

SITE DATA

REQUIRED	PROVIDED
10% OF ENTIRE SITE SHALL BE LANDSCAPED 171,725 X 10%	17,173 SF / 42,427 SF (25%)
15% OF STREET YARD SHALL BE LANDSCAPED 17,173 X 15%	2,576 SF / 35,584 SF (20%)
1 CANOPY TREE PER 40 LF OF STREET FRONTAGE CORPORATE 369' FRONTAGE / 40	9 TREES / 9 TREES
1 CANOPY TREE PER 10 PARKING SPACES 89 SPACES / 10	9 TREES / 9 TREES
1 CANOPY TREE AT END OF ALL PARKING ALL PARKING SPACES SHALL BE WITHIN 65' OF CANOPY TREE	YES / YES
75% OF FRONTAGE PARKING SHALL BE SCREENED CORPORATE 261' X 75%	196 LF / 261 LF
LANDSCAPE SETBACK STREET	20' / 20'

PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME	BOTANICAL NAME	CAL.	CONT.	HEIGHT	SPREAD
	CE	18	CEDAR ELM	ULMUS CRASSIFOLIA	4"	65 GAL	12'	5'-7'
	LO	6	LIVE OAK	QUERCUS VIRGINIANA	4"	65 GAL	12'	5'-7'
	SO	9	SHUMARD OAK	QUERCUS SHUMARDII	4"	65 GAL	12'	5'-7'

SHRUBS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	DYH	112	DWARF YAUPON HOLLY	ILEX VOMITORIA 'NANA'	5 GAL	20"-24"	18"-24"	36" OC.
	FOH	21	FOSTER'S HOLLY	ILEX X ATTENUATA 'FOSTERI'	5 GAL	36"-48"	36"-48"	4' OC.
	RYU	18	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL	18"-24"	18"-24"	2' OC.
	SAH	16	SAVANNAH HOLLY	ILEX OPACA	7 GAL	36"-48"	18"-24"	4' OC.
	TSA	28	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GAL	24" - 36"	24" - 36"	4' OC.

GROUND COVERS	CODE	QTY	COMMON NAME	BOTANICAL NAME	CONT.
	CD	43,072 SF	BERMUDA GRASS	CYNODON DACTYLON	SOLID SOD
	DG	1,343 SF	DECOMPOSED GRANITE	DECOMPOSED GRANITE	NA

--- STEEL EDGING

CONTRACTOR NOTE:
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.

IRRIGATION NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN/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.

REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN

DUNAWAY
550 Bailey Avenue • Suite 400 • Fort Worth, Texas 76107
REG. RES. 01114

MCKINNEY CD
BRAY CENTRAL 2 ADD'N.
CORPORATE DRIVE
MCKINNEY, TEXAS 75069

PRELIMINARY
FOR REVIEW ONLY
These documents are for
Design Review and not
intended for
Construction, Bidding or
Permit Purposes. They
were prepared by, or
under the supervision of:
Adam G. Brewster
L.A.#2297
7/13/2018

JOB NO.	B004031.001
DRAWN BY:	JMM
DESIGNED BY:	AGB
CHECKED BY:	RES
DATE:	7-12-2018

SHEET: **C12.0**

PLANTING NOTES:

1. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
2. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
3. ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
4. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
5. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
6. ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
7. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE.
8. 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.
9. ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
10. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
11. 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.
12. 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.
13. THE CONTRACTOR SHALL STAKE THE PROPOSED LOCATION OF ALL TREES AND PLANTING BEDS AND RECEIVE APPROVAL OF THE OWNER PRIOR TO INSTALLATION.
14. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
15. 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.
16. STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
17. SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
18. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
19. 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.
20. 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.
21. STEEL EDGING TO BE 1/8" X 4" COL-MET STEEL OR APPROVED EQUAL. EDGING SHALL BE INSTALLED FOR THE FOLLOWING INTERFACES:
 - TURF TO SHRUB
 - TURF TO GROUND COVER
 - GROUND COVER TO SHRUB
 - GROUND COVER TO SEASONAL
 - GROUND COVER TO GROUND COVER
 - DECOMPOSED GRANITE TO PLANTINGS
22. 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.
23. PLANTING MATERIALS
 - PLANTING SOIL:
 - "ACID GRO READY-TO-PLANT" BY SOIL BUILDING SYSTEMS, INC. (214)239-4777 OR APPROVED EQUAL.
 - AZALEAS:
 - PLANT 100% PEAT MOSS. PLANT ALL OTHER PLANTINGS IN PLANTING SOIL.
 - MYCORRHIZAL SUPPLEMENT
 - "DIEHARD-TRANSPLANT," BY HORTICULTURAL ALLIANCE, INC. (800)628-6377, 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.
 - WEED BARRIER FABRIC:
 - DEWITT PRO-5 PREMIUM LANDSCAPE FABRIC OR APPROVED EQUAL. (800)888-9669

