

LEGEND

EXISTING TREE CANOPY

SEE SHEET L4.05 FOR LANDSCAPE NOTES & LEGEND

NOTES

1. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDRO-SEEDING OR SPRIGGING (STAGE 3 AND STAGE 5 WATER RESTRICTIONS), AN APPROPRIATE ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.
2. ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED IN FIELD BY CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
3. THE CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL SITE FEATURES.
4. ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION SHALL BE HYDROMULCHED WITH A NATIVE SEED MIX USING HYDRAULICALLY-APPLIED HIGH PERFORMANCE FLEXIBLE GROWTH MEDIUM, AS DESCRIBED IN THE SPECIFICATIONS.
5. SEE SPECIFICATIONS FOR SEED MIX PLANTING DATES. THESE DATES CANNOT CHANGE.
6. GRASSING QUANTITIES ARE APPROXIMATE AND CONTRACTOR IS RESPONSIBLE FOR ALL AREAS DESIGNATED ON PLANS.
7. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE SEED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE.
8. THE CONTRACTOR SHALL VERIFY LOCATIONS OF AND PROTECT ALL UTILITIES IN THE FIELD PRIOR TO COMMENCEMENT OF WORK.
9. SEE SHEET L4.05 FOR PLANT SCHEDULE AND CITY OF MCKINNEY LANDSCAPE REQUIREMENTS LIST.
10. SEE SHEET L4.06 FOR PLANTING DETAILS.
11. ALL CONTAINER GROWN NURSERY STOCK SHALL BE HEALTHY, VIGOROUS, WELL ROOTED, AND ESTABLISHED IN THE CONTAINER IN WHICH IT IS GROWING. CONTAINER GROWN NURSERY STOCK SHALL HAVE A WELL-ESTABLISHED ROOT SYSTEM REACHING THE SIDES OF THE CONTAINER TO MAINTAIN A FIRM BALL WHEN THE CONTAINER IS REMOVED, BUT SHALL NOT HAVE EXCESSIVE ROOT GROWTH ENIRCLING THE INSIDE OF THE CONTAINER.

REVISIONS	
NO.	DESCRIPTION

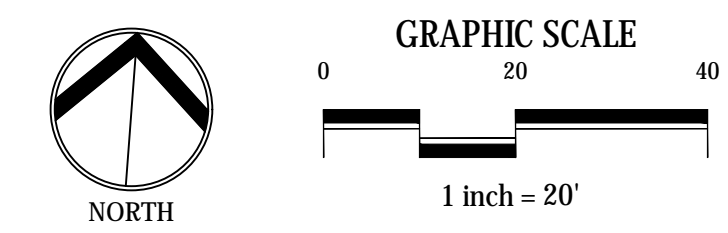
LANDSCAPE PLAN AREA 2



CARMAX # 6089
1416 NORTH CENTRAL EXPRESSWAY
MCKINNEY, TEXAS

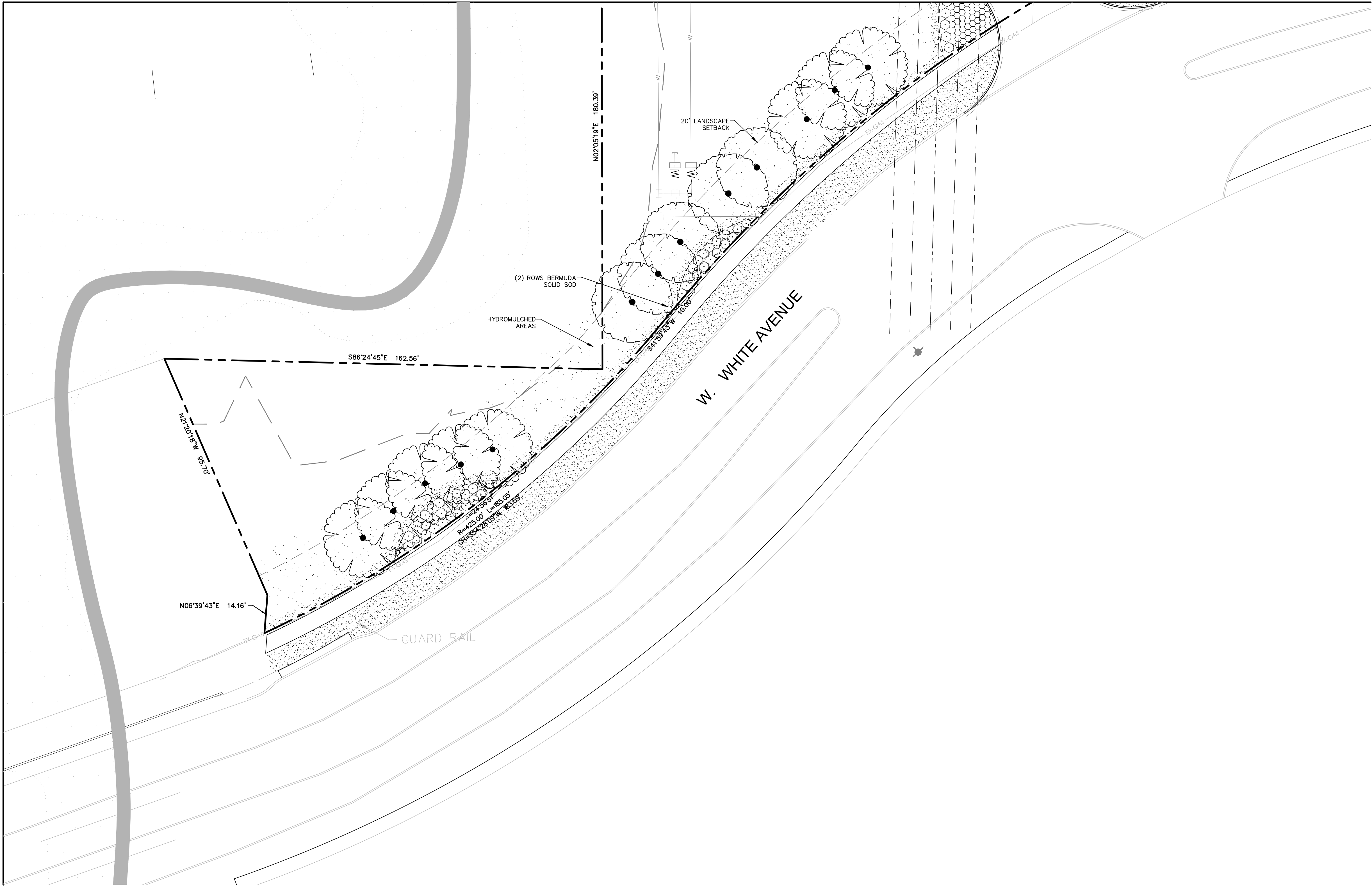
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DRAWN BY:	TDD
DESIGNED BY:	TDD
CHECKED BY:	LPO
DATE:	07-29-2016

