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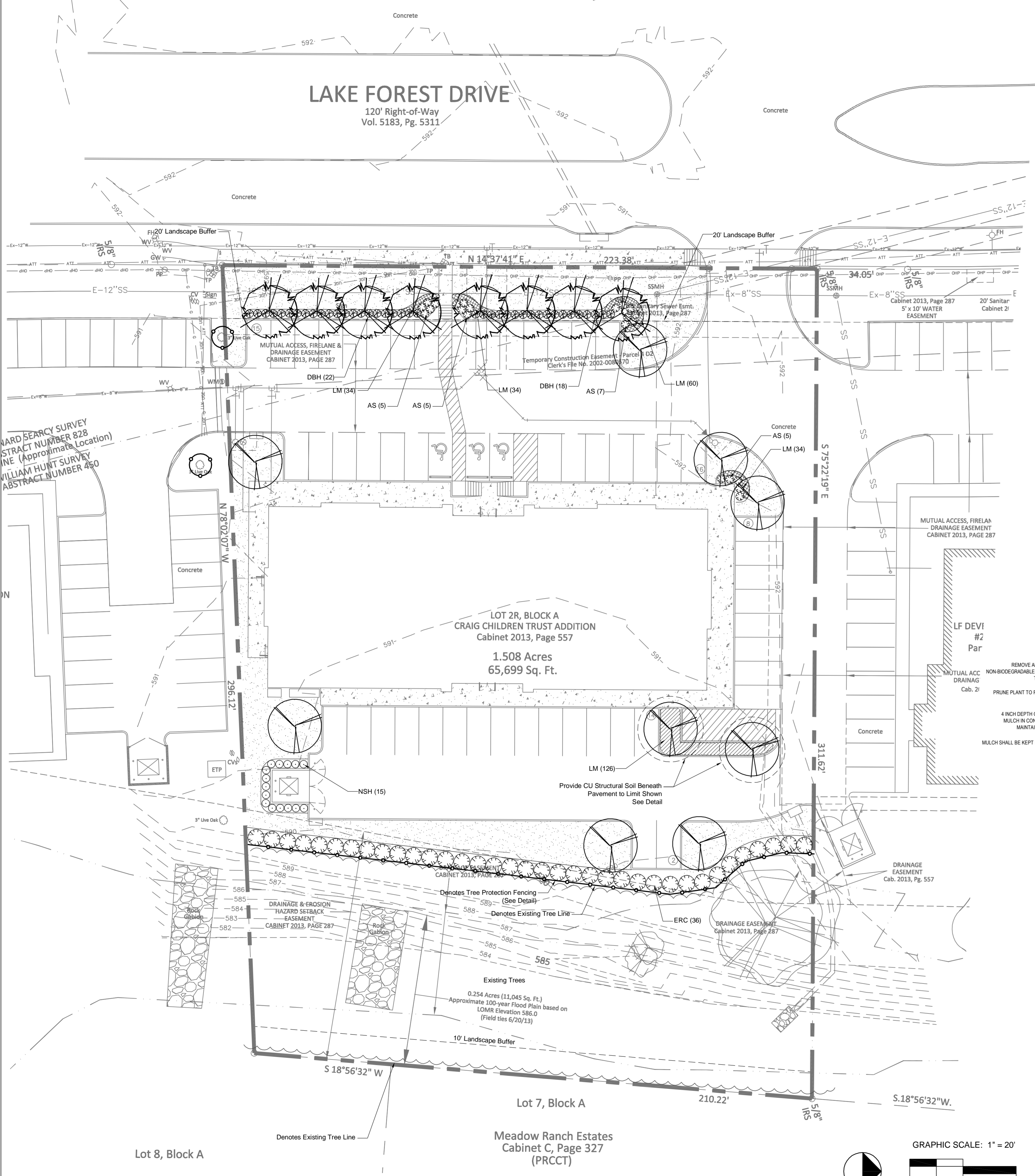
PLANT TITLE:
LANDSCAPE PLAN

