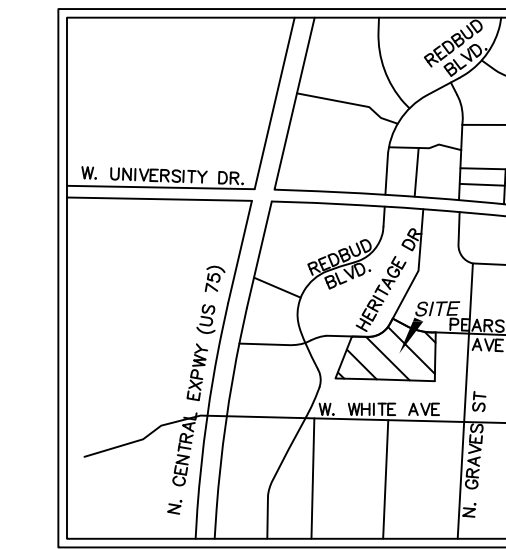


CITY WATER RESTRICTIONS:

THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS ALLOW HYDROMULCH, HYDRO-SEEDING OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

IRRIGATION SYSTEM AFFIDAVIT:

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, WITH RAIN & FREEZE SENSORS AND PROGRAMMABLE CONTROLLER. IRRIGATION SYSTEMS SHALL COMPLY WITH THE EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR, AFTER RECEIVING A PERMIT AS REQUIRED BY CODE.



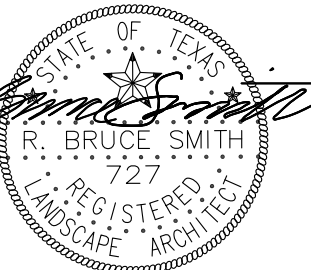
- LEGEND:**
- R.O.W. RIGHT OF WAY
 - PP EXISTING POWER POLE
 - LP EXISTING LIGHT POLE
 - WMM EXISTING WASTEWATER MANHOLE
 - EXISTING TREE
 - VOL. VOLUME
 - PG. PAGE
 - M.R.D.C.T. MAP RECORDS, DALLAS COUNTY, TEXAS
 - D.R.D.C.T. DEED RECORDS, DALLAS COUNTY, TEXAS
 - RETAINING WALL
 - ACCESSIBLE PATH

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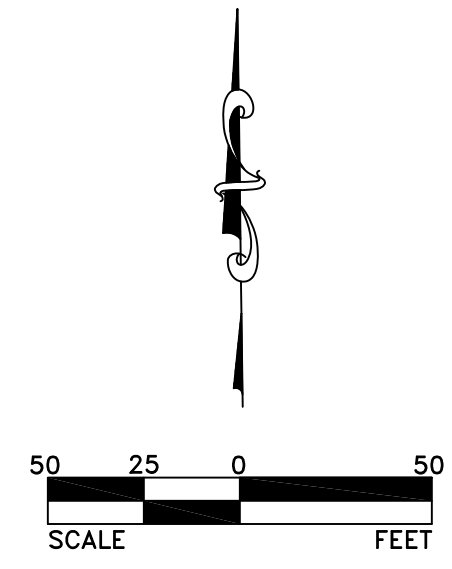
OVERALL
SITE PLAN

HERITAGE MULTI-FAMILY
LOTS 2R, 4 & 5, BLOCK E
MCKINNEY, TEXAS

PROJECT No.
HERITAGE.051818
DRAWING FILE:

ISSUE DATE:
7-9-18
REVISIONS:
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01 OVERALL LANDSCAPE PLAN
SCALE: 1" = 50'-0"

