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LANDSCAPE PLAN

REDBUD SPEC BUILDING
 MCKINNEY, TEXAS

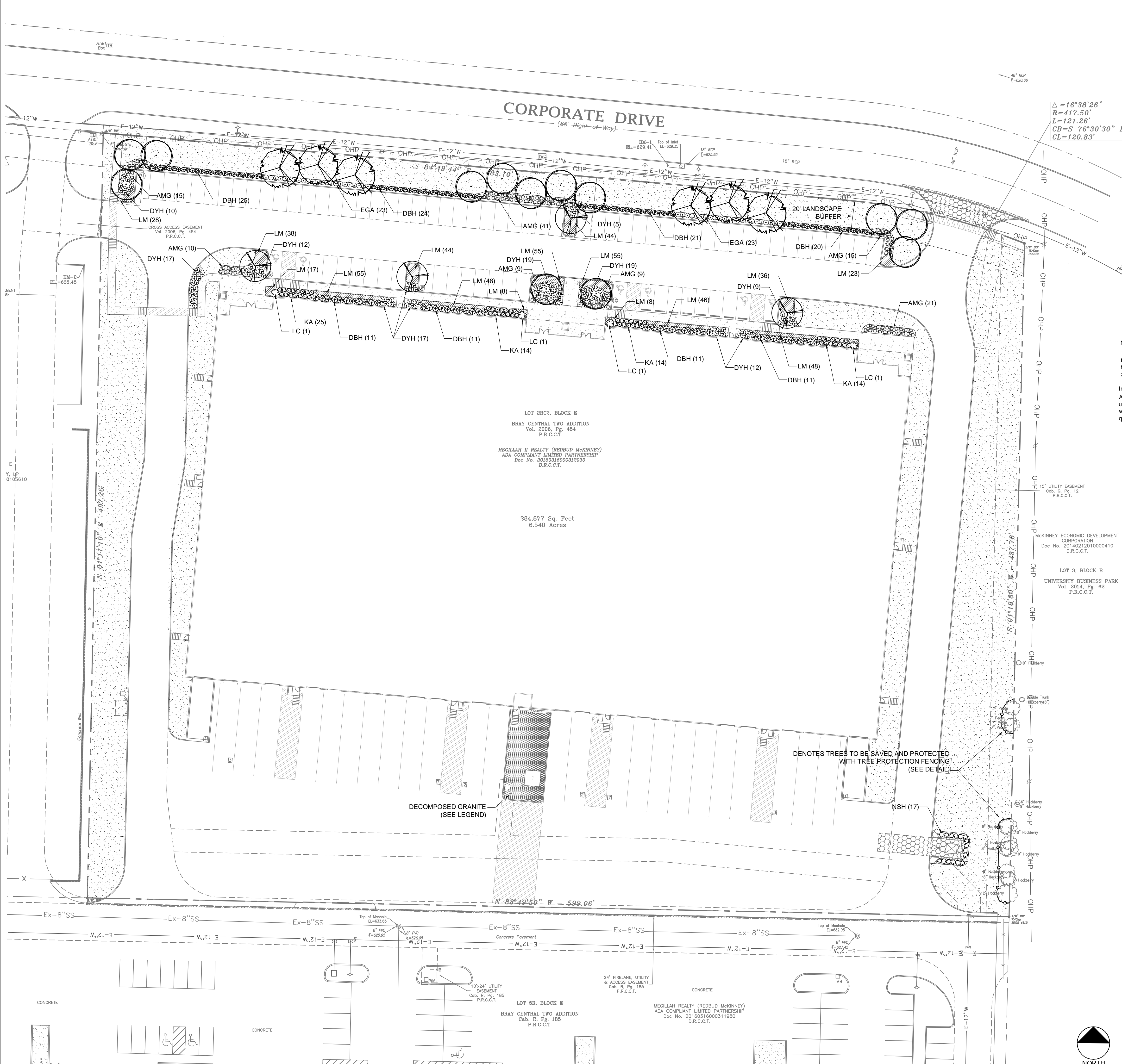
REVISION DESCRIPTION

REV. DATE	REVISED BY	DESCRIPTION
8-3-2017	PER SITE PLAN REVISIONS	
8-25-2017	PER CITY COMMENTS DATED 8-7-2017	
9-1-2017	PER CITY COMMENTS DATED 8-25-2017	

