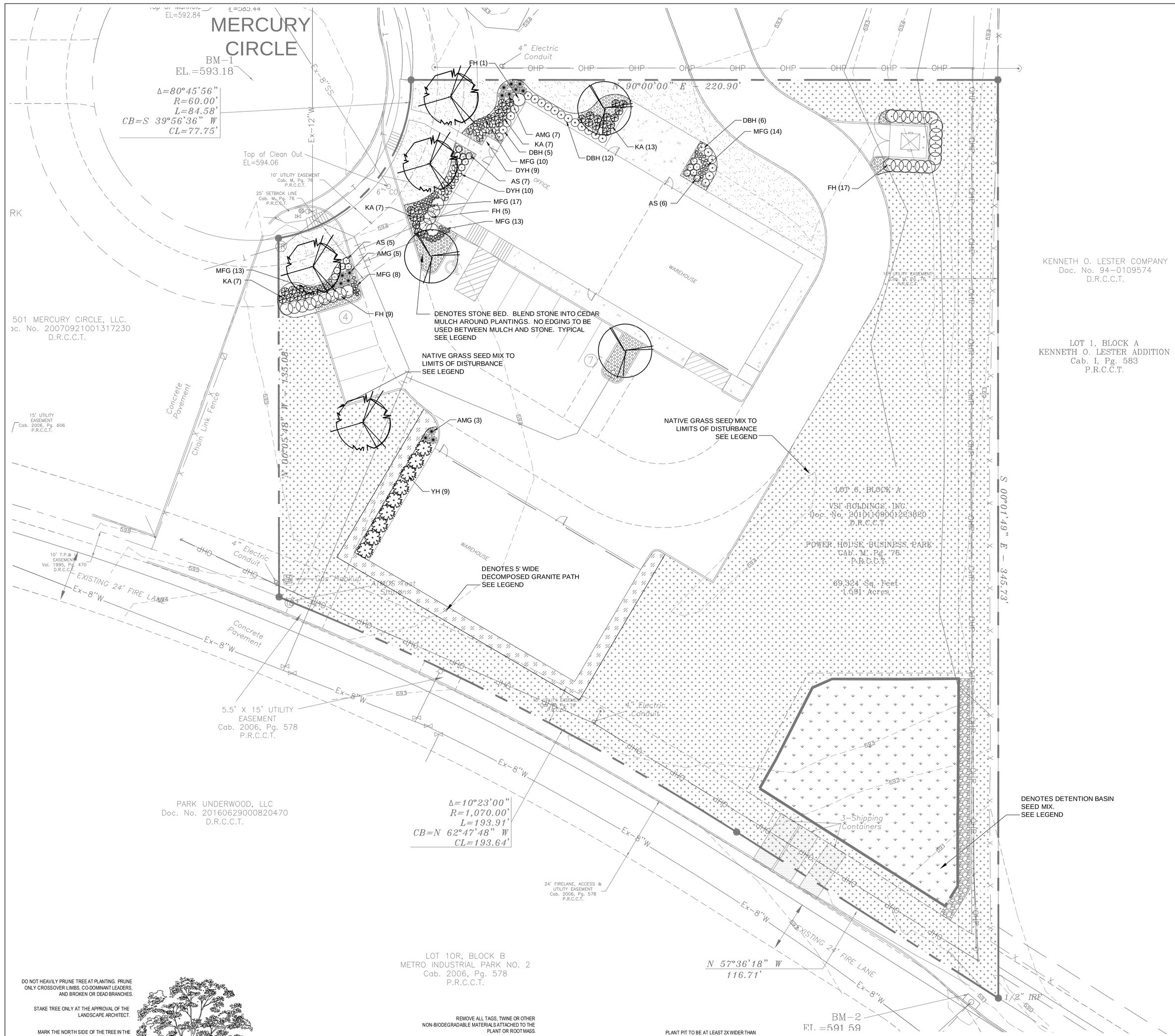


PROPOSED TREES				
Symbol	Key	Name	Size	Spacing
	CP	Pistachio, Chinese *Pistacia chinensis*	4" Cal./ 12' Ht.	As Scaled
	SRO	Oak, Shumard Red *Quercus shumardii*	4" Cal./ 12' Ht.	As Scaled