GRASS SODDING/SEEDING NOTES:

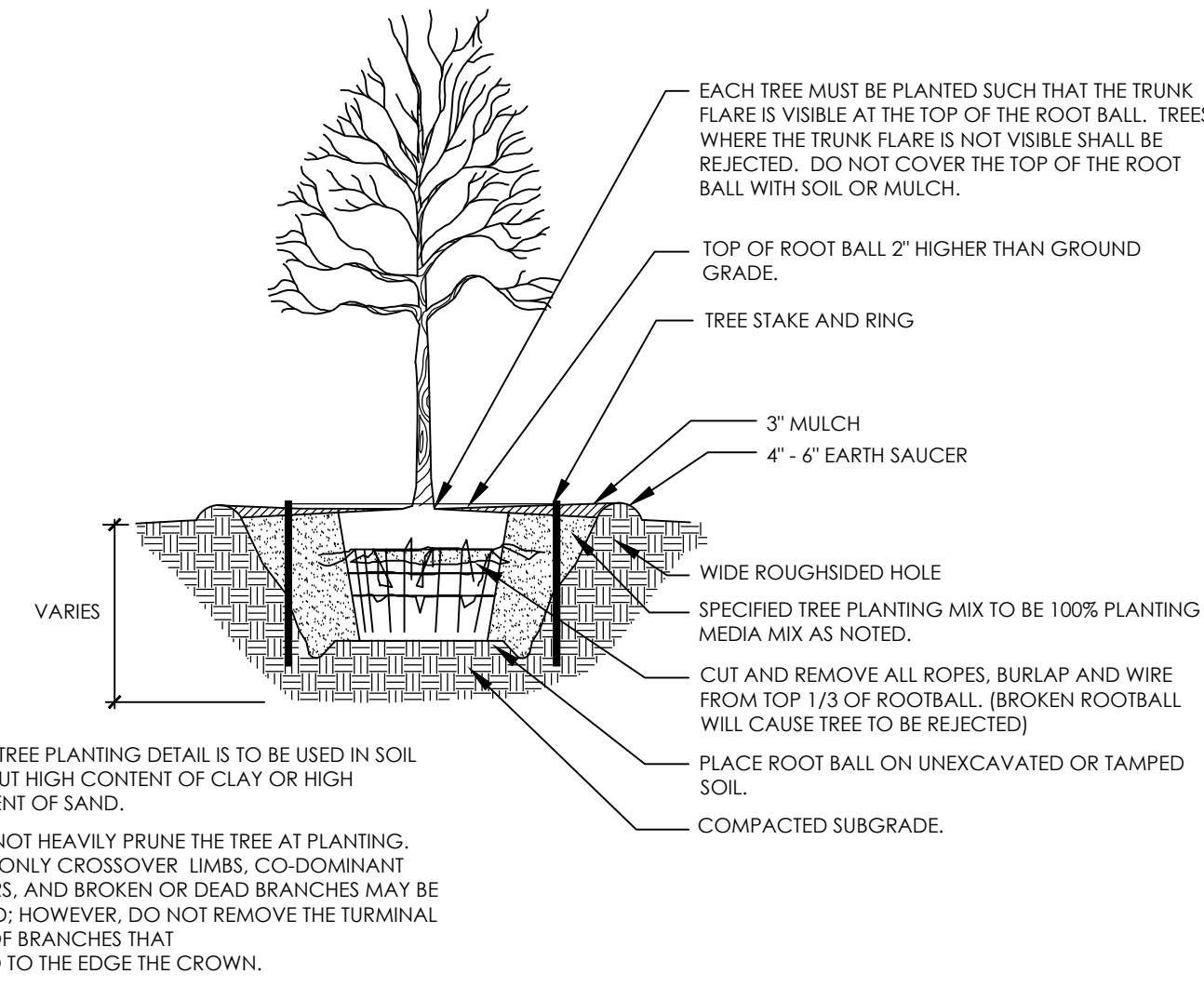
1. ALL SOD SHALL BE COMMON BERMUDA. CYNODON DACTYLON.
2. OVERSEEDING - FOR ANY SOD LAID BETWEEN SEPT. 15 THRU APRIL 15, HAND OVERSEED ANNUAL RYE AT 10 LBS./1000 S.F. FOR ALL SODDED AREAS SHOWN ON PLAN.
3. BID SHOULD INCLUDE BOTH STEPS (SODDING AND OVERSEEDING) IF PROJECT POSSESSION DATE OCCURS BETWEEN SEPT. 15 AND APRIL 15.
4. ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SOD/SEED, MULCH, AND WATERED UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
5. PROVIDE TEMPORARY IRRIGATION AS NEEDED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED OR UNTIL PERMANENT IRRIGATION IS FUNCTIONAL.

