

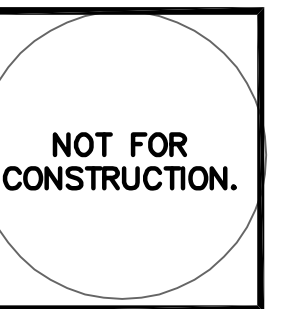
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TITLE
LANDSCAPE PLANS

REVISIONS

JOB NO. 20183

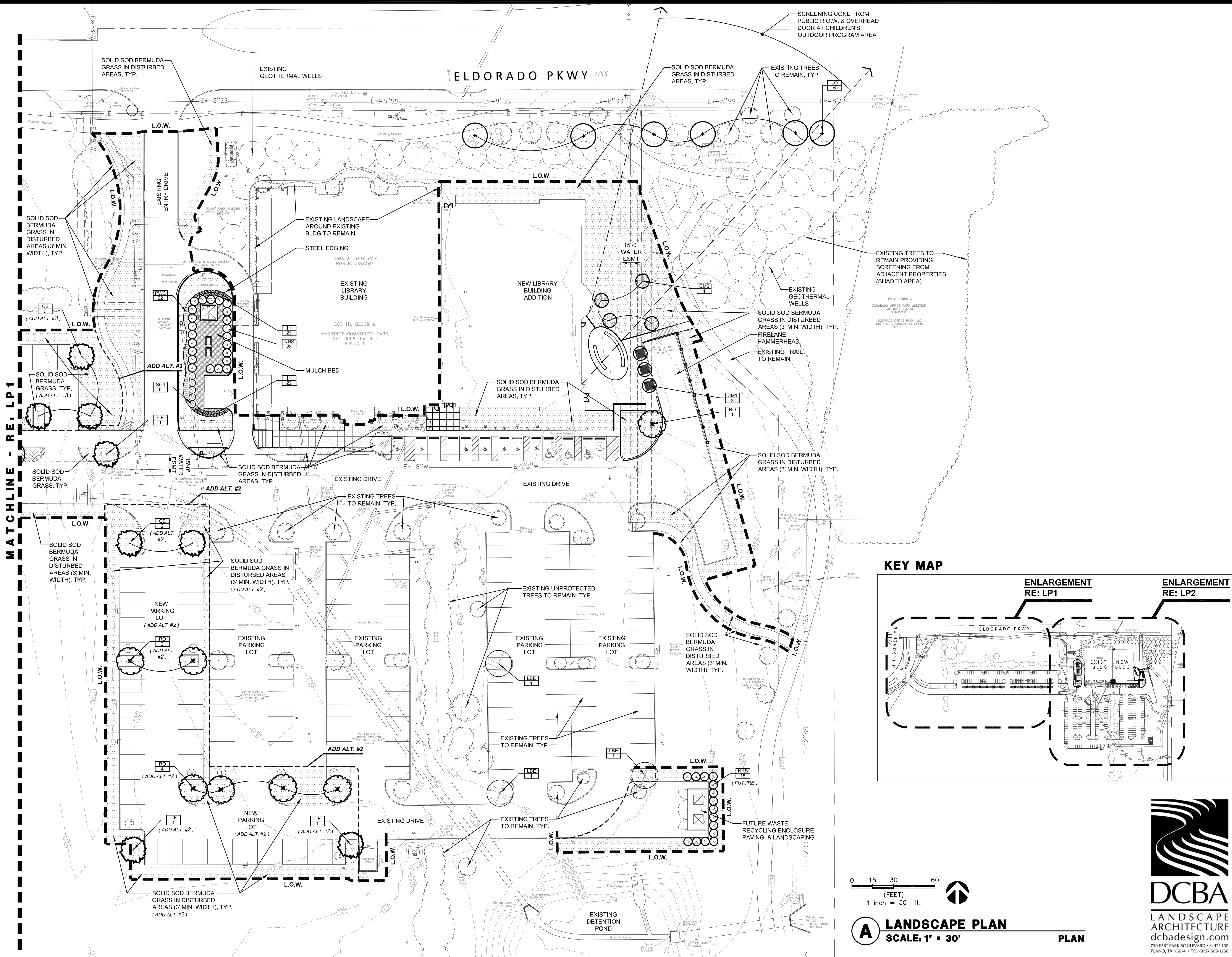
