

PLANTING GENERAL NOTES

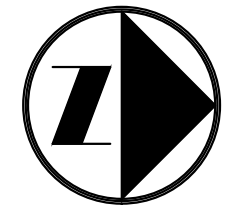
1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
6. THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
7. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
8. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
9. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.
10. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTION NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.
11. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH TRAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

PLANT SCHEDULE

TREES	BOTANICAL NAME	SIZE/COND.	REMARKS	
AG	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE® MAPLE	B # B	4" CAL., SINGLE, STRAIGHT LEADER, MATCHING, MIN. 12' HT AT THE TIME PLANTING	
LR	LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' TM ROUND-LOBED SWEET GUM	B # B	4" CAL., SINGLE, STRAIGHT LEADER, MATCHING, FRUITLESS, MIN. 12' HT AT THE TIME PLANTING	
ORNAMENTAL TREES	BOTANICAL NAME	SIZE/COND.	REMARKS	
CT	CERCIS CANADENSIS 'TEXENSIS' EASTERN REDBUD	B # B	2" CAL. MULTI-LEADER, FULL, MATCHING, MIN. 8' HT AT THE TIME OF PLANTING	
SHRUBS	BOTANICAL NAME	SIZE	SPACING	REMARKS
IB	ILEX CORNUTA 'BURFORDII' BURFORD CHINESE HOLLY	7 GAL	36" o.c.	FULL, MATCHING, MIN. 3' HT AT TIME OF PLANTING, 6" FULLY GROWN
LP	LOROPETALUM CHINENSE 'PIPA'S RED' RED CHINESE FRINGE FLOWER	3 GAL	36" o.c.	FULL, MATCHING
ORNAMENTAL GRASSES	BOTANICAL NAME	SIZE	SPACING	REMARKS
NTP	NASSELLA TENUISSIMA 'PONY TAILS' MEXICAN FEATHERGRASS	1 GAL	24" o.c.	FULL, MATCHING
GROUND COVERS	BOTANICAL NAME	SIZE	SPACING	REMARKS
CDA	CAREX DIVULSA BERKELEY SEDGE	1 GAL	18" o.c.	FULL, MATCHING
SSU	SCUTELLARIA SUFFRUTESCENS PINK SKULLCAP	1 GAL	18" o.c.	FULL, MATCHING
SOD/SEED	BOTANICAL NAME	SIZE	SPACING	REMARKS
BP	BUCHLOE DACTYLOIDES 'PRESTIGE' BUFFALO GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

1 PLANTING PLAN
1" = 20'-0"

LANDSCAPE REQUIREMENTS TABLE		
ZONING: M-1		
OVERALL SITE LANDSCAPE AREA	REQUIRED	PROVIDED
TOTAL SITE AREA: 65,770 SF		
MINIMUM PERMANENT LANDSCAPE TO EQUAL 10% OF SITE		
TOTAL SITE AREA (65,770 x .10 = 6,577 SF)	6,577 SF (MIN.)	7,150 SF
PARKING LOT LANDSCAPE	REQUIRED	PROVIDED
TOTAL PARKING SPACES 77		
TREES REQ (1 TREE/10 SPACES)		
PARKING SPACES (77 / 10 = 7.7)	8 (MIN.)	11
STREET YARD AREA	REQUIRED	PROVIDED
TOTAL STREET YARD AREA 9,580 SF		
MINIMUM STREETYARD LANDSCAPE TO EQUAL 15% OF STREETYARD AREA		
TOTAL AREA (9,580 x .15 = 1,410 SF)	1,437 SF (MIN.)	9,338 SF
STREET TREES	REQUIRED	PROVIDED
HWY 380 @ 200' (1 TREE/40 LF= 5)	5 (MIN)	6
HARDIN BLVD @ 257' (1 TREE/40 LF= 6.4)	6 (MIN)	8



INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
GEOFFREY HALL
TEXAS REGISTRATION NUMBER 3308



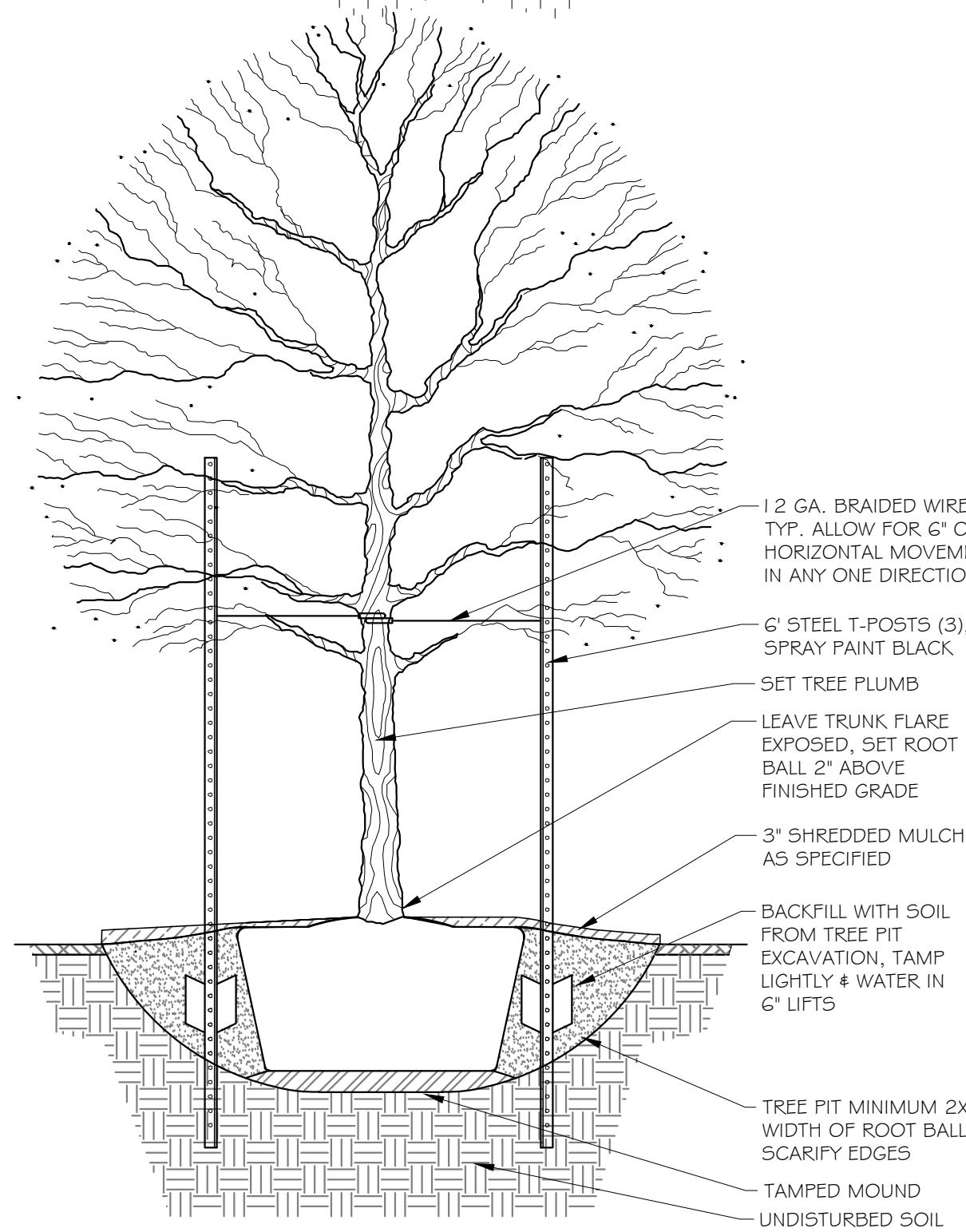
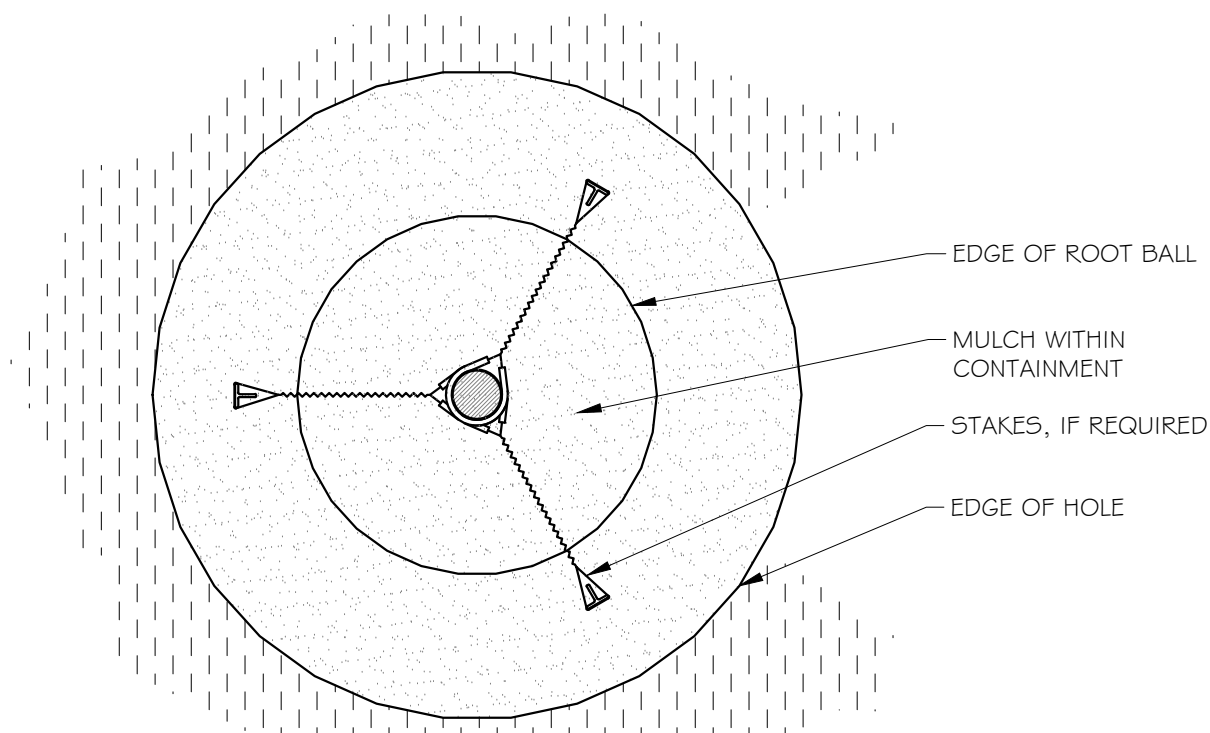
NO.	DATE	REVISION

