

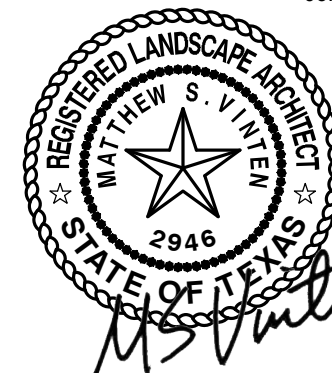
CLIENT

JPI
9001 CYPRESS WATERS BLVD.
SUITE 2A
DALLAS, TEXAS 75019
P: 972-556-1700

KEY MAP

SEAL

06.02.2025

SITE PLAN
SUBMITTAL

PROJECT

JEFFERSON 380 &
TERRY

MCKINNEY, TEXAS

(SITE 2024-0098)

LANDDESIGN PROJ.#
8524094

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	12.09.2024
	DESIGN DEVELOPMENT SET	01.16.2025
	SITE PLAN SUBMITTAL	01.31.2025
	DESIGN DEVELOPMENT REVISED SET	02.13.2025
	SITE PLAN SUBMITTAL	02.25.2025
	CD SET	04.04.2025
	SITE PLAN SUBMITTAL	04.07.2025
	CD REVISED SET (PERMIT SET)	05.02.2025
	SITE PLAN SUBMITTAL	06.02.2025

SCALE

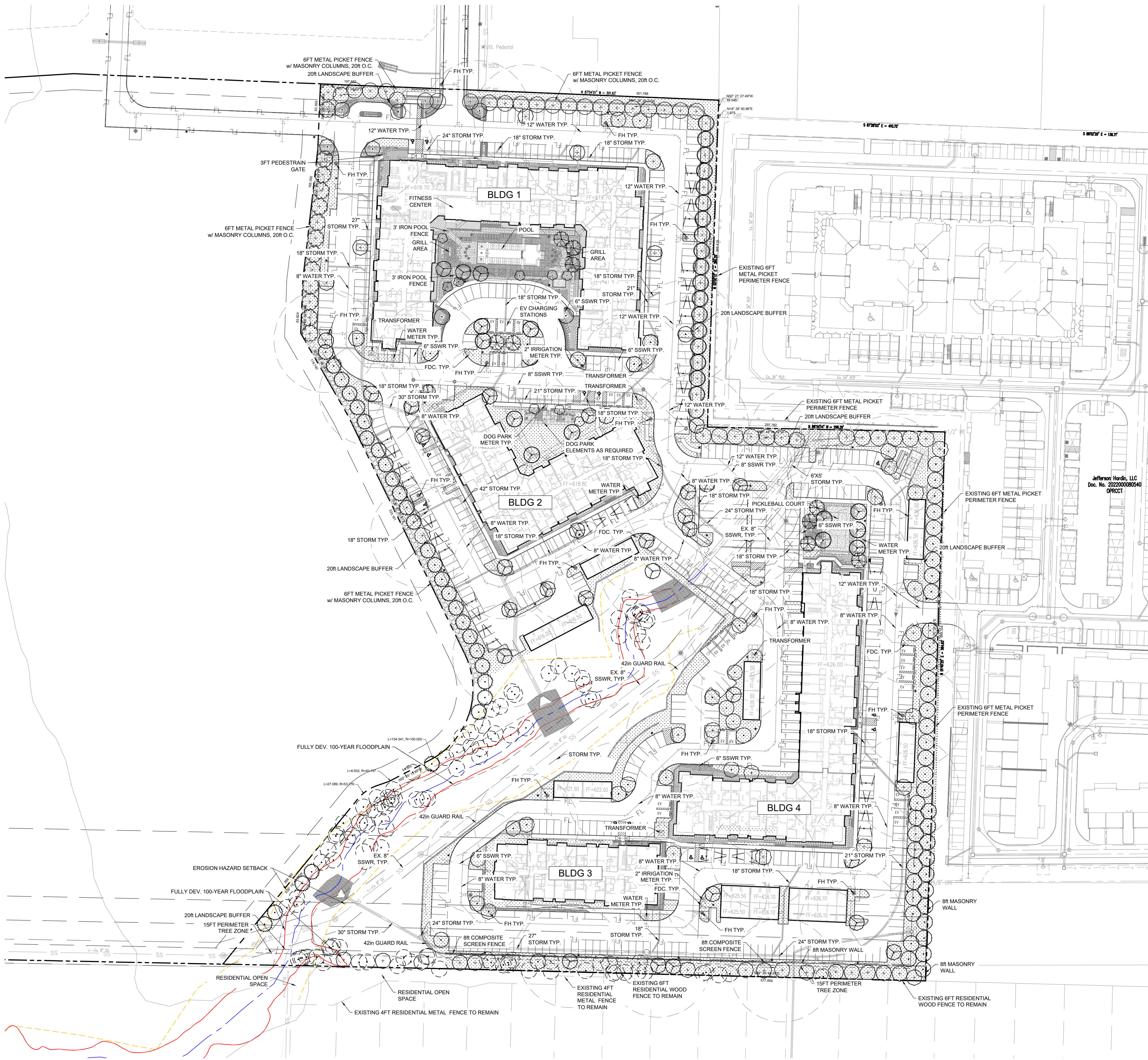
VERT: N/A
HORZ: 1" = 60'

SHEET TITLE

REQUIRED PLANTING PLAN

SHEET NUMBER

L5-00A



PLANT SCHEDULE

SYMBOL CODE BOTANICAL / COMMON NAME

CANOPY TREES

•	EXST	*EXISTING TO REMAIN / *EXISTING TO REMAIN
•	ACE OGL	Acer rubrum 'October Glory' / October Glory Red Maple
•	ACE FRJ	Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple
•	GIN BIL	Ginkgo biloba / Maidenhair Tree
•	PLA MEX	Platanus mexicana / Mexican Sycamore
•	QUE MUE	Quercus muehlenbergii / Chinkapin Oak
•	QUE SHU	Quercus shumardii / Shumard Oak
•	QUE TEX	Quercus texana / Texas Red Oak
•	QUE VIR	Quercus virginiana / Southern Live Oak
•	TAX DIS	Taxodium distichum / Bald Cypress
•	ULM CRA	Ulmus crassifolia / Cedar Elm
•	ULM PAR	Ulmus parvifolia / Lacebark Elm

ORNAMENTAL TREES

•	CER OKL	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud
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SHRUBS

•	ABE EDG	Abelia x 'Edward Goucher' / Edward Goucher Abelia
•	ABE ROC	Abelia x 'Rose Creek' / Rose Creek Abelia
•	HES PAR	Hesperaloe parviflora / Red Yucca
•	ILE COD	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly
•	LEU FRC	Leucophyllum frutescens 'Compacta' / Compact Texas Sage
•	LOR CHS	Loropetalum chinense 'Shang-white' / Emerald Snow® Loropetalum
•	MOR CEP	Morella cerifera 'Pumila' / Dwarf Wax Myrtle
•	PER ATL	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage
•	SAL GRE	Salvia greggii / Autumn Sage
•	TEU FRU	Teucrium fruticans / Bush Germander

CODE REQUIRED PLANTING

•	ILE NEL	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly
•	PRU CAM	Prunus caroliniana 'Monus' / Bright 'N Tight Carolina Laurel Cherry

GRASSES













•	MUH CAP	Muhlenbergia capillaris / Pink Muhly Grass
•	MUH LIL	Muhlenbergia lindheimeri 'Leni' / Autumn Glow™ Lindheimer's Muhly
•	NAS TEN	Nassella tenuissima / Mexican Feather Grass
•	PEN ALL	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass

GROUND COVERS


•	ANN	Annals / PROVIDED BY OWNER
•	CYN DAC	Cynodon dactylon 'Tif 419' / Bermuda Grass
•	LIR MUB	Liriope muscari 'Big Blue' / Big Blue Lilyturf