GENERAL LANDSCAPE STANDARDS

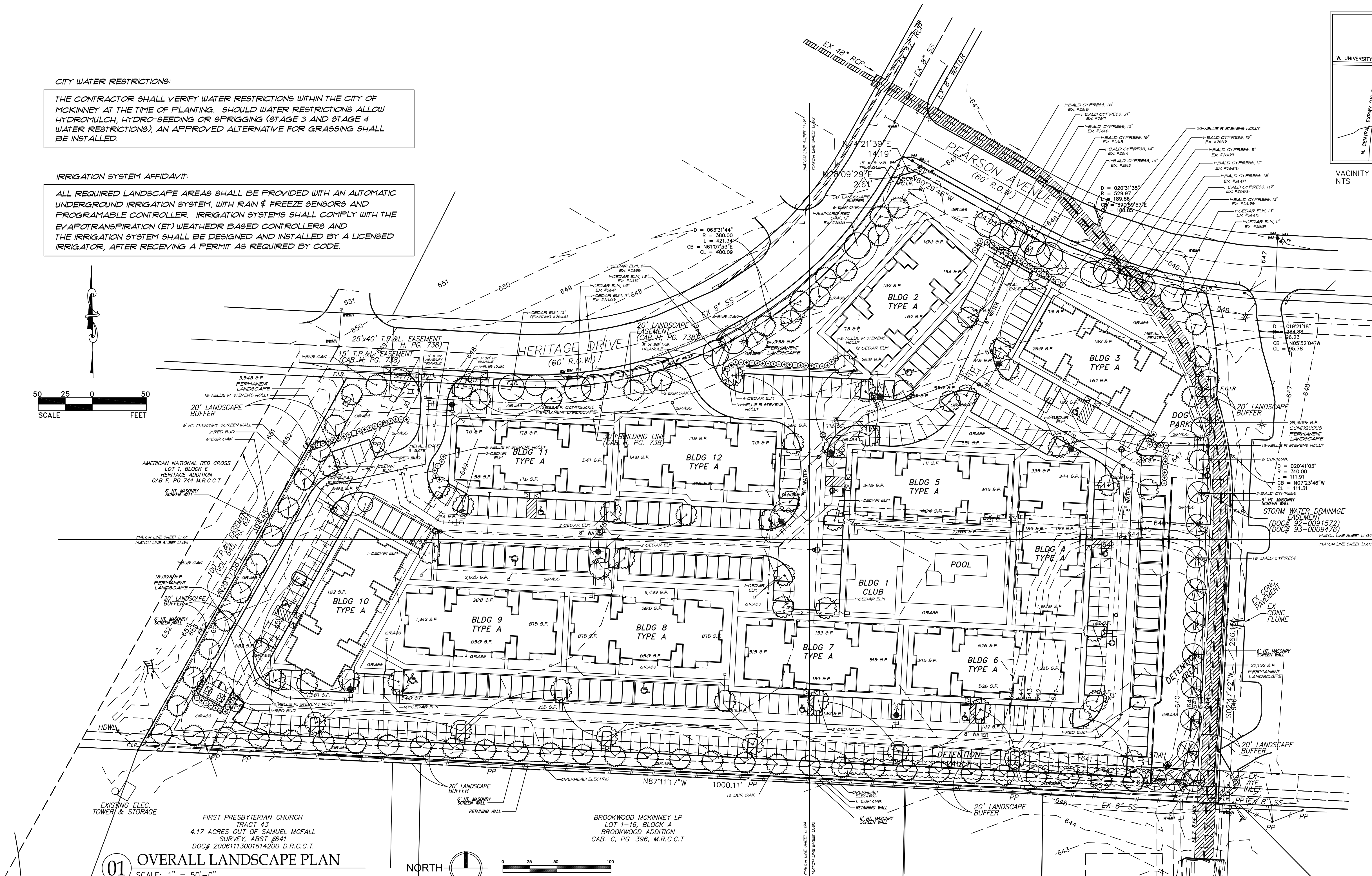
- * ALL REQUIRED LANDSCAPED OPEN AREAS SHALL BE COMPLETELY COVERED WITH LIVING PLANT MATERIAL.
- * PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY.
- * ALL PLANT MATERIALS SHALL BE SELECTED FROM THE LIST OF DROUGHT TOLERANT PLANTS TO PROMOTE THE PRUDENT USE OF THE CITY'S WATER RESOURCES.
- * ALL SHRUBS SHALL NOT BE CLOSER THAN THREE FEET FROM THE EDGE OF ANY PARKING SPACE.
- * ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, WITH RAIN & FREEZE SENSORS AND PROGRAMMABLE CONTROLLER. IRRIGATION SYSTEMS SHALL COMPLY WITH THE CITY'S WATER CONSERVATION ORDINANCE AS IT EXISTS OR MAY BE AMENDED. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR, AFTER RECEIVING A PERMIT AS REQUIRED BY CODE.
- * NO TREE SHALL BE PLANTED CLOSER THAN FOUR FEET TO A R.O.W. OR EIGHT FEET FROM A PUBLIC UTILITY LINE, UNLESS NO OTHER ALTERNATIVE IS AVAILABLE.
- * NO TREE THAT HAS A MATURE HEIGHT OF 25 FEET OR GREATER SHALL BE PLANTED BENEATH AN EXISTING OR PROPOSED OVERHEAD UTILITY LINE. ORNAMENTAL TREES SHALL BE PLANTED INSTEAD.

