

VICINITY MAP

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

SOLID SOD NOTES

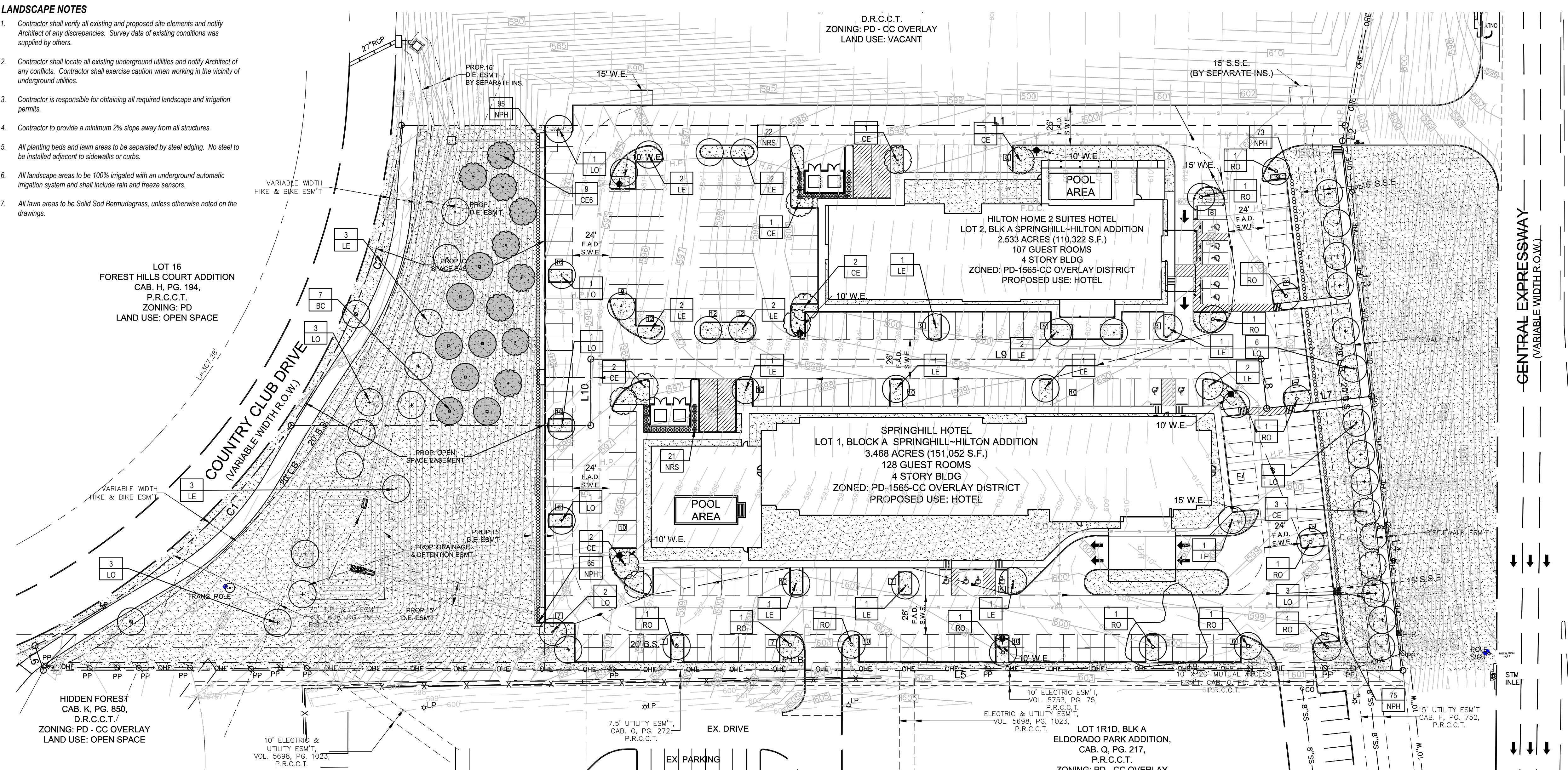
1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. 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.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

