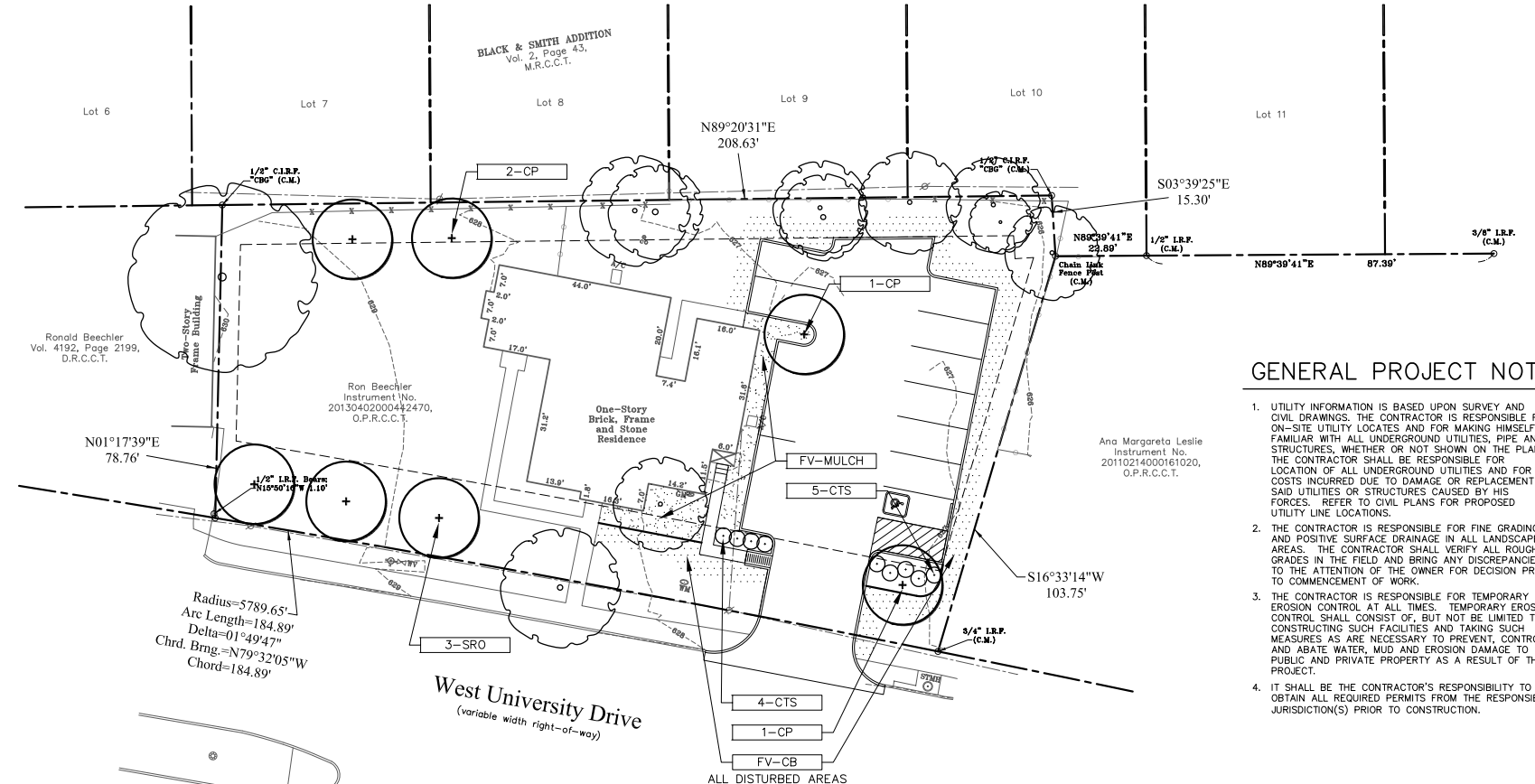
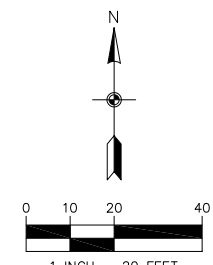
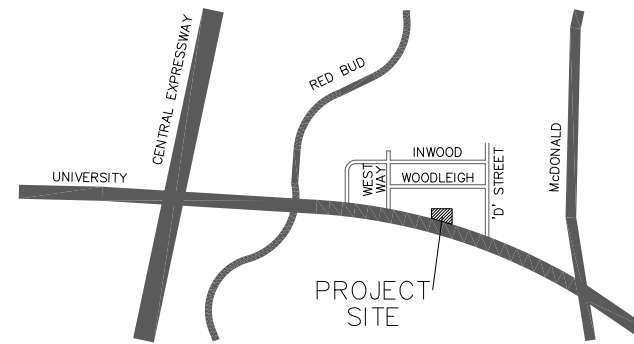


