

RECORD BOOK 360 PAGE 2804
117 HEDGEAPPLE RD
ZONED RM MEDIUM DENSITY RESIDENTIAL

THE ANTHONY L. BARGATZE REVOCABLE LIVING TRUST
RECORD BOOK 1271 PAGE 3155
111 HEDGEAPPLE RD
ZONED RM MEDIUM DENSITY RESIDENTIAL

1/4" = 1' SCALE
MARY W. BRIDGEMAN ET VIR ROBERT
RECORD BOOK 190 PAGE A07
5813 LEBANON PK
ZONED RM MEDIUM DENSITY RESIDENTIAL

1/4" = 1' SCALE
NAZAM S. JAFFER
RECORD BOOK 1256 PAGE 3071
5813 LEBANON PK
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1/4" = 1' SCALE
RECORD BOOK 404 PAGE 2182
1950 LEBANON PK
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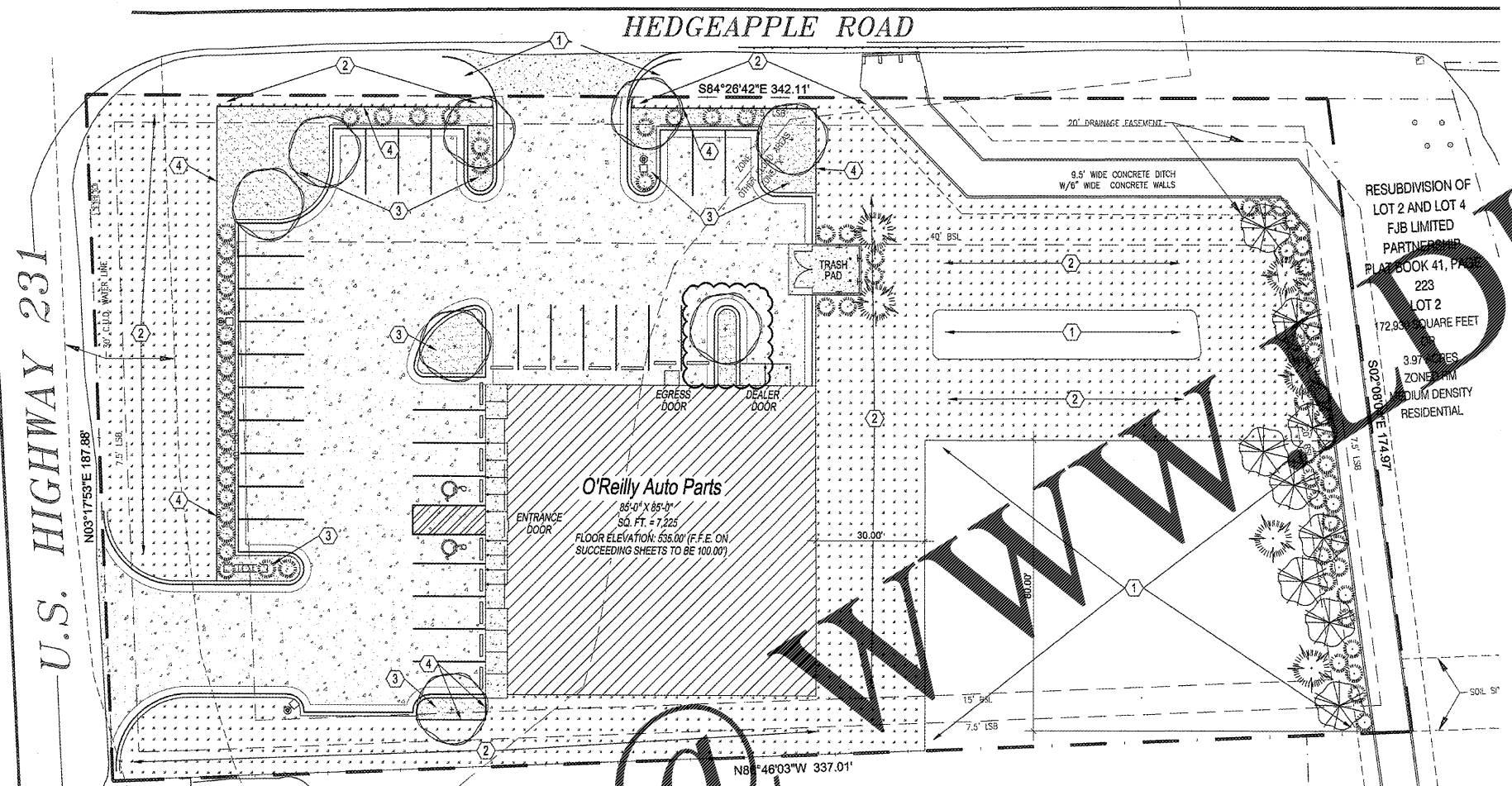
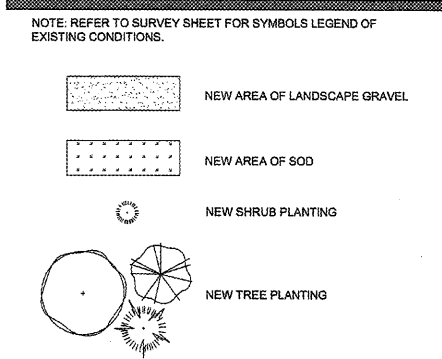
KEY NOTES

- 1 AREA OF HYDRO MULCH OR SEED AND STRAW, UNLESS NOTED OTHERWISE, ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY HYDRO MULCH OR SEED AND STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED.
- 2 AREA OF SOD, REFER TO DETAIL 1L1.2.
- 3 CREEK GRAVEL, REFER TO DETAIL 2L1.2.
- 4 LANDSCAPE EDGING, REFER TO DETAIL 2L1.2. PROVIDE AT ALL GROUND COVER TYPE TRANSITIONS.

