

**IRRIGATION CONCEPT**

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

**SIGN KEYNOTES**

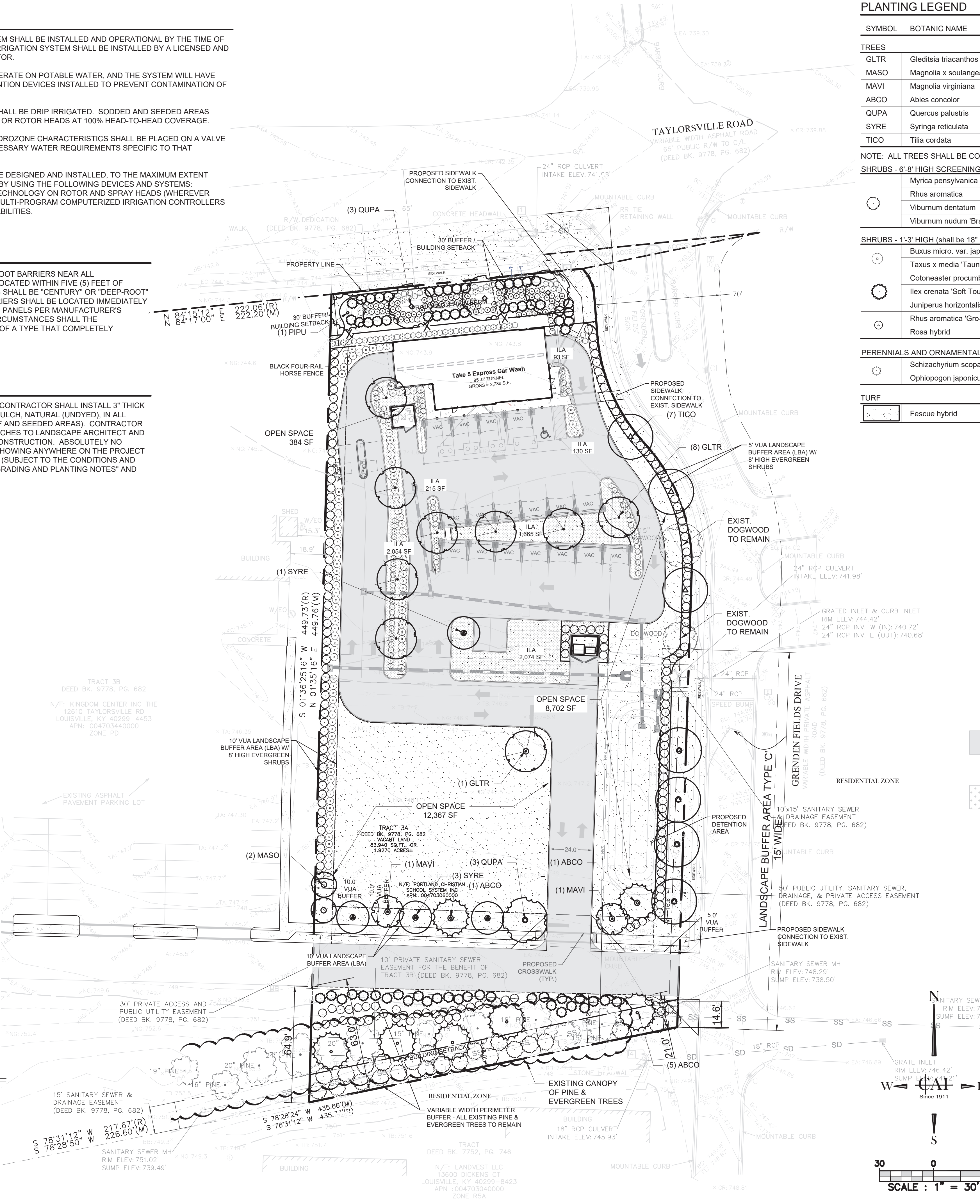
- S1 "TRUCK OWNER" SIGN
- S2 ILLUMINATED MONUMENT SIGN
- S3 TUNNEL EXIT LIGHT
- S4 "COME BACK SOON" SIGN
- S5 "FREE VACUUM" SIGN