Issue Date: 08.07.2018

Drawn By: JCM

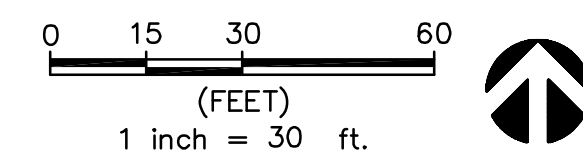
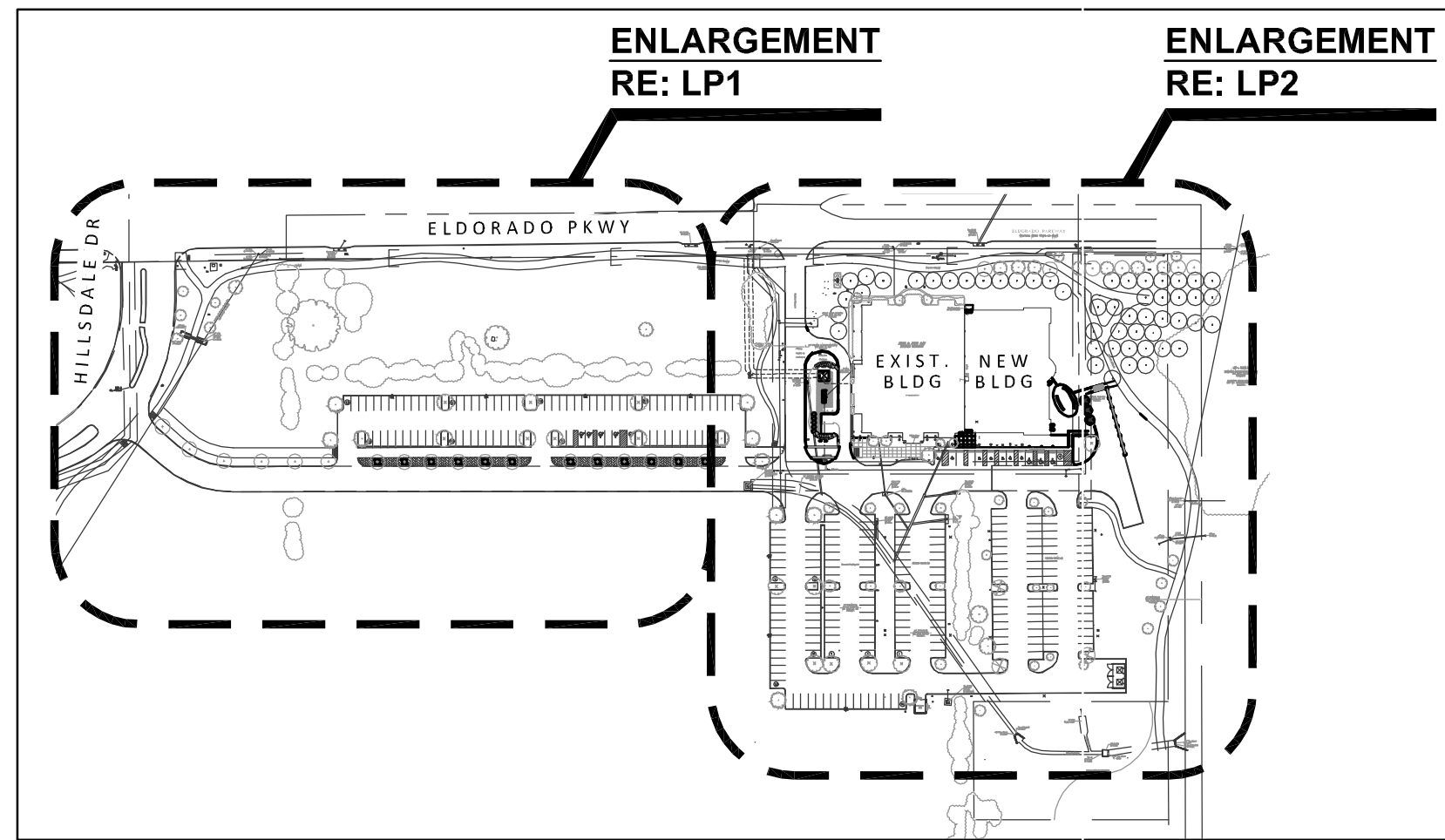
Checked By: JCM

SHEET NO.

