LANDSCAPE PLAN

L1.01





3-25-2016

SHEET NO:



adjustments that need to be made.

Stock Standards (ASNSS).

per square foot.

from structures.

Wording to this effect shall be include in Contractor's proposal.

and shall be made by the Contractor at no additional cost.

by a soil test. Apply amendments as specified by a soil test.

Amendments shall be added to each planting pit and bed area.

years. Synthetic or plastic type wrappings are not allowed.

binder twine. No burlap shall show above the surface.

each plant as final adjustments are made.

not use any strips that exhibit weak or thin soil.

The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and

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

Minor field adjustments may be made to the location of plant materials by the Landscape Architect

All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions.

After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 fertilizer or as specified

Sod strips shall be pulled tightly together in a neat orderly manner. Do not overlap sod strips and do

Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace

After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs.

All burlap material on balled and burlapped plants shall be the type that decomposes within two

After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all

All planting areas shall be graded smooth, without the presence of low spots, depressions or irregular

humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away

Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown

All plantings shall be "watered in" by flooding the backfield 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 to compensate for settling. Soil shall be firmed around around

rejected sod by completely and uniformly cutting out area to make the repair.

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

Site Area	1.50 Acres	Number of Site Parking Spaces 55
Proposed Landscape Area	0.60 Acres	Number of Trees Required 6 1 Per 10 Spaces
Percentage of Site to be in Living Landscape	40.21%	Number of Parking Lot Trees Provided 6

Required Percentage of Street Yard Landscaping	Min.15%	Required # of Min. 4" Cal./ 12' Trees Along Street Frontage (N. Lake Forest Dr.)
Street Yard Area	20,063 s.f.	Length of Street Frontage 223'
Street Yard Landscaped Area	4,812 s.f.	Number of Trees Required 8
Percentage of Street Yard Landscaped	23.98%	Number of Trees Provided 8

LANDSCAPE REQUIREMENT CALCULATIONS

Required Percentage of Total Site Landscaping

Concrete

Concrete

- AS (5)

Cabinet 2013, Page 287 5' x 10' WATER

> MUTUAL ACCESS, FIRELAN - DRAINAGE EASEMENT CABINET 2013, PAGE 287

Concrete

EASEMENT

Cab. 2013, Pg. 557

GRAPHIC SCALE: 1" = 20'

REMOVE ALL TAGS, TWINE OR OTHER

PRUNE PLANT TO REMOVE DEAD OR BROKEN

4 INCH DEPTH OF MULCH. DO NOT PLACE

MULCH IN CONTACT WITH PLANT TRUNK. MAINTAIN THE MULCH WEED FREE.

MULCH SHALL BE KEPT MIN. 2 INCHES AWAY FROM

MUTUAL ACC NON-BIODEGRADABLE MATERIALS ATTACHED TO

EASEMENT

Cabinet 2

---20' Landscape Buffer

PROPOSED TREES							
Symbol	Key	Name	Size	Spacing	Quant.		
	со	Oak, Chinkapin Quercus muehlenbergii	4" Cal./ 12' Ht.	As Scaled			
	SRO	Oak, Shumard Red Quercus shumardii	4" Cal./ 12' Ht.	As Scaled			
0	ERC	Cedar, Eastern Red Juniperus virginiana	6'-8' Ht.	6'			

PROPOSED PLANTS							
Symbol	Key	Name	Size	Spacing	Quant.		
₩	DBH	Holly, Dwarf Burford Ilex cornuta 'Dwarf Burfordii'	3 Gal./ 2' Ht.	36"			
(·)	NSH	Holly, Nellie R. Stevens Ilex x 'Nellie R. Stevens'	7 Gal./ 3' Ht.	36"			
EM	AS	Sage, Autumn Salvia greggii	3 Gal./ 2' Ht.	36"			
	LM	Liriope, Big Blue Liriope muscari 'Big Blue'	4" Cont.	12"			
	AJ	Jasmine, Asian Trachelospermum asiaticum	4" Cont.	18"			

PLANT PIT TO BE AT LEAST 2X WIDER THAN

ROOT BALL. SCARIFY AND ANGLE SIDES OF

DAMPEN SOIL PRIOR TO PLANTING.

NATIVE TOPSOIL.

SURROUNDING GRADE

PERCOLATION TEST

EXISTING TREES TO

AS SPECIFIED

TREE PROTECTION FENCING

TREE SAVE AREA FOR

— EXISTING TREE TO BE

- MULCH 3 IN. DEEP

(SEE NOTE)

TREE PROTECTION

FENCING AS SPECIFIED

DISTANCE AS SPECIFIED

—BE PROTECTED

DEEMED NECESSARY BY A SOIL

BACKFILL HOLE WITH THOROUGH MIXTURE OF

1 PT. SAND, 1 PT. ORGANIC HUMUS, 1 PT.

AMENDMENTS SHALL BE ADDED TO SOIL

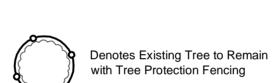
BASED ON RESULTS OF SOIL TESTS..

