

LOT 1, BLOCK A,
SAM RAYBURN COMMERCIAL ADDITION
MCKINNEY SEVEN 185 LP
INST. NO. 20050504000587730
ZONED PD ORD. 2001-02-014

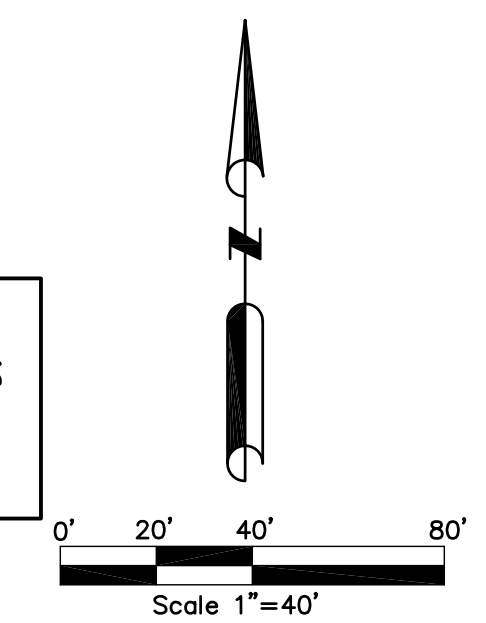
MATCH LINE, SHEET L-2

LOT 1,
BLOCK A
6.022 ACRES

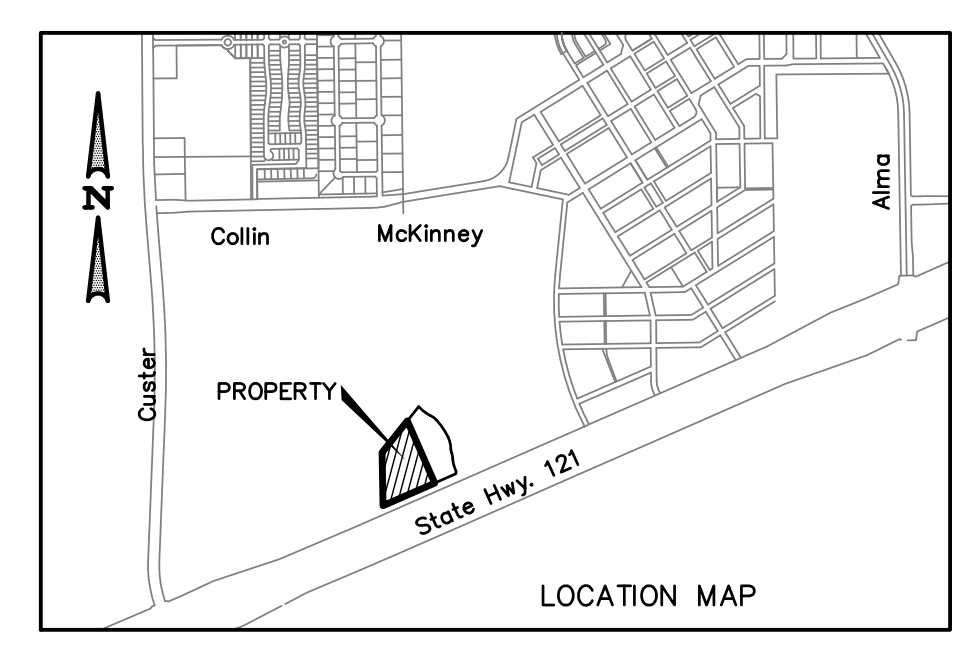
LOT 2,
BLOCK A

ALL LAWN AREAS SOLID BERMUDA SOG

NOTE:
NO LANDSCAPE PLANTINGS
WITHIN 18" OF PARKING
LOT CURBS.

