

**WILLIAMS DESIGN GROUP**  
 LAND PLANNING • LANDSCAPE ARCHITECTURE  
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PRELIMINARY  
 LANDSCAPE PLAN

PROJECT TITLE:  
 LAKE FOREST OFFICE BUILDING  
 MCKINNEY, TEXAS

REVISION DESCRIPTION

REV. DATE	PER PARKING LOT REVISION
6-21-15	PER CITY COMMENTS DATED 6-25-15
6-29-15	

DATE:  
 6-11-2015  
 PRELIMINARY  
 LANDSCAPE PLAN

SHEET NO:  
 L2.01

**LANDSCAPE REQUIREMENT CALCULATIONS**

Required Percentage of Total Site Landscaping	Min. 10%	Number of Site Parking Spaces	78
Site Area	2.60 Acres	Number of Trees Required 1 Per 10 Spaces	8
Proposed Landscape Area	1.28 Acres	Number of Parking Lot Trees Provided	14 6 Existing 8 Proposed
Percentage of Site to be in Living Landscape	49.23%		

Required Percentage of Street Yard Landscaping	Min. 15%	Required # of Min. 4" Cal/ 12' Trees Along Street Frontage (N. Lake Forest Dr.)	1 per 40'
Street Yard Area	36,981 s.f.	Length of Street Frontage	398'
Street Yard Landscaped Area	16,215 s.f.	Number of Trees Required	10
Percentage of Street Yard Landscaped	43.84%	Number of Trees Provided	10 4 Existing 6 Proposed

**PROPOSED TREES**

Symbol	Key	Name	Size	Spacing	Quant.
	CO	Oak, Chinkapin <i>Quercus muhlenbergii</i>	4" Cal/ 12' Ht.	As Scaled	
	SRO	Oak, Shumard Red <i>Quercus shumardii</i>	4" Cal/ 12' Ht.	As Scaled	
	ERC	Cedar, Eastern Red <i>Juniperus virginiana</i>	10' Ht.	6'	

**PROPOSED PLANTS**

Symbol	Key	Name	Size	Spacing	Quant.
	DBH	Holly, Dwarf Burford <i>Ilex cornuta 'Dwarf Burfordii'</i>	3 Gal/ 2' Ht.	36"	
	NSH	Holly, Nellie R. Stevens <i>Ilex x 'Nellie R. Stevens'</i>	7 Gal/ 3' Ht.	48"	
	DKR	Rose, Double Knockout Red Shrub <i>Rosa 'Radtko'</i>	3 Gal/ 2' Ht.	36"	
	LM	Liriope, Big Blue <i>Liriope muscari 'Big Blue'</i>	4" Cont.	12"	
	AJ	Jasmine, Asian <i>Trachelospermum asiaticum</i>	4" Cont.	18"	

Common Bermuda Solid Sod, Hydrosprigs or Approved Plant Material.

**Note:**  
 The Contractor shall verify water restrictions with the City of McKinney at time of planting. Should water restrictions not allow for hydromulch, hydroseeding, or sprigging (Stage 3 and 4 water restrictions), an approved alternative for grassing shall be installed.

**Irrigation Affidavit**  
 All landscaped areas shown on plan shall be irrigated by an automatic underground with rain and freeze sensors and evapotranspiration (ET) weather based controller and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

**Notes**  
 No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner.  
 All plant material shall be guaranteed for a period of 1 year from date of installation completion. Wording to this effect shall be included in Contractor's proposal.

The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and actual site conditions prior to commencing work. Failure to do so shall be interpreted as the Contractor accepting such conditions and responsible at no additional cost to Owner, for any future adjustments that need to be made.  
 All work shall be in accordance to plans. Any defective work shall be corrected at no additional cost.

The quality of the plant material is subject to the approval of the Landscape Architect and may be rejected before or after installation. All plant material must meet all American Standard for Nursery Stock Standards (ANSNS).

Minor field adjustments may be made to the location of plant materials by the Landscape Architect and shall be made by the Contractor at no additional cost.

All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions. After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 fertilizer or as specified by a soil test. Apply amendments as specified by a soil test.

Sod strips shall be pulled tightly together in a neat orderly manner. Do not overlap sod strips and do not use any strips that exhibit weak or thin soil.

Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.

After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs. per square foot.

Amendments shall be added to each planting pit and bed area.

All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.

After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.

