

GENERAL CONSTRUCTION NOTES

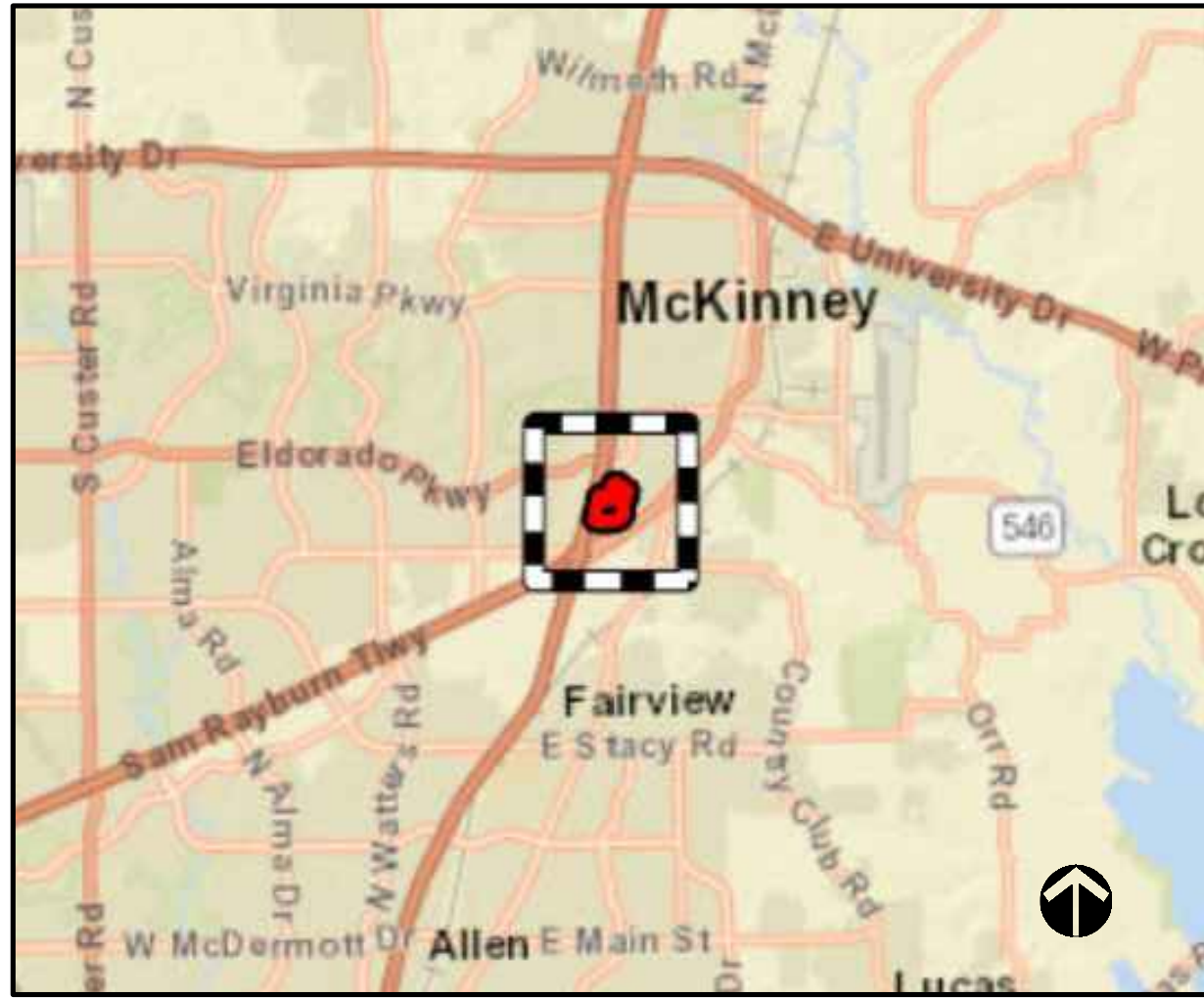
- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF MCKINNEY ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, TXDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED TO EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR LANDSCAPE IMPROVEMENTS

~SUNSET AMPHITHEATER~

CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

SUBMITTAL DATE: November 08, 2024



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
OVERALL	OVERALL LANDSCAPE LAYOUT PLAN
L1-L18	LANDSCAPE PLANS
L19	LANDSCAPE DETAILS
OVERALL	OVERALL TREE PRESERVATION LAYOUT PLAN
TR1-TR6	TREE PRESERVATION PLANS
TR7-TR8	TREE PRESERVATION DETAILS

GENERAL LANDSCAPE NOTES:

- INSPECTIONS:
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

- LANDSCAPE STANDARDS:
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS, UNLESS OTHERWISE SPECIFIED. TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- IRRIGATION STANDARDS:
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
 - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4") TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

CITY OF MCKINNEY
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

DATE _____ BY _____

PRIOR TO CONSTRUCTION THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF MCKINNEY ENGINEERING DEPARTMENT AT 972-547-7420. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF MCKINNEY SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF MCKINNEY STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH.

DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

OWNER / DEVELOPER:

PRGRIN
OKLAHOMA CITY, OKLAHOMA,
73112 SUITE 750
PH. (405) 839-5346
CONTACT: PHIL KING

CIVIL ENGINEER:

GOODWIN AND MARSHALL
2405 MUSTANG DRIVE
GRAPEVINE, TEXAS 76051
P.H. 817-236-6100
CONTACT: RYAN SPEARS

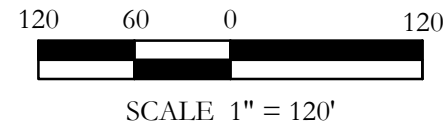
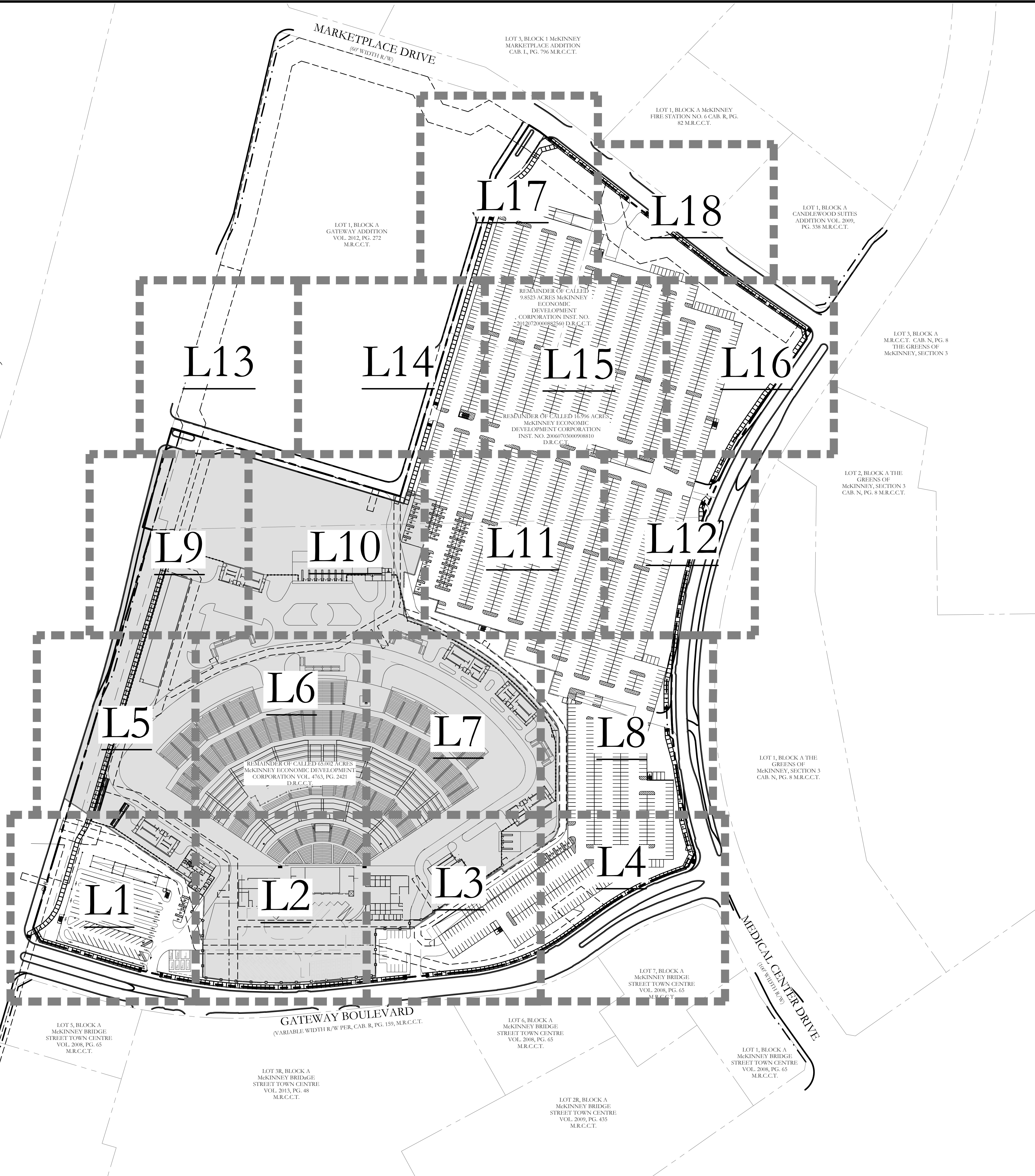
LANDSCAPE ARCHITECT:

JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-201-3100
CONTACT: CODY JOHNSON, RLA, ASLA, LI

