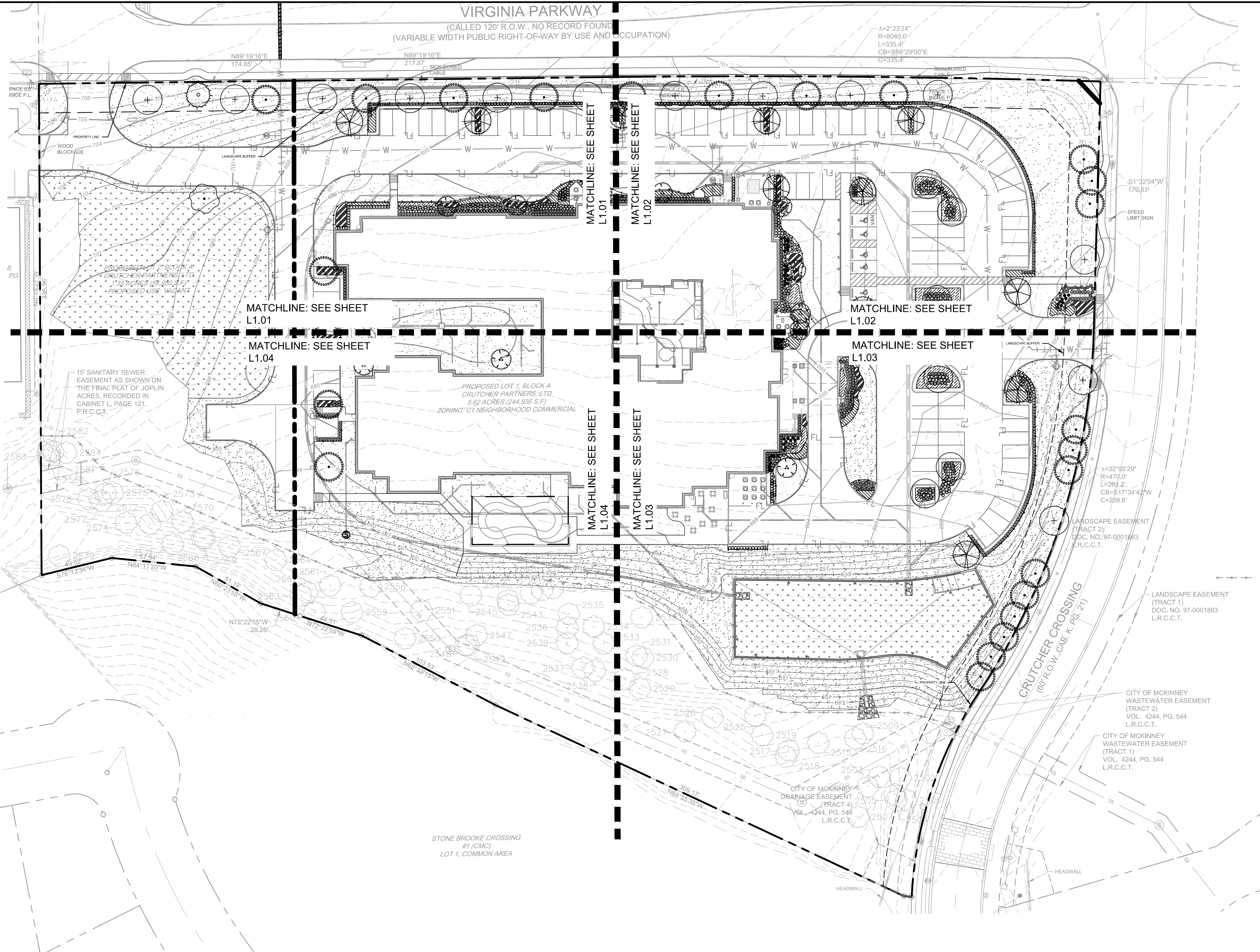


KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 2016-001780-01 LEGEND MCKINNEY WASTEWATER TREATMENT PLANT LANDSCAPE PLAN - VERSION 1.0.DWG
 DATE: 05/16/2016 SCALE: AS SHOWN DESIGNED BY: LRH DRAWN BY: LRH CHECKED BY: LMC
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LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
STREET YARDS-PERMANENT LANDSCAPE AREA	15%	94.6%
LIVING LANDSCAPE ACROSS SITE	10%	<10%
CORNER CLIP ROW DEDICATION BUFFER PLANT MATERIAL (ADJ. TO MAJOR THROUGHFARE)	30' LA BUFFER	35' LA BUFFER
VIRGINIA PARKWAY - 728 LF	20' BUFFER	20' BUFFER
1 TREE/40 LF	18.2	19-1 EX. TREE
728 LF/40 =		
CRUTCHER CROSSING - 584.1 LF	20' BUFFER	20' BUFFER
1 TREE/40 LF	14.6	15
584 LF/40 =		
INTERNAL LANDSCAPE AREAS		
1 TREE WITHIN 65 FEET OF PARKING SPACE	YES	YES
1 TREE/10 PARKING SPACES	8.6	31
86 PARKING SPACES/10 =		
TOTAL LANDSCAPE TREES:	41 TREES	67 TREES-2 EX. TREE
PARKING ADJACENT TO ROW TO BE SCREENED	75%	100%
MINIMUM TOTAL TREES TO BE CANOPY	50%	98%
CANOPY TREE = 4" MIN. CALIPER, 12' HT		
ORNAMENTAL TREES = 2" MIN. CALIPER, 8' HT		
SHRUBS FOR SCREENING = 3' MIN HT, 3' MAX O.C.		
SHRUBS = 2' HT MIN		
TREE MITIGATION*		
6"-16" EXISTING TREE = 1:1 - 4" MIN CALIPER REPLACEMENT		
>16" EXISTING TREE = 1:2 - 6" MIN CALIPER REPLACEMENT		
TREES @ 1:1 = 0" REQUIRED		
TREES @ 1:2 = 0" REQUIRED		
TOTAL MITIGATION INCHES: 0" PROVIDED		
*TREES TO BE REMOVED ARE DISEASED, DECLINING, UNDESIRABLE SPECIES, OR FIT THE STANDARDS IN (SEC. 146-136 TREE PRESERVATION-STANDARDS 3(D)).		
TOTAL PRESERVED INCHES: 26.5" - 2 TREES		

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	LN	11	Lagerstroemia x 'Natchez' / Crape Myrtle	2" cal, 8' ht, 4' spr	Full, Single Leader, Straight