LP2



KEY MAP



A LANDSCAPE PLAN
SCALE: 1" = 30'
PLAN

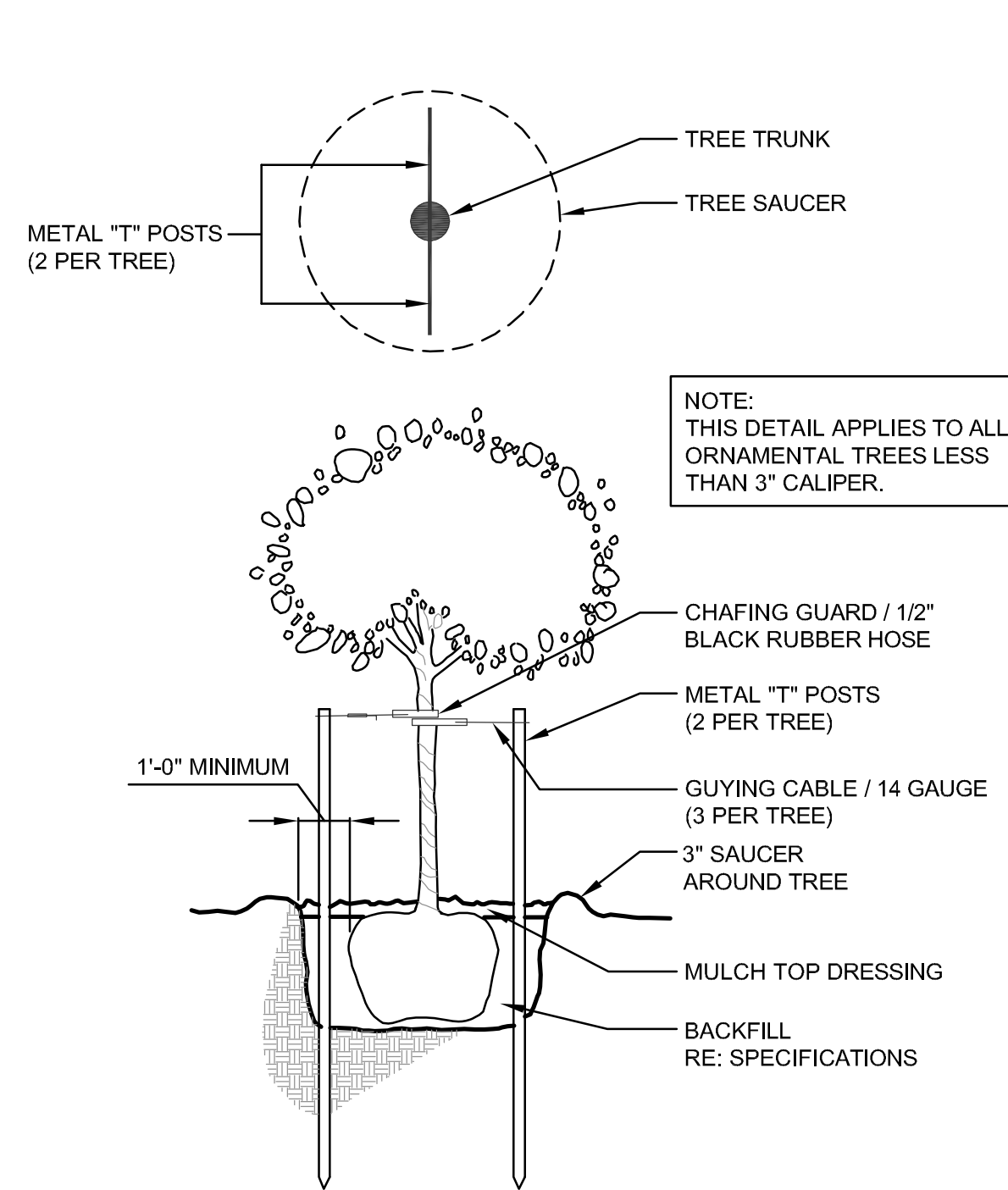


SIGNATURE BOX

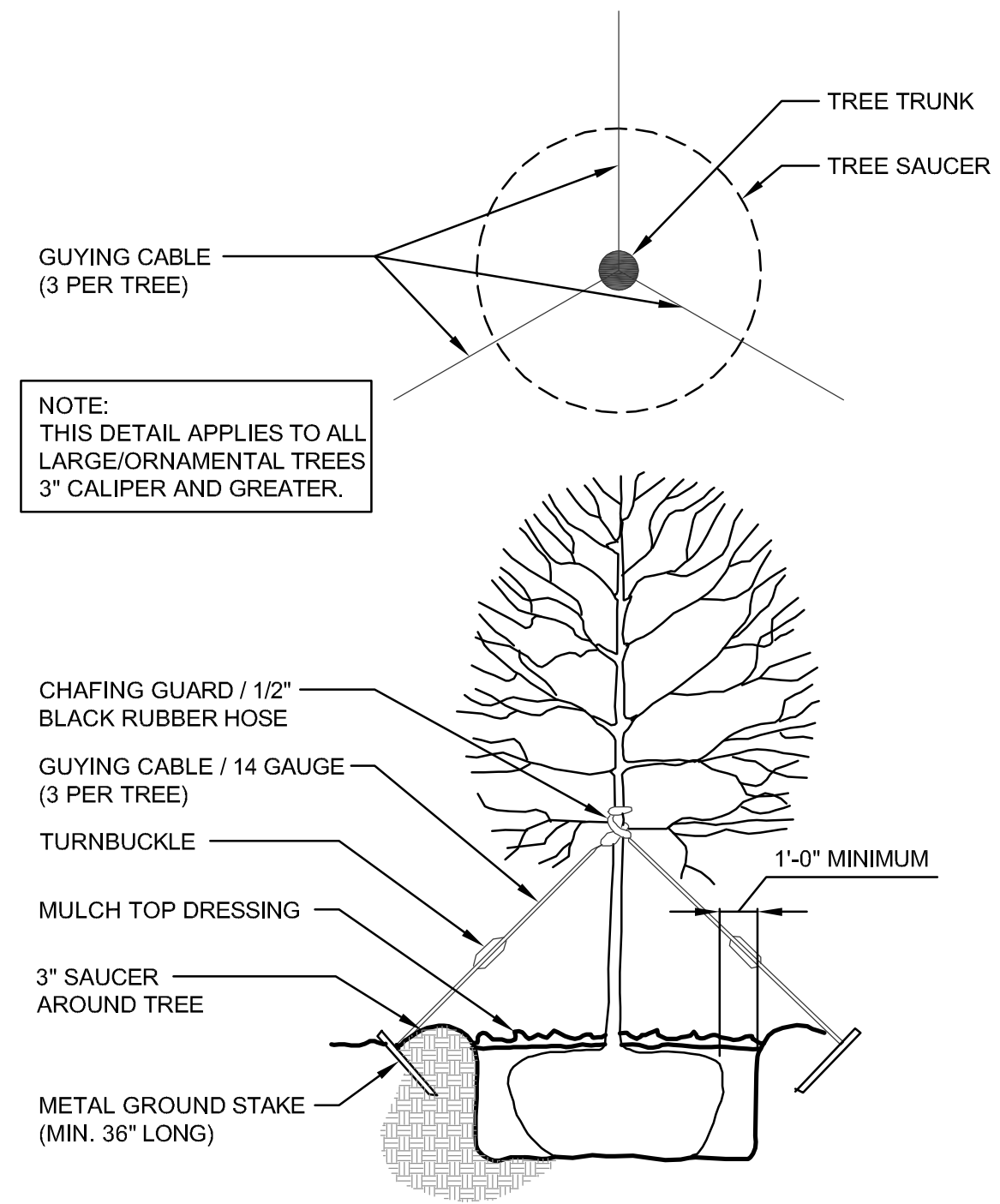
FOR REVIEW ONLY

LANDSCAPE GENERAL NOTES:

- QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRE AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES, AMBIGUITY, OR UNLABELED PLANTS ON PLANS PRIOR TO BID SUBMITTAL. IF DISCREPANCY, AMBIGUITY, OR UNLABELED PLANT IS NOT CLARIFIED BY LANDSCAPE ARCHITECT PRIOR TO BID SUBMITTAL DATE, CONTRACTOR SHALL NOTE SUCH ITEM ON BID.
- ALL HOLES FOR TREES AND LARGE SHRUBS SHALL BE TESTED FOR WATER RETENTION PRIOR TO TREE OR SHRUB INSTALLATION. AFTER HOLE IS EXCAVATED, IT IS TO BE FILLED WITH WATER TO THE TOP OF THE EXCAVATION. IF, AFTER 24 HOURS, THE HOLE STILL HOLDS WATER, THE CONTRACTOR SHALL EXCAVATE AN ADDITIONAL 6" FROM THE BOTTOM OF THE HOLE. THE LANDSCAPE CONTRACTOR SHALL THEN INSTALL 6" OF NATIVE WASHED GRAVEL COVERED ON THE TOP (AND UP TO A MINIMUM OF 12" ON THE SIDES OF THE HOLE) WITH FILTER FABRIC. THE CONTRACTOR SHALL ALSO INSTALL A CAPPED 3" DIAMETER PVC SUMP WHICH WILL EXTEND FROM NEAR THE BOTTOM OF THE ROCK LAYER TO 3" ABOVE THE PROPOSED FINISH GRADE SO THE HOLE CAN BE EVACUATED THROUGH MECHANICAL MEANS.
- THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITH THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATE FOR GRASSING SHALL BE INSTALLED.