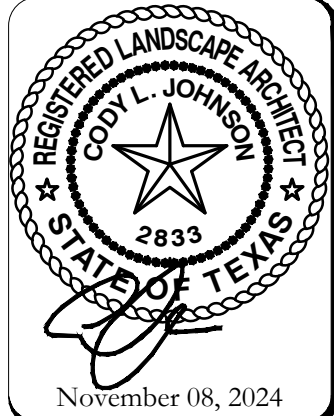


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U.S. HIGHWAY NO. 75 (S CENTRAL EXPRESSWAY)
(VARIABLE WIDTH R/W)



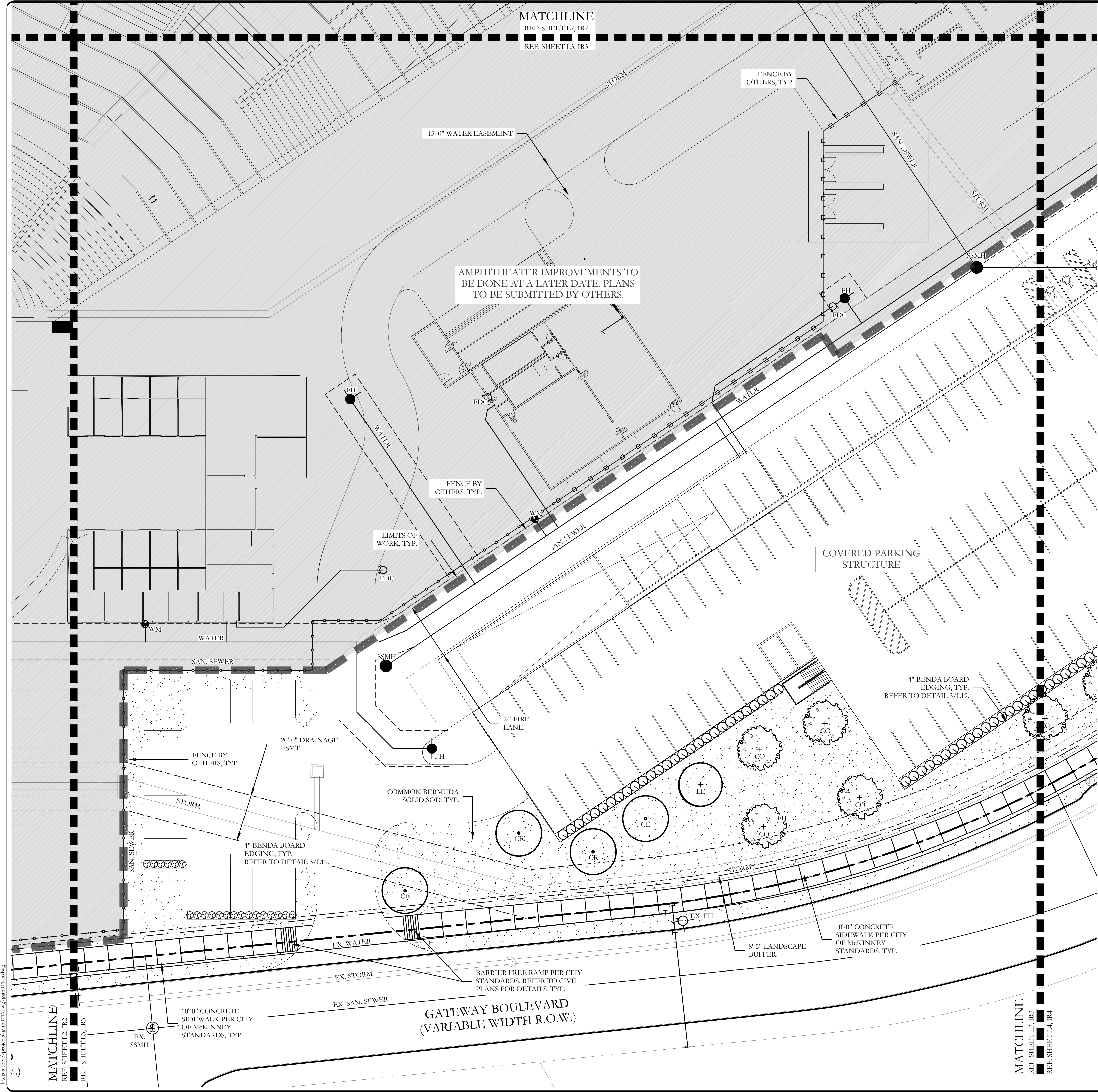
SCALE:
1" = 120'
One Inch
JVC No GAM041



LANDSCAPE IMPROVEMENTS
OVERALL LANDSCAPE PLAN

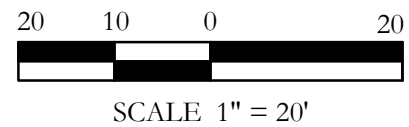
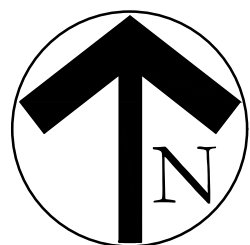
SUNSET AMPHITHEATER
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

Overall



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	CO	CHINQUAPIN OAK	QUERCUS MUHLENBERGII	4" CALIPER 12'-0" HT. MIN	AS SHOWN
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	PE	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	NRS	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	2" CALIPER 8'-0" HT. MIN	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON 3'-0" HT. MIN	36" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON 3'-0" HT. MIN	36" O.C.
		GLEN ST. MARY SILVERYBERRY	ELAEAGNUS PUNGENS	7 GALLON 3'-0" HT. MIN	36" O.C.
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		GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON 3'-0" HT. MIN	36" O.C.
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		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON 2'-0" HT. MIN	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 41 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

LANDSCAPE NOTE:
TREES ARE PLANTED IN ALTERNATIVE LOCATIONS DUE TO EASEMENTS, UTILITIES AND PROXIMITY TO BUILDINGS PROHIBITED TREES FROM BEING PLANTED ALONG THE FRONTAGE



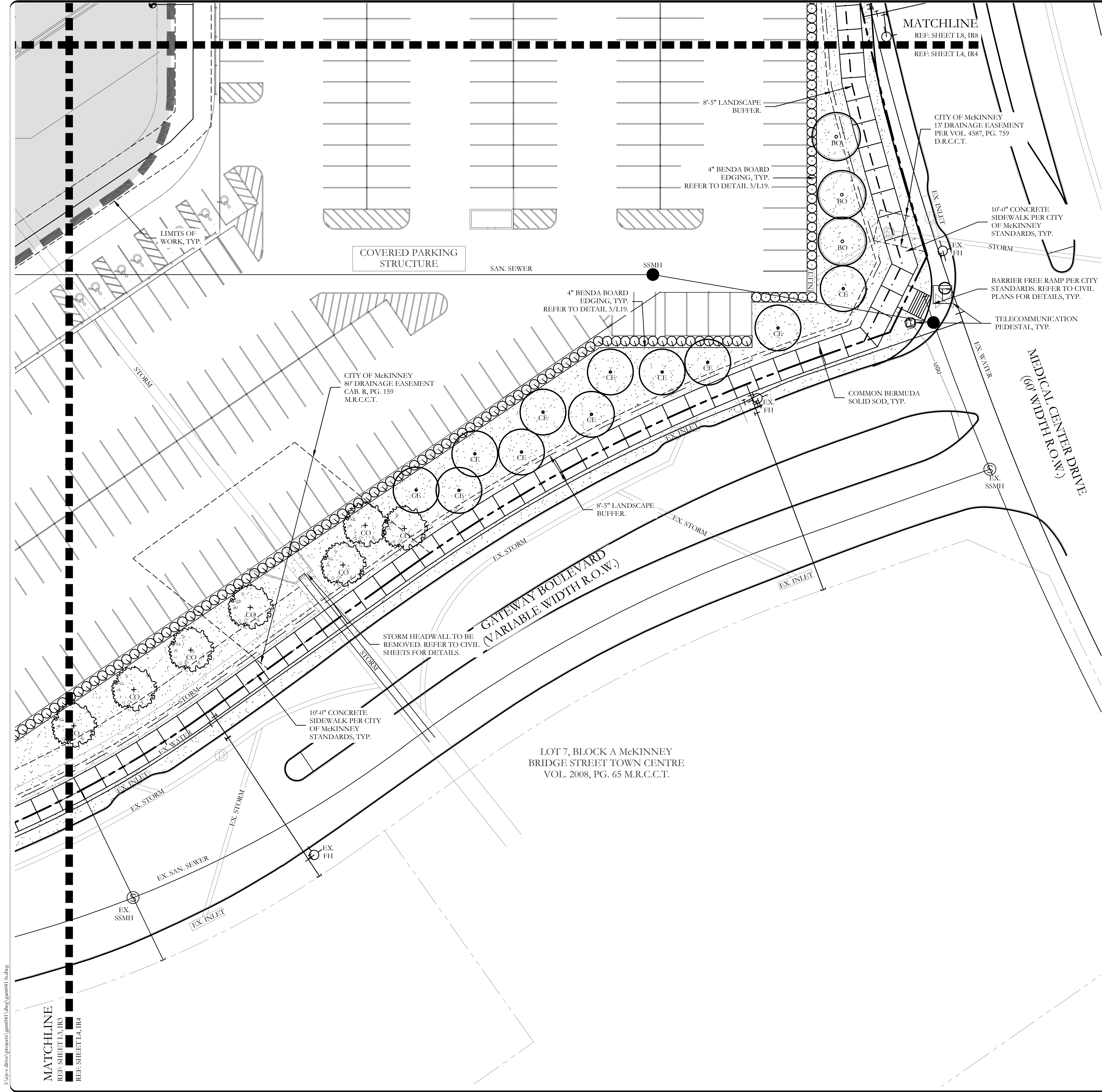
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ENGINEERING DEPARTMENT**