PROJECT TITLE:
**HUFFMAN MEDICAL
 LAKE FOREST
 MCKINNEY, TEXAS**

REV. DATE	REVISION DESCRIPTION
5-23-2016	PER CITY COMMENTS DATED 5-19-2016
7-14-2017	WROUGHT IRON FENCE REMOVED
7-21-2017	PER CITY COMMENTS
7-26-2017	TREE PROTECTION SHOWN

DATE:
 3-25-2016
 LANDSCAPE PLAN
 SHEET NO.:

L1.01



LANDSCAPE REQUIREMENT CALCULATIONS

Required Percentage of Total Site Landscaping	Min. 10%
Site Area	1.50 Acres
Proposed Landscape Area	0.60 Acres
Percentage of Site to be in Living Landscape	40.21%

Number of Site Parking Spaces	55
Number of Trees Required 1 Per 10 Spaces	6
Number of Parking Lot Trees Provided	6

Required Percentage of Street Yard Landscaping	Min. 15%
Street Yard Area	20,063 s.f.
Street Yard Landscaped Area	4,812 s.f.
Percentage of Street Yard Landscaped	23.98%

Required # of Min. 4" Cal/ 12' Trees Along Street Frontage (N. Lake Forest Dr.)	1 per 30'
Length of Street Frontage	223'
Number of Trees Required	8
Number of Trees Provided	8

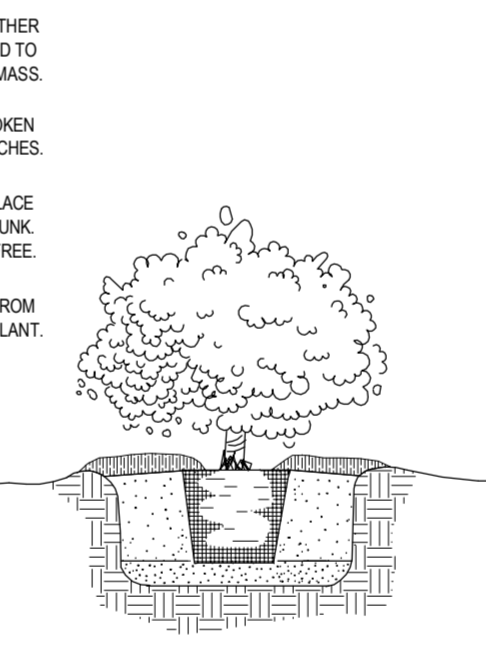
PROPOSED TREES

Symbol	Key	Name	Size	Spacing	Quant.
☉	CO	Oak, Chinkapin <i>Quercus muehlenbergii</i>	4" Cal/ 12' Ht.	As Scaled	
☉	SRO	Oak, Shumard Red <i>Quercus shumardii</i>	4" Cal/ 12' Ht.	As Scaled	
☉	ERC	Cedar, Eastern Red <i>Juniperus virginiana</i>	6'-8' Ht.	6'	

