

WILLIAMS DESIGN GROUP
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LANDSCAPE PLAN

PLANT TITLE

PROJECT TITLE:
HONEST-1 AUTO CARE
 MCKINNEY, TEXAS

REVISION DESCRIPTION
 PER CITY COMMENTS
 PER CITY COMMENTS AND SITE PLAN REVISIONS

REV. DATE
 11-28-2016
 12-2-2016

DATE:
 11-17-2016
 LANDSCAPE PLAN

SHEET NO:
 L1.01

CALL BEFORE YOU DIG: 811

LANDSCAPE REQUIREMENT CALCULATIONS

Required Percentage of Total Site Landscaping	Min. 10%	Number of Site Parking Spaces	25
Site Area	28,590 S.F.	Number of Trees Required 1 Per 10 Spaces	3
Proposed Landscape Area	8,625 S.F.	Number of Parking Lot Trees Provided	3
Percentage of Site to be in Living Landscape	30.17%		

Required Percentage of Street Yard Landscaping	Min. 15%	Required # of Min. 4" Cal/ 12' Trees Along Street Frontage (Virginia Parkway)	1 per 40'
Street Yard Area	10,113 s.f.	Length of Street Frontage	140.00'
Street Yard Landscaped Area	3,520 s.f.	Number of Trees Required	4
Percentage of Street Yard Landscaped	34.80%	Number of Trees Provided	4

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.

PROPOSED TREES

Symbol	Key	Name	Size	Spacing
	LE	Elm, Bosque Lacebark <i>Ulmus parvifolia</i>	4" Cal/ 12' Ht.	As Scaled
	CLO	Cathedral Live Oak <i>Quercus virginiana</i>	4" Cal/ 12' Ht.	As Scaled
	CM	Crape Myrtle <i>Lagerstroemia</i>	2" Cal/ 8' Ht.	As Scaled

PROPOSED PLANTS

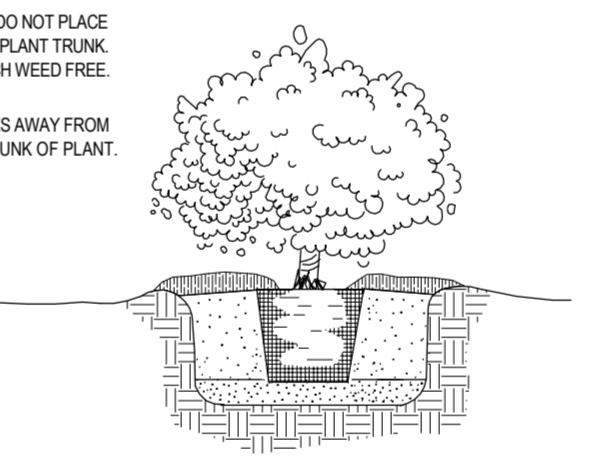
Symbol	Key	Name	Size	Spacing
	DBH	Holly, Dwarf Burford <i>Ilex cornuta 'Dwarf Burford'</i>	3 Gal/ 2' Ht.	36"
	DYH	Holly, Dwarf Yaupon <i>Ilex vomitoria 'Nana'</i>	3 Gal.	36"
	AMG	Adagio Maiden Grass <i>Miscanthus sinensis</i>	3 Gal.	36"
	MFG	Mexican Feather Grass <i>Nassella tenuissima</i>	1 Gal.	18"
	AS	Autumn Sage <i>Salvia greggii</i>	3 Gal.	36"
	AR	Aralia <i>Fatsia japonica</i>	5 Gal.	60"
	SV	Sweet Viburnum <i>Viburnum odoratissimum</i>	7 Gal/ 3' Ht.	36"
	NSH	Holly, Nello R. Stevens <i>Ilex x 'Nello R. Stevens'</i>	7 Gal/ 3' Ht.	60"
	HDN	Harbour Dwarf Nandina <i>Nandina domestica 'HD'</i>	3 Gal.	24"
	AJ	Jasmine, Asian <i>Trachelospermum asiaticum</i>	4" Cont.	24"

Common Bermuda Solid Sod or Hydrosprigs - 5,880 s.f. +/-

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.

