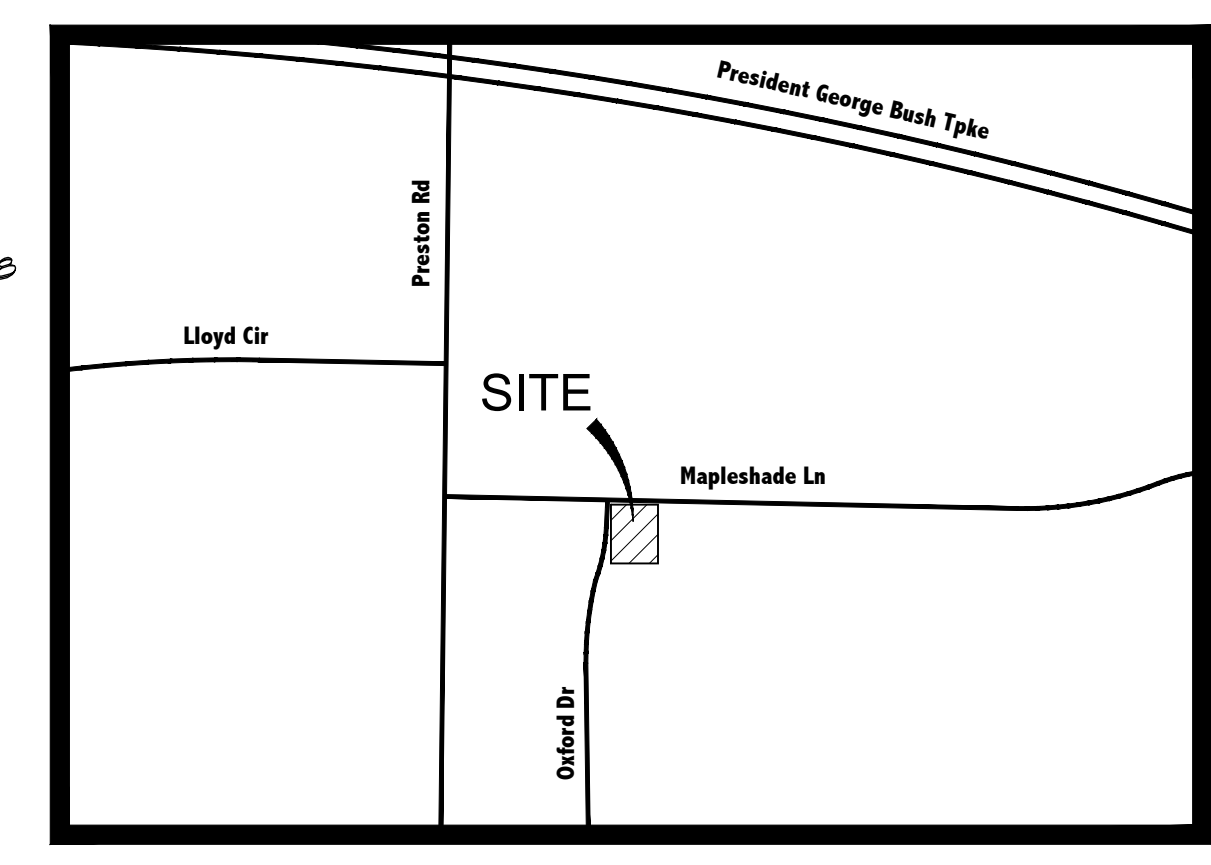


CAUTION: EXISTING UTILITIES !!!
 All existing utilities and underground facilities that are indicated and shown on these plans are approximate, and are based on as-built plans and/or from reference information. Actual utility locations may differ from the as-built plans based on field observations. All utilities shall be field verified and located prior to any excavation or boring. It shall be the responsibility of the Contractor to verify both horizontally and vertically the location of such existing utilities prior to any

PROJECT INFORMATION

Name: WRAPAROUND SERVICES CENTER
 Location: MAPLESHADE LANE AT OXFORD DRIVE
 Description: MAPLE SHADE PLAZA LOT 1A, BLOCK J/8728
 Zoning: PD 765
 Size: 111,348.22 SF OR 2.56 Ac.
 Owner's Contact: PLANO ISD
 2700 W. 15TH ST.
 PLANO, TEXAS 75075
 469.752.9100
 gwulike@thelandscapealliance.com
 Prepared by: THE LANDSCAPE ALLIANCE
 451 W. PIPELINE RD. #410
 HURST, TEXAS 76055
 METRO: 817-584-8494
 gwulike@thelandscapealliance.com



LOCATION PLAN
 SCALE: N.T.S.