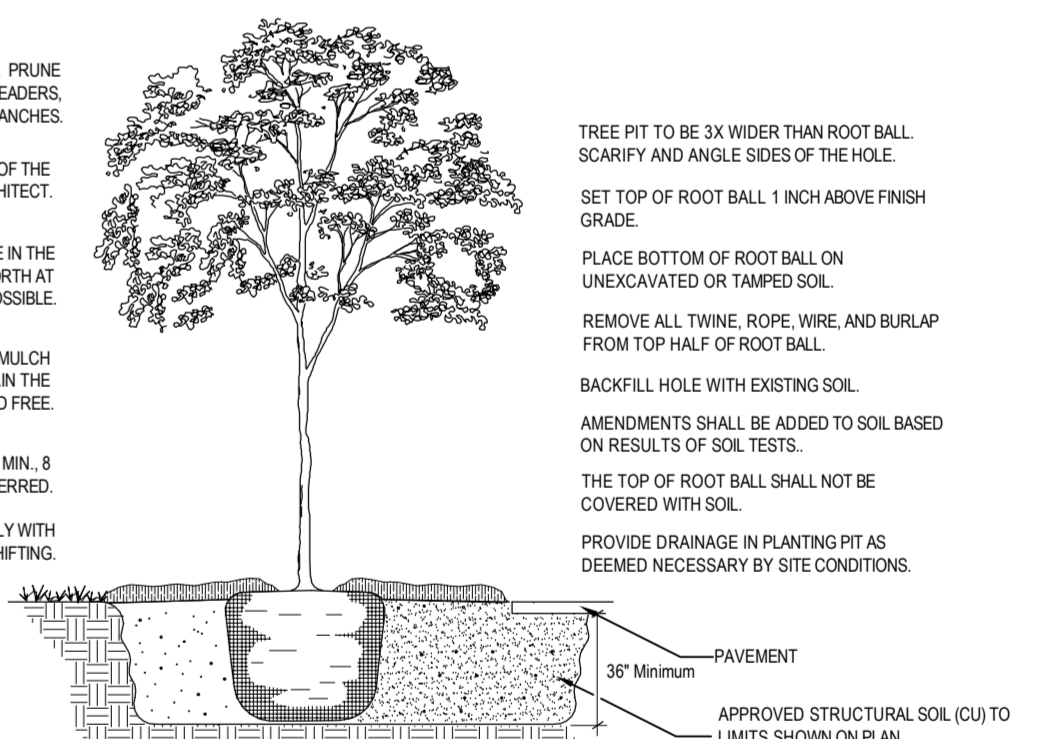
PROPOSED PLANTS

Symbol	Key	Name	Size	Spacing	Quant.
☉	DBH	Holly, Dwarf Burford <i>Ilex cornuta 'Dwarf Burfordii'</i>	3 Gal/ 2' Ht.	36"	
☉	NSH	Holly, Nellie R. Stevens <i>Ilex x 'Nellie R. Stevens'</i>	7 Gal/ 3' Ht.	36"	
☉	AS	Sage, Autumn <i>Salvia greggii</i>	3 Gal/ 2' Ht.	36"	
☉	LM	Liriope, Big Blue <i>Liriope muscari 'Big Blue'</i>	4" Cont.	12"	
☉	AJ	Jasmine, Asian <i>Trachelospermum asiaticum</i>	4" Cont.	18"	

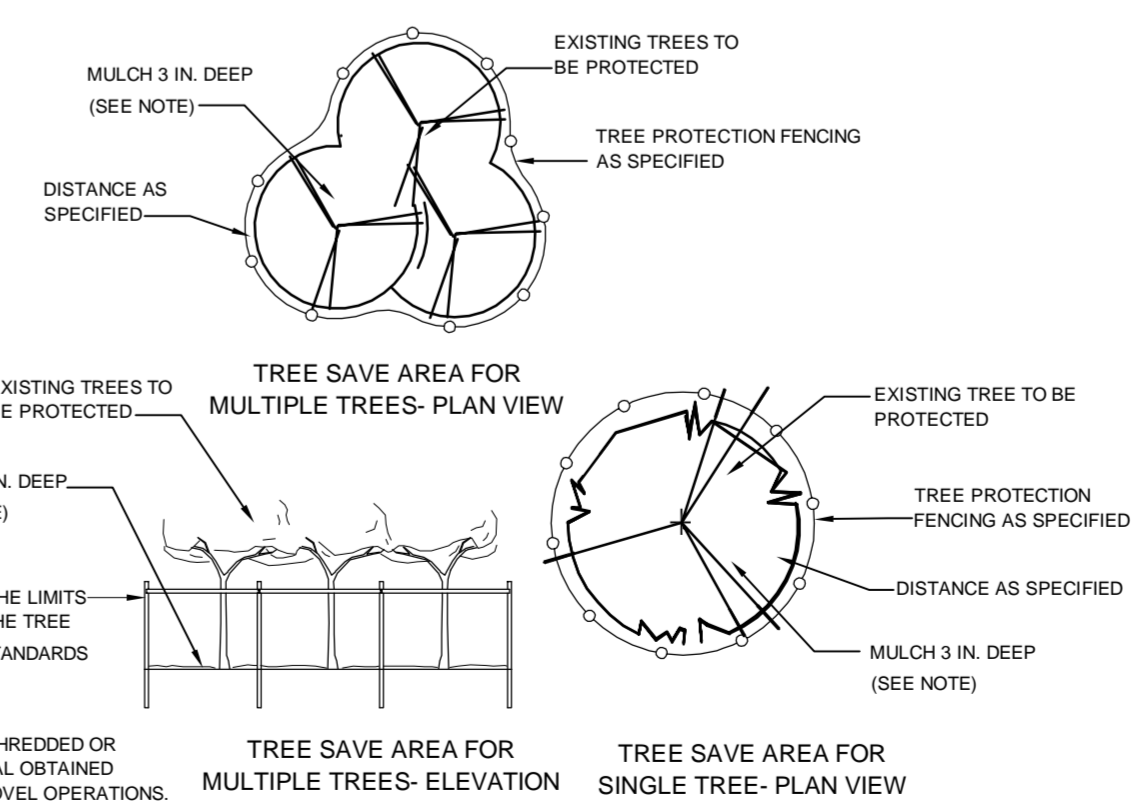
- ☉ Common Bermuda Solid Sod - 7,750 s.f. +/-
- ☉ Denotes Existing Tree to Remain with Tree Protection Fencing



