

LANDSCAPE REQUIREMENTS

LANDSCAPE BUFFER
 REQUIRED: ONE CANOPY TREE PER 40 LINEAR FEET, OR PORTION THEREOF, OF STREET FRONTAGE. CENTRAL CIRCLE = 329.79' x 329.79' / 40 = 8.23 CANOPY TREES
 PROVIDED: 9 CANOPY TREES
 REQUIRED: ONE CANOPY TREE PER 40 LINEAR FEET, OR PORTION THEREOF, OF STREET FRONTAGE. REDBUD BOULEVARD = 437.70' / 40 = 10.94 CANOPY TREES
 PROVIDED: 11 CANOPY TREES

PARKING LOT REQUIREMENTS
 REQUIRED: ONE CANOPY TREE PER 10 PARKING SPACES. 70 PARKING SPACES / 10 = 7 CANOPY TREES REQUIRED
 PROVIDED: 10 CANOPY TREES PROVIDED

STREET YARD REQUIREMENTS
 REQUIRED: 15% OF STREET YARD TO BE PERMANENT LANDSCAPE AREA
 PROVIDED: 49% OF STREET YARD IS PERMANENT LANDSCAPE AREA

TOTAL LANDSCAPE AREA = 210,847 SF, 86,345 SF OF LANDSCAPE AREA, OR 41% OF SITE TO BE PERMANENT LANDSCAPE

LANDSCAPE PLANT LEGEND

SYMBOL	CANOPY & ORNAMENTALS	QTY	SIZE / SP	MATURE HT.
○	LIVE OAK - 3" CAL. QUERCUS VIRGINIANA	20	4" CAL.	30-50'
○	CHINESE PISTACHE - 3" CAL. PISTACHIA CHINESE	10	4" CAL.	25-35'
SHRUBS - OTHER				
○	SMALL ARBUTUS ARBUTUS UNDECORATA	22	5" CAL. 36" O.C.	3-6'
○	DAY LILY BURNING BUSH NOLAN CORNUS STIMULIFLORA	50	5" CAL. 36" O.C.	4-6'
○	DAY LILY BURNING BUSH WITCHA CORNUS STIMULIFLORA	50	5" CAL. 36" O.C.	4-6'
○	ORANGE BLOSSOM CROCKING BURNING BUSH	870	SPREAD 2" min. depth over 16" DIA.	
○	CORONA BURNING BUSH	85,040	SPREAD 2" min. depth over 16" DIA.	

NOTES:
 1) MARK THE NORTH SIDE OF TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
 2) AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEAVES OR BRANCHES. BRANCHES SHOULD BE PRUNED OVER BRANCHES AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDD OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
 3) STRUCTURAL PRUNING SHOULD NOT BE DONE UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
 4) KEEP PLANTS MOST AND SHADDED UNTIL PLANTING.
 5) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 6) AMENDED BACKFILL SHALL BE 10% COMPOST (PREFERABLY CLASSIFIED) AND 20% NATIVE AND/OR IMPORTED TOPSOIL.
 7) WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
 8) COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
 9) DEEP WATER ALL PLANTS AT THE TIME OF PLANTING.

GENERAL MAINTENANCE

ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AND TO CONFORM WITH SECTION 84-B1 OF THE CITY CODE AT ALL TIMES AND BE KEPT FREE FROM REFUSE AND DEBRIS. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED REGULARLY TO ENSURE CONTINUOUS HEALTHY GROWTH. DISEASED, DEAD OR MISSING REQUIRED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OR LESS AS SPECIFIED BY THE CITY LANDSCAPE INSPECTOR WITH MATERIAL OF AN EQUIVALENT OR GREATER POINT VALUE.

ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS PLANTS WITHIN AN EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE PLANTS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF, NONETHELESS, SOME PLANTS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THEM.

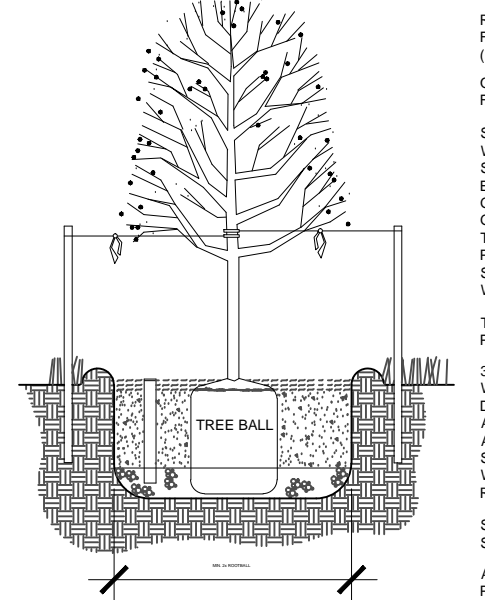
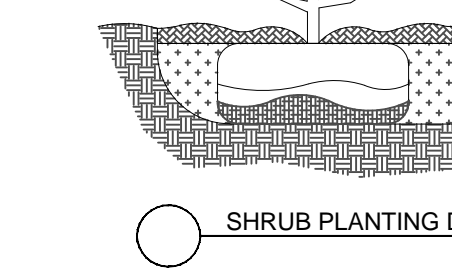
SITE IRRIGATION

ALL REQUIRED LANDSCAPING SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH MAIN AND FEEDER LINES, ZONING AND ELECTROVALVES WITH REMOTE BASE CONTROLLER AND NO. 10 IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

