

LANDSCAPE LEGEND (SYMBOLS SHOWN AT 1"=20')

SYMBOL	QTY.	COMMON/BOTANICAL NAME	SIZE AND CONDITIONS
(* = Plant species utilized for Living Screen, code min. 3' ht. planting size.) (*) = Plant species utilized for Living Screen, code min. 6' ht. planting size.)			
CANOPY TREES			
	18	Ginkgo biloba 'Autumn Gold' / Autumn Gold Ginkgo	Min. 4" cal., min. 12' ht., well branched above 6' ht., spacing as shown on plan
	5	Ginkgo biloba 'Princeton Sentry' / Princeton Sentry Ginkgo	
	17	Pistachia chinensis / Chinese Pistache	
	40	Quercus virginiana 'Highrise' / Highrise Live Oak	
	25	Quercus shumardii / Shumard Oak	
	35	Ulmus crassifolia / Cedar Elm	
	36	Ulmus parvifolia 'Drake' / Lacebark Elm	
ORNAMENTAL TREES			
	23	Lagerstroemia indica 'Natchez' / Crape Myrtle	Multi stem equivalent to 3" cal., min. 8' ht., full and bushy, spacing as shown on plan
	8	Vitex agnus-castus / Chaste Tree	
EVERGREEN TREES			
	6	Cupressus arizonica / Arizona Cypress	Min. 30 gal. container, min. 8' ht. and min. 4' spread, full and bushy as shown on plan
	8	Ilex X attenuata 'Nellie R. Stevens' / Nellie Stevens Holly	
LARGE SHRUBS			
	13	Elaeagnus pungens / Silverberry	Min. 7 gal. container, min. 36" ht. and spread, full and bushy, spacing at 5' O.C. as shown on plan
	10	Ilex vomitoria / Yaupon Holly	
	20	Myrica cerifera / Southern Wax Myrtle	
	73	Podocarpus macrophyllus / Southern Yew	Min. 7 gal. container, min. 6' ht. and 3' spread, full and bushy, spacing at 3' O.C. as shown on plan
	62	Podocarpus macrophyllus / Southern Yew	Min. 5 gal. container, min. 4' ht. and 2' spread, full and bushy, spacing at 3' O.C. as shown on plan
MEDIUM SHRUBS			
	150	Ilex cornuta 'Burfordii Nana' / Dwarf Burford Holly	Min. 5 gal. container, min. 24" ht. and spread, full and bushy, spacing at 4' O.C. as shown on plan
	52	Juniperus chinensis 'Armstrong' / Armstrong Juniper	
	331	Leucophyllum fr. 'Silverado' / Silverado Texas Sage	
	188	Rosa 'Rodrazz' / Red Knockout Rose	
	65	Abelia grandiflora 'Edward Goucher' / Dwarf Abelia	
SMALL SHRUBS			
	159	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	Min. 5 gal. container, min. 15" ht. and spread, full and bushy, spacing at 3' O.C. as shown on plan
	236	Myrica pusilla / Dwarf Southern Wax Myrtle	
	405	Rhamphilepis indica 'Clara' / Indian Hawthorn	
	43	Spirea bumalda 'Anthony Waterer' / Anthony Waterer Spirea	
ORNAMENTAL GRASSES			
	853	Nassella tenuissima 'Stipa' / Mexican Feather Grass	Min. 1 gal. container, min. 15" ht. and spread, start first row 18" from edge. Spacing at 24" O.C. as shown on plan
	599	Muhlenbergia capillaris 'Regal Mist' / Regal Mist Muhly Grass	Spacing at 36" O.C. as shown on plan
	298	Pennisetum alopecuroides 'Hamel' / Dwarf Fountain Grass	Spacing at 36" O.C. as shown on plan
	89	Miscanthus sinensis 'Adagio' / Adagio Maiden Grass	Min. 5 gal. container, min. 30" ht., triangular spacing at 36" O.C., start first row 18" from edge.
GROUNDCOVERS / ACCENTS			
	3200 SF	Trachelospermum asiaticum / Asian Star Jasmine	Min. 1 gal. container, triangular spacing at 18" O.C., start first row 12" from edge.
	3000 SF	Liriope muscari 'Big Blue' / Big Blue Liriope	
	640 SF	Salvia greggii / Autumn Sage	
	41	Hesperaloe parviflora / Red Yucca	Min. 5 gal. container, min. 18" ht., triangular spacing at 36" O.C., start first row 18" from edge.
LAWN, EDGING & ROCK			
	Sod Lawn	100% Solid Sod Bermuda Grass with Edging along all mulch areas	
	Aluminium Edging		
	Decorative Rock	2"-4" size, round river rock, color warm tan and grays, 6" depth with specified weed fabric, Secure fabric with soil staples at 6' o.c., and overlap seams by minimum 6".	

PLANTING NOTES:

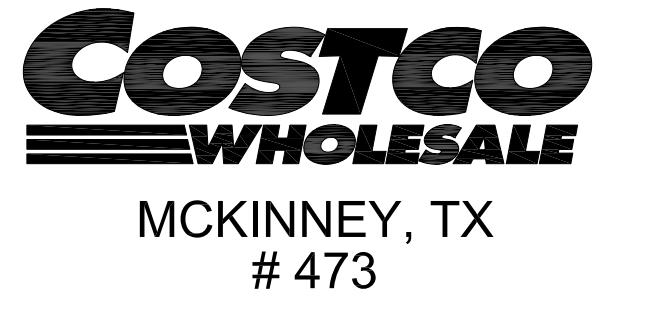
- MULCH ALL SHRUB AND GROUNDCOVER AREAS WITH A MINIMUM 3" DEPTH OF SPECIFIED MULCH.
- WHERE GROUNDCOVER IS SHOWN, IT SHALL BE PLANTED AT THE SPECIFIED SPACING THROUGHOUT THE BED, INCLUDING AREAS UNDERNEATH TREES AND SHRUBS, START FIRST ROW 12" FROM EDGE OF BED.
- SEE CIVIL DRAWINGS FOR GRADING, UTILITIES AND EROSION CONTROL.
- THE FOLLOWING DETAILED INFORMATION WILL BE ADDED TO THE FINAL LANDSCAPE PLAN AND LEGEND: SPECIES, SIZE, SPACING, QUANTITY, AND LOCATION FOR ALL PLANT MATERIAL, IN TABULAR FORM; PLANTING INSTALLATION DETAILS; AND PERCENTAGE OF TOTAL SITE IN PERMANENT LANDSCAPING.

