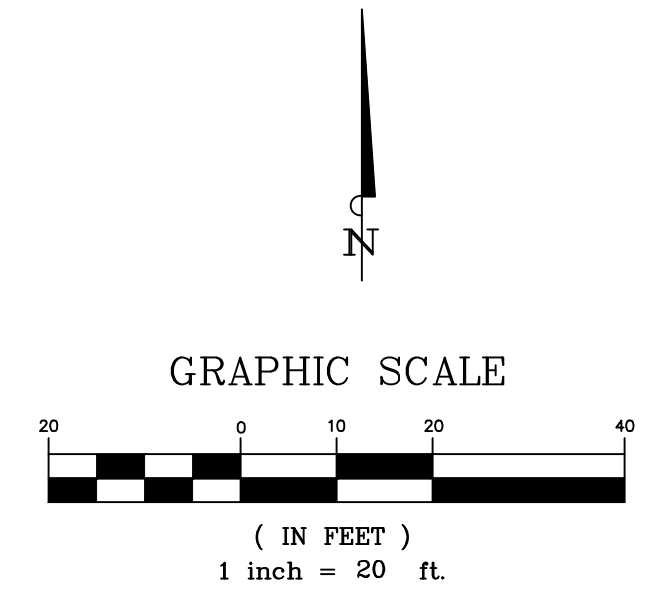


LANDSCAPE TABULATIONS:

TOTAL GROSS LOT AREA:	50,442 SF (1.158 AC)
LANDSCAPE AREA PROVIDED:	14,250 SF (35%)
STREET YARD LANDSCAPE PROVIDED:	7,709 SF
LANDSCAPE TREES REQUIRED:	
ALMA ROAD:	6 SHADE TREES
ELDORADO PARKWAY:	5 SHADE TREES
LANDSCAPE TREES PROVIDED:	
ALMA ROAD:	5 EXISTING TREES 1 NEW SHADE TREE
ELDORADO PARKWAY:	4 EXISTING TREES 1 NEW SHADE TREE



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	NOTES		
	3	Cupressus sempervirens / Italian Cypress (CS)	24" Box		8" MIN.	SYMMETRICAL	MATCHING	FULL
	4	Existing Tree To Be Removed						
	16	Existing Tree To Remain						
	2	Pistacia chinensis / Chinese Pistache (PC)	65 GAL.	4"	12" MIN.	SYMMETRICAL	MATCHING	FULL
	1	Quercus shumardii / Shumard Red Oak (QS2)	65 GAL.	4"	12" MIN.	SYMMETRICAL	MATCHING	FULL
	5	Quercus virginiana / Southern Live Oak (QV)	65 GAL.	4"	12" MIN.	SYMMETRICAL	MATCHING	FULL
	4	Ulmus crassifolia / Cedar Elm (UC)	65 GAL.	4"	12" MIN.	SYMMETRICAL	MATCHING	FULL
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	NOTES		
		Existing Shrubs To Remain						
	10	Ilex vomitoria 'Nana' / Dwarf Yaupon (IN)	3 GAL	16" HT.	24" O.C.			
	5	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly (IN2)	7 GAL	48" HT	36" O.C.	SYMMETRICAL	MATCHING	FULL
	4	Juniperus sabina 'Tamariscifolia' / Tamarix Savin Juniper (JT)	5 GAL.	36" HT	36" O.C.	SYMMETRICAL	MATCHING	FULL
	44	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger (LG)	5 GAL.	36" HT	36" O.C.	SYMMETRICAL	MATCHING	FULL
	40	Loropetalum chinense 'Purple Diamond' / Fringe Flower (LP)	5 GAL.	36" HT	36" O.C.	SYMMETRICAL	MATCHING	FULL
	4	Muhlenbergia capillaris / Pink Muhly (MC)	5 GAL.	36" HT	36" O.C.	SYMMETRICAL	MATCHING	FULL
	5	Myrica cerifera 'Don's Dwarf' / Don's Dwarf Wax Myrtle (MD)	5 GAL.	36" HT	36" O.C.	SYMMETRICAL	MATCHING	FULL
	8	Nandina domestica 'Fire Power' / Firepower Nandina (NP)	5 GAL.	36" HT	36" O.C.	SYMMETRICAL	MATCHING	FULL
	11	Nassella tenuissima / Texas Needle Grass (NT)	1 GAL	16" HT.	30" O.C.	SYMMETRICAL	MATCHING	FULL
	8	Salvia greggii / Autumn Sage (SG)	1 GAL	16" HT.	30" O.C.	SYMMETRICAL	MATCHING	FULL
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SPACING				
		Cynodon dactylon 'Tif 419' / Bermuda Grass	sod					
		Future Foundation Plantings						
	204	Seasonal Annuals (ANN)	4" pot	8" o.c.				