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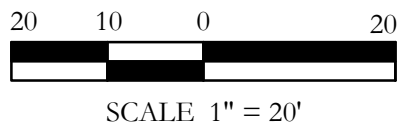
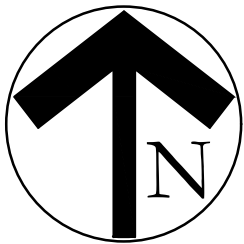
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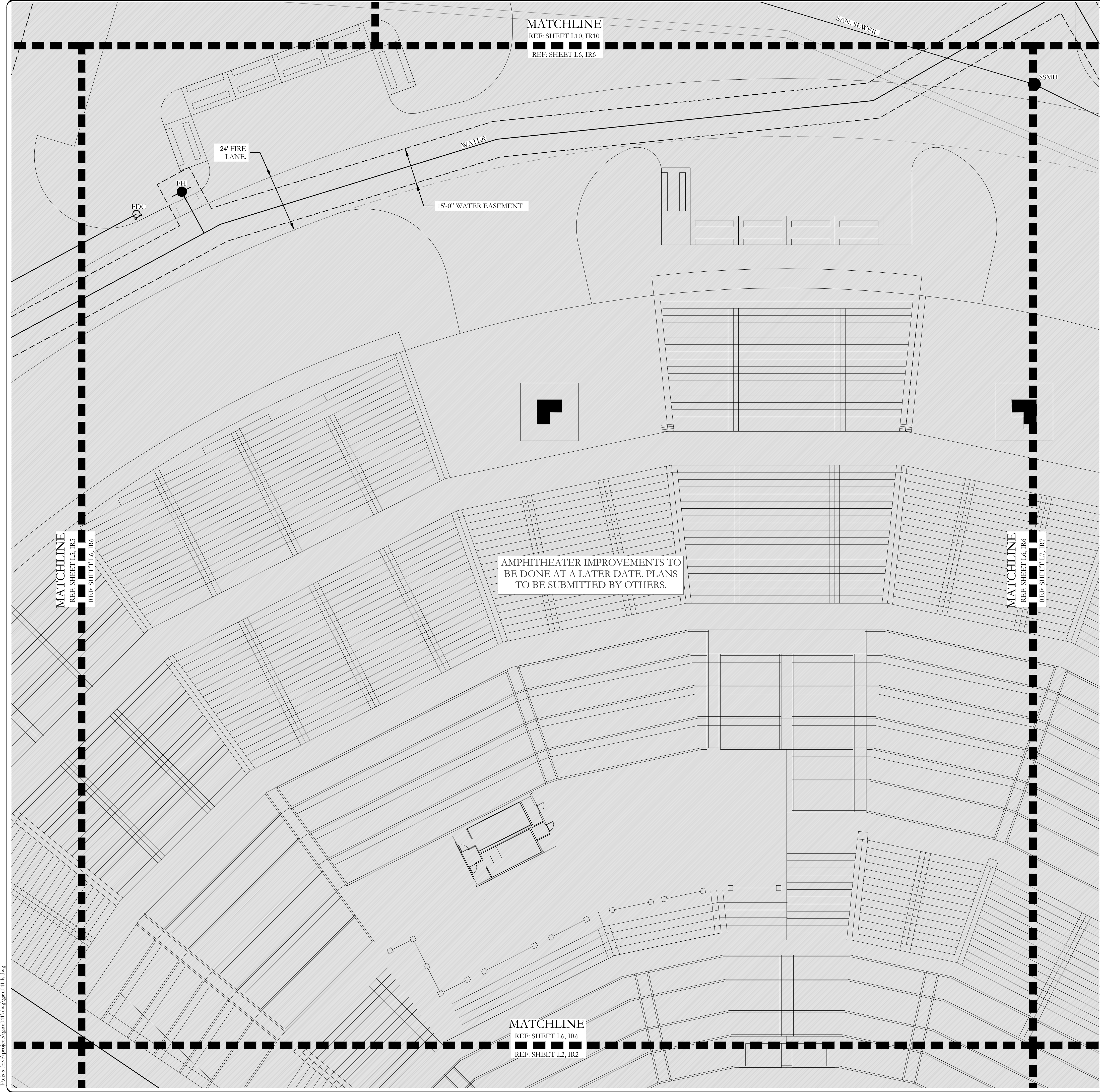
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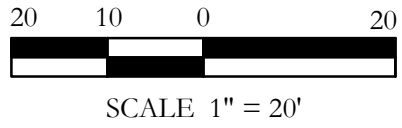
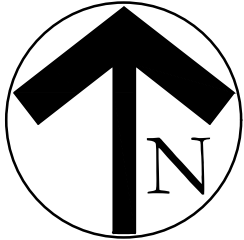
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		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON 2'-0" HT. MIN	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 41 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

LANDSCAPE NOTE:
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CITY OF MCKINNEY
ENGINEERING DEPARTMENT

RELEASED FOR CONSTRUCTION

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JOHNSON VOLK
CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SUNSET AMPHITHEATER
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

LANDSCAPE IMPROVEMENTS

LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CORY L. JOHNSON
2833
STATE OF TEXAS

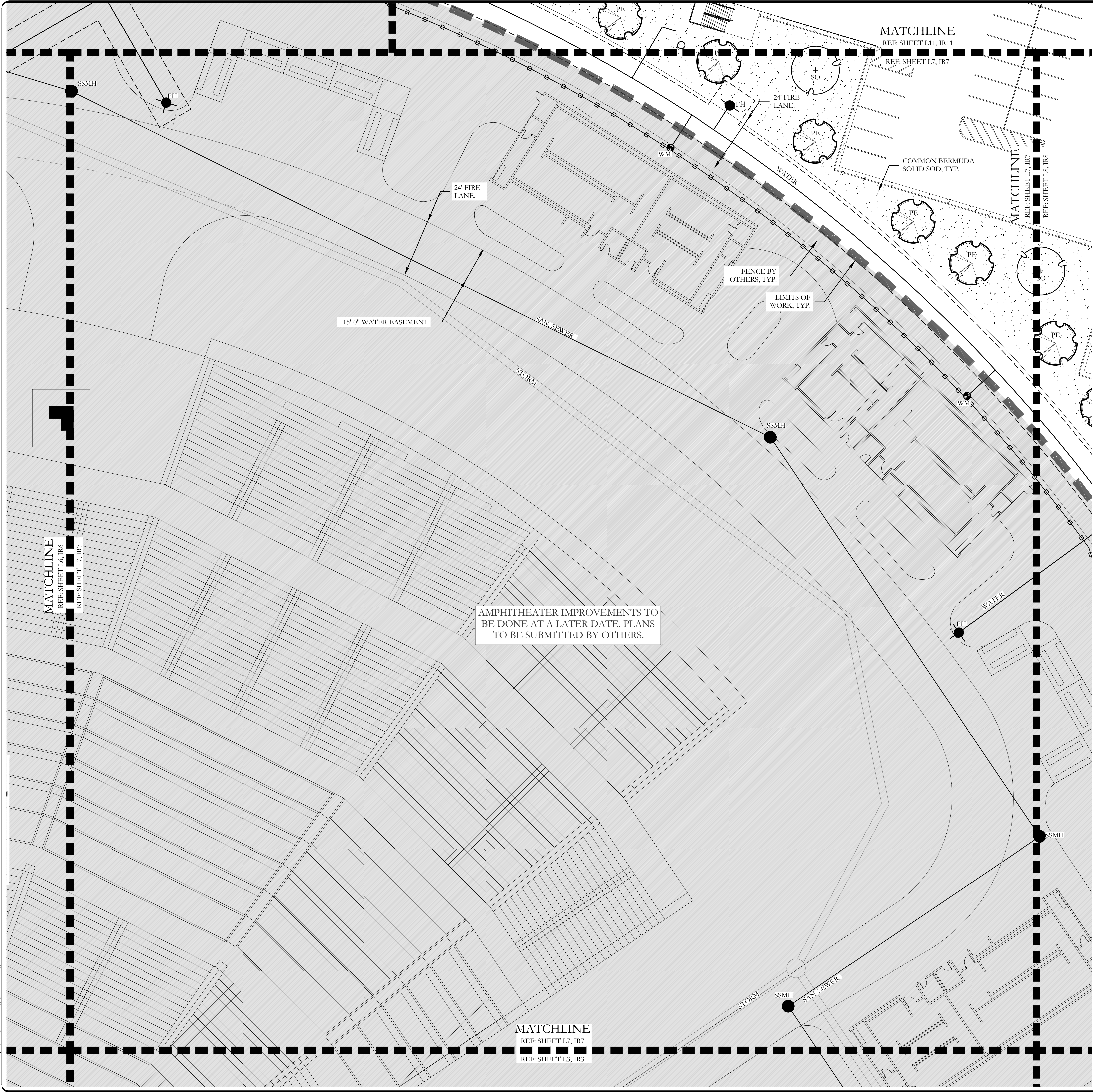
November 08, 2024

SCALE:
1" = 20'

One Inch

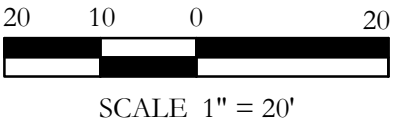
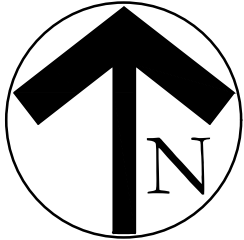
JVC No GAM041