IRRIGATION NOTES:

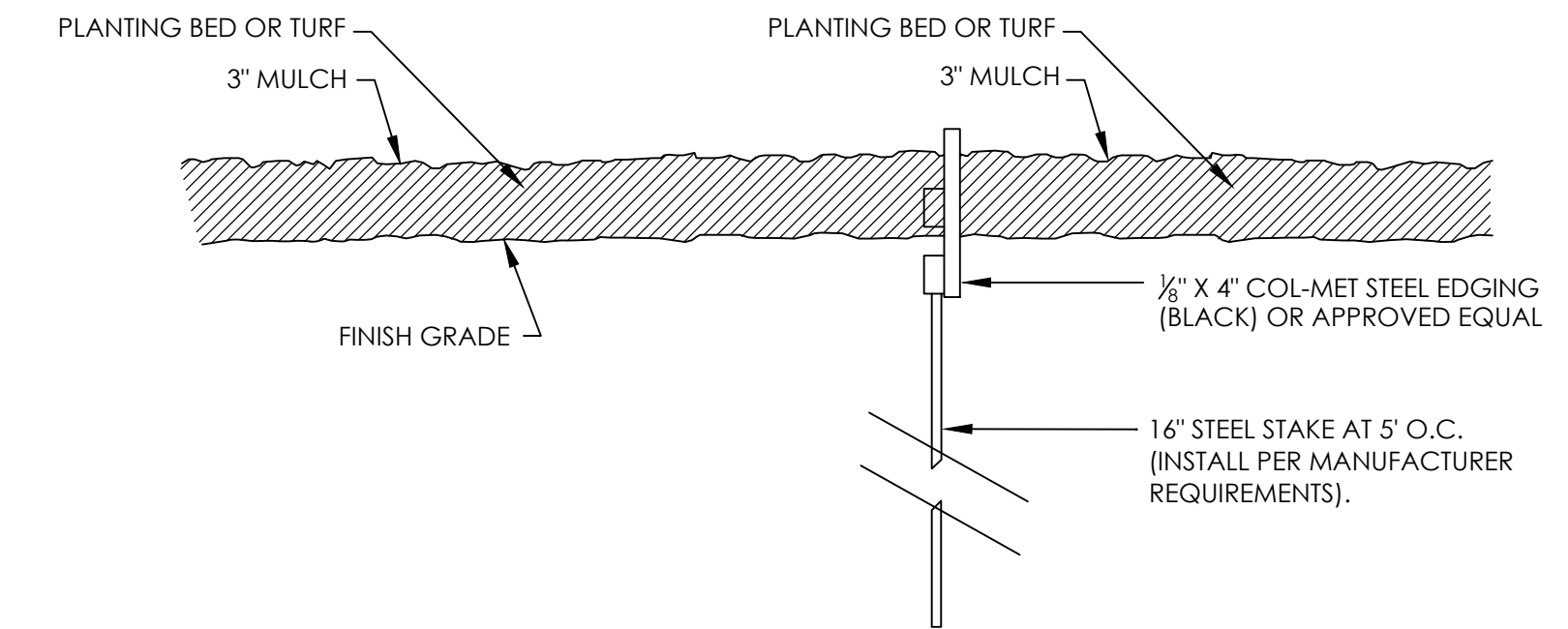
1. ALL PLANTING AREAS SHALL BE WATERED WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH A FULLY PROGRAMMABLE ET BASED CONTROLLER WITH RAIN AND FREEZE SENSORS.
2. THE IRRIGATION SYSTEM AND INSTALLATION SHALL MEET ALL OF THE APPROPRIATE REQUIREMENTS OF THE LOCAL MUNICIPALITY.
3. THE IRRIGATION PLAN WILL BE REQUIRED WITH THE BUILDING PERMIT.
4. IRRIGATION PLANS MUST BE SUBMITTED AND PERMITTED THROUGH PUBLIC WORKS - WATER/WASTEWATER. 972-547-7360

