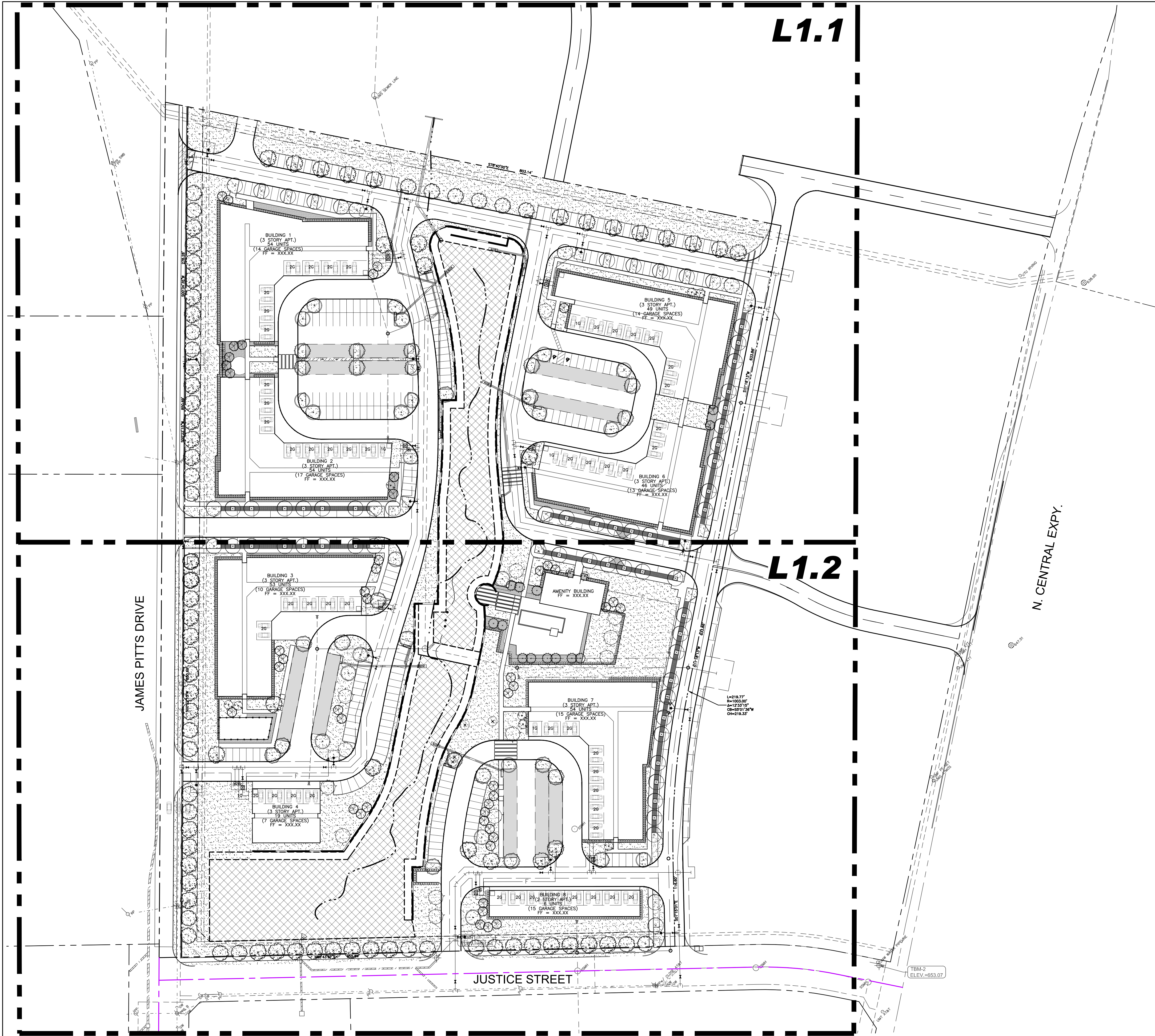
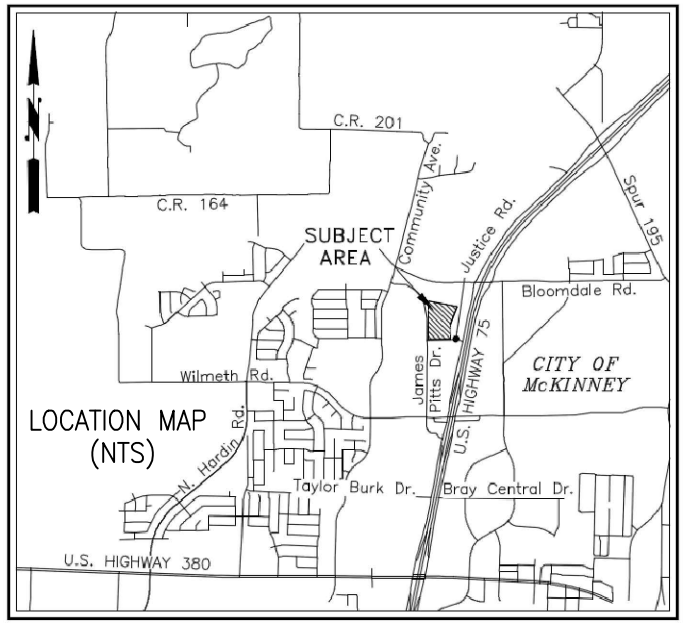
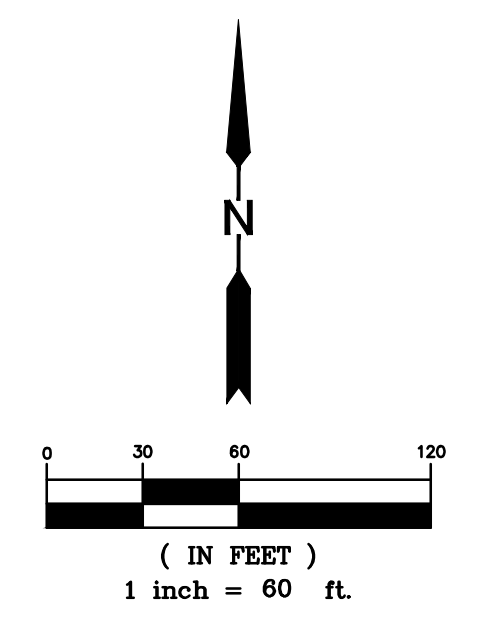