- NOTE:**
- The Contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions not allow hydro-mulch, hydro-seeding, or sprigging (Stage 3 and Stage 4 water restrictions), an approved alternative for grassing shall be installed.
  - All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors, and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

**TITLE BLOCK**  
 SERENE DENTISTRY OFFICE BUILDING  
 APPLICANT : MICHAEL J WRIGHT, MJ WRIGHT & ASSOC., INC.  
 8233 MID CITIES BLVD. SUITE "A"  
 NORTH RICHLAND HILLS, TEXAS 76182  
 817-268-5555  
 OWNER : JAYASHREE JAYACHANDRAN, NELOM ALMA, LLC  
 1821 WOODBRIDGE DR  
 MCKINNEY, TX 75070  
 972-835-2162  
 LOCATION: 7502 W. ELDORADO PARKWAY  
 MCKINNEY, TEXAS  
 LOT 2R3, BLOCK A  
 STONEBRIDGE PARCEL 903 ADDITION



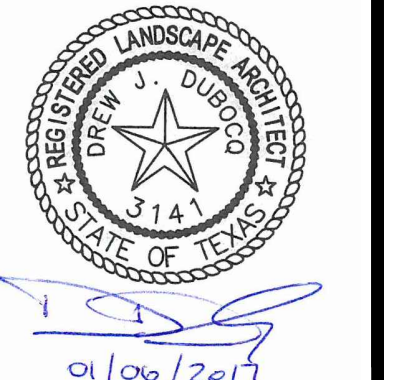
Know what's below.  
 Call before you dig.  
 (at least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

**BANNISTER**  
 ENGINEERING  
 240 N. Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
 REGISTRATION # F-10599 (TEXAS)