SHRUB PLANTING DETAIL
 NOT TO SCALE



TREE PLANTING AND SOIL DETAIL
 NOT TO SCALE



Tree Preservation Details
 Not to Scale

Notes
 No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner.
 All plant material shall be guaranteed for a period of 1 year from date of installation completion. Wording to this effect shall be included in Contractor's proposal.
 The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and actual site conditions prior to commencing work. Failure to do so shall be interpreted as the Contractor accepting such conditions and responsible at no additional cost to Owner, for any future adjustments that need to be made.
 All work shall be in accordance to plans. Any defective work shall be corrected at no additional cost.
 The quality of the plant material is subject to the approval of the Landscape Architect and may be rejected before or after installation. All plant material must meet all American Standard for Nursery Stock Standards (ANSNS).
 Minor field adjustments may be made to the location of plant materials by the Landscape Architect and shall be made by the Contractor at no additional cost.
 All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions. After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 fertilizer or as specified by a soil test. Apply amendments as specified by a soil test.
 Sod strips shall be pulled tightly together in a neat orderly manner. Do not overlap sod strips and do not use any strips that exhibit weak or thin soil.
 Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.
 After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs. per square foot.
 Amendments shall be added to each planting pit and bed area.
 All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.
 After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.
 All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away from structures.
 Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown on plans.
 All plantings shall be "watered in" by flooding the backfill hole within the same working day upon which they were planted. All plants shall be adjusted as necessary to ensure correct depth of planting, vertical alignment and/or to compensate for settling. Soil shall be firmed around around each plant as final adjustments are made.

Notes
 The Contractor shall verify water restrictions with the City of McKinney at time of planting. Should water restrictions not allow for hydromulch, hydroseeding, or sprigging (Stage 3 and 4 water restrictions), an approved alternative for grassing shall be installed.
 Irrigation Affidavit
 All landscaped areas shown on plan shall be irrigated by an automatic underground with rain and freeze sensors and evapotranspiration (ET) weather based controller and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

Tree Preservation Notes
 1. All tree protection fencing shall be installed prior to and maintained throughout the land disturbing and construction process. The fencing shall not be removed until final landscaping is installed.
 2. Tree protection fencing shall consist of chain link, orange laminated plastic, wooden post, two rail fencing or equivalent restraining material.
 3. The tree protection area shall include not less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees. The tree protection area may only be changed with prior approval from the Owner.
 4. Trenching shall not be allowed within tree protection areas without prior approval from the Owner.
 5. No soil compaction or any other activity of disturbance is allowed within tree protection areas.
 6. Posting "Tree Save Area" signs is recommended in tree protection areas. Signs requesting sub-contractor cooperation and compliance with tree protection standards are recommended for site entrances.

RECEIVED
 By Planning Department at 8:32 am, Jul 28, 2017

CALL BEFORE YOU DIG: 811