Pacheco Koch 7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

LANDSCAPE PLAN
McKINNEY WHEELHOUSE
LOT 4, BLOCK A
380 COMMONS AT HEADINGTON HEIGHTS
CITY OF McKinney, COLLIN COUNTY, TEXAS

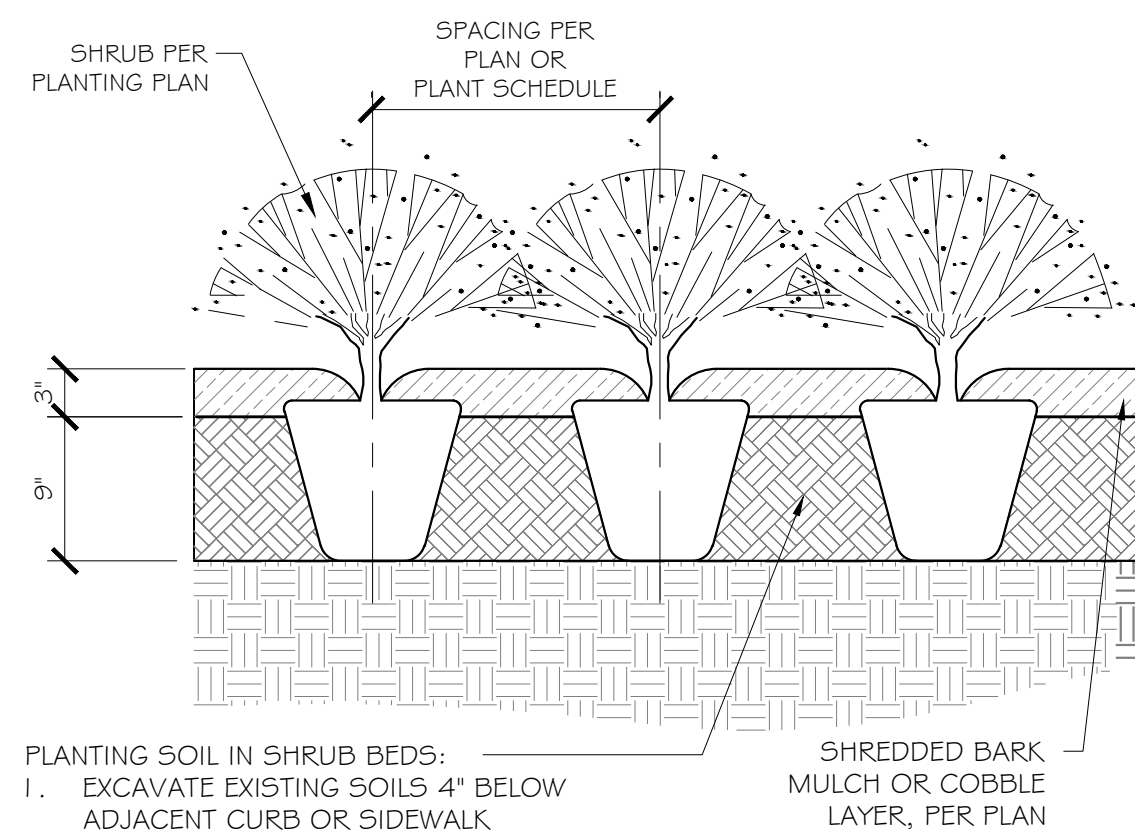
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GBH	CM	MAY 2018	A5 SHOWN			L2.1

