

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

SYMBOLS - CANOPY & ORNAMENTALS

SYMBOL	QTY	SIZE / SP	MATURE HT.
(Symbol)	20	4" CAL.	30-50'
(Symbol)	10	4" CAL.	25-35'

SYMBOLS - SHRUBS & OTHER

SYMBOL	QTY	SIZE / SP	MATURE HT.
(Symbol)	22	5" CAL.	3-6'
(Symbol)	50	5" CAL.	4-6'
(Symbol)	50	5" CAL.	4-6'
(Symbol)	870	SPaced 2' min. depth over 16" SODS	
(Symbol)	85,040	Sod	100'

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 AND PRUNE ONLY DEAD OR DROOPING BRANCHES. CROSS 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 UNILATERAL 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.

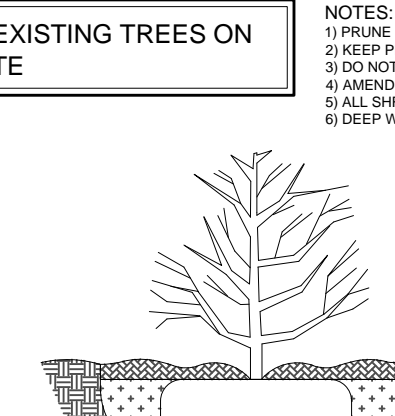
ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS PLANTS WITHIN AN EASEMENT, IT SHALL MAKE 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.

ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED BY ONE OF THE FOLLOWING METHODS AND MUST MEET ALL CITY PLUMBING REQUIREMENTS:

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



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 ROCK AREAS TO RECEIVE SHREDDED MULCH BRIDGE.
- 6) DEEP WATER ALL PLANTS AT TIME OF PLANTING.