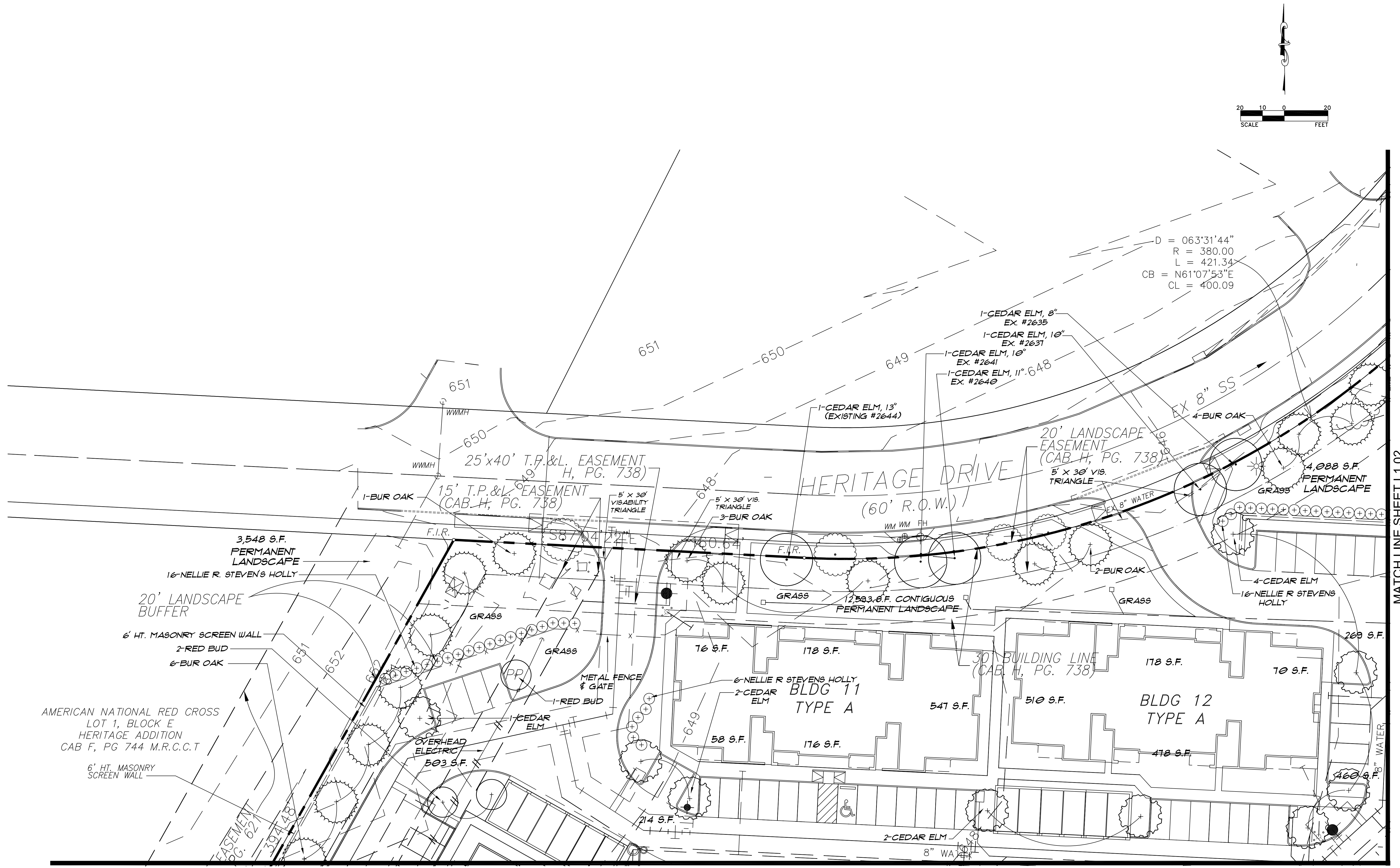
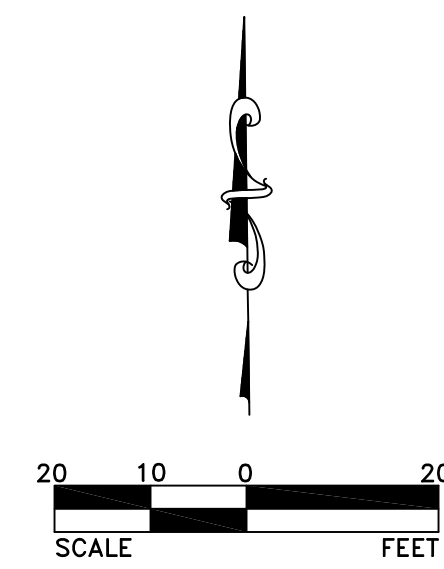
MINIMUM LANDSCAPING REQUIREMENTS