VICINITY MAP (N.T.S.)



GENERAL PROJECT NOTES

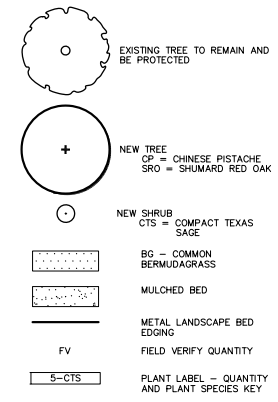
- UTILITY INFORMATION IS BASED UPON SURVEY AND CIVIL DRAWINGS. THE CONTRACTOR IS RESPONSIBLE FOR ON-SITE UTILITY LOCATIONS AND FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPE AND STRUCTURES, WHETHER OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATION OF ALL UNDERGROUND UTILITIES AND FOR COSTS INCURRED DUE TO DAMAGE OR REPLACEMENT OF SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES. REFER TO CIVIL PLANS FOR PROPOSED UTILITY LINE LOCATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING AND POSITIVE SURFACE DRAINAGE IN ALL LANDSCAPE AREAS. THE CONTRACTOR SHALL VERIFY ALL ROUGH GRADES IN THE FIELD AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE OWNER FOR DECISION PRIOR TO COMMENCEMENT OF WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR TEMPORARY EROSION CONTROL AT ALL TIMES. TEMPORARY EROSION CONTROL SHALL CONSIST OF, BUT NOT BE LIMITED TO, CONSTRUCTING SUCH FACILITIES AND TAKING SUCH MEASURES AS ARE NECESSARY TO PREVENT, CONTROL, AND ABATE WATER, MUD AND EROSION DAMAGE TO PUBLIC AND PRIVATE PROPERTY AS A RESULT OF THE PROJECT.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL REQUIRED PERMITS FROM THE RESPONSIBLE JURISDICTION(S) PRIOR TO CONSTRUCTION.