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M: DWG-40\4021-17.345-LP.DWG



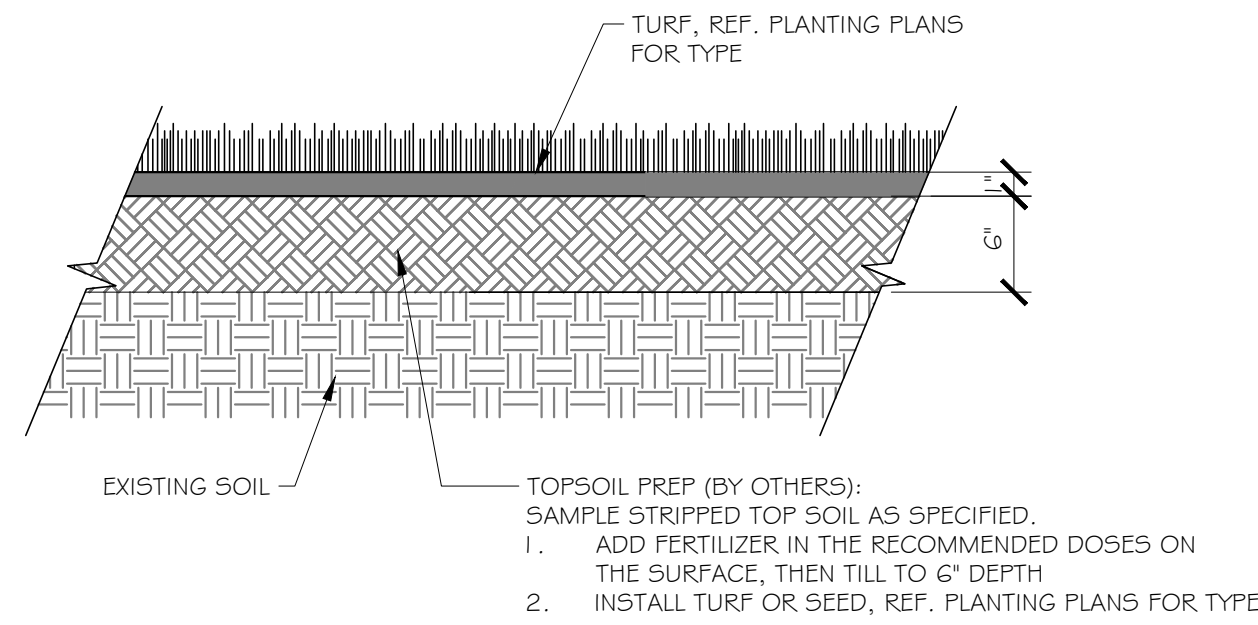
NOTE : UNLESS OTHERWISE SPECIFIED, OR REQUIRED BY OWNER, TREES 3" CAL. AND UNDER SHALL NOT BE STAKED.