IRRIGATION NOTES:

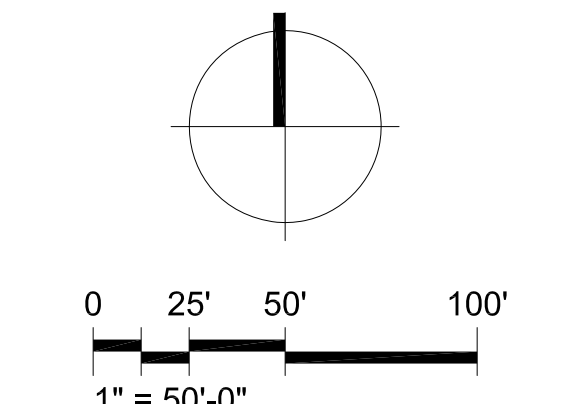
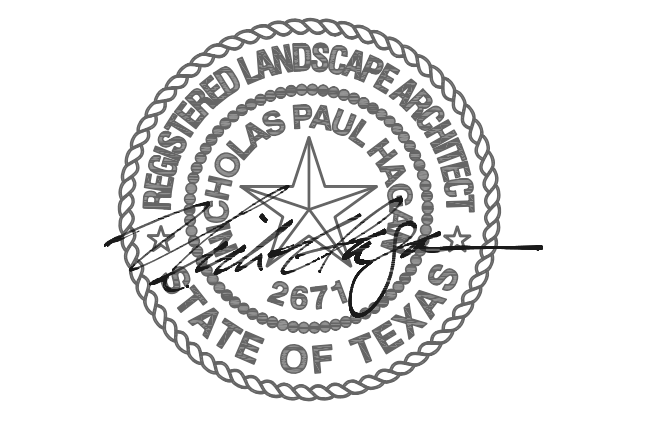
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- THE CONTRACTOR 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.

NOTES REGARDING PRELIMINARY PRICING OF LANDSCAPE PLAN:

- ALL PLANT MATERIALS TO BE OF THE HIGHEST QUALITY, PROVIDING DIGITAL PHOTOS FOR LANDSCAPE ARCHITECT'S APPROVAL PRIOR TO PROCUREMENT.
- INSTALL HIGH QUALITY IMPORT TOPSOIL (8" MINIMUM DEPTH IN INTERIOR ISLANDS, 4" MINIMUM DEPTH IN PERIMETERS). THOROUGHLY INCORPORATE FIRST HALF OF REQUIRED DEPTH INTO SUBGRADE BY TILLING OR OTHER MECHANICAL MEANS. INSTALL SECOND HALF OF REQUIRED DEPTH AFTER INCORPORATION OF FIRST LIFT. USE ADDITIONAL TOPSOIL AS NEEDED TO CROWN BEDS MINIMUM 6" ABOVE ADJACENT CURBS.
- IMPORT TOPSOIL SHALL BE SELECT, FERTILE, SCREENED (1/2"), WELL-DRAINED, WEED-FREE, BALANCED MATERIAL COMPOSED OF SAND, COMPOST AND A SMALL AMOUNT OF CLAY/SILT TO BE CLASSIFIED AS SANDY LOAM UNDER USDA CLASSIFICATION. TOPSOIL SHALL BE TESTED AT APPROVED TESTING LAB FOR CONFIRMATION OF SOIL TEXTURE AND CLASSIFICATION. IF CLASSIFIED AS SANDY LOAM, THEN TEST FOR PH, TRACE MINERALS, SALINITY, N, P, K AND AMENDMENT RECOMMENDATIONS TO ACHIEVE A PH BALANCED FERTILE TOPSOIL WITH MINIMUM 6% ORGANIC MATERIALS DERIVED FROM VEGETATIVE COMPOST. INCORPORATE STARTER FERTILIZER AND PLANT TABS PLUS FERTILIZER AND SOIL AMENDMENTS AS RECOMMENDED IN REPORT AT NO ADDITIONAL COST.
- ALL LANDSCAPE AREAS TO BE PROVIDED WITH AN IRRIGATION SYSTEM INCLUDING THE FOLLOWING ITEMS:
 - NETAFIM TECHLINE CV DRIPPER TUBING AT 18" O.C. SPACING
 - CLASS 200 PVC SUPPLY AND EXHAUST HEADERS
 - HUNTER MP ROTATORS AT SOD LAWN AREAS
 - SCHEDULE 40 PVC MAINLINE
 - (40) RAINBIRD PEB-PRS-D CONTROL VALVES
 - RAINBIRD ESP-LXD TWO-WIRE CONTROLLER WITH IQ
 - RAINBIRD RAIN/FREEZE SENSOR
 - SEPARATE IRRIGATION METER AND BACKFLOW DEVICE
- INSTALL 4" PERFORATED SUB DRAINS FOR ALL INTERIOR LANDSCAPE ISLANDS, CONNECTING TO STORM DRAIN SYSTEM.
- REFER TO COSTCO STANDARD PLANTING AND IRRIGATION SPECIFICATIONS AND DETAILS FOR INSTALLATION AND REVIEW REQUIREMENTS.



HARDIN & WEST UNIVERSITY DRIVE



LANDSCAPE CALCULATIONS

SITE LANDSCAPE	LANDSCAPING AREA	STREET YARD LANDSCAPING AREA	PARKING LOT TREES	FRONTAGE TREES
TOTAL LOT SIZE =	679,595 SF (15.60 ACRES)	TOTAL STREET YARD SIZE =	TOTAL PARKING STALLS =	REQUIRED: 1 TREE / 40' FRONTAGE
LANDSCAPE PLANTING AREA REQUIRED =	67,960 SF (10%)	LANDSCAPE PLANTING AREA PROVIDED =	744	TAFT FRONTAGE LENGTH = 365.81'
LANDSCAPE PLANTING AREA PROVIDED =	72,450 SF (10.7%)	LANDSCAPE PLANTING AREA PROVIDED =	75 (1 TREE / 10 STALLS)	FRONTAGE TREES REQUIRED = 10
		LANDSCAPE PLANTING AREA PROVIDED =	128	FRONTAGE TREES PROVIDED = 10
				HARDIN FRONTAGE LENGTH = 852' (397.64'+394.78')
				FRONTAGE TREES REQUIRED = 22
				FRONTAGE TREES PROVIDED = 22
				UNIVERSITY FRONTAGE LENGTH = 299.41'
				FRONTAGE TREES REQUIRED = 8
				FRONTAGE TREES PROVIDED = 8