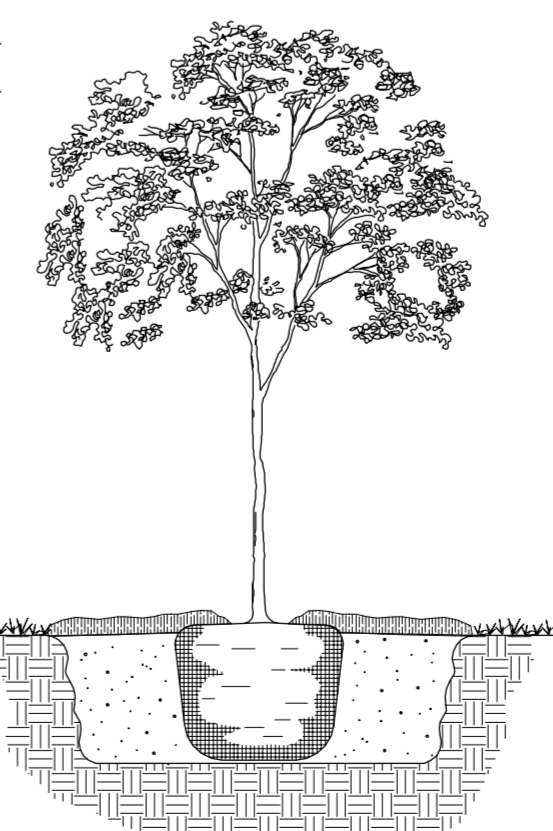
REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO THE PLANT OR ROOT MASS.
 PRUNE PLANT TO REMOVE DEAD OR BROKEN BRANCHES.
 4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH PLANT TRUNK. MAINTAIN THE MULCH WEED FREE.
 MULCH SHALL BE KEPT MIN. 2 INCHES AWAY FROM TRUNK OF PLANT.



PLANT PIT TO BE AT LEAST 2X WIDER THAN ROOT BALL. SCARIFY AND ANGLE SIDES OF THE HOLE.
 REMOVE CONTAINER FROM ROOT MASS. LOOSEN ROOTS FROM POTBOUND PLANTS BY SCORING OR PULLING.
 DAMPEN SOIL PRIOR TO PLANTING.
 BACKFILL HOLE WITH THOROUGH MIXTURE OF 1 PT. SAND, 1 PT. ORGANIC HUMUS, 1 PT. NATIVE TOPSOIL.
 AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS.
 PLACE BOTTOM OF ROOT BALL ON TAMPED SOIL THAT HAS BEEN SETTED WITH WATER.
 PLANT SOIL LEVEL SHALL BE 1" HIGHER THAN SURROUNDING GRADE.
 TAMP SOIL AROUND ROOT BALL LIGHTLY WITH FOOT OR HAND PRESSURE TO PREVENT SHIFTING.
 PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.

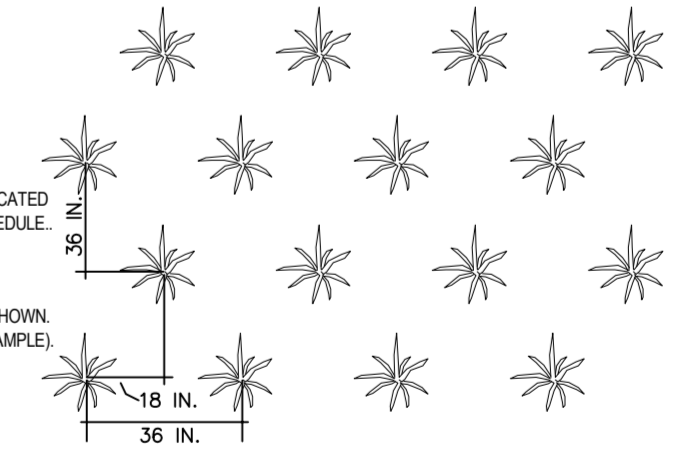
SHRUB PLANTING DETAIL
 NOT TO SCALE

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.



