SPACE / PERMANENT LANDSCAPING	A MINIMUM OF 10% OF THE ENTIRE SITE SHALL BE DEVOTED TO LIVING LANDSCAPE	10%	51%
	AT LEAST 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA (2,589 SF LANDSCAPE AREA / 2,689 SF STREET YARD AREA = 96%)	15%	96%
	A MINIMUM 20-FOOT LANDSCAPE BUFFER ADJACENT TO THE RIGHT-OF-WAY OF ANY MAJOR THOROUGHFARE IS REQUIRED	20'-0"	20'-0"
LANDSCAPE BUFFER	ONE CANOPY TREE PER 40 LINEAR FEET OF STREET FRONTAGE, PLANTED WITHIN THE LANDSCAPE SETBACK IS REQUIRED (135 LF / 40 = 3.38 OR 3 TREES)	3 TREES	4 TREES
	WHENEVER AN OFF-STREET PARKING AREA OR VEHICULAR USE AREA ADJACENT TO AN ADJACENT PROPERTY LINE, A PERIMETER LANDSCAPE AREA OF AT LEAST 5' SHALL BE MAINTAINED BETWEEN THE EDGE OF THE PARKING AREA AND THE ADJACENT PROPERTY LINE	YES	YES
	A LANDSCAPE AREA WITH AT LEAST ONE TREE MUST BE WITHIN 65 FEET OF EVERY PARKING SPACE	YES	YES
INTERIOR PARKING LOT LANDSCAPING	A MINIMUM OF ONE TREE PLANTED IN THE PARKING AREA FOR EVERY 10 PARKING SPACES WITHIN PARKING LOTS OF MORE THAN 20 SPACES	N/A	N/A
	A LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH PARKING ROW AND INCLUDE ONE CANOPY TREE AND A MINIMUM OF 50% OF THE ISLAND COVERED WITH LIVING PLANT MATERIAL	2 TREES	2 TREES
SCREENING LANDSCAPING	AT LEAST 75% OF THE FRONTAGE OF PARKING LOTS, ADJACENT TO A PUBLIC RIGHT-OF-WAY, WITHIN THE STREET YARD SHALL BE SCREENED FROM PUBLIC STREETS WITH EVERGREEN SHRUBS ATTAINING A MINIMUM HEIGHT OF 3', AN EARTHEN BERM OF A MINIMUM HEIGHT OF 3', OR A LOW MASONRY WALL OF A MINIMUM HEIGHT OF 3' (100% OF PARKING X .75 = 81% OF SCREEN)	75% OR 81 LF	95% OR 103 LF
	EVERGREEN SHRUBS (ACCEPTABLE FOR SIX-FOOT SCREENING) SHALL BE PROVIDED AROUND DUMPSTER SCREENING WALL, AND THE PLANT MATERIALS MUST BE A MIN OF 3', IN HEIGHT AT THE TIME OF PLANTING	YES	YES
SITE TREES	A MINIMUM OF 50% OF THE TOTAL TREES REQUIRED FOR THE PROPERTY SHALL BE CANOPY TREES (12 PROPOSED TREES / 2 = 6 REQUIRED CANOPY TREES)	6	8
TREE REPLACEMENT	A SUFFICIENT NUMBER OF TREES SHALL BE PLANTED TO EQUAL OR EXCEED, IN CALIPER, THE CALIPER OF EACH TREE CRITICALLY ALTERED, MEASURED AT 4" ABOVE GROUND LEVEL.	8" CAL. TREE TO BE REMOVED	2 REPLACEMENT TREES



ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR

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OWNER REVIEW	DATE	REVISIONS	DATE
OWNER REVIEW	3.14.2019		
SUP REVISION 1	04.08.2019		
SUP REVISION 2	04.19.2019		

Valvoline
Instant Oil Change

VALVOLINE INSTANT OIL CHANGE
8734 W. UNIVERSITY DRIVE
MCKINNEY, TX 75071

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PERMITTING, OR CONSTRUCTION

SARAH A. BRYANT
LANDSCAPE ARCHITECT

Project No. 06-19-20005
Scale AS SHOWN
Drawn WDW
Checked SAB
Date 03.14.19
Drawing Title

LANDSCAPE PLAN

Drawing No. **C8.0**

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NO.	REVISIONS/SUBMISSIONS	DATE
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2	SUP REVISION 1	04/08/2019
3	SUP REVISION 2	04/19/2019

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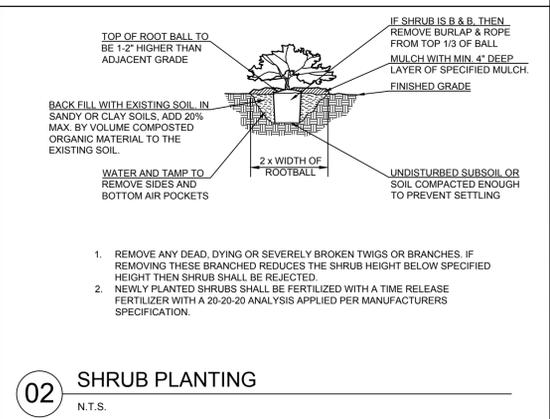


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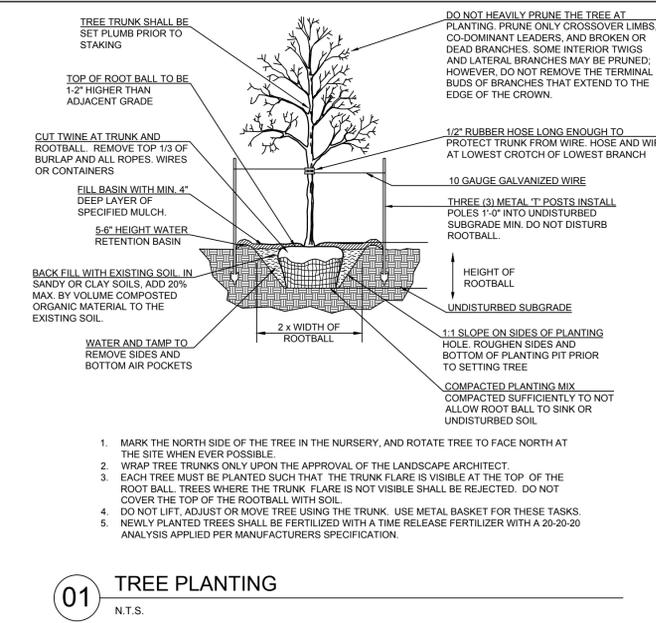
SARAH A. BRYANT
LANDSCAPE ARCHITECT

Project No. 06-19-20005
Scale AS SHOWN
Drawn WDW
Checked SAB
Date 03.14.19

Drawing Title
**LANDSCAPE
DETAILS**
Drawing No. **C8.1**



02 SHRUB PLANTING
N.T.S.



01 TREE PLANTING
N.T.S.