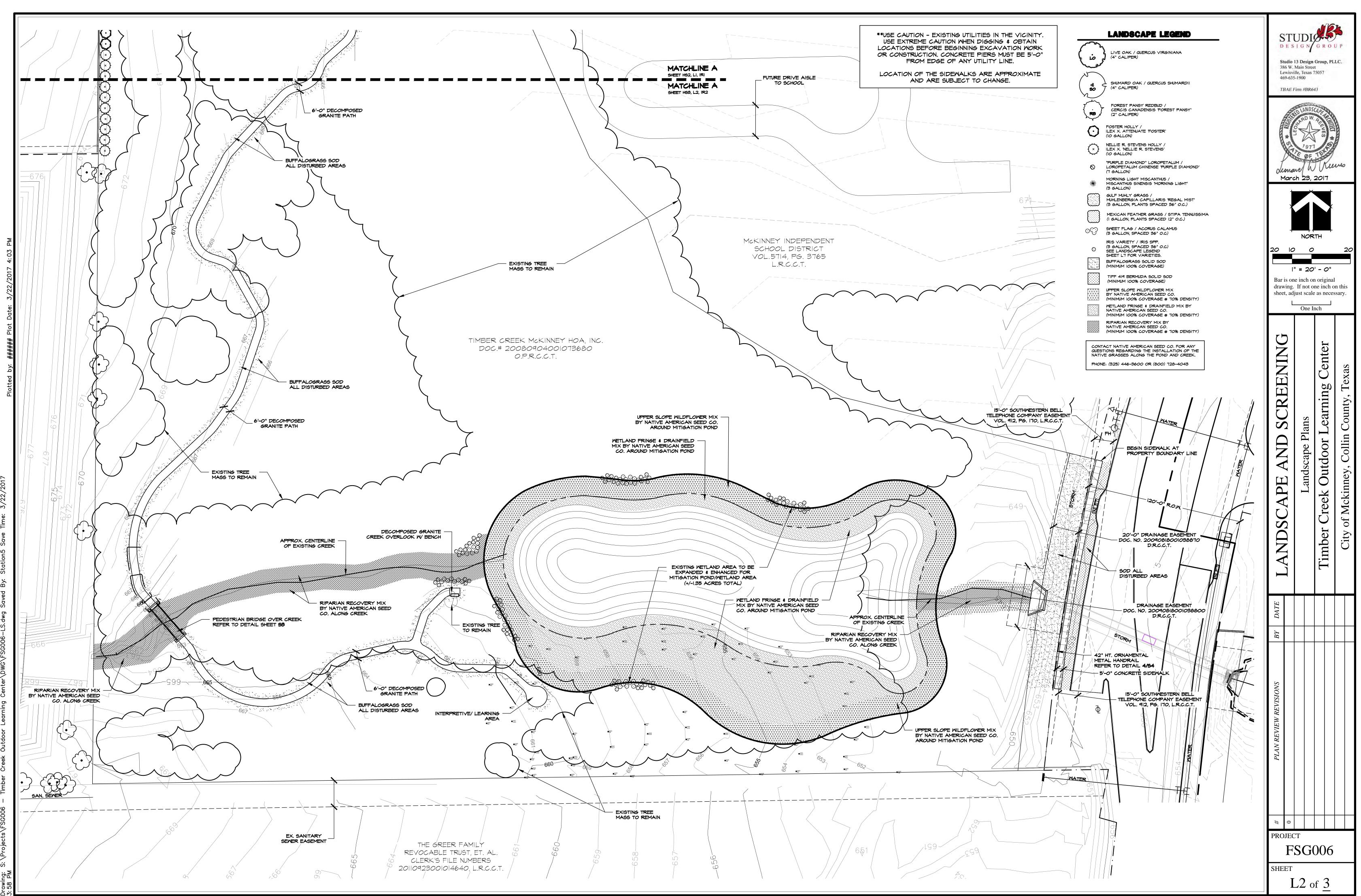


By Planning Department at 10:37 am, Apr 24, 201



- AND UNPROTECTED. 2. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA)
- SPECIFICATIONS, GRADES AND STANDARDS. 3. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY OF MCKINNEY APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- 4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY OF MCKINNEY.
- 5. TREES MUST BE PLANTED FOUR FEET (4') OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND/OR OTHER STRUCTURES. THE CITY OF MCKINNEY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- 6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY
- 7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- 8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS. 9. BURLAP, TWINE AND WIRE BASKETS SHALL BE LOOSENED AND PULLED BACK
- FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE. IO. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS
- II. A 3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF
- 12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A
- 13. ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR
- APPROVED EQUAL TO A DEPTH OF 8" MINIMUM. 14. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD OR OTHER MULCH.
- 15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- 16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET AT TIME OF PLANTING.
- 17. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL STAIN AT THE AVERAGE GRADE OF SLOPE. 18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH.
- ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER OR SOME TYPE OF FIXED PAVING. 19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND
- SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- 20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY OF MCKINNEY.
- 21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER AND
- 22. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEMALKS OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- 23. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE. 3' HORIZONTAL TO 1' VERTICAL.
- 24. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- 25. ALL WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS. 26. CONTACT CITY OF MCKINNEY'S PLANNING DEPARTMENT AT FOR LANDSCAPE INSPECTION. NOTE LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR FINAL ACCEPTANCE BY THE CITY OF MCKINNEY AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
- 27. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE AND TO THE CITY OF MCKINNEY'S PUBLIC WORKS DEPARTMENT STANDARDS.