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L1.1

L1.2



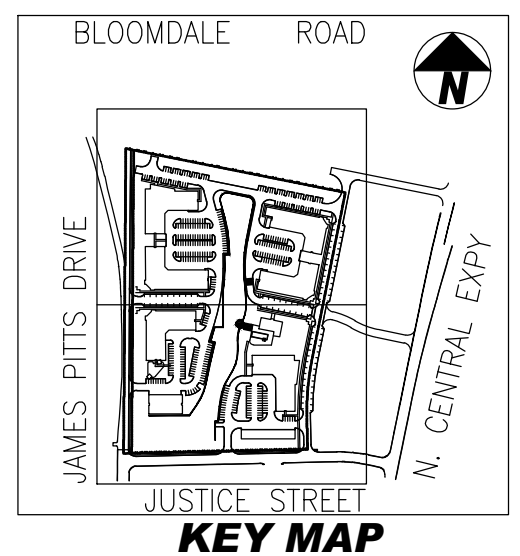
Texas One Call System
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UTILITY LOCATION NOTE:
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JAMES PITTS DRIVE

N. CENTRAL EXPY.

JUSTICE STREET



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OVERALL SITE LANDSCAPE PLAN

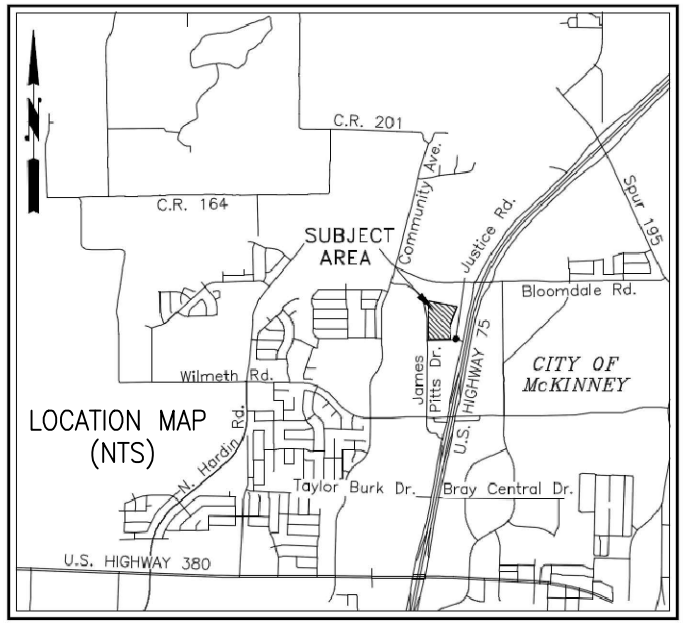
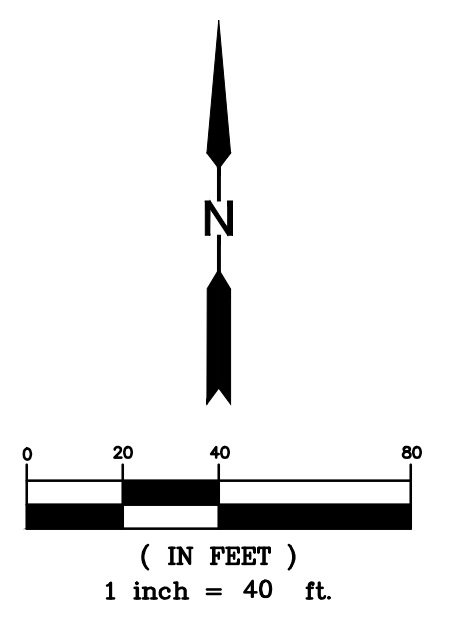
COLLIN SQUARE

PROPERTY DEVELOPER: CAPSTAR REAL ESTATE ADVISORS 14881 QUORUM DR., STE 920 DALLAS, TX 75254 P: 214-599-1100	PROPERTY OWNER: DOUGLAS MOUSEL LANDPLAN DEVELOPMENT CORP. 5850 GRANITE PARKWAY SUITE 100 PLANO, TX 75024 P: 214-618-3811	PROPERTY ADDRESS: JUSTICE ROAD & JAMES PITTS DRIVE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS TJ MCDONALD SURVEY A-576
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DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.	EXHIBIT
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COLLIN SQUARE-MCKINNEY, TEXAS

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SUMMARY CHART - SITE DATA

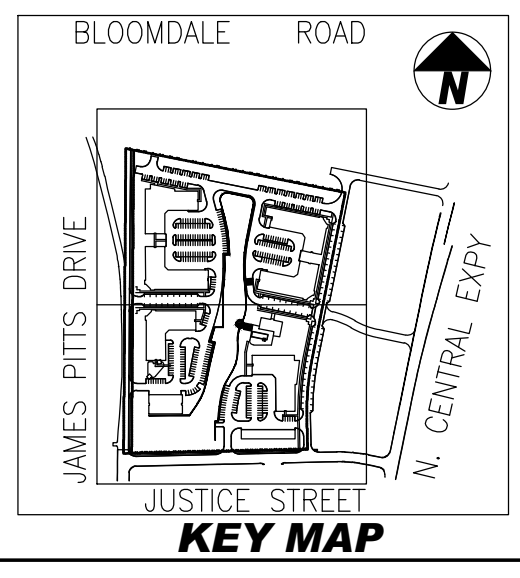
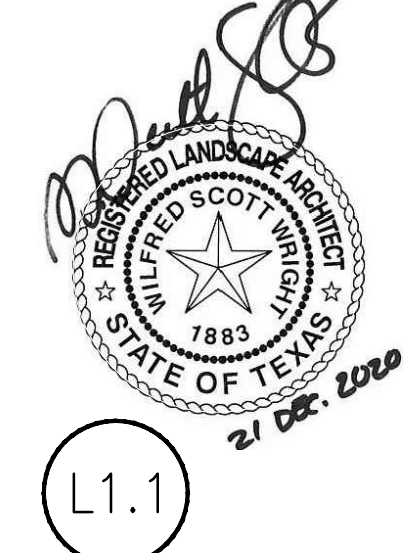
SITE DATA SUMMARY:	
CURRENT ZONING CLASSIFICATION:	PD - PLANNED DEVELOPMENT DISTRICT CC - CORRIDOR COMMERCIAL OVERLAY DISTRICT
TOTAL PROPOSED LOT AREA:	773,859 SF/17.77 ACRES
PROPOSED USE:	MULTI-FAMILY APARTMENT
BUILDING AREA:	143,890 SF
# UNITS / # BEDROOMS (REF. ARCHITECTURALS):	335 UNITS / 470 BEDROOMS
# PARKING SPACES REQUIRED (REF. ARCHITECTURALS):	1 PER BEDROOM = 470

LANDSCAPE REQUIREMENTS
SEE SHEET L1.3 - SITE LANDSCAPE REQUIREMENTS AND SUMMARY TABLES FOR APPLICABLE CITY OF MCKINNEY LANDSCAPE REQUIREMENTS, TABULAR DATA AND ESTIMATED QUANTITIES.