TAFT LANE

$\Delta=012^{\circ}07'42''$
 $R=1,865.00'$
 $L=394.78'$
 $Ch L=394.04'$
 $Ch B=N8^{\circ}18'11''E$

HARDIN BLVD

HARDIN BLVD

SIDEWALK

IRRIGATION POINT OF CONNECTION

PROPERTY LINE

SETBACK LINE

N89°30'32"E 365.81'

5 COMPACT STALLS

30' RADIUS

LANDSCAPING

SIDEWALK

PROPERTY LINE

SETBACK LINE

LIVING SCREEN

MIN. 3' HT. LIVING SCREEN AT TIME OF PLANTING

6' HT. LIVING SCREEN AT TIME OF PLANTING

MIN. 3' HT. LIVING SCREEN AT TIME OF PLANTING

FIRE LANE

4 OVERHEAD DOORS (INTERIOR BAYS ONLY)

TIRE INSTALL (SERVICE AREA) 2,570 SF

TIRE CENTER

ENTRY CANOPY

SITE LIGHT, TYP.

CART CORRAL, TYP.

PEDESTRIAN PATH (ASPHALT)

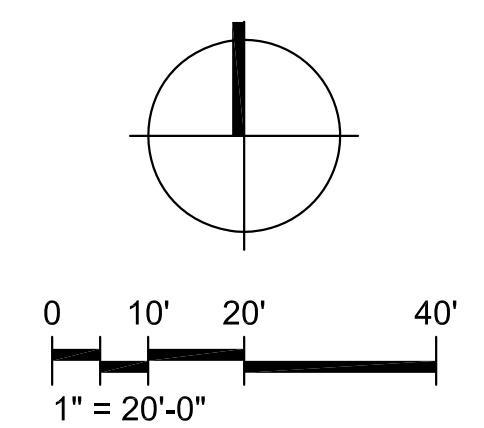
LIGHT POLE, TYP.

MATCHLINE - SEE SHEET L1.1

MATCHLINE - SEE SHEET L1.4

MATCHLINE - SEE SHEET L1.1

MATCHLINE - SEE SHEET L1.2



WEISMANDESIGNGROUP

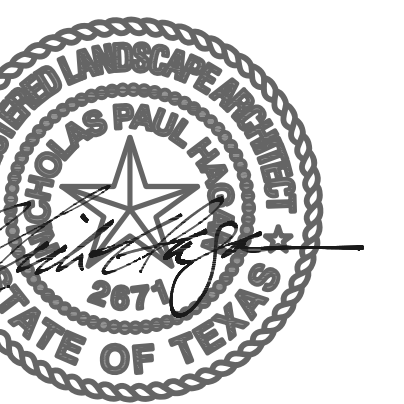
LANDSCAPE ARCHITECTURE 2329 E MADISON ST SEATTLE WA 98112 206-322-1732 WWW.WDINC.COM

SEE SHEET L1.0 FOR LEGEND & NOTES
SEE SHEET L1.5 FOR PLANTING DETAILS



MCKINNEY, TX #473

HARDIN & WEST UNIVERSITY DRIVE

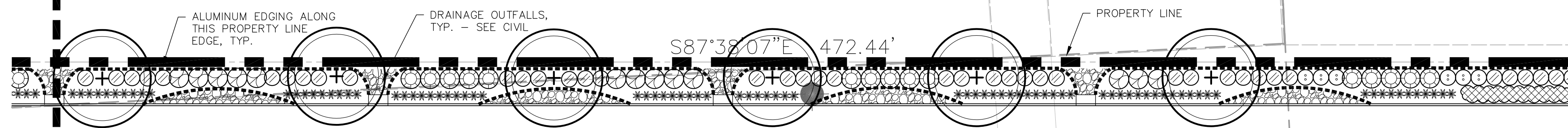


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SEPTEMBER 30, 2016

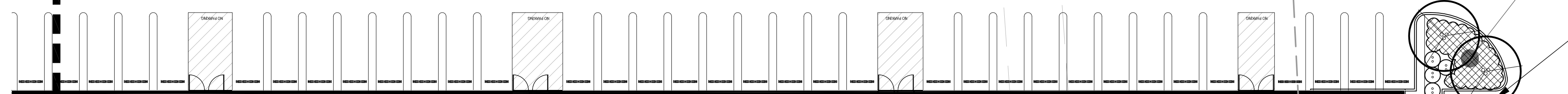
ENLARGED
LANDSCAPE PLAN

L1.1

DETENTION POND



FIRE LANE



MATCHLINE - SEE SHEET L1.1
MATCHLINE - SEE SHEET L1.2



LOT 1

EXISTING SEWER LINE AND EASEMENT TO BE RELOCATED

MECHANICAL ROOM

FIRE DEPT ROOM

6' HIGH ARCHITECTURAL CMU SCREEN WALL

COMPACTOR

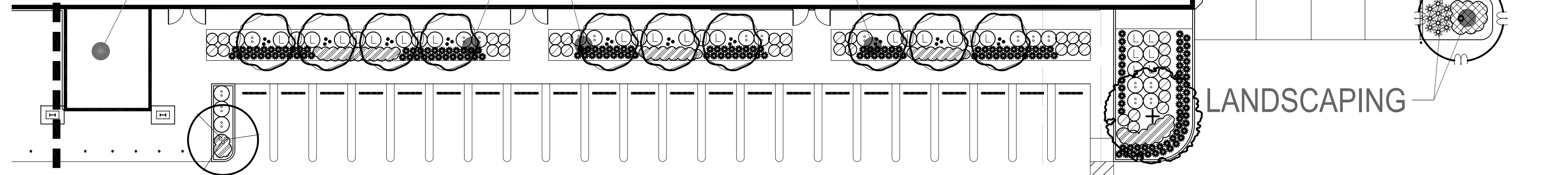
TRANSFORMER

RECEIVING

LOADING SPACES (4)