1 CANOPY TREE PLANTING
3/4" = 1'-0"

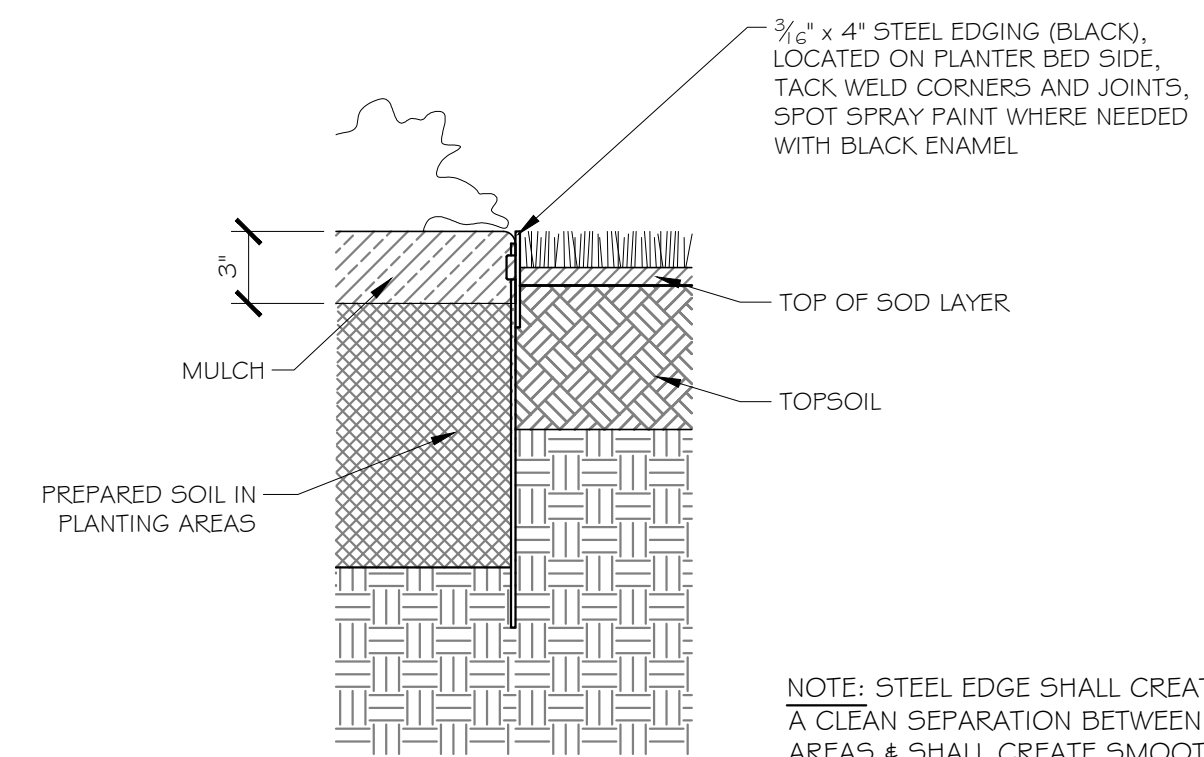


PLANTING SOIL IN SHRUB BEDS:
1. EXCAVATE EXISTING SOILS 4" BELOW ADJACENT CURB OR SIDEWALK
2. ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL
3. ADD 3" MULCH AFTER PLANTING