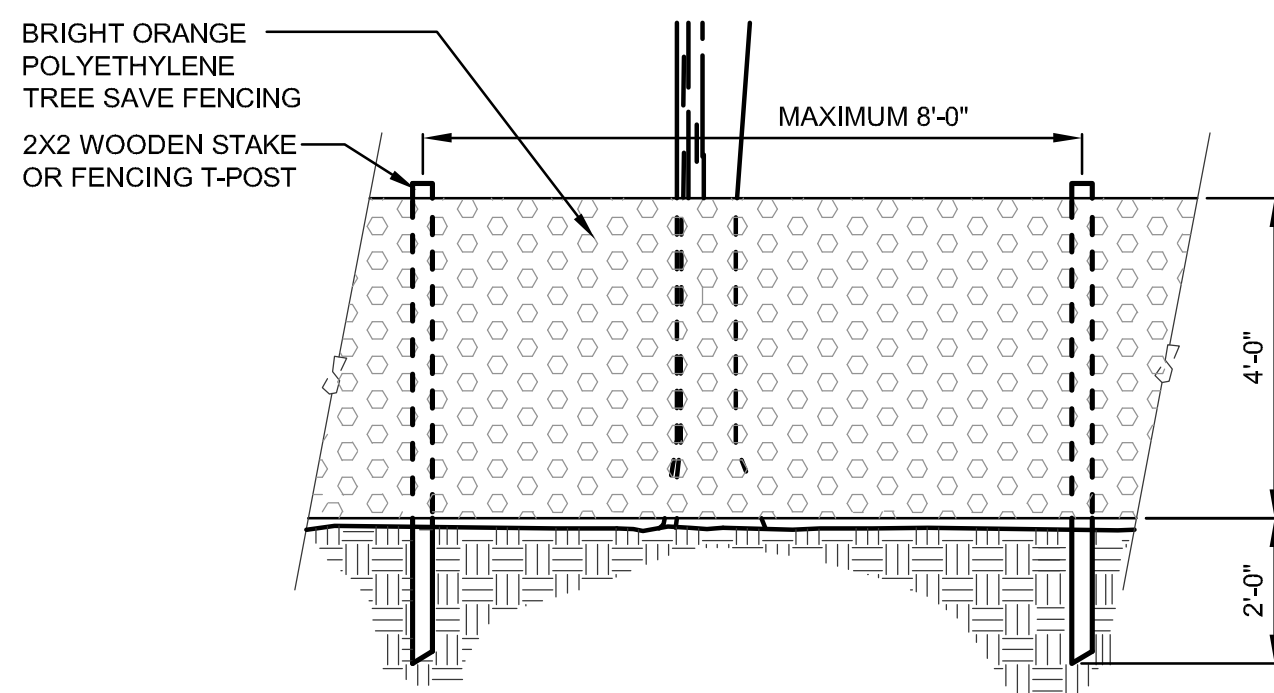
B TREE STAKING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



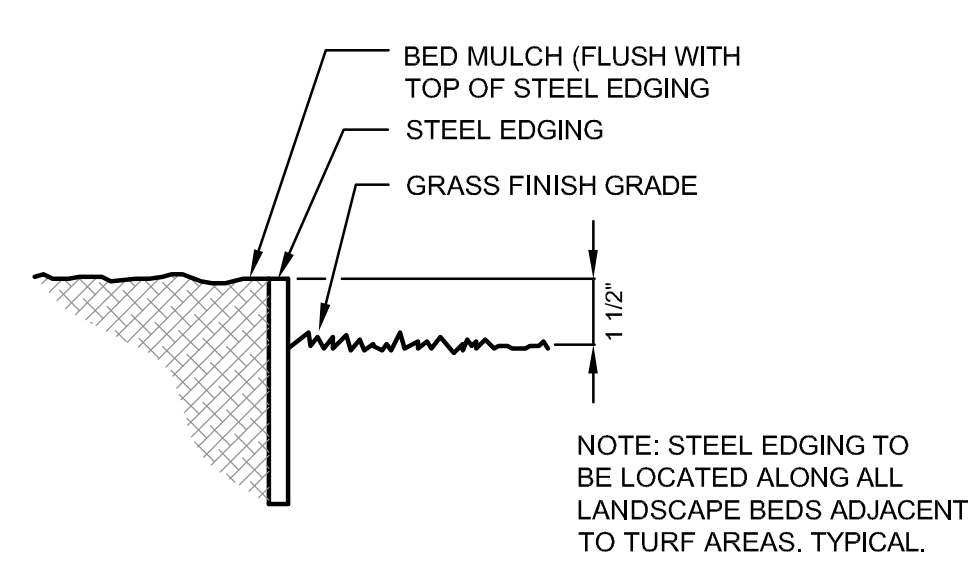
A TREE GUYING DETAIL
SCALE: N.T.S. SECTION/ELEVATION

TREE PROTECTION:

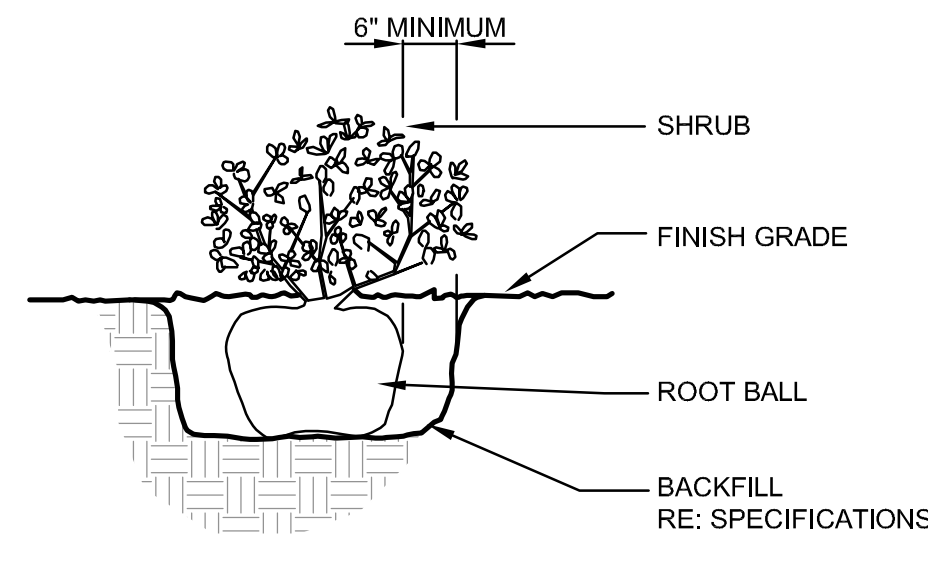
- A. PRIOR TO CONSTRUCTION, ALL PROTECTED TREES AS SHOWN ON THE DEMOLITION PLANS SHALL BE CLEARLY MARKED WITH A BARRIER CONSISTING OF A 4' BARRICADE FENCE OR APPROVED EQUIVALENT TO PROTECT THE AREA UNDER THE CANOPY OF DRIP LINE OF ANY PROTECTED TREE OR GROUP OF PROTECTED TREES.
- B. DURING CONSTRUCTION, THE BUILDER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR STORAGE OF MATERIALS AND THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- C. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.
- D. IN ADDITION, CONTRACTOR WILL BE RESPONSIBLE FOR ANY PROTECTED TREE WHICH DIES OR IS DAMAGED DUE TO CONTRACTOR NEGLIGENCE. VALUE OF DEAD AND/OR DAMAGED PROTECTED TREE SHALL BE DETERMINED USING THE "GUIDE FOR PLANT APPRAISAL" PREPARED UNDER CONTRACT BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS AND EDITED, PUBLISHED AND COPYRIGHTED BY THE INTERNATIONAL SOCIETY OF ARBORCULTURE, NINTH EDITION, 2000.