L6 of 19



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	CO	CHINQUAPIN OAK	QUERCUS MUHLENBERGII	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	PE	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	NRS	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	2" CALIPER 8'-0" HT. MIN	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON 3'-0" HT. MIN	36" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON 3'-0" HT. MIN	36" O.C.
		GLEN ST. MARY SILVERYBERRY	ELAEAGNUS PUNGENS	7 GALLON 3'-0" HT. MIN	36" O.C.
		HEAVENLY BAMBOO NANDINA	NANDINA DOMESTICA	7 GALLON 3'-0" HT. MIN	36" O.C.
		GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON 3'-0" HT. MIN	36" O.C.
		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON 2'-0" HT. MIN	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON 2'-0" HT. MIN	36" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON 2'-0" HT. MIN	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 41 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

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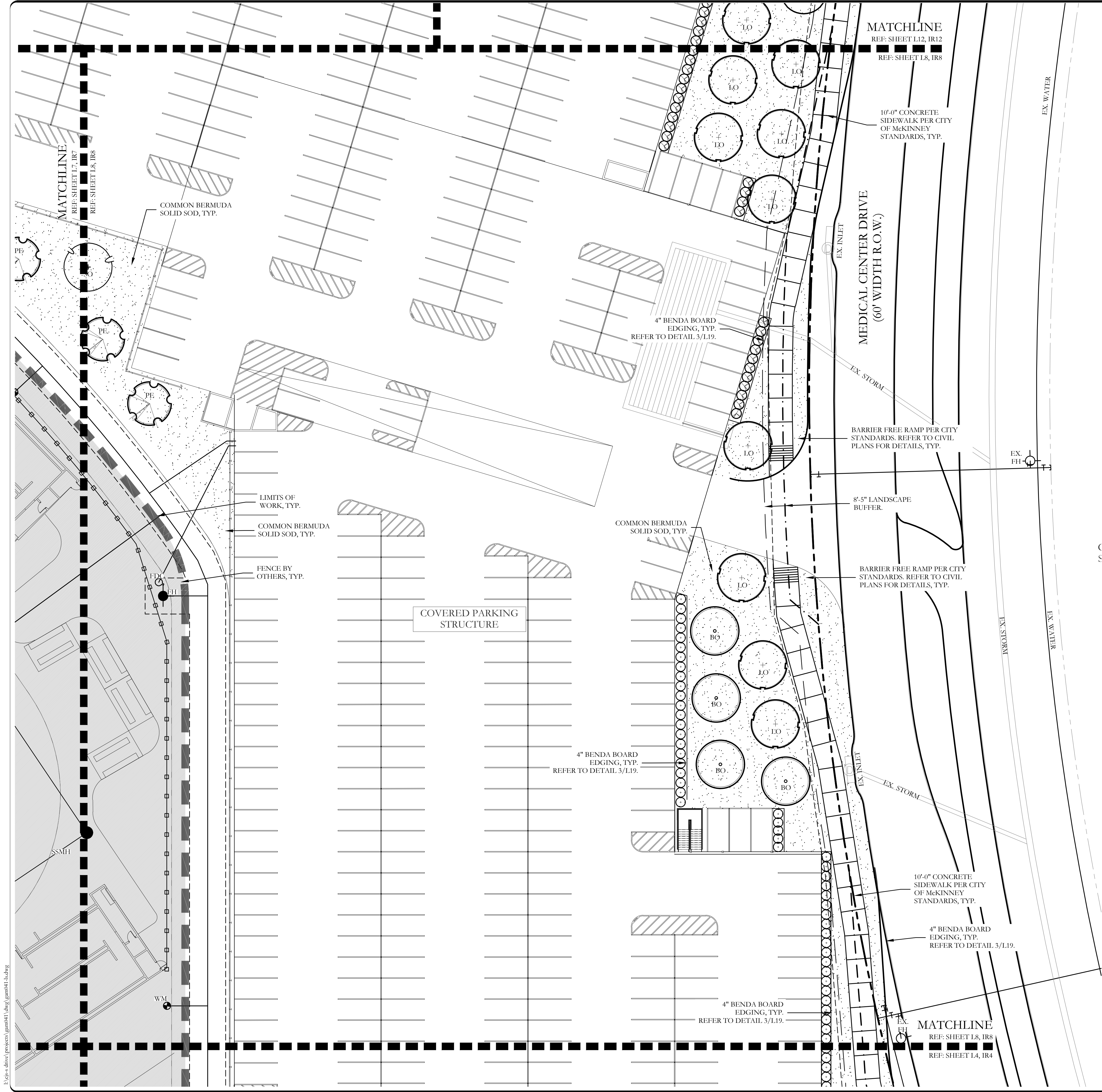
SUNSET AMPHITHEATER
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

LANDSCAPE IMPROVEMENTS
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
CORY L. JOHNSON
2833
STATE OF TEXAS

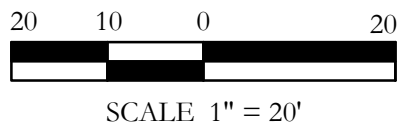
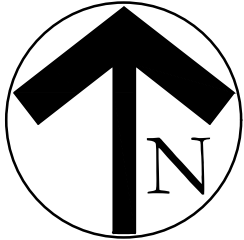
November 08, 2024

SCALE:
1" = 20'
One Inch
JVC No GAM041



PLANT LEGEND					
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	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER 12'-0" HT. MIN	AS SHOWN
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	PE	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	NRS	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	2" CALIPER 8'-0" HT. MIN	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON 3'-0" HT. MIN	36" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON 3'-0" HT. MIN	36" O.C.
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		HEAVENLY BAMBOO	NANDINA DOMESTICA	7 GALLON 3'-0" HT. MIN	36" O.C.
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		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON 2'-0" HT. MIN	36" O.C.
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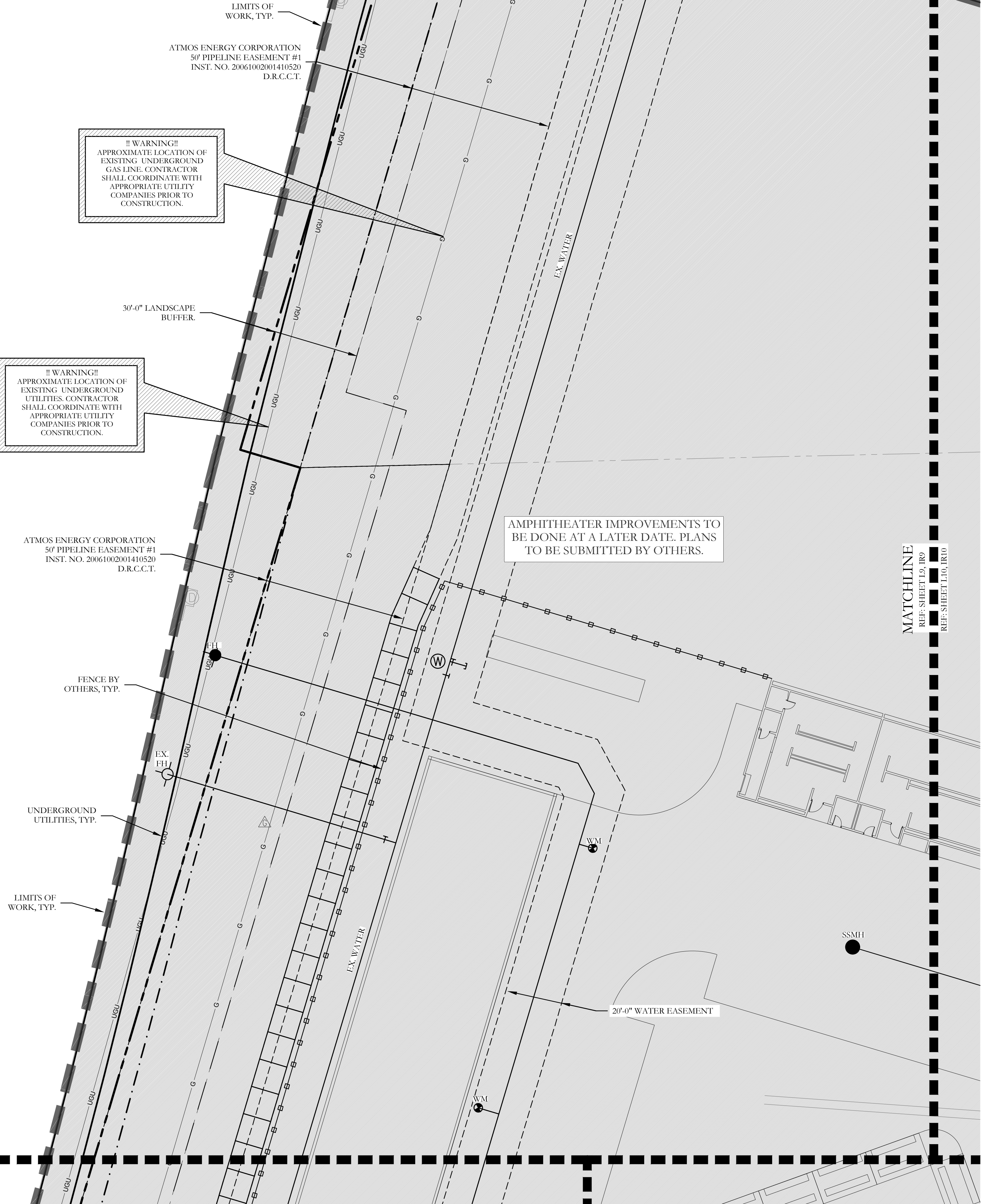
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U.S. HIGHWAY 75
(CENTRAL EXPRESSWAY - VARIABLE WIDTH R.O.W.)