1. AT LEAST 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA.
 - * TOTAL STREET YARD: 21,014 S.F.
 - * PERMANENT LANDSCAPE AREA: 25,421 S.F. = 94%
2. A 30' LANDSCAPE BUFFER IS PROVIDED PARALLEL TO THE CORNER CLIP AT THE INTERSECTION OF HERITAGE DRIVE AND PEARSON AVENUE.
3. A MINIMUM OF 10% OF THE SITE SHALL BE LIVING LANDSCAPE OF GRASS, SHRUBS, GROUNDCOVER AND TREES.
 - * TOTAL SITE: 389,365 S.F.
 - * TOTAL LANDSCAPE AREA: 131,135 S.F. = 33.6%
4. ALL LANDSCAPE AREAS ARE CALCULATED FOR SQUARE FOOTAGE AND LABELED ON THE PLANS.
5. A 20' LANDSCAPE BUFFER ALONG BOTH STREET FRONTAGES OF HERITAGE DRIVE AND PEARSON AVENUE IS PROVIDED.
6. ALL PROPERTY LINES SHALL HAVE A 20' LANDSCAPE BUFFER WITH CANOPY TREES AT ONE (1) PER 30' LINEAR FEET.
 - * HERITAGE DRIVE FRONTAGE: 594.65' / 30' = 19.82 = 20-TREES, 4" CALIPER REQUIRED. 16' CANOPY TREES, 4" CAL. MIN. PROVIDED (+) 6-EXISTING TREES PRESERVED. (TOTAL OF 64-CALIPER INCHES OF EXISTING TREES) = 22-CANOPY TREES PROVIDED.
 - * PEARSON AVENUE FRONTAGE: 303.95' / 30' = 10.13 = 11-TREES, 4" CALIPER REQUIRED. THIRTEEN (13) EXISTING TREES WITHIN THE 20' BUFFER AREA ARE TO BE PRESERVED (TOTAL OF 104-CALIPER INCHES OF EXISTING TREES) = 13-CANOPY TREES PROVIDED.
7. LANDSCAPE AREAS WITHIN PARKING LOTS MUST BE AT LEAST ONE PARKING SPACE IN SIZE (162 S.F.) TO COUNT AS TOTAL AREA.
8. INTERNAL PARKING LOT LANDSCAPE AREAS SHALL HAVE AT LEAST ONE TREE WITHIN 65' OF EVERY PARKING SPACE, AND IS REQUIRED / PROVIDED.
9. A MINIMUM OF ONE TREE PLANTED IN THE PARKING AREA FOR EVERY 10 PARKING SPACES IS REQUIRED.
 - * TOTAL PARKING SPACES: 352 / 10 = 36-TREES REQUIRED / 49-TREES PROVIDED
10. A LANDSCAPE ISLAND WITH ONE TREE IS REQUIRED / PROVIDED AT THE TERMINUS OF EACH PARKING ROW.
11. SCREENING OF OFF-STREET PARKING: (V.) A SIX FOOT (6') TALL PRIMED AND PAINTED TUBULAR STEEL OR WROUGHT IRON FENCE WITH MASONRY COLUMNS AT 20' O.C. WITH STRUCTURAL SUPPORTS EVERY 10', AND WITH A 6' HT. EVERGREEN LANDSCAPING SCREENING EFFECT SHALL BE PROVIDED.
12. ALL PARKING LOTS ARE SCREENED FROM PUBLIC VIEW WITH EVERGREEN SHRUBS ATTAINING A MINIMUM OF 3' IN HEIGHT.
13. A MINIMUM OF 50% OF ALL TREES ARE CANOPY TREES.
14. A LANDSCAPE BUFFER OF 20' IS REQUIRED / PROVIDED ALONG ALL PERIMETER PROPERTY LINES, WITH ONE CANOPY TREE PLANTED FOR EACH 30' L.F., WITH EQUAL SPACING. EXCEPTION TO CANOPY TREES IS ALLOWED WHERE OVERHEAD ELECTRIC LINES ARE LOCATED ALONG THE 20' BUFFER.

