10-2-2017 LANDSCAPE PLAN

SHEET NO:

L1.01

CALL BEFORE YOU DIG: 811

PROPOSED TREES 4" Cal./ Elm, Bosque Lacebark 12' Ht. Scaled Ulmus parvifolia 4" Cal./ Ash, Texas 12' Ht. | Scaled Fraxinus texensis 4" Cal./ As Cypress, Bald 12' Ht. | Scaled Taxodium distichum

PROPOSED	PLANTS			
Symbol	Key	Name	Size	Spaci
+	KA	Abelia, Kaleidescope Abelia grandiflora	3 Gal.	36"
$\odot$	sv	Sweet Viburnum Viburnum ordoratissium	7 Gal./ 3' Ht. *See Note	36"
$\otimes$	DBH	Holly, Dwarf Burford Ilex cornuta 'Dwarf Burfordii'	3 Gal./ 2' Ht.	42"
24/74 24/74	ND	Nandina Nandina domestica	3 Gal.	36"
	CL	Cleyera, Japanese Cleyera japonica	7 Gal.	As Scale
	NSH	Holly, Nellie R. Stevens  Ilex x 'Nellie R. Stevens'	7 Gal./ 3' Ht. *See Note	36"
$\bigcirc$	DYH	Holly, Dwarf Yaupon Ilex vomitoria 'Nana'	3 Gal.	36"
NAVA MANA	AS	Sage, Autumn Salvia greggii	3 Gal.	30"
*	AMG	Grass, Adagio Maiden Miscanthus sinensis 'Adagio'	3 Gal.	36"
ZW.	LM	Liriope Liriope muscari	1 Gal.	18"

Percentage of Site to be 27.23% in Living Landscape Required # of Min. 4" Cal./ 12' 1 per 40' Trees Along Street Frontage (Corporate Drive)) 272.38' Length of Street Frontage Number of Trees Required Number of Trees Provided Required Percentage of Min.15% Street Yard Landscaping

Street Yard Area

Landscaped Area

Percentage of Street Yard

Street Yard

Landscaped

LANDSCAPE REQUIREMENT CALCULATIONS

Min.10%

43,650 s.f.

11,890 s.f.

8,070 s.f.

5,210 s.f.

64.56%

Required Percentage of

Total Site Landscaping

Proposed Landscape

Site Area

Common Bermuda Solid Sod or Hydrosprigs - 3,760 s.f. +/-Native Grass Seed - 2,070 s.f. +/-To be mixture of Indian Grass, Little Bluestem, Sideoats Grama, Prairie Wild Rye Seed at Rate of 1 pound per 200 s.f.

Drain Field Seed Mix- 3,700 s.f. +/-Seed at Rate of 1 pound per 200 s.f.

6.00' to 10.00' for screening purposes. Note: Contractors bidding the job shall verify all quantities. Contractor

Note: Nellie Stevens Holly and Sweet Viburnum to be maintained at a height of

responsible for providing all landscape material as shown by symbols on plans. Drain Field Seed Mix Note:

To be 'Drainfield Mix' available from Native American Seed, Junction, Texas Mix Contains the Following; Big Bluestem Cereal Rye Grain Eastern Gamma Grass Prairie Wildrye

Switchgrass

White Tridens

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.

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.

No changes shall be made to the plans, including plant material type and location without prior approval from Landscape Architect or Owner.

All plant material shall be guaranteed for a period of 1 year from date of installation completion. Wording to this effect shall be include in Contractor's proposal.

The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and 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 adjustments that need to be made.

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 Stock Standards (ASNSS).

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

Sod strips shall be pulled tightly together in a neat orderly manner. Do not overlap sod strips and do not use any strips that exhibit weak or thin soil.

Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.

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

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

All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.

After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.

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 from structures. 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 on plans. 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 each plant as final adjustments are made.

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 MULCH WEED FREE.

AMENDMENTS SHALL BE ADDED TO SOIL BASED THE TOP OF ROOT BALL SHALL NOT BE TREE PLANTING DETAIL

IN CONTACT WITH TREE TRUNK. MAINTAIN THE MULCH RING TO BE 4 FT. DIAMETER MIN. TAMP SOIL AROUND ROOT BALL FIRMLY WITH

> COVERED WITH SOIL. PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION

TREE PIT TO BE 3X WIDER THAN ROOT BALL.