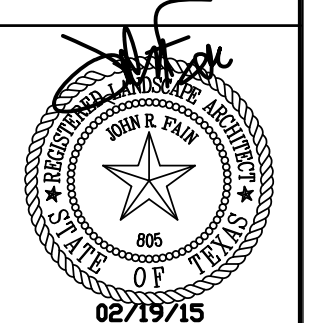


REFER TO SHEET L-3 FOR NOTES, LEGENDS, ETC.

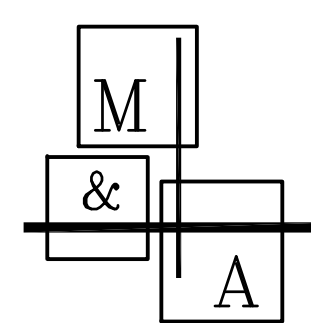


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TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4646
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

BEFORE YOU DIG...



No.	DATE	REVISION	APPROV.



Middleton & Associates, LLC. PROJECT ENGINEER:

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TBPE #F-10900 TBPLS #10157700
1111 SOUTH MAIN ST., SUITE 123 GRAPEVINE, TEXAS 76051 (972) 393-9800

LANDSCAPE PLAN

MOVIEHOUSE AND EATERY
LOT 1R, BLOCK A
MOVIEHOUSE ADDITION

Drawing File: 0034009SCAPE.DWG	DATE: 4-8-15	SCALE: 1"=40'	SHEET NO: L-1
Project No. 0034009			



PARKS + OPEN SPACE PLANNING • LANDSCAPE ARCHITECTURE
82328 MD CITIES BLVD, NORTH RICHLAND HILLS TX 76180 817-479-0730

THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 808 IN 02/19/15, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING PURSUANT TO RULE 505.07 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