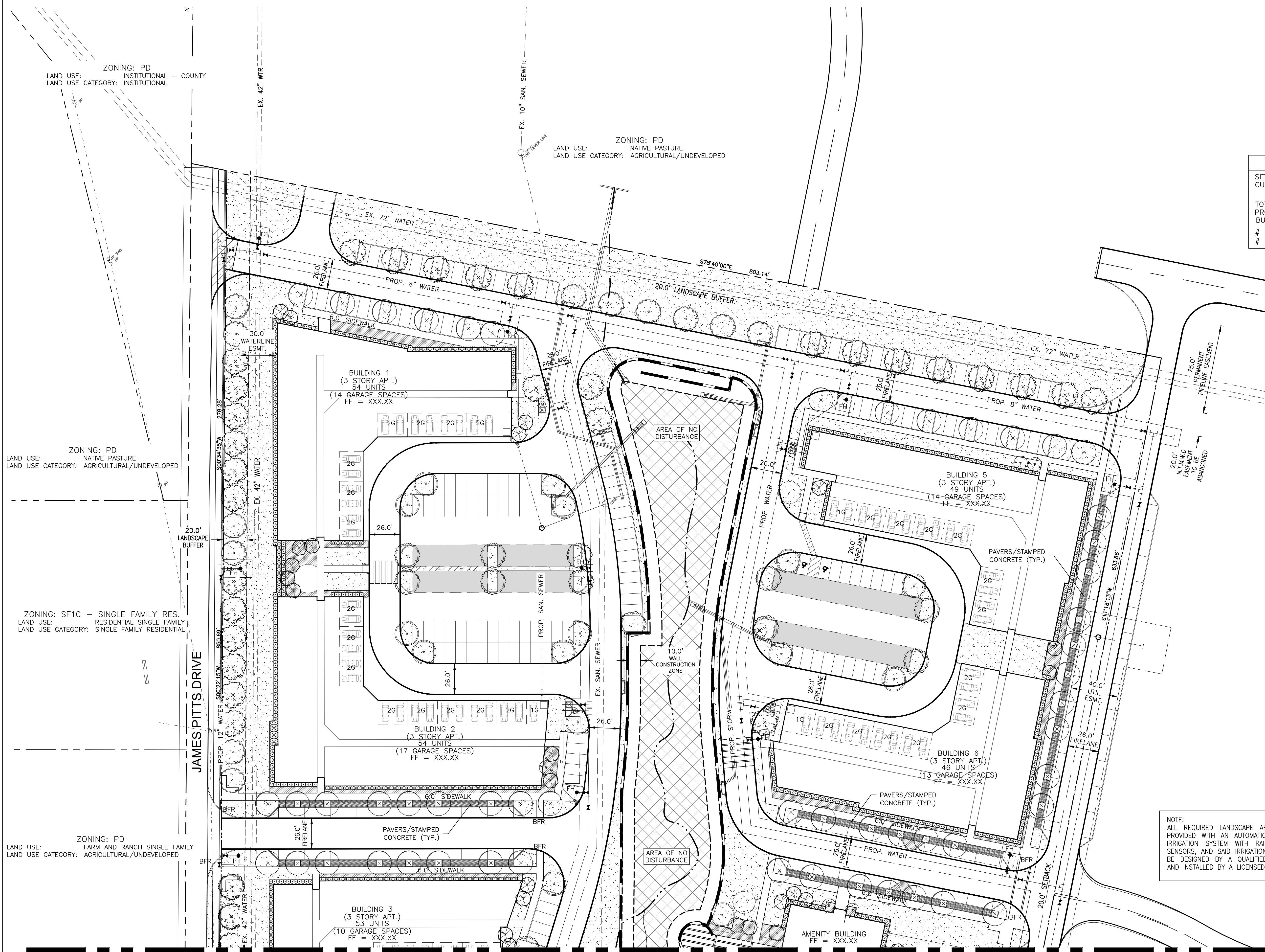
PLANT MATERIAL LEGEND

SYMBOL	COMMON NAME	BOTANICAL NAME
CANOPY TREES (SYMBOLS SHOWN HALF SIZE)		
	BALD CYPRESS	TAXODIUM DISTICHUM
	SHUMARD RED OAK	QUERCUS SHUMARDII
	CHINESE PISTACHE	PISTACIA CHINENSIS
	CEDAR ELM	ULMUS CRASSIFOLIA
	LIVE OAK	QUERCUS VIRGINIANA
	'SKY CLIMBER' OAK	QUERCUS VIRGINIANA 'SKY CLIMBER'
ORNAMENTAL TREES (SYMBOLS SHOWN HALF SIZE)		
	YAUPOON HOLLY	ILEX VOMITORIA
	SAVANNAH HOLLY	ILEX ATTENUATA 'SAVANNAH'
	CREPE MYRTLE	LAGERSTROEMIA INDICA
SHRUBS (SPECIES MIX)		
	CHINESE HOLLY	ILEX CORNUTA
	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'
	VARIEGATED CHINESE PRIVET	LIGUSTRUM SINENSE 'VARIEGATA'
	NANDINA	NANDINA DOMESTICA
	DWARF YAUPOON	ILEX VOMITORIA 'NANA'
GROUNDCOVERS		
	ASIAN JASMINE	TRICHAELOSPERMUM ASIATICUM
	PURPLELEAF WINTERCREEPER	EUONYMUS FORTUNEI
	LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'
TURF GRASS		
	COMMON BERMUDA GRASS	CYNODON DACTYLON
ON SITE		
	EVERGREEN SCREEN	BURFORD HOLLY / DWARF BURFORD HOLLY ILEX CORNUTA 'BURFORDII OR B. NANA'

NOTE: WALL CONSTRUCTION ZONE TO RECEIVE EROSION CONTROL MAT WITH SEEDING OR MULCHED AFTER WALL CONSTRUCTION



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.