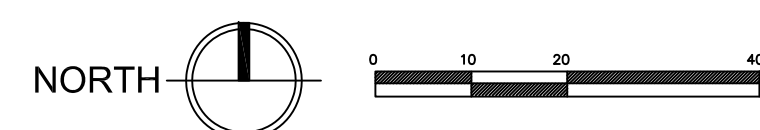
PLANT LIST (NEW PLANTINGS)

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
TREES						
50	(+)	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER, 12' HT. MIN. AT PLANTING	AS SHOWN
55	(+)	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER, 12' HT. MIN. AT PLANTING	AS SHOWN
12	(+)	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER, 12' HT. MIN. AT PLANTING	AS SHOWN
6	(+)	RB	REDBUD	CERCIS CANADENSIS	2" CAL. MIN, 8' HT. MIN. AT PLANTING	AS SHOWN
SHRUBS / ORNAMENTAL GRASSES / TURF GRASS						
91	(+)	NRS	NELLIE R STEVENS HOLLY	ILEX X 'NELLIE R STEVENS'	15 GAL, 6' HT. MIN. AT PLANTING	AS SHOWN
TBD	(+)	S.Y. GRASS	COMMON BERMUDA GRASS	CYNODON DACTYLON	SOLDSOD (SEE SPECS. FOR HYDROMULCH OPTION)	





MATCH LINE SHEET L1.04



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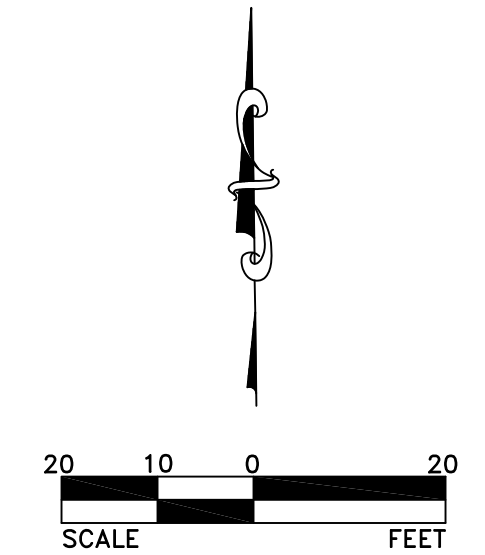
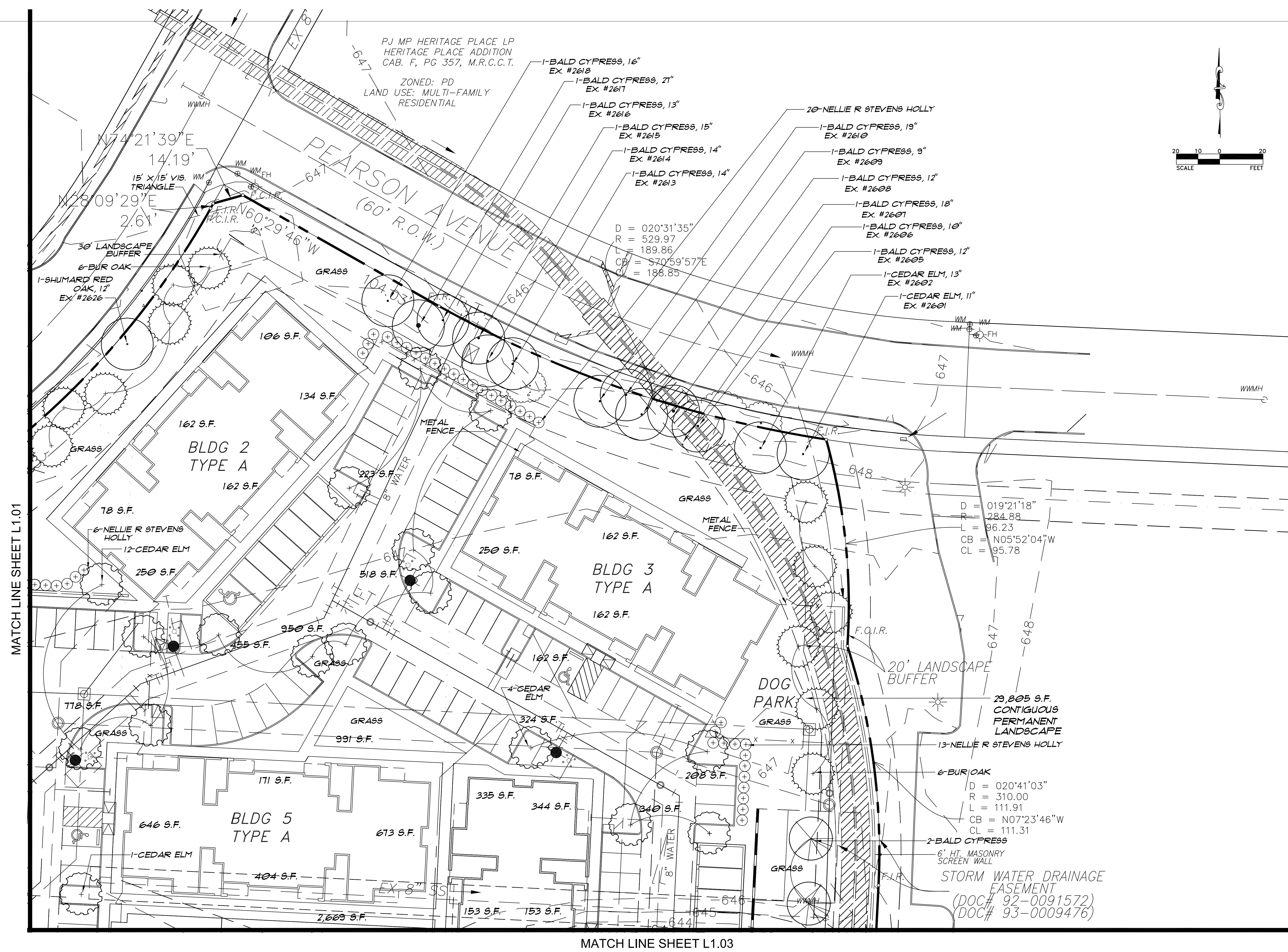
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LANDSCAPE PLAN