Landscape

Trees	Qty	Symbol	Common Name	Botanical Name	Plant Size
4	4	[Symbol]	Holly, Toyon	<i>Ilex vomitoria</i>	8'-10"
22	22	[Symbol]	Crape Myrtle	<i>Lagerstroemia indica</i>	3" Cal.
16	16	[Symbol]	Elm, Cedar	<i>Ulmus crassifolia</i>	4" Cal.
19	19	[Symbol]	Oak, Southern Live	<i>Quercus virginiana</i>	3" Cal.
Shrubs Under 4 Feet	Qty	Symbol	Common Name	Botanical Name	Plant Size
34	34	[Symbol]	Holly, Dwarf Toyon	<i>Ilex vomitoria</i> 'ana	5 Gallon
32	32	[Symbol]	Sage, Compact Texas	<i>Leucophyllum tomentosum</i> 'Compact'	5 Gallon
100	100	[Symbol]	Holly, Dwarf Berford	<i>Ilex cornuta</i> 'Berfordii' 'nan'	5 Gallon
20	20	[Symbol]	Abelia, Shrubwood	<i>Abelia x grandiflora</i> 'Shrubwood'	5 Gallon
Ground Cover-Vines	Qty	Symbol	Common Name	Botanical Name	Plant Size
122	122	[Symbol]	Wintercreeper	<i>Euonymus fortunei</i> 'Coloratus'	1 Gallon
Ornamental Grass	Qty	Symbol	Common Name	Botanical Name	Plant Size
20	20	[Symbol]	Lindheimer Rabbit	<i>Muhlenbergia lindheimeri</i>	5 Gal.

SITE LANDSCAPE CALCULATIONS:
 - 1 TREE PER 40' ALONG FRONTAGES REQUIRED.
 - 1 SHADE TREE PROVIDED OR 2 ACCENT TREES PER 40' PER STANDARDS

TREE MITIGATION:
 (2) 14" LIVE OAKS REMOVED
 14" LIVE OAKS = CLASS 2 TREES @ .71 TO 1" = 19.6'
 (1) 7" HACKBERRY REMOVED - UNPROTECTED 8'
 (1) 11" HACKBERRY REMOVED
 11" HACKBERRY = CLASS 3 TREES @ .4" TO 1" = 4.4'
 TOTAL MITIGATION 19.6" + 4.4" = 24"
 (8) 3" TREES PROVIDED

PROPOSED POINTS:
 WEST BUILDING FACADE 5 PTS
 NORTH BUILDING FACADE 5 PTS
 WEST STANDARD SCREEN 5 PTS
 NORTH STANDARD SCREEN 5 PTS
 WEST BUFFER ZONE ENHANCEMENT (DEPTH) 5 PTS
 NORTH BUFFER ZONE ENHANCEMENT (DEPTH) 5 PTS
 30 PTS
 WATER WISE PLANTS 4 BEDS 5 PTS
 35 PTS