LOT 16
FOREST HILLS COURT ADDITION
CAB. H, PG. 194,
P.R.C.C.T.
ZONING: PD
LAND USE: OPEN SPACE

HIDDEN FOREST
CAB. K, PG. 850,
D.R.C.C.T./
ZONING: PD - CC OVERLAY
LAND USE: OPEN SPACE



SITE PLANT LIST- LOT 1

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
7	CE	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
12	LE	Lacebark Elm	Ulmus parvifolia	4" cal.	container, 13' ht., 5' spread min., 5' clear trunk
12	LO	Live Oak	Quercus virginiana	4" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
9	RO	Red Oak	Quercus shumardii	4" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
140	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	5 gal.	container, 24" spread, 24" height
21	NRS	Nellie R. Stevens Holly	Ilex x 'Nellie R. Stevens'	36" ht.	container, 36" spread, full to base

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	Cynodon dactylon '419'		Solid 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 matching within varieties.

SITE PLANT LIST- LOT 2

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
7	BC	Bald Cypress	Taxodium distichum	6" cal.	B&B, 15' ht., 7' spread min., 5' clear trunk
5	CE	Cedar Elm	Ulmus crassifolia	4" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk
9	CE6	Cedar Elm	Ulmus crassifolia	6" cal.	B&B, 15' ht., 7' spread min., 5' clear trunk
14	LE	Lacebark Elm	Ulmus parvifolia	4" cal.	container, 13' ht., 5' spread min., 5' clear trunk
12	LO	Live Oak	Quercus virginiana	4" cal.	container, 13' ht., 5' spread min., 5' clear trunk
4	RO	Red Oak	Quercus shumardii	4" cal.	B&B, 13' ht., 5' spread min., 5' clear trunk

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
168	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	5 gal.	container, 24" spread, 24" height
22	NRS	Nellie R. Stevens	Ilex x 'Nellie R. Stevens'	36" ht.	container, 36" spread, full to base

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	Cynodon dactylon '419'		Solid 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 matching within varieties.

LANDSCAPE TABULATIONS: LOT 1
City of McKinney

STREETYARD (Streetyard: 3,648 s.f., Total Site: 151,052 s.f.)
Requirements: 15% of streetyard to be landscape
10% of total site area to be landscape

Required	Provided
547.20 s.f. (15%)	2,355 s.f. (64.56%)
15,105.20 s.f. (10%)	57,850 s.f. (38.17%)

STREET TREES
Requirements: One (1) tree per 40 l.f. of street frontage parking screen

CENTRAL EXPRESSWAY (182.40 l.f.)

Required	Provided
(5) trees, 4" cal.	(9) trees, 4" cal.

COUNTRY CLUB DRIVE (226.10 l.f.)

Required	Provided
(6) trees, 4" cal.	(6) trees, 4" cal.

PARKING LOT (142 spaces)

Requirements: (1) tree per 10 parking spaces
(1) tree within 65' of every space

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

MITIGATION TREES

○ DENOTED TREES COUNTED TOWARDS MITIGATION

LANDSCAPE TABULATIONS: LOT 2
City of McKinney

STREETYARD (Streetyard: 3,610.80 s.f., Total Site: 110,322 s.f.)
Requirements: 15% of streetyard to be landscape
10% of total site area to be landscape

Required	Provided
541.62 s.f. (15%)	2,189 s.f. (62.62%)
11,032.20 s.f. (10%)	29,906 s.f. (27.10%)

STREET TREES
Requirements: One (1) tree per 40 l.f. of street frontage parking screen

CENTRAL EXPRESSWAY (180.54 l.f.)

Required	Provided
(5) trees, 4" cal.	(6) trees, 4" cal.

COUNTRY CLUB DRIVE (213.28 l.f.)

Required	Provided
(6) trees, 4" cal.	(6) trees, 4" cal.

PARKING LOT (123 spaces)

Requirements: (1) tree per 10 parking spaces
(1) tree within 65' of every space

Required	Provided
(12) trees, 4" cal.	(12) trees, 4" cal.