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

OWNER/DEVELOPER:
M&E MOVIEHOUSE TEXAS L.P.
8300 N. FM 620, BLDG. K
AUSTIN, TEXAS 78726
PH: 502-506-8550

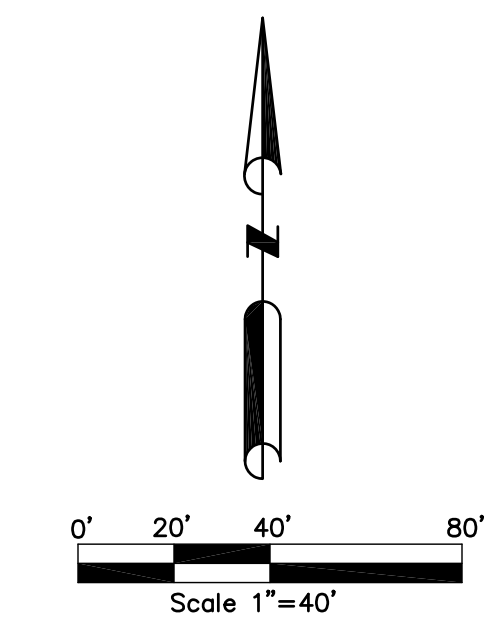
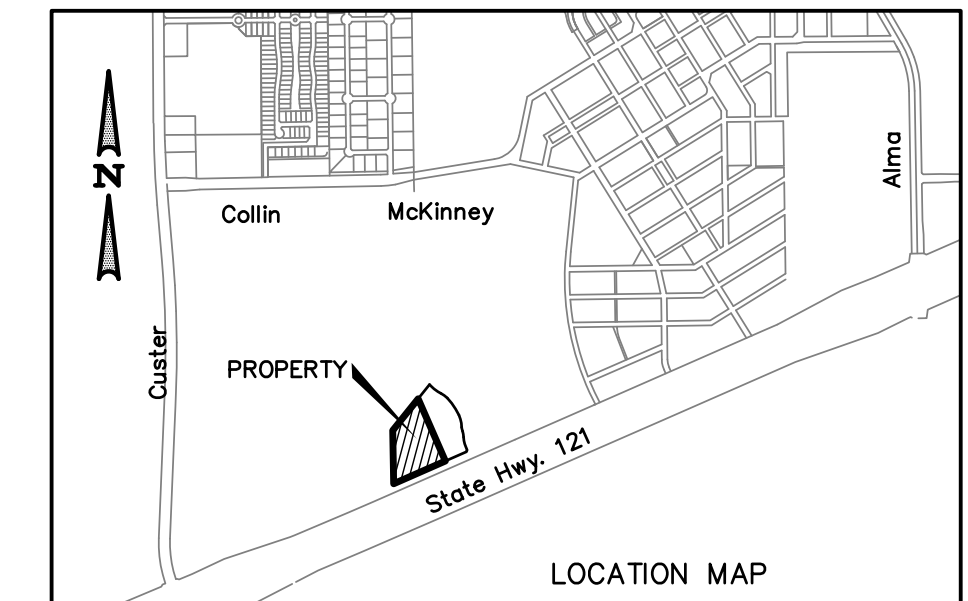
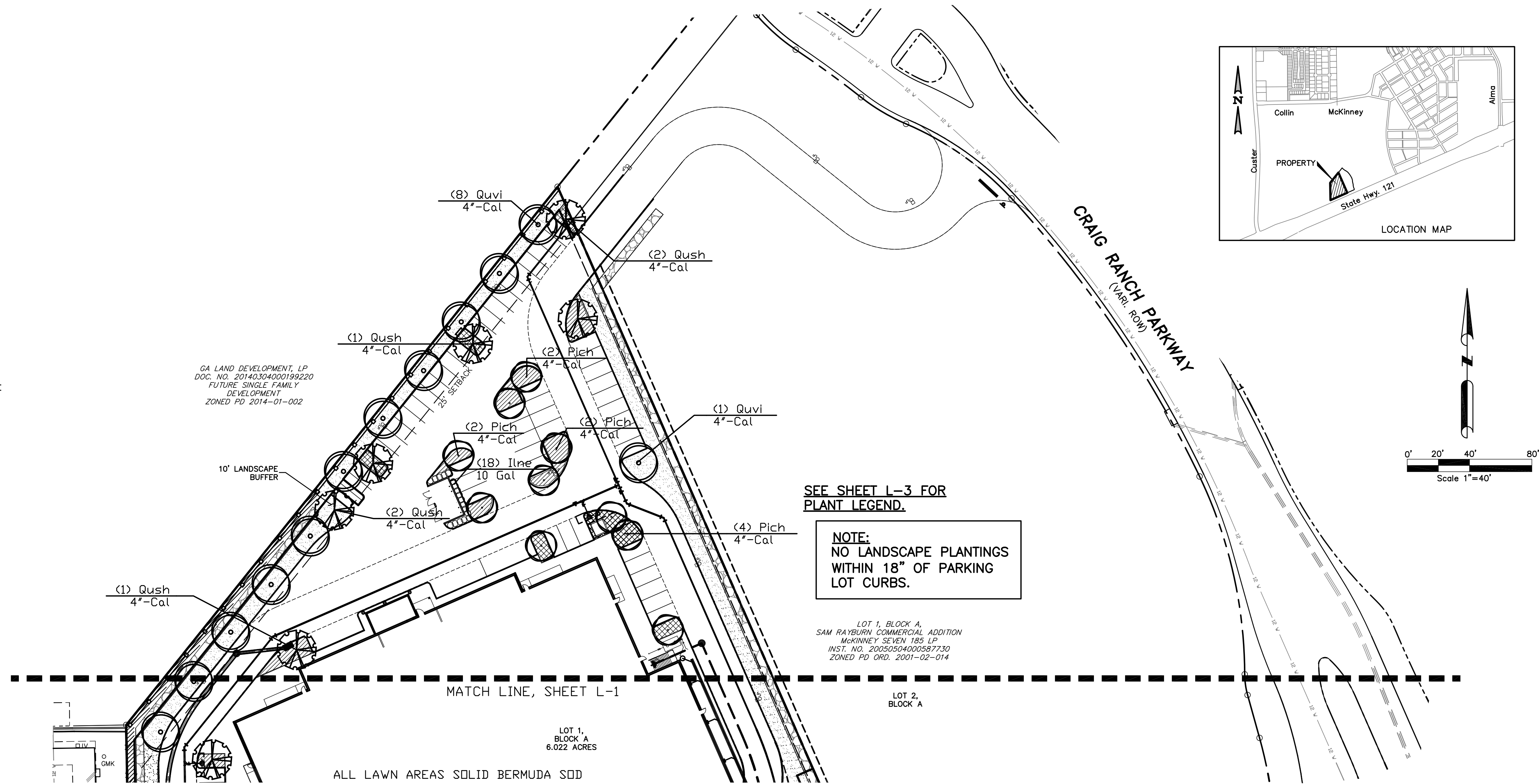
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By Planning Department at 10:59 am, Apr 08, 2015

PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. REF CIVIL FOR SLOPE STABILIZING ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
17. CONTRACTOR SHALL STAKE ALL TREES FOR OWNER APPROVAL PRIOR TO INSTALLATION.

NOTE:

- ALL CALIPER SIZES ARE BEING MEASURED AS NURSERY STANDARD 12" ABOVE GROUND.
- ALL CANOPY TREES ARE REQUIRED TO BE 4" CALIPER, 12' HEIGHT; ORNAMENTAL TREES ARE 2" CALIPER, 8' HEIGHT.
- SITE WILL INCLUDE AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM. SYSTEM TO BE DESIGNED AND INSTALLED BY LICENSED TEXAS IRRIGATOR.
- THE CONTRACTOR SHALL VERIFY WATER REQUIREMENTS WITHIN THE CITY OF MCKINNEY AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROPRIATE ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.



SEE SHEET L-3 FOR PLANT LEGEND.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 18" OF PARKING LOT CURBS.

LOT 1, BLOCK A,
SAM RAYBURN COMMERCIAL ADDITION
MCKINNEY SEVEN 195 LP
INST. NO. 20020504020587730
ZONED PD ORD. 2001-02-014

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

TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SOD TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

- MCKINNEY LANDSCAPE ORDINANCE (LOT 1 BLOCK A)**
- STREET YARD = 130,770 SF; 130,770 X 15% = 19,615 SF REQUIRED LANDSCAPE AREA IN STREET YARD; 19,893 SF PROVIDED.
 - SITE AREA = 262,304 SF; 262,304 X 10% = 26,230 SF REQUIRED SITE LANDSCAPE AREA; 33,575 SF PROVIDED.
 - 20 FT LANDSCAPE BUFFER REQUIRED AT STREET FRONTAGE. MINIMUM 20 FT. PROVIDED.
 - STREET FRONTAGE W/ STATE HIGHWAY 121 = 391 LF; 391/40 = 10 STREET TREES REQUIRED; 10 STREET TREES PROVIDED.
 - 331 PARKING SPACES/10 = 33 PARKING LOT TREES REQUIRED; 76 PROVIDED.
 - ALL PARKING SPACES ARE WITHIN 65 FEET OF PARKING LOT TREE.
 - ISLANDS/TREES PROVIDED AT ENDS OF PARKING ROWS.
 - MINIMUM 75% OF PARKING LOT FRONTAGE IS SCREENED FROM PUBLIC ROW.
 - MINIMUM 5 FT. PERIMETER LANDSCAPE STRIP PROVIDED BETWEEN PARKING LOT AND ADJACENT PROPERTY.
 - 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.
 - SITE WILL BE MAINTAINED PER CITY OF MCKINNEY ZONING ORDINANCE 146-135.
 - EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED IN ACCORDANCE CITY OF MCKINNEY ZONING ORDINANCE 146-136.



