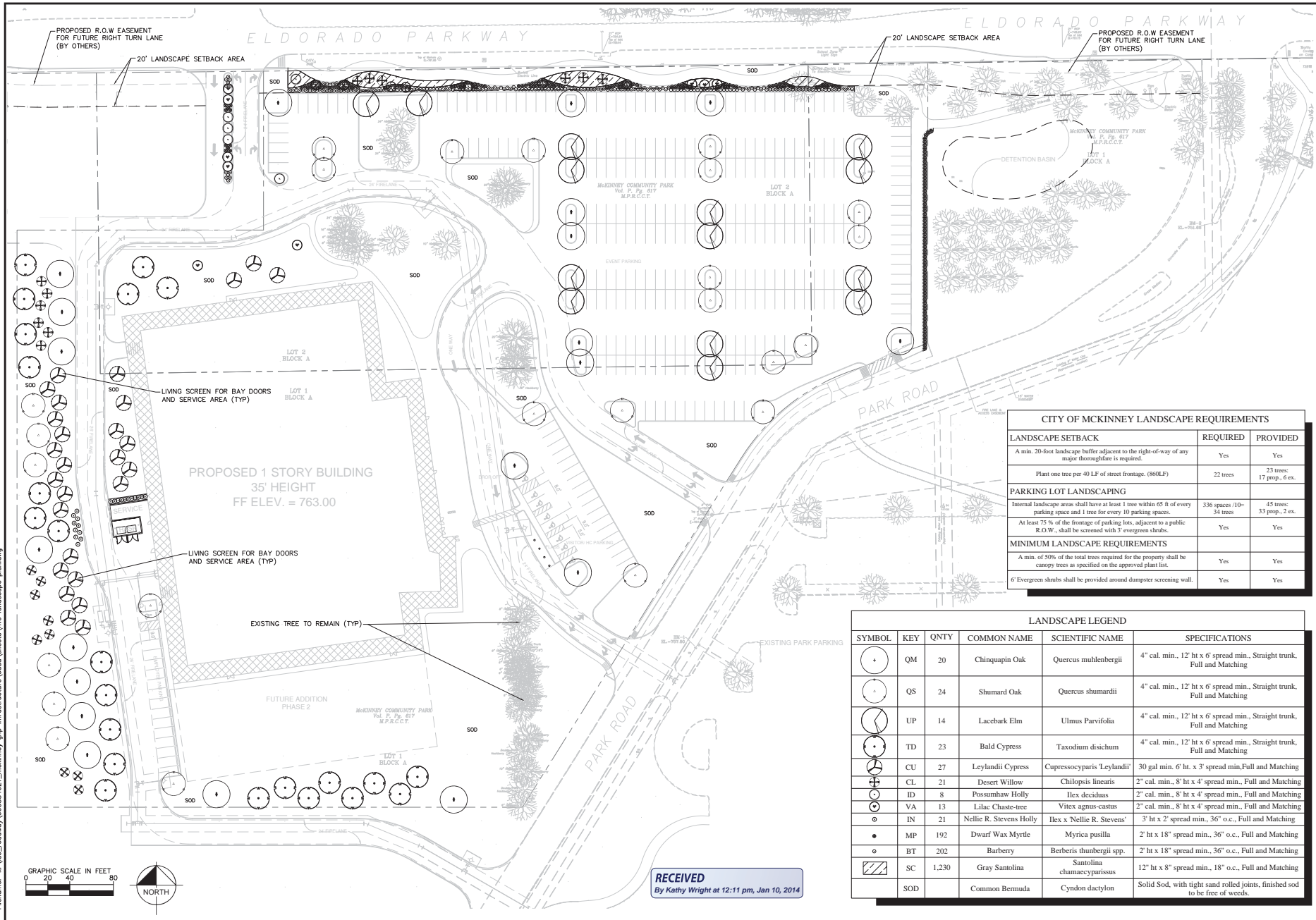


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CITY OF MCKINNEY LANDSCAPE REQUIREMENTS		
LANDSCAPE SETBACK	REQUIRED	PROVIDED
A min. 20-foot landscape buffer adjacent to the right-of-way of any major thoroughfare is required.	Yes	Yes
Plant one tree per 40 LF of street frontage. (860LF)	22 trees	23 trees: 17 prop., 6 ex.
PARKING LOT LANDSCAPING		
Internal landscape areas shall have at least 1 tree within 65 ft of every parking space and 1 tree for every 10 parking spaces.	336 spaces /10-34 trees	45 trees: 33 prop., 2 ex.
At least 75 % of the frontage of parking lots, adjacent to a public R.O.W., shall be screened with 7' evergreen shrubs.	Yes	Yes
MINIMUM LANDSCAPE REQUIREMENTS		
A min. of 50% of the total trees required for the property shall be canopy trees as specified on the approved plant list.	Yes	Yes
6' Evergreen shrubs shall be provided around dumpster screening wall.	Yes	Yes

LANDSCAPE LEGEND					
SYMBOL	KEY	QNTY	COMMON NAME	SCIENTIFIC NAME	SPECIFICATIONS
	QM	20	Chinquapin Oak	Quercus muhlenbergii	4" cal. min., 12' ht x 6' spread min., Straight trunk, Full and Matching
	QS	24	Shumard Oak	Quercus shumardii	4" cal. min., 12' ht x 6' spread min., Straight trunk, Full and Matching
	UP	14	Lacebark Elm	Ulmus Parvifolia	4" cal. min., 12' ht x 6' spread min., Straight trunk, Full and Matching