SET TOP OF ROOT BALL 1 INCH ABOVE FINISH

REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP

SCARIFY AND ANGLE SIDES OF THE HOLE.

PLACE BOTTOM OF ROOT BALL ON

UNEXCAVATED OR TAMPED SOIL.

FROM TOP HALF OF ROOT BALL.

BACKFILL HOLE WITH EXISTING SOIL.

PLANT SPACING DETAIL

\_\_\_\_ 4 x 4 INCH "V" TRENCH

TRENCH EDGING DETAIL

PLANTING BED

GRAPHIC SCALE: 1" = 20'

PLANT PIT TO BE AT LEAST 2X WIDER THAN

ROOT BALL. SCARIFY AND ANGLE SIDES OF

DAMPEN SOIL PRIOR TO PLANTING.

ON RESULTS OF SOIL TESTS..

SURROUNDING GRADE.

REMOVE CONTAINER FROM ROOT MASS. LOOSEN

ROOTS FROM POTBOUND PLANTS BY SCORING OR

BACKFILL HOLE WITH THOROUGH MIXTURE OF 1

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

AMENDMENTS SHALL BE ADDED TO SOIL BASED

PLACE BOTTOM OF ROOT BALL ON ON TAMPED SOIL THAT HAS BEEN SETTED WITH WATER.

PLANT SOIL LEVEL SHALL BE 1" HIGHER THAN

PROVIDE DRAINAGE IN PLANTING PIT AS

DEEMED NECESSARY BY A SOIL PERCOLATION

TAMP SOIL AROUND ROOT BALL LIGHTLY WITH FOOT OR

Lot 10R, Block B METRO INDUSTRIAL PARK NO. 2 Vol. 2006, Pg. 578

P.R.C.C.T.

(SEE LEGEND)

LM (23)—

F.F. 595.82

LM (23)-

ND (2) -DYH (3) —

METRO INDUSTRIAL PARK NO. <u>2</u> Lot 13, Block B

Vol. 2016, Pg. 556

P.R.C.C.T.

PARADIGM DESIGN & CONSTRUCTION LLC

Doc. No. 20160824001119200 D.R.C.C.T.

AMG (5)

NATIVE SEED MIX

∆=19°50'49"

CB=N69°37'31"W

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 SHALL BE KEPT MIN. 2 INCHES AWAY FROM

PLANT OR ROOT MASS.

MULCH WEED FREE.

TRUNK OF PLANT.

SHRUB PLANTING DETAIL

NON-BIODEGRADABLE MATERIALS ATTACHED TO THE

R=610.00

L=211.30

CL=210.25

-(SEE LEGEND)

24' FIRELANE, ACCESS & UTILITY EASEMENT

Lot 1R, Block C

DONALD M. MOTSENBOCKER

Vol. 5600, Pg. 4639

D.R.C.C.T.

METRO INDUSTRIAL PARK NO. 2

Lot 8A, Block B

DONALD M. MOTSENBOCKER

Vol. 5331, Pg. 3090 D.R.C.C.T.

FINISH GRADE FOR LAWN

EXISTING SOIL

SPACE PLANTS ACCORDING TO QUANTITIES INDICATED

PER PLANT AREAS AND PLANT SCHEDULE.

SET PLANTS IN STAGGERED ROWS AS SHOWN.

(36 INCHES USED AS EXAMPLE).

METRO INDUSTRIAL PARK NO. 2 Cab. C, Pg. 876 P.R.C.C.T.

=19°51'13"

CB=S 69°38'34" E

√<u>1</u>=582.90\

Lot 14, Block B

METRO INDUSTRIAL PARK NO. 2

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P.R.C.C.T.

DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS

STAKE TREE ONLY AT THE APPROVAL OF THE

AND BROKEN OR DEAD BRANCHES

LANDSCAPE ARCHITECT.

R = 790.00

L=273.74

CL=272.38'