PROPOSED PLANTS				
Symbol	Key	Name	Size	Spacing
	DBH	Holly, Dwarf Burford *Ilex cornuta 'Dwarf Burfordii'*	3 Gal./ 2' Ht.	36"
	KA	Abelia, Kaleidoscope *Abelia grandiflora 'Kaleidoscope'*	3 Gal.	36"
	FH	Holly, Foster *Ilex x attenuta 'Fosteri'*	7 Gal./ 3' Ht.	As Scaled
	DYH	Holly, Stoke's Dwarf Yaupon *Ilex vomitoria 'Stoke's Dwarf'*	3 Gal.	30"
	AS	Sage, Autumn *Salvia greggii*	3 Gal.	30"
	YH	Holly, Yaupon (Full Form) *Ilex vomitoria*	5' Ht. Min. Full Form	As Scaled
	MFG	Grass, Mexican Feather *Nasella tenuissima*	1 Gal.	18"/As Scaled
	AMG	Grass, Adagio Maiden *Miscanthus sinensis 'Adagio'*	3 Gal.	36"

Common Bermuda Solid Sod or Hydrosprigs - 3,230 s.f. +/-

Native Grass Seed to Limits of Disturbance- 27,160 s.f. +/- Shown
To be mixture of Big Bluestem, Little Bluestem, Sideoats Grama, Prairie Wild Rye.
Seed at Rate of 1 pound per 1,500 s.f..

Drain Field Seed Mix- 4,230 s.f. +/-
Mix Contains the Following; Big Bluestem, Cereal Rye Grain, Eastern Gamma Grass, Green Sprangletop, Prairie Wildrye, Switchgrass, White Tridens
Seed at Rate of 1 pound per 200 s.f.

River Rock Stone Bed - 560 s.f. +/- Shown
To be New Mexico River Rock, 2" to 4" Stone Size, 4" Avg. Depth. Excavate areas denoted to a depth of 5" below finish grade. Pull stone back from base of plant and trees at least 6 inches.

Decomposed Granite - 1,120 s.f. +/- Shown
To be Compacted to 3" Depth. Use 4" Brown, Composite Bender Board as Edge restraint

Denotes bed line between planting areas - To be 4" Brown Steel Edging

Native seed mix available from Native American Seed, Junction, Texas. Follow seed supplier recommendations for site preparation, planting and establishment. The contractor shall be responsible for providing a full stand of plant material within one year of date of seeding completion. **Grass should be left to grow to mature height** . Cut back to no less than 4" in early spring.

Note:
The Contractor shall verify all quantities. Contractor responsible for providing all plant material as indicated by symbols on plan.

Notes

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

Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping.

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.

Sod shall be weed-free and without bare spots greater than 6 square inches at the end of 30 days from the date of planting.

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.

LANDSCAPE REQUIREMENT CALCULATIONS

Required Percentage of Total Site Landscaping	Min.10%
Site Area	1.59 Acres
Proposed Landscape Area	0.92 Acres
Percentage of Site to be in Living Landscape	57.86%

Required Percentage of Street Yard Landscaping	Min.15%
Street Yard Area	2,570 s.f.
Street Yard Landscaped Area	1,810 s.f.
Percentage of Street Yard Landscaped	70.42%

Required # of Min. 4" Cal./ 12' Trees Along Street Frontage (Mercury Circle)	1 per 40'
Length of Street Frontage	84.55'
Number of Trees Required	3
Number of Trees Provided	3

Note:
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.

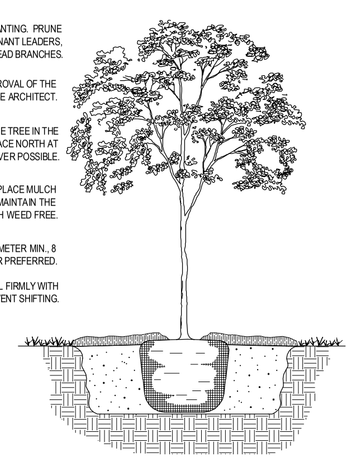
STAKE TREE ONLY AT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

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 FOOT PRESSURE TO PREVENT SHIFTING.