NOTES:
 • PROJECT SHALL INCLUDE INSTALLATION OF AUTOMATIC IRRIGATION SYSTEM REFERENCED WITHIN PLANS AND SPECIFICATIONS. AUTOMATIC UNDERGROUND SPRINKLER SYSTEMS SHALL BE EQUIPPED WITH A MAIN GUARD SYSTEM AND A FREEZE GUARD SET AT 38 DEGREES FAHRENHEIT. ALL IRRIGATION SYSTEMS REQUIRE A DOUBLE CHECK DEVICE. IF CHEMICAL INJECTION SHALL BE USED THROUGH THE SYSTEM FOR PURPOSES OF FERTILIZING OR OTHER TREATMENTS, AN RPT SHALL BE REQUIRED TO BE INSTALLED.
 • UNDERGROUND IRRIGATION SYSTEM PLANS DESIGNED BY A LICENSED IRRIGATOR WILL BE SUBMITTED WITH THE BUILDING PERMIT APPLICATION.
 • ALL LANDSCAPE WITHIN VISIBILITY TRIANGLES SHALL COMPLY WITH THE VISIBILITY TRIANGLE REQUIREMENTS AS STATED IN THE CITY CODE. NO TREES WILL BE PLANTED WITHIN THE VISIBILITY TRIANGLES EXISTING TREES WITHIN VISIBILITY TRIANGLES SHALL BE PRUNED IN ACCORDANCE WITH REFERENCED REQUIREMENTS.
 • VERIFY ALL UTILITY LOCATIONS PRIOR TO ANY EXCAVATION OR TRENCHING.
 • ALL WATER METERS, FIRE HYDRANTS, VALVES, MANHOLES AND CLEANOUTS ON OR ADJACENT TO THE SUBJECT PROPERTY MUST REMAIN ACCESSIBLE FOR MAINTENANCE DURING CONSTRUCTION AND UPON THE COMPLETION OF NECESSARY GRADING AND LANDSCAPING. THE EXISTING FACILITIES SHOULD BE ADJUSTED TO FINAL GRADE, ABOVE THE FINISHED GRADE OF THE LANDSCAPING, PRIOR TO THE COMPLETION OF THE WORK.
 • ALL SITE AREAS, INCLUDING ADJACENT ROADS AND EASEMENTS DISTURBED BY CONSTRUCTION NOT OTHERWISE DESIGNATED SHALL BE HYDROMULCHED WITH COMMON BERMUDA.

GENERAL SPECIFICATIONS:
 1. IRRIGATION: INSTALLATION SHALL BE CONSISTENT WITH LANDSCAPE IRRIGATION PLAN. AVOID PIPING CONFLICTS WITH EXISTING AND PROPOSED PLANT MATERIALS. PLACE LAWN AREAS ON SEPARATE ZONES FROM GROUND-COVER/SHRUB BEDS. INSTALL RAIN-FREEZE GUARD ON SYSTEM AND SET AT 38 DEGREES. THE DESIGN AND TRENCHING FOR IRRIGATION SYSTEMS SHALL NOT CROSS THE CRITICAL ROOT ZONES OF PRESERVED TREES. THE IRRIGATION TRENCHES SHOULD BE LOCATED OUTSIDE OF THE CRITICAL ROOT ZONES AND BE DESIGNED TO THRU TO TOWARD THE AREA WITHIN THE DRIP LINE OF THE TREE. ANY TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER SUCH AS IN BICYCLE SPOKE CONFIGURATION.
 2. PLANT MATERIALS: PLANTS SHALL BE NURSERY GROWN, HEALTHY, VIGOROUS, WELL BRANCHED, OR NORMAL HABIT OR GROWTH FOR THE SPECIES AND SHALL BE FREE FROM DEFECTS, INJURIES, DISEASES OR STATIONS PROVIDE STOCK TREE TO BOTANICAL NAME AND LEGIBLY TAGGED BY GROWER. ALL SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT. PERFORM ALL WORK REQUIRED TO COMPLETE THE LANDSCAPING INDICATED BY THE DRAWINGS AND FURNISH ALL SUPPLEMENTARY ITEMS NECESSARY FOR ITS PROPER INSTALLATION. GUARANTY ALL PLANT MATERIALS FOR ONE YEAR UPON FINAL ACCEPTANCE. REMOVE EXCESS SOIL AND OTHER MATERIALS AND LEAVE SITE IN A CLEAN AND ORDERLY CONDITION.
 3. LAWN: ALL LAWN AREAS OR DISTURBED AREAS OF THE SITE NOT OTHERWISE DESIGNATED SHALL RECEIVE COMMON BERMUDA SOD. CONTRACTORS SHALL MAINTAIN LAWN AREAS UNTIL AN ACCEPTABLE STAND IS ACHIEVED. CONTRACTOR SHALL PROVIDE TEMPORARY IRRIGATION, IF REQUIRED, AS NOTED ON PLANS AND SHALL MAINTAIN UNTIL AN ACCEPTABLE STAND IS ACHIEVED. ALL LAWN AREAS SHALL RECEIVE A MIN. 4" SURFACE LAYER OF APPROVED, STOCKPILED SITE TOPSOIL OR APPROVED, IMPORTED TOPSOIL.
 4. MAINTENANCE: THE OWNER, TENANT AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING AND IRRIGATION. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOULDING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES PERTAINING TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. ALL IRRIGATIONS HEADS OR LINES WHICH ARE BROKEN AND FLOW WATER SHALL BE REPLACED OR REPAIRED WITHIN 48 HOURS AFTER NOTICE BY THE CITY TO PREVENT WASTE OF WATER. IF THE NECESSARY REPAIRS ARE NOT MADE WITHIN 48 DAYS OF THE CITY, IN ADDITION TO ALL OTHER LEGAL REMEDIES MAY TERMINATE THE WATER SERVICE TO THE PROPERTY.
 5. STEEL EDGING: INSTALL 3/8" X 4" STEEL EDGING (PRO-STEEL OR EQUAL) WHERE NOTED ON PLAN.