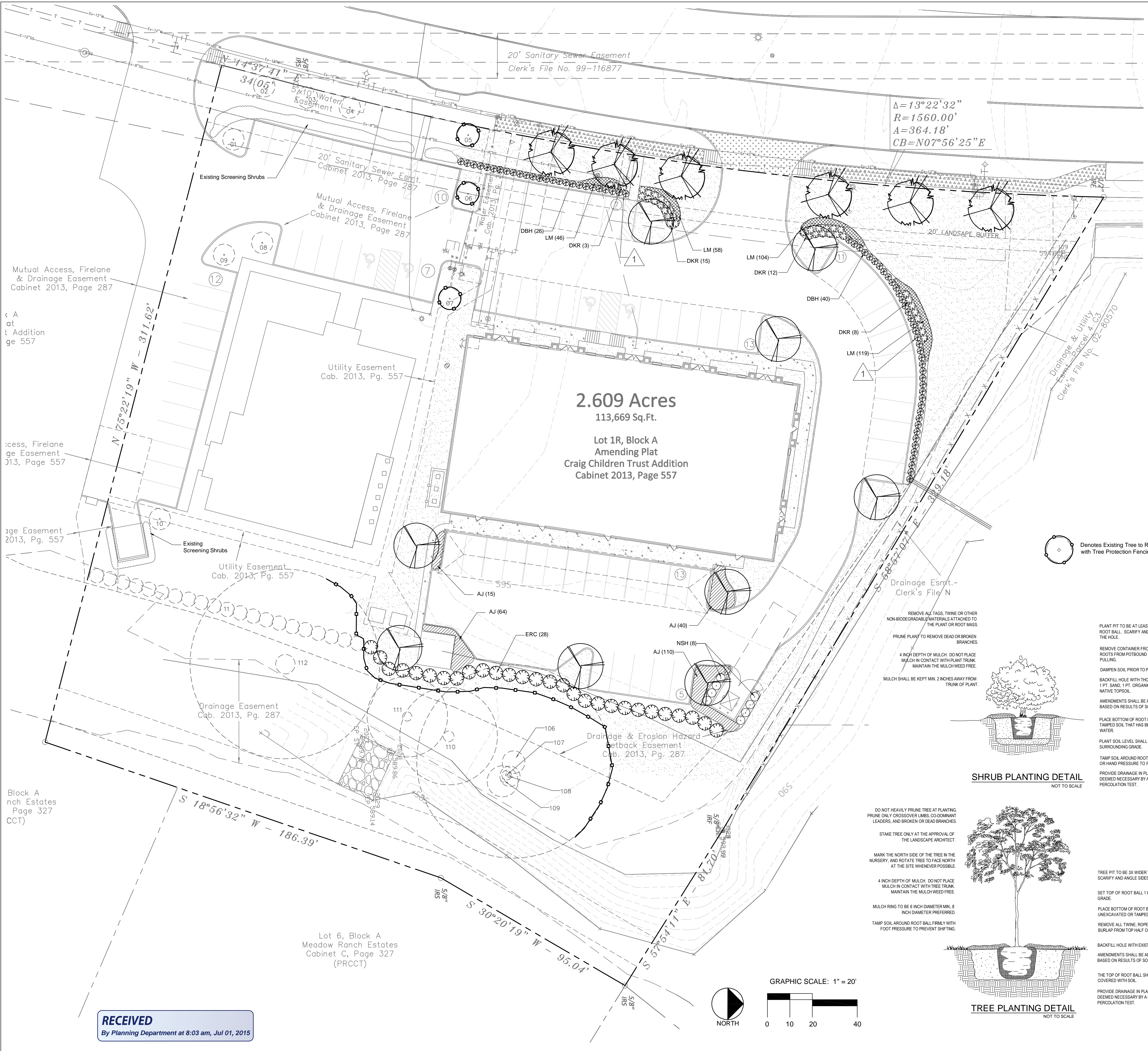
All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away from structures.

Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown on plans.

All plantings shall be "watered in" by flooding the backfill hole within the same working day upon which they were planted. All plants shall be adjusted as necessary to ensure correct depth of planting, vertical alignment and/or to compensate for settling. Soil shall be firmed around around each plant as final adjustments are made.