**SITE FEATURES KEYNOTES**

- A1 RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
- A2 VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
- A3 VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
- A4 CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
- A5 VACUUM CANOPY. REFERENCE ARCH SITE DETAILS.
- C1 PAVEMENT MARKINGS. REFERENCE SHEET C-7 FOR DETAILS.
- C2 PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-5 FOR DETAILS.
- C3 WHEEL STOP. REFERENCE SHEET C-7 FOR DETAILS.
- C4 ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-7 FOR DETAILS.
- C5 4" WHITE STRIPING. REFERENCE SHEET C-7 FOR DETAILS.
- C6 BOLLARD TYPE I. REFERENCE SHEET C-7 FOR DETAILS.
- C7 BARRIER FREE RAMP. REFERENCE SHEET C-7 FOR DETAILS.
- C8 ACCESSIBLE PARKING. REFERENCE SHEET C-7 FOR DETAILS.
- C9 WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
- C10 SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
- C11 BOLLARD TYPE II. REFERENCE SHEET C-7 FOR DETAILS.
- C12 4" SOLID WHITE LANE STRIPE.

**PAY KIOSK KEYNOTES**

- X1 PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
- X2 XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
- X3 KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
- X4 FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
- X5 GATE. REFERENCE ARCH PLANS FOR DETAILS.



**PLANTING LEGEND**

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	CANOPY CREDIT	QUANTITY	REMARKS
<b>TREES</b>						
GLTR	Gleditsia triacanthos var. inermis	Thornless Honeylocust	6" cal., 8'-10" high	1,200 SF	9	USED FOR MITIGATION
MASO	Magnolia x soulangeana	Saucer Magnolia	3" cal., 6'-8" high	720 SF	2	USED FOR MITIGATION
MAVI	Magnolia virginiana	Sweetbay Magnolia	4" cal., 8'-10" high	720 SF	8	MITIGATION & SCREENING
ABCO	Abies concolor	White Fir	12" high	1,200 SF	8 (19%)	10% REQUIRED
QUPA	Quercus palustris	Pin Oak	4" cal., 8'-10" high	1,200 SF	4	USED FOR MITIGATION
SYRE	Syringa reticulata	Japanese Tree Lilac	2" cal., 6'-8" high	240 SF	4	
TICCO	Tilia cordata	Littleleaf Linden	6" cal., 8'-10" high	1,200 SF	7	USED FOR MITIGATION

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

<b>SHRUBS - 6'-8" HIGH SCREENING (shall be 36" high at time of planting)</b>						
	Myrica pensylvanica	Bayberry		X		Use for 8' screening
	Rhus aromatica	Fragrant Sumac	36" high	X	208	
	Viburnum dentatum	Arrowwood Viburnum		X		Use for 8' screening
	Viburnum nudum 'Brandywine'	Brandywine Smooth Witherod		X		

<b>SHRUBS - 1'-3' HIGH (shall be 18" high at time of planting, if used for 3' high screening)</b>						
	Buxus micro. var. japonica 'Wintergreen'	Wintergreen Japanese Boxwood	18" high	X	108	Evergreen
	Taxus media 'Tauntonii'	Taunton's Yew	18" high	X		Evergreen
	Cotoneaster procumbens 'Gerald'	Little Dipper Cotoneaster	6" high	X		Evergreen
	Ilex crenata 'Soft Touch'	Japanese Holly	18" high	X	64	Evergreen
	Juniperus horizontalis 'Wiltonii'	Blue Carpet Juniper	6" high	X		Evergreen
	Rhus aromatica 'Gro-Low'	Dwarf Fragrant Sumac	12" high	X	89	
	Rosa hybrid	Drift Shrub Rose	12" high	X		

<b>PERENNIALS AND ORNAMENTAL GRASSES</b>						
	Schizachyrium scoparium	Little Bluestem Grass	1 gallon	X	140	Sunny Locations
	Ophiopogon japonicus	Mondo Grass	1 gallon	X		Shady Locations

