



**LANDSCAPE NOTES**

- Contractor shall verify all existing and proposed site elements and notify Architect/Engineer of any discrepancies. Survey date of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect/Engineer of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system.
- All lawn areas to be Hydromulch Bermuda grass, unless otherwise noted on the drawings.

**MAINTENANCE NOTES**

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- 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.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

**HYDROMULCH NOTES**

All lawn areas to be Hydromulch Bermuda grass, unless noted otherwise on drawings.

Contractor shall scarify, rip, and loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.

Bermuda grass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.

Fiber: Shall be one hundred percent (100%) Wood Cellulose Fiber, delivered to the site in its original unopened container. "Conweb" or equal.

Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be "Terra-Tack one", as manufactured by Grovera, Inc., or equal.

Hydromulch with Bermuda grass seed at a rate of two (2) pound per one thousand (1000) square foot.

Use a 4" x 8" batter board against all bed areas.

If installation occurs between September 1 and April 1, all hydromulch areas to be permanent perennial rye grass at a rate of four (4) pounds per one thousand (1000) square foot. Contractor to provide an alternate bid for bermuda grass species, 419 tif, solid sod in lieu of hydromulch.

All lawn areas to be hydromulched shall have one hundred percent (100%) coverage prior to final acceptance. City of McKinney requires 100% established coverage prior to Certificate of Occupancy.

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.

Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.

**WATER RESTRICTION NOTICE:**

Contractor to verify water restrictions with the City of McKinney at time of planting. Should water restrictions not allow for hydromulch (City of McKinney does not allow hydromulch in Stage 3 and 4 water restrictions), approved alternative for grassing must be installed.

**LANDSCAPE TABULATIONS**

GENERAL SITE REQUIREMENTS:  
 REQUIRED LANDSCAPE AREA, SITE AREA = 128,670 SF \* 10% = 12,867 SF  
 SITE LANDSCAPE AREA PROVIDED = 37,396 SF

STREET FRONTAGE REQUIREMENTS:  
 (1) TREE 4" CALIPER FOR EVERY 40 LF OF STREET FRONTAGE  
 376.86 LF OF FRONTAGE, REQUIRES 10 TREES, 4" CAL.  
 10 TREES, 4" CAL. PROVIDED

SITE PARKING REQUIREMENTS:  
 32 PARKING SPACES PROVIDED  
 (1) TREE 4" CALIPER PER 10 PARKING SPACES = 10 TREES  
 PROVIDED = 20 TREES

ALL PARKING SPACES WITHIN 65 FEET OF A TREE

**LEGEND**

B	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
IC	IRRIGATION CONTROL VALVE
FD	FIRE HYDRANT
FD	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MM	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIG	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
---	PROPERTY LINE
---	O.H. POWER LINES
---	U/G TELEPHONE LINES
---	U/G WATER LINE
---	U/G GAS LINE
-X-X-	FENCE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS

**PLANT LEGEND**

SYMBOL	PLANT TYPE
BC	BALD CYPRESS
CP	CHINESE PISTACHIO
CE	CEDAR ELM
RO	SHUMARD RED OAK
LO	LIVE OAK
NRS	NELLIE R. STEVENS, HOLLY
HYD	COMMON BERMUDA GRASS
SOD	BERMUDA GRASS SPECIES, 419 TIF
HYD	WINTER RYE GRASS

**PLANTS LIST - THIS IS A COMPLETE LIST OF USABLE PLANTS, NOT ALL PLANTS ARE USED ON THIS SITE.**

TREES	QTY.	BOTANICAL NAME	COMMON NAME	EVERGREEN	SIZE	REMARKS	REFERENCE DETAIL
MEDIUM TREES - (HEIGHT = 50-60 FT, WIDTH = 30-40 FT)							
3	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL		B&B, 15' HT., 5' SPREAD MIN.	01/L1.02	
3	PISTACIA CHINENSIS	CHINESE PISTACHIO	4" CAL		B&B, 15' HT., 5' SPREAD MIN.	01/L1.02	
6	ULMUS CRASSIFOLIA	CEDAR ELM	4" CAL		B&B, 12' HT., 5' SPREAD MIN.	01/L1.02	
LARGE TREES - (HEIGHT = 70-80 FT, WIDTH = 50-70 FT)							
4	QUERCUS SHUMARDII	SHUMARD RED OAK	4" CAL		B&B, 15' HT., 5' SPREAD MIN.	01/L1.02	
13	QUERCUS VIRGINIANA	LIVE OAK	4" CAL	E	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02	

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND MATCHING WITHIN VARIETIES; CALIPER MEASUREMENT TO BE TAKEN 24" ABOVE GROUND.