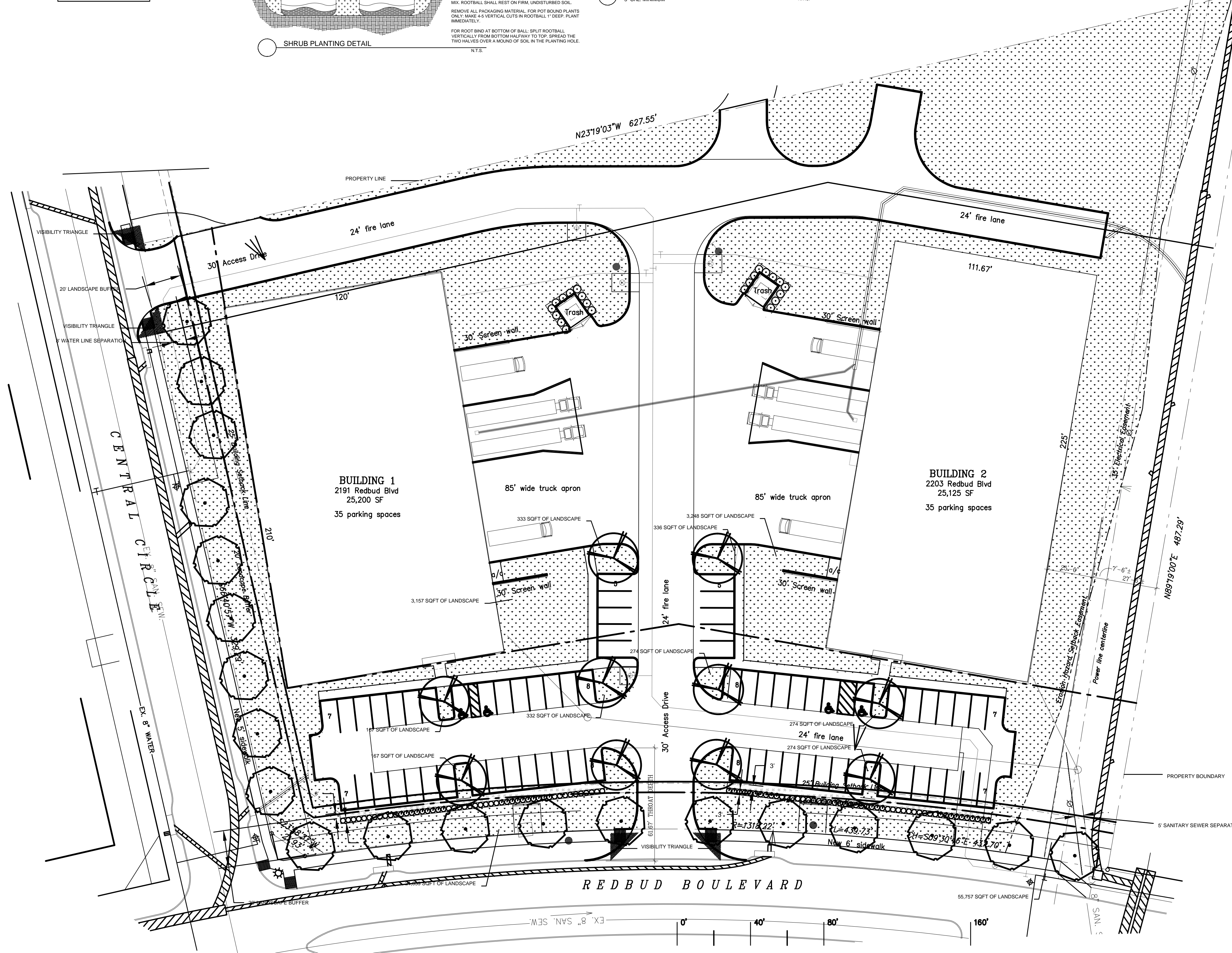
1) AN UNDERGROUND SPOUNDER AND/OR DRIP SYSTEM
 2) A HOLE ATTACHMENT WITHIN 75 FEET OF ALL REQUIRED LANDSCAPING
 3) AREAS CONTAINING WHITE GRASSES AND REEFLOWERS MAY USE A TEMPORARY AND ABOVE GROUND SYSTEM. SYSTEM SHALL BE IN PLACE FOR TWO GROWING SEASONS.

EXISTING TREES ON SITE

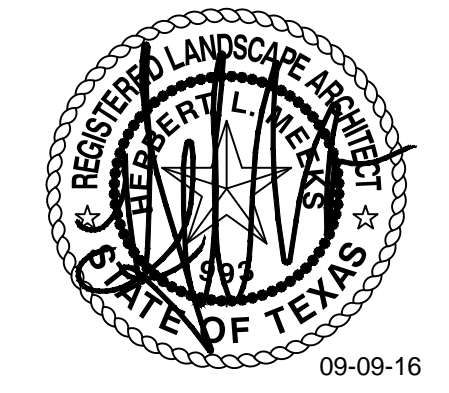
NOTES:
 1) PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
 2) KEEP PLANTS MOST AND SHADDED UNTIL PLANTING.
 3) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
 4) AMENDED BACKFILL SHALL BE 10% COMPOST (PREFERABLY CLASSIFIED) AND 20% NATIVE AND/OR IMPORTED TOPSOIL.
 5) ALL SHRUBS IN HOOD AREAS TO RECEIVE SHREDED MULCH BRIDGE.
 6) DEEP WATER ALL PLANTS AT TIME OF PLANTING.



ALL TREES WITHIN 65' OF A PARKING STALL



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 David Boguess Reg. # 8894



NO	DATE	ISSUE
	08/12/2016	PREP. BY NT
	08/15/2016	REVISION - PREP. BY NT
	09/09/2016	REVISION - PREP. BY HM

REDBUD CENTRAL

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 MCKINNEY, TEXAS 75069

NICKSON BLUEBONNET INDUSTRIAL LLC

SITE PLAN