MATCHLINE (SHEET L1.2)

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SITE LANDSCAPE PLAN - 1

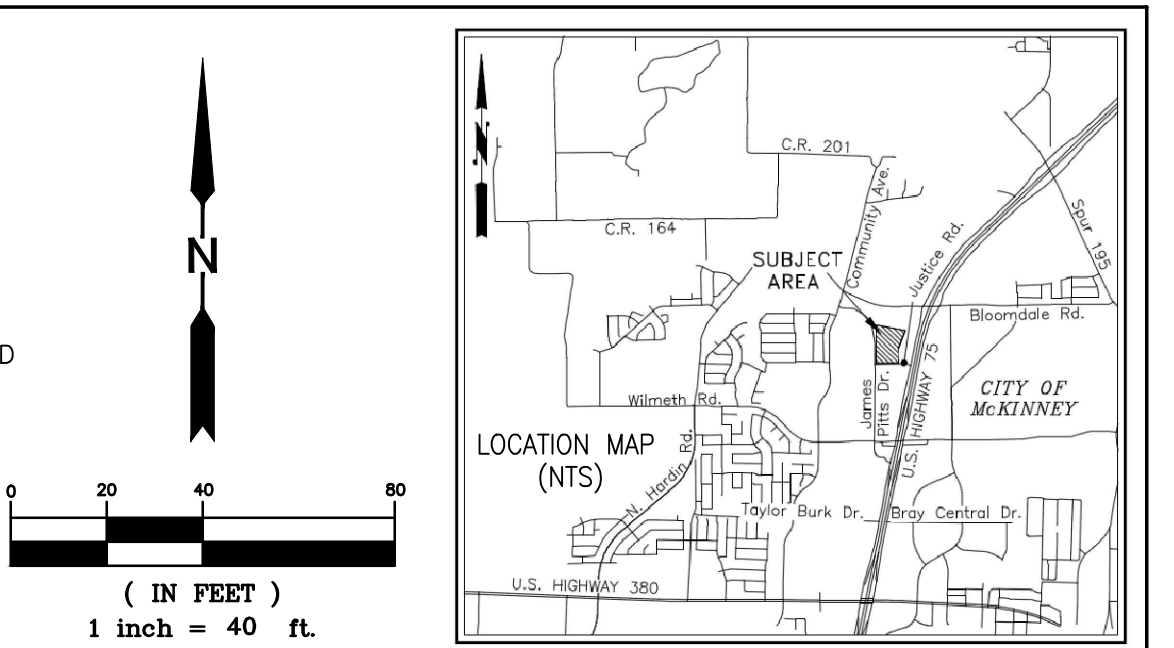
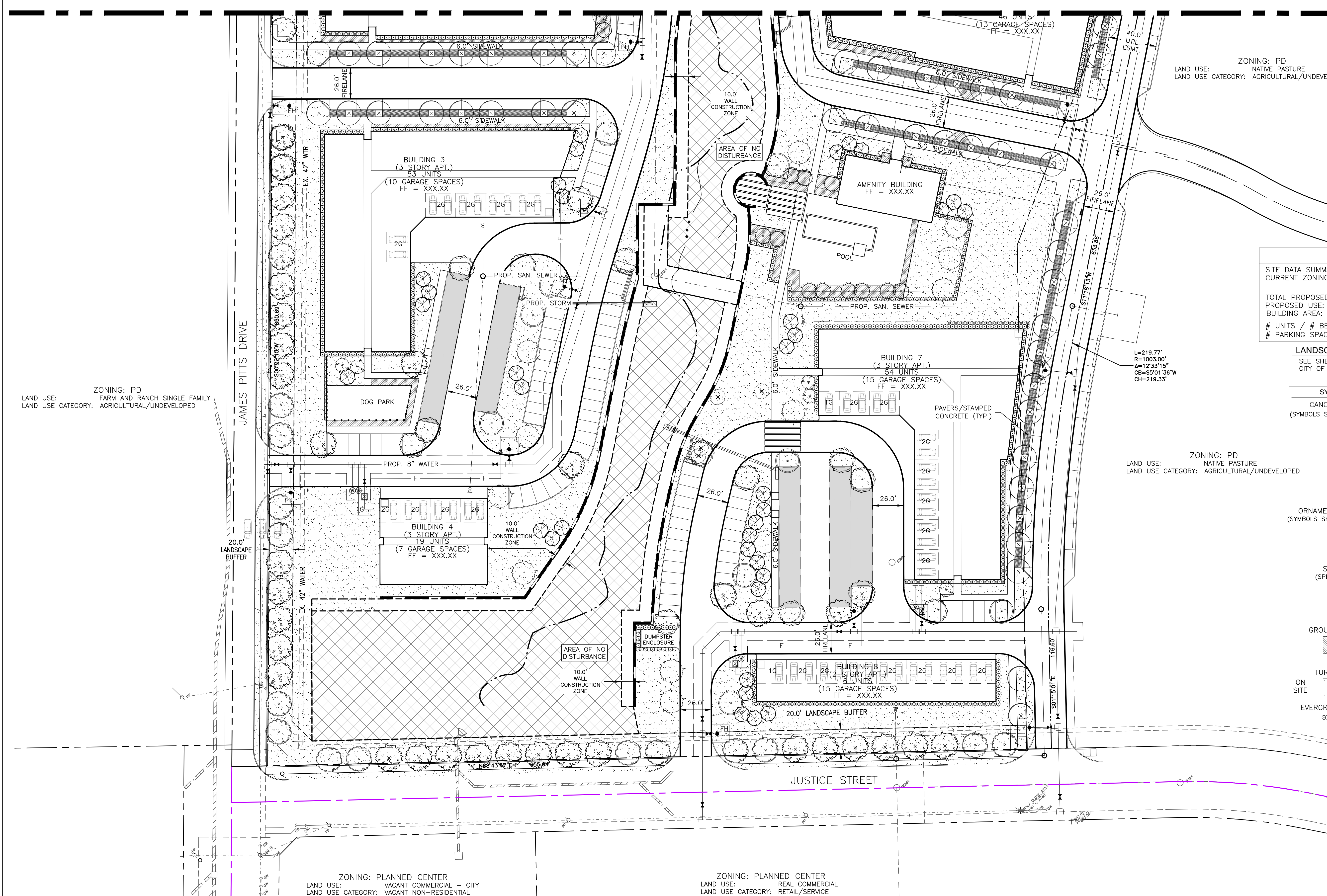
COLLIN SQUARE