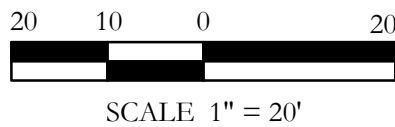
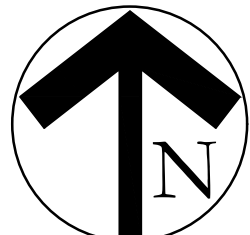
MATCHLINE
REF: SHEET L9, IR9
REF: SHEET L5, IR5

MATCHLINE
REF: SHEET L13, IR13
REF: SHEET L9, IR9



PLANT LEGEND					
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SUNSET AMPHITHEATER
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

LANDSCAPE IMPROVEMENTS

LANDSCAPE PLAN

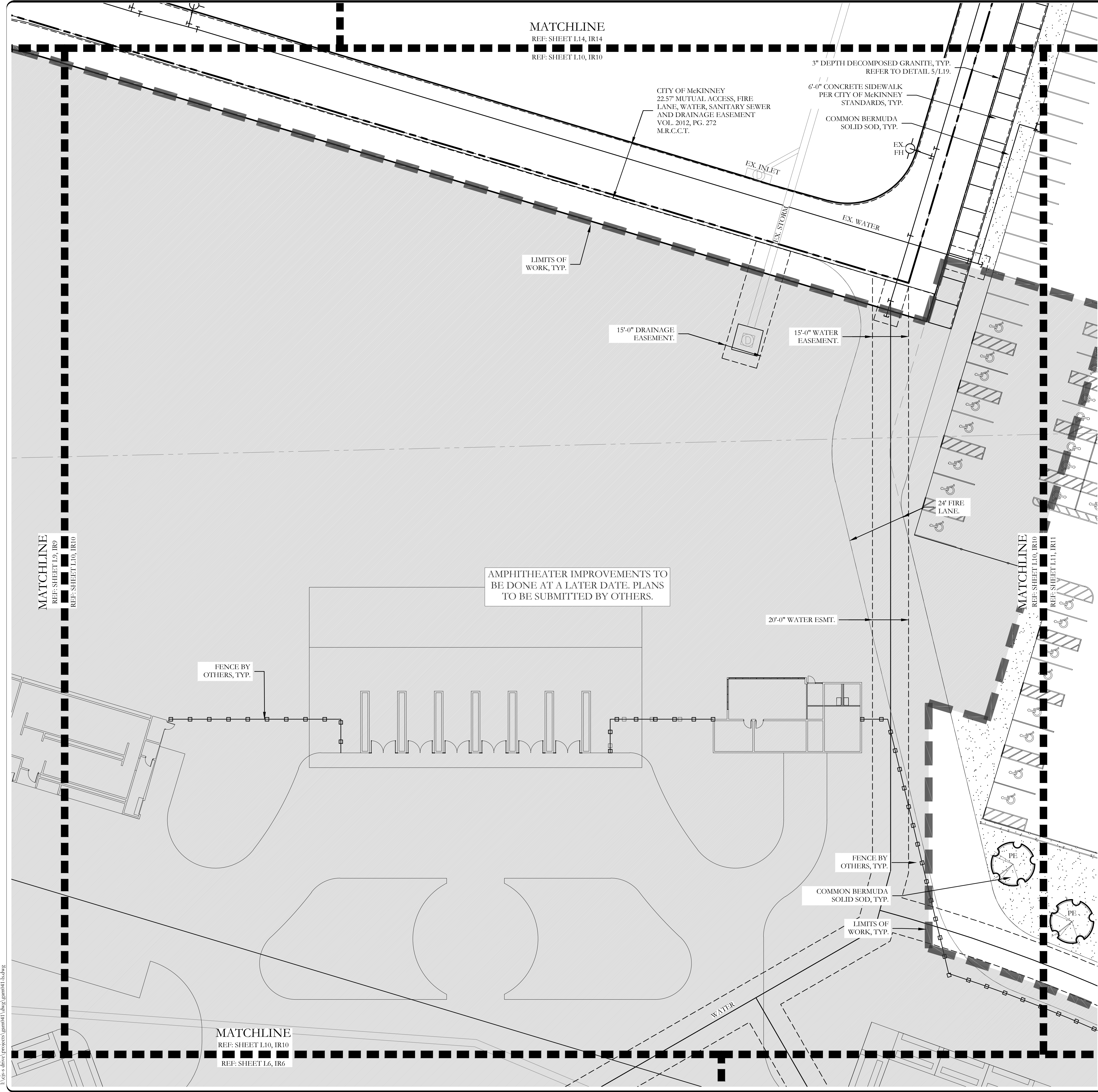
REGISTERED LANDSCAPE ARCHITECT
CORY L. JOHNSON
2833
STATE OF TEXAS

November 08, 2024

SCALE:
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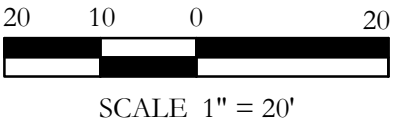
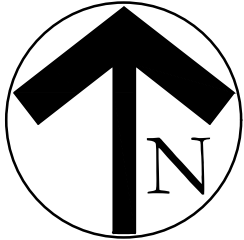
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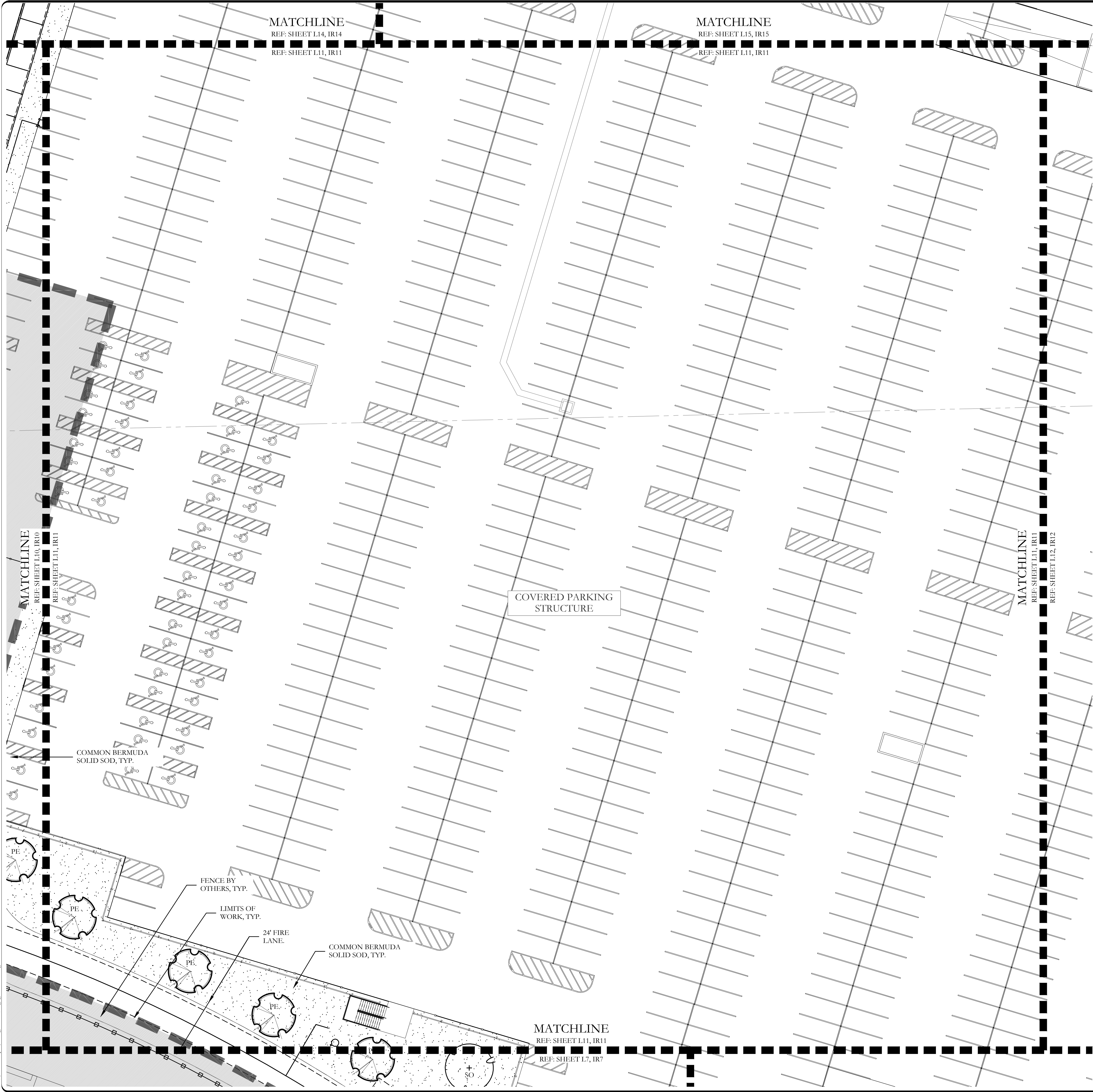
CITY OF MCKINNEY
ENGINEERING DEPARTMENT

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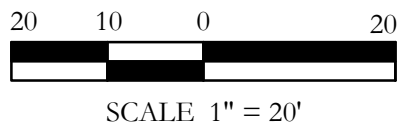
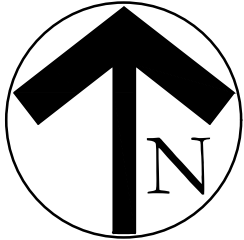
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MATCHLINE
REF: SHEET L13, IR13
REF: SHEET L9, IR9

!! WARNING!!
APPROXIMATE LOCATION OF
EXISTING UNDERGROUND
UTILITIES. CONTRACTOR
SHALL COORDINATE WITH
APPROPRIATE UTILITY
COMPANIES PRIOR TO
CONSTRUCTION.