CONTRACTOR NOTE:

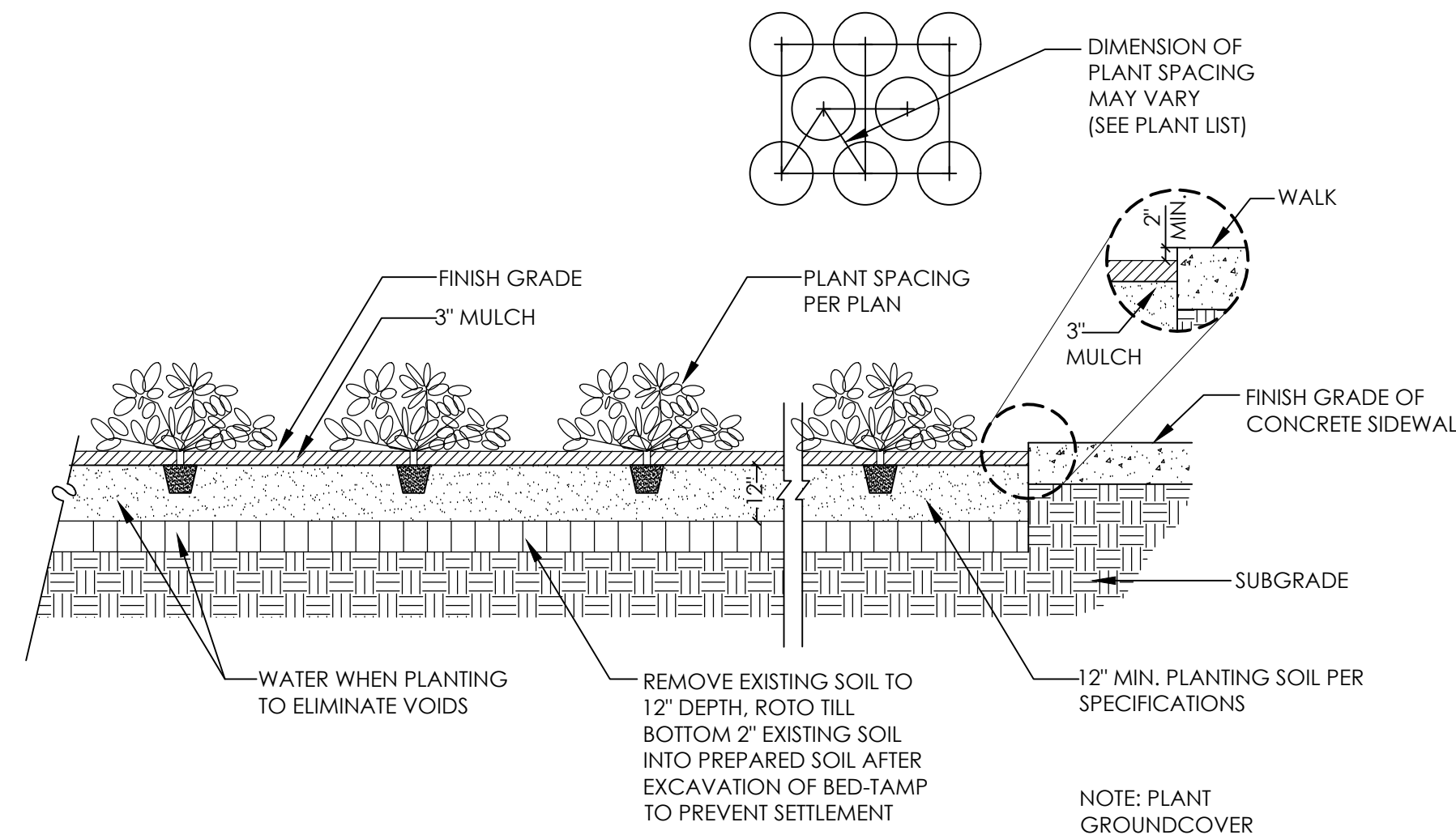
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