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CALL BEFORE YOU DIG!
TEXAS ONE-CALL CENTER
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PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	MIN. CAL.	MIN. HT.
CANOPY TREES						
	EXST	111	*EXISTING TO REMAIN / *EXISTING TO REMAIN	-	-	-
	ACE OGL	27	Acer rubrum 'October Glory' / October Glory Red Maple STRONG CENTRAL LEADER; MATCHING; 4" CLEAR HEIGHT	CONT.	4" CAL.	14-16" HT.
	ACE FRJ	12	Acer x freemanii 'Jeffersred' TM / Autumn Blaze Freeman Maple STRONG CENTRAL LEADER; MATCHING; 4" CLEAR HEIGHT	CONT.	4" CAL.	14-16" HT.
	GIN BIL	10	Ginkgo biloba / Maidenhair Tree STRONG CENTRAL LEADER; MATCHING; 4" CLEAR HEIGHT	CONT.	4" CAL.	14-16" HT.
	PLA MEX	14	Platanus mexicana / Mexican Sycamore STRONG CENTRAL LEADER; MATCHING; 4" CLEAR HEIGHT	CONT.	4" CAL.	14-16" HT.
	QUE MUE	22	Quercus muehlenbergii / Chinkapin Oak STRONG CENTRAL LEADER; MATCHING; 4" CLEAR HEIGHT	CONT.	4" CAL.	14-16" HT.
	QUE SHU	19	Quercus shumardii / Shumard Oak STRONG CENTRAL LEADER; MATCHING; 4" CLEAR HEIGHT	CONT.	4" CAL.	14-16" HT.
	QUE TEX	22	Quercus texana / Texas Red Oak STRONG CENTRAL LEADER; MATCHING; 4" CLEAR HEIGHT	CONT.	4" CAL.	14-16" HT.
	QUE VIR	26	Quercus virginiana / Southern Live Oak STRONG CENTRAL LEADER; MATCHING; 4" CLEAR HEIGHT	CONT.	4" CAL.	14-16" HT.
	TAX DIS	30	Taxodium distichum / Bald Cypress STRONG CENTRAL LEADER; MATCHING; 4" CLEAR HEIGHT	CONT.	4" CAL.	14-16" HT.
	ULM CRA	50	Ulmus crassifolia / Cedar Elm STRONG CENTRAL LEADER; MATCHING; 4" CLEAR HEIGHT	CONT.	4" CAL.	14-16" HT.
	ULM PAR	32	Ulmus parvifolia / Lacebark Elm STRONG CENTRAL LEADER; MATCHING; 4" CLEAR HEIGHT	CONT.	4" CAL.	14-16" HT.

ORNAMENTAL TREES



	CER OKL	9	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud STRONG CENTRAL LEADER; MATCHING; 4" CLEAR HEIGHT	CONT.	2" CAL.	12-14" HT.
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SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	MIN. CONT.	SPACING	MIN. HT.
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SHRUBS

	ABE EDG	40	Abelia x 'Edward Goucher' / Edward Goucher Abelia	5 GAL.		
	ABE ROC	303	Abelia x 'Rose Creek' / Rose Creek Abelia	3 GAL.		
	HES PAR	122	Hesperaloe parviflora / Red Yucca	5 GAL.		
	ILE COD	449	Ilex cornuta 'Dwarf Burford' / Dwarf Burford Holly	5 GAL.		
	LEU FRC	185	Leucophyllum frutescens 'Compacta' / Compact Texas Sage	7 GAL.		
	LOR CHS	173	Loropetalum chinense 'Shang-white' / Emerald Snow® Loropetalum	3 GAL.		
	MOR CEP	149	Morella cerifera 'Pumila' / Dwarf Wax Myrtle	7 GAL.		
	PER ATL	508	Perovskia atriplicifolia 'Little Spire' / Little Spire Russian Sage	3 GAL.		
	SAL GRE	305	Salvia greggii / Autumn Sage	3 GAL.		
	TEU FRU	153	Teucrium fruticans / Bush Germander	5 GAL.		

CODE REQUIRED PLANTING

	ILE NEL	81	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly HEDGE FORM; FULL TO THE GROUND	15 GAL.
	PRU CAM	49	Prunus caroliniana 'Monus' / Bright 'N Tight Carolina Laurel Cherry	7 GAL.

GRASSES

	MUH CAP	281	Muhlenbergia capillaris / Pink Muhly Grass	1 GAL.
	MUH LIL	227	Muhlenbergia lindheimeri 'Leni' / Autumn Glow™ Lindheimer's Muhly	1 GAL.
	NAS TEN	663	Nassella tenuissima / Mexican Feather Grass	1 GAL.
	PEN ALL	499	Pennisetum alopecuroides 'Little Bunny' / Little Bunny Fountain Grass	1 GAL.

GROUND COVERS

	ANN	30 sf	Annals / PROVIDED BY OWNER	-
	CYN DAC	121,357 sf	Cynodon dactylon 'Tif 419' / Bermuda Grass	SOD
	LIR MUB	3,331	Liriope muscari 'Big Blue' / Big Blue Lilyturf	1 GAL. 12" O.C.

LANDSCAPE REQUIREMENT COMPLIANCE
SECTION 146-135 LANDSCAPE & PD2020-02-014
CITY OF MCKINNEY, TEXAS

LANDSCAPE AREA			
SITE AREA			
STANDARD	AREA (SF)	REQUIRED	PROVIDED
10% of site area	684,244 SF	68,424 SF	70,000 SF
20ft LANDSCAPE PERIMETER BUFFER			
STANDARD	LINEAR FEET	REQUIRED	PROVIDED
1 canopy tree / 20 lf	4,068	204 canopy trees (4" cal.)	157 canopy trees (4" CAL.) plus 47 existing trees on site
PARKING AREA			
STANDARD	NUMBER OF SPACE	REQUIRED	PROVIDED
1 tree / 7 spaces	699	100	100 trees (4" cal.)
1 tree within 65ft of every parking space		yes	yes
AMENITIES			
STANDARD	# OF UNITS	REQUIRED	PROVIDED
260-519 UNITS = 5 AMENITIES	393 UNITS	5 AMENITIES	1. GRILL AREAS WITH SHADED SEATING 2. DOG PARK 3. EV CHARGING STATION 4. FITNESS CENTER 5. SWIMMING POOL 6. PICKLEBALL COURT
SITE ENHANCEMENTS			
STANDARD		REQUIRED	PROVIDED
		AT LEAST ONE	PRIVATE BALCONY/PORCH FOR EACH UNIT AT LEAST 50SF

EXISTING TREE TO REMAIN CREDIT
(20 FT LANDSCAPE PERIMETER BUFFER)

4672	4785
4687	4786
4691	4787
4692	4789
4698	4790
4702	4791
4712	4792
4713	4793
4714	4796
4718	4799
4762	4800
4769	5101
4770	5102
4771	5103
4772	5109
4774	5110
4775	5111
4776	5112
4777	5113
4778	5114
4779	5115
4780	5116
4781	5117
4783	

PLANTING NOTES:

- ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE REPORTED TO THE OWNER.
- THIS PLAN IS FOR PLANTING LOCATIONS ONLY AND ALL PLANT MATERIAL SHALL BE SPACED AND LOCATED PER PLAN. HOWEVER, CONTRACTOR TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. IF FOUND CONDITIONS VARY FROM THIS PLAN, CONTRACTOR TO CONTACT OWNER OR LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO DO SO WILL RESULT IN CONTRACTOR'S LIABILITY TO REPLACE PLANT MATERIALS.
- ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014.
- CALIPER SIZE OF CANOPY TREES ARE TO BE MEASURED PER CITY OF MCKINNEY LANDSCAPE ORDINANCE.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE. FAILURE TO MEET MINIMUM SIZE ON ANY PLANT WILL RESULT IN REJECTION OF THAT PLANT.
- ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDESIGN PRIOR TO PURCHASE. SUBSTITUTIONS OF PLANT MATERIAL ARE TO BE REQUESTED IN WRITING TO THE LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER PRIOR TO PURCHASE AND INSTALLATION. FAILURE TO OBTAIN SUBSTITUTION APPROVAL IN WRITING MAY RESULT IN LIABILITY TO THE CONTRACTOR
- SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- LANDSCAPE CONTRACTOR SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDESIGN PRIOR TO INSTALLING. LANDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS NECESSARY.
- SHRUB/GROUND COVER BEDS SHALL BE STAKED FOR REVIEW BY LANDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED PREPARATION.
- LANDSCAPE CONTRACTOR SHALL INSTALL STEEL EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- TREES OVERHANGING INTO THE PUBLIC R.O.W. SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN(14) FEET OVER STREETS, DRIVE AISLES, ALLEYS AND FIRE LANES. TREES OVERHANGING PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT REQUIRED TO BE INSTALLED.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E. SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL INSTALLED.
- ALL NEW PLANTING AREAS SHALL HAVE A SOIL COMPOSITION CONSISTENT WITH SANDY LOAM TO LOAM SOIL PROPERTIES AND ACIDITY RANGE OF PH 5.5 TO 7.0. CONTRACTOR TO PROVIDE A SOIL TEST OF THE EXISTING SOIL AND EITHER FULLY REPLACE OR AMEND THE EXISTING SOIL TO ACHIEVE THE SANDY LOAM TO LOAM SOIL PROPERTIES. CONTRACTOR TO SUBMIT SOIL TEST RESULTS TO LANDSCAPE ARCHITECT FOR REVIEW. CONTRACTOR SHALL PROVIDE A SOIL AMENDMENT PLAN TO ACHIEVE THE SOIL COMPOSITION DESCRIBED ABOVE.
- SOIL AMENDMENTS SHALL BE SELECTED FROM THE SOIL AMENDMENTS PROVIDED IN THE PLANTING DETAILS.
- AMENDED SOIL SHALL HAVE UNIFORM COMPOSITION THROUGHOUT, WITH A MIXTURE OF EXISTING SUBSOIL. IT SHALL BE FREE OF STONES, LUMPS, LIVE PLANTS AND THEIR ROOTS, STICKS, AND OTHER EXTRANEOUS MATTER. IT SHALL CONTAIN NO MAN-MADE MATERIALS UNLESS OTHERWISE SPECIFIED. AMENDED SOIL SHALL NOT BE USED WHILE IN A FROZEN OR MUDDY CONDITION.
- ALL NEW PLANTING AREAS, AMENDED SOILS SHALL BE TO A DEPTH OF:
 - 4"-6" FOR SOLID TURF AREAS
 - 8"-12" FOR GROUND COVER AREAS
 - 12"-18" FOR SHRUB AREAS
 - 24"-36" FOR TREE PITS AND AREAS.
- AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUND COVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
- IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
- LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS, AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER, AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

- SOIL SHOULD BE NUTRIENT-RICH, MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS, PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
- A LAYER OF RIVER ROCK SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE SOIL WASH.
- PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL.
- WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
- IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
- CONTACT LANDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
- ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
- AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
- SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

- A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- ALL PLANTING BEDS/ SHRUB AND GROUND COVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
- ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
- IF IRRIGATION SYSTEM IS DESIGN/BUILD, CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.
- REFER TO SHEET L0-02 FOR IRRIGATION PERFORMANCE SPECIFICATIONS.

PER SEC. 146-135(D)(2)(E):
AN AFFIDAVIT ON THE PLAN STATING THAT ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH
AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID
IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A
LICENSED IRRIGATOR.



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CLIENT

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P: 972-556-1700

KEY MAP

SEAL

06.02.2025



SITE PLAN
SUBMITTAL

PROJECT

JEFFERSON 380 &
TERRY

MCKINNEY, TEXAS

(SITE 2024-0098)

LANDDESIGN PROJ.#
8524094

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	12.09.2024
	DESIGN DEVELOPMENT SET	01.16.2025
	SITE PLAN SUBMITTAL	01.31.2025
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	SITE PLAN SUBMITTAL	04.07.2025
	CD REVISED SET (PERMIT SET)	05.02.2025
	SITE PLAN SUBMITTAL	06.02.2025

SCALE NORTH

VERT: N/A
HORZ:

SHEET TITLE

REQUIRED PLANTING
SCHEDULE AND
CALCULATION

SHEET NUMBER

L5-00B



PROJEC

MCKINNEY, TEXAS

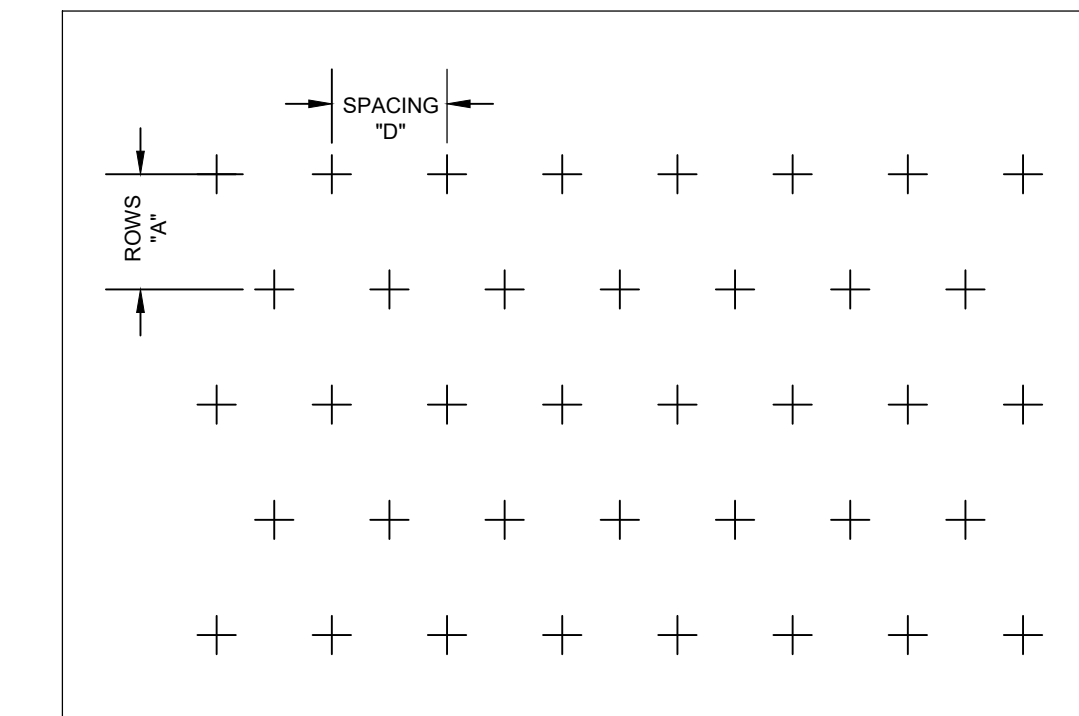
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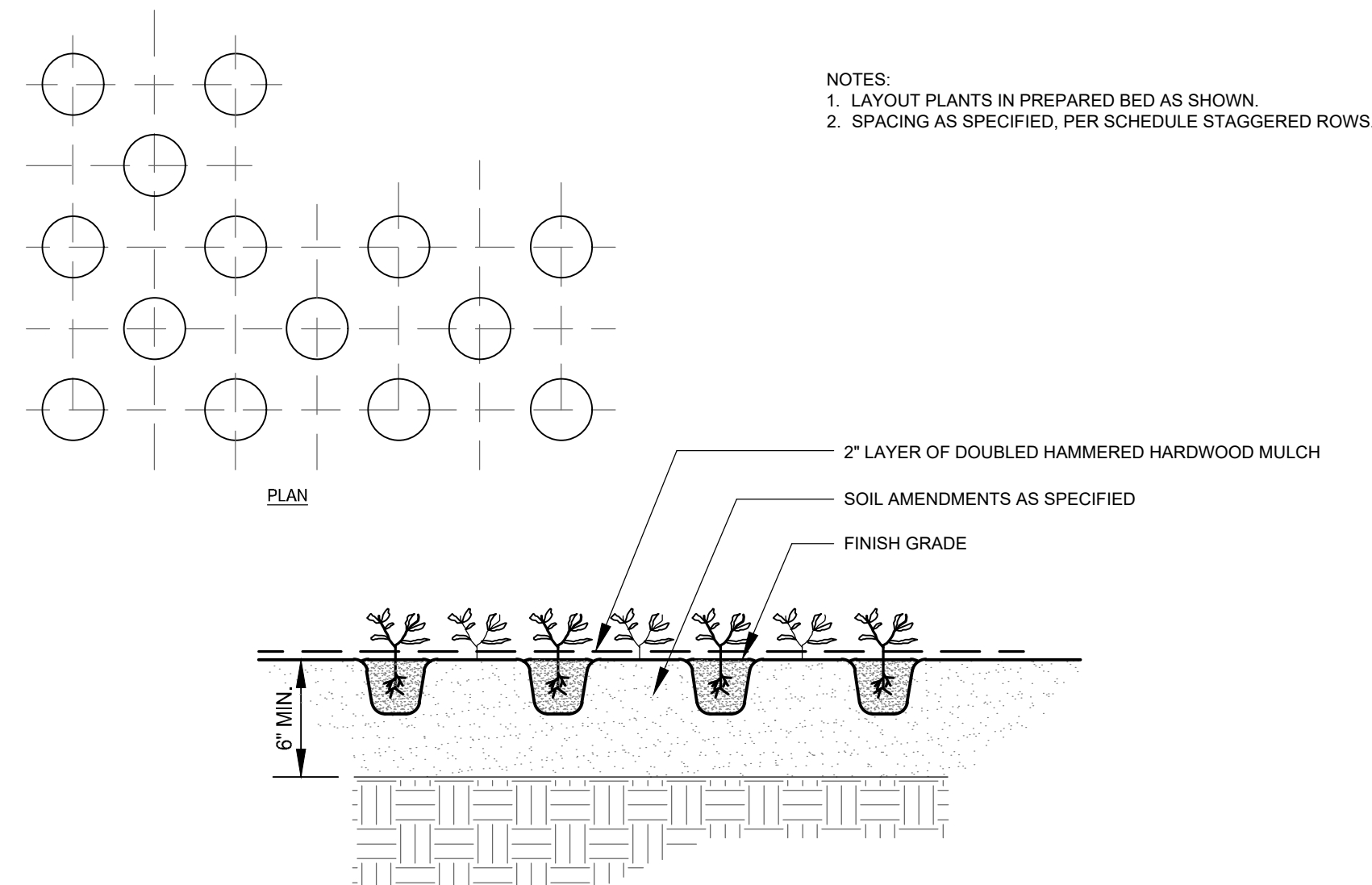
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HORZ: AS SHOWN