DATE: 7-20-2017

SHEET NO: LANDSCAPE PLAN

L2.01



PROPOSED TREES

Symbol	Key	Name	Size	Spacing
(Symbol)	CP	Pistachio, Chinese <i>Pistacia chinensis</i>	4" Cal/ 12' Ht.	As Scaled
(Symbol)	LO	Oak, Live <i>Quercus virginiana</i>	4" Cal/ 12' Ht.	As Scaled
(Symbol)	BC	Cypress, Bald <i>Taxodium distichum</i>	4" Cal/ 12' Ht.	As Scaled

PROPOSED PLANTS

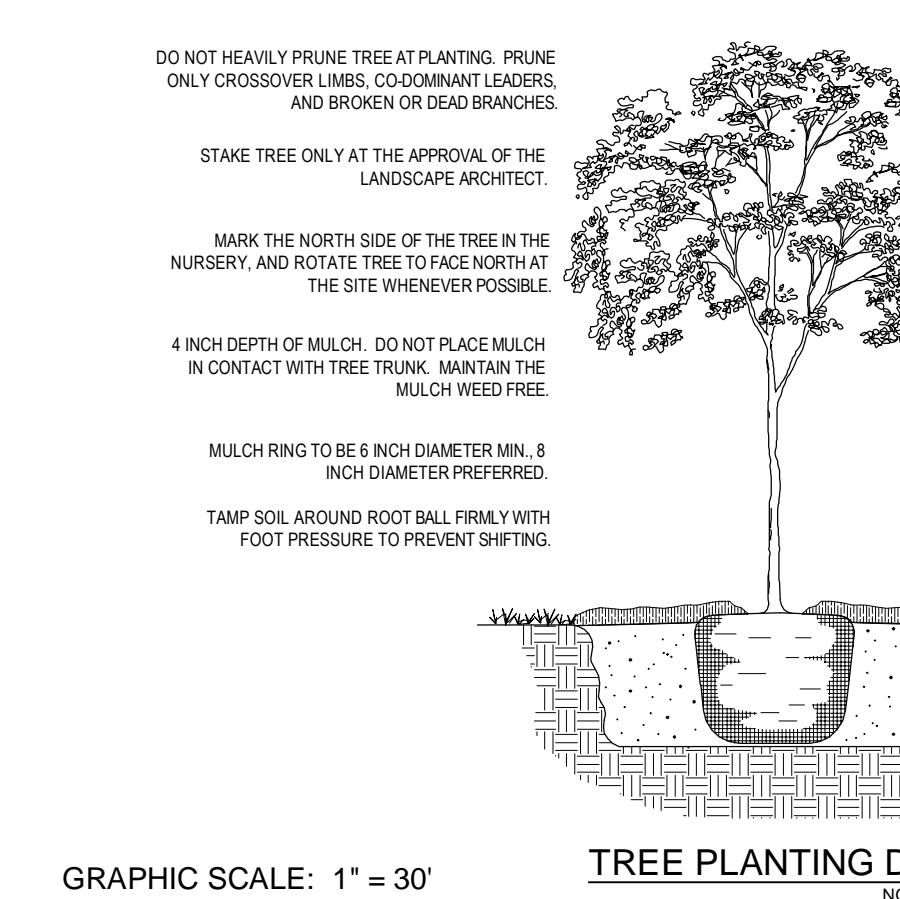
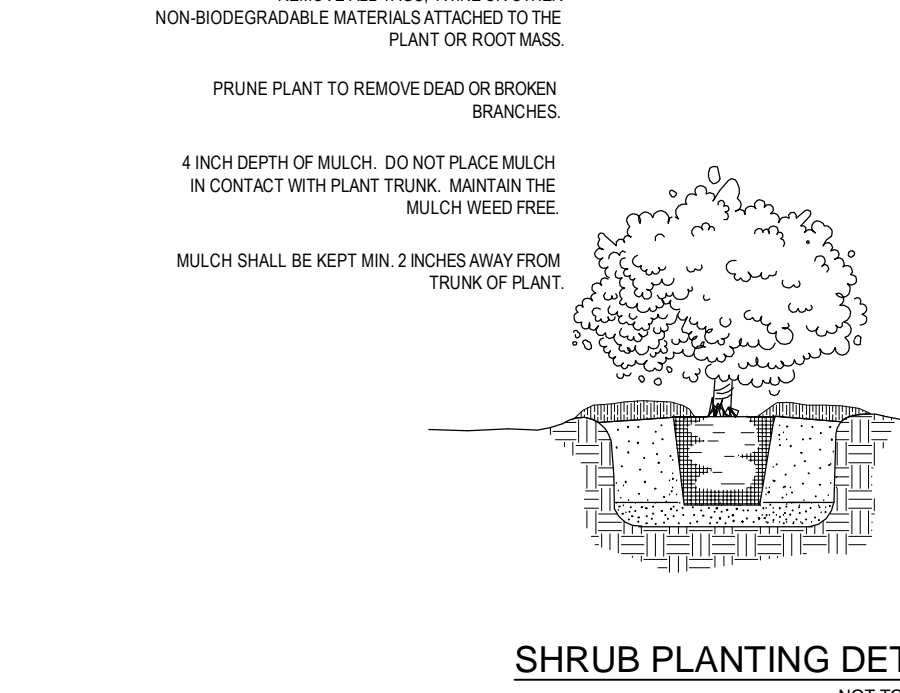
Symbol	Key	Name	Size	Spacing
(Symbol)	EGA	Abelia, Edward Goucher <i>Abelia grandiflora</i>	3 Gal/ 2' Ht.	36"
(Symbol)	DBH	Holly, Dwarf Burford <i>Ilex cornuta 'Dwarf Burford'</i>	3 Gal/ 2' Ht.	3' @ Front 4' @ Blg
(Symbol)	KA	Abelia, Kaleidescope <i>Abelia grandiflora</i>	3 Gal.	36"
(Symbol)	LC	Cleyera, Leann <i>Temstroemia gymnanthera</i>	7 Gal.	As Scaled
(Symbol)	NSH	Holly, Nellie R. Stevens <i>Ilex x 'Nellie R. Stevens'</i>	7 Gal/ 3' Ht.	36"
(Symbol)	DYH	Holly, Dwarf Yaupon <i>Ilex vomitoria 'Nana'</i>	3 Gal.	36"
(Symbol)	AMG	Grass, Adagio Maiden <i>Miscanthus sinensis 'Adagio'</i>	3 Gal.	36"
(Symbol)	LM	Liriope <i>Liriope muscari</i>	1 Gal.	18"

Notes:
 The Contractor shall verify water restrictions with the City of McKinney at time of planting. Should water restrictions not allow for hydromulch, hydrosedding, 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.

LANDSCAPE REQUIREMENT CALCULATIONS

Requirement	Value
Required Percentage of Total Site Landscaping	Min. 10%
Site Area	6.53 Acres
Proposed Landscape Area	1.24 Acres
Percentage of Site to be in Living Landscape	18.98%
Required # of Min. 4" Cal/12' Trees Along Street Frontage (Corporate Drive)	1 per 40'
Length of Street Frontage	605'
Number of Trees Required	15
Number of Trees Provided	15

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).
 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 around each plant as final adjustments are made.



GRAPHIC SCALE: 1" = 30'

NORTH

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 By Planning Department at 1:04 pm, Sep 01, 2017

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