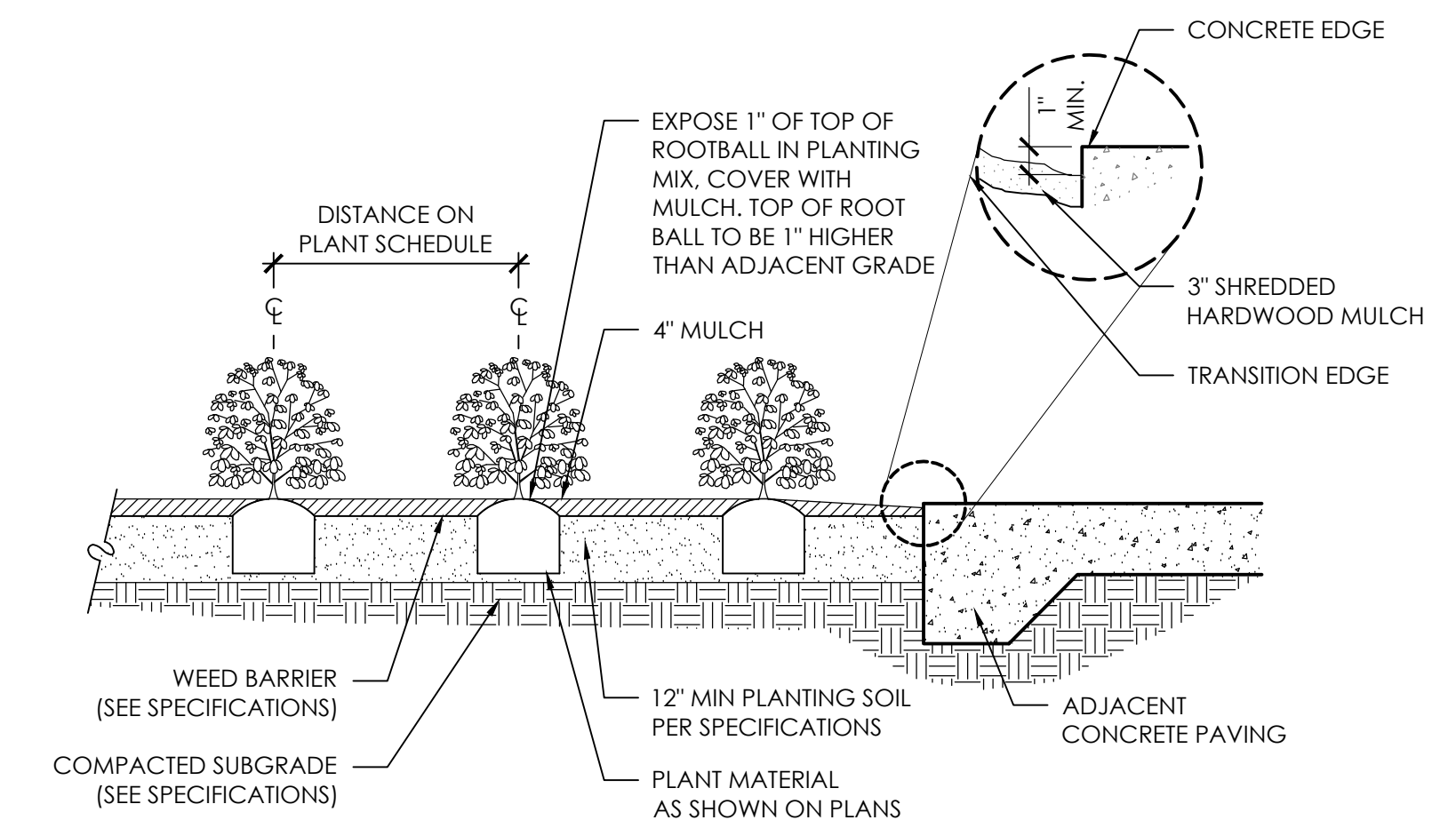
A TREE PLANTING AND STAKING
NTS