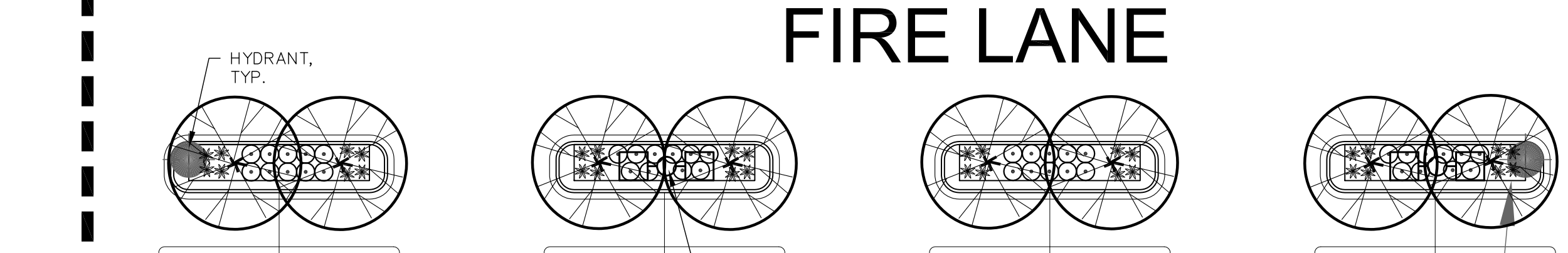
OPTICAL POD

LANDSCAPING



6' HIGH ARCHITECTURAL CMU SCREEN WALL

NOT A PART



FIRE LANE

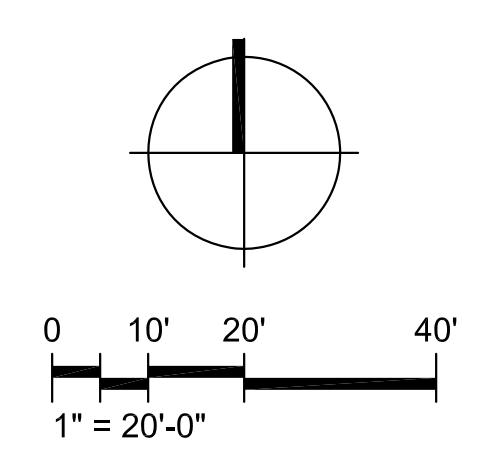
FIRE HYDRANT, TYP.

MATCHLINE - SEE SHEET L1.2

MATCHLINE - SEE SHEET L1.3

PEDESTRIAN PATH (ASPHALT)

FIRE LANE



WEISMANDESIGNGROUP

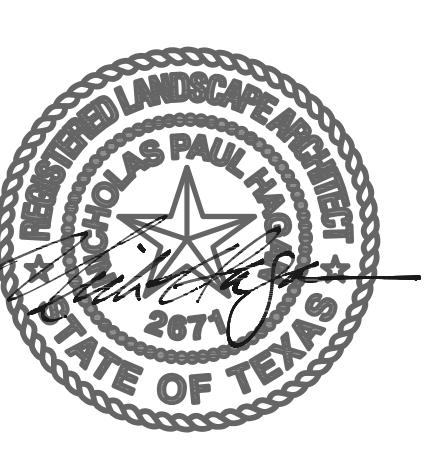
LANDSCAPE ARCHITECTURE 2329 E MADISON ST SEATTLE WA 98112 206-322-1732 WWW.WDGINC.COM