SHEET: **L4.02**



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 PROJECT NO.: 6089 DATE: July 29, 2016
 DRAWN BY: TDD
 DESIGNED BY: TDD
 CHECKED BY: LPO
 DATE: 07-29-2016

MATCHLINE AREA 02 (SEE SHEET L4.02)



LEGEND

- EXISTING TREE CANOPY
- SEE SHEET L4.05 FOR LANDSCAPE NOTES & LEGEND

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REVISIONS	
NO.	DESCRIPTION

LANDSCAPE PLAN AREA 3

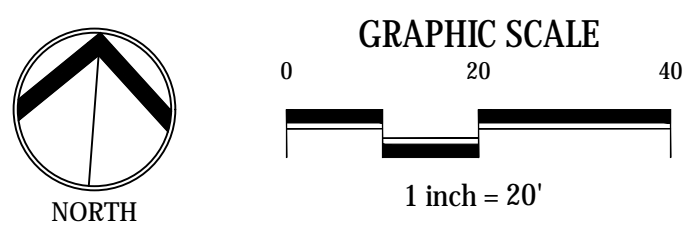
DUNAWAY
 170 N. Preston Road • Suite 10 • Prosper, Texas 75078
 (TX REG. #1114)

CARMAX # 6089

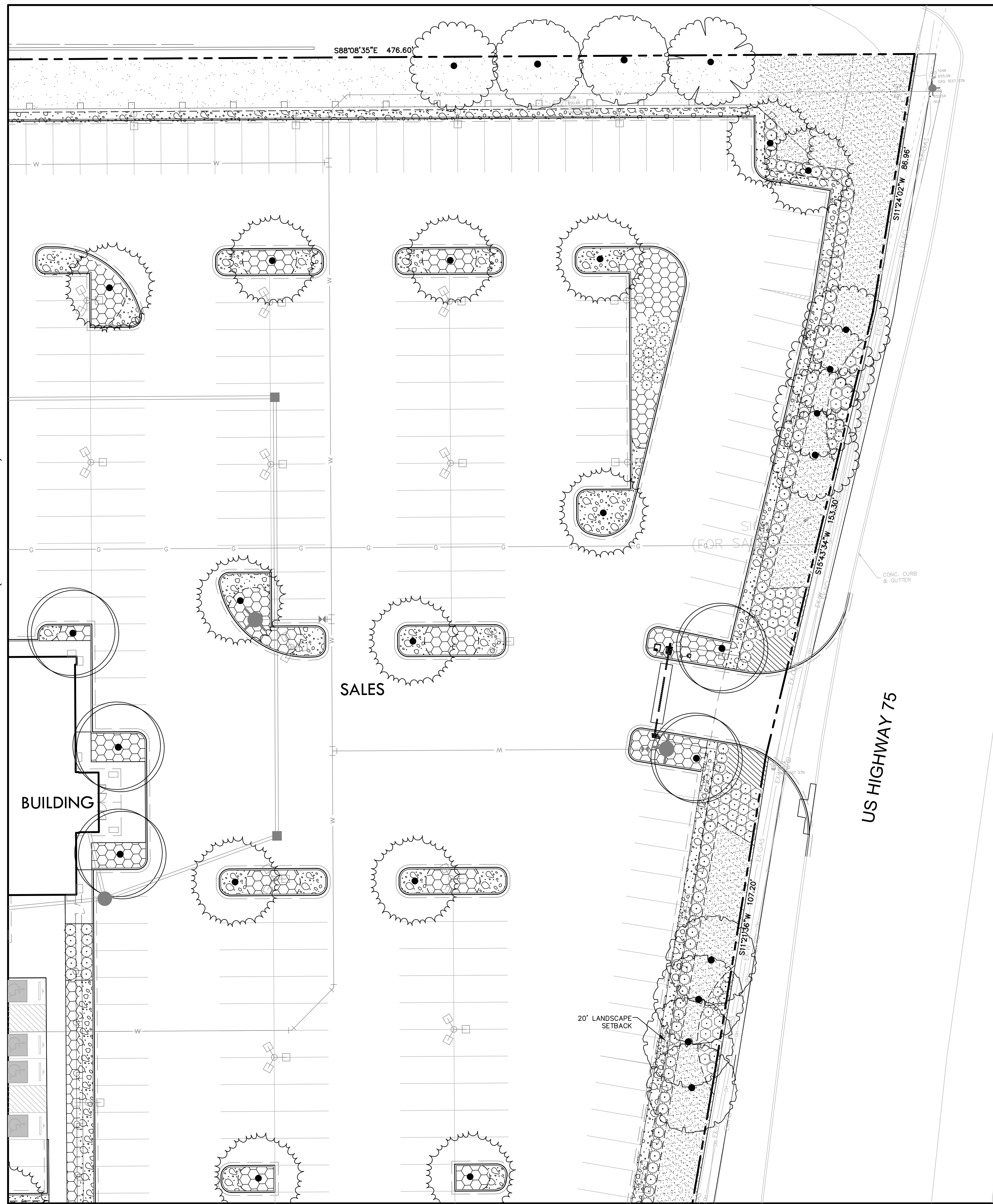
1416 NORTH CENTRAL EXPRESSWAY
 MCKINNEY, TEXAS

