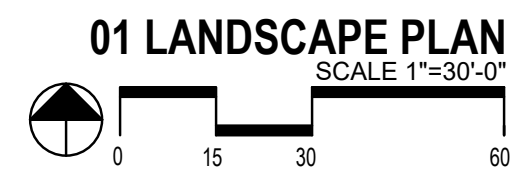


**STATE HIGHWAY NO. 380**  
(140' RIGHT-OF-WAY)



**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

**LANDSCAPE TABULATIONS:**  
City of McKinney

STREET/YARD (Streetyard: 35,067 s.f., Total Site: 89,920 s.f.)  
Requirements: 15% of streetyard to be landscape  
10% of total site area to be landscape

Required 5,260.05 s.f. (15%)  
8,992 s.f. (10%)

Provided 12,961 s.f. (36%)  
23,228 s.f. (26%)

STREET TREES  
Requirements: One (1) tree per 40 l.f. of street frontage parking screen

SKYLINE DRIVE (179 l.f.)  
Required (4) trees, 4" cal.

Provided (12) ornamental trees, 3" cal. located throughout the site

STATE HIGHWAY 380 (294 l.f.)  
Required (8) trees, 4" cal.

Provided (24) ornamental trees, 3" cal.

PARKING LOT (61 spaces)  
Requirements: (1) tree per 10 parking spaces  
(1) tree within 65' of every space parking lot screen

Required (6) trees, 4" cal. parking lot screen

Provided (8) trees, 4" cal. 24" ht hedge

**PLANT MATERIAL SCHEDULE**

TREES	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	CM	10	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	container, 12" ht., 4' spread, 5' clear straight trunk
CE	CM	15	Crape Myrtle	<i>Lagerstroemia indica</i>	3" cal.	container, 8" ht., tree form, 3 trunks
RB	EP	13	Red Bud	<i>Cercis canadensis</i>	3" cal.	container grown, 8 ht., 4' spread
RB	EP	13	East Palatka	<i>Ilex x attenuata 'East Palatka'</i>	3" cal.	container grown, 10' ht., 4' spread, tree form
SHRUBS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	NRS	220	Dwarf Wax Myrtle	<i>Myrica pusilla</i>	5 gal.	container, 24" ht., 20" spread, 24" o.c.
DWM	NRS	16	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	10 gal.	container, 36" ht., 36" spread, 36" o.c.
GROUNDCOVERS	TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
SC	LIR	285	Seasonal Color Liriope	<i>Euonymus fortunei 'Coloratus'</i>	4" pots	selection by owner, 12" o.c.
LIR	SC	1185	Bermudagrass '419'	<i>Liriope muscari</i> <i>Cynodon dactylon '419'</i>	4" pots	container full, well rooted solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

THERE ARE NO EXISTING TREES ON SITE.

**GENERAL LAWN NOTES**

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

**SOLID SOD NOTES**

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

LANDSCAPE ARCHITECT  
STUDIO GREEN SPOT, INC.  
1784 W. McDERMOTT DR.  
SUITE 110  
ALLEN, TEXAS 75013  
(469) 369-4448  
CHRIS@STUDIOGREENSPOT.COM



11.16.2021

**RETAIL AND RESTAURANT**  
US HIGHWAY 380 AND SKYLINE DRIVE  
CITY OF MCKINNEY, TEXAS

ISSUE:  
FOR APPROVAL 08.19.2021  
CITY COMMENTS 09.23.2021  
CITY COMMENTS 10.12.2021  
CITY COMMENTS 11.16.2021

DATE:  
11.16.2021

SHEET NAME:  
LANDSCAPE PLAN

SHEET NUMBER:

**L.1**

ALL REQUIRED LANDSCAPE AREA SHALL HAVE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM INCLUDING A RAIN AND FREEZE SENSOR. THE IRRIGATION SHALL BE DESIGNED BY A LICENSED IRRIGATION DESIGNER AND INSTALLED BY A LICENSED IRRIGATOR. THE IRRIGATION SYSTEM SHALL MEET ALL THE REGULATION FOR THE CITY OF MCKINNEY AND THE TCEQ.