SEE SHEET L1.0 FOR LEGEND & NOTES
SEE SHEET L1.5 FOR PLANTING DETAILS



MCKINNEY, TX # 473

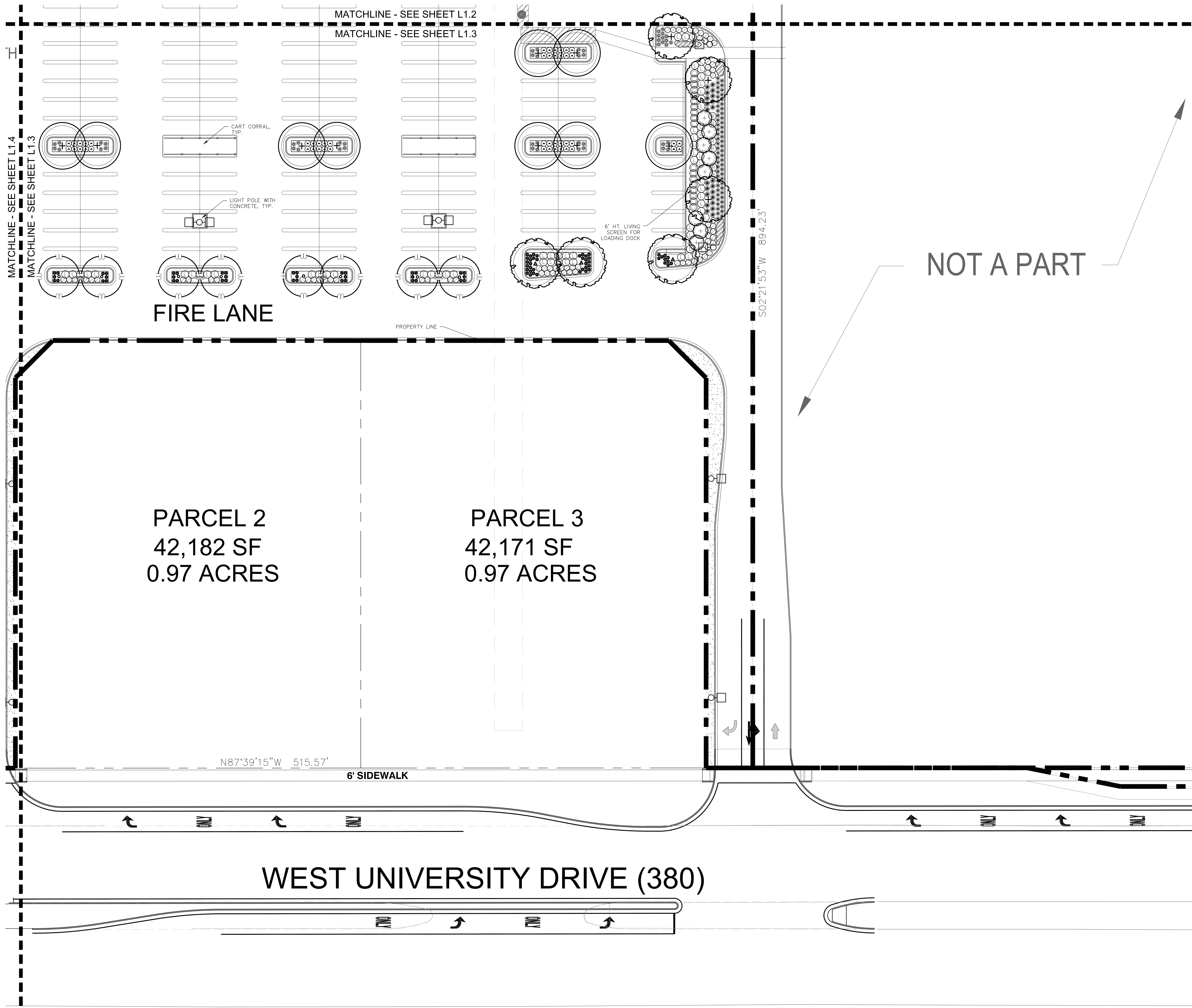
HARDIN & WEST UNIVERSITY DRIVE



15-5182-01
SEPTEMBER 30, 2016

ENLARGED
LANDSCAPE PLAN

L1.2



MATCHLINE - SEE SHEET L1.2
 MATCHLINE - SEE SHEET L1.3

MATCHLINE - SEE SHEET L1.4
 MATCHLINE - SEE SHEET L1.3

FIRE LANE

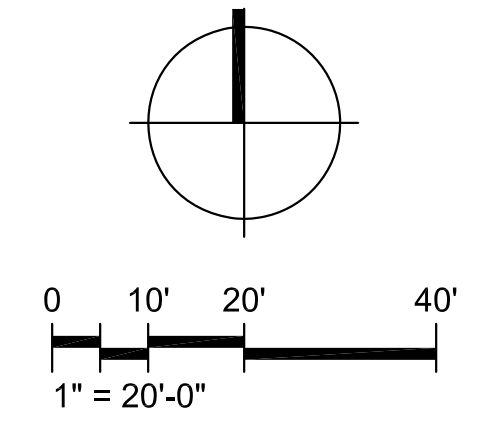
PARCEL 2
 42,182 SF
 0.97 ACRES

PARCEL 3
 42,171 SF
 0.97 ACRES

6' SIDEWALK

WEST UNIVERSITY DRIVE (380)