JOB NO.	B002187.001
DRAWN BY:	TDD
DESIGNED BY:	TDD
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DATE:	07-29-2016

SHEET: **L4.03**



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 PLOTTED ON: Printer: July 29, 2016



LEGEND

EXISTING TREE CANOPY

SEE SHEET L4.05 FOR LANDSCAPE NOTES & LEGEND

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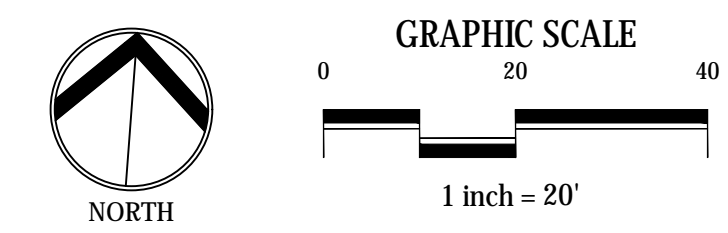
LANDSCAPE PLAN AREA 4



CARMAX # 6089
 1416 NORTH CENTRAL EXPRESSWAY
 MCKINNEY, TEXAS

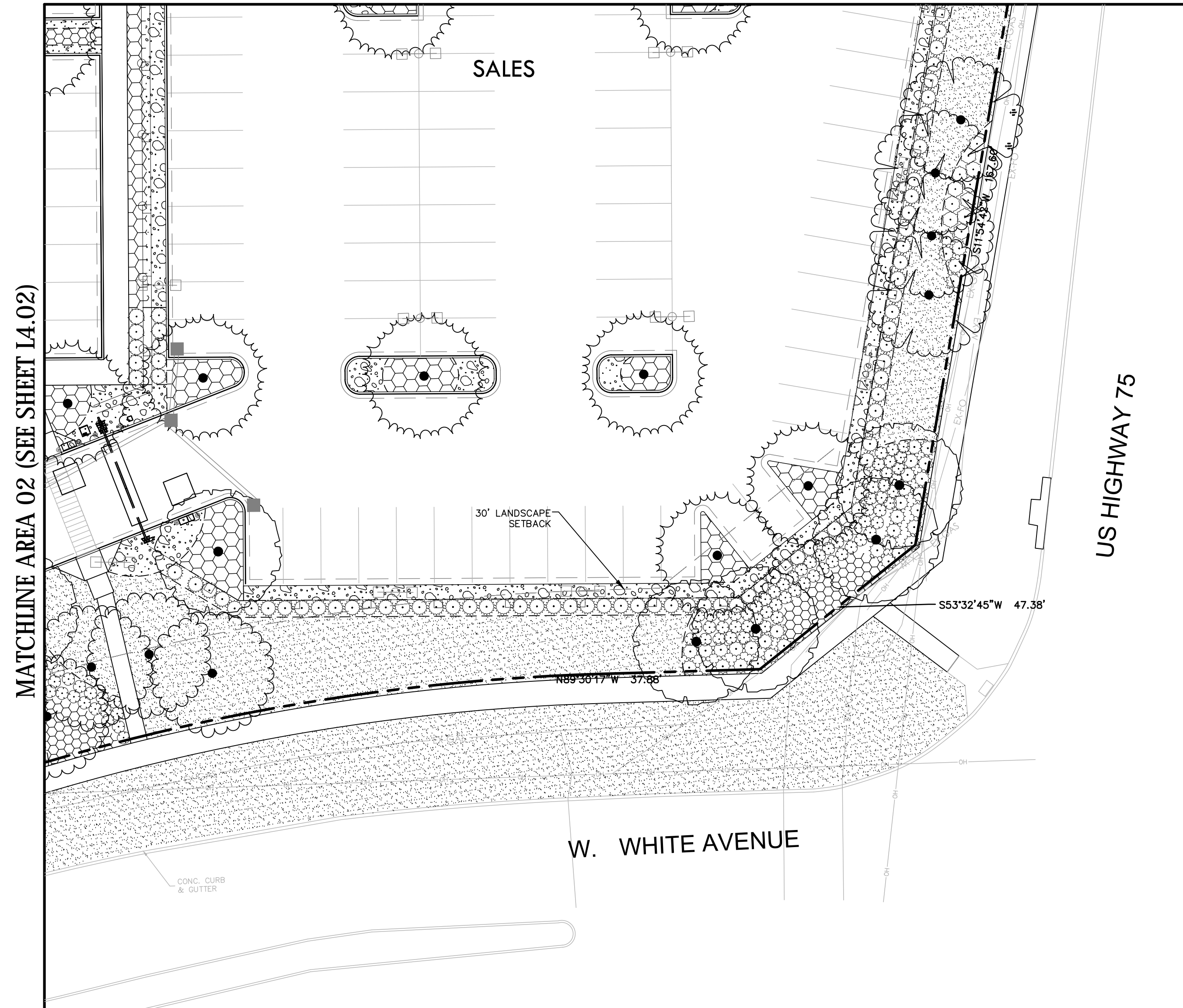
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SHEET: **L4.04**