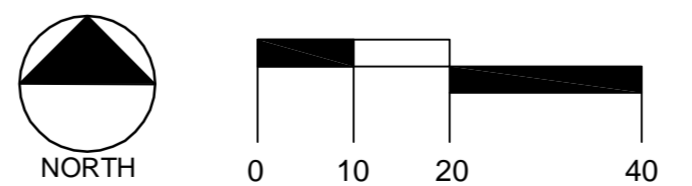
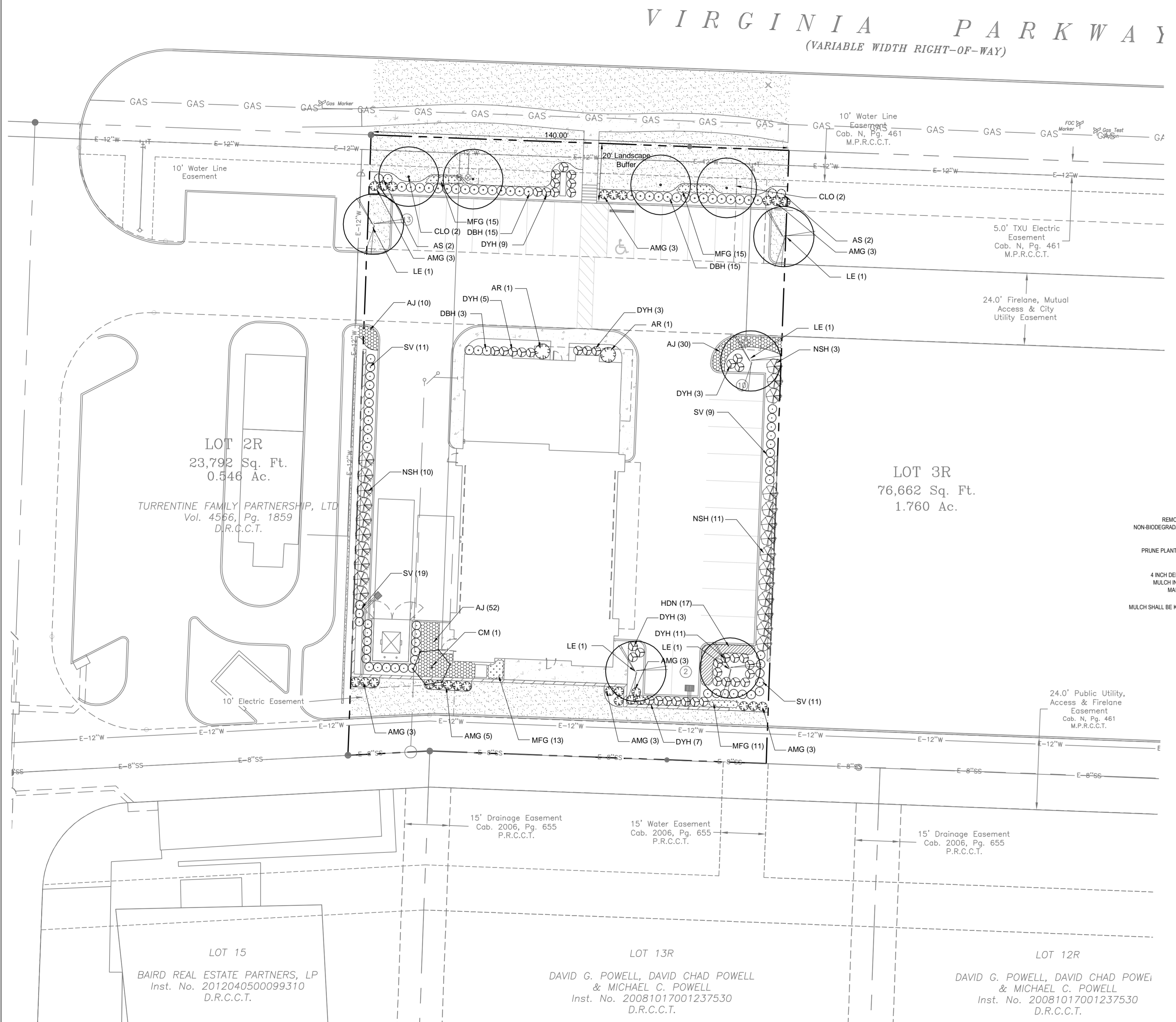
TREE PLANTING DETAIL
 NOT TO SCALE

SPACE PLANTS ACCORDING TO QUANTITIES INDICATED PER PLANT AREAS AND PLANT SCHEDULE.
 SET PLANTS IN STAGGERED ROWS AS SHOWN (36 INCHES USED AS EXAMPLE).



PLANT SPACING DETAIL
 NOT TO SCALE

TREE PIT TO BE 3X WIDER THAN ROOT BALL. SCARIFY AND ANGLE SIDES OF THE HOLE.
 SET TOP OF ROOT BALL 1 INCH ABOVE FINISH GRADE.
 PLACE BOTTOM OF ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.
 REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.
 BACKFILL HOLE WITH EXISTING SOIL.
 AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS.
 THE TOP OF ROOT BALL SHALL NOT BE COVERED WITH SOIL.
 PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.



RECEIVED
 By Planning Department at 1:00 pm, Dec 02, 2016