PROPERTY DEVELOPER: CAPSTAR REAL ESTATE ADVISORS 14881 QUORUM DR., SITE 920 DALLAS, TX 75254 P: 214-599-1100	PROPERTY OWNER: DOUGLAS MOUSEL LANDPLAN DEVELOPMENT CORP. 5850 GRANITE PARKWAY SUITE 100 PLANO, TX 75024 P: 214-618-3811	PROPERTY ADDRESS: JUSTICE ROAD & JAMES PITTS DRIVE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS T3 MCDONALD SURVEY A-576
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DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.	EXHIBIT
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COLLIN SQUARE - MCKINNEY, TEXAS

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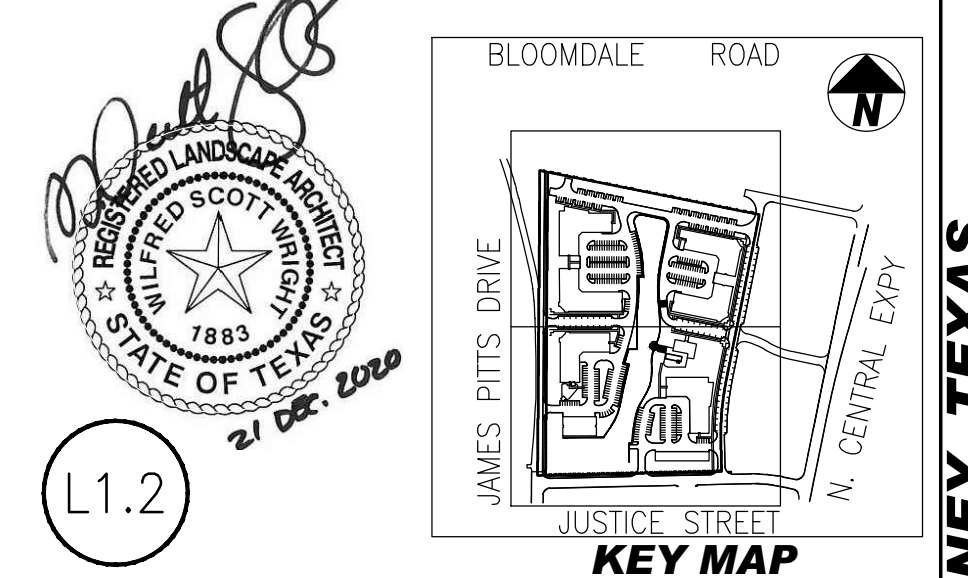
SITE DATA SUMMARY:
CURRENT ZONING CLASSIFICATION: PD - PLANNED DEVELOPMENT DISTRICT
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PROPOSED USE: MULTI-FAMILY APARTMENT
BUILDING AREA: 143,890 SF
UNITS / # BEDROOMS (REF. ARCHITECTURALS): 335 UNITS / 470 BEDROOMS
PARKING SPACES REQUIRED (REF. ARCHITECTURALS): 1 PER BEDROOM = 470

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SITE LANDSCAPE PLAN - 2

COLLIN SQUARE

PROPERTY DEVELOPER: CAPSTAR REAL ESTATE ADVISORS 14881 QUORUM DR., SITE 920 DALLAS, TX 75254 P: 214-599-1100		PROPERTY OWNER: DOUGLAS MOUSEL LANDPLAN DEVELOPMENT CORP. 5850 GRANITE PARKWAY SUITE 100 PLANO, TX 75024 P: 214-618-3811		PROPERTY ADDRESS: JUSTICE ROAD & JAMES PITTS DRIVE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS T3 McDONALD SURVEY A-576	
DESIGN	DRAWN	DATE	SCALE	SHEET NO.	CASE NO.
UEGi	UEGi	Dec 2020	1"=40'	3 OF 3	XX
					EXHIBIT

COLLIN SQUARE - MCKINNEY, TEXAS

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SUMMARY CHART - SITE DATA	
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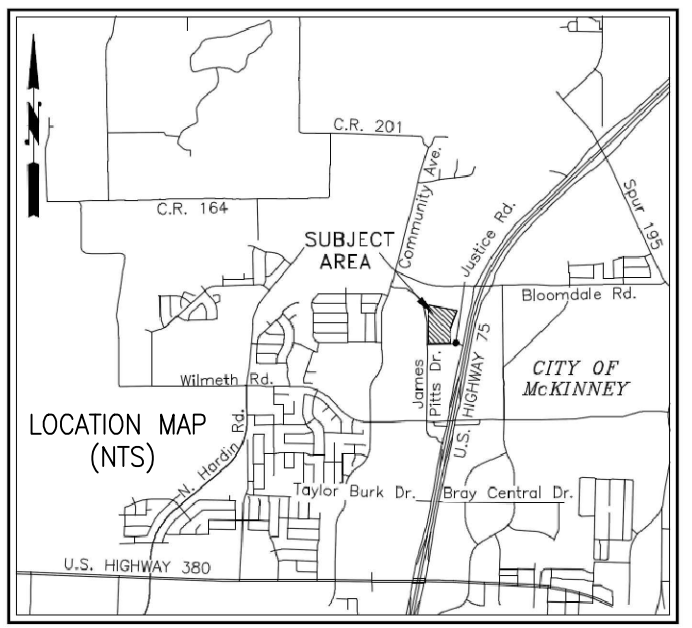
LANDSCAPE REQUIREMENTS