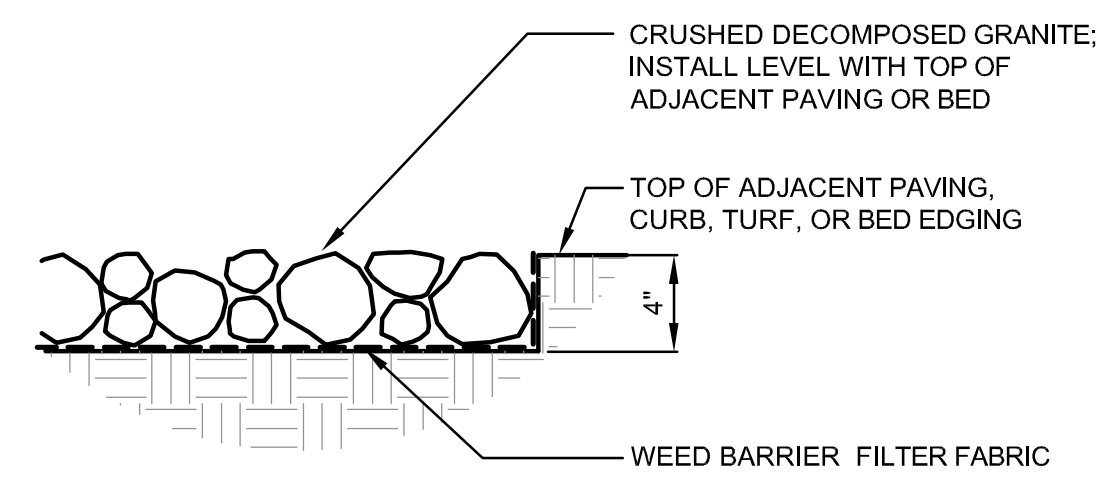
G TREE PROTECTION
SCALE: N.T.S. SECTION



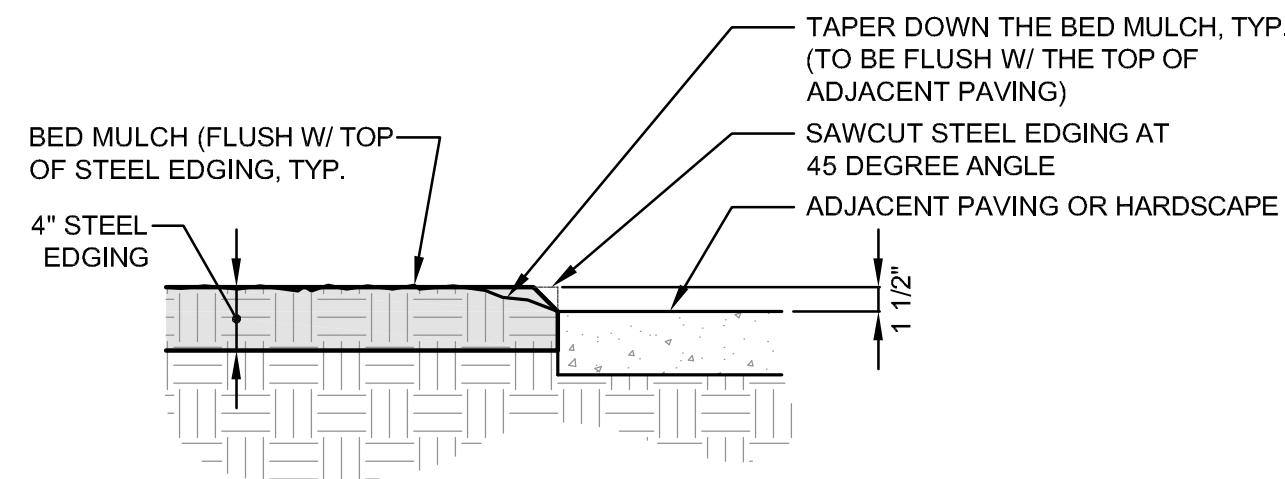
D STEEL EDGING
SCALE: N.T.S. SECTION/ELEVATION



C SHRUB PLANTING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



F DECOMPOSED GRANITE
SCALE: N.T.S. SECTION



E STEEL EDGING ADJACENT TO PAVING (TYP.)
SCALE: N.T.S. SECTION/ELEVATION

PLANT LIST

KEY	QUANTITY (LANDSCAPE ARCHITECT'S ESTIMATE ONLY)	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	12	LIVE OAK	Quercus virginiana	100 gallon; minimum 4" caliper x 16' height x 6' spread	Container-grown; full head; branching at ± 6'; matched
RO	1	SHUMARD RED OAK	Quercus shumardii	100 gallon; minimum 4" caliper x 16' height x 6' spread	Container-grown; full head; branching at ± 6'; matched
CE	1	CEDAR ELM	Ulmus crassifolia	100 gallon; Minimum 4" caliper x 16' height x 6' spread	Container-grown; full head; branching at ± 6'; matched
BC	12	BALD CYPRESS	Taxodium distichum	100 gallon; Minimum 4" caliper x 16' height x 6' spread	Container-grown; full head; branching at ± 6'; matched
LBE	3	LACEBARK ELM	Ulmus parvifolia	100 gallon; Minimum 4" caliper x 16' height x 6' spread	Container-grown; full head; branching at ± 6'; matched
CM1	3	CRAPE MYRTLE MUSKOGEE	Lagerstroemia indica 'Muskogee'	30 gallon; Minimum 2" caliper x 8' height x 4' to 5' spread	Container-grown; full head; multi-trunk (3-5 canes)
CM2	4	CRAPE MYRTLE 'NATCHEZ	Lagerstroemia indica 'Natchez'	30 gallon; Minimum 2" caliper x 8' height x 4' to 5' spread	Container-grown; full head; multi-trunk (3-5 canes)
NRS	23	NELLIE R. STEVENS HOLLY	Ilex 'Nellie R. Stevens'	15 gallon; minimum 4" height x 2 1/2' spread	Container-grown; full-to-ground
SGJ	5	SEA GREEN JUNIPER	Juniperus chinensis 'Sea green'	7 gallon; minimum 30" height x 24" spread.	Full; plant 60" o.c.
PWC	62	PURPLE WINTER CREEPER	Euonymus 'Coloratus'	1 gallon; minimum 3 runners at 12" long	Full; plant 18" o.c.

