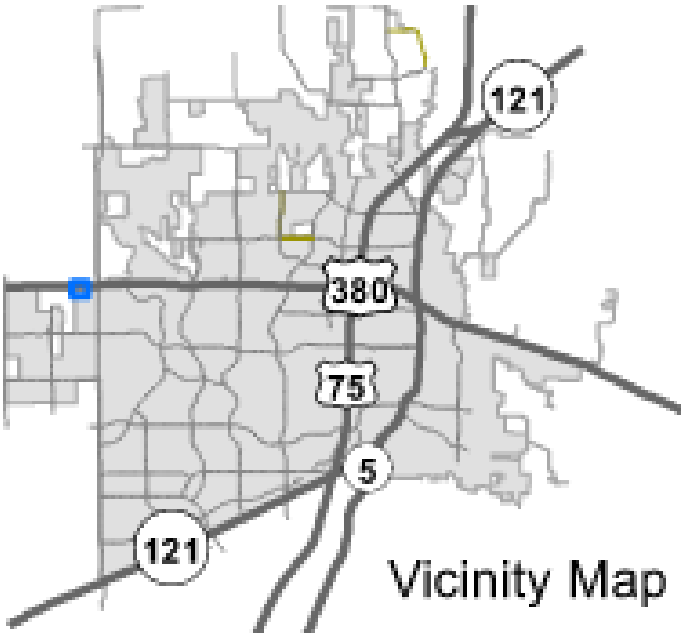
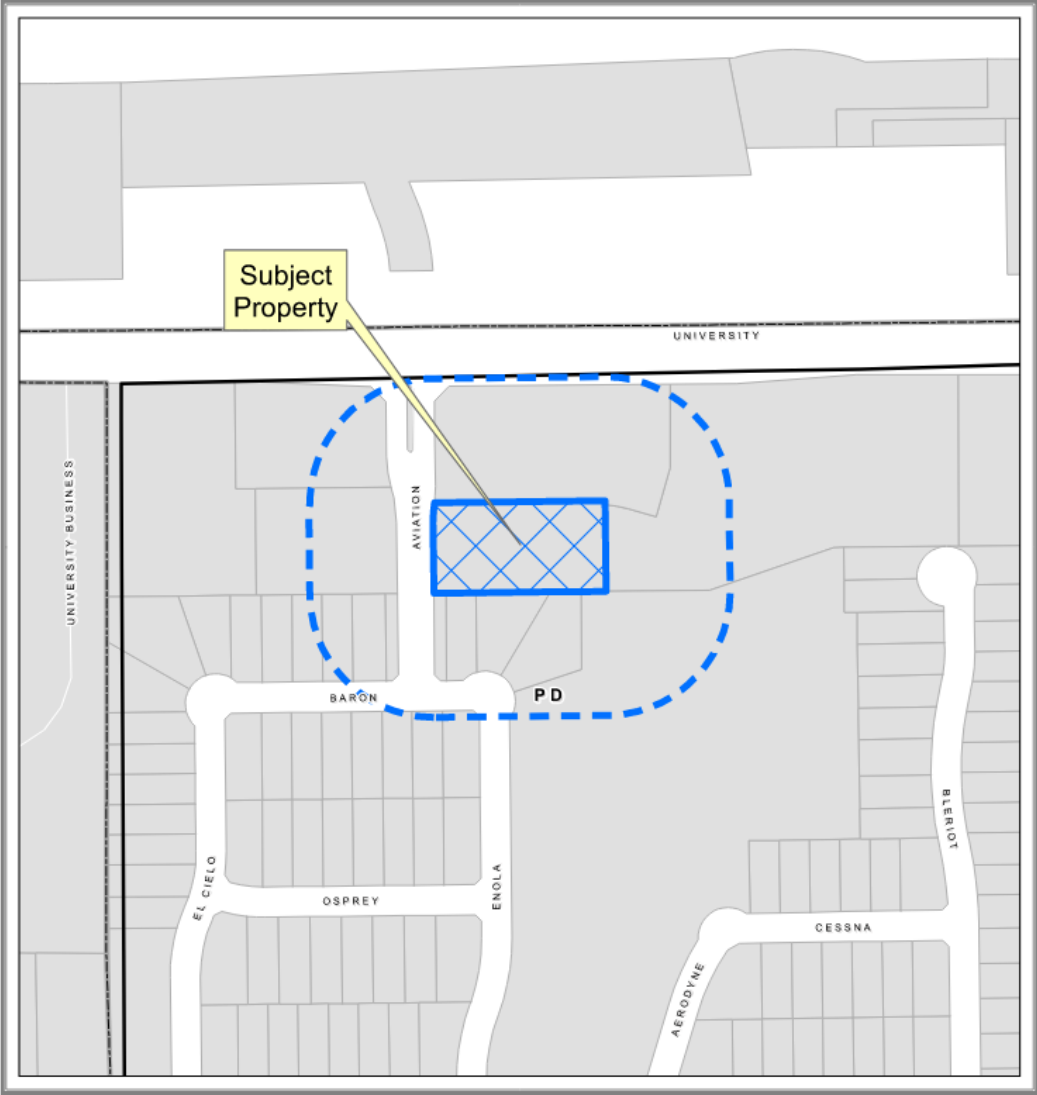


