

SOLID SOD NOTES

1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not be limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.

LANDSCAPE TABULATIONS:
City of McKinney

STREETWAY (Streets: 28,710.13 s.f., Total Site: 90,513 s.f.)
Requirements: 15% of streetway to be landscape
10% of total site area to be landscape

Required 4,307 s.f. (15%) 9,051 s.f. (10%)	Provided 5,588 s.f. (19.4%) 16,528 s.f. (18.26%)
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STREET TREES
Requirements: One (1) tree per 30 l.f. of street frontage parking screen

STACY ROAD (322.25 l.f.)	Provided (11) trees, 4" cal.
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PARKING LOT (72 spaces)
Requirements: (1) tree per 10 parking spaces
(1) tree within 65' of every space

Required (8) trees, 4" cal.	Provided (18) trees, 4" cal.
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PLANT LIST

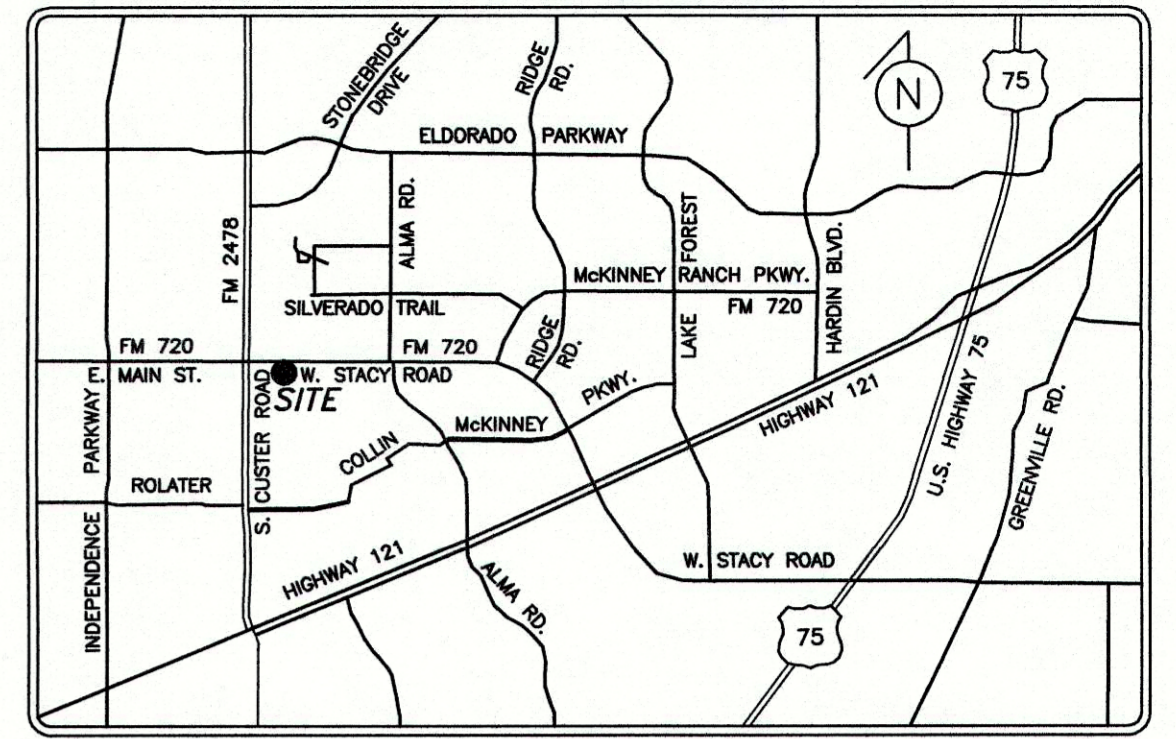
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
11	BC	Bald Cypress	<i>Taxodium distichum</i>	4" cal.	container grown, 14' ht. 5' spread min.
7	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	container grown, 14' ht. 5' spread min.
12	CP	Chinese Pistache	<i>Pistachia chinensis</i>	4" cal.	container grown, 14' ht. 5' spread min.
5	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	container grown, 14' ht. 5' spread min.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
68	DBH	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordii nana'</i>	5 gal.	container, full plant, 36" o.c.
40	NRS	Nellie R. Stevens Holly	<i>Ilex sp. 'Nellie R. Stevens'</i>	10 gal.	container, full plant.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermudagrass	<i>Cynodon dactylon</i>		solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

The contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions not allow hydromulch, hydros seeding, or sprigging (Stage 3 and Stage 4 water restrictions), an approved alternative for grassing shall be installed.



VICINITY MAP
NOT-TO-SCALE

SITE DATA	
SITE AREA:	2,0779 ACRES (90,513 S.F.)
ZONING DISTRICT:	PD 2013-10-09B
PROPOSED USE:	GROCERY
BUILDING AREA:	17,005 S.F.
F.A.R.:	0.188:1
BUILDING HEIGHT:	22.5' (1 STORY)
PARKING:	68 (4 ACCESSIBLE)
REQUIRED: 1 SPACE/250 SF OF BUILDING AREA	72 (4 ACCESSIBLE)
PROVIDED:	
OFF-STREET LOADING:	2
REQUIRED:	2
PROVIDED:	
LANDSCAPE (PREVIOUS) AREA PROVIDED:	18,410 S.F. (20.34%)
IMPERVIOUS AREA PROVIDED:	72,103 S.F. (79.66%)

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (1) one inch of imported topsoil on all areas to receive lawn.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

CITY OF MCKINNEY
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

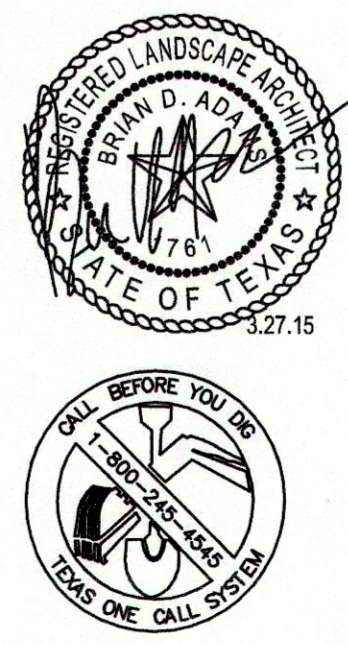
DATE _____ BY _____

PRIOR TO CONSTRUCTION THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF MCKINNEY ENGINEERING DEPARTMENT AT 972-547-7420 CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF MCKINNEY SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF MCKINNEY STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH.

DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

APPLICANT:
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DENTON, TEXAS 76207
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ENGINEER:
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17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.



01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

REV.	DATE	REMARKS
2	3.27.15	CITY COMMENTS
1	3.20.15	CITY COMMENTS

LANDSCAPE PLAN

LOT 5, BLOCK A - CVS STACY CUSTER ADDITION
S.E.Q. CUSTER RD. (F.M. 2478) & STACY RD. (F.M. 720)

THE CITY OF MCKINNEY, TEXAS

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Civil Consultants
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TBPE- F-12997

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	11.26.14	1"=30'	D.P.	007-069 SITE PLAN	L-1

smr
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