	QV	19	Quercus virginiana / Southern Live Oak	4" cal, 16' ht, 5' spr	Full, Single Leader, Straight
	TD	11	Taxodium distichum / Bald Cypress	4" cal, 16' ht, 5' spr	Full, Straight, Single Leader
	UC	24	Ulmus crassiflora / Cedar Elm	4" cal, 16' ht, 5' spr	Full, Single Leader, Straight

EXISTING TREES

CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
MC	1	Myrica cerifera / Wax Myrtle	Existing	
PM	1	Prunus mexicana / Mexican Plum	Existing	

SHRUBS

CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
ABE	152	Abelia x grandiflora / Glossy Abelia	24" ht, 18" spr, 24" oc	Full
BOU	99	Bouteloua gracilis 'Blonde Ambition' / Blue Grama	24" ht, 18" spr, 24" oc	Full
HES	172	Hesperaloe parviflora / Red Yucca	24" ht, 18" spr, 24" oc	Full
ILB	138	Ilex comuta 'Burfordii' / Burford Chinese Holly	36" ht, 20" spr, 24" oc	Full
ILF	45	Ilex x attenuata 'Fosteri' / Foster's Holly	36" ht, 36" spr, 36" oc	Full
LOR	186	Loropetalum chinense 'Ruby' / Ruby Loropetalum	36" ht, 24" spr, 36" oc	Full
MOR	259	Morella cerifera / Wax Myrtle	36" ht, 24" spr, 36" oc	Full
MUL	160	Muhlenbergia lindheimeri 'Leni' / Autumn Glow Muhly	24" ht, 18" spr, 24" oc	Full
RHA	94	Rhaphiolepis indica / Indian Hawthorn	24" ht, 18" spr, 24" oc	Full
SPI	68	Spiraea media 'Snow White' / Spirea	24" ht, 18" spr, 36" oc	Full

GROUND COVERS

CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
EUN	729	Euonymus fortunei / Wintercreeper	Install	18" o.c.	Full, 1 gallon min.
LAL	468	Lantana mortevildensis 'Lavender' / Lavender Lantana	Install	18" o.c.	Full, 1 gallon min.
TRM	821	Trachelospermum asiaticum 'Minima' / Minima Jasmine	Install	18" o.c.	Full, 1 gallon min.