LANDSCAPE NOTES

- CONTRACTOR SHALL NOT PROCEED WITH CONSTRUCTION AS DESIGNED, WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS OR CONFLICTS EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
- ALL TREES AND PLANTING BEDS ARE TO BE LAID OUT IN THE FIELD BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER PRIOR TO EXCAVATION OR PREPARATION OF PLANTING AREAS. CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR FAILURE TO OBTAIN OWNER'S REVIEW OF THE LAYOUT INCLUDING MODIFICATIONS REQUIRED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING OR ADDING TOPSOIL AS NEEDED FOR THE INCLUSION OF THE SOIL AMENDMENTS.
- THE ROOT FLARE OF ALL PLANTS AND TREES SHALL BE SLIGHTLY HIGHER, AFTER SETTLING, THAN ADJACENT SOIL (SEE DETAILS).
- ALL GROUND COVERS AND SHRUB GROUPINGS ARE TO BE ALIGNED IN STRAIGHT EVEN ROWS AND TRIANGULARLY SPACED AT THE SPACING SHOWN ON THE PLANT SCHEDULE.
- PLANTING AREA PREPARATION TO INCLUDE A MINIMUM OF THREE INCHES (3") OF ORGANIC, WELL-DECOMPOSED COMPOST TILLED INTO THE TOP EIGHT INCHES (8") OF PLANTING AREA SOIL UNLESS OTHERWISE SPECIFIED. REMOVE ALL ROCKS, CLODS AND DEBRIS GREATER THAN TWO INCHES (2") IN DIAMETER. LEAVE PLANTING AREAS SMOOTH AND ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING(S) AND STRUCTURE(S).
- ALL LAWN AND LANDSCAPE AREAS ARE TO BE SEPARATED BY STEEL EDGING INSTALLED PER THE DETAIL.
- ALL PLANTING BEDS AND TREE PITS ARE TO RECEIVE A MINIMUM OF THREE INCHES (3") OF SHREDDED HARDWOOD MULCH. SAVE THIS OPERATION UNTIL NEAR FINAL INSPECTION.
- ALL SHRUBS ARE TO BE LOCATED A MINIMUM OF THREE FEET (3") CURBS, WALKS, AND BUILDINGS.
- ALL TREES ARE TO BE LOCATED A MINIMUM OF FIVE FEET (5') FROM ALL WALKS, CURBS, WALLS, FIRE HYDRANTS, UTILITY LINES AND OTHER UNDERGROUND STRUCTURES. TREES ARE NOT TO BE PLANTED WITHIN EASEMENTS.
- TREES SHALL BE PLANTED AT LEAST FIVE FEET (5') FROM ANY UTILITY LINE, CURB OR SIDEWALK AND OUTSIDE ALL UTILITY EASEMENTS (THREE FEET (3') CLEAR AROUND HYDRANTS).
- TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF-WAY SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN FEET (7').
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- ALL TURF AREAS ARE TO BE SOLID BERMUDAGRASS SOD WHERE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPING AND IRRIGATION PERMITS AND SHALL COORDINATE INSTALLATION OF THE LANDSCAPING WITH INSTALLATION OF THE IRRIGATION SYSTEM.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND SIDEWALKS IS PROHIBITED.
- ALL PLANTING AREAS SHALL BE MAINTAINED WEED FREE UNTIL FINAL ACCEPTANCE.
- ALL WORK SHALL BE GUARANTEED AGAINST ALL DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE INCLUDING THE HEALTH OF ALL PLANT MATERIAL. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR LOSS AS THE RESULT OF NEGLIGENT MAINTENANCE, FIRE, FREEZE, FLOOD, THEFT, VANDALISM, DISEASE, OR INSECTS UNLESS THE CONTRACTOR HAS BEEN RETAINED TO PERFORM MAINTENANCE OPERATIONS ON THE PROJECT.
- THE CONTRACTOR SHALL ADJUST FINAL PLANT MATERIAL LOCATIONS AS NEEDED TO ACCOMMODATE LIGHT FIXTURES, UNDERGROUND SERVICE LINES, AND OTHER SITE APPURTENANCES.
- WATER RESTRICTION NOTE:** THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

LEGEND

- (C.M.) CONTROLLING MONUMENT
- (I.R.F.) IRON ROD FOUND
- (I.R.S.) IRON ROD SET
- "x" "x" CUT IN CONCRETE
- WOOD FENCE
- COVERED AREA
- UTILITY POLE
- OVERHEAD WIRES
- LIGHT STANDARD
- WATER VALVE
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER METER
- GAS METER
- GAS VALVE