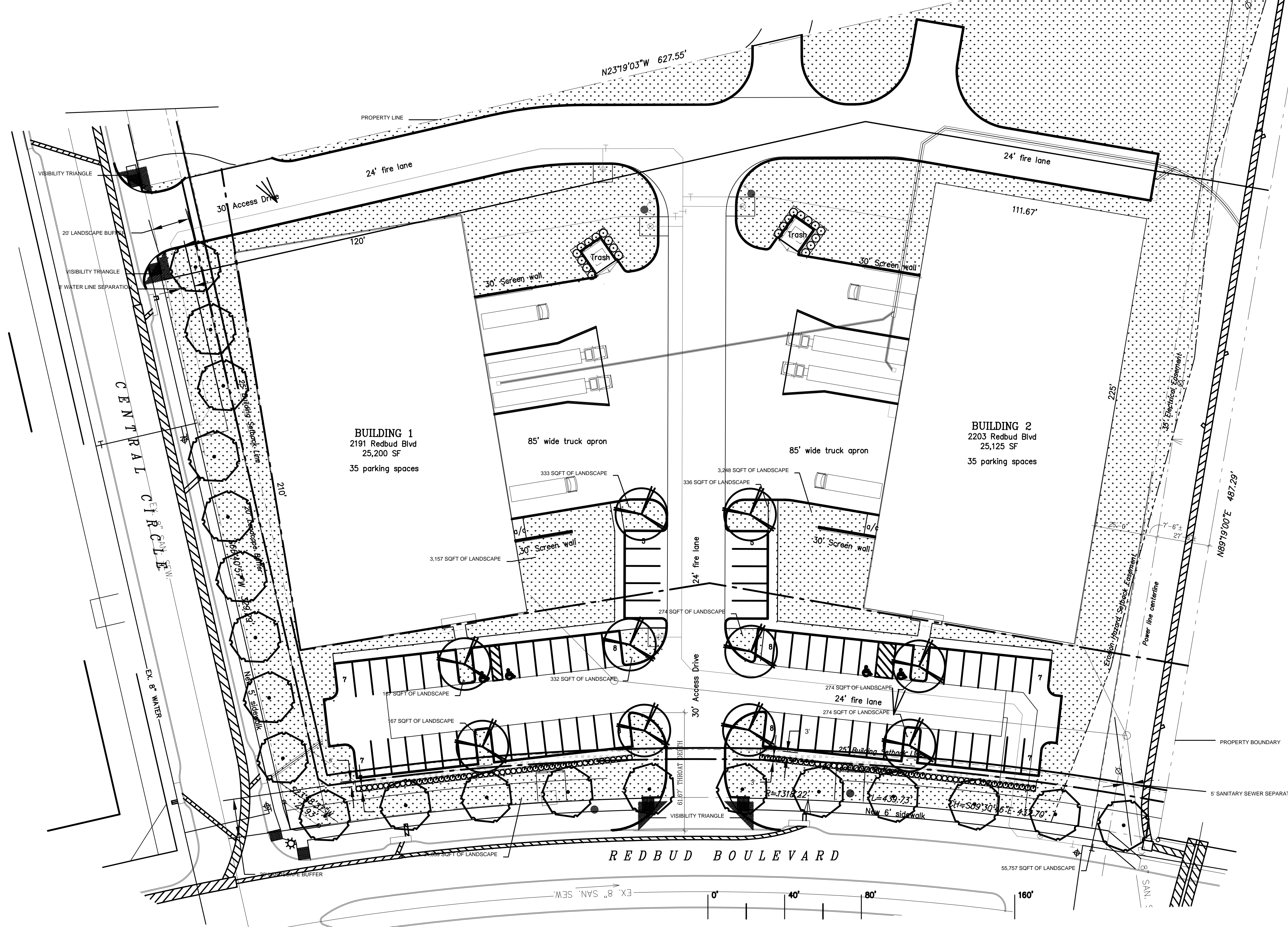
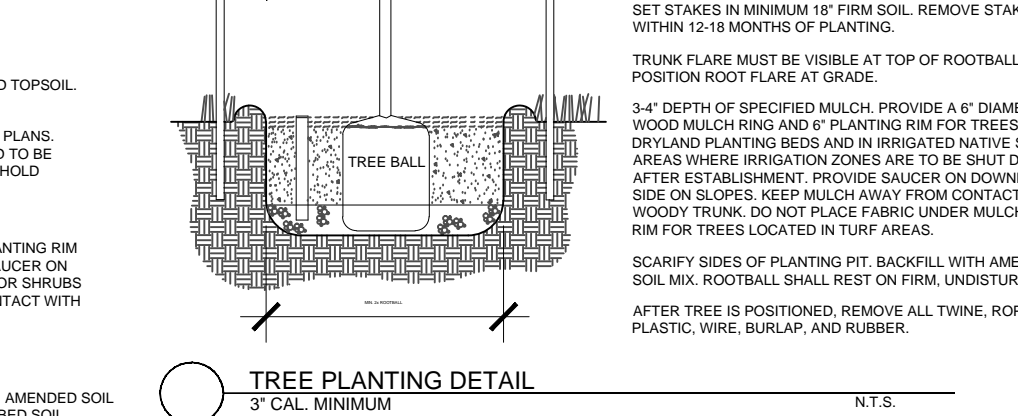
SET SHRUBS VERTICAL. SHRUB SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE TO HOLD MULCH.

PLANT TOP OF ROOTBALL AT GRADE.

3/4" SPECIFIED ORGANIC MULCH. PROVIDE 6" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.

SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM UNDISTURBED SOIL. REMOVE ALL PACKAGING MATERIAL. FOR POT ROUND PLANTS ONLY MAKE 4-6 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.

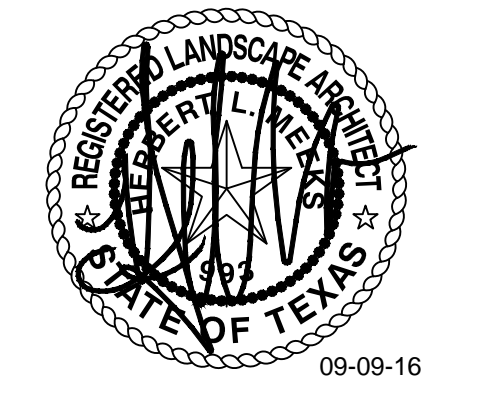
FOR ROOT BIRD AT BOTTOM OF BALL. SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.



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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
 2191 & 2203 REDBUD BLVD
 MCKINNEY, TEXAS 75069

NICKSON BLUEBONNET INDUSTRIAL LLC

SITE PLAN

DBA Proj No 21606.00 SP.01

FILE: 2006-0001_0000.rvt

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LANDSCAPE PLAN

1" = 30'