PLACE BOTTOM OF ROOT BALL ON ON

TAMPED SOIL THAT HAS BEEN SETTED WITH

PLANT SOIL LEVEL SHALL BE 1" HIGHER THAN

TAMP SOIL AROUND ROOT BALL LIGHTLY WITH FOOT OR HAND PRESSURE TO PREVENT SHIFTING. PROVIDE DRAINAGE IN PLANTING PIT AS



SHRUB PLANTING DETAIL

MULCH 3 IN. DEEP

(SEE NOTE) -

DISTANCE AS

EXISTING TREES TO

BE PROTECTED ____

MULCH 3 IN. DEEP____

(SEE NOTE)

SET FENCE AT THE LIMITS-SPECIFIED BY THE TREE

PROTECTION STANDARDS

MULCH MAY BE SHREDDED OR

CHIPPED MATERIAL OBTAINED

FROM TREE REMOVEL OPERATIONS.

NOT TO SCALE

TREE SAVE AREA FOR

MULTIPLE TREES- PLAN VIEW

TREE SAVE AREA FOR

Tree Preservation Details

MULTIPLE TREES- ELEVATION SINGLE TREE- PLAN VIEW



Common Bermuda Solid Sod - 7,750 s.f. +/-

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

Irrigation Affidavit All landscaped areas shown on plan shall be irrigated by an automatic underground with rain and freeze sensors and evapotranspiration (ET) weather based controller and said irrigation

system shall be designed by a qualified professional and installed by a licensed irrigator.

DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS. AND BROKEN OR DEAD BRANCHES STAKE TREE ONLY AT THE APPROVAL OF THE REMOVE CONTAINER FROM ROOT MASS. LOOSEN LANDSCAPE ARCHITECT. ROOTS FROM POTBOUND PLANTS BY SCORING OR MARK THE NORTH SIDE OF THE TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE. 4 INCH DEPTH OF MULCH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH WEED FREE. MULCH RING TO BE 6 INCH DIAMETER MIN., 8 INCH DIAMETER PREFERRED. TAMP SOIL AROUND ROOT BALL FIRMLY WITH

TREE PLANTING AND SOIL DETAIL

Tree Preservation Notes

- 1. All tree protection fencing shall be installed prior to and maintained throughout the land disturbing and construction process. The fencing shall not be removed until final landscaping is installed.
- 2. Tree protection fencing shall consist of chain link, orange laminated plastic, wooden post, two rail fencing or equivalent restraining material.
- 3. The tree protection area shall include not less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees. The tree protection area may only be changed with prior approval from the Owner.
- 4. Trenching shall not be allowed within tree protection areas without prior approval from the Owner.
- 5. No soil compaction or any other activity of disturbance is allowed within tree protection areas.
- 6. Posting "Tree Save Area" signs is recommended in tree protection areas. Signs requesting sub-contractor cooperation and compliance with tree protection standards are recommended for site entrances.

RECEIVED By Planning Department at 8:32 am, Jul 28, 2017

Lot 8, Block A

LAKE FOREST DRIVE

LOT 2R, BLOCK A CRAIG CHILDREN TRUST ADDITION Cabinet 2013, Page 557

1.508 Acres

65,699 Sq. Ft.

Existing Trees

0.254 Acres (11,045 Sq. Ft.) oximate 100-year Flood Plain based on

LOMR Elevation 586.0

(Field ties 6/20/13)

Lot 7, Block A

Meadow Ranch Estates

Cabinet C, Page 327

(PRCCT)

10' Landscape Buffer

Provide CU Structural Soil Beneath -

Pavement to Limit Shown

See Detail

DRAINAGE EASEN

Vol. 5183, Pg. 5311/

FH20' Landscape Buffer

Concrete

DRAINAGE & EROSION

CABINET 2013, PAGE 287

Denotes Existing Tree Line —

---EASEMENT

CALL BEFORE YOU DIG: 811

TREE PIT TO BE 3X WIDER THAN ROOT BALL

SCARIFY AND ANGLE SIDES OF THE HOLE.

PLACE BOTTOM OF ROOT BALL ON

UNEXCAVATED OR TAMPED SOIL.

FROM TOP HALF OF ROOT BALL.

ON RESULTS OF SOIL TESTS..

COVERED WITH SOIL.

BACKFILL HOLE WITH EXISTING SOIL.

THE TOP OF ROOT BALL SHALL NOT BE

PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY SITE CONDITIONS

APPROVED STRUCTURAL SOIL (CU) TO

STRUCTURAL SOIL AREA BENEATH PAVEMENT TO EQUAL NO LESS THAN 500 S.F. AROUND EACH TREE.

LIMITS SHOWN ON PLAN

OPEN SPACE AREA PLUS

SET TOP OF ROOT BALL 1 INCH ABOVE FINISH

REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP

AMENDMENTS SHALL BE ADDED TO SOIL BASED