TREE PIT TO BE 3X WIDER THAN ROOT BALL. SCARIFY AND ANGLE SIDES OF THE HOLE.

SET TOP OF ROOT BALL 1 INCH ABOVE FINISH GRADE.

PLACE BOTTOM OF ROOT BALL ON UNEXCAVATED OR TAMPED SOIL.

REMOVE ALL TWINE, ROPE, WIRE, AND BURLAP FROM TOP HALF OF ROOT BALL.

BACKFILL HOLE WITH EXISTING SOIL.

AMENDMENTS SHALL BE ADDED TO SOIL BASED ON RESULTS OF SOIL TESTS.

THE TOP OF ROOT BALL SHALL NOT BE COVERED WITH SOIL.

PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.

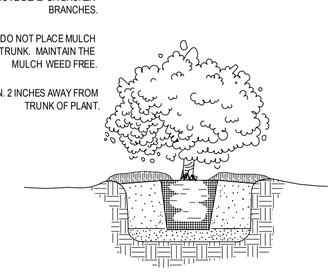
TREE PLANTING DETAIL
NOT TO SCALE

REMOVE ALL TAGS, TWINE OR OTHER NON-BIODEGRADABLE MATERIALS ATTACHED TO THE PLANT OR ROOT MASS.

PRUNE PLANT TO REMOVE DEAD OR BROKEN BRANCHES.

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 TRUNK OF PLANT.



SHRUB PLANTING DETAIL
NOT TO SCALE

PLANT PIT TO BE AT LEAST 2X WIDER THAN ROOT BALL. SCARIFY AND ANGLE SIDES OF THE HOLE.

REMOVE CONTAINER FROM ROOT MASS. LOOSEN ROOTS FROM POTBOUND PLANTS BY SCORING OR PULLING.

DAMPEN SOIL PRIOR TO PLANTING.

BACKFILL HOLE WITH THOROUGH MIXTURE OF 1 PT. SAND, 1 PT. ORGANIC HUMUS, 1 PT. NATIVE TOPSOIL.

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 WATER.

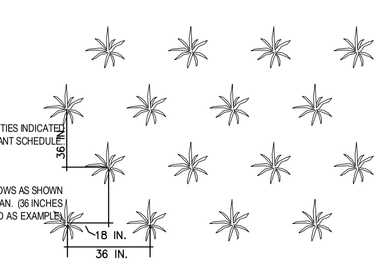
PLANT SOIL LEVEL SHALL BE 1" HIGHER THAN SURROUNDING GRADE.

TAMP SOIL AROUND ROOT BALL LIGHTLY WITH FOOT OR HAND PRESSURE TO PREVENT SHIFTING.

PROVIDE DRAINAGE IN PLANTING PIT AS DEEMED NECESSARY BY A SOIL PERCOLATION TEST.

SPACE PLANTS ACCORDING TO QUANTITIES INDICATED PER PLANT AREAS AND PLANT SCHEDULE

SET PLANTS IN STAGGERED ROWS AS SHOWN UNLESS OTHERWISE SHOWN ON PLAN. (36 INCHES) USED AS EXAMPLE



PLANT SPACING DETAIL
NOT TO SCALE

GRAPHIC SCALE: 1" = 20'

NORTH

0 10 20 40

CALL BEFORE YOU DIG : 811

WILLIAMS DESIGN GROUP
LAND PLANNING · LANDSCAPE ARCHITECTURE
4100 Spring Creek Parkway, Plano, Texas 75074
P: (469) 409-9431 E: twilliams@wdgraphic.com

REGISTERED LANDSCAPE ARCHITECT
TIMOTHY WOOD WILLIAMS
2848
STATE OF TEXAS

PLAN TITLE:
LANDSCAPE PLAN

PROJECT TITLE:
LOT 6 OFFICE/ WAREHOUSE
POWER HOUSE STREET
McKINNEY, TEXAS

REV.	DATE	REVISION DESCRIPTION
1	11-8-2018	PER CITY COMMENTS
2	1-7-2019	PER SITE PLAN REVISIONS
3	1-23-2019	PER DETENTION BASIN REVISION

DATE:
8-9-2018
LANDSCAPE PLAN

SHEET NO:
L1.01