2 TYP. SHRUB PLANTING
1" = 1'-0"



3 TURF, SEED AND SOIL PROFILE
1 1/2" = 1'-0"

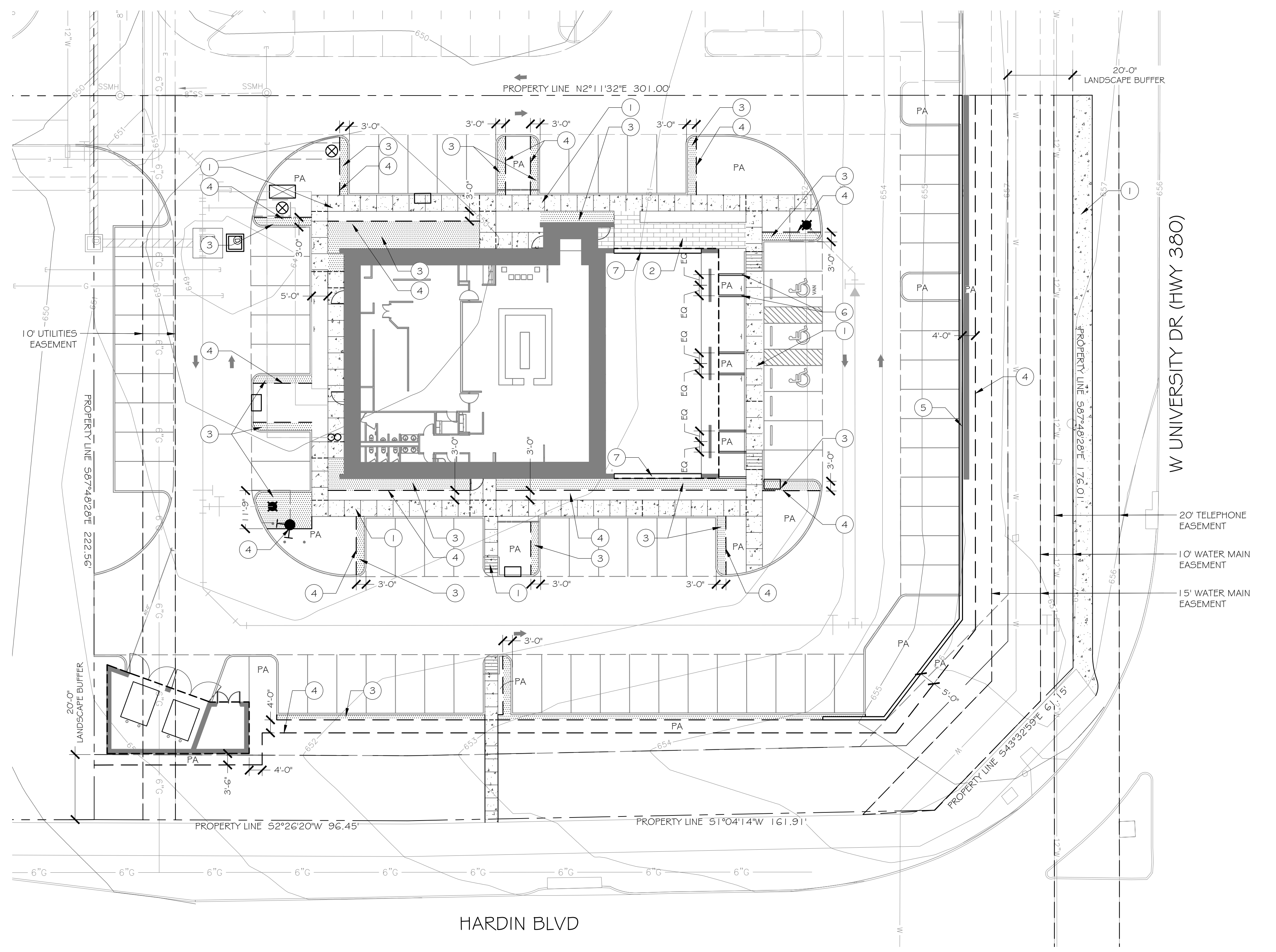


NOTE: STEEL EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH, EVEN LINES (AS INDICATED ON THE PLANS)

4 STEEL EDGING AT PLANTING
1 1/2" = 1'-0"

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TEXAS REGISTRATION NUMBER 3208

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7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805						
Pacheco Koch						
LANDSCAPE DETAILS						
McKINNEY WHEELHOUSE						
LOT 4, BLOCK A						
380 COMMONS AT HEADINGTON HEIGHTS						
CITY OF McKinney, COLLIN COUNTY, TEXAS						
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GBH	CM	MAY 2018	A5 SHOWN			L2.2