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 PROJECT NO.: 0610012315
 DATE: 07/29/2016

MATCHLINE AREA 04 (SEE SHEET L4.04)



SITE DATA		
SITE AREA	575,705 SF. / 13.22 AC.	
10% OF ENTIRE SITE SHALL BE LANDSCAPED	REQUIRED	PROVIDED
575,705 X 10%	57,571 SF	158,212 SF (27%)
15% OF STREET YARD SHALL BE LANDSCAPED	REQUIRED	PROVIDED
70,319 X 15%	10,548 SF	21,093 SF (30%)
1 CANOPY TREE PER 40 LF OF STREET FRONTAGE	REQUIRED	PROVIDED
W WHITE AVE - 720' FRONTAGE / 40	18 TREES	18 TREES
US 75 - 572' FRONTAGE / 40	15 TREES	15 TREES
1 CANOPY TREE FOR EVERY 40LF OF RESIDENTIAL ADJACENCY	26 TREES	VARIANCE HAS BEEN REQUESTED EXISTING HEAVILY WOODED AREA
1 CANOPY TREE PER 10 PARKING SPACES	REQUIRED	PROVIDED
580 SPACES / 10	58 TREES	89 TREES
1 CANOPY TREE AT END OF ALL PARKING	YES	YES
ALL PARKING SPACES SHALL BE WITHIN 65' OF CANOPY TREE	YES	YES
75% OF FRONTAGE PARKING SHALL BE SCREENED	REQUIRED	PROVIDED
W WHITE AVE - 357' X 75%	268'	350'
US 75 - 555' X 75%	417'	555'
LANDSCAPE SETBACK	REQUIRED	PROVIDED
W WHITE AVE	20'	20'
US 75	20'	20'
50% OF ALL SITE TREES SHALL BE CANOPY TREES	REQUIRED	PROVIDED
55 SITE TREES X 50%	30 CANOPY TREES	114 CANOPY TREES

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PLANT SCHEDULE

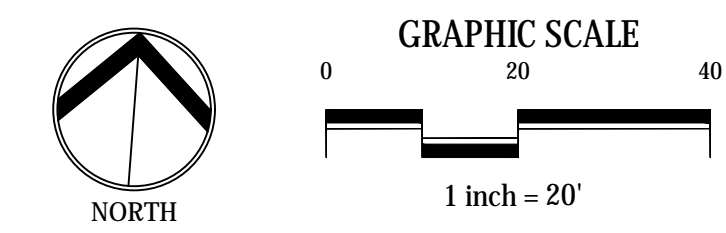
TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	HEIGHT	SPREAD
	13	CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA 'CATHEDRAL'	4"	65 GAL	12'-14'	5'-7'
	9	CEDAR ELM	ULMUS CRASSIFOLIA	4"	65 GAL	12'-14'	5'-7'
	15	CHINESE PISTACHE	PISTACIA CHINENSIS	4"	65 GAL	12'-14'	5'-7'
	35	DRAKE ELM	ULMUS PARVIFOLIA 'DRAKE'	4"	65 GAL	12'-14'	5'-7'
	19	SHUMARD RED OAK	QUERCUS SHUMARDII	4"	65 GAL	12'-14'	5'-7'
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	162	ABELIA	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	5 GAL	24"	20"	36" OC.
	167	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	5 GAL	24"	3"	36" OC.
	59	DWARF INDIAN HAWTHORN	RHAPHIOLEPIS INDICA NANA	3 GAL	12" - 18"		36" OC.
	13	FOSTER'S HOLLY	ILEX X ATTENUATA 'FOSTERI'	5 GAL	36"-48"	36"-48"	4' OC.
	176	GULF COAST MUHLY	MUHLENBERGIA CAPILLARIS 'GULF COAST'	3 GAL	12"-14"	12"-14"	36" OC.
	96	RED YUCCA	HESPERALOE PARVIFLORA	1 GAL			36" OC.
	44	YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	1 GAL			36" OC.
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	145	AUTUMN SAGE	SALVIA GREGGII	3 GAL	10'-12'	24"-36"	36" OC.
	159	BIG BLUE LILYTURF	LIRIOPE MUSCARI 'BIG BLUE'	1GAL	8"-12"	8"-12"	18" OC.
	3,811	MEXICAN FEATHERGRASS	NASSELLA TENUISSIMA 'PONY TAILS'	1GAL	9"	9"	18" OC.
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING	
	ARIZONA COBBLE	DECORATIVE STONE COBBLE	NA	NA	NA	4"-6" STONES	
	BERMUDA GRASS	CYNODON DACTYLON	HYDROMULCH	NA	NA	NA	
	BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD	NA	NA	NA	
	MULCH	MULCH	NA	NA	NA	3" THICK LAYER	
	STEEL EDGING						