SHRUBS/HEDGES	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	REFERENCE DETAIL
17	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS, HOLLY	7 GAL.		CONT. FULL 24" SPREAD, 24" O.C. 36" HT. AT PLANTING	02-04/L1.02

GROUND COVER/PERENNIALS/SEASONAL COLORS/GRASS	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	REFERENCE DETAIL
GRASS						
-	CYNODON DACTYLON	COMMON BERMUDA GRASS	HYDROMULCH	2 POUNDS PER 1000 SQUARE FEET	REFER TO NOTES	
-	BERMUDA GRASS SPECIES, 419 TIF	BERMUDA GRASS SPECIES, 419 TIF	SOLID SOD	SOLID SOD	REFER TO NOTES	
-	WINTER RYE GRASS	WINTER RYE GRASS	HYDROMULCH	4 POUNDS PER 1000 SQUARE FEET	REFER TO NOTES	

NOTE: PLANTS 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.

**BENCH MARK LIST:**

- BENCHMARK #1  
CITY OF MCKINNEY CONTROL MONUMENT CM-12.  
ELEVATION = 665.77
- BENCHMARK #2  
SITE BENCHMARK "X" SET ON SOUTHWEST CORNER OF A CURB INLET LOCATED IN THE WEST RIGHT-OF-WAY LINE OF ADRIATICA PARKWAY AT NORTHEAST CORNER OF SITE AND 370± SOUTH FROM CENTERLINE OF VIRGINIA PARKWAY.  
ELEVATION = 677.60
- BENCHMARK #3  
"L" CUT SET ON TOP OF CURB INLET LOCATED IN SOUTH RIGHT-OF-WAY LINE OF VIRGINIA PKWY 310± EAST FROM CENTERLINE OF ADRIATICA PKWY  
ELEVATION = 665.01

**CAUTION!!!**

UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.  
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377  
 TEXAS ONE CALL SYSTEMS 1-800-245-4545  
 LONE STAR NOTIFICATION CENTER 1-800-868-8344 EXT. 5



**FRANCHISE UTILITY NOTES:**

- CITY OF MCKINNEY (972) 547-7340
- ONCOR ELECTRIC - (803) 888-8242 - MR. MARK BAILEY
- ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
- TIME WARNER CABLE - (972) 742-5892
- AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

MADIGAN 04/24/2014 - 9:17AM  
 N:\005\1240-13-073-VILLAGE CENTER-MEDPARK II\DWG\1240-13-073-LANDSCAPE PLAN.DWG  
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NO.	DATE	REVISION / DESCRIPTION	
DESIGN	DRAWN	DATE	PI NUMBER
AWS	MLM	04-24-2014	1240-13-073

**OWNER**  
 HIMALAYAN VENTURES, LP  
 14643 DALLAS PKWY., SUITE 550  
 DALLAS, TEXAS 75254  
 CONTACT: GEORGE FULLER  
 OWNER (972) 562-0231

**PROJECT INFORMATION**  
 VILLAGE CENTER-MEDPARK II  
 BLOCK A, LOT 8, ADRIATICA ADDITION  
 CITY OF MCKINNEY, TEXAS  
 J.R. GRAY SURVEY, ABSTRACT NO. 343  
 & HENRY JOHNSON SURVEY, ABSTRACT NO. 482

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLYN V. SAMUELSON, P.E. 98871 ON 04-24-14. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

**RECEIVED**  
 By Planning Department at 7:35 am, Apr 25, 2014

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 Engineer: ARLYN V. SAMUELSON, P.E.  
 P.E. No.: 98871  
 Date: 04-24-14

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 www.PoqueEngineering.com

**LANDSCAPE PLAN**  
 VILLAGE CENTER-MEDPARK II  
 BLOCK A, LOT 8, ADRIATICA ADDITION  
 J.R. GRAY & HENRY JOHNSON SURVEYS, ABSTRACTS 343/482  
 CITY OF MCKINNEY, TEXAS

SHEET NO. L1.01