

**MAINTENANCE NOTES**

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

**LANDSCAPE NOTES**

- Contractor shall verify all existing and proposed site elements and notify architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermuda grass, unless otherwise noted on the drawings.

**PLANT LIST**

TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
23	CP	Chinese Pistache	Pistacia chinensis	4" cal.	B&B, 15' ht., 5'-6" spread min.
23	LD	Live Oak	Quercus virginiana	4" cal.	B&B, 15' ht., 5'-6" spread min.
10	RD	Red Oak Shrub	Quercus shumardii	4" cal.	B&B, 15' ht., 5'-6" spread min.

GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		Common Bermuda grass	Cynodon dactylon	roll sod	sod, sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be maturing within varieties.

**RESIDENTIAL BUFFER REQUIREMENTS:**  
 Required: (1) tree per 40 l.f. of buffer area.  
 1095.28 l.f. / 40 = (28) trees  
 Provided: (28) trees to be field located in open gaps of existing vegetation to buffer residential

**LANDSCAPE TABULATIONS:**  
 City of McKinney  
 STREET/YARD (Streetyard: N/A); (Total Site: 255,953 s.f.)  
 Requirements: 15% of streetyard to be landscape  
 10% of total site area to be landscape

Required NA s.f. (15%) 25,595 s.f. (10%)	Provided NA s.f. (000%) 194,434 s.f. (75.9%)
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**STREET TREES**  
 Requirements: One (1) tree per 40 l.f. of street frontage  
 36" ht. parking screen

**RIDGE ROAD (287'89 l.f.)**  
 Required (7) trees, 3" cal.  
 Provided (7) trees, 4" cal.

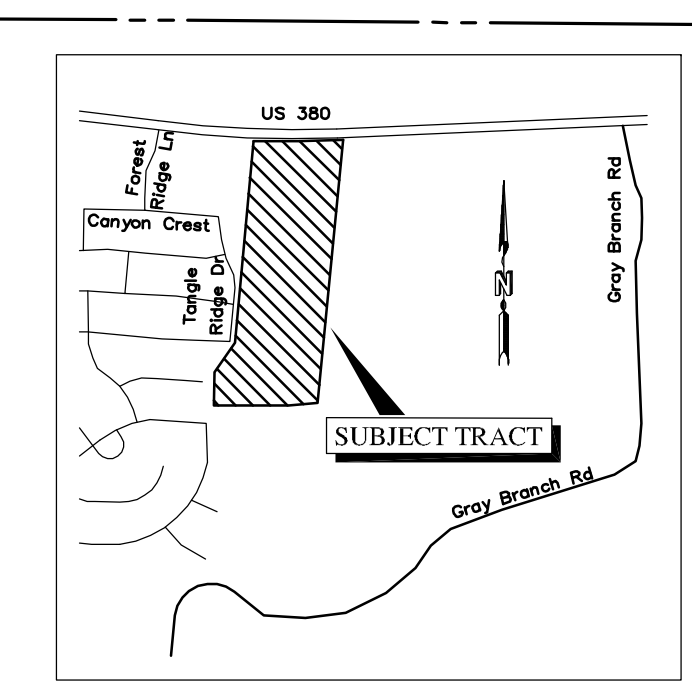
**McCLURE STREET (240.24 l.f.)**  
 Required (6) trees, 3" cal.  
 Provided (6) trees, 4" cal.

**PARKING LOT (134 NEW SPACES)**  
 Requirements: (1) tree per 10 parking spaces  
 (1) tree within 65' of every space

Required (13) trees, 3" cal.  
 Provided (14) trees, 4" cal.