PLANT LIST - FUTURE

KEY	QUANTITY (LANDSCAPE ARCHITECT'S ESTIMATE ONLY)	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
NRS	15	NELLIE R. STEVENS HOLLY	Ilex 'Nellie R. Stevens'	15 gallon; minimum 4" height x 2 1/2' spread	Container-grown; full-to-ground

PLANT LIST - ADD ALT. #2

KEY	QUANTITY (LANDSCAPE ARCHITECT'S ESTIMATE ONLY)	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
RO	6	SHUMARD RED OAK	Quercus shumardii	100 gallon; minimum 4" caliper x 16' height x 6' spread	Container-grown; full head; branching at ± 6'; matched
CE	4	CEDAR ELM	Ulmus crassifolia	100 gallon; Minimum 4" caliper x 16' height x 6' spread	Container-grown; full head; branching at ± 6'; matched

PLANT LIST - ADD ALT. #3

KEY	QUANTITY (LANDSCAPE ARCHITECT'S ESTIMATE ONLY)	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
RO	7	SHUMARD RED OAK	Quercus shumardii	100 gallon; minimum 4" caliper x 16' height x 6' spread	Container-grown; full head; branching at ± 6'; matched
CE	6	CEDAR ELM	Ulmus crassifolia	100 gallon; Minimum 4" caliper x 16' height x 6' spread	Container-grown; full head; branching at ± 6'; matched

- NOTES:
- PER CITY ORDINANCE, ALL SHADE TREES LISTED WILL HAVE A MINIMUM 25' DIAMETER CROWN WIDTH AT FULL MATURITY.
 - ALL TURF & LANDSCAPE BED AREAS TO BE IRRIGATED W/ A PERMANENT IRRIGATION SYSTEM PER ALL CITY STANDARDS.

SUMMARY OF REQUIREMENTS FOR THE CITY OF MCKINNEY LANDSCAPE IMPROVEMENTS

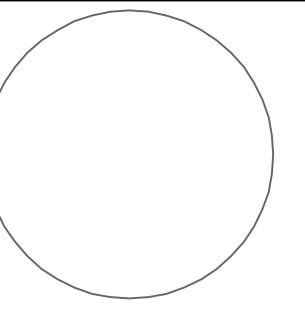
REQUIRED	PROVIDED
TREES (GENERAL):	
• CANOPY TREES TO BE MIN 4" CAL & 12' HT	YES
• CANOPY TREES @ 40' O.C. ALONG STREET FRONTAGE	YES
• ORNAMENTAL TREES TO BE MIN 2" CAL & 8' HT	YES
TREES IN R.O.W. & UTILITY:	
• ≥ 4' AWAY FROM R.O.W.	YES
• ≥ 8' AWAY FROM UTILITY LINE (WATER OR SEWER)	YES
• ORN. TREES ARE PERMISSIVE IN-LIEU-OF CANOPY TREES WHERE NECESSARY (1 ORN. TREE = 1 CANOPY TREE)	N/A
PARKING LOT LANDSCAPING (GENERAL):	
• MIN. 3" GRASS AND/OR LOW GROUND COVER LANDSCAPE EDGES	YES
• LANDSCAPE AREAS IN PARKING LOT TO BE (1) PARKING SPACE IN SIZE (162 SF MIN.)	YES
• EACH LANDSCAPE AREA TO HAVE A TREE WITHIN 65' OF EVERY SPACE	YES
• MIN. (1) TREE PER 10 PARKING SPACES	YES
• MIN. (1) TREE AT THE TERMINUS OF EACH PARKING ROW	YES
• MIN. 50% OF ISLAND COVERED IN LIVING PLANT MATERIAL	YES
• MAX. 50% OF ISLAND COVERED IN BARK MULCH OR DECOMPOSED GRANITE	N/A
PARKING LOT SCREENING:	
• ≥ 75% OF THE FRONTAGE OF PARKING LOTS, ADJACENT TO R.O.W., WITHIN STREET YARD TO BE SCREENED FROM STREETS	N/A... THERE IS A SIGNIFICANT DISTANCE (180') TO THE NEAREST STREET & AN EXISTING TREE LINE AS A BUFFER
STREET YARD:	
• ≥ 15% TO BE PERMANENT LANDSCAPE AREA	YES
LANDSCAPE BUFFER:	
• 20' BUFFER	YES
DUMPSTER SCREENING:	
• 6' HT. EVERGREEN SCREENING SHRUBS (MIN. 3' HT. AT TIME OF PLANTING)	YES
TREE PRESERVATION:	
• YES	YES
IRRIGATION REQUIREMENTS:	
• AUTOMATIC UNDERGROUND IRRIGATION IN ALL REQUIRED LANDSCAPE AREAS	YES



SIGNATURE BOX

JOHN AND JUDY GAY
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MCKINNEY, TX

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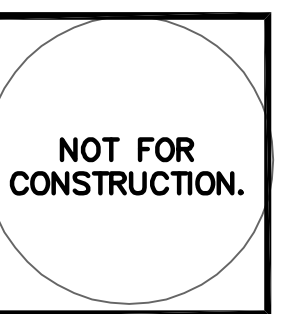
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TITLE

LANDSCAPE
DETAILS & NOTES

REVISIONS

JOB NO. 20183

Issue Date: 08.07.2018

Drawn By: JCM

Checked By: JCM

SHEET NO.

LP3

FOR REVIEW ONLY