GENERAL LANDSCAPE NOTES

1. ALL LANDSCAPED AREAS ARE TO RECEIVE 4" OF TOP SOIL, SOD, MULCH, AND WATER UNTIL A HEALTHY STAND OF GRASS IS OBTAINED PER EARTHWORK SPECIFICATIONS.
2. ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
3. ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
7. ALL PLANTING BEDS MUST BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
9. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
10. CONTRACTOR IS RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN SITEWORK SPECIFICATIONS.
12. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE SITEWORK SPECIFICATIONS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
13. AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
14. ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
15. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
16. ALL PLANT BEDS, TREES, SHRUB MASSES, ETC. SHALL RECEIVE A PREEMERGENT HERBICIDE AND 4 INCHES OF SHREDDED HARDWOOD MULCH. THIS INCLUDES A 4 FOOT DIAMETER MULCH RING AROUND ALL PROPOSED TREES, INCLUDING TREES IN GRASS/SOD AREAS.
17. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATIONS OF UTILITY LINES ON SITE AND ADJACENT TO THE WORK AREA. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD.
18. SAFE CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
19. DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
20. ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
21. THE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF 12 MONTHS FOLLOWING SUBSTANTIAL COMPLETION. THE CONTRACTOR SHALL REMOVE FROM THE SITE ANY PLANT THAT IS DEAD OR UNSATISFACTORY TO THE OWNER OR THE OWNER'S REPRESENTATIVE, AND ALL PLANTS SHALL BE REPLACED DURING NORMAL PLANTING SEASON WITH PLANTS OF EQUAL OR GREATER SIZE. THE CONTRACTOR SHALL ALSO MAINTAIN THE LANDSCAPING FOR THE SAME TWELVE (12) MONTH PERIOD FOLLOWING SUBSTANTIAL COMPLETION.

PLANT LIST

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
44	LE	ULMUS PARVIFOLIA 'UPMTF' P.P.#11295	BOSQUE ELM	4.0" CALIPER, 12' MIN. HT. B&B	AS SHOWN
32	NS	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	6' HT. MIN.	6' O.C.
51	CL	TERNSTROEMIA JAPONICA	CLEYERA	3 GAL., CONTAINER FULL, 3' HT. MIN	36" O.C.
44	AB	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	3 GAL., CONTAINER FULL	36" O.C.
82	FG	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL., CONTAINER FULL	24" O.C.
		CYNDON DACTYLON	BERMUDA GRASS		

THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

LANDSCAPE REQUIREMENTS

REQUIRED: 10% OF ENTIRE SITE SHALL BE DEVOTED TO LIVING LANDSCAPE

TOTAL AREA : ±203,120 SF
REQUIRED LIVING LANDSCAPE AREA = 203,120 SF X 10% = 20,312 SF

PROPOSED: ±45,300 (22%)

REQUIRED: ONE (1) TREE IN THE PARKING AREA FOR EVERY TEN (10) PARKING SPACES WITHIN PARKING LOT. TERMININUS CANOPY TREE REQUIRED AT THE END OF EACH PARKING ROW (INCLUDING INVENTORY)

312 SPACES / 10 = 31.2 (32) TREES

PROPOSED: 44 BOSQUE ELM

REQUIRED: 75% OF FRONTAGE OF PARKING LOTS, ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW

US HWY 75 (±239 LF OF PARKING FRONTAGE)
PROPOSED: 44 KALEIDOSCOPE ABELIA

CENTRAL CIRCLE (±202 LF OF PARKING FRONTAGE)
PROPOSED: 11 NELLIE R. STEVENS HOLLY
25 CLEYERA

REQUIRED: A MINIMUM OF 50% REQUIRED TREES SHALL BE CANOPY TREES

PROPOSED: 44 CANOPY TREES / 44 TOTAL REQUIRED TREES = 100% CANOPY TREES

REQUIRED: EVERGREEN SHRUBS (ACCEPTABLE FOR SCREENING) SHALL BE PROVIDED AROUND DUMPSTER

PROPOSED: 26 CLEYERA

REQUIRED: 1 CANOPY TREE PER 40 LF OF STREET FRONTAGE

US HWY 75 239' / 40 = 5.9 (6) TREES
PROPOSED: 6 "EXISTING" BOSQUE ELM
(***PREVIOUSLY APPROVED FOR MERCEDES)

CENTRAL CIRCLE 202' / 40 = 5.05 TREES
PROPOSED: 6 "EXISTING" BOSQUE ELM
(***PREVIOUSLY APPROVED FOR MERCEDES)