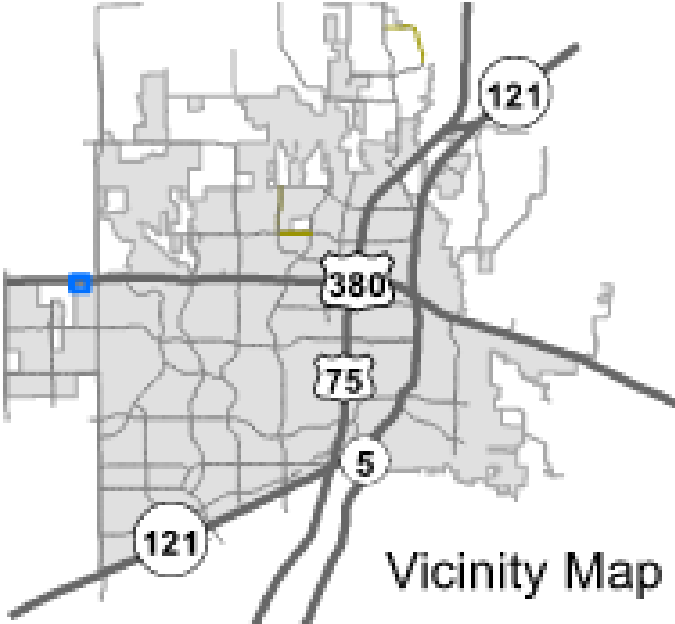
The Learning Experience Site Plan

25-0025SP

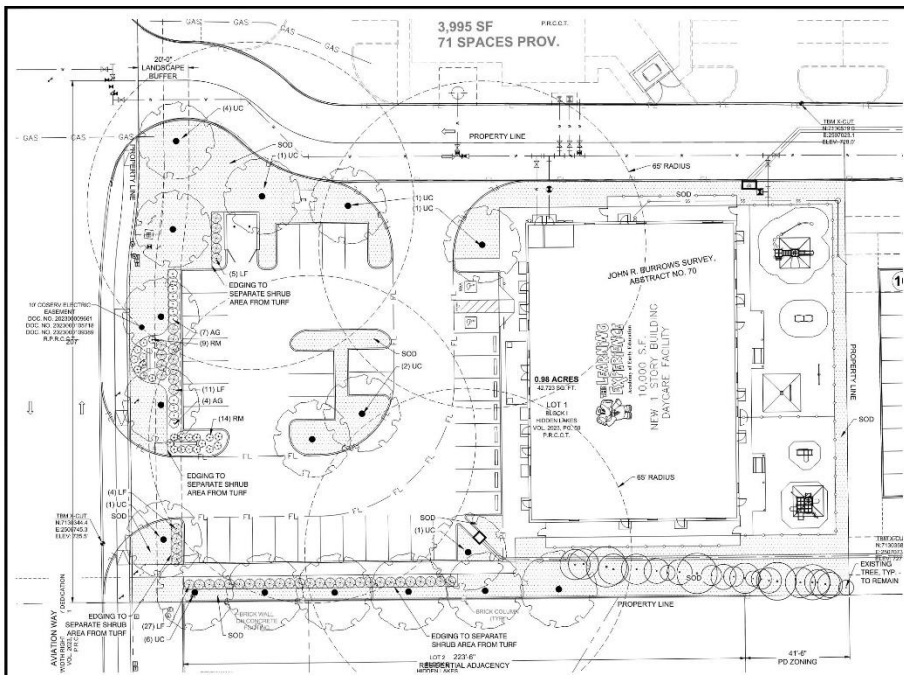
Location Map



Aerial Exhibit



Proposed Landscape Plan



GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPES OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION EXCEPT WHERE NOTED TO REMAIN.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTIONS ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADES PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED, BASED ON A SOIL TEST, FOR SODIFICATION, AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 10' AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGNOSTIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, FIRE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALL OUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN FOR INDIVIDUAL SYMBOLS OR CALLOUT PLOT GROUNDCOVER PATTERNS SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (OR BY E-MAIL) AND PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE TO INSPECT AND APPROVE OR REJECT ALL PLANTS DELIVERED TO THE JOB SITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- THE TURF BOUNDARY SHOWN ON THESE PLANS HAS BEEN ESTABLISHED BASED ON THE CURRENT PROJECT INFORMATION. CONTRACTOR SHALL ADJUST THE LIMITS OF TURF TO COVER ALL DISTURBED AREAS DURING CONSTRUCTION.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE 18" TYPICALLY OR DEEPER ROOT "X" DEEP FENCES (OR EQL.). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/4" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL BULK SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPORTED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND SURVIVING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE DURING INSTALLATION OF A PROPERTY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

MAINTENANCE NOTES

REQUIRED PLANTINGS MUST BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANTING THAT DOES NOT BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPATIBLE WITH THE APPROVED LANDSCAPE PLAN WITHIN 90 DAYS AFTER NOTIFICATION BY THE BUILDING OFFICIAL, THE BUILDING OFFICIAL MAY EXTEND THIS TIME PERIOD UP TO AN ADDITIONAL THIRTY (30) DAYS DUE TO WEATHER CONSIDERATIONS. IF THE PLANTINGS HAVE NOT BEEN REPLACED AFTER APPROPRIATE NOTIFICATION AND/OR EXTENSION, THE LANDOWNER SHALL BE IN VIOLATION OF THIS ARTICLE.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CAL	QTY	CONT.
TREES						
CE		Ulmus crinitus	12" H. min	4" Cal	17	Cart. or BAB
		Cedar Elm				
SHRUBS						
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	SPACING	
LF		Abutilon triflorus 'Compact'	5 gal	47	48" o.c.	
AG		Abutilon triflorus 'Rose Creek'	5 gal	11	See Plans	
RM		Rosa 'Madame'	3 gal	23	36" o.c. min.	
		Coral Oak Rose			See Plans	
					36" o.c. min.	
GROUND COVERS						
SOD		Cynodon dactylon: Tif Tuf	sod	11,655	#	
		Bermuda Grass 'Tif Tuf'				

