



WILLIAMS DESIGN GROUP
 LAND PLANNING - LANDSCAPE ARCHITECTURE
 401 W. 14TH ST. SUITE 200
 MCKINNEY, TEXAS 75069
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PLANT TITLE:
LANDSCAPE PLAN

PROJECT TITLE:
CUSTER ROAD MOB
MCKINNEY, TEXAS

REVISION DESCRIPTION	PER CITY COMMENTS	PER CITY COMMENTS
REV. DATE	7-18-2018	7-27-2018

DATE:
 6-27-2018
 LANDSCAPE PLAN

SHEET NO:
L1.01

PROPOSED TREES				
Symbol	Key	Name	Size	Spacing
	BLE	Elm, Bosque Lacebark <i>Ulmus parvifolia</i>	4" Cal/ 12' Ht.	As Scaled
	CO	Oak, Chinquapin <i>Quercus muhlenbergii</i>	4" Cal/ 12' Ht.	As Scaled
	DO	Oak, Durand <i>Quercus sinuata</i>	4" Cal/ 12' Ht.	As Scaled
	DW	Willow, Desert <i>Chilopsis linearis</i>	2" Cal/ 8' Ht.	As Scaled
	CT	Chaste Tree <i>Vitex agnus-castus</i>	6' Ht.	As Scaled

PROPOSED PLANTS				
Symbol	Key	Name	Size	Spacing
	DBH	Holly, Dwarf Burford <i>Ilex cornuta 'Dwarf Burfordii'</i>	3 Gal/ 2' Ht.	36"
	CGY	Yucca, Color Guard <i>Yucca filamentosa 'Color Guard'</i>	3 Gal.	36"
	AMG	Grass, Adagio Maiden <i>Miscanthus sinensis 'Adagio'</i>	3 Gal.	36"
	YH	Holly, Yaupon <i>Ilex vomitoria</i>	5' Ht.	As Scaled
	SV	Viburnum, Sweet <i>Viburnum odoratissimum</i>	7 Gal/ 3' Ht.	As Scaled
	DYH	Holly, Stoke's Dwarf Yaupon <i>Ilex vomitoria 'Stoke's Dwarf'</i>	3 Gal.	30"
	TS	Sage, Texas <i>Leucophyllum frutescens</i>	7 Gal.	As Scaled
	KA	Abelia, Kaleidoscope <i>Abelia grandiflora 'Kaleidoscope'</i>	3 Gal.	36"
	AS	Sage, Autumn <i>Salvia greggii</i>	3 Gal.	30"
	RY	Yucca, Red <i>Hesperaloe parviflora</i>	3 Gal.	30"

LANDSCAPE REQUIREMENT CALCULATIONS	
Required Percentage of Total Site Landscaping	Min. 10%
Site Area	35,754 s.f.
Proposed Landscape Area	12,591 s.f.
Percentage of Site to be in Living Landscape	28.90%
Required Percentage of Street Yard Landscaping	Min. 15%
Street Yard Area	10,124 s.f.
Street Yard Landscaped Area	4,165 s.f.
Percentage of Street Yard Landscaped	41.14%
Number of Site Parking Spaces	29
Number of Trees Required 1 Per 10 Spaces	3
Number of Parking Lot Trees Provided	6
Required # of Min. 4" Cal./ 12' Trees Along Street Frontage (Custer Road)	1 per 40'
Length of Street Frontage	130.97'
Number of Trees Required	4
Number of Trees Provided	4
Required # of Min. 4" Cal./ 12' Trees Along Rear Buffer	1 per 40'
Length of Buffer	65.00'
Number of Trees Required	2
Number of Trees Provided	2

Common Bermuda Solid Sod or Hydrosprigs - 6.622 +/- s.f. Shown

Stone Bed - 1,310 s.f. +/- Shown
 To be 2" to 4" Stone Size, 6" Depth. Excavate areas denoted to a depth of 5" below finish grade. Cover entire area with medium weight, commercial grade, weed fabric.

Denotes bed line between planting areas - To be 4" Brown, Commercial Grade, Steel Edging, Set 1" Above Finish Grade

Note:
 The Contractor shall verify all quantities. Contractor responsible for providing all plant material as indicated by symbols on plan.

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.

Notes

No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner. City approved tree and plant changes shall be permitted prior to installation if requested by 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).

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.

