

**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-SEED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**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 CLODS, 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.

**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 LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

**LANDSCAPE TABULATIONS:**  
City of McKinney

STREET/YARD (Streetyard: 7,632 s.f., Total Site: 59,840 s.f.)  
Requirements: 15% of streetyard to be landscape  
10% of total site area to be landscape

Required  
8,976 s.f. (15%)  
5,984 s.f. (10%)

Provided  
9,199 s.f. (15%)  
24,154 s.f. (40%)

**STREET TREES**

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

STACEY ROAD (225 l.f.)

Required  
(6) trees, 4" cal.

Provided  
(5) trees, 4" cal.  
(1) existing American Elm- 17" cal.

**PARKING LOT (39 spaces)**

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

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

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

**RESIDENTIAL ADJACENCY (EAST PROPERTY LINE 462 L.F.)**

Requirements: (1) tree per 40 l.f.

Required  
(12) trees, 4" cal.

Provided  
(15) trees, 4" cal.

**PLANT MATERIAL SCHEDULE**

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	5	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	container, 14" ht., 6" spread, 5' clear straight trunk
LO	30	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 14" ht., 5' spread, 5' clear straight trunk
CM	6	Crape Myrtle	<i>Lagerstroemia indica</i>	2" cal.	container, 8" ht., 4" spread, 3 or 5 canes, tree form
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	18	Dwarf Burford Holly	<i>Ilex cornuta 'nana'</i>	10 gal.	container, 36" ht., 30" spread
NRS	172	Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens'</i>	72" ht.	container, 72" ht., 36" spread, 36" o.c.
RY	26	Red Yucca	<i>Hesperaloe parviflora</i>	3 gal.	container grown, 12" spread
IH	26	Indian Hawthorn 'Clara'	<i>Raphiopholis indica 'clara'</i>	3 gal.	container full, well rooted
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		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.

**TREE LEGEND**

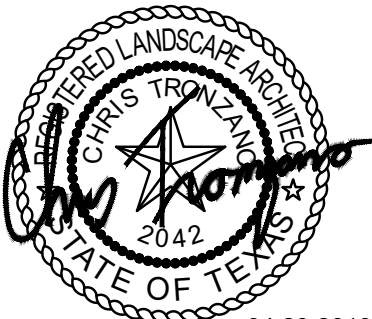
- EXISTING PROTECTED TREES TO REMAIN
- EXISTING UNPROTECTED TREES TO REMAIN
- PROPOSED LIVE OAK 4" CALIPER
- PROPOSED CEDAR ELM 4" CALIPER
- PROPOSED CREPE MYRTLE 2" CAL., 8' HEIGHT

**BOUNDARY LINE DATA**

NO.	BEARING	DISTANCE
L1	N 28°10'28" W	27.04
L2	N 88°10'57" W	32.85
L3	N 14°35'20" W	16.64
L4	N 21°16'49" W	72.10
L5	N 07°46'26" W	89.19
L6	N 05°56'56" W	49.04
L7	N 10°18'05" W	51.94
L8	N 07°37'32" W	76.97
L9	N 16°06'16" W	45.76
L10	N 21°19'41" W	55.83
L11	N 18°13'45" W	63.23
L12	N 23°22'38" W	95.23
L13	N 17°22'04" W	23.67
L14	N 28°02'13" W	82.65
L15	N 22°12'57" W	95.06
L16	N 36°04'53" W	129.92
L17	N 53°01'03" W	51.06

PROJECT CONTACT LIST	
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LANDSCAPE ARCHITECT  
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04.29.2019

**McKinney Office Park**  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

**ISSUE:**

- FOR APPROVAL 12.28.2018
- CITY COMMENTS 02.13.2019
- CITY COMMENTS 03.18.2019
- CITY COMMENTS 04.17.2019
- CITY COMMENTS 04.29.2019

**DATE:**  
04.29.2019

**SHEET NAME:**  
LANDSCAPE PLAN

**SHEET NUMBER:**

**L.2**