	TD	23	Bald Cypress	Taxodium discicum	4" cal. min., 12' ht x 6' spread min., Straight trunk, Full and Matching
	CU	27	Leylandii Cypress	Cupressocyparis 'Leylandii'	30 gal min. 6' ht. x 3' spread min., Full and Matching
	CL	21	Desert Willow	Chilopsis linearis	2" cal. min., 8' ht x 4' spread min., Full and Matching
	ID	8	Possumhaw Holly	Ilex deciduas	2" cal. min., 8' ht x 4' spread min., Full and Matching
	VA	13	Lilac Chaste-tree	Vitex agnus-castus	2" cal. min., 8' ht x 4' spread min., Full and Matching
	IN	21	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	3' ht x 2' spread min., 36" o.c., Full and Matching
	MP	192	Dwarf Wax Myrtle	Myrica pusilla	2' ht x 18" spread min., 36" o.c., Full and Matching
	BT	202	Barberry	Berberis thunbergii spp.	2' ht x 18" spread min., 36" o.c., Full and Matching
	SC	1,230	Gray Santolina	Santolina chamaecyparissus	12" ht x 8" spread min., 18" o.c., Full and Matching
	SOD		Common Bermuda	Cynodon dactylon	Solid Sod, with tight sand rolled joints, finished sod to be free of weeds.

KIMLEY-HORN and Associates, Inc. 3000 Ross Avenue, Suite 275, Dallas, TX 75203, (214) 430-9600 www.kimley-horn.com	By	DATE
	Revision	
	No.	

PRELIMINARY
FOR REVIEW ONLY Not for construction or permit purposes.
DATE: 01-10-2014 BY: JWF CHECKED: GBT

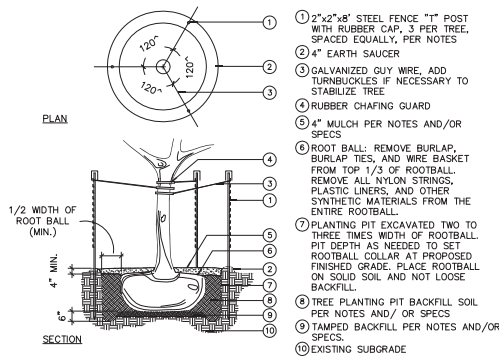
GABE NESBITT PARK
INFRASTRUCTURE
IMPROVEMENTS