SERENE DENTISTRY  
 7502 W. ELDORADO PARKWAY  
 MCKINNEY, TEXAS  
 LANDSCAPE PLAN

No.	Date	Revision Description



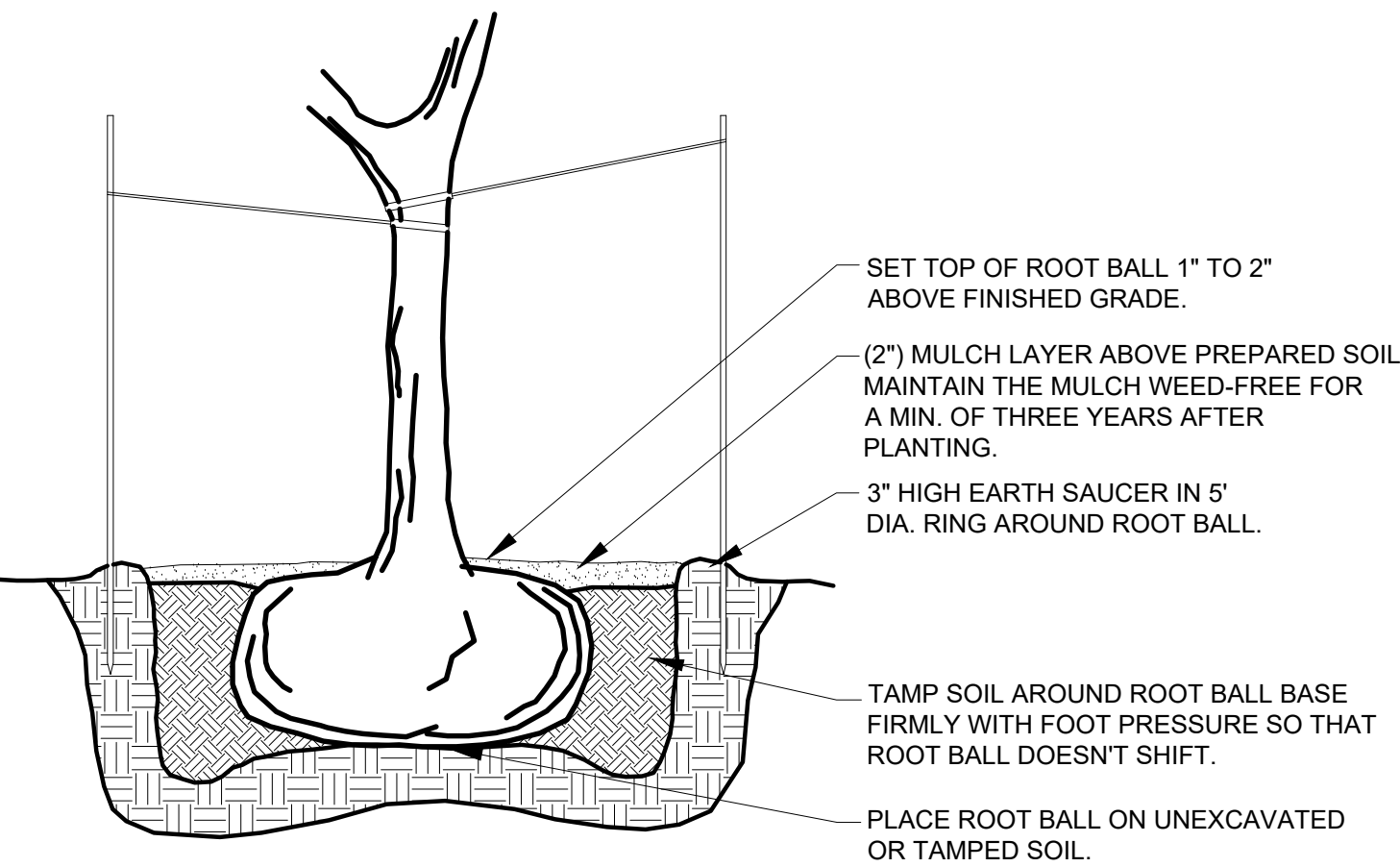
SHEET NO.  
**L-1.0**

**GENERAL NOTES:**

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
  - 3" of organic compost
  - 20 pounds of organic fertilizer / 1,000 sf of bed area
  - Till bed to a depth of 6" to 8"
  - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on non-permeable surfaces is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.

**NOTES:**

1. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
3. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.
4. IF PLANT IS SHIPPED WITH A WIRE BASKET AROUND ROOT BALL, CUT THE WIRE BASKET IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE.