LANDSCAPE CALCULATIONS

TOTAL SITE AREA	\$2,642 SF
LANDSCAPE AREA REQUIRED:	5,766 SF (21% OF SITE AREA)
LANDSCAPE AREA PROVIDED:	13,208 SF (25.1% OF SITE AREA)
STREET YARD	
STREET YARD 20' WIDTH REQUIRED:	PROVIDED
STREET BUFFER	
AVIATION WAY FRONTAGE LENGTH:	207 LF
CANOPY TREES REQUIRED:	5 TREES (1 PER 40 LF OF FRONTAGE)
CANOPY TREES PROVIDED:	5 TREES
NOTE: UNDERGROUND UTILITIES MUST BE LOCATED PRIOR TO PLANTING. TREES MUST BE PLANTED AT LEAST 8' AWAY FROM UNDERGROUND UTILITY LINES.	
PARKING LOT LANDSCAPING	
PARKING SPACES:	38 SPACES
TREES REQUIRED IN PARKING AREAS:	6 TREES (1 PER 7 SPACES)
TREES PROVIDED IN PARKING AREAS:	6 TREES
ALL PARKING SPACES BE FROM TREE:	PROVIDED
LANDSCAPE AREA AT END OF PARKING ROW:	PROVIDED
3' HT EVERGREEN SCREEN ALONG 75% ROW:	PROVIDED
VEHICULAR USE BUFFER	
5' DRIVE-ABLE A/P PROPERTY LINE BUFFER:	PROVIDED
ADJACENCY BUFFER	
FRONTAGE LENGTH:	223'4" LF
TREES REQUIRED:	6 TREES (1 TREE PER 40 LF)
TREES PROVIDED:	6 TREES
10' WIDE ADJACENCY BUFFER:	PROVIDED
GENERAL	
IF A REQUIRED CANOPY TREE IS PROPOSED WITHIN 12 FEET OF BUILDING FOUNDATION, AN ALTERNATE PLANTING LOCATION ON SITE MAY BE APPROVED BY THE DIRECTOR OF PLANNING.	NOTED/PROVIDED
NO TREE SHALL BE PLANTED CLOSER THAN FOUR FEET TO A RIGHT-OF-WAY LINE, NOR CLOSER THAN EIGHT FEET TO ANY PUBLIC WATER LINE, WASTEWATER LINE, FIRE PROTECTION CONDUIT, OR DRAINAGE LINE, NOR WITHIN ANY DETENTION POND, UNLESS APPROVED BY THE DIRECTOR OF ENGINEERING.	NOTED/PROVIDED
NO TREE THAT HAS A MATURE HEIGHT OF 25 FEET OR GREATER SHALL BE PLANTED WITHIN TEN FEET OF AN EXISTING OR PROPOSED OVERHEAD UTILITY LINE.	NOTED/PROVIDED

EXISTING TREE MITIGATION

REQUIRED MITIGATION CALIPER INCHES:	0"
PROVIDED MITIGATION CALIPER INCHES:	0"
REMAINING REQ. MITIGATION CALIPER INCHES:	0"

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDING AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHOWING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHENEVER POSSIBLE), LOW PRESSURE, AND MULTIPROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEEDBACK SENSORY INPUT CAPABILITIES.

CITY OF MCKINNEY LANDSCAPE NOTES

TURF NOTE:
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROZONE BASED CONTROLS OR SOD IRRIGATION, AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

IRRIGATION NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH MAIN AND FREEZE SENSORS AND CITY (MCKINNEY) BASED CONTROLS AND SOD IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, AND INSTALLED BY A LICENSED IRRIGATOR.

SITE2025-0025

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NORTH

Scale 1" = 20'

NOTE: PRINTED DRAWING SIZE MAY VARY DUE TO SCALING FROM ORIGINAL CITY PLAN LAYOUT. SEE SCALE BAR.

Notated Personnel - List Coordinates

PERSONAL

DATE

6/13/2025

DESIGNED

DATE

6/13/2025

CHECKED

DATE

6/13/2025

EVERGREEN DESIGN GROUP

www.evergreendesigngroup.com

10000 W. 10TH AVE. SUITE 100 DALLAS, TX 75243

SHEET

LP-1

DATE

06/13/2025

CLAY MOORE ENGINEERING
10000 W. 10TH AVE. SUITE 100 DALLAS, TX 75243
214-343-1111
06/13/2025

STATE OF TEXAS

06/13/2025

TITLE DAYCARE CENTER ROAD MCKINNEY, TEXAS

LANDSCAPE PLANTING PLAN