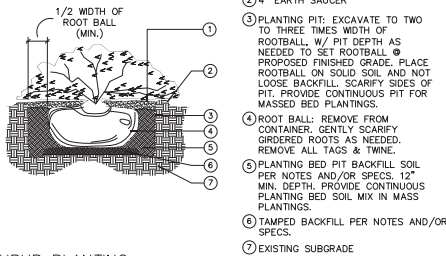
LANDSCAPE PLAN

DATE: JAN 2014	DESIGN: JWF
DRAWN: KLS	CHECKED: GBT
KHA NO.: 063354021	CITY NO.: C04271

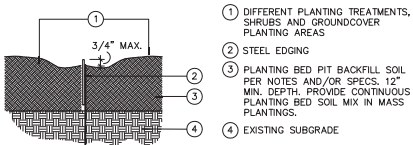
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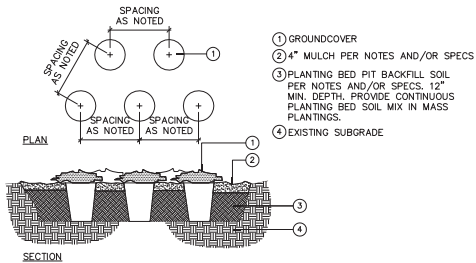
A TREE PLANTING
N.T.S.



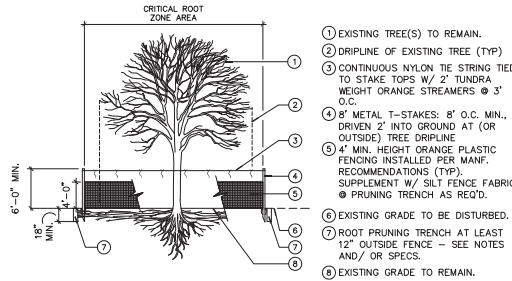
B SHRUB PLANTING
N.T.S.



C STEEL EDGING
N.T.S.



D GROUNDCOVER PLANTING
N.T.S.



NOTES:
1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.

E TREE PROTECTION DETAIL
N.T.S.