HERITAGE MULTI-FAMILY
 LOTS 2R1, 4 & 5, BLOCK E
 MCKINNEY, TEXAS

PROJECT No.	HERITAGE.051818
DRAWING FILE:	
ISSUE DATE:	7-9-18
REVISIONS:	
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MATCH LINE SHEET L1.01

MATCH LINE SHEET L1.03

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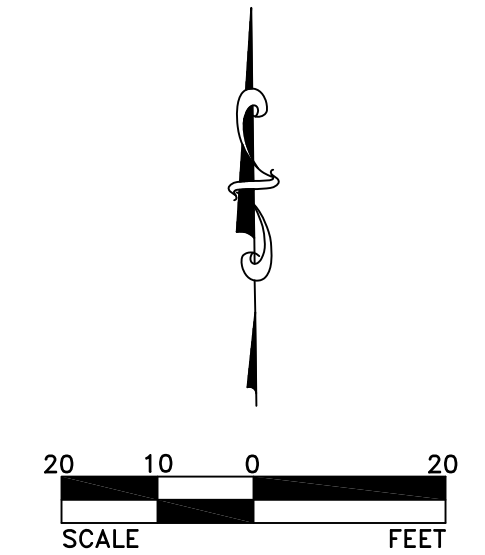
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LANDSCAPE
 PLAN