- 28. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS CLEANOUTS AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE PUBLIC WORKS DEPARTMENT
- 29. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR. IRRIGATION SYSTEM SHALL UTILIZE RAIN AND FREEZE SENSORS AND AN EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLER. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.

ORNAMENTAL

3" MULCH AS SPECIFIED

BASIN (2" HT.)

- FINISH GRADE

MATER RETENTION

2 ROOT BALL DIA.

PLANTING SOIL MIXTURE (60%

EXIST. SOIL LESS ROCK &

DEBRIS \$ 40% ORGANIC

MATTER MIXED TOGETHER)

GRASS

POCKET PLANTING ORNAMENTAL GRASS DETAIL

## **PLANT LIST**

SY	MBOL COMMON/BOTANICAL NAME	SIZE	SPACING	QUANTITY	REMARKS
LO	LIVE OAK / QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	2	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDEI HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
50	SHUMARD OAK / QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	3	6' MINIMUM SPREAD; MINIMUM 12' HEIGHT; FULL ROUNDEI HEAD 6' MINIMUM BRANCHING HEIGHT; NURSERY GROWN
RB	FOREST PANSY REDBUD / CERCIS CANADENSIS 'FOREST PANSY'	2" CALIPER	AS SHOWN	3	5' MINIMUM SPREAD; MINIMUM 8' HEIGHT; 2" MIN. CAL.; FULL HEAD NURSERY GROWN
	FOSTER HOLLY / ILEX X ATTENUATE 'FOSTER'	IO GALLON	AS SHOWN	33	FULL PLANTS
	NELLIE R. STEVENS HOLLY / ILEX X 'NELLIE R STEVENS'	IO GALLON	AS SHOWN	29	FULL PLANTS
	"PURPLE DIAMOND" LOROPETALUM / LOROPETALUM CHINENSE 'PURPLE DIAMOND'	7 GALLON	AS SHOMN	5	FULL PLANTS
	MORNING LIGHT MISCANTHUS / MISCANTHUS SINENSIS 'MORNING LIGHT'	3 GALLON	AS SHOWN	5	FULL PLANTS
	GULF MUHLY GRASS / MULENBERGIA CAPILLARIS 'REGAL MIST'	3 GALLON	36" O.C.	16	FULL PLANTS
	MEXICAN FEATHER GRASS / STIPA TENNUISSIMA	I GALLON	12" O.C.	59	FULL PLANTS
	SMEET FLAG / ACORUS CALAMUS	3 GALLON	AS SHOWN	51	FULL PLANTS
	IRIS VARIETY / IRIS SPP. PROVIDE A COMBINATION OF THE FOLLOWING:  BRYCE LEIGH IRIS  HER HIGHNESS IRIS  MARIE CAILLET IRIS  ROY DAVIDSON IRIS	3 GALLON	AS SHOMN	71	FULL PLANTS
	BUFFALOGRASS SOLID SOD	SOLID SOD	SQUARE FEET	22 <i>,</i> 050	MINIMUM 100% COVERAGE
	TIFF 419 BERMUDA SOLID SOD	SOLID SOD	SQUARE FEET	3,310	MINIMUM 100% COVERAGE
	UPPER SLOPE WILDFLOWER MIX BY NATIVE AMERICAN SEED CO.	SEEDING	SQUARE FEET	14,840	MINIMUM 100% COVERAGE @ 70% DENSITY
	METLAND FRINGE & DRAINFIELD MIX BY NATIVE AMERICAN SEED CO.	SEEDING	SQUARE FEET	16,270	MINIMUM 100% COVERAGE @ 70% DENSITY
	RIPARIAN RECOVERY MIX BY NATIVE AMERICAN SEED CO.	SEEDING	SQUARE FEET	7,950	MINIMUM 100% COVERAGE @ 70% DENSITY

TAPER PLANTING BED DOWN

MULCH LAYER AS SPECIFIED

PLANTING MIX

AS SPECIFIED

PLASTIC EDGING STAKES @ 3'-O" O.C. MAX. WITH

NOT TO SCALE

TRIANGULARLY SPACE ALL GROUND

SPACING AS NOTED.