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PERMIT PACKAGE

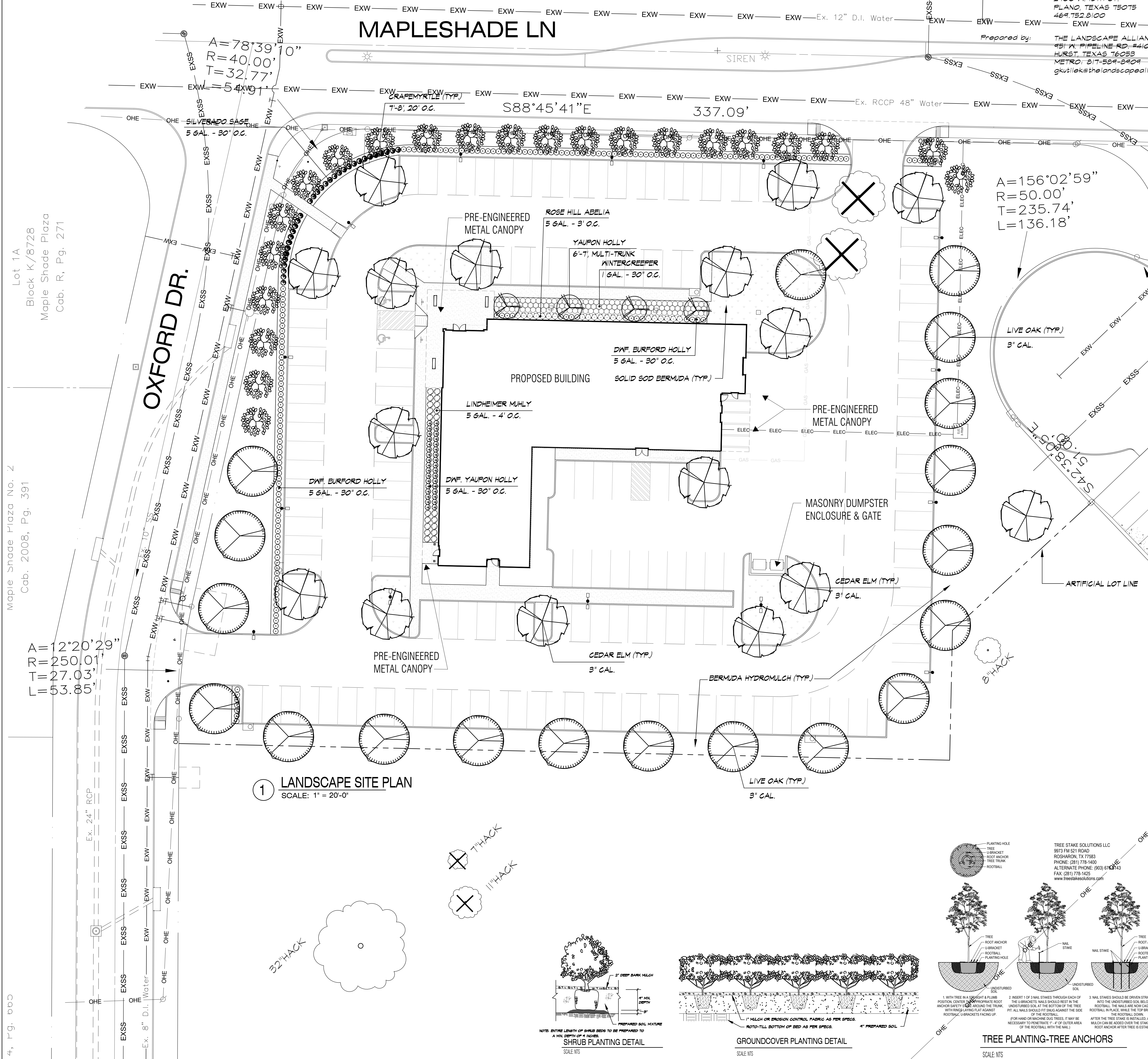
ISSUED: SEPT. 16TH, 2022

REVISIONS
 Revision No. Revision Date

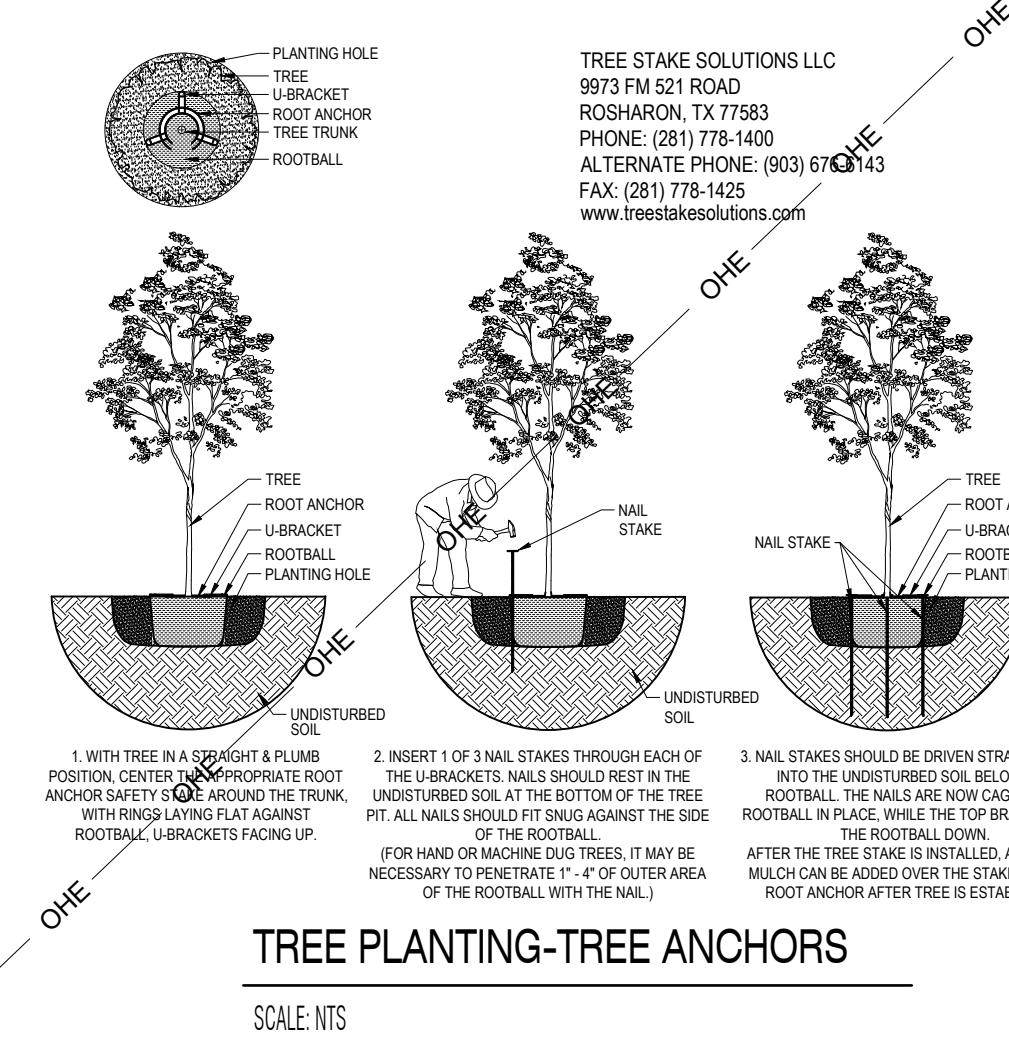
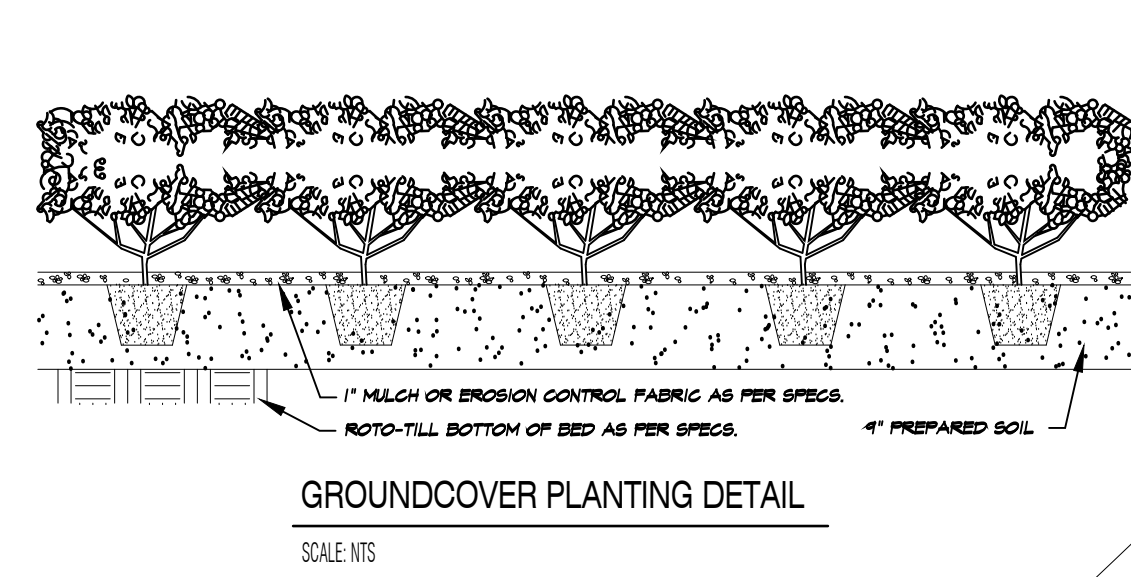