MISC

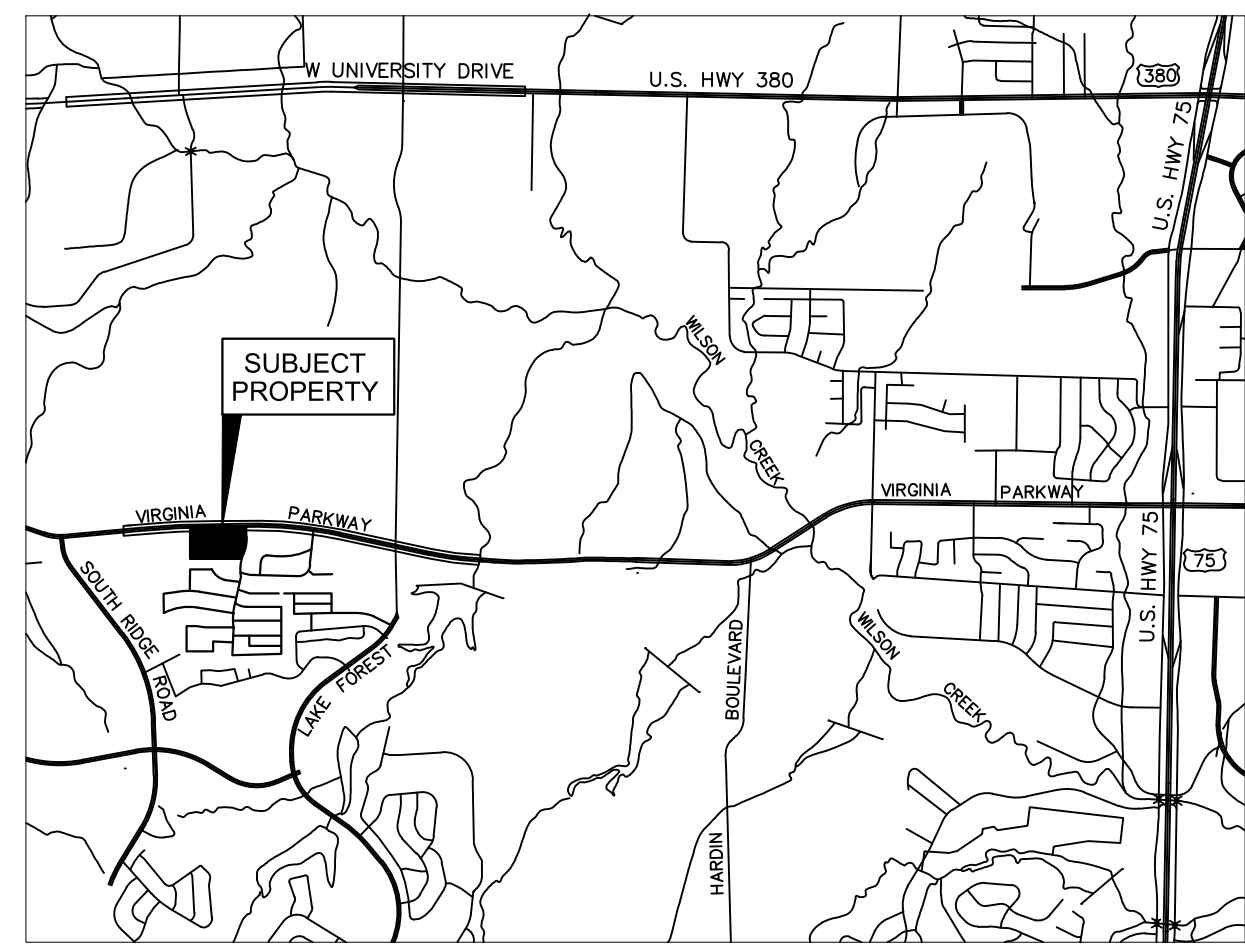
CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
SOD	TBD	Cynodon dactylon / Bermuda Grass	Solid, rolled tight sand filled joints, 100% weed, pest, and disease free
SEED	TBD	Cynodon dactylon / Bermuda Grass	Hydroseed
DG	TBD	Decomposed Granite	4" Depth, See detail
MULCH	TBD	Hardwood	Shredded, 3" depth, all trees within sod areas to receive 4" diameter mulch ring

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: 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.

NOTE: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLER AND RAIN AND FREEZE SENSOR(S) SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. IRRIGATION SYSTEM MUST BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

- ### PLANTING NOTES:
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
 - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
 - REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
 - STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
 - PLANTS MASSES IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
 - PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
 - ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
 - PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
 - CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. 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.
 - ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
 - ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 - ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.



LOCATION MAP
NOT TO SCALE

5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
 PHONE: 972-335-3580 FAX: 972-335-3779
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

FOR REVIEW ONLY
 Not for construction or permit purposes.

P.L.A. LEAH M. CAMPBELL
 L.A. No. 2900 Date 05/16/16

KHA PROJECT 6937800

DATE 05/16/2016

SCALE AS SHOWN

DESIGNED BY: LRH

DRAWN BY: LRH

CHECKED BY: LMC

LEGENDS MCKINNEY
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

OVERALL LANDSCAPE
 PLAN

SHEET NUMBER
L1.00

NO. _____

REVISIONS _____

DATE _____