LANDSCAPE PLAN AREA 5



CARMAX # 6089
1416 NORTH CENTRAL EXPRESSWAY
MCKINNEY, TEXAS

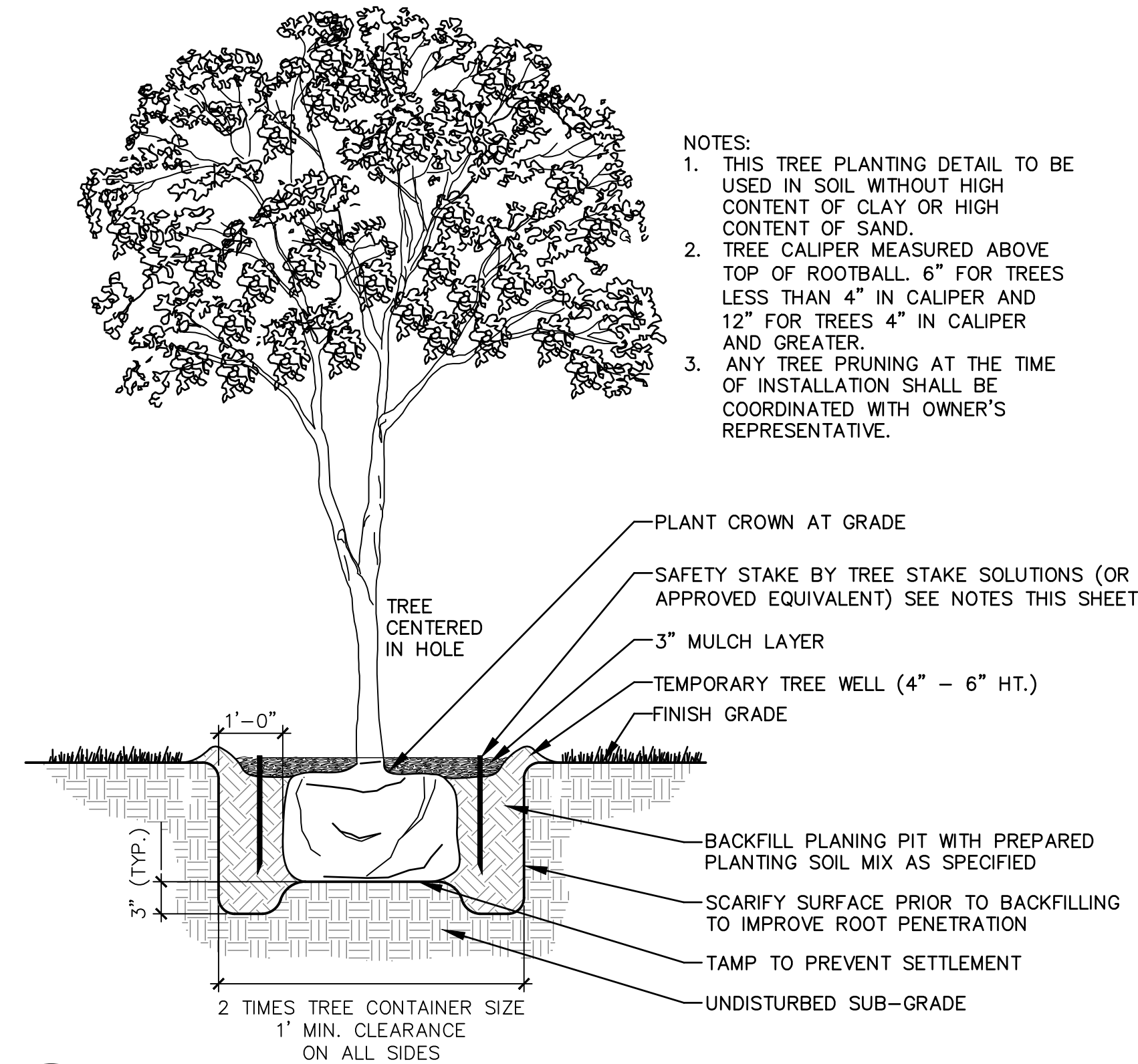
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DRAWN BY:	TDD
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SHEET:	L4.05



