

REV. DATE	REVISION DESCRIPTION
6-22-2018	PER CITY COMMENTS

DATE: 5-23-2018
 LANDSCAPE PLAN
 SHEET NO. L1.01

Symbol	Key	Name	Size	Spacing
	CP	Paritolo, Chinese <i>Ficus chinensis</i>	4" Cal/ 12 HL	As Scaled
	DO	Oak, Durand <i>Quercus stanula</i>	4" Cal/ 12 HL	As Scaled
	BC	Cypress, Bald <i>Taxodium distichum</i>	4" Cal/ 12 HL	As Scaled

PROPOSED PLANTS

Symbol	Key	Name	Size	Spacing
	DBH	Holly, Dwarf Burford <i>Ilex cornuta Dwarf Burford</i>	3 Gal/ 2 HL	36"
	DMH	Myrtle, Dwarf Wax <i>Myrica carolinensis var. pumila</i>	3 Gal/ 2 HL	36"
	NSH	Holly, Nellie R. Stevens <i>Ilex x Nellie R. Stevens</i>	7 Gal/ 3 HL	36"
	DWH	Holly, Spikes of Dwarf Yaupon <i>Ilex vomitoria Spikes Dwarf</i>	3 Gal/ 3 HL	36"
	LC	Cheylea, Lesam <i>Ternstroemia gymnanthera</i>	15 Gal/ Scaled	As
	RY	Yucca, Red <i>Hesperaloe parviflora</i>	3 Gal/ 24"	
	STS	Sage, Silvarado Texas <i>Leucophyllum f. Silvarado</i>	3 Gal/ 2 HL	36"
	HG	Grass, Hensley <i>Panicum stipense/panicoides</i>	1 Gal/ 18"	
	LM	Liriodie <i>Liriodie muscari</i>	1 Gal/ 18"	

Common Bermuda Solid Sod or Hydrogrids to Limits of Disturbance
 • 11,050 sq. ft. +/- Shown
 Decomposed Granite - 1,115 sq. ft. +/- Shown
 To be Composed to 3" Depth. Use 4" Brown Border Board as Edge Restraint

Denotes bed line between planting areas - To be 4" Brown, Commercial Grade, Steel Edging

Note:
 The Contractor shall verify all quantities. Contractor responsible for providing all plant material as indicated by symbols or plan.

Note:
 The Contractor shall verify water restrictions with the City of McKinney at time of planting. Should water restrictions not allow for hydromulch, hydroseeding, or spraying (Stages 3 and 4 water restrictions), an approved alternative for grassing shall be installed.

Ingrator Affidavit
 All landscaped areas shown on plan shall be irrigated by an automatic weather based controller and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

NOTES

No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner.

Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping. All plant material shall be guaranteed for a period of 1 year from date of installation completion. Watering 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).

All areas to be sodded shall first be filled to a uniform depth of 4 inches in two, compact directions. After the initial filling 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. Sod shall be watered free and without bare spots greater than 6 square inches at the end of 30 days from the date of planting. Amendments shall be added to each planting pit and bed area.

All burrap material on balled and burrapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.

After setting balled and burrapped plants, remove the top 1/3 of the burrap and completely remove all binder wire. No burrap 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 to be considered for potential drainage around and away from planting areas. All planting areas shall be compacted and graded to ensure positive drainage away from structures.

Center mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4". All plantings shall be "watered in" by flooding the balled 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 compensates for settling. Soil shall be firmed around each plant as final adjustments are made.

LANDSCAPE REQUIREMENT CALCULATIONS

Required Percentage of Total Site Landscaping	Min. 10%
Site Area	54,108 sq. ft.
Proposed Landscape Area	13,360 sq. ft.
Percentage of Site to be in Living Landscape	24.69%