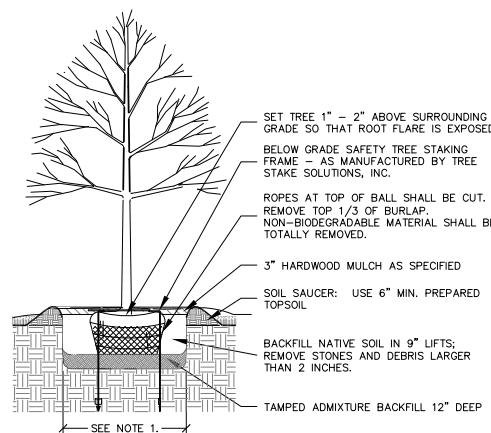
PLANT SCHEDULE

QUAN.	KEY	PLANT NAME	SIZE	REMARKS
TREES:				
4	CP	CHINESE PISTACHE / PISTACIA CHINENSIS	* 4+\" CALIPER	12' MINIMUM HEIGHT, B&B, FULL MATCHED CANOPIES, MULTI-TRUNK, WELL-BRANCHED, SPECIMEN GRADE
3	SRO	SHUMARD RED OAK / QUERCUS SHUMARDII	* 4+\" CALIPER	12' MINIMUM HEIGHT, B&B, FULL MATCHED CANOPIES, MULTI-TRUNK, WELL-BRANCHED, SPECIMEN GRADE
SHRUBS / PERENNIALS / GRASSES / GROUNDCOVERS:				
9	CTA	COMPACT TEXAS SAGE / LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	5 GALLON CONTAINER	24\" MINIMUM HEIGHT, FULL TO BASE, HEAVILY ROOTED, WEED FREE AT BASE, 48\" ON CENTER.
LAWN:				
FV	CBG	COMMON BERMUDAGRASS CYNODON DACTYLON	SOD	WEED FREE
MISCELLANEOUS:				
FV		COMPOST	3\" LAYER	ORGANIC, WELL-DECOMPOSED, FOR PLANT BED PREPARATION
FV		MULCH	3\" LAYER	COARSELY SHREDDED HARDWOOD, FOR PLANT BED TOP DRESSING
FV		BLACK AND WHITE NEWSPRINT	8 LAYERS	FOR WEED BARRIER IN PLANT BEDS (NO COLOR SLICKS)
FV		METAL LANDSCAPE EDGE	4\" HIGH	STEEL, BROWN IN COLOR. INTEGRAL STAKES.

* TREE CALIPER SHALL BE MEASURED AT 6\" ABOVE FINISHED GRADE AS DICTATED BY CITY OF MCKINNEY LANDSCAPE ORDINANCE.

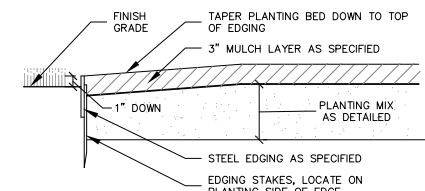
NOTE: ANY OVERRUNS OR UNDERRUNS IN PLANT OR LANDSCAPE MATERIAL QUANTITIES SHALL BE CONSIDERED INCIDENTAL TO THE PROJECT. CONTRACTOR WILL NOT BE COMPENSATED FOR ADDITIONAL MATERIALS. CONTRACTOR SHALL VERIFY QUANTITIES IN FIELD AT TIME OF BID.

NOTE: ALL DISTURBED AREAS SHALL BE REPAIRED WITH SOD OR SEED PER THE LANDSCAPE PLAN WITH NO ADDITIONAL PAY FOR ADDITIONAL DISTURBED AREAS.

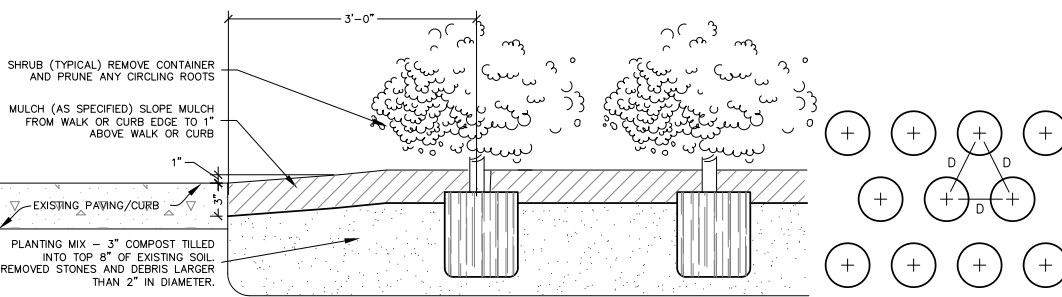


- NOTES:**
- PLANT PIT SHALL BE 2X BALL DIAMETER, MINIMUM 24\" LARGER THAN ROOT BALL AND SHALL HAVE SCARIFIED/ROUGHENED VERTICAL SIDES.