COVERS. D = GROUNDCOVER OR SHRUB

BENDA BOARD EDGING AS SPECIFIED

LOCATE ON PLANTING SIDE OF EDGE

PLATED DECK SCREWS FOR ATTACHMENT,

TO TOP OF EDGING

3 TYPICAL BED EDGING DETAIL

NOT TO SCALE

GRADE

REMOVE ALL LABELS

— SEE PLAN -

SHRUB AND GROUNDCOVER PLANTING DETAIL

-MAX. I" DOWN

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

GROUNDCOVER (TYPICAL) -

OR CURB EDGE TO I"

ABOVE WALK OR CURB

3" MULCH (AS SPECIFIED)

SLOPE MULCH FROM WALK

EXISTING PAVING

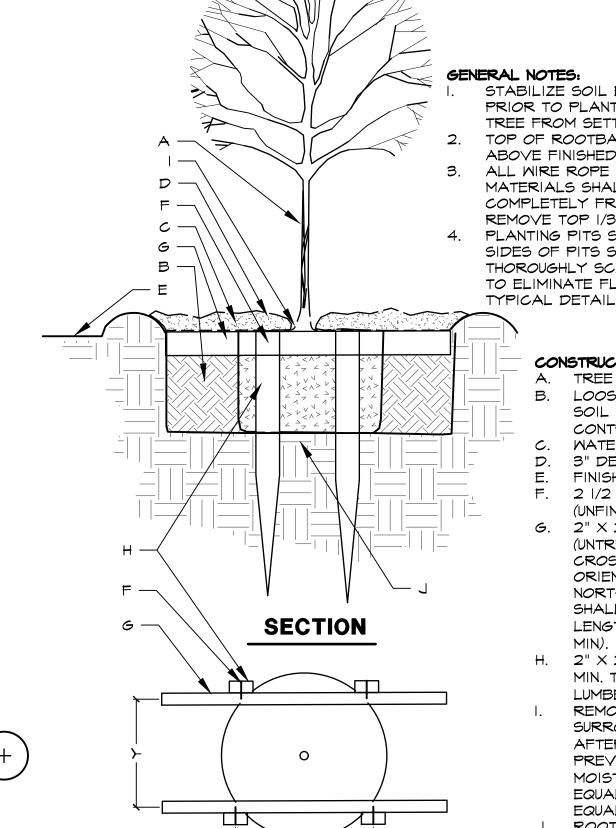
PLANTING MIX AS SPECIFIED

PRUNE ANY CIRCLING ROOT

REMOVE CONTAINER AND

OR CURB

L3



STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING. TOP OF ROOTBALL SHALL I" TO 2" ABOVE FINISHED GRADE. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND

REMOVE TOP 1/3 OF BURLAP PLANTING PITS SHALL BE SQUARE, SIDES OF PITS SHALL BE THOROUGHLY SCARIFIED/ROUGHENED TO ELIMINATE FLARED AS SHOWN IN

TYPICAL DETAIL

## CONSTRUCTION NOTES:

- LOOSEN NATIVE BACKFILL (NO SOIL AMENDMENTS IN CONTRACT) WATER RETENTION BASIN
- 3" DEPTH MULCH AS SPECIFIED FINISH GRADE 2 1/2 DRYWALL SCREW
- (UNFINISHED) 2" X 2" X 4" CROSS MEMBER (UNTREATED LUMBER). NOTE: CROSS MEMBERS TO BE ORIENTED PARALLEL TO NORTH / SOUTH BEARING AND SHALL BE PROPORTIONAL IN LENGTH TO ROOT BALL (4'
- H. 2" X 2" X 4' STAKE WITH 18" MIN. TAPER (UNTREATED
- REMOVE TOP 1/3 OF BURLAP SURROUNDING ROOTBALL AFTER INSTALLATION (TO PREVENT "WICKING" OF MOISTURE) X. DIMENSION EQUAL TO "Y" Y. DIMENSION EQUAL TO "X"
- ROOTBALL TO SET ON UNDIRSTURBED NATIVE SOIL.

**PLAN VIEW** 

TREE PLANTING

NOT TO SCALE

**PROJECT FSG006** 

**SHEET** 

L3 of 3

STUDI DESIGN GROUP

Studio 13 Design Group, PLLC.

386 W. Main Street

TBAE Firm #BR643

469-635-1900

Lewisville, Texas 75057

March 23, 2017

Bar is one inch on original

drawing. If not one inch on this

sheet, adjust scale as necessary.

One Inch

en

tdoor

reek

NOTE: TOP OF ROOT

BALL TO BE LEVEL

THEOALDA HTIM

ROOT BAL

**L3** 

FINISHED GRADE.