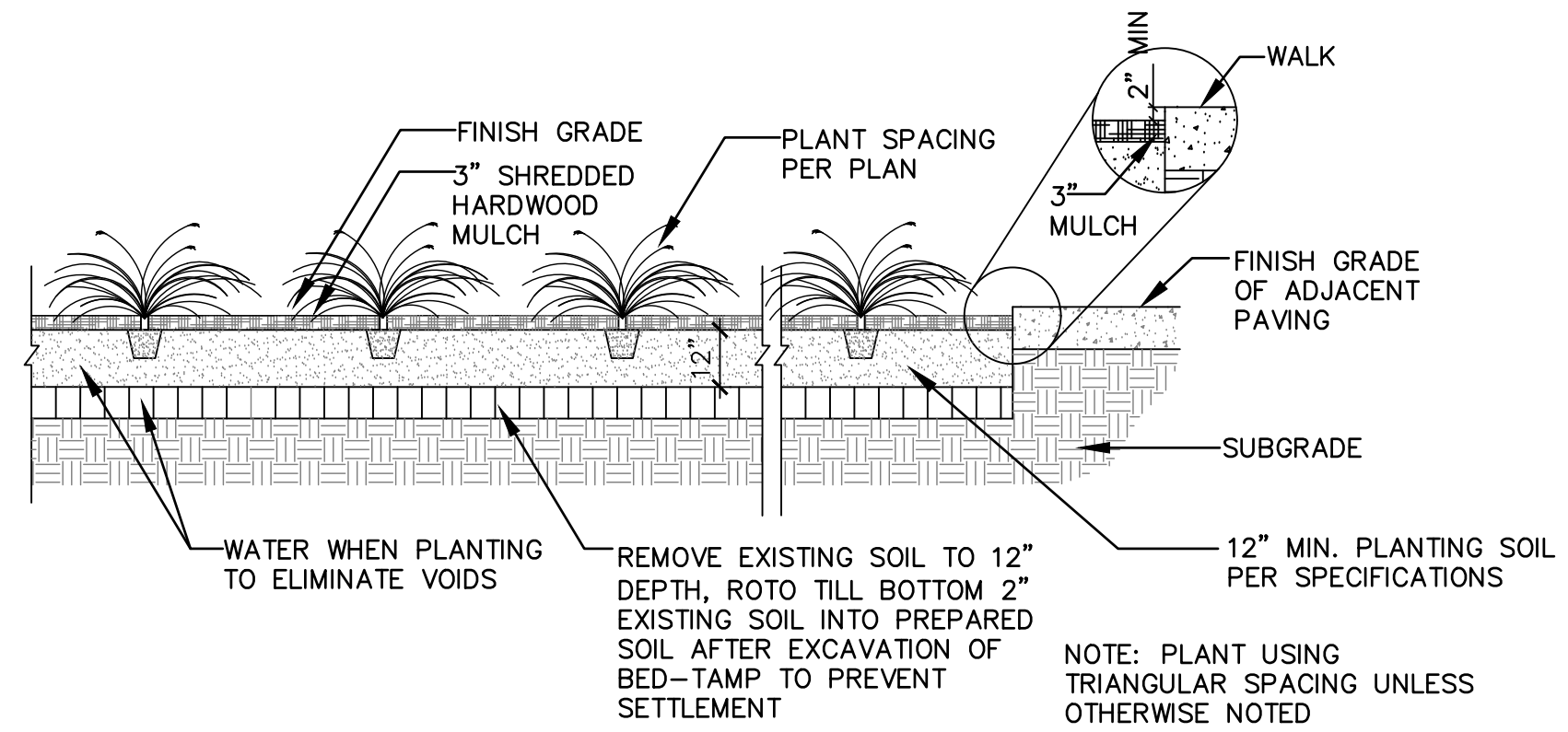
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PLOTTER: HP DesignJet 2400
PLOT DATE: 7/29/2016

