

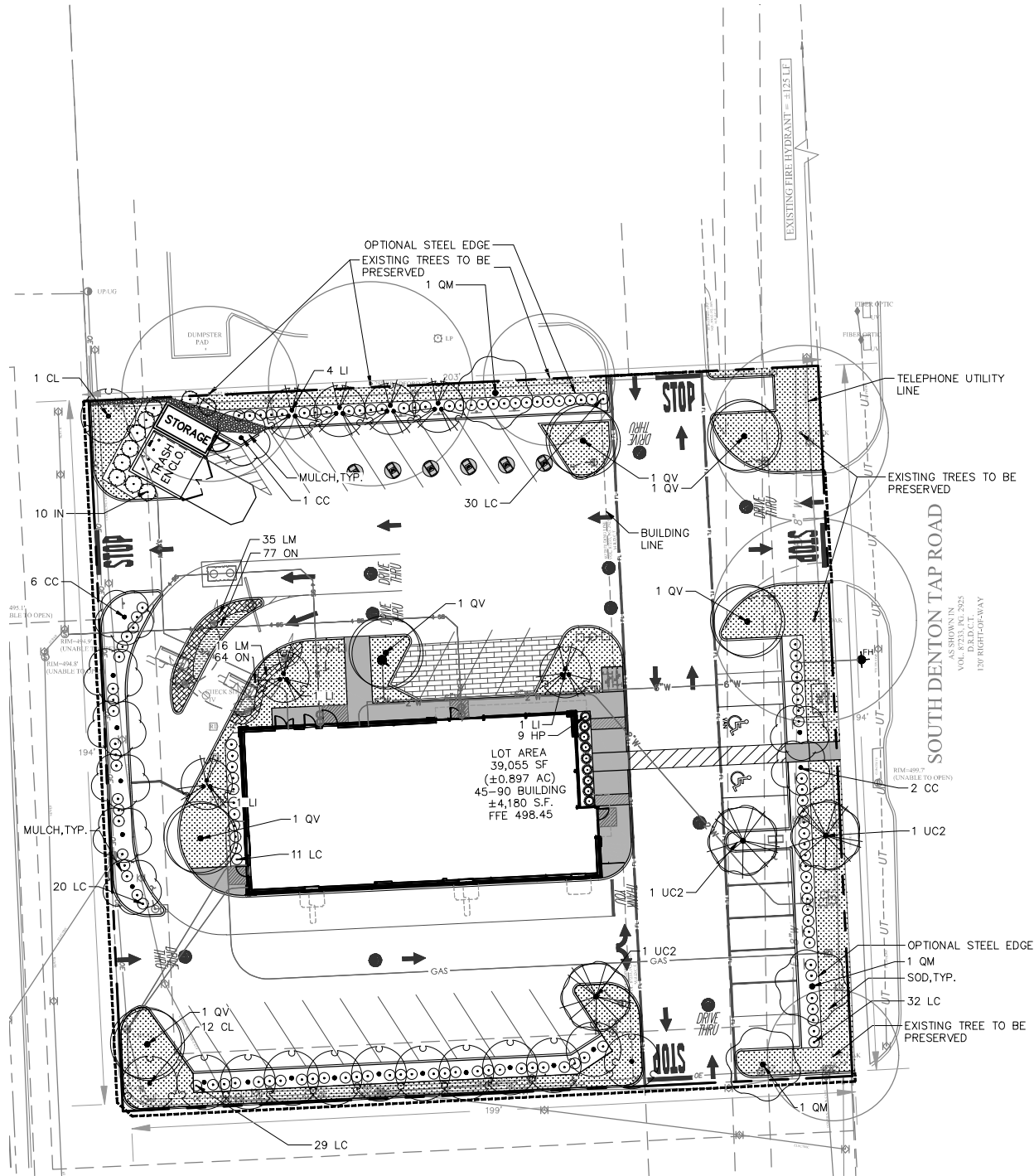
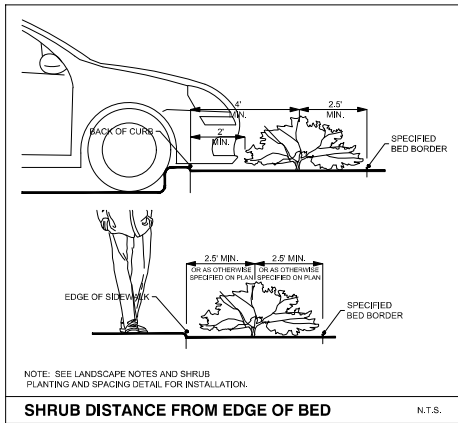
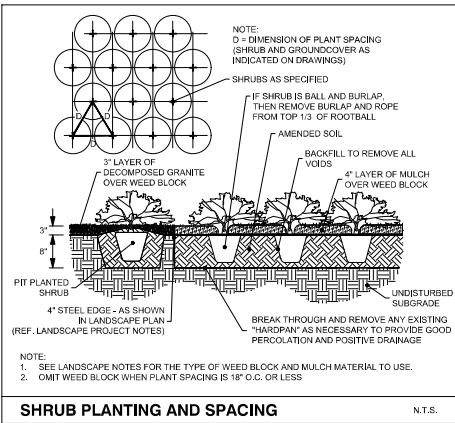
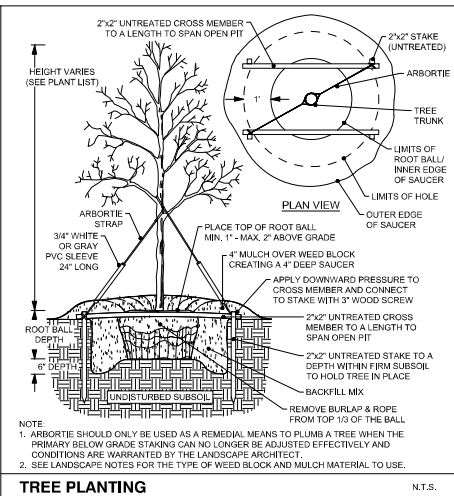
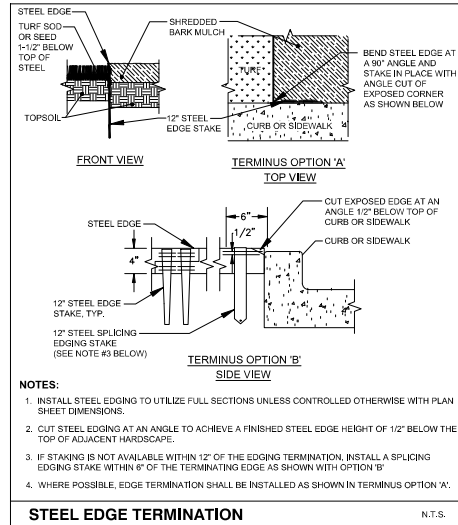
## PLANT SCHEDULE

SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	NOTES
<b>TREES</b>						
	QM	3	QUERCUS MACROCARPA / BURR OAK	3" CAL.	B&B	LIMB TREES UP TO 7'
	QV	6	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	3" CAL.	B&B	LIMB TREES UP TO 7'
	UC2	3	ULMUS CRASSIFOLIA / CEDAR ELM	3" CAL.	B&B	LIMB TREES UP TO 7'
<b>SMALL TREES</b>						
	CC	8	CERCIS CANADENSIS / EASTERN REDBUD	3" CAL.	B&B	
	CL	14	CHILOPSIS LINEARIS / DESERT WILLOW	3" CAL.	B&B	
	LI	7	LAGERSTROEMIA INDICA / Crape Myrtle	3" CAL.	B&B	
<b>SHRUBS</b>						
	HP	9	HESPERALOE PARVIFLORA / RED YUCCA	5 GAL.	CONTAINER	
	IN	10	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	CONTAINER	
	LC	125	LEUCOPHYLLUM CANDIDUM / TEXAS SAGE	5 GAL.	CONTAINER	
SYMBOL	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING
<b>GROUND COVERS</b>						
	LM	51	LIRIOPE MUSCARI / LILYTURF	1 GAL.	CONTAINER	24" o.c.
	ON	141	OPHIPOGON PLANISCAPUS 'NIGRESCENS' / BLACK MONDO GRASS	1 GAL.	CONTAINER	12" o.c.

### LANDSCAPE DATA TABLE SHOWING REQUIRED/PROVIDED TREES/SHRUBS AND SQUARE FOOTAGE FOR EACH CATEGORY AS FOLLOWS:

#### EXISTING AND PROPOSED:

- Perimeter Landscaping: 6,930 sq. ft. required 6,930 sq. ft. provided
- Trees: # 12 required # 15 provided
- Interior Landscaping: 2,375 sq. ft. required 2,385 sq. ft. provided
- Trees: # 6 required # 6 provided
- Non-vehicular Landscaping: 5,231.25 sq. ft. required 5,250 sq. ft. provided
- Trees: # 3 required # 3 provided
- Percentage of Total Site Area devoted to landscaping: 23.71 %



## LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work.  
Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

All landscape planting areas illustrated shall be graded smooth with three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tiled) to a depth of nine inches (9"). If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. To obtain final grade, excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscaped areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of turf shall give priority of location to irrigation. Trees, shall not be planted within five feet (5') of a spray head or ten feet (10') of a rotor. Remaining irrigation components shall respect the location of the illustrated landscape design. Shrubs, regardless of type, shall not be planted within thirty inches (30") of bed perimeters.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 1/2" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

All areas of river rock as designated shall be locally available and of an average diameter of one and one-half inches (1 1/2") minimum to three inches (3") maximum. Contractor shall install to a depth of three inches (3"). Rock should be compacted and stable under foot when applied in a pedestrian area.

## SOD PROJECT NOTES

**EROSION CONTROL:**  
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT AND ACCEPTANCE is achieved.

**SOIL PREPARATION:**  
All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall be graded smooth and four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of five (5") inches. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag.

**GRASS SOD:**  
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, viable system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, delivered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a green-in appearance.

**IRRIGATION:**  
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

**MAINTENANCE REQUIREMENTS:**  
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

**NOTES: ALL LANDSCAPED AREAS SHALL BE FULLY IRRIGATED AND AN IRRIGATION PLAN WILL BE REQUIRED WITH THE BUILDING PERMIT**



SCALE: 1" = 20'

M.P. McDONALD'S ADDITION  
LOT 1, BLOCK A  
VOL. 87233, PG. 2925  
M.R.D.C.T.  
ACREAGE: ±0.897 AC  
DATE: 08/18/2025

Date	Description	No.
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### Revisions

## McDonald's USA, LLC

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## LANGAN

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TBPE Firm REG. #F-13709

Project  
**McDONALD'S  
REBUILD RESTAURANT  
LC 042-0496 / NSN 10485  
125 S. DENTON TAP ROAD  
COPPELL**

DALLAS TEXAS

Drawing Title

## LANDSCAPE PLAN

Project No. <b>520103501</b>	Drawing No. <b>L1.1</b>
Date <b>09/09/2025</b>	
Drawn By <b>NN</b>	
Checked By <b>LO,PH</b>	
Sheet <b>23</b> of <b>25</b>	



Know what's below.  
Call before you dig.