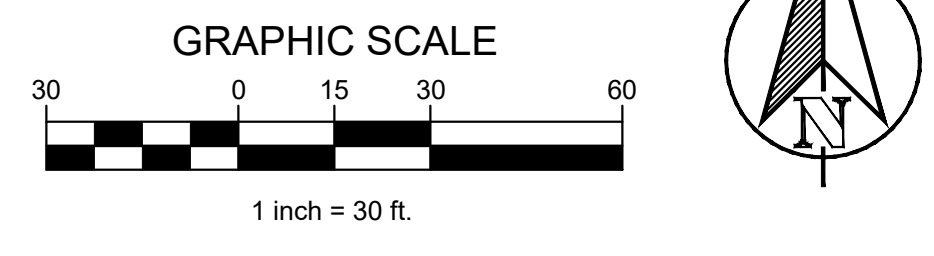


**TURF NOTE:**  
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

**IRRIGATION NOTE:**  
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.



**PLANT SCHEDULE**

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	EX	Existing Tree to Remain reference TD-1 / TD-2	ex.	ex.	39
	BRO	Burr Oak / Quercus macrocarpa min. 14' ht; parking lot tree	CONT.	4'Cal	11
	MOK	Monterey Oak / Quercus polymorpha 'Monterey' min. 14' ht; street tree	CONT.	4'Cal	11
	CE	Cedar Elm / Ulmus crassifolia min. 14' ht; parking lot tree	CONT.	4'Cal	8
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	ABL	Glossy Abelia / Abelia x grandiflora 36" o.c.	5 gal	19	
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	Bermuda Grass / Cynodon dactylon 'bf 419'	sod	21,188 sf	

**LANDSCAPE CALCULATIONS**

<b>SITE</b>	TOTAL SITE AREA:	137,016 SF
	MINIMUM PERMANENT LANDSCAPE REQUIRED:	13,702 SF (10%)
	PERMANENT LANDSCAPE PROVIDED:	21,351 SF
<b>STREET YARD</b>	TOTAL STREET YARD AREA:	76,655 SF
	MINIMUM PERMANENT LANDSCAPE REQUIRED:	11,498 SF (15%)
	PERMANENT LANDSCAPE PROVIDED:	38,140 SF
<b>PARKING LOT TREES</b>	TREES REQUIRED (101 / 10)	10 TREES
	TREES PROVIDED:	12 TREES*
	* excess due to tree island requirement	
<b>STREET TREES/BUFFER</b>	VIRGINIA PARKWAY @ 268 LF	7 TREES
	TREES REQUIRED (1 TREE/40 LF):	7 TREES
	TREES PROVIDED:	(6 PROPOSED + 1 EXISTING)
<b>RESIDENTIAL BUFFER @ 283</b>	TREES REQUIRED (1 TREE/40 LF):	7 TREES
	TREES PROVIDED:	7 TREES
		(5 PROPOSED + 2 EXISTING)

**LANDSCAPE NOTES**

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY 12 STREET TREES REQUIRED, A LICENSED IRRIGATOR.

2. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

**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 "CENTURY" OR "DEEP-ROOT 24" DEEP PANELS (OR EQUAL). 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 ENIRCLE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

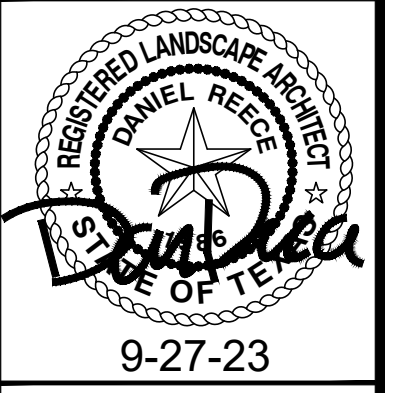
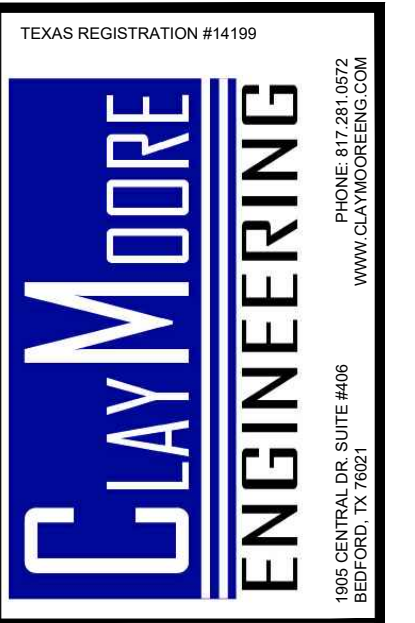
**GENERAL LANDSCAPE NOTES**