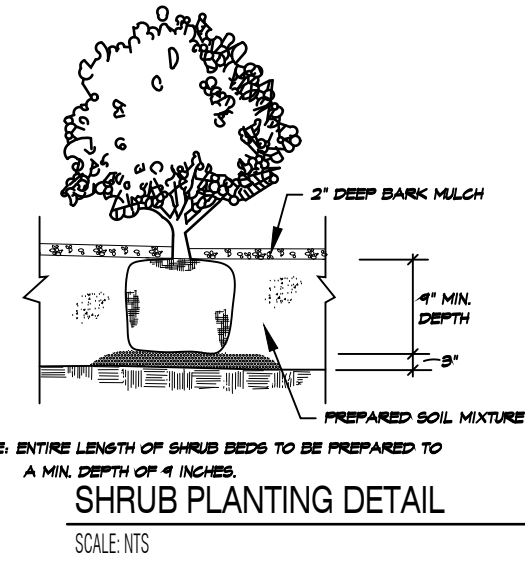
Director: RER
 Designer: ZLS
 Proj. Arch: GPK
 Drawn By: LDL
 Quality Control: ZLS

PROJECT NO. 20-058.00
 SHEET TITLE: LANDSCAPE SITE PLAN
 SHEET NO. L1.00

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1 LANDSCAPE SITE PLAN
 SCALE: 1" = 20'-0"



Lot 1A
 Block K/8728
 Maple Shade Plaza
 Cab. R, Pg. 271

Maple Shade Plaza No. 2
 Cab. 2008, Pg. 391

A=12°20'29"
 R=250.01'
 T=27.03'
 L=53.85'

ZUI4, Pg. 000

WRAPAROUND SERVICES CENTER