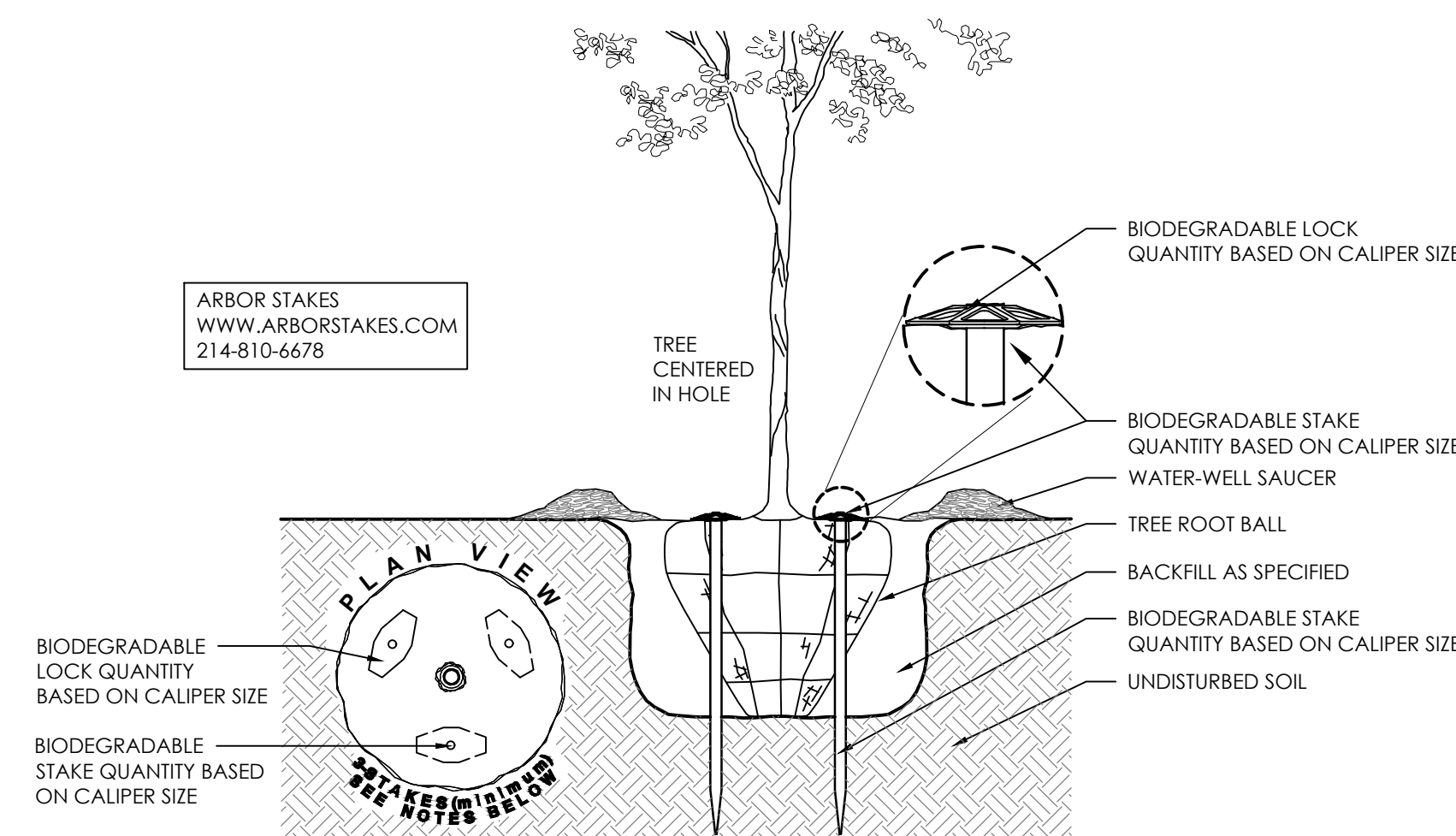
B STEEL EDGING
NTS



C GROUNDCOVER PLANTING
NTS



D SHRUB PLANTING
NTS



- NOTES:
- Minimum Stake Quantity is (3) - THEN - Add (1) Stake Per Caliper Inch Greater -than 3"
 - Stakes Shall Be Driven THROUGH The Root Ball As Shown
 - Ensure Trunk Base (root flare) is Free From Staking And Other Materials
 - Aboveground Guying and/or Metallic Staking Systems NOT Allowed And Shall Be Rejected
 - Install Staking System As Per Manufacturer's Instructions

E BELOW GROUND TREE STAKING
NTS

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