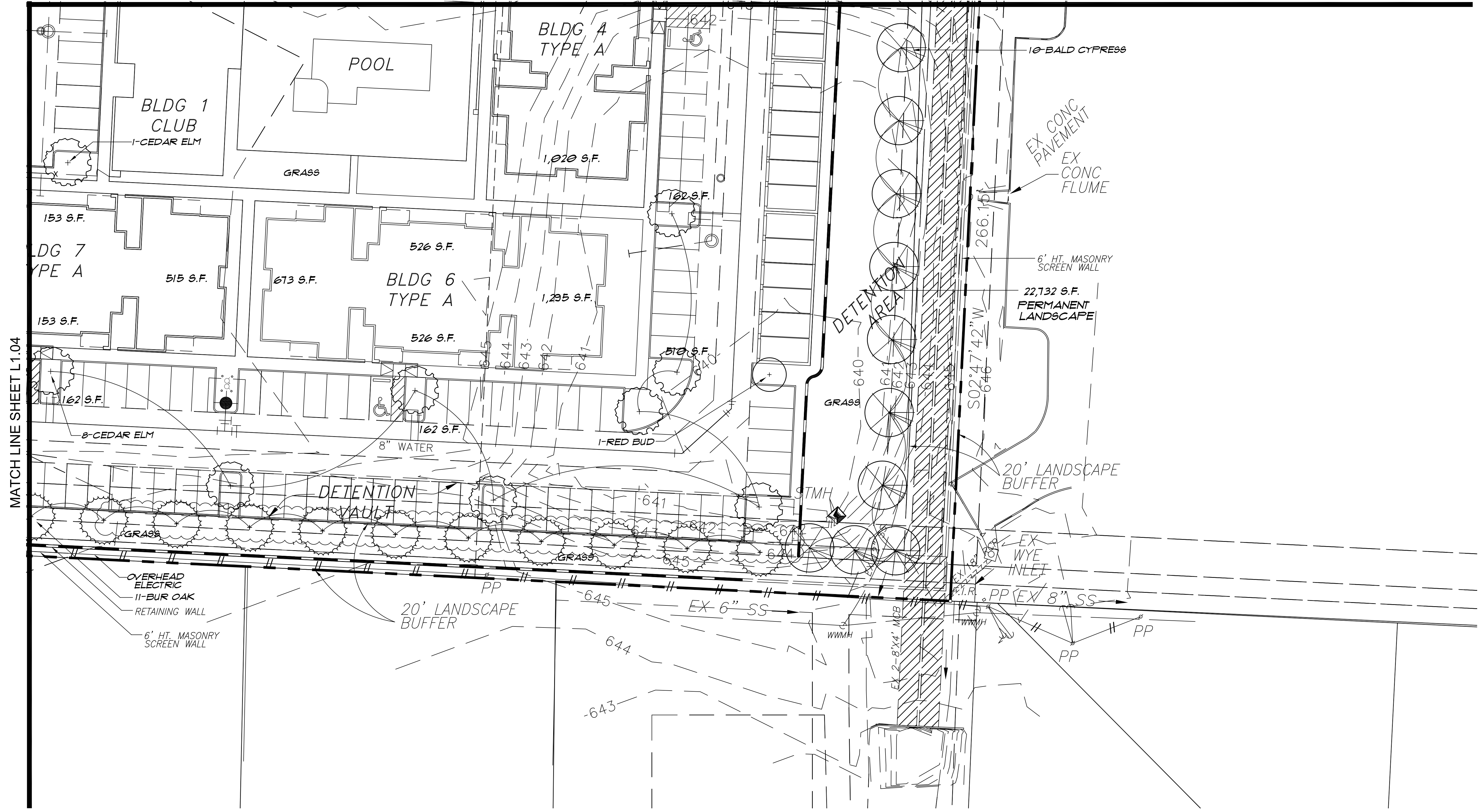
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 LOTS 2R1, 4 & 5, BLOCK E
 MCKINNEY, TEXAS

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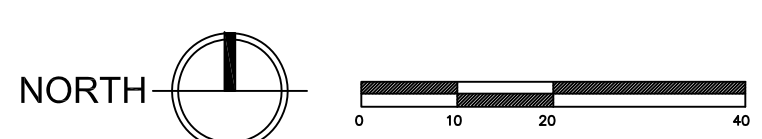
SHEET
L1.03