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN), BEFORE STARTING WORK. THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- THE LANDSCAPE CONTRACTOR SHALL 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 AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. REF. LP2 FOR MULCH SPECIFICATION.
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. 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, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS 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 (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF ANY OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
  - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
  - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
  - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- THERE ARE NO EXISTING TREES ONSITE/ADJACENT TO SITE.
- NO TREE SHALL BE PLANTED CLOSER THAN FOUR FEET TO A RIGHT-OF-WAY LINE NOR CLOSER THAN EIGHT FEET TO A PUBLIC UTILITY LINE-WATER OR SEWER.

TREE #	COMMON NAME	BOTANICAL NAME	DBH
4170	ASH	FRAXIMUS PENNSYLVANICA	21
4171	PECAN	CARYA ILLINOINENSIS	17
4172	ASH	FRAXIMUS PENNSYLVANICA	12
4173	ASH	FRAXIMUS PENNSYLVANICA	18
4174	ASH	FRAXIMUS PENNSYLVANICA	11
4175	WILLOW	SALIX BABYLONICA	7
4176	BOXELDER MAPLE	ACER NEGUNDO	8
4177	PECAN	CARYA ILLINOINENSIS	24
4178	PECAN	CARYA ILLINOINENSIS	26
4179	PECAN	CARYA ILLINOINENSIS	24
4180	HACKBERRY	CELTIS OCCIDENTALIS	15
4181	SWEETGUM	LIQUIDUMBAR STYRACIFLUA	8
4182	HACKBERRY	CELTIS OCCIDENTALIS	17
4183	LIVE OAK	QUERCAS VIRGINIANA	10
4184	SWEETGUM TWIN	LIQUIDUMBAR STYRACIFLUA	9
4185	PECAN	CARYA ILLINOINENSIS	16
4186	OAK	QUERCAS VIRGINIANA	14
4187	ELM	ULMUS CRASSIFOLIA	26
4188	LIVE OAK	QUERCAS VIRGINIANA	54
4189	HACKBERRY	CELTIS OCCIDENTALIS	18
4190	PECAN TWIN	CARYA ILLINOINENSIS	22
4191	PECAN	CARYA ILLINOINENSIS	16
4192	HACKBERRY	CELTIS OCCIDENTALIS	10
4193	HACKBERRY	CELTIS OCCIDENTALIS	14
4194	ASH	FRAXIMUS PENNSYLVANICA	7
4195	LIVE OAK	QUERCAS VIRGINIANA	10
4196	LIVE OAK	QUERCAS VIRGINIANA	14
4197	ASH	FRAXIMUS PENNSYLVANICA	8
4198	LIVE OAK	QUERCAS VIRGINIANA	12
4199	ASH	FRAXIMUS PENNSYLVANICA	7
4200	PECAN	CARYA ILLINOINENSIS	9
6253	ELM	ULMUS CRASSIFOLIA	16
6483	LIVE OAK	QUERCAS VIRGINIANA	26
6494	PECAN	CARYA ILLINOINENSIS	8
6497	HACKBERRY	CELTIS OCCIDENTALIS	7
6499	LIVE OAK	QUERCAS VIRGINIANA	18
6500	BOXELDER MAPLE	ACER NEGUNDO	6
8597	ELM TWIN	ULMUS CRASSIFOLIA	26
8598	ELM	ULMUS CRASSIFOLIA	6
8600	LIVE OAK	QUERCAS VIRGINIANA	15
9765	PECAN	CARYA ILLINOINENSIS	22

**PLANTING AND IRRIGATION GUARANTEE**

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING 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 THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.



**MCKINNEY SPROUTS**  
U.S. HIGHWAY 75 & VIRGINIA PARKWAY  
MCKINNEY, TX

NO.	DATE	REVISION	BY

LANDSCAPE PLANTING

DESIGN: CWP  
DRAWN: CWP  
CHECKED: ASD  
DATE: 9/27/2023  
SHEET  
**LP-1**