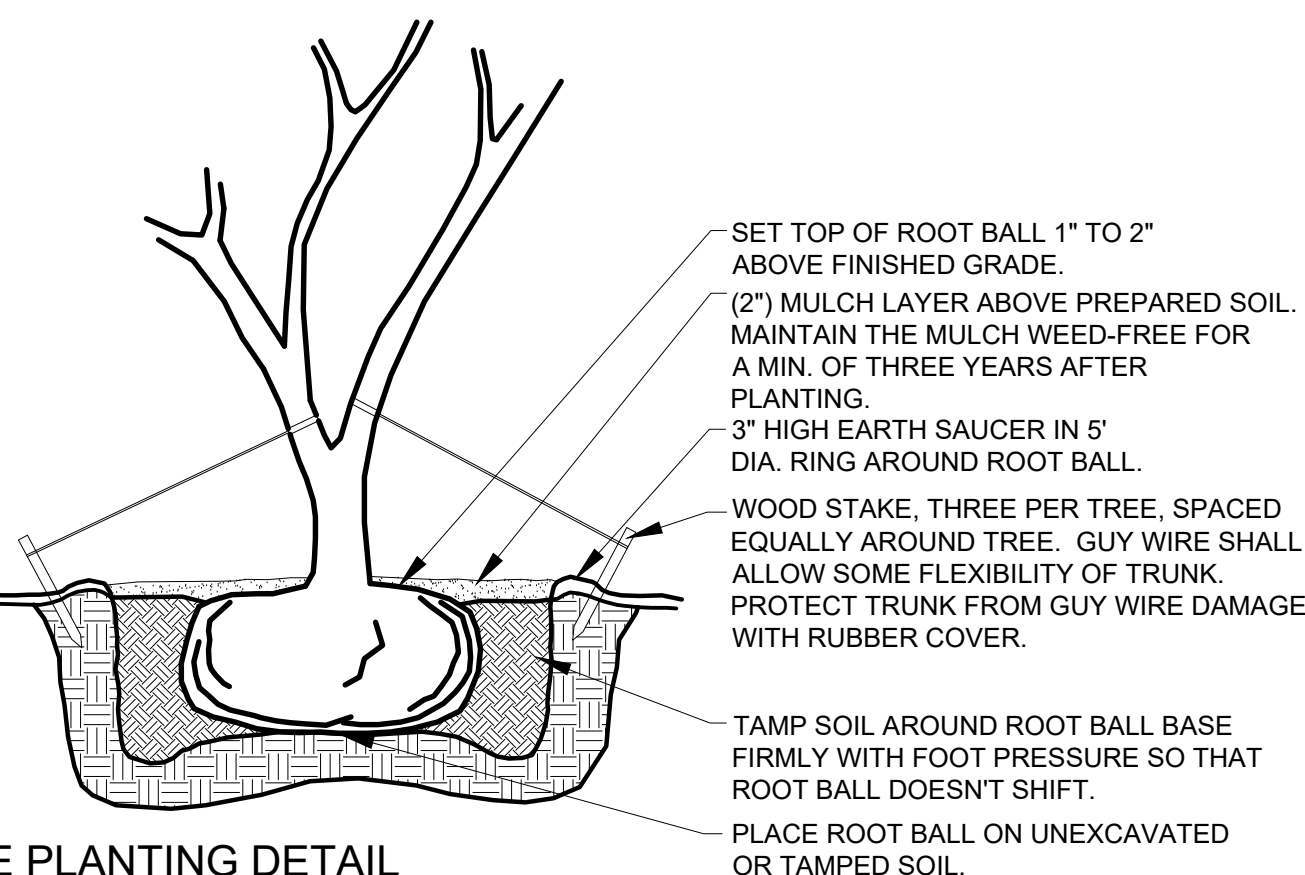


**A** TREE PLANTING DETAIL

NOT TO SCALE

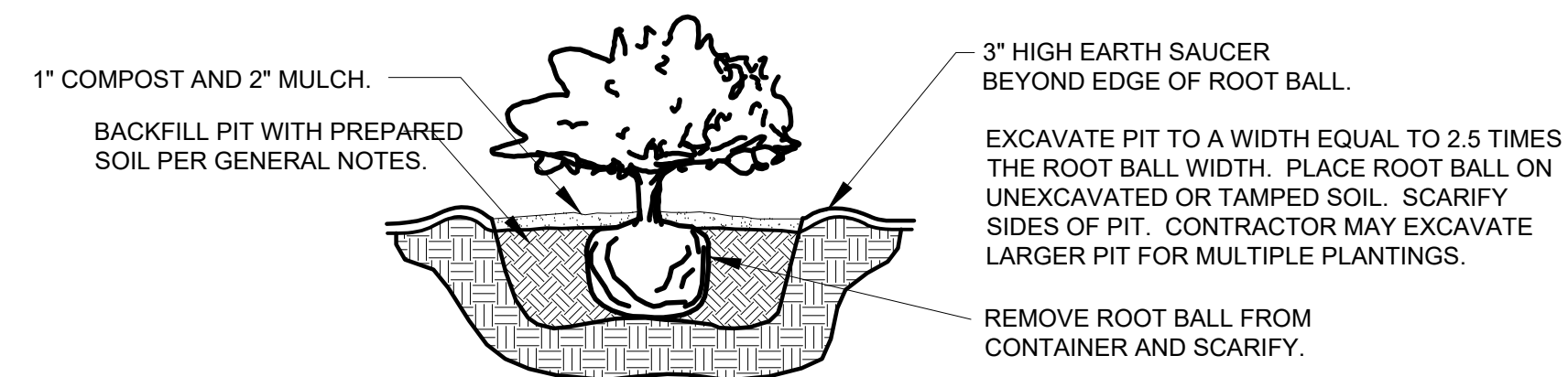
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2. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
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**C** MULTI-TRUNK TREE PLANTING DETAIL