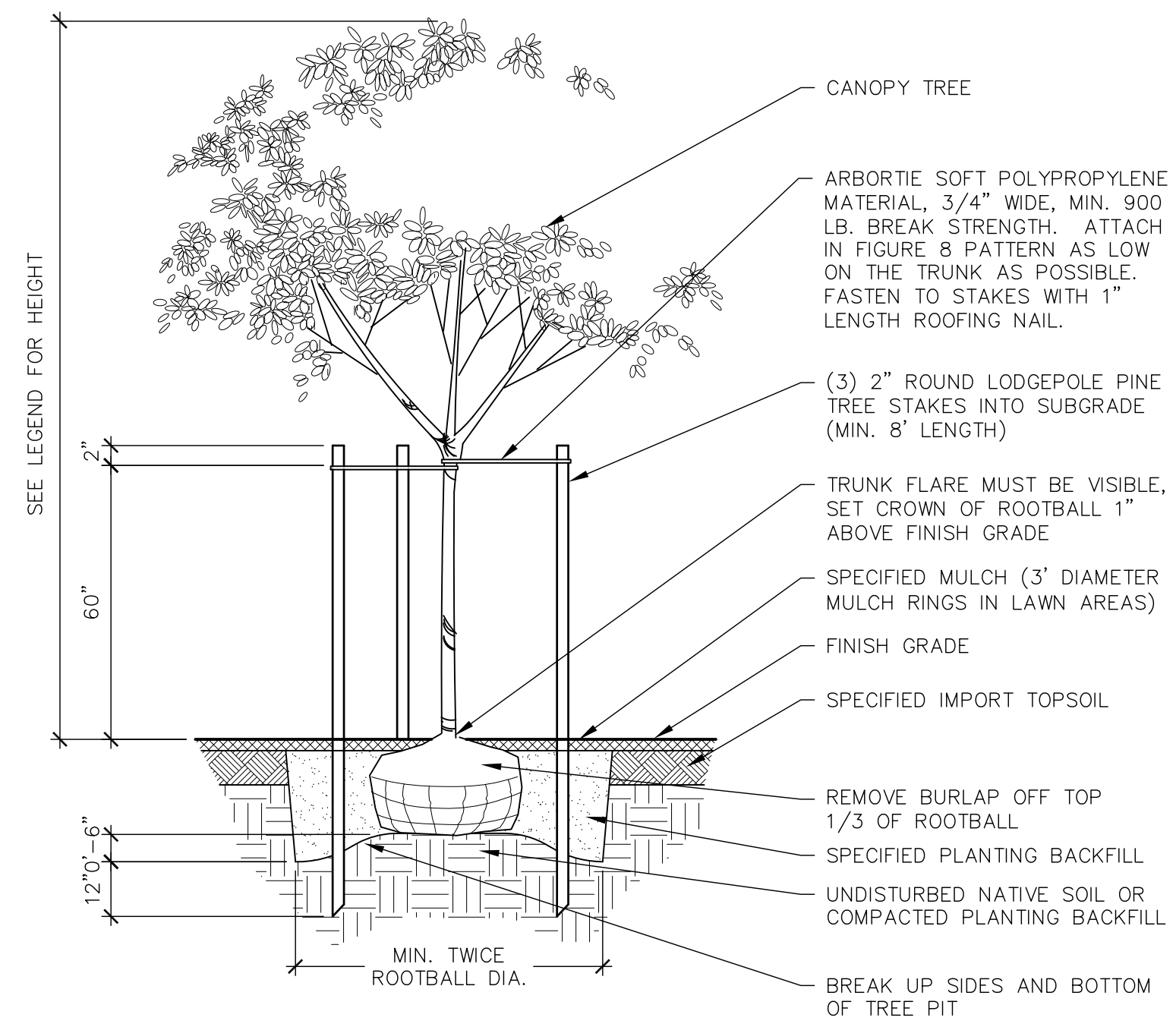
NOT A PART



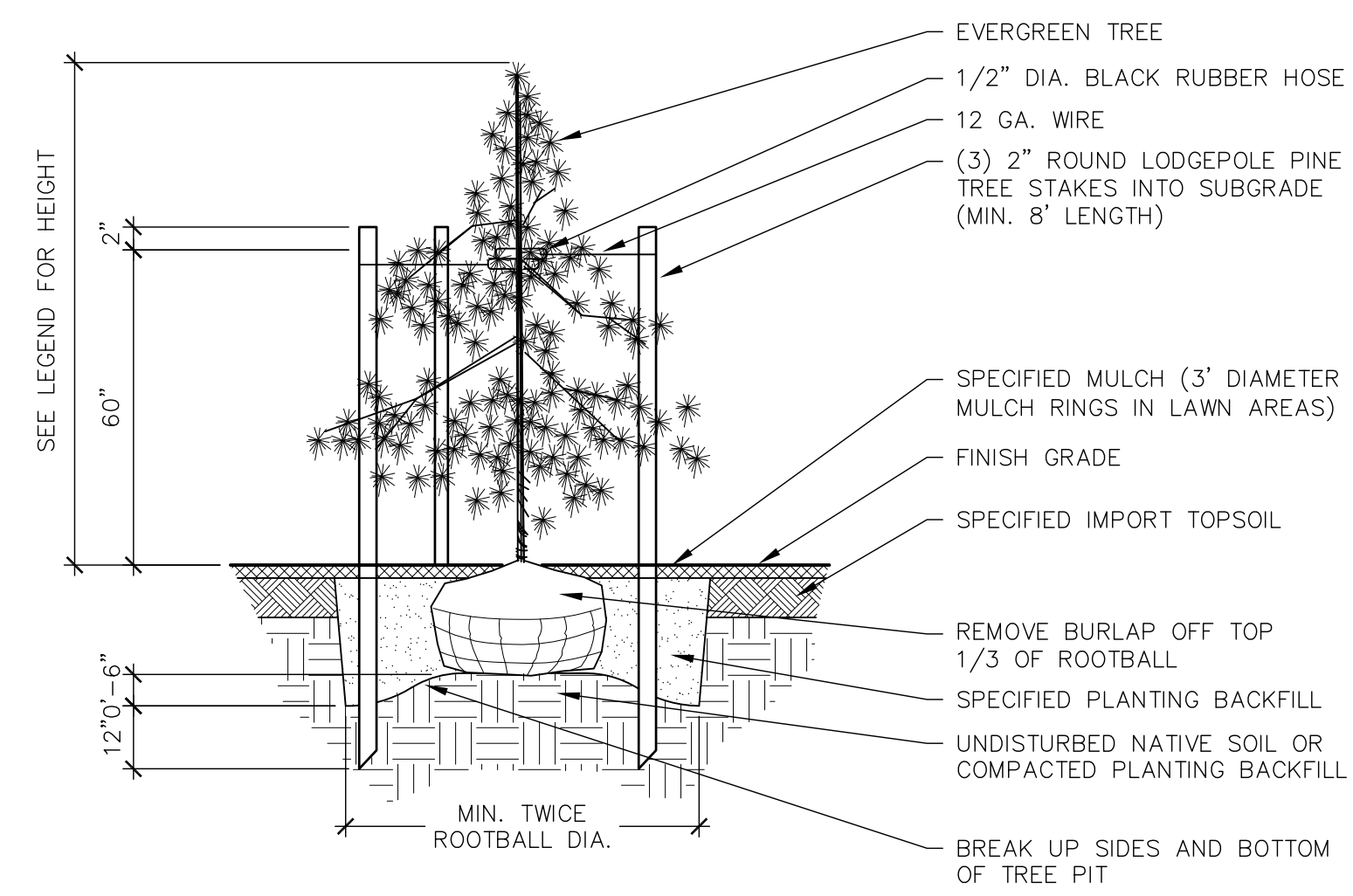
WEISMANDESIGNGROUP
 LANDSCAPE ARCHITECTURE
 2329 E MADISON ST SEATTLE WA 98112
 206-322-1732 WWW.WDGINC.COM

SEE SHEET L1.0 FOR LEGEND & NOTES
 SEE SHEET L1.5 FOR PLANTING DETAILS

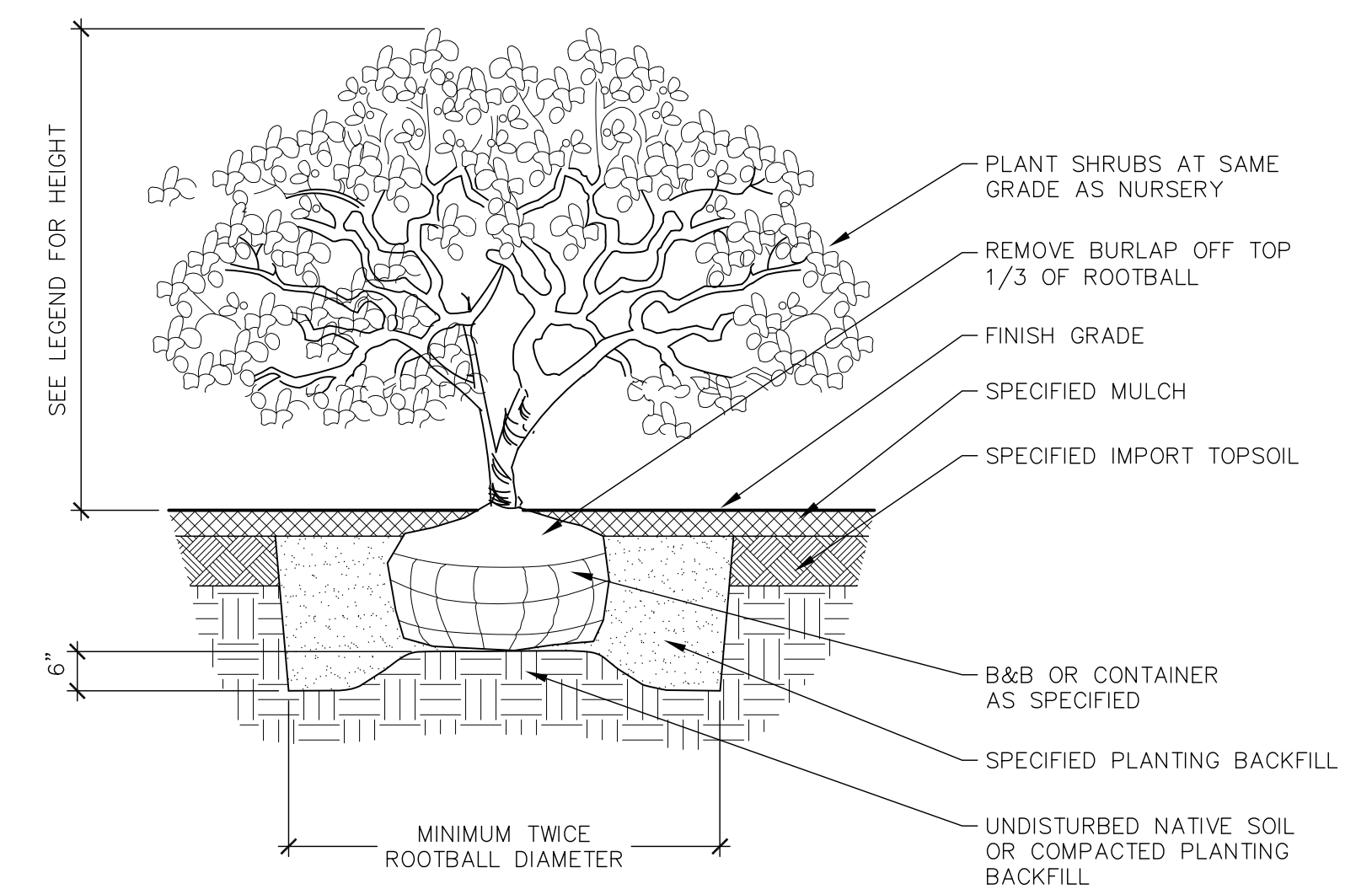
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 ENLARGED LANDSCAPE PLAN
 L1.3