4" BENDA BOARD
EDGING, TYP.
REFER TO DETAIL 3/L19.
3" DEPTH TEXAS RIVER ROCK, TYP.
REFER TO DETAIL 4/L19.

4" BENDA BOARD EDGING ON
ALL SIDES OF ROCK BEDS, TYP.
REFER TO DETAIL 3/L19.

ATMOS ENERGY CORPORATION
50' PIPELINE EASEMENT #1
INST. NO. 20061002001410520
D.R.C.C.T.

MATCHLINE
REF: SHEET L3, IR3
REF: SHEET L13, IR13

EX. WATER

!! WARNING!!
APPROXIMATE LOCATION OF
EXISTING UNDERGROUND
GAS LINE. CONTRACTOR
SHALL COORDINATE WITH
APPROPRIATE UTILITY
COMPANIES PRIOR TO
CONSTRUCTION.

4" BENDA BOARD EDGING ON
ALL SIDES OF ROCK BEDS, TYP.
REFER TO DETAIL 3/L19.
3" DEPTH TEXAS RIVER ROCK, TYP.
REFER TO DETAIL 4/L19.

LIMITS OF
WORK, TYP.

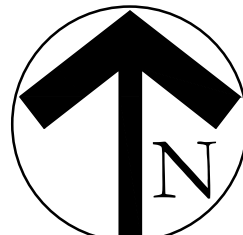
LOT 1, BLOCK A
GATEWAY ADDITION
VOL. 2012, PG. 272
M.R.C.C.T.

CITY OF MCKINNEY
22.57' MUTUAL ACCESS, FIRE
LANE, WATER, SANITARY SEWER
AND DRAINAGE EASEMENT
VOL. 2012, PG. 272
M.R.C.C.T.

MATCHLINE
REF: SHEET L3, IR3
REF: SHEET L14, IR14

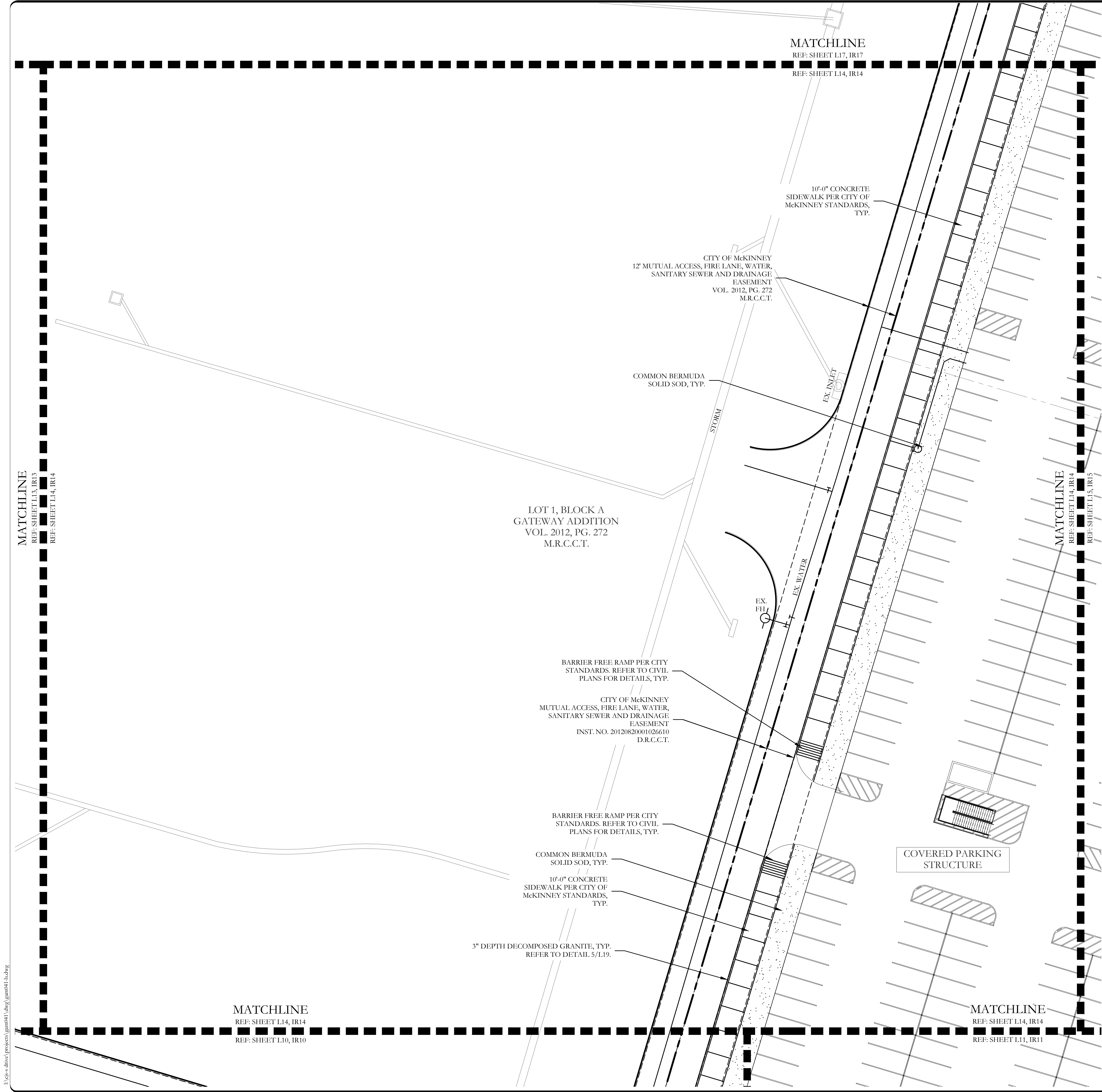
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	CO	CHINQUAPIN OAK	QUERCUS MUHLENBERGII	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	PE	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	4" CALIPER 12'-0" HT. MIN	AS SHOWN
	NRS	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	2" CALIPER 8'-0" HT. MIN	AS SHOWN
		STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON 3'-0" HT. MIN	36" O.C.
		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON 3'-0" HT. MIN	36" O.C.
		GLEN ST. MARY SILVERYBERRY	ELAEAGNUS PUNGENS	7 GALLON 3'-0" HT. MIN	36" O.C.
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		YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON 2'-0" HT. MIN	36" O.C.
		RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON 2'-0" HT. MIN	36" O.C.
		BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GALLON 2'-0" HT. MIN	24" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
		OKLAHOMA RIVER ROCK, MIXTURE OF TANS, BROWNS, GRAYS AND PINKS	INSTALL AT 3" DEPTH MINIMUM WITH DEWITT 41 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" & 2-4"

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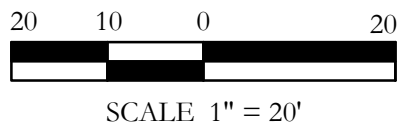
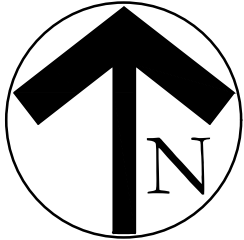
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20 10 0 20
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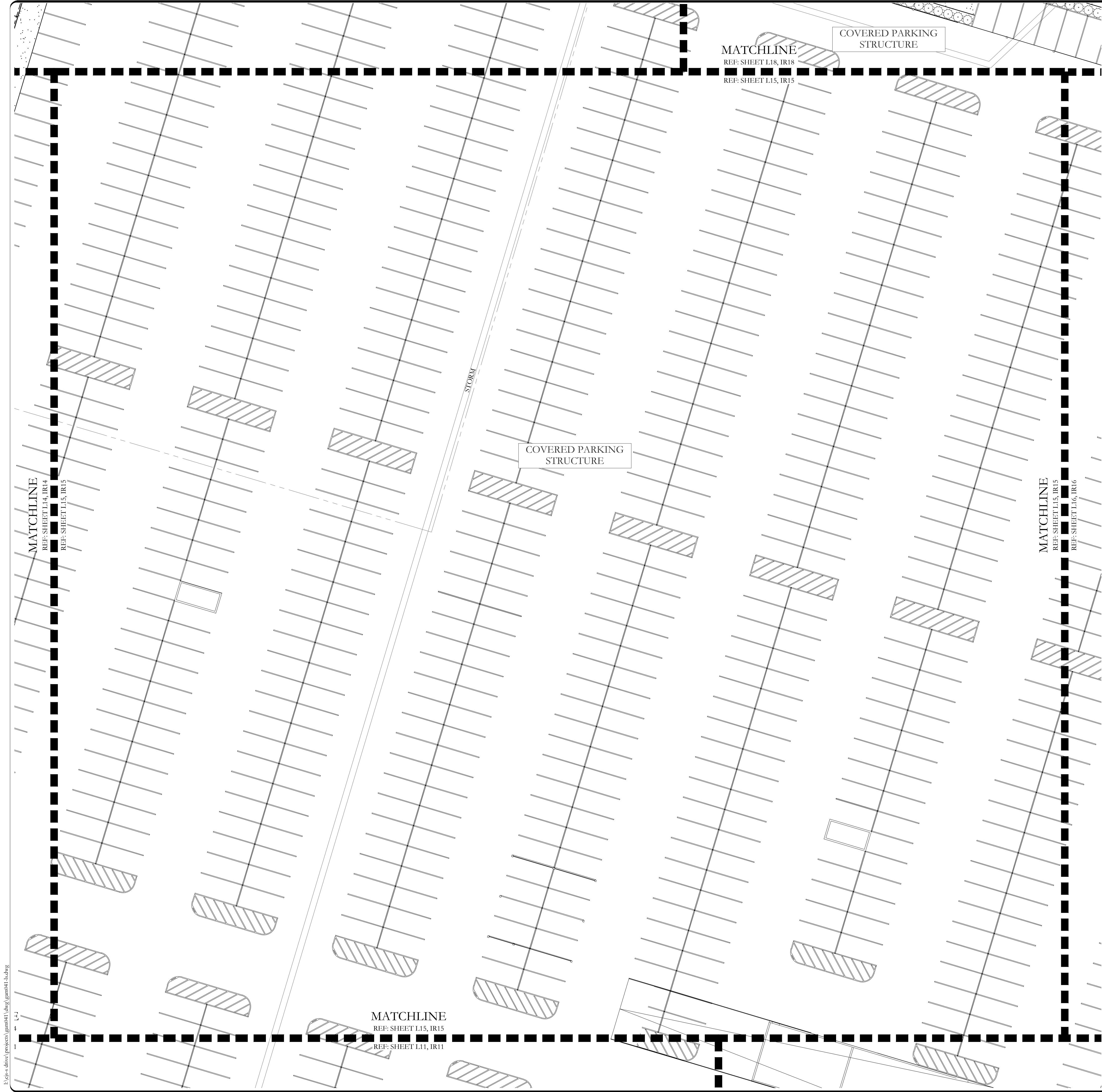