LANDSCAPE IMPROVEMENTS FOR THE PROPERTY SHALL CONFORM TO APPLICABLE SECTIONS (INCLUDED BELOW) OF SECTION 146-135, LANDSCAPE REQUIREMENTS OF THE "CODE OF ORDINANCES" AND ORDINANCE NO. 2013-10-099 AS ADOPTED BY THE CITY OF MCKINNEY.	
SUB-SECTION F - MINIMUM LANDSCAPING REQUIREMENTS	
(1) FOR ALL NON-RESIDENTIAL AND MULTIPLE FAMILY PARCELS, AT LEAST 15 PERCENT OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA. THE TERM "STREET YARD" SHALL BE DEFINED AS THE AREA BETWEEN THE FRONT PROPERTY LINE AND THE MINIMUM FRONT SET BACK LINE.	PROVIDED
(2) FOR ALL NON-RESIDENTIAL AND MULTIPLE FAMILY PARCELS LOCATED AT THE INTERSECTION OF TWO DEDICATED PUBLIC STREETS (RIGHTS-OF-WAY), A 30-FOOT LANDSCAPE BUFFER SHALL BE PROVIDED PARALLEL TO THE CORNER CLIP RIGHT-OF-WAY DEDICATION, WHICH CAN BE COUNTED TOWARD THE 15 PERCENT REQUIREMENT. SEE APPENDIX E, ILLUSTRATION 19, FOR INTERSECTION LANDSCAPING.	PROVIDED
(3) FOR ALL NON-RESIDENTIAL AND MULTIPLE FAMILY PARCELS, A MINIMUM OF 10 PERCENT OF THE ENTIRE SITE SHALL BE DEVOTED TO LIVING LANDSCAPE, WHICH SHALL INCLUDE GRASS, GROUND COVER, PLANTS, SHRUBS, OR TREES.	PROVIDED
(4) LANDSCAPE SETBACKS ON THOROUGHFARES SHALL COMPLY WITH THE FOLLOWING PROVISIONS: A. LANDSCAPE SETBACKS ON MINOR THOROUGHFARES. FOR ALL NON-RESIDENTIAL AND MULTIPLE FAMILY PARCELS, A MINIMUM TEN-FOOT LANDSCAPE BUFFER ADJACENT TO THE RIGHT-OF-WAY OF ANY MINOR THOROUGHFARE IS REQUIRED. IF THE LOT IS A CORNER LOT, ALL FRONTAGES SHALL BE REQUIRED TO OBSERVE THE TEN-FOOT BUFFER. B. LANDSCAPE SETBACKS ON MAJOR THOROUGHFARES. FOR NON-RESIDENTIAL AND MULTIPLE FAMILY PARCELS, A MINIMUM 20-FOOT LANDSCAPE BUFFER ADJACENT TO THE RIGHT-OF-WAY OF ANY MAJOR THOROUGHFARE IS REQUIRED. IF THE LOT IS A CORNER LOT, ALL FRONTAGES SHALL BE REQUIRED TO OBSERVE THE 20-FOOT BUFFER. C. LANDSCAPE SETBACK VARIANCES.	N/A
(1) FOR ALL NON-RESIDENTIAL AND MULTIPLE FAMILY PARCELS, DEVELOPERS SHALL BE REQUIRED TO PLANT ONE CANOPY TREE PER 40 LINEAR FEET, OR PORTION THEREOF, OF STREET FRONTAGE. THESE REQUIRED TREES MUST BE PLANTED WITHIN THE ASSOCIATED LANDSCAPE SETBACK ALONG THOROUGHFARES, UNLESS OTHERWISE APPROVED BY THE DIRECTOR OF PLANNING. TREES MAY BE GROUPED OR CLUSTERED TO FACILITATE SITE DESIGN.	SUPERCEDED SEE APPLICABLE SECTION FROM PD BELOW
(2) LANDSCAPE AREAS WITHIN PARKING LOTS MUST BE AT LEAST ONE PARKING SPACE IN SIZE (162 SQUARE FEET).	PROVIDED
(3) NO LANDSCAPE AREA COUNTING TOWARD MINIMUM LANDSCAPING REQUIREMENTS SHALL BE LESS THAN 25 SQUARE FEET IN AREA OR LESS THAN FIVE FEET IN WIDTH.	PROVIDED
(4) FOR ALL NON-RESIDENTIAL AND MULTIPLE FAMILY PARCELS, INTERNAL LANDSCAPE AREAS SHALL: A. HAVE A LANDSCAPED AREA WITH AT LEAST ONE TREE WITHIN 65 FEET OF EVERY PARKING SPACE; AND B. HAVE A MINIMUM OF ONE TREE PLANTED IN THE PARKING AREA FOR EVERY 10 PARKING SPACES WITHIN PARKING LOTS WITH MORE THAN 20 SPACES.	PROVIDED
(1) WITHIN PARKING LOTS, LANDSCAPE AREAS WITH CURBS AND GUTTERS MUST BE PROVIDED TO DEFINE PARKING AREAS AND ASSIST IN CLARIFYING APPROPRIATE CIRCULATION PATTERNS.	PROVIDED
(2) A LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH PARKING ROW AND SHALL INCLUDE THE FOLLOWING: A. A MINIMUM OF ONE CANOPY TREE AT THE TERMINUS OF EACH PARKING ROW; B. A MINIMUM OF 50 PERCENT OF THE ISLAND COVERED WITH LIVING PLANT MATERIAL; AND C. A MAXIMUM OF 50 PERCENT OF THE PARKING ISLAND COVERED WITH BARK MULCH OR DECOMPOSED GRANITE MATERIAL.	PROVIDED