LANDSCAPE NOTES

- Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
- Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- It is the responsibility of the contractor to advise the owner's representative of any condition found on site which prohibits installation as shown on these plans.
- In the event of a discrepancy between drawings and plant schedule, the drawings shall prevail.
- Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
- No substitutions shall be made without written authorization from the project Landscape Architect or the Owner.
- All planting bed pit backfill areas to be prepared using "Ready to Plant Bedding Mix" by Soil Building Solutions (or approved equal). Install to depths per planting details (12" depth min.) Finished grades of planting beds to be 1" below finished grade of adjacent concrete curb strip or as shown on grading plan. Planting bed pit soil shall be a mixture of 50% compost with 50% screened and weed-free native soil and screened sharp sand. 98.5% of the planting bed pit soil particles will pass through a 1/2 inch screen and 99% or more shall pass through a 3/4 inch screen. Color will be a medium brown with a weight of 1900-2250 lbs. per cubic yard (depending on the moisture content.)
- Existing soil shall be reasonably free of stones, lumps of clay, roots and other foreign matter. Existing soil shall have a minimum organic composition of 25% and the acidity shall be between 5.0 and 7.0 pH. Contractor shall submit a 1 gal. minimum sample of the existing soil to an approved testing facility to verify composition, acidity, and organic content.
- If soil fails to achieve the aforementioned pH and organic composition quantities, the contractor shall till an adequate amount of compost in to the existing soil until it meets the requirements throughout the planting depth.
- All sod areas to receive 4" depth (min) "Enriched Top Soil" by Soil Building Solutions (or approved equal) prior to installation. Topsoil shall be natural, friable, fertile, pH range of 6.0-6.5 with 25% (min.) organic material, and free of trash, debris, stones, weeds, and twigs/branches. The particle sizes shall be such that 98.5% of the topsoil will pass through a 3/4 inch screen, and 99% more shall pass through a 1 inch screen. Topsoil shall be reviewed/approved by owner/landscape architect prior to installation. Contractor to submit samples in 1 gal (min.) container.
- All planting beds to be top dressed with a minimum of 4" "Rustic Cut Hardwood Mulch" by Soil Building Solutions (or approved equal) with a pH range of 6.0-6.5 and shall be free of man-made foreign matter, lumber, treated materials, pallets, grass and leaves. No particle size should exceed 3.5" in length.
- Provide steel edge between all shrub planting beds and ground cover areas unless indicated differently on plans.
- Tree planting pits shall be backfilled with "Tree Mix" by Soil Building Solutions (or approved equal) with a pH range of 6.5-7.6 and shall be a mixture of pit balanced compost, screened native soil, and screened sharp sand, and cleared of all rocks, lumps of clay, roots and other foreign material. 98.5% of the mix particles will pass through a 1/2 inch screen and 99% or more shall pass through a 3/4 inch screen. Color will be a light to medium brown with a weight of 2000 - 2200 lbs. per cubic yard (depending on the moisture content.)
- Methods of tree staking indicated on the drawings are for suggestion only. The contractor shall use whatever method he/she deems fit, however, he/she will be held liable for any damage caused to trees due to improper staking methods (absence of staking), and will be responsible for adjusting and/or replanting trees which are not held upright during the warranty period.
- Trees shall be planted at least 5 feet from any curb, walk or fire hydrant, at least 8 feet from any utility line, and outside all utility easements.
- Trees overhanging public street pavement, drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet from finish surface of street pavement.
- Trees planted on slopes shall be placed in planting pits of adequate depth such that the soil stain at the base of the trunk matches that of the average grade or slope.
- A visibility triangle must be provided at all intersections. Shrubs are not to exceed two feet six inches in height (2'-6") in height above street grade. Trees will have a minimum clear trunk branching height of nine (9) feet.
- During the warranty period, the contractor shall be jointly responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. The work shall include - but not be limited to - mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for one year. Plant material that is damaged, destroyed, removed, or showing more than 40% defoliation shall be replaced with plant material of similar size and variety within thirty (30) days.
- Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
- Landscape areas shall be kept free of trash, litter and weeds.
- All signage shall be contingent upon city approval.
- An automatic, underground irrigation system shall be provided to maintain all landscape areas. Overspray on streets and walks is prohibited. A permit from the city is required for each irrigation system. The system shall have rain and freeze sensors and evapotranspiration (ET) weather based controllers and shall be designed by a qualified professional and installed by a licensed irrigator.
- The Contractor shall verify water restrictions within the City of McKinney at 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.

GUIDELINES FOR TREE PROTECTION

- Prior to construction or land development, the Contractor should clearly mark all trees to be preserved. Landscape Architect to verify markings prior to any tree removal. Contractor shall give Landscape Architect 48 hours notice to check trees.
- The contractor shall erect a fence around each tree or group of trees near the construction to prevent the placement of debris or fill within the drip line of any tree. Reference tree protection detail, this sheet and specs.
- During the construction phase of development, the contractor shall prohibit clearing of equipment or materials under the canopy of any tree or group of trees to remain. Nor shall the contractor allow the disposal of any waste material such as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy of any tree to remain.
- No attachments or wires of any kind, other than those of a protective nature, should be attached to any tree.
- Major changes of grade (three inches or greater) will require additional measures to maintain proper oxygen and water exchange with the roots. With major grade changes, a retaining wall or tree wall with rock or precast concrete retaining units should be constructed around the tree no closer than half the distance between the trunk and the drip line. The top of the retaining wall should be constructed at the new grade. Reference grading plans and retaining wall details.

RECEIVED
By Kathy Wright at 12:11 pm, Jan 10, 2014

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	Date				
Revision					
No.					

PRELIMINARY
FOR REVIEW ONLY Not for construction or permit purposes.
DATE: 01/10/14 BY: J. A. FELDER FOR: J. A. FELDER

GABE NESBITT PARK
INFRASTRUCTURE
IMPROVEMENTS



LANDSCAPE DETAILS

DATE: JAN 2014	DESIGN: JAF	DRAWN: KLS	CHECKED: GBT	KHA NO: 063354021	CITY NO: C04271
SHEET					

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