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M&E MOVIEHOUSE TEXAS L.P.
8300 N. FM 620, BLDG. K
AUSTIN, TEXAS 78726
PH: 502-506-8550

No.	DATE	REVISION	APPROV.

02/19/15

**Middleton PROJECT ENGINEER:
& Associates, LLC.**

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PRELIM. LANDSCAPE PLAN

*MOVIEHOUSE AND EATERY
LOT 1R, BLOCK A
MOVIEHOUSE ADDITION*

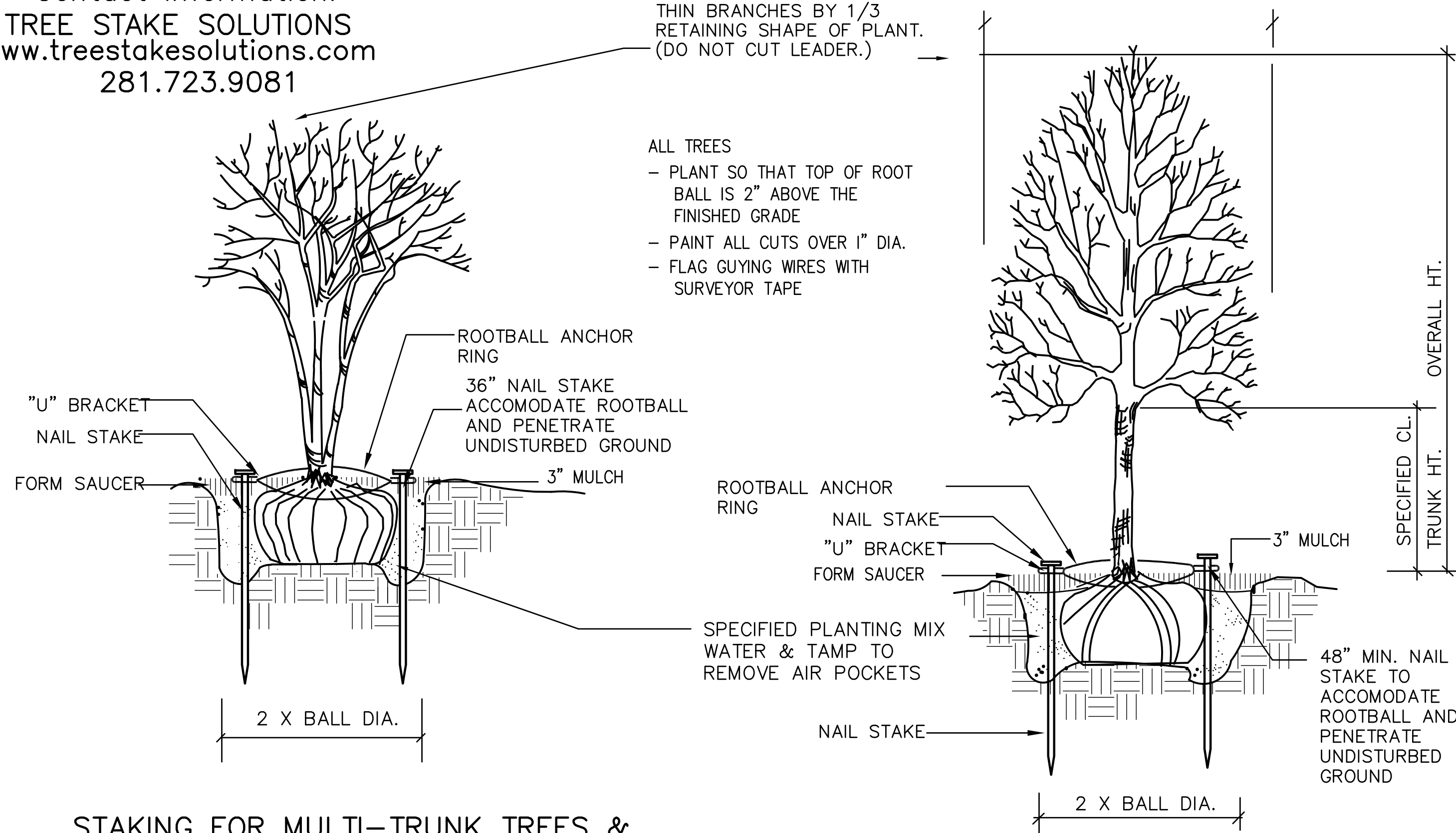
Drawing File: 0034009SCAPE.DWG	DATE: 4-8-15	SCALE: 1"=40'	SHEET NO: L-2
Project No. 0034009			