GENERAL NOTES

- A REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF EXISTING CONDITIONS DEVIATE SUBSTANTIALLY FROM THOSE INDICATED HEREIN.
- C REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- D ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- E NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED.
- F PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- G QUANTITIES OF MATERIALS SHOWN ON LANDSCAPING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON PLANTING SCHEDULE. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON LANDSCAPING PLAN.
- H PROVIDE 4" TOPSOIL AT ALL SOD, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- I WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHED AREA OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- J RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- K PRIOR TO INSTALLATION, GENERAL CONTRACTOR TO CONFIRM THAT LIGHT POLES, LANDSCAPING AND UTILITIES DO NOT CONFLICT WITH SIGN LOCATION SHOWN. IF ANY POTENTIAL CONFLICT IS DISCOVERED, GENERAL CONTRACTOR IS TO CONTACT OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH THE WORK.

SYMBOLS LEGEND



AREA OF HYDRO MULCH / SEED AND STRAW WITH TEMPORARY EROSION CONTROL MAT. AREA TO BE FINE GRADED AND THEN FOLLOWED BY HYDRO MULCH OR SEED AND STRAW OVER MIN. 4" TOPSOIL STOCKPILED FROM SITE OR HAULED IN AS REQUIRED. PROVIDE TEMPORARY EROSION CONTROL MAT WHERE SLOPE IS 3:1 OR GREATER.

LANDSCAPE LAYOUT HAS BEEN REVISED PER COUNTY PLANNING COMMENTS

1 LANDSCAPE PLAN
L1.1 SCALE: 1" = 20'-0"

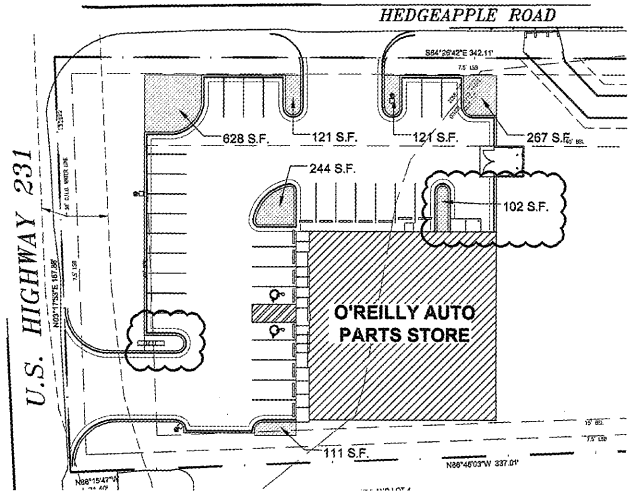
LANDSCAPE CALCULATIONS

- INTERIOR LANDSCAPING:**
- 10% OF PARKING AREA TO BE LANDSCAPED (PARKING AREA = 18,294 SQUARE FEET)
 - 15,385 S.F. X 10% = 1,534 SQUARE FEET REQUIRED
 - 1,593 S.F. PROVIDED (REFER TO INTERIOR LANDSCAPING DIAGRAM THIS SHEET)
 - 1 SHADE TREE PER 200 SF AND 1 SHRUB PER 50 SF OF REQUIRED AREA
 - 1,534 / 200 = 8 TREES REQUIRED AND PROVIDED
 - 1,534 / 50 = 32 SHRUBS REQUIRED AND PROVIDED
- BUFFERYARD REQUIREMENTS:**
- TYPE 2 BUFFERYARD REQUIRED ALONG EAST PROPERTY LINE (BUFFER IS TO BE 30' UNLESS SCREENED WITH A 6' TALL MIN. WALL, OR OPAQUE FENCE.
 - TYPE 2 YARD TO CONSIST OF THE FOLLOWING EVERY 100 LINEAR FEET OF BUFFERYARD:
 - 5 EVERGREEN TREES
 - 4 ORNAMENTAL TREES
 - 20 SHRUBS
 - EAST PROPERTY LINE = 174.97' (174.97 / 100 = 1.75)
 - 1.75 x 5 = 9
 - 1.75 x 4 = 7
 - 1.75 x 20 = 35

PLANTING SCHEDULE

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL PLANTINGS MAY BE SUBSTITUTED DUE TO REGION OR LOCAL REQUIREMENTS IF NECESSARY. COUNTY HAS A "DO NOT PLANT" LIST. VERIFY WITH COUNTY THAT SUBSTITUTED PLANTINGS ARE NOT ON THE LIST.

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	DETAIL
	OCTOBER GLORY RED MAPLE	ACER RUBRUM 'OCTOBER GLORY'	8	2 1/2" CALIPER MIN.	5/L1.2
	EASTERN REDBUD	CERCIS CANADENSIS	9	1 1/2" CALIPER MIN.	5/L1.2
	FOSTER'S NO. 2 HOLLY	ILEX X ATTENUATA 'FOSTER'	4	6' TALL MIN.	6/L1.2
	LITTLE LEAF BOXWOOD	BUXUS MICROPHYLLA	73	2' HEIGHT MIN.	4/L1.2



2 INTERIOR LANDSCAPE DIAGRAM
L1.1 SCALE: 1" = 40'-0"

Order 81

Know what's below
Call before you dig.

CAUTION: INFORMATION ON THIS DRAWING CONCERNING TYPE, LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE. THE CONTRACTOR IS RESPONSIBLE FOR MAKING HIS OWN DETERMINATION AS TO THE TYPE AND LOCATION OF UNDERGROUND AND OTHER UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE TO THEM.



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LANDSCAPE PLAN

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COMM # 4219
DATE: 8-17-18
REVISION
DATE: 10-8-18