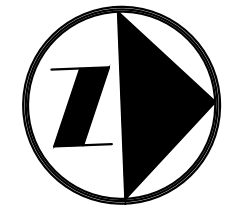
LAYOUT & DIMENSION GENERAL NOTES

1. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
2. ALL IMPROVEMENTS SHALL BE STAKED IN THE FIELD BY THE CONTRACTOR AND APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION OR INSTALLATION. NOTIFICATION SHALL BE PROVIDED TO THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO REVIEW.
3. CONTRACTOR SHALL VERIFY ALL UTILITIES SHOWN ON THE PLANS AS WELL HAVE THE SITE UTILITIES LOCATED ON THE GROUND PRIOR TO THE START OF CONSTRUCTION ACTIVITIES. IN THE EVENT THAT THE CONTRACTOR DISCOVERS AN UNDERGROUND UTILITY THAT IS NOT REPRESENTED WITHIN THE CONSTRUCTION DOCUMENTS OR AS MARKED ON THE SITE, HE SHALL IMMEDIATELY CONTACT THE OWNER'S REPRESENTATIVE TO DETERMINE NEXT STEPS PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN THE AREA OF THE NEWLY DISCOVERED UNDERGROUND UTILITY.
4. THE CONTRACTOR SHALL EXAMINE THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS AND DETAILS.
5. ALL DIMENSIONS ARE TO BACK OF CURB AND FACE OF BUILDING UNLESS OTHERWISE NOTED.
6. HANDICAP RAMPS TO BE LOCATED AND INSTALLED AS SHOWN IN DRAWINGS. CONTRACTOR SHALL ENSURE THAT ALL TAs/ADA GUIDELINES ARE FOLLOWED.
7. REINFORCEMENT SHALL BE PROVIDED IN THE CONCRETE IMPROVEMENTS AS SHOWN WITHIN THE CONSTRUCTION DETAILS AND SPECIFICATIONS AND SHALL BE INSTALLED CONTINUOUS THROUGH CONTROL JOINTS, AND PER DETAIL DRAWINGS FOR THE EXPANSION JOINTS.
8. EXPANSION JOINT AND CONTROL JOINT SPACING SHALL BE LOCATED AS SHOWN ON PLANS AND DETAILS.
9. CONTRACTOR SHALL PROVIDE AN EXPANSION JOINT WHERE PROPOSED CONCRETE MEETS EXISTING WALKS OR CURBS.
10. GRADING IMPROVEMENTS HAVE BEEN DESIGNED WITH THE INTENT OF THE FOLLOWING GUIDELINES:
 - ALL WALKS SHALL HAVE A MAXIMUM CROSS SLOPE OF 2% IN THE DIRECTION OF THE DOWNHILL SIDE.
 - THE RUNNING SLOPE OF THE WALKS SHALL BE NO GREATER THAN 5%.
 - ALL GRADES SHALL BE FINISHED TO A SMOOTH, FLOWING CONTOUR, MAINTAINING FLOW PATTERNS THAT ALLOW THE WATER TO FLOW FROM PLANTED AREAS, ACROSS PAVED AREAS TO DRAINAGE COLLECTION POINTS AS DEPICTED IN THE CONSTRUCTION DOCUMENTS.
11. THE CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE THROUGHOUT CONSTRUCTION ACTIVITIES FOR THE PROJECT. ACCUMULATION OF STANDING WATER WILL NOT BE PERMITTED.
12. THE CONTRACTOR IS TO LOCATE, DOCUMENT, AND PROTECT ALL CONTROL BENCH MARKS THROUGHOUT THE DURATION OF CONSTRUCTION ACTIVITIES.
13. ALL QUANTITIES PROVIDED ARE TO BE VERIFIED AND ARE THE RESPONSIBILITY OF THE CONTRACTOR.
14. IF DISCREPANCIES WITH PLAN AND MATERIAL/FURNISHING SCHEDULE SHOULD OCCUR, THE CONTRACTOR IS RESPONSIBLE TO VERIFY WITH LANDSCAPE ARCHITECT, PRIOR TO START OF CONSTRUCTION.

HARDSCAPE SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
①	STANDARD CONCRETE, NATURAL GREY, MEDIUM BROOM FINISH	4,022 SF	
②	CONCRETE PAVERS, GRANITEX BY TECTURA DESIGNS, 3'X12", 2-3/4" THICK, RUNNING BOND PATTERN, COLOR TBD	386 SF	
③	DECOMPOSED GRANITE, COMPACTABLE, COLOR TEXAS BUFF, SIZE A/B RUN, 4" DEPTH COMPACTED & WATERED IN 2" LIFTS TO FULL DEPTH	1,905 SF	
④	STEEL EDGING, 4" HEIGHT POWDER COAT STEEL, BLACK, 3/16" THICKNESS, TAC WELL ALL SEAMS & CORNERS, TOUCH UP PAINT	1,004 LF	
⑤	RETAINING WALL, PER ARCH PLAN		
⑥	6" CONCRETE MOW CURB	57 LF	
⑦	CORTEN STEEL PLANTING BOX, BY OTHERS, 27" LX 1.5' WX 6" HT 2		

① LAYOUT PLAN
1" = 20'-0"



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McKINNEY WHEELHOUSE