BOUNDARY LINE DATA

NO.	BEARING	DISTANCE
L1	S 87°51'54" E	624.12'
L2	S 12°24'05" W	10.40'
L3	S 04°23'19" E	182.14'
L4	S 04°23'19" E	182.14'
L5	N 87°51'54" W	899.03'
L6	N 16°50'18" W	17.13'
L7	N 85°36'11" E	69.87'
L8	S 04°23'19" E	32.75'
L9	S 87°51'54" E	443.20'
L10	N 02°08'06" W	43.83'
L11	S 87°51'54" E	198.10'

CURVE DATA TABLE

NO.	LENGTH	RADIUS	DELTA	CH BEARING	CH LENGTH
C1	439.71'	432.28'	58°16'50"	S 37°16'10" E	226.10'
C2	439.71'	432.28'	58°16'50"	S 37°16'10" E	213.07'

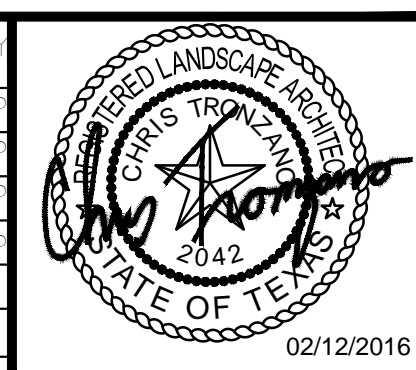
OWNER/APPLICANT
DABU HOTELS
545 E. JOHN CARPENTER FREEWAY
SUITE 300
IRVING, TX 75063
CONTACT: DANNY PATEL
TEL: 214-669-2977

ARCHITECT
STUDIOEODDOT
5307 MOCKINGBIRD LANE 5TH FLR
DALLAS, TX 75206
CONTACT: SABRINA BALA
TEL: 214-379-7427

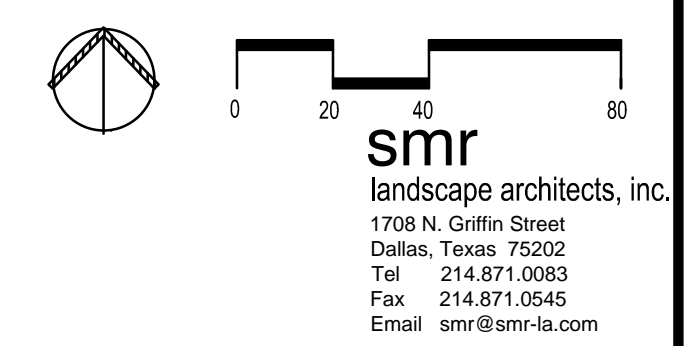
ENGINEER
TRIANGLE ENGINEERING LLC
TXPE FIRM # F-11525
1333 McDERMOTT ROAD STE 200
ALLEN, TEXAS 75013
CONTACT: KEVIN PATEL, P.E.
TEL: 214-609-9271

SURVEYOR
A & W SURVEYORS, INC.
P.O. BOX 870029
MESQUITE, TX 75187
CONTACT: JOHN TURNER, R.P.L.S.
(972) 681-4975

NO.	DATE	DESCRIPTION	BY	CHK
1	08/03/15	SITE PLAN SUBMITTAL	KL	KL
2	09/04/15	2nd SITE PLAN SUBMITTAL	KL	KL
3	01/04/16	3rd SITE PLAN SUBMITTAL	KL	KL
4	02/12/16	4th SITE PLAN SUBMITTAL	KL	KL



01 LANDSCAPE PLAN
SCALE: 1" = 40'-0"



LANDSCAPE PLAN
SPRINGHILL & HILTON HOTELS
INTERSTATE HIGHWAY 75
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

TRIANGLE ENGINEERING LLC
T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013
Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
CT	CT	09/04/15	1"=40'	026-15	L.2

TX PE FIRM #11525

RECEIVED
By Planning Department at 3:08 pm, Feb 16, 2016