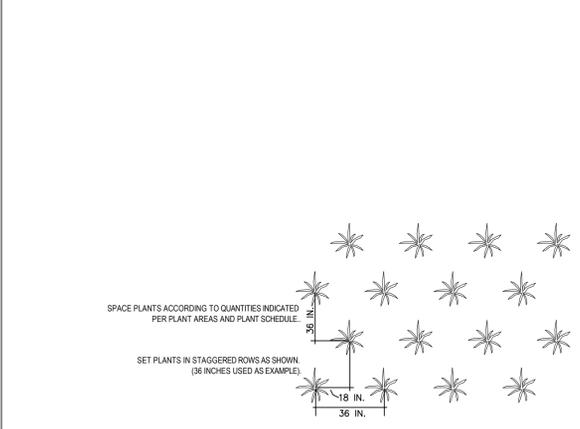
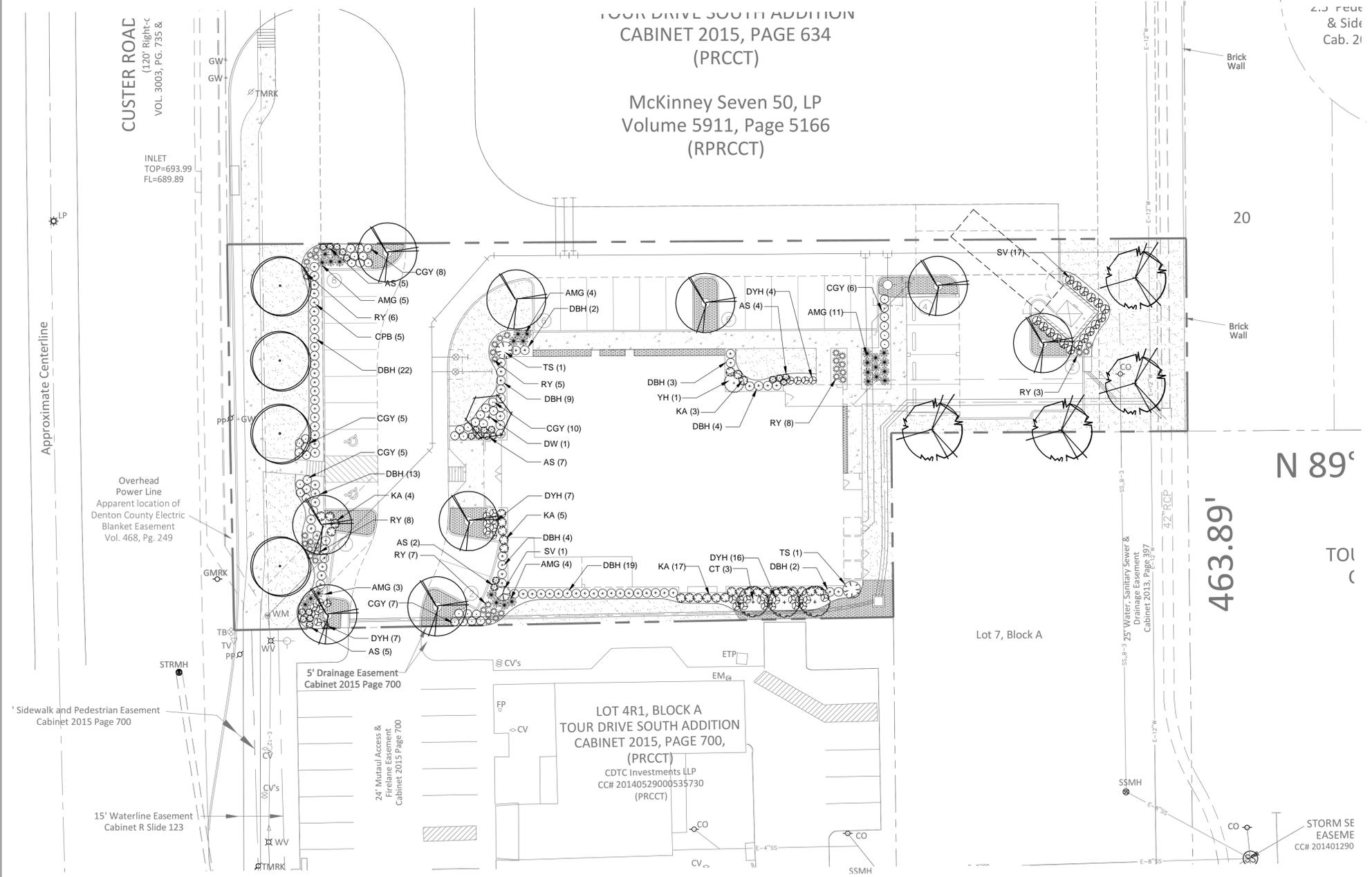
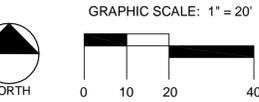
All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.

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.

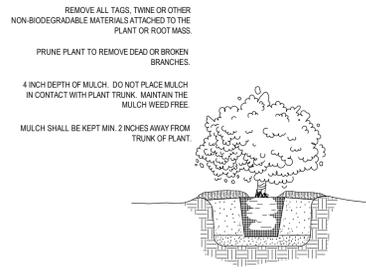
All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away 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 backfield 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 each plant as final adjustments are made.



PLANT SPACING DETAIL
 NOT TO SCALE



SHRUB PLANTING DETAIL
 NOT TO SCALE

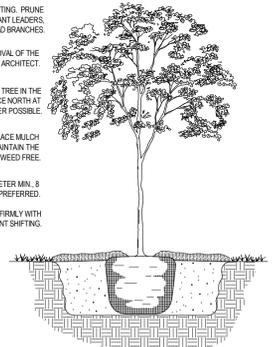
PLANT PIT TO BE AT LEAST 2X WIDER THAN ROOT BALL. SCARIFY AND ANGLE SIDES OF THE HOLE

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

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

Approximate Centerline

Overhead Power Line
 Apparent location of Denton County Electric Blanket Easement
 Vol. 468, Pg. 249

5' Drainage Easement
 Cabinet 2015 Page 700

24' Mutual Access & Freline Easement
 Cabinet 2015 Page 700

LOT 4R1, BLOCK A
 TOUR DRIVE SOUTH ADDITION
 CABINET 2015, PAGE 700,
 (PRCCT)
 CDTC Investments LLP
 CC# 20140529000535730
 (PRCCT)

LOT 7, Block A

25' Water, Sanitary Sewer & Drainage Easement
 Cabinet 2015, Page 197

42' RCP

463.89'

N 89°

TOC

STORM SE EASEMENT
 CC# 201401290

15' Waterline Easement
 Cabinet R Slide 123

INLET
 TOP=693.99
 FL=689.89

120' Right-of-Way
 VOL. 3003, PG. 735 &

TOUR DRIVE SOUTH ADDITION
 CABINET 2015, PAGE 634
 (PRCCT)

McKinney Seven 50, LP
 Volume 5911, Page 5166
 (RPRCCT)

TOUR DRIVE SOUTH ADDITION
 CABINET 2015, PAGE 700,
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