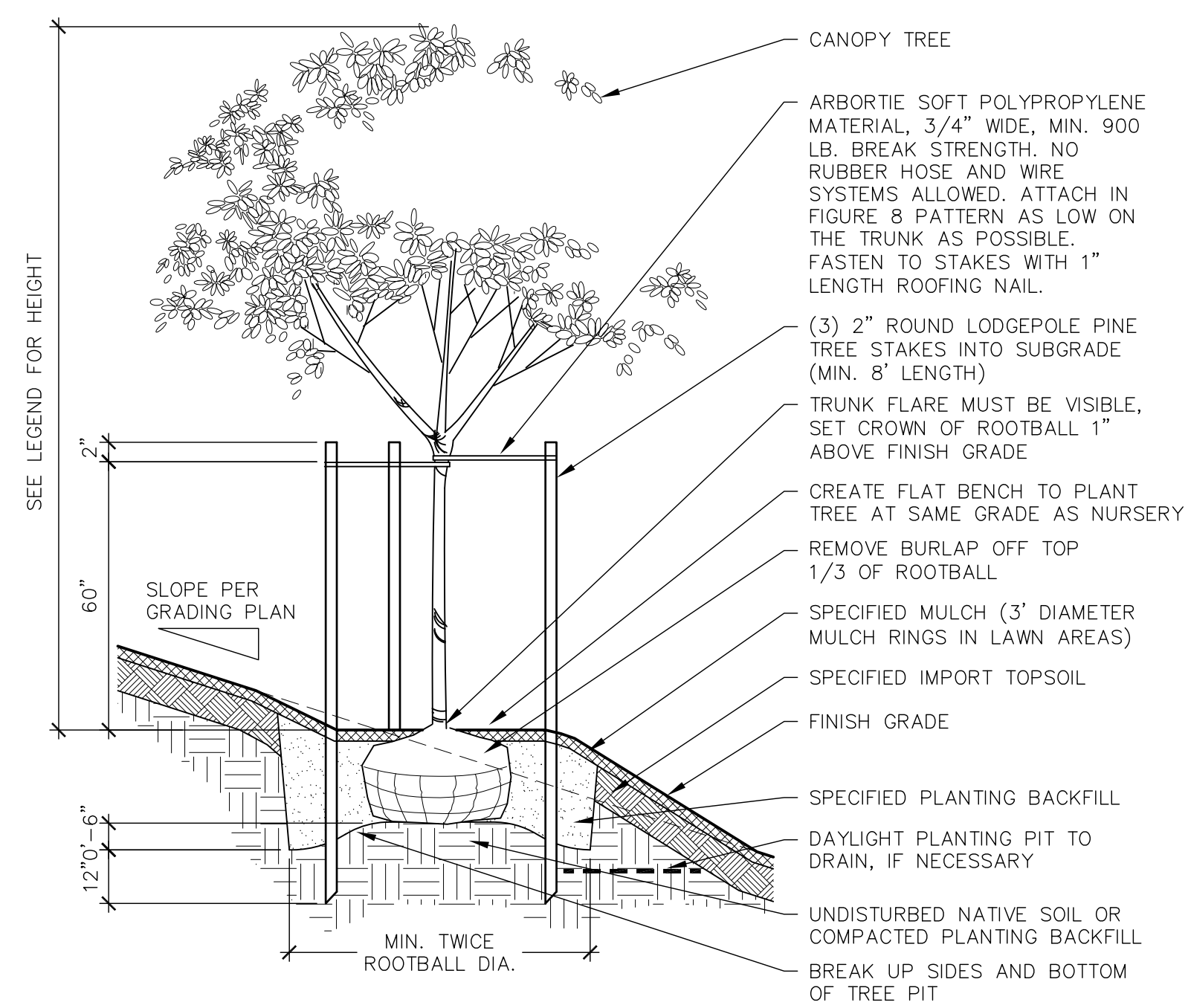
A CANOPY TREE PLANTING Scale: 3/8"=1'-0"