RECEIVED
By Planning Department at 10:59 am, Apr 08, 2015

Contact Information:
TREE STAKE SOLUTIONS
 www.treestakesolutions.com
 281.723.9081

NURSERYMAN SHALL
 THIN BRANCHES BY 1/3
 RETAINING SHAPE OF PLANT.
 (DO NOT CUT LEADER.)

ALL TREES
 - PLANT SO THAT TOP OF ROOT
 BALL IS 2" ABOVE THE
 FINISHED GRADE
 - PAINT ALL CUTS OVER 1" DIA.
 - FLAG GUYING WIRES WITH
 SURVEYOR TAPE



STAKING FOR MULTI-TRUNK TREES &
 TREES 2" CAL. & UNDER

SCALE: NOT TO SCALE

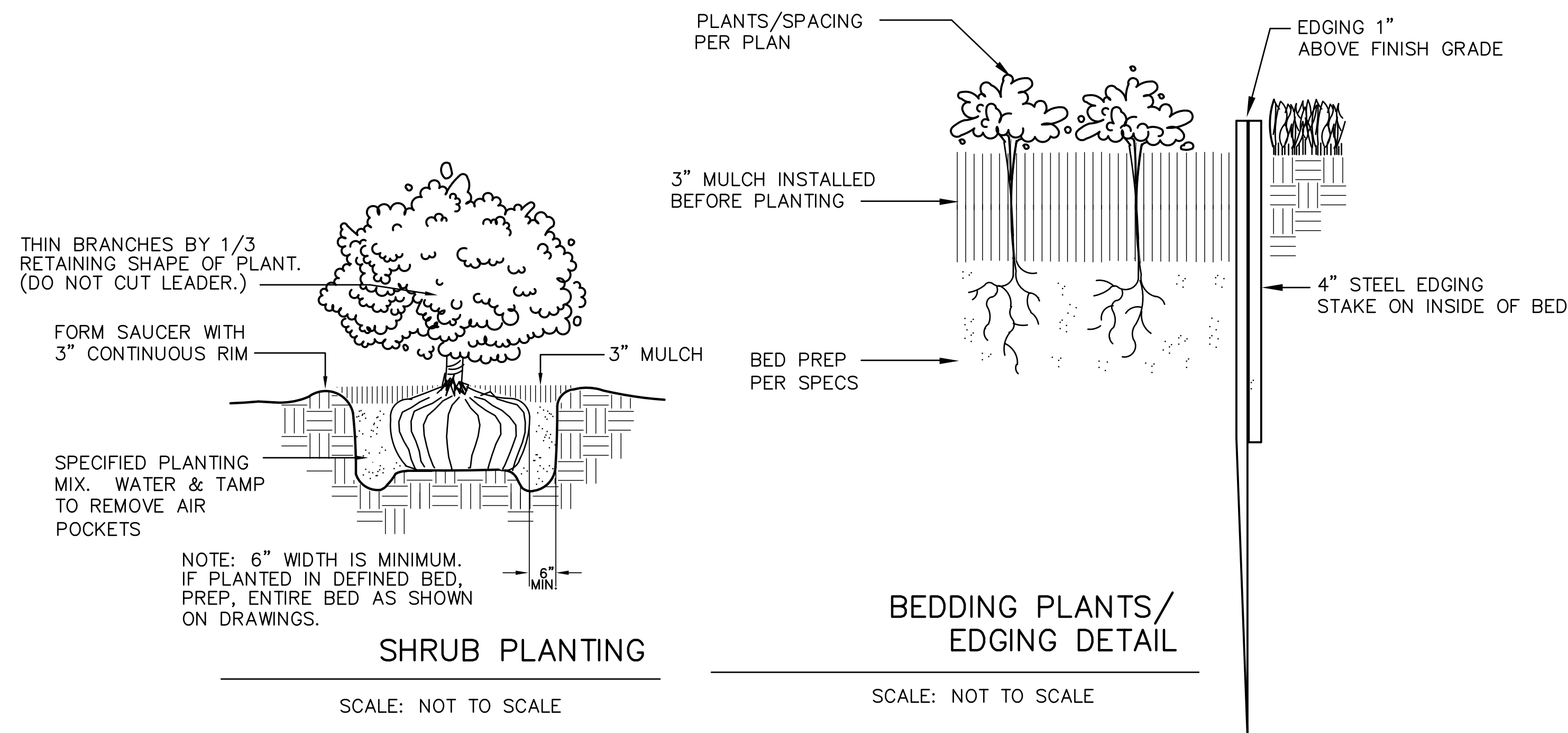
SAFETY STAKE BY TREE STAKE SOLUTIONS

SCALE: NOT TO SCALE

LOT 1 BLOCK A PLANT LIST

Symbol	Quantity	Code Name	Scientific Name	Common Name	Planting Size	Comments
☼	21	MuliLe	Muhlenbergia lindheimeri 'Leni'	'Autumn Glow' Muhly	5-Gal	36" O.C.
○	107	Lefrsi	Leucophyllum frutescens 'Silverado'	Silverado sage	5-Gal/24" Min Ht	36" O.C.
○	18	Ilne	Ilex x 'Nellie R. Stevens'	Nelly R. Stevens holly	10 Gal/36" Min Ht	36" O.C.
○	44	Pich	Pistacia chinensis	Chinese pistache	4"-Cal/12' Min Ht	B & B
○	21	Quvi	Quercus virginiana	Southern live oak	4"-Cal/12' Min Ht	B & B
○	26	Qush	Quercus shumardii	Shumard oak	4"-Cal/12' Min Ht	B & B
○	5	Ulcr	Ulmus crassifolia	Cedar elm	4"-Cal/12' Min Ht	B & B
○	26	Sagr	Salvia greggii	Autumn Sage	1-Gal	24" O.C.
○	60	Sach	Santolina chamaecyparissus	Santolina	1-Gal	24" O.C.
○		Limu	Liriope muscari 'Big Blue'	'Big Blue' liriope	4" pot	12" O.C.
○		Tras	Trachelospermum asiaticum	Asian jasmine	4" pot	12" O.C.
○			Cynodon dactylon	Solid Bermuda Sod	Sod	Solid

NOTE: IT SHALL BE THE RESPONSIBILITY OF
 THE CONTRACTOR TO CONFIRM TREE CALIPER
 MEASUREMENT HEIGHT ABOVE GRADE AS
 REQUIRED BY CITY.



SHRUB PLANTING

SCALE: NOT TO SCALE

BEDDING PLANTS/
 EDGING DETAIL

SCALE: NOT TO SCALE



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 1111 SOUTH MAIN ST., SUITE 123 GRAPEVINE, TEXAS 76051 (972) 393-9800

LANDSCAPE DETAILS

MOVIEHOUSE AND EATERY
 LOT 1R, BLOCK A
 MOVIEHOUSE ADDITION

Drawing File:	DATE:	SCALE:	SHEET NO.:
0034009SCAPE.DWG	4-8-15	NONE	L-3
Project No. 0034009			