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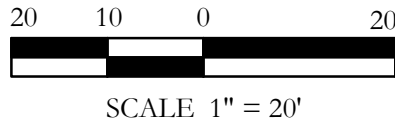
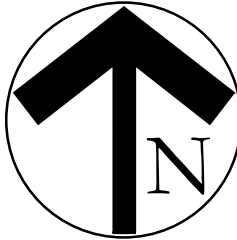
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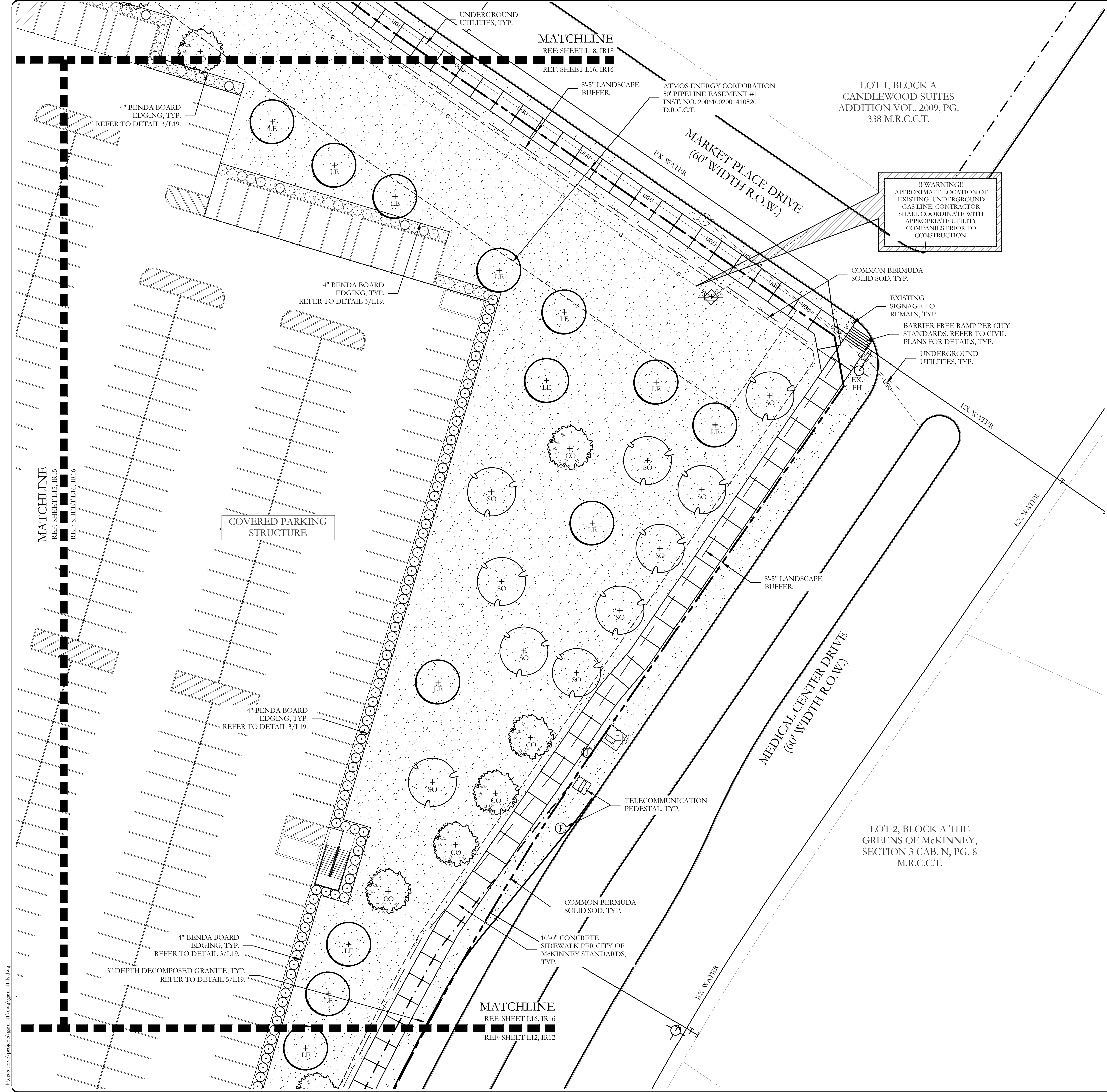
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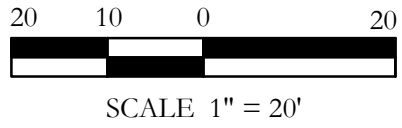
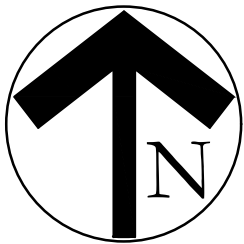
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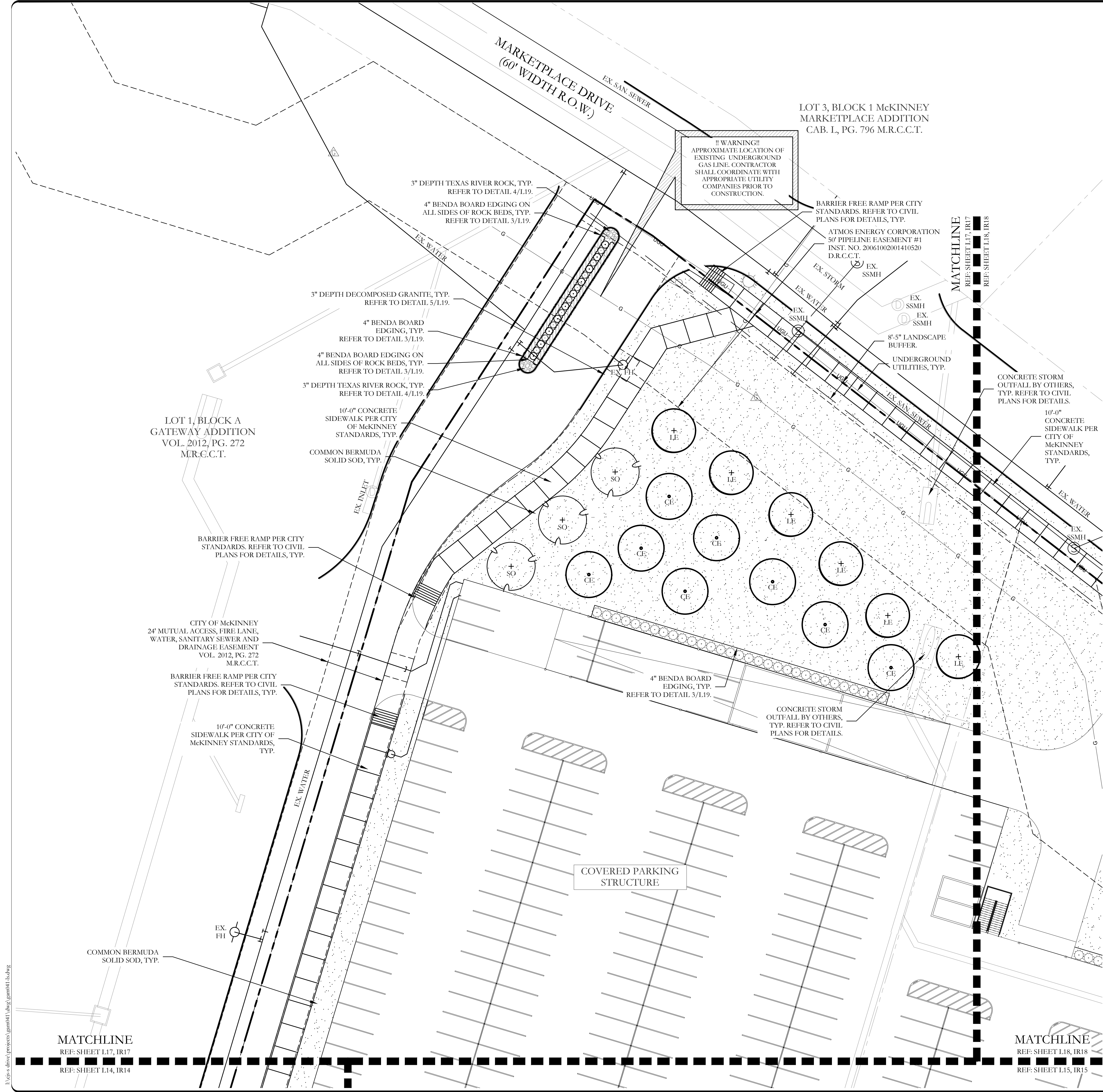
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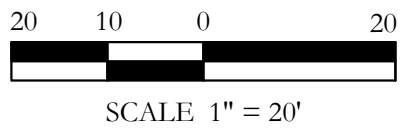
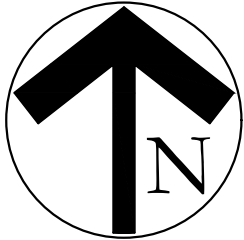
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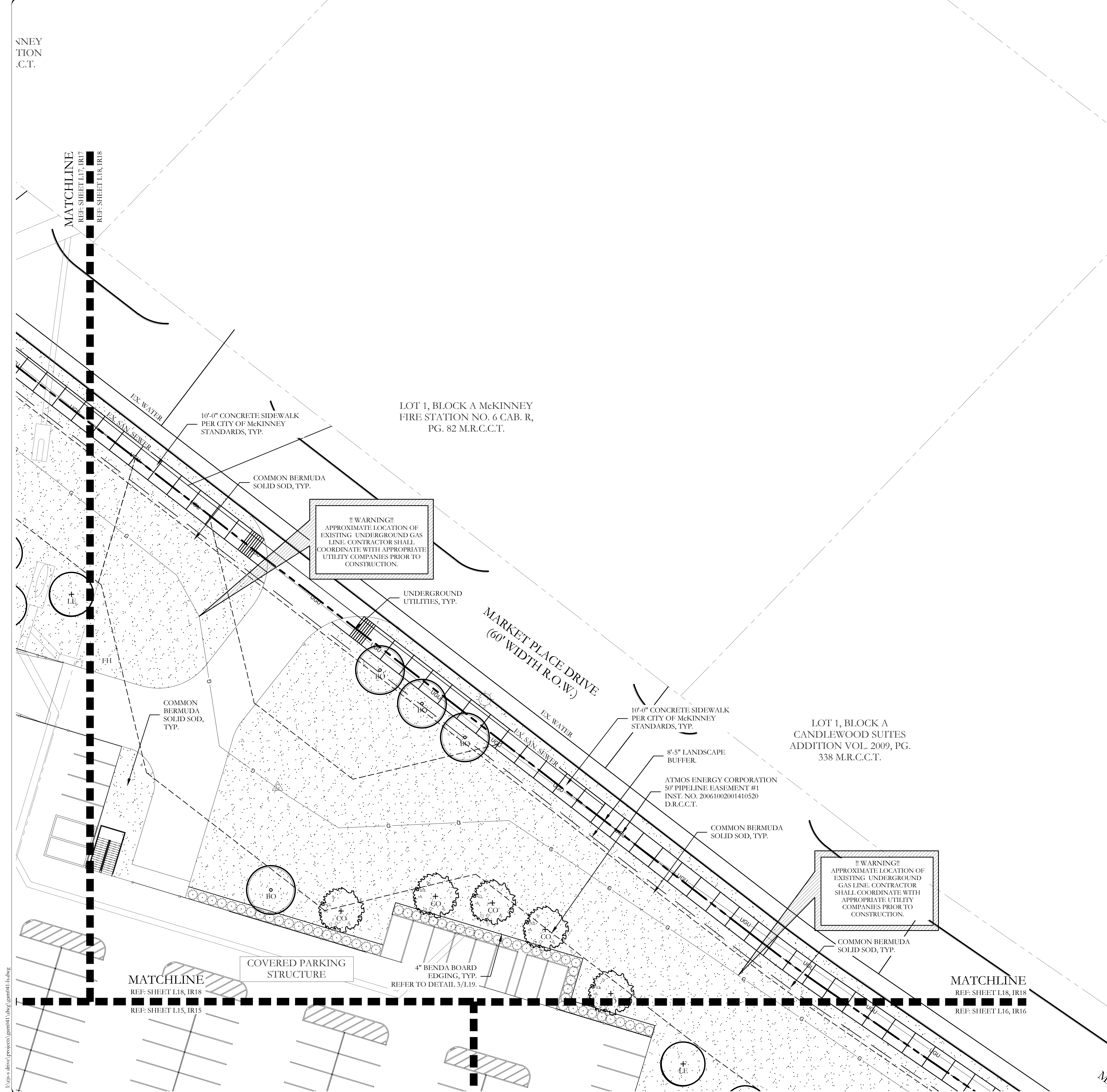