PLANTING DETAILS

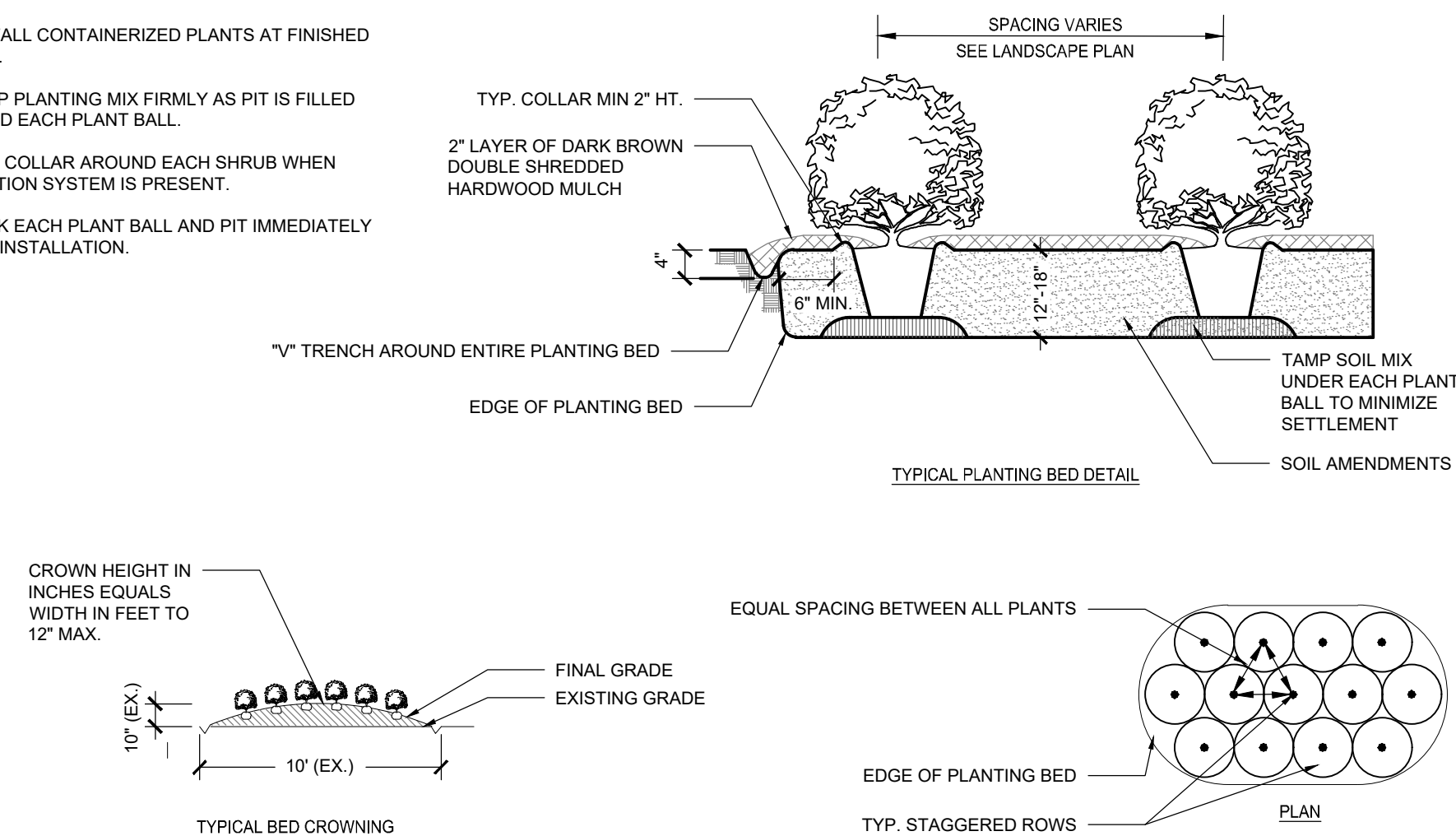
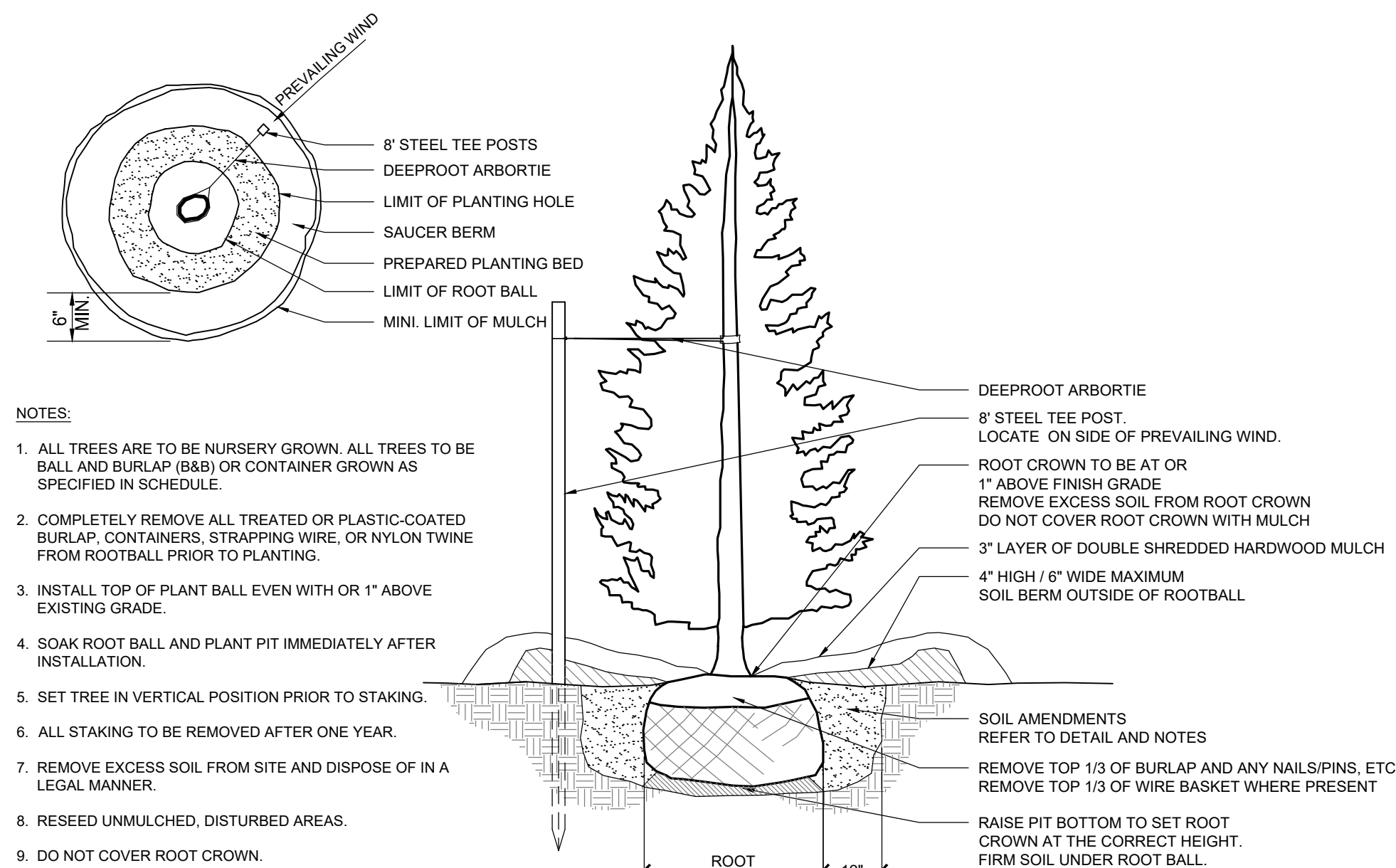
L5-07