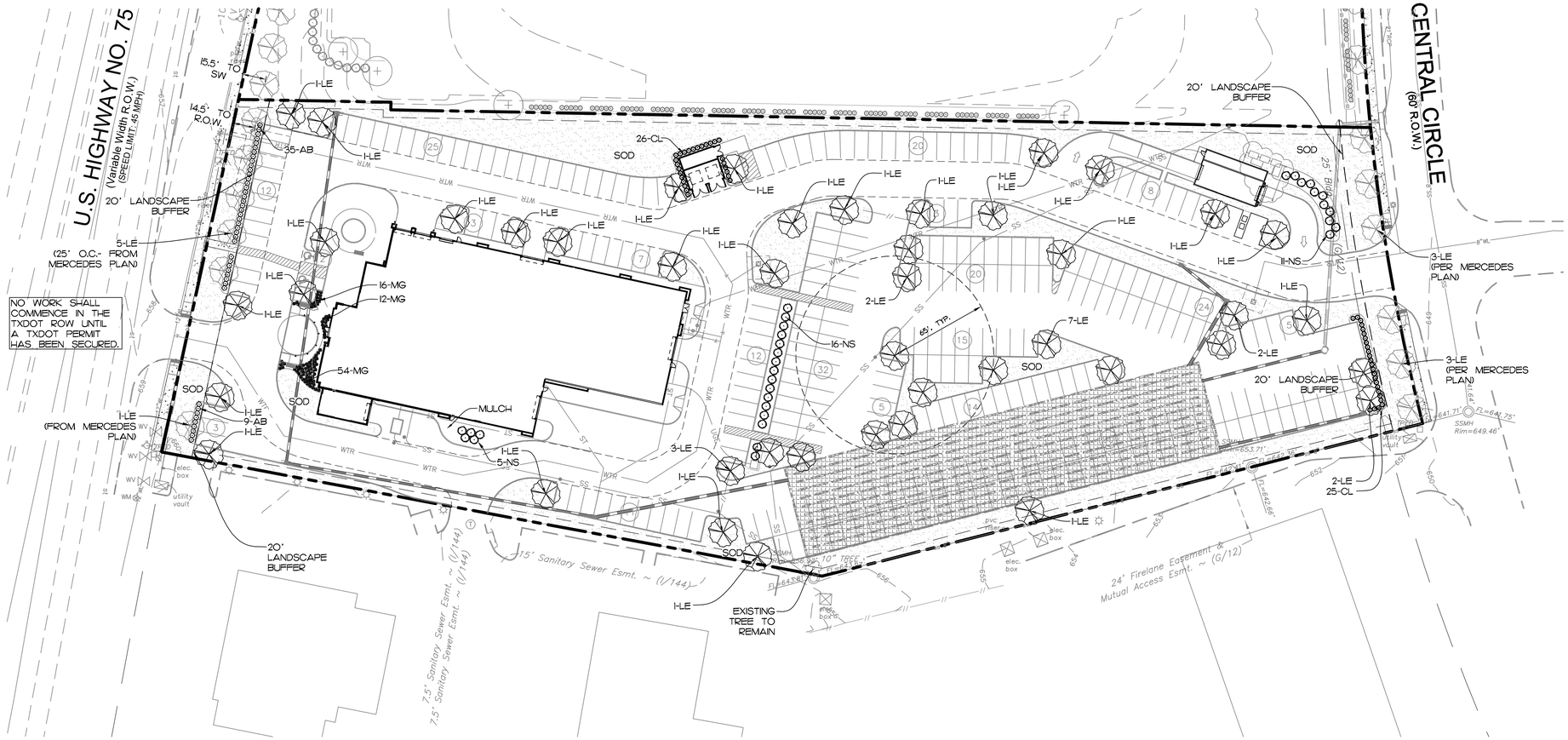
REQUIRED: 15% OF STREET YARD SHALL BE PERMANENT LANDSCAPE

US HWY 75 239' X 20' = 4,780 SF (15% = 717 SF)

PROPOSED: ±4,091 SF (86%)

CENTRAL CIRCLE 202' X 20' = 4,040 SF (15% = 606 SF)

PROPOSED: ±3,400 SF (84%)



LANDSCAPE PLAN

40 20 0 40 80

RECEIVED
By Planning Department at 8:56 am, Dec 28, 2016

DATE	REVISION DESCRIPTION

FREELAND and KAUFFMAN, INC.
Engineers • Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
PHONE 864-233-5497
FAX 864-233-8915
TEXAS REGISTERED ENGINEERING FIRM F-8591

PROPOSED ECHOPARK
MCKINNEY, TEXAS

SONIC DEVELOPMENT, LLC
4401 COLWICK ROAD
CHARLOTTE, NORTH CAROLINA 28211
SEAN STICHTER
704-566-6753

EchoPark AUTOMOTIVE

DRAWN BY	WDE
CHECKED BY	CAG
DATE	12-28-16
SCALE	1"=40'
SHEET	25