**1** Back Row of Red Shrub Roses Replaced with Dwarf Burford Hollies

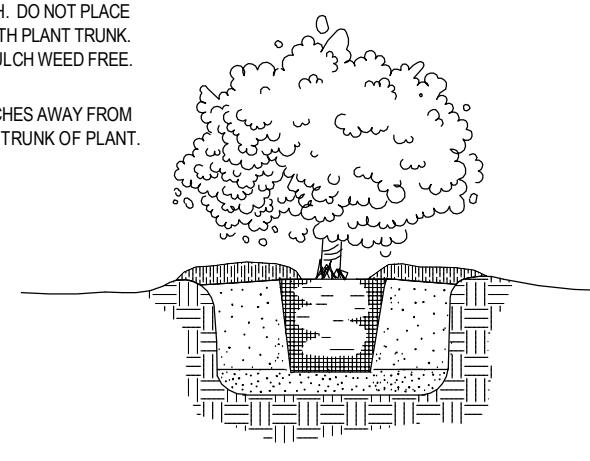
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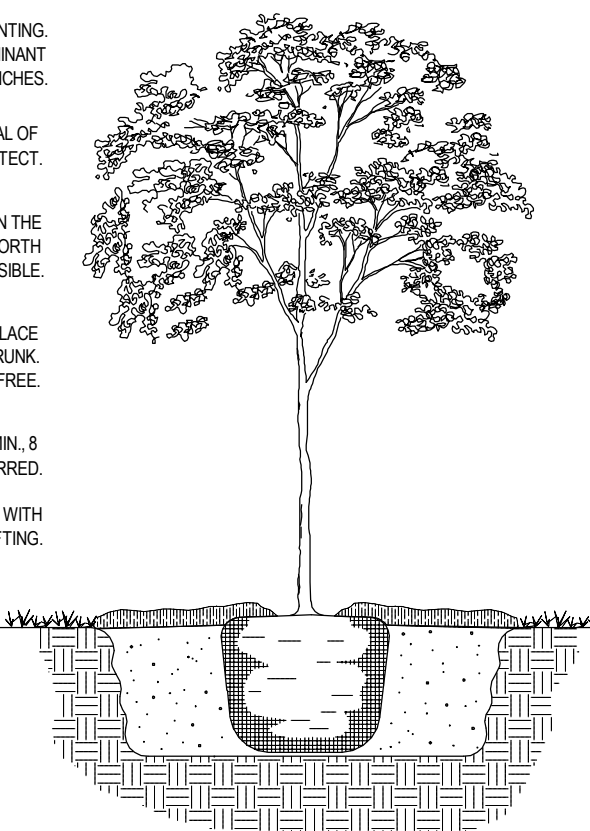
$\Delta = 13^{\circ}22'32''$   
 $R = 1560.00'$   
 $A = 364.18'$   
 $CB = N07^{\circ}56'25'' E$

**2.609 Acres**  
 113,669 Sq.Ft.  
 Lot 1R, Block A  
 Amending Plat  
 Craig Children Trust Addition  
 Cabinet 2013, Page 557

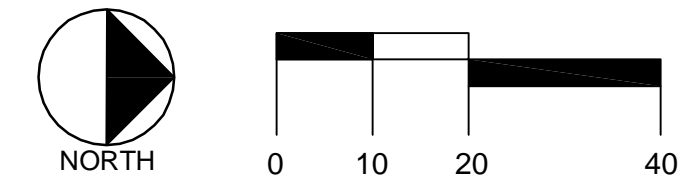
REMOVE ALL TAGS, TWINE OR OTHER NONBIODEGRADABLE MATERIALS ATTACHED TO THE PLANT OR ROOT MASS.  
 PRUNE PLANT TO REMOVE DEAD OR BROKEN BRANCHES.  
 4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH PLANT TRUNK. MAINTAIN THE MULCH WEED FREE.  
 MULCH SHALL BE KEPT MIN. 2 INCHES AWAY FROM TRUNK OF PLANT.



DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES.  
 STAKE TREE ONLY AT THE APPROVAL OF THE LANDSCAPE ARCHITECT.  
 MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.  
 4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED FREE.  
 MULCH RING TO BE 6 INCH DIAMETER MIN. 8 INCH DIAMETER PREFERRED.  
 TAMP SOIL AROUND ROOT BALL FIRMLY WITH FOOT PRESSURE TO PREVENT SHIFTING.



GRAPHIC SCALE: 1" = 20'



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 By Planning Department at 8:03 am, Jul 01, 2015