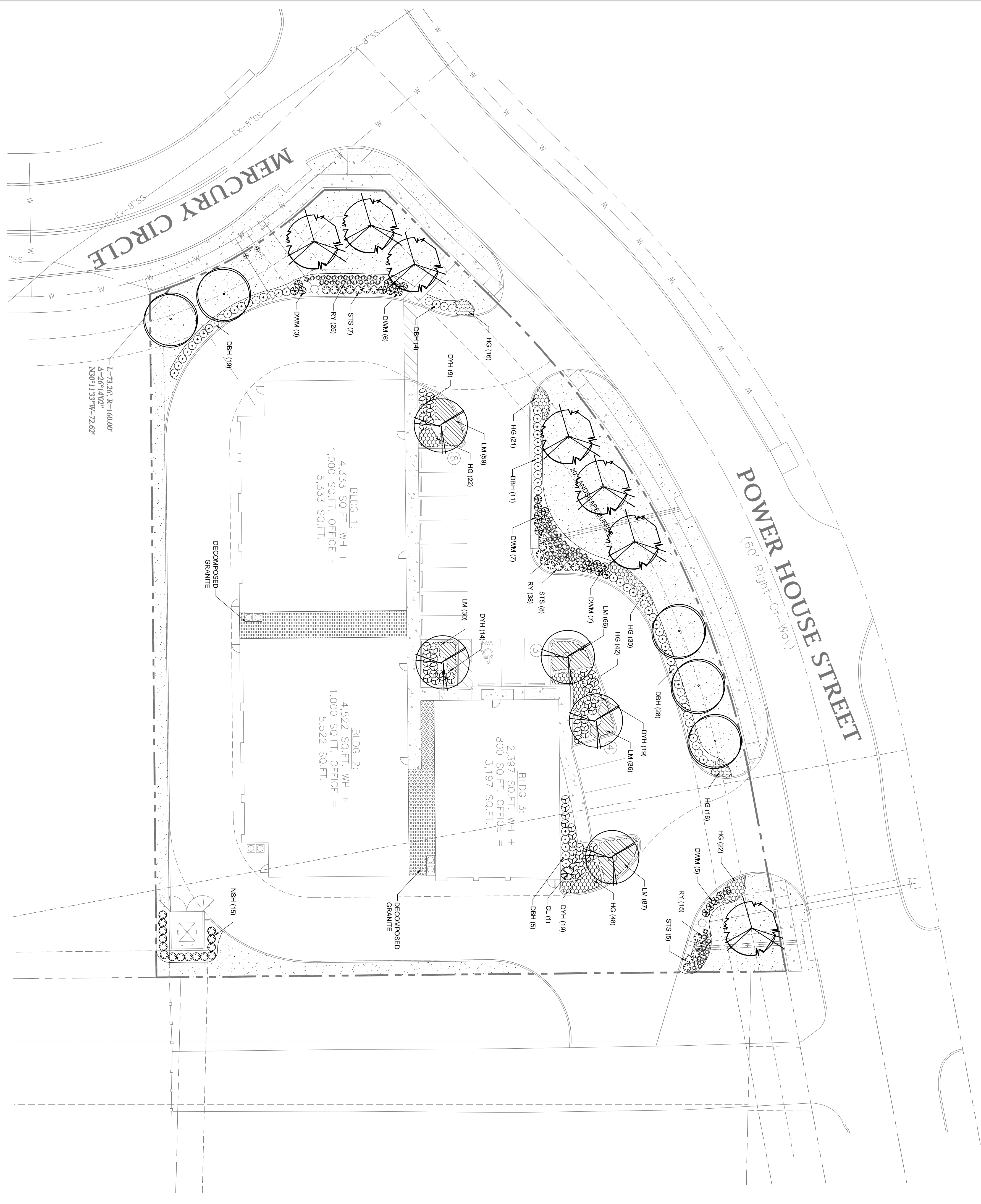
Required Percentage of Street Yard Landscaping	Min. 15%
Street Yard Area	22,806 sq. ft.
Street Yard Landscaped Area	10,605 sq. ft.
Percentage of Street Yard Landscaped	46.50%

Required # of Min. 4" Cal./12" Trees Along Street Frontage (McKinney Circle)	1 per 40'
Length of Street Frontage	88.48'
Number of Trees Required	3
Number of Trees Provided	3

Required # of Min. 4" Cal./12" Trees Along Street Frontage (Mercury Circle)	1 per 40'
Length of Street Frontage	351.43'
Number of Trees Required	9
Number of Trees Provided	9