NOT TO SCALE

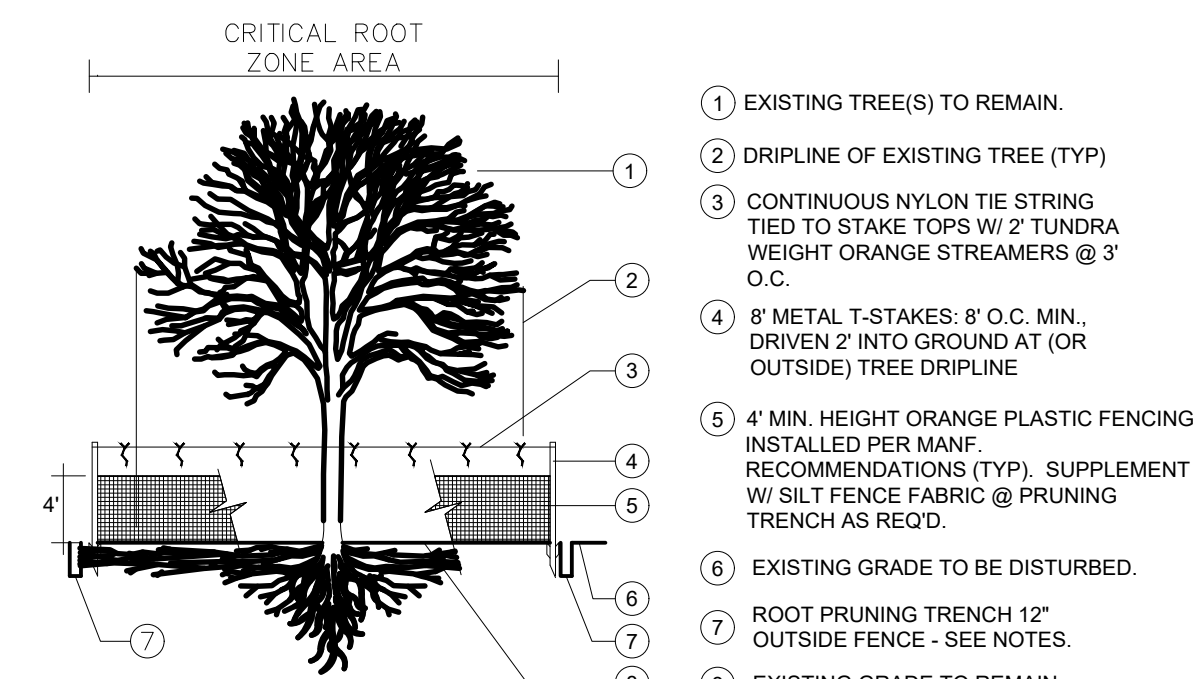


**B** SHRUB PLANTING DETAIL

NOT TO SCALE

**NOTES:**

1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES. HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



**D** TREE PROTECTION DETAIL

NOT TO SCALE

No.	Date	Revision	Description

PROJECT NO.: 999-16-78



01/06/2017



Know what's below.  
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(@ least 48 hours prior to digging)

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