(1) ALL EXISTING TREES THAT ARE TO BE CONSIDERED FOR CREDIT SHALL BE PROVIDED WITH A PERMEABLE SURFACE (A SURFACE THAT DOES NOT IMPEDE THE ABSORPTION OF WATER) WITHIN A MINIMUM FIVE-FOOT RADIUS FROM THE TRUNK OF THE TREE. ALL NEW TREES SHALL BE PROVIDED WITH A PERMEABLE SURFACE WITHIN A MINIMUM 2 1/2-FOOT RADIUS FROM THE TRUNK OF THE TREE.	PROVIDED
(2) AT LEAST 75 PERCENT OF THE FRONTAGE OF PARKING LOTS, ADJACENT TO A PUBLIC RIGHT-OF-WAY, WITHIN THE STREET YARD SHALL BE SCREENED FROM PUBLIC STREETS WITH EVERGREEN SHRUBS ATTAINING A MINIMUM HEIGHT OF THREE FEET, AN EARTHEN BERM OF A MINIMUM HEIGHT OF THREE FEET, A LOW MASONRY WALL OF A MINIMUM HEIGHT OF THREE FEET, OR A COMBINATION OF THE ABOVE WITH A MINIMUM COMBINED HEIGHT OF THREE FEET. A WALL USED FOR PARKING LOT SCREENING SHOULD BE ACCOMPANIED WITH LANDSCAPE PLANTING IN THE FORM OF LOW SHRUBS AND GROUNDCOVER TO SOFTEN THE APPEARANCE OF THE WALL.	N/A
(3) A MINIMUM OF 50 PERCENT OF THE TOTAL TREES REQUIRED FOR THE PROPERTY SHALL BE CANOPY TREES AS SPECIFIED ON THE APPROVED PLANT LIST (SEE APPENDIX A TO THIS CHAPTER).	PROVIDED
(4) NECESSARY DRIVEWAYS FROM THE PUBLIC RIGHT-OF-WAY SHALL BE ALLOWED THROUGH ALL REQUIRED LANDSCAPING AREAS IN ACCORDANCE WITH CITY REGULATIONS. SHARED DRIVES SHALL BE ALLOWED THROUGH PERIMETER LANDSCAPE AREAS.	N/A
(5) FOR ALL NON-RESIDENTIAL AND MULTIPLE FAMILY PARCELS, WHENEVER AN OFF-STREET PARKING AREA OR VEHICULAR USE AREA ABUTS AN ADJACENT PROPERTY LINE, A PERIMETER LANDSCAPE AREA OF AT LEAST FIVE FEET SHALL BE MAINTAINED BETWEEN THE EDGE OF THE PARKING AREA AND THE ADJACENT PROPERTY LINE.	PROVIDED
(6) WHENEVER A NON-RESIDENTIAL USE, MOBILE HOME USE, OR MULTIPLE FAMILY USE IS ADJACENT TO A PROPERTY USED OR ZONED FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL USES, THE MORE INTENSIVE LAND USE SHALL PROVIDE A LANDSCAPED AREA OF AT LEAST TEN FEET IN WIDTH ALONG THE COMMON PROPERTY LINE PLANTED WITH ONE CANOPY TREE FOR EACH 40 LINEAR FEET OR PORTION THEREOF OF ADJACENT EXPOSURE. THESE TREES MAY NOT BE CLUSTERED.	PROVIDED
(7) MULTIPLE FAMILY RESIDENTIAL USES SHALL PROVIDE A LANDSCAPED BUFFER OF AT LEAST 20 FEET IN WIDTH ALONG ALL PROPERTY LINES PLANTED WITH ONE CANOPY TREE FOR EACH 30 LINEAR FEET OR PORTION THEREOF OF ADJACENT EXPOSURE. THE TREES ALONG THE STREET FRONTAGE MAY BE CLUSTERED, WHILE THE TREES ALONG ALL OTHER PROPERTY LINES MAY NOT.	PROVIDED
(8) EVERGREEN SHRUBS (ACCEPTABLE FOR SIX-FOOT SCREENING) SHALL BE PROVIDED AROUND DUMPSTER SCREENING WALL, AND THE PLANT MATERIALS MUST BE A MINIMUM OF THREE FEET IN HEIGHT AT THE TIME OF PLANTING, UNLESS NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY OR A PUBLIC USE AREA.	PROVIDED
ORDINANCE NO. 2013-10-099:	
APPLICABLE DEVELOPMENT REGULATIONS FROM "EXHIBIT B"	
LANDSCAPING:	
THE REQUIREMENTS OF SECTION 146-135 OF THE ZONING ORDINANCE, AND AS AMENDED, SHALL APPLY EXCEPT AS FOLLOWS:	
i. CANOPY TREES SHALL BE PLANTED APPROXIMATELY 30 FEET ON CENTER ALONG EVERY PUBLIC STREET, FIRE LANE, AND MUTUAL ACCESS EASEMENT. THESE TREES MAY BE CLUSTERED IN RARE CASES WHERE SIGN VISIBILITY, ARCHITECTURAL VISIBILITY, OR OTHER REASONABLE VISIBILITY NEEDS ARE PRESENT, SUBJECT TO REVIEW AND APPROVAL BY THE DIRECTOR OF PLANNING.	PROVIDED
ii. CANOPY TREE PLACEMENT SHALL OCCUR BETWEEN SIDEWALKS AND THE ADJACENT VEHICULAR DRIVING LANES TO CREATE A SENSE OF SAFETY FOR THE PEDESTRIAN. THESE TREES SHALL OCCUR IN THE FOLLOWING CONDITIONS: • 5' X 5' MINIMUM PAVING LEAVE-OUTS WITHIN SIDEWALK PLANTED WITH IRRIGATED GROUND COVER • 5' X 5' MINIMUM TREE GRATES WITHIN SIDEWALK • IRRIGATED PLANTERS WITHIN HEAD-IN PARKING SPACES	PROVIDED
DEVIATIONS MAY OCCUR WHERE NECESSARY TO ADDRESS ARCHITECTURAL DESIGN, ENGINEERING, FIRE, OR OTHER RELATED NEEDS.	