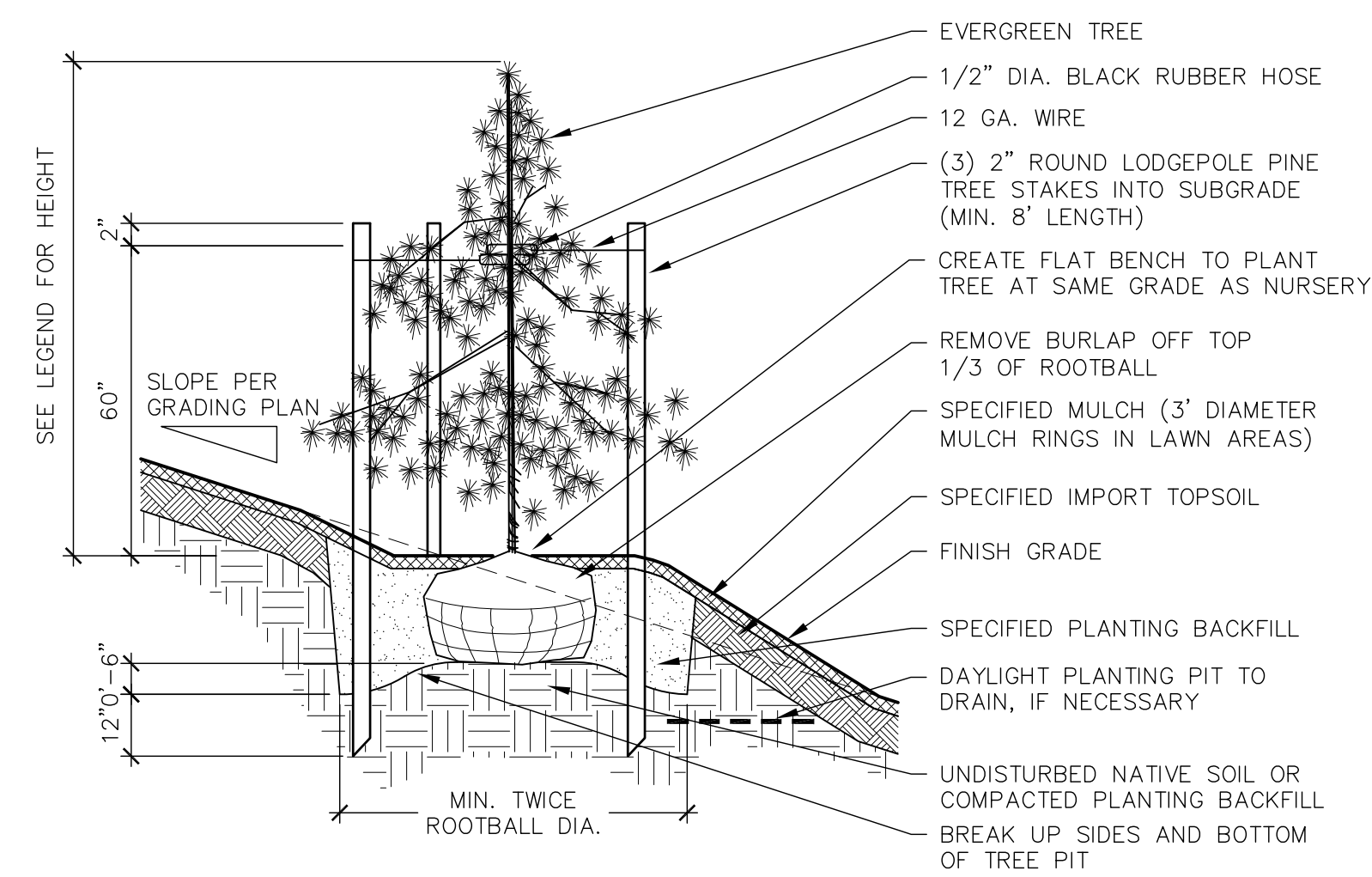
B EVERGREEN TREE PLANTING Scale: 3/8"=1'-0"



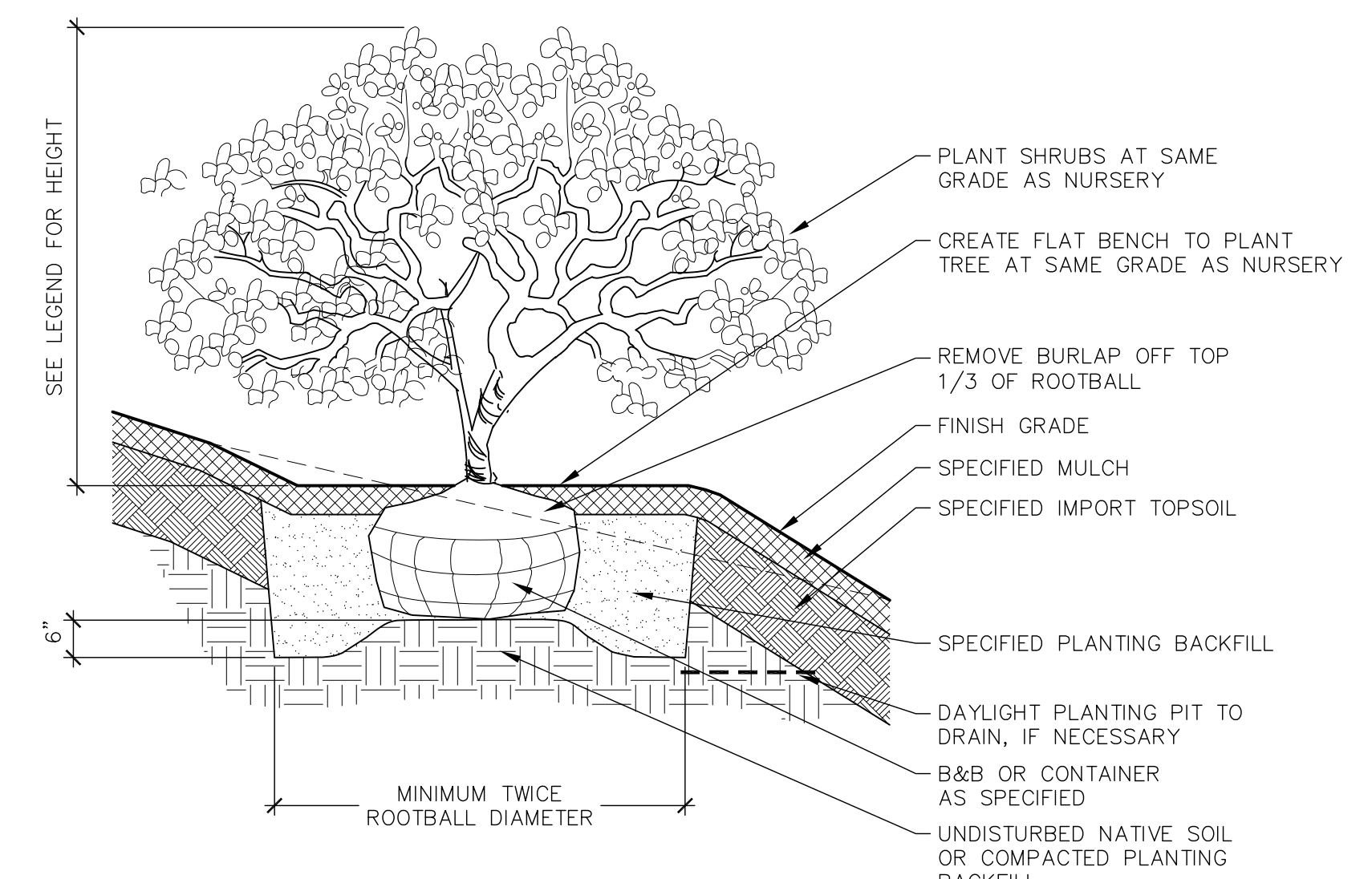
C SHRUB / GROUNDCOVER PLANTING Scale: 1 1/2"=1'-0"



D CANOPY TREE PLANTING ON SLOPE Scale: 3/8"=1'-0"



E EVERGREEN TREE PLANTING ON SLOPE Scale: 3/8"=1'-0"



F SHRUB / GROUNDCOVER PLANTING ON SLOPE Scale: 1 1/2"=1'-0"