MATCH LINE SHEET L1.02



MATCH LINE SHEET L1.04



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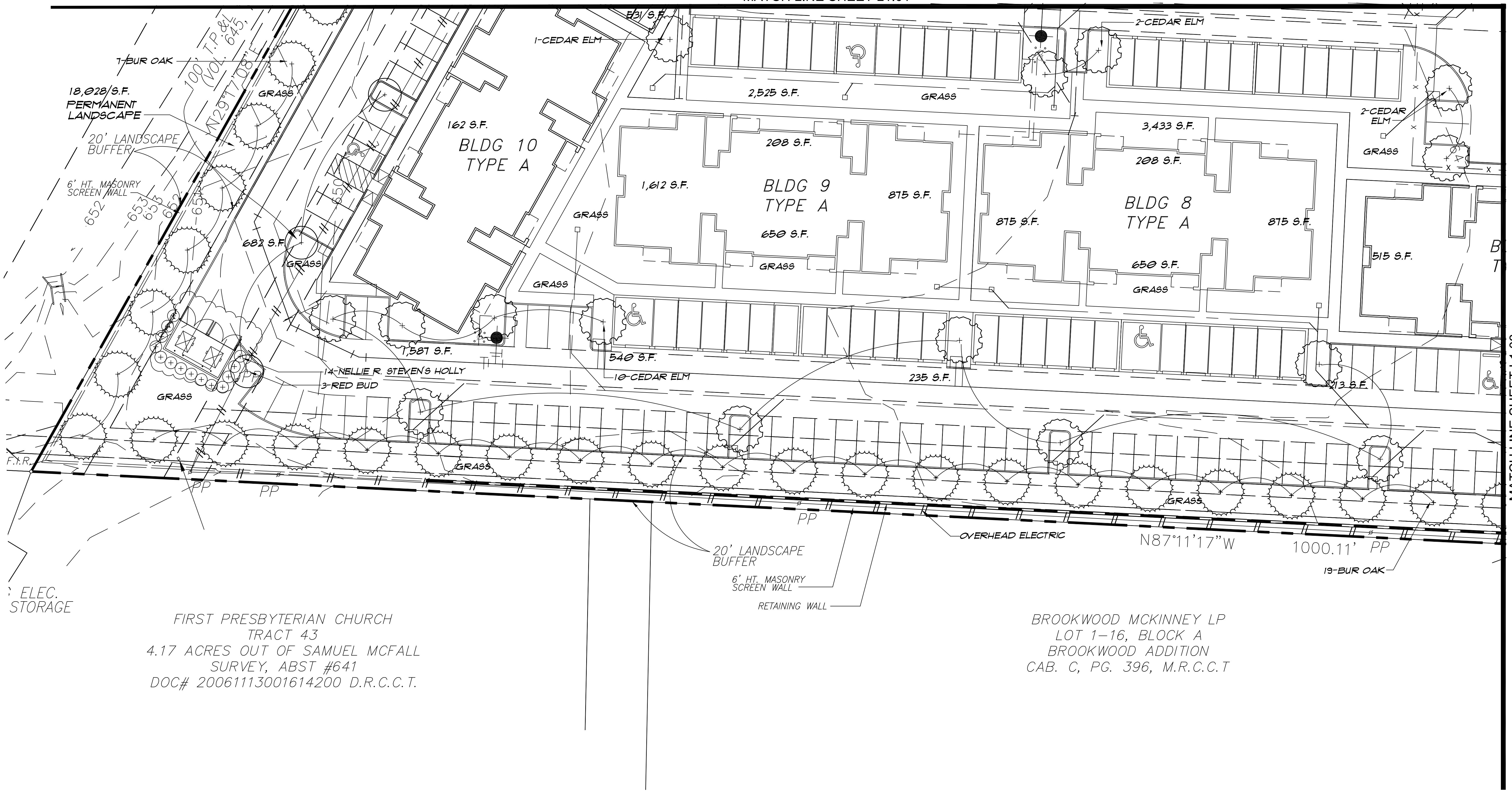
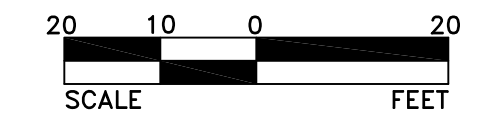
LANDSCAPE
 PLAN

HERITAGE MULTI-FAMILY
 LOTS 2R1, 4 & 5, BLOCK E
 MCKINNEY, TEXAS

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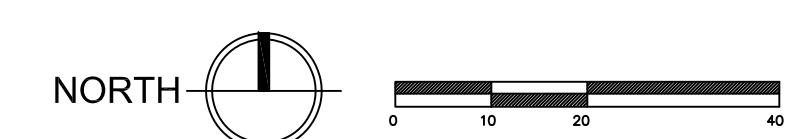
MATCH LINE SHEET L1.01



ELEC.
 STORAGE

FIRST PRESBYTERIAN CHURCH
 TRACT 43
 4.17 ACRES OUT OF SAMUEL MCFALL
 SURVEY, ABST #641
 DOC# 20061113001614200 D.R.C.C.T.

BROOKWOOD MCKINNEY LP
 LOT 1-16, BLOCK A
 BROOKWOOD ADDITION
 CAB. C, PG. 396, M.R.C.C.T



MATCH LINE SHEET L1.03