1 SHADE TREE PLANTING DETAIL NOT TO SCALE



2 TYPICAL BED EDGING DETAIL NOT TO SCALE



- NOTES:**
- PRUNE CIRCLING ROOTS OF CONTAINER PLANT STOCK. CUT ROPES/WIRE AT TOP OF B&B PLANT STOCK AND REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.
 - UNLESS OTHERWISE NOTED, TRIANGULARLY SPACE ALL SHRUBS AND GROUND COVERS. D = GROUND COVER, ORNAMENTAL GRASS, OR SHRUB SPACING AS NOTED.

3 SHRUB AND GROUND COVER PLANTING DETAIL NOT TO SCALE

IRRIGATION AFFIDAVIT

- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLER. SAID IRRIGATION SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

PREPARER'S AFFIDAVIT

- I, GREGORY W. WEBB, RLA, AM A REGISTERED LANDSCAPE ARCHITECT WITHIN THE STATE OF TEXAS AND AM QUALIFIED TO PREPARE THIS LANDSCAPE PLAN.

ORDINANCE CALCULATIONS

- SITE AREA:**
 - TOTAL SITE AREA = 19,297 SF.
 - BUILDING AREA = 2,847 SF.
 - PARKING AREA = 4,532 SF.
 - PERMANENT LANDSCAPE AREA = 12,118 SF.
 - PERCENTAGE OF PERMANENT LANDSCAPE AREA = 62.80%
- FRONT STREET YARD:**
 - AREA:
 - TOTAL AREA = 3,751 SF
 - AREA IN PERMANENT LANDSCAPE = 2,908 SF
 - PERCENTAGE OF PERMANENT LANDSCAPE = 77.53%
 - FRONT STREET YARD TREES:
 - REQUIRED 1 TREE/40 LF = 184.89/40 = 5 TREES.
 - EXISTING PROVIDED = 4 TREE CREDITS (16\" CEDAR ELM).
 - NEW PROVIDED = 3 TREES.
 - TOTAL PROVIDED = 7 TREES.
- PARKING LOT SCREENING:**
 - REQUIRED = 75% OF FRONTAGE SCREENED WITH EVERGREEN SHRUBS.
 - PROVIDED = 100% OF FRONTAGE SCREENED WITH EVERGREEN SHRUBS.
- PARKING LOT TREES:**
 - REQUIRED = ALL SPACES WITHIN 65 FEET OF A TREE.
 - PROVIDED = ALL SPACES WITHIN 65 FEET OF A TREE (1 NEW TREE AT FRONT OF PARKING LOT AND 5 EXISTING TREES AT REAR OF PARKING LOT).
 - TERMINUS TREES REQUIRED = ONE AT EACH END OF PARKING ROW
 - TERMINUS TREES PROVIDED = ONE AT EACH END OF PARKING ROW
- REAR YARD:**
 - REQUIRED = 1 TREE/40 LF = 208.63/40 = 6 TREES.
 - EXISTING PROVIDED = 3 TREE CREDITS (12\" AMERICAN ELM) + 6 UNPROTECTED TREE SPECIES.
 - NEW PROVIDED = 2 TREES.
 - TOTAL PROVIDED = 5 TREES + 6 EXISTING UNPROTECTED TREE SPECIES.
- MITIGATION TREES:**
 - REQUIRED = 21 TOTAL CALIPER INCHES (4\" MIN. TREE CALIPER)
 - PROVIDED = SIX, 4\" CALIPER CANOPY TREES

DATE	NO.	REVISION	BY
09.10.2014		REVISED PER PLANNING DEPARTMENT COMMENTS	GW



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McKinney, Texas 75069
Phone 469-424-1997

LANDSCAPE PLANTING PLAN

New Office Facility
1010 West University
McKinney, TX 75069

DESIGNED	GW	DRAWING NO.
CHECKED	GW	L2, NO.
ISSUE	PLANNING SUBMITTAL	SEQUENCE
ISSUE DATE	08-25-2014	2 OF 2