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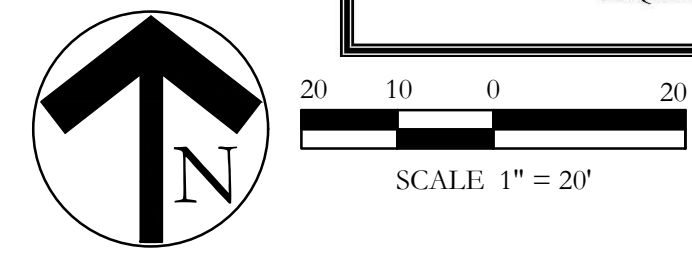
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JOHNSON VOLK
CONSULTING
JBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

SUNSET AMPHITHEATER
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

LANDSCAPE IMPROVEMENTS
LANDSCAPE PLAN

November 08, 2024

SCALE:
1" = 20'
One Inch
JVC No GAM041

L18 of 19

LANDSCAPE TABULATIONS FOR McKinNEY, TX	
GENERAL LANDSCAPE REQUIREMENTS	
1. A MINIMUM OF 10% OF THE TOTAL LOT SHALL BE LANDSCAPED. 2. 15% OF THE REQUIRED LANDSCAPING SHALL BE PLACED WITHIN THE FRONT YARD. 3. FOR PARCELS ALONG MAJOR THOROUGHFARES, A MINIMUM 30' LANDSCAPE BUFFER ADJACENT TO ROW IS REQUIRED. 4. ONE CANOPY TREE SHALL BE PLANTED PER 40 L.F. OF FRONTAGE.	
SITE: 1,992,449 SF	
REQUIRED	PROVIDED
199,245 SF (10%)	221,452 SF (11.11%)
29,887 SF (15%)	90,551 SF (45.45%)
LANDSCAPE BUFFER REQUIREMENTS	
US 75 - 30' LANDSCAPE BUFFER	30' LANDSCAPE BUFFER
GATEWAY BOULEVARD - 8'-5" MIN. LANDSCAPE BUFFER	8'-5" MIN. LANDSCAPE BUFFER
MEDICAL CENTER DRIVE - 8'-5" MIN. LANDSCAPE BUFFER	8'-5" MIN. LANDSCAPE BUFFER
MEDICAL CENTER DRIVE NORTH- 8'-5" MIN. LANDSCAPE BUFFER	8'-5" MIN. LANDSCAPE BUFFER
STREET FRONTAGE US HIGHWAY 75 (1,230 LF)	
31 TREES	0 TREES
STREET FRONTAGE GATEWAY BOULEVARD (1,634 LF)	
41 TREES	30 TREES
STREET FRONTAGE MEDICAL CENTER (1,317 LF)	
33 TREES	53 TREES
STREET FRONTAGE MARKET PLACE (766 LF)	
18 TREES	34 TREES
123 BUFFER TREES REQUIRED	115 BUFFER TREES PROVIDED
A TOTAL OF 132 TREES ARE BEING PROVIDED ON-SITE.	
PARKING LOTS	
PARKING SPACES: 44 / 7 = 6.2 TREES REQUIRED	
REQUIRED	PROVIDED
66 TREES, 4" CAL.	6 TREES, 4" CAL.

NOTE: 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.

VARIANCE NOTE: DUE TO HARDSCAPE AND PARKING STRUCTURE ENCROACHMENTS A LANDSCAPE VARIANCE WILL BE REQUESTED IN ORDER TO MEET THE INTENTION OF THE CITY LANDSCAPE ORDINANCE. PARKING TREES ARE BEING PROVIDED ON-SITE, BUT NOT ALL SPACES WILL BE PROVIDED WITHIN 65 FEET OF A CANOPY TREE.

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	15	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
SO	16	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
BO	11	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
CO	23	CHINQUAPIN OAK	QUERCUS MUHLENBERGII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
LE	27	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
CE	31	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
PE	10	PRINCETON ELM	ULMUS AMERICANA 'PRINCETON'	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 12'-0" OVERALL HEIGHT.
NRS	5	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	128	STANDARD BURFORD HOLLY	ILEX CORNUTA 'BURFORDII'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	128	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	96	GLEN ST. MARY SILVERYBERRY	ELAEAGNUS PUNGENS	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	115	HEAVENLY BAMBOO NANDINA	NANDINA DOMESTICA	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	93	GLOSSY ABELIA	LINNAEA X GRANDIFLORA	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	23	YELLOW YUCCA	HESPERALOE PARVIFLORA 'YELLOW'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	22	RED YUCCA	HESPERALOE PARVIFLORA	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	165	BLUE GRAMA 'BLONDE AMBITION' GRASS	BOUTELLOUA GRACILIS 'BLONDE AMBITION'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	215,300	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN
	225	OKLAHOMA RIVER ROCK	N/A	SQUARE FEET	100% COVERAGE	3" DEPTH RIVER ROCK BED WITH LANDSCAPE FABRIC BENEATH AS SHOWN IN DETAILS. RIVER ROCK SHALL INCLUDE A MIXTURE OF TANS, BROWNS, GRAYS, AND PINKS. RIVER ROCK SHALL BE AN EQUAL COMBINATION OF 1"-2" AND 2"-4" IN SIZE.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE 10' MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