NOTE: PER CITY OF MCKINNEY ALL TREES TO BE 3" CAL. MIN. MEASURED AT 24" FROM TOP OF ROOTBALL  
 No trees to be planted no closer than 4' from ROW and 8' from a public utility

11.258 Acres  
 Settle-Radke Machinery, Inc.  
 Vol. 3346, Pg. 607  
 (Commercial)



Vicinity Map  
 -not to scale-

ALL SHADED LANDSCAPE INDICATED IS EXISTING

**SYNOPSIS**

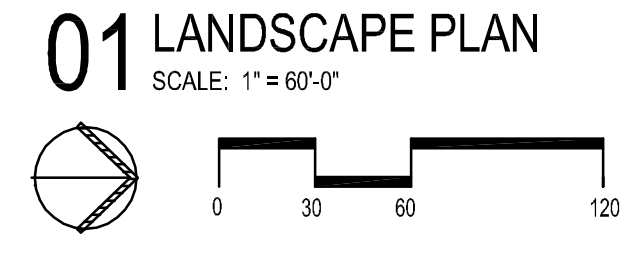
Location	Ridge Road / US 380 - McKinney	Parking Required (2.5-spaces/lot)	105 Spaces (42 Classrooms)
Zoning	PD 1162	HC Parking Required	7 Spaces
Proposed Use	Elementary Addition	HC Parking Provided	8 Spaces
Lot Area (Gross)	5,876 Acres Ac. (255,953 Sq. Ft.)	Total Parking Provided	277 Spaces (w/ADOT(34)sp)
Proposed Building Area	-	Interior Landscape Required	2,230 Sq. Ft. (8 SF Per Spcl)
Building Height	-	Interior Landscape Provided	18,380 Sq. Ft.
Lot Coverage	-	Impervious Surface	5.88 Acres (255,430 SF)

**Owner**  
 McKinney Independent School District  
 No. 1 Duvall Street  
 McKinney, Texas 75069  
 Telephone 469 742-4100

**Engineer**  
 RLK Engineering, Inc.  
 111 West Main Street  
 Allen, Texas 75013  
 Telephone 972 359-1733

**smr**  
 landscape architects, inc.  
 1708 N. Griffin Street  
 Dallas, Texas 75202  
 Tel 214.871.0093  
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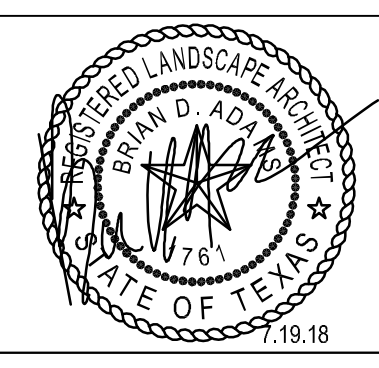
**SITE PLAN**  
**McCLURE ELEMENTARY SCHOOL**  
 Lot 1, Block A  
 5.876 Acres Situated In The  
 L. SEARCY SURVEY ~ ABST. 829  
 MCKINNEY, COLLIN COUNTY, TEXAS



MISC. INFORMATION	REVISION	DATE	DESCRIPTION	CITY COMMENTS
<b>Bench Mark:</b> 'X' Cut on Headwall along US380 Elevation= 610.82  Temporary Bench Mark Set Bearing N36°44'50"E-122.93' From 1/2" IR at Southwest Property Corner Elevation= 661.34		7.19.18		
<b>NOTE:</b> Prior to beginning any construction or construction staking, it shall be the Contractor's responsibility to contact the civil engineer to insure that all parties are in possession of the most current set of construction documents.				



RLK ENGINEERING, INC.  
 111 West Main  
 Allen, Texas 75013  
 (972) 359-1733 Off  
 (972) 359-1833 Fax  
 Texas Registration #579



DESIGNED BY: BDA	TECH REVIEW: BDA	DRAWING FILE: March 9, 2018	DRAWING SCALE: 1"=60'	SHEET: L1.1
DRAWN BY: BDA	PEER REVIEW: BDA	DRAWING DATE: March 9, 2018	PROJECT NUMBER: RLK: 17127	

Highway No. 380  
 (A Variable Width R.O.W.)