SUMMARY CHART - BUFFERYARDS / STREET TREES				
LOCATION OF LANDSCAPE SETBACK	REQUIRED/ PROVIDED	LENGTH	LANDSCAPE SETBACK WIDTH	CANOPY TREES 1 PER 30' FEET
NORTH (ADJACENT PROPERTY)	REQUIRED	803.14'	20' LS STREET SETBACK	27
	PROVIDED			19*
EAST (ADJACENT PROPERTY)	REQUIRED	970.23'	20' LS STREET SETBACK	33
	PROVIDED			24*
SOUTH (JUSTICE STREET)	REQUIRED	655.04'	20' LS STREET SETBACK	22
	PROVIDED			22
WEST (JAMES PITTS DRIVE)	REQUIRED	1128.97'	20' LS STREET SETBACK	38
	PROVIDED			38
NOTES: 1. * TREE PLANTING LAYOUT AND SPACING CONFORMS TO APPROVED SITE MASTER PLAN AS PART OF THE PD MASTER PLAN ADOPTED THROUGH ORDINANCE NO. 2013-10-099.				

SUMMARY CHART - PARKING LOT LANDSCAPING	
# OF REQUIRED PARKING SPACES (470 REQUIRED PER ORDINANCE)	470
# OF PARKING LOT TREES REQUIRED (1 PER 10 SPACES)	47
# OF PARKING LOT TREES PROVIDED (1 PER 10 SPACES)	149
NOTES: 1. NONE	

PLANT MATERIAL LIST SUMMARY CHART						
QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	REMARKS
CANOPY TREES						
13		BALD CYPRESS	TAXODIUM DISTICHUM	5" CAL	12-14'	SINGLE TRUNK
64		SHUMARD RED OAK	QUERCUS SHUMARDII	5" CAL	12-14'	SINGLE TRUNK
22		CHINESE PISTACHE	PISTACIA CHINENSIS	5" CAL	12-14'	SINGLE TRUNK (MALE VARIETY ONLY)
24		CEDAR ELM	ULMUS CRASSIFOLIA	5" CAL	12-14'	SINGLE TRUNK
28		LIVE OAK	QUERCUS VIRGINIANA	5" CAL	12-14'	SINGLE TRUNK
67		'SKY CLIMBER' OAK	QUERCUS VIRGINIANA 'SKY CLIMBER'	5" CAL	12-14'	SINGLE TRUNK
ORNAMENTAL TREES						
10		YAUPON HOLLY	ILEX VOMITORIA	30 GAL.	6-8'	CONTAINER GROWN / FULL BRANCHING
11		SAVANNAH HOLLY	ILEX ATTENUATA 'SAVANNAH'	30 GAL.	6-8'	CONTAINER GROWN / FULL BRANCHING
49		CREPE MYRTLE	LAGERSTROEMIA INDICA	30 GAL.	6-8'	CONTAINER GROWN / FULL BRANCHING
SHRUBS						
1227		CHINESE HOLLY	ILEX CORNUTA	5 GAL.		30-36" O.C. (TYP.)
		DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	5 GAL.		30-36" O.C. (TYP.)
		VARIEGATED CHINESE PRIVET	LIGUSTRUM SINENSE 'VARIEGATA'	5 GAL.		30-36" O.C. (TYP.)
		NANDINA	NANDINA DOMESTICA	5 GAL.		24-30" O.C. (TYP.)
		DWARF YAUPON	ILEX VOMITORIA 'NANA'	5 GAL.		24 O.C. (TYP.)
EVERGREEN SCREEN						
27		BURFORD HOLLY OR	ILEX CORNUTA 'BURFORDII'	5 GAL.		30-36" O.C. (TYP.)
		DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	5 GAL.		30-36" O.C. (TYP.)
GROUNDCOVERS						
10,000 (APPROX.)		ASIAN JASMINE	TRACHAELOSPERMUM ASIATICUM	1 GAL.		12"-18" O.C. (TYP.)
		PURPLELEAF WINTERCREEPER	EUONYMUS FORTUNEI	1 GAL.		12"-18" O.C. (TYP.)
		LIRIOPE	LIRIOPE MUSCARI 'BIG BLUE'	3 GAL.		18" O.C. (TYP.)
TURF GRASS						
ON SITE		COMMON BERMUDA GRASS	CYNODON DACTYLON			(129,500 SF)
PLANT LIST NOTES: 1. ALL PLANT SPECIES SHALL CONFORM TO THE CITY OF MCKINNEY SECTION 146-135, LANDSCAPE REQUIREMENTS APPENDIX A - PLANTS APPROVED FOR LANDSCAPE REQUIREMENTS. 2. THE PLANT LIST SHOWN, INCLUDING SPECIES AND QUANTITIES, IS BASED ON PRELIMINARY DESIGN DRAWINGS AND IS THEREFORE SUBJECT TO CHANGE. 3. ANY CHANGES TO PLANT MATERIAL USED TO MEET LANDSCAPE ORDINANCE REQUIREMENTS SHALL BE REVIEWED BY THE CITY OF MCKINNEY PRIOR TO INSTALLATION TO ENSURE THAT APPROVED PLANTS ARE BEING USED AND ARE ACCEPTABLE RELATIVE TO SIZE, SPACING AND QUANTITIES. 4. ALL PLANT MATERIALS ARE TO BE HIGH QUALITY AND SHALL MEET OR EXCEED GRADES AND STANDARDS SET FORTH BY THE TEXAS ASSOCIATION OF NURSERYMEN AND "AMERICAN STANDARDS FOR NURSERY STOCK". PLANT MATERIALS SHALL BE IN ACCORDANCE WITH THE SIZE, HEIGHT, SPREAD AND CONDITION REMARKS AS SHOWN IN THE PLANT LIST.						

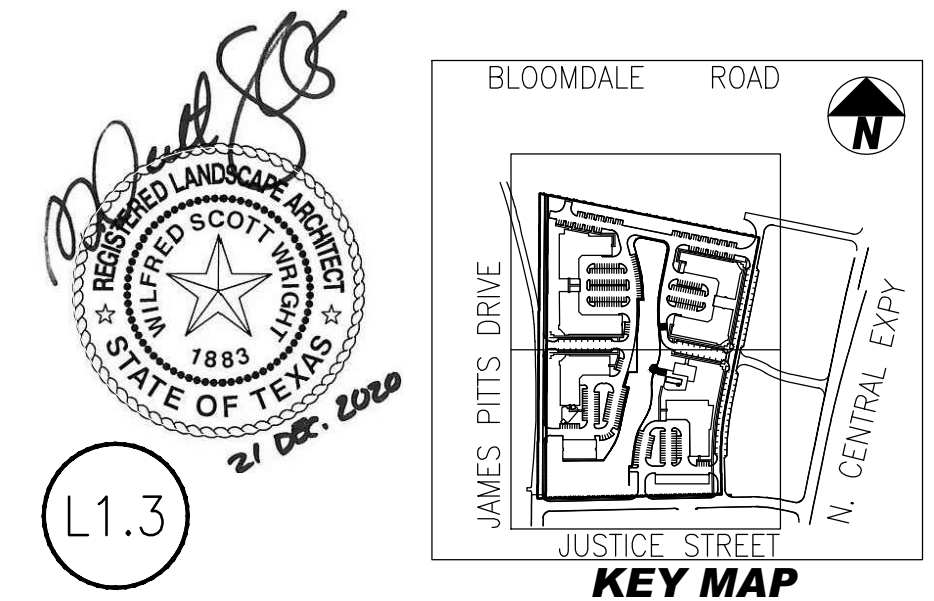


811
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UTILITY LOCATION NOTE:

THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND BASED ON EXISTING PLANS AND DATA FURNISHED BY UTILITY COMPANIES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES THAT MAY CONFLICT WITH CONSTRUCTION. CALL 1-800-344-8377 TWO WORKING DAYS PRIOR TO CONSTRUCTION FOR ONSITE LOCATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE, AT NO ADDITIONAL COST.



UEG FIRM REGISTRATION No. F5332		urban engineers group inc. 167 turtle creek Blvd., ste a dallas, texas 75207 (214) 252-1600 p.	
SITE LANDSCAPE REQUIREMENTS/PLANT LIST			
COLLIN SQUARE			
PROPERTY DEVELOPER: CAPSTAR REAL ESTATE ADVISORS 