<b>TURF</b>						
	Fescue hybrid	Hybrid Fescue Lawn	Sod	---	---	

**LANDSCAPE CALCULATIONS**

TOTAL SITE AREA: ± 84,070.8 SF (±1.93 ACRES)  
 EXISTING TREE CANOPY AREA: 2,580 SF + EVERGREEN TREES (TBD BY PLANNING DIRECTOR OR DESIGNEE)  
 EXISTING CANOPY PRESERVED: 240 SF + EVERGREEN TREES (TBD BY PLANNING DIRECTOR, OR DESIGNEE)  
 PROPOSED CANOPY TO BE PLANTED: 23,760 SF

OPEN SPACE REQUIRED - 25% OF THE GROSS AREA: 21,017.7 SF  
 PROVIDED: 21,069 SF (25%)

LANDSCAPE BUFFER  
 "C-4" BUFFER REQUIRED - 3 LG. (TYPE A) OR MED. (TYPE B) TREES PER 100 LF + 8' SCREEN, 75% MIN. LG., TYPE A TREES, 35' - 15' WIDE W/ 1.5 PLANTING DENSITY MULTIPLIER  
 BUFFER PROVIDED: VARIABLE WIDTH BUFFER BTWN RESIDENTIAL AREA & CAR WASH (35' - 15' WIDE)  
 PLANTING PROVIDED: 9 TREES (7 TREES TYPE A, 2 TREES TYPE B) + 8' HEDGE  
 PLANTING REQUIRED: 9 TREES (6 EXISTING EVERGREEN TREES TO REMAIN) + 8' HIGH HEDGE

STREET TREES  
 TAYLORSVILLE RD. FRONTAGE LENGTH: ± 140 LF  
 STREET TREES REQUIRED: 4 TREES (1 TYPE 'A' TREE PER 40 LF OF FRONTAGE)  
 STREET TREES PROVIDED: 4 TREES

GRENDEN FIELDS DRIVE (PRIVATE): ± 437 LF  
 STREET TREES REQUIRED: NA  
 STREET TREES PROPOSED: 9 NEW TREES + 2 EXISTING TREES

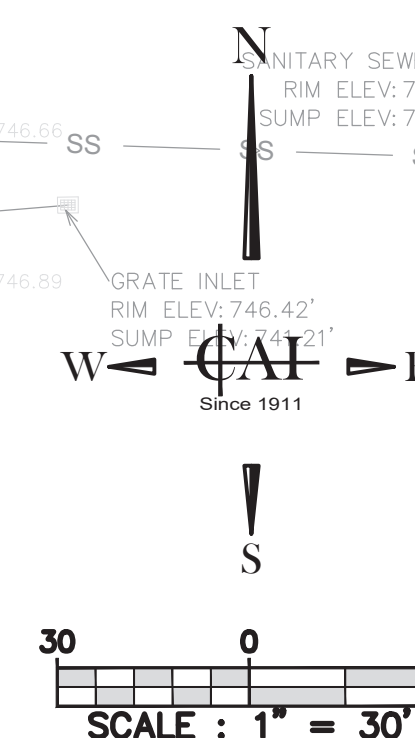
VEHICULAR USE AREAS (VUA) SHADED AREAS  
 SITE VUA: ± 30,653 SF  
 BUFFER REQUIRED: 10' (TOWN CENTER DIST.)  
 TREES REQUIRED: 1 LG. TYPE 'A' TREE PER 50 LIN. FT. OF BOUNDARY  
 TREES PROVIDED, WEST P.L.: ± 277 LF = 5.5 (6) TREES, NO SCREENING REQ.

INTERIOR LANDSCAPE AREAS (ILA)  
 REQUIRED: OVER 30,000 SF = 7.5% (2,299 SF)  
 PROVIDED: ± 6,231 SF (20%)

TREES REQUIRED IN VUA: 1 MEDIUM OR LG. DECIDUOUS TREE PER 4,000 SF OF VUA (30,653 / 4,000 = 7.6 (8) TREES)  
 TREES PROVIDED IN VUA: 8 TREES

**GENERAL GRADING AND PLANTING NOTES**

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING DRAINS AND ELIMINATE PONDING POTENTIAL.
  - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT FOR GROUNDCOVER PATTERNS SHALL TAKE PRECEDENCE.
  - b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROJECT CHANGES).
  - c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
  - d. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
  - e. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



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