Required # of Min. 4" Cal./12" Trees Along Street Frontage (Mercury Circle)	1 per 40'
Length of Street Frontage	88.48'
Number of Trees Required	3
Number of Trees Provided	3

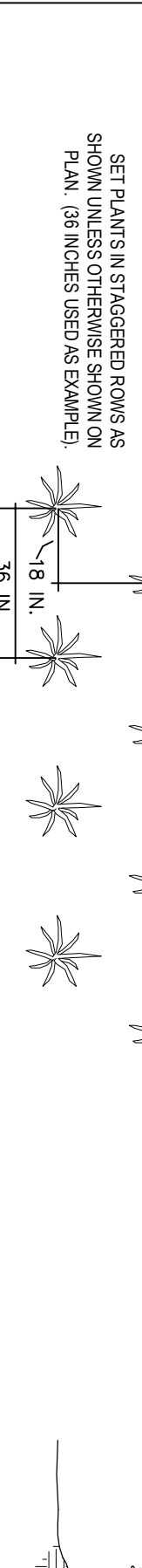
Number of Site Parking Spaces	15
Number of Trees Required 1 Per 10 Spaces	2
Number of Parking Lot Trees Provided	5



REMOVE ALL EXISTING TREES, BUSHES, AND BROWN OR DEAD BRANCHES. PLANT PIT TO BE AT LEAST 2 INCHER DEEPER THAN ROOT BALL. SCREED AND MOLE SOES OF THE PIT. BACKFILL WITH 4 INCHES OF 3/4" SAND, 1 FT. ORGANIC MULCH, 1 FT. NATURE FRIENDLY SOIL, 2 INCHES OF SOIL TESTS. PACK BOTTOM OF ROOT BALL ON TAMPED SOIL. SOIL LEVEL SHALL BE 2" HIGHER THAN PLANT SOIL LEVEL. TAMP SOIL AROUND ROOT BALL LIGHTLY WITH FOOT OR HAND PRESSURE TO PREVENT SHRINKING. REMOVE EXISTING PLANTING PIT AS REQUIRED. REPAIR BY A SOIL RECOLOCATION TEST.

REMOVE ALL EXISTING TREES, BUSHES, AND BROWN OR DEAD BRANCHES. PLANT PIT TO BE AT LEAST 2 INCHER DEEPER THAN ROOT BALL. SCREED AND MOLE SOES OF THE PIT. BACKFILL WITH 4 INCHES OF 3/4" SAND, 1 FT. ORGANIC MULCH, 1 FT. NATURE FRIENDLY SOIL, 2 INCHES OF SOIL TESTS. PACK BOTTOM OF ROOT BALL ON TAMPED SOIL. SOIL LEVEL SHALL BE 2" HIGHER THAN PLANT SOIL LEVEL. TAMP SOIL AROUND ROOT BALL LIGHTLY WITH FOOT OR HAND PRESSURE TO PREVENT SHRINKING. REMOVE EXISTING PLANTING PIT AS REQUIRED. REPAIR BY A SOIL RECOLOCATION TEST.

REMOVE ALL EXISTING TREES, BUSHES, AND BROWN OR DEAD BRANCHES. PLANT PIT TO BE AT LEAST 2 INCHER DEEPER THAN ROOT BALL. SCREED AND MOLE SOES OF THE PIT. BACKFILL WITH 4 INCHES OF 3/4" SAND, 1 FT. ORGANIC MULCH, 1 FT. NATURE FRIENDLY SOIL, 2 INCHES OF SOIL TESTS. PACK BOTTOM OF ROOT BALL ON TAMPED SOIL. SOIL LEVEL SHALL BE 2" HIGHER THAN PLANT SOIL LEVEL. TAMP SOIL AROUND ROOT BALL LIGHTLY WITH FOOT OR HAND PRESSURE TO PREVENT SHRINKING. REMOVE EXISTING PLANTING PIT AS REQUIRED. REPAIR BY A SOIL RECOLOCATION TEST.



PLANT SPACING DETAIL
 NOT TO SCALE

SHRUB PLANTING DETAIL
 NOT TO SCALE

TREE PLANTING DETAIL
 NOT TO SCALE