PLANTING NOTES

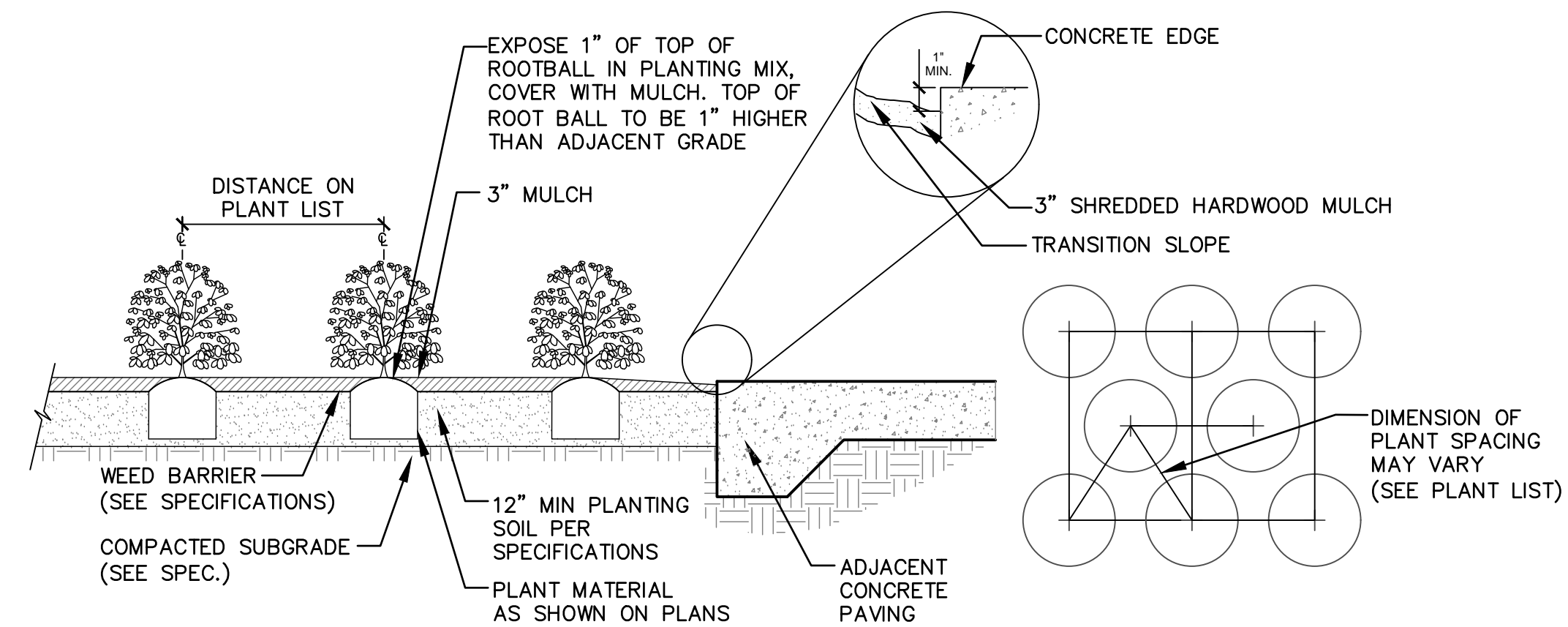
- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO THE UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING, INCLUDING BUT NOT LIMITED TO: WATERING, MOWING, EDGING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC. OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE CONTRACTOR SHALL STAKE THE PROPOSED LOCATION OF ALL TREES AND PLANTING BEDS AND RECEIVE APPROVAL OF THE OWNER PRIOR TO INSTALLATION.
- AFTER BEING DUG AT HE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE. THE REPLACEMENT MATERIAL SHALL MEET ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARDS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL, CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
- ALL SHRUB, GROUND COVER AND SEASONAL COLOR AND ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH MULCH TO A MINIMUM DEPTH OF THREE INCHES.
- IF LANDSCAPE CONTRACTOR DEMONSTRATES THAT ALL KNOWN RESOURCES HAVE BEEN EXHAUSTED FOR SPECIFIED PLANT MATERIAL AND AVAILABILITY OR QUALITY DOES NOT MEET OR EXCEED CRITERIA, CONTACT OWNER'S REPRESENTATIVE FOR ALTERNATIVE PLANT MATERIAL POSSIBILITIES.
- PLANT MATERIALS
-PLANTING SOIL:
"ACID GRO READY-TO-PLANT" BY SOIL BUILDING SYSTEMS, INC. (214)239-4777 OR APPROVED EQUAL.
-MYCORRHIZAL SUPPLEMENT:
"DIEHARD-TRANSPLANT," BY HORTICULTURAL ALLIANCE, INC. (800)629-6377, WWW.HORTICULTURALALLIANCE.COM. APPLY TO ALL PLANTINGS DURING THE PLANTING OPERATION AT THE RATES SPECIFIED BY THE MANUFACTURER. THE CONTRACTOR SHALL CALCULATE THE REQUIRED AMOUNT OF "DIEHARD TRANSPLANT," FOR THE PROJECT USING THE MANUFACTURER'S SPREADSHEET AND SUBMIT THE SPREADSHEET WITH THE PROJECT SUBMITTALS. THE CONTRACTOR SHALL SUBMIT RECEIPTS OF THE ACTUAL PURCHASE OF THE "DIEHARD TRANSPLANT," MATERIAL AT TIME OF PROJECT PURCHASE.
-MULCH:
"FINE CUT HARDWOOD MULCH" BY SOIL BUILDING SYSTEMS, INC. (214)239-4777 OR APPROVED EQUAL.



B TREE PLANTING AND STAKING
SCALE: 1/2" = 1'-0"



C GRASS AND PERENNIAL SPACING AND DETAIL
N.T.S.



A SHRUB PLANTING DETAIL AND SPACING DIAGRAM
N.T.S.

GRASS SODDING/SEEDING NOTES:

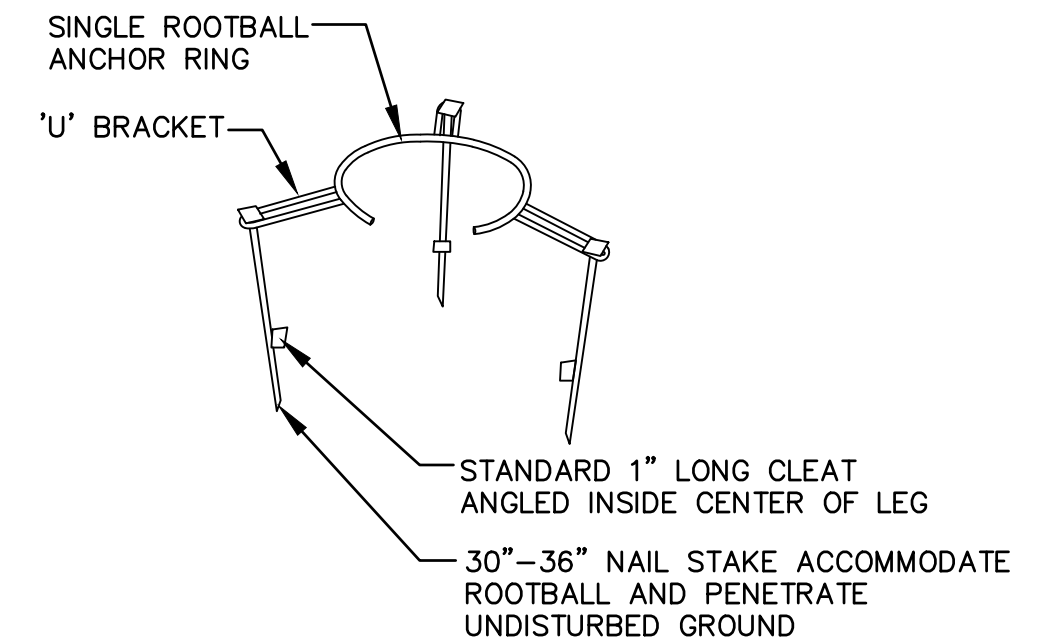
- ALL SOD SHALL BE COMMON BERMUDE. CYNODON DACTYLON.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SOD/SEED, MULCH, AND WATERED UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
- PROVIDE TEMPORARY IRRIGATION AS NEEDED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED OR UNTIL PERMANENT IRRIGATION IS FUNCTIONAL.

IRRIGATION NOTES:

- ALL PLANTED AREAS SHALL BE WATERED WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH A FULLY PROGRAMMABLE ET BASED CONTROLLER WITH RAIN AND FREEZE SENSORS.
- THE IRRIGATION SYSTEM AND INSTALLATION SHALL MEET ALL OF THE APPROPRIATE REQUIREMENTS OF THE LOCAL MUNICIPALITY.

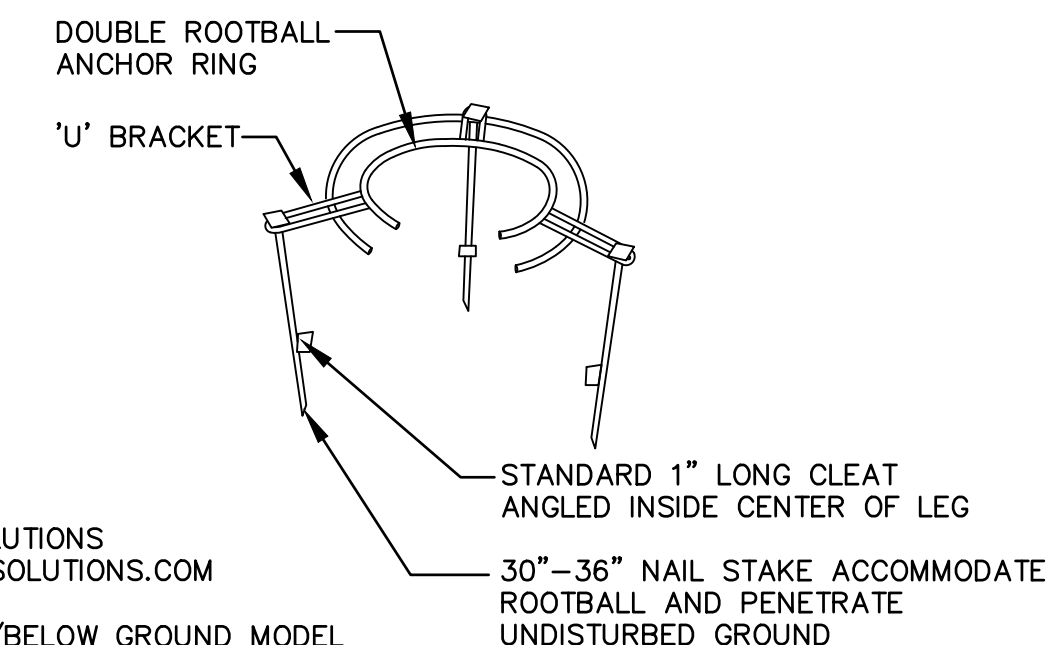
30 BG-NS
#4 RE-BAR
13" DIAMETER SINGLE ROOTBALL ANCHOR RING TO ACCOMMODATE 22" ROOTBALL
6" U BRACKET
(3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM FOR EASY INSTALL

45 BG-NS
#4 RE-BAR
15" & 18" DIAMETER DOUBLE ROOTBALL ANCHOR RING TO ACCOMMODATE 27" ROOTBALL
6" U BRACKET
(3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM FOR EASY INSTALL



65 BG-NS
#4 RE-BAR
ROOTBALL ANCHOR RINGS
18" & 21" DIAMETER DOUBLE ROOTBALL ANCHOR RING TO ACCOMMODATE 30" ROOTBALL
6" U BRACKET
(3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM FOR EASY INSTALL

100 BG-NS
#4 RE-BAR
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6" U BRACKET
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NOTES:
TREE STAKE SOLUTIONS
WWW.TREESTAKESOLUTIONS.COM
281-723-9081
'SAFETY STAKE' / BELOW GROUND MODEL

D TREE STAKE DETAIL
N.T.S.

NO.	DATE	DESCRIPTION

LANDSCAPE DETAILS

DUNAWAY
170 N. Preston Road • Suite 10 • Prosper, Texas 75078
(TX REG. #1-114)

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PLOTTER: HP DesignJet 5000
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