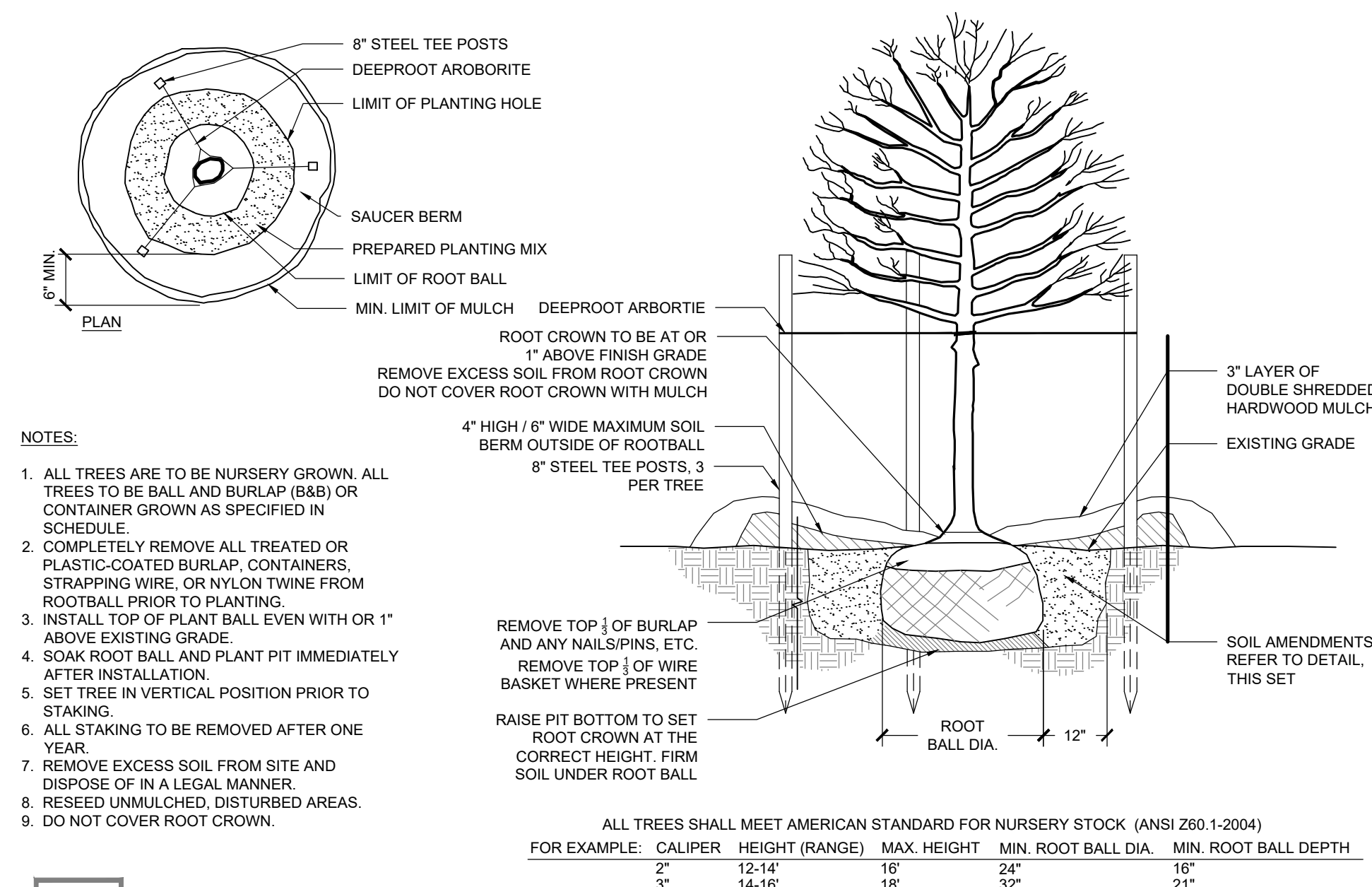
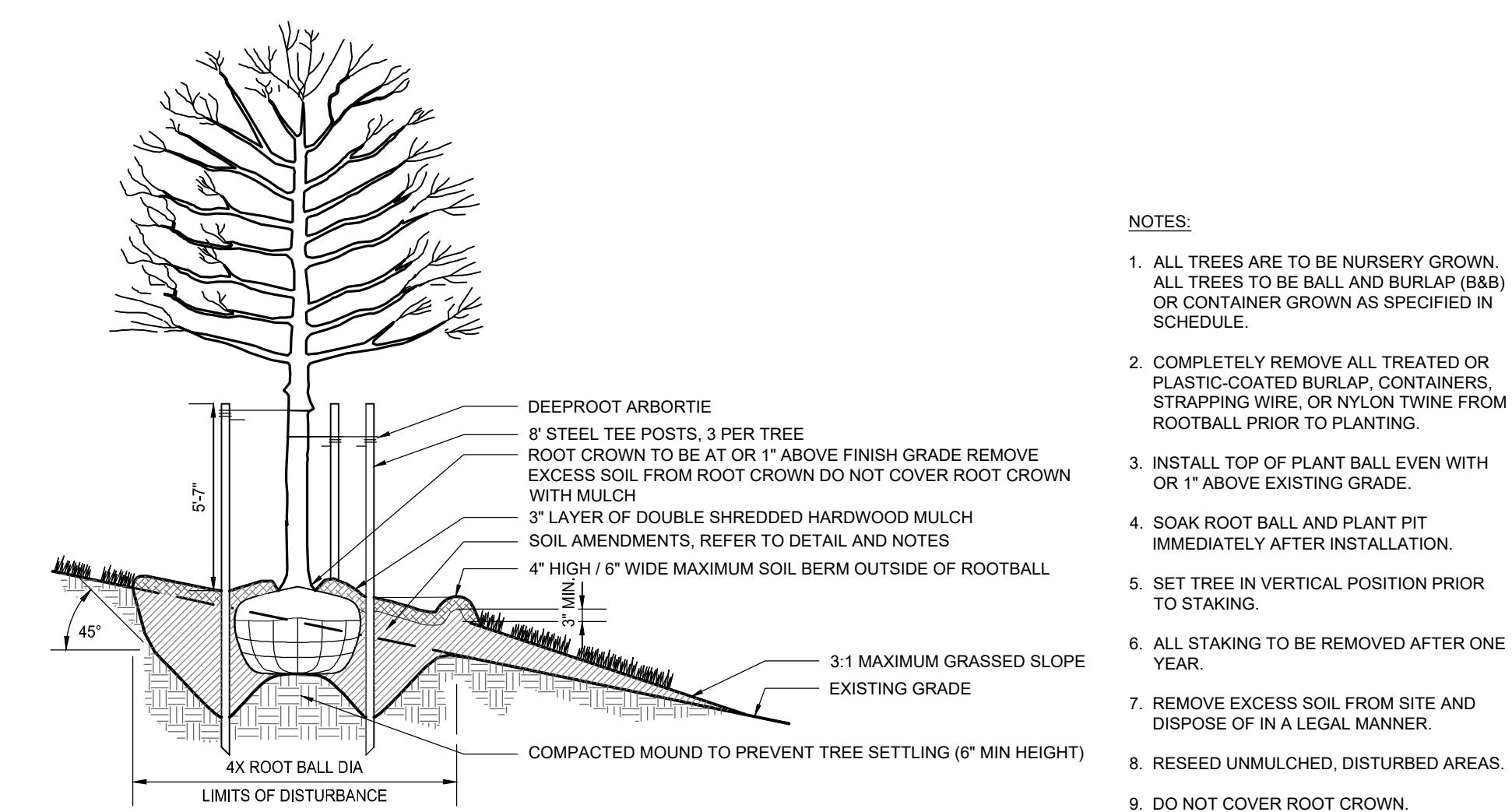
SPACING "D"	ROW "A"	PLANTS / S.F.
6" O.C.	5 3/16" O.C.	4.61
8" O.C.	6 15/16" O.C.	2.60
10" O.C.	8 2/3" O.C.	1.66
12" O.C.	10 3/8" O.C.	1.15
15" O.C.	13" O.C.	0.73
18" O.C.	15 9/16" O.C.	0.51
24" O.C.	20 13/16" O.C.	0.29


$$1'' = 1' - 0'$$

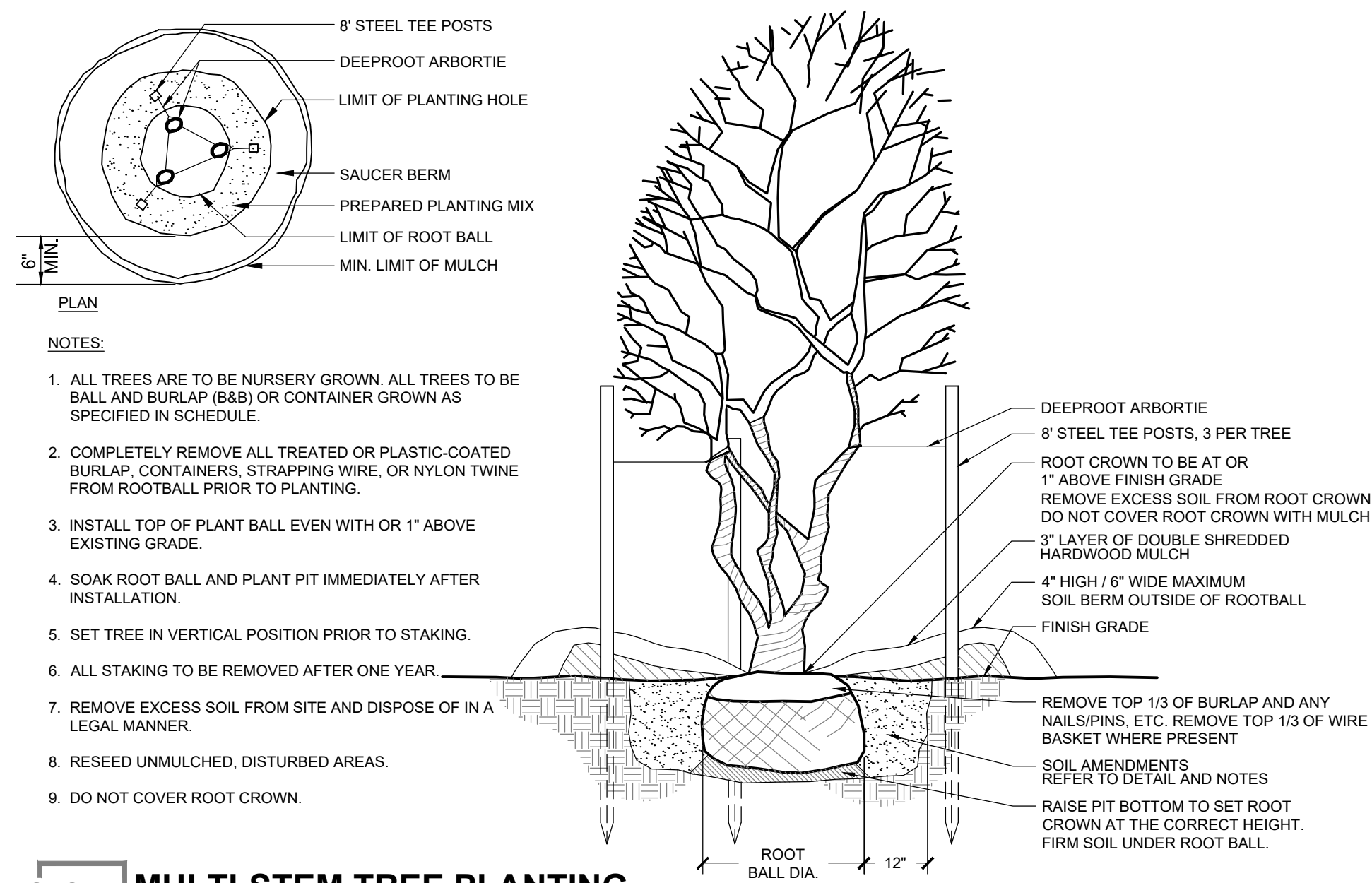
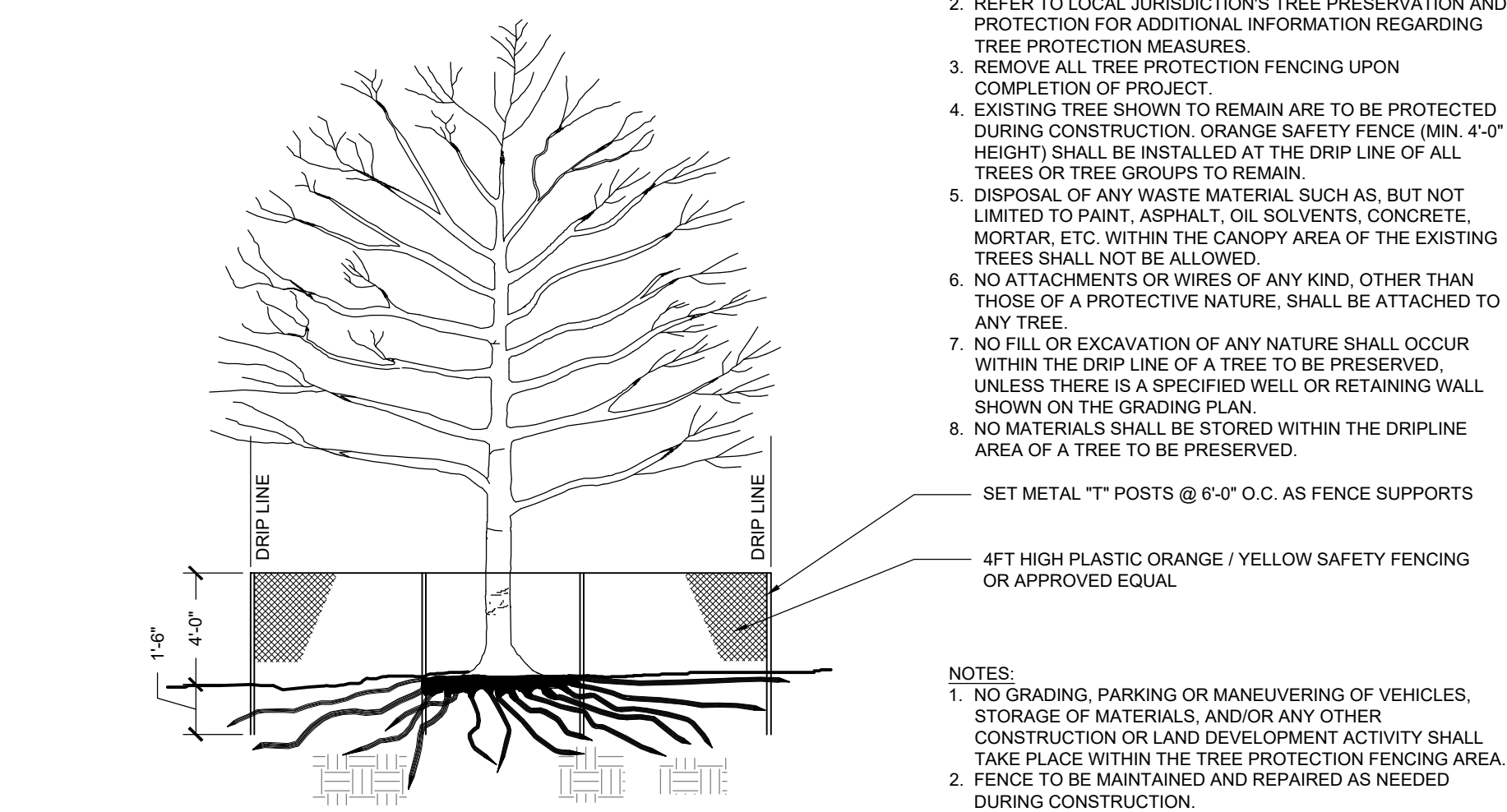
- NOTES:
 1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
 2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
 4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
 5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.


$$1'' = 1' - 0'$$


1"=1'-0"

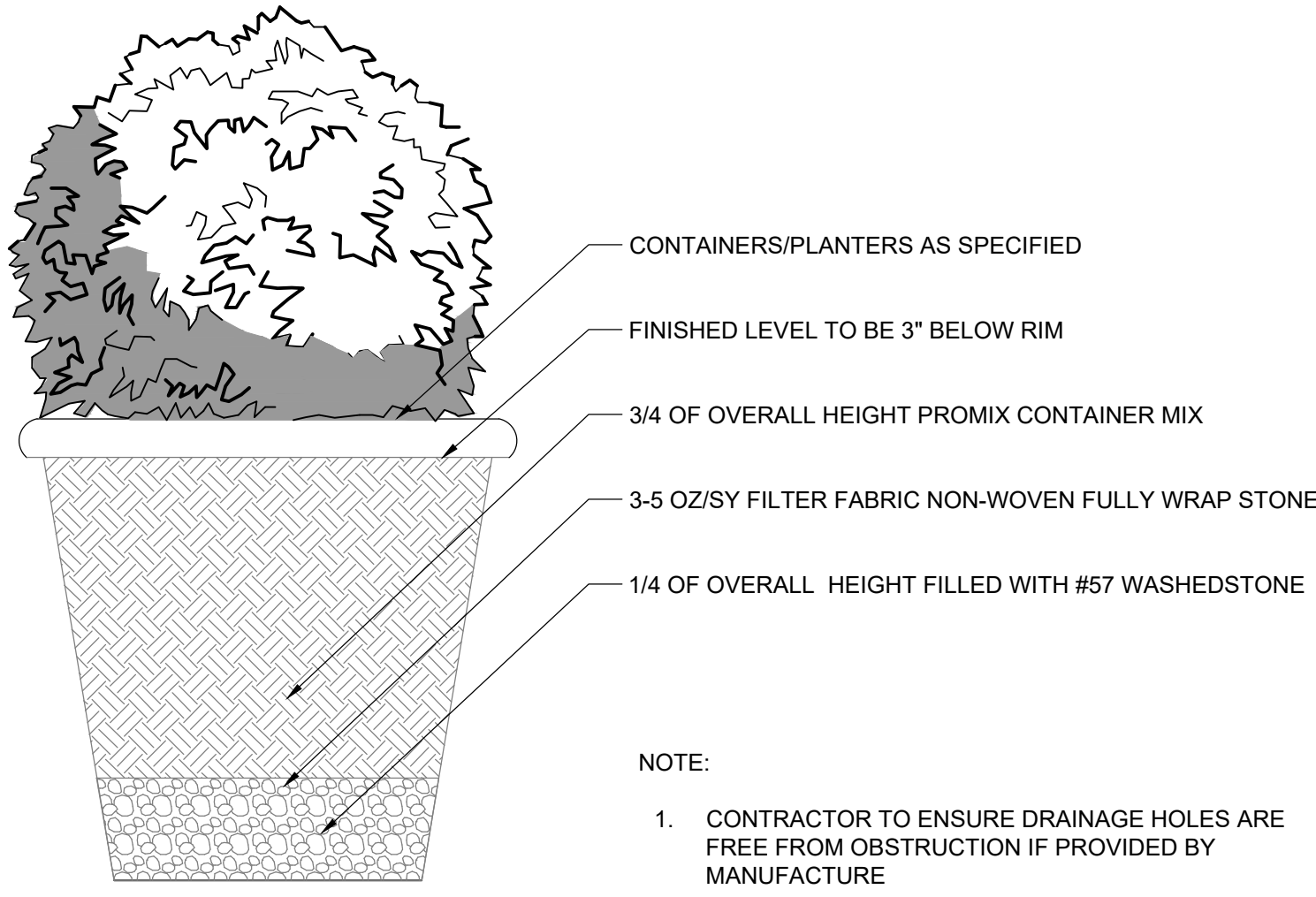
$$1'' = 1' - 0$$

$$1^{\circ}=1'-0''$$


1"=1'-0"

$$1'' = 1' - 0'$$

$$1''=1'-0''$$


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01 PLANTING IN POT



1" = 1'-0"

02 SOIL AMENDMENTS

MATERIALS

A. TOPSOIL

1. TOPSOIL SHALL HAVE A PH VALUE FROM 5.6 - 7.6 AND SHALL BE NATURAL FERTILE, (AGRICULTURAL SOIL, BROWN IN COLOR) UNIFORM FRIABLE LOAM WITHOUT ADMIXTURE OF SUBSOIL CONTAINING ORGANIC MATTER OF 5 PERCENT OR GREATER AND SHALL BE CAPABLE OF SUSTAINING VIGOROUS PLANT GROWTH.
2. ALL TOPSOIL SHALL PASS A 1 INCH SCREEN AND 40 PERCENT SHALL PASS THE 100 MESH SCREEN. IT SHALL BE FREE OF ANY ADD-MIXTURE OF SUBSOIL, AND CONTAIN NO STONES, LUMPS, CLOUDS OF HARD EARTH, SLAG, CIDERS, STICKS, PLANTS OR THEIR ROOTS, TRASH OR OTHER EXTRANEIOUS MATERIALS.
3. TOPSOIL MUST ALSO BE FREE OF PLANT PARTS OF BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, CANADA THISTLE, OR ANY NOXIOUS WEEDS AND SHALL NOT BE CONTAMINATED WITH ANY SUBSTANCE KNOWN HARMFUL TO THE GROWTH OF PLANTS OR HUMANS.
4. TOPSOIL SHALL NOT BE USED FOR PLANTING OPERATIONS WHILE IN A FROZEN OR MUDDY CONDITION.
5. TOPSOIL SOURCES SHALL BE TESTED BY A RECOGNIZED LABORATORY AT THE EXPENSE OF THE CONTRACTOR FOR PH, SOIL TEXTURE AND SOLUBLE SALTS. SALINITY SHALL NOT EXCEED 3 MILS PER CENTIMETER AT 25 DEGREES C AS DETERMINED BY SATURATED SOIL PASTE METHOD AS DESCRIBED IN USDA CIRCULAR #982. TEST RESULTS MUST BE PRESENTED IN WRITING TO THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO PLACEMENT OF TOPSOIL ON SITE.
6. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR CONTROL OF NOXIOUS OR INVASIVE SPECIES INTRODUCED BY CONTAMINATED TOPSOIL.
7. TOPSOIL THAT HAS BEEN STOCKPILED FOR A LONG PERIODS SHALL BE INOCULATED TO REESTABLISH ITS MICROBIAL ACTIVITY.

B. MULCH

SHALL BE FREE OF DEBRIS AND WOOD CHIPS. IT SHALL CONSIST OF AGED DOUBLE-SHREDDED HARDWOOD, FREE OF EXCESS TANNIC ACID OR OTHER MULCH AS SPECIFIED ON THE PLANS. A SAMPLE OF MULCH SHALL BE PROVIDED FOR THE GROUNDS SUPERINTENDENT'S APPROVAL PRIOR TO DELIVERING THE MULCH. THE OWNER RESERVES THE RIGHT TO REJECT ANY MULCH WHICH IS CONSIDERED TO BE UNSUITABLE. ALL MULCHES SHALL BE FREE OF ANY FOREIGN MATERIALS, PIECES LARGER THAN 3 INCHES, AND/OR GREEN WOOD.

C. DOLOMITE LIME

SHALL BE FINELY GROUND OR PULVERIZED RAW, COMMERCIAL GRADE LIMESTONE MEETING ASTM C51 AND CONTAINING NOT LESS THAN 85 PERCENT TOTAL OF CALCIUM MAGNESIUM CARBONATE, FREE OF IMPURITIES, ALL OF WHICH SHALL PASS THROUGH A NUMBER 10 SIEVE AND ATLEAST 50 PERCENT SHALL PASS THROUGH A NUMBER 100 SIEVE.

D. SAND

SHALL BE CLEAN, WASHED, COARSE, MASONRY SAND, RIVER SAND, OR NUMBER 2 BUILDERS SAND MEETING ASTM C 33. A QUART SAMPLE OF THE PROPOSED SAND SHALL BE SUBMITTED FOR THE OWNER'S APPROVAL

E. SULFUR

SULFUR SHALL BE A COMMERCIALY PRODUCED, GRANULAR PRODUCT OF PURE SULFUR

F. GYPSUM

GYPSUM SHALL BE GROUND TO THE SIZE SPECIFIED ON THE PLANS

G. TRACE ELEMENTS

SHALL BE ADDED AS REQUIRED BY SOILS TEST.

H. LEAF MOLD SHALL BE COMPOSTED LEAF MATERIAL, FREE OF NOXIOUS WEEDS AND DETRIMENTAL INSECTS.

I. COMMERCIAL FERTILIZER

TO MEET FED. SPECIFICATION O-F-241 TYPE 1 GRADE NOTED, LEVEL B. THE FERTILIZER SHALL BE GRANULAR UNLESS PACKETS, TABLETS, OR STAKES TO BE USED WITH MINIMUM OF 50 PERCENT OF TOTAL NITROGEN IN ORGANIC FORM WITH NO CYANAMID COMPOUNDS OR HYDRATED LIME MIXES TO BE ADDED OR FOUND IN THE FERTILIZER.

J. OTHER ACCEPTABLE FERTILIZER FORMS:

1. FOR TREES
ANUTRI-PAK
JRP INT'L INC.
17 FOREST AVENUE
FOND DU LAC, WISCONSIN 54935
2. AJOBES, PLANT SPIKES - FOR TREES AND SHRUBS.
3. ALAWN PRO OR SIMILAR APPROVED SLOW RELEASE FERTILIZER FOR LAWNS WITH THE FOLLOWING RATIO:
3 NITROGEN
1 PHOSPHORIC ACID
2 POTASH
4. AHOLLY-TONE OR SIMILAR APPROVED WITH CHELATED IRON FOR EVERGREEN PLANTS.

K. PEAT

1. SHALL CONFORM TO FEDERAL SPECIFICATION Q-P-166C, PEAT MOSS, PEAT HUMUS; AND PEAT, REED-SEDGE.
2. SHALL BE LOW IN WOODY MATERIAL AND FREE OF MINERAL OR OTHER MATERIAL HARMFUL TO PLANT LIFE.
3. THE MIN. ORGANIC CONTENT TO BE APPROX. 90% WITH ACID REACTION FROM 4-5 PH, AND MOISTURE ABSORPTIVE CAPACITY NOT LESS THAN 450 PERCENT.
4. HUMUS TO BE SHREDDED, DRIED AND STERILIZED TO PASS 1/4 INCH SCREEN.
5. MOSS SHALL BE PULVERIZED AND HORTICULTURAL GRADE SPHAGNUM MOSS FREE OF EXTRANEIOUS OR HARMFUL MATERIAL.
6. TO BE FINELY MILLED BLACK MICHIGAN PEAT OR OTHER SIMILAR APPROVED.

L. MANURE

1. SHALL BE WELL-ROTTED HORSE OR COW (OR COMBINATION THEREOF) MANURE. NOT TO CONTAIN OVER 25% STRAW OR LITTER. IT SHALL BE FREE OF FRESH MANURE, SAWDUST, WOOD CHIPS, LEATHER CHIPS, TAN BARK, LONG STRAW, SOFT HAY, STONES, FOREIGN INJURIOUS SUBSTANCES OR CHEMICALS USED TO HASTEN DECOMPOSITION.
2. TO BE TWO YEARS OLD MAXIMUM, NINE MONTHS MINIMUM WITH MINIMUM OF THREE TURNINGS WITHIN THIS TIME PERIOD.
3. NO BURNED OR FIRE-FANGED MANURE WILL BE ACCEPTABLE.

M. SOIL AMENDMENTS

DIATOMACEOUS EARTH SOIL AMENDMENT CONSISTING OF SILICA, ALUMINA, IRON OXIDE AND SHALL HAVE 0.1 TO 1 MICRON PORE SIZE, WITH A MINIMUM OF 113 PERCENT WATER ABSORPTION, MAXIMUM 19 PERCENT LOSS SULPHATE SOUNDNESS, 80 PERCENT TOTAL POROSITY. A TOTAL OF 54 PERCENT TO PASS 10 MESH SCREEN, 98 PERCENT TO PASS 80 MESH SCREEN.

NOT TO SCALE

CLIENT

JPI
9001 CYPRESS WATERS BLVD,
SUITE 2A
DALLAS, TEXAS 75019
P: 972-556-1700

KEY MAP

SEAL

06.02.2025



SITE PLAN
SUBMITTAL

PROJECT

JEFFERSON 380 &
TERRY

MCKINNEY, TEXAS

(SITE 2024-0098)

LANDDESIGN PROJ.#
8524094

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
	SITE PLAN SUBMITTAL	12.09.2024
	DESIGN DEVELOPMENT SET	01.16.2025
	SITE PLAN SUBMITTAL	01.31.2025
	DESIGN DEVELOPMENT REVISED SET	02.13.2025
	SITE PLAN SUBMITTAL	02.25.2025
	CD SET	04.04.2025
	SITE PLAN SUBMITTAL	04.07.2025
	CD REVISED SET (PERMIT SET)	05.02.2025
	SITE PLAN SUBMITTAL	06.02.2025

SCALE NORTH

VERT: N/A
HORZ: AS SHOWN

SHEET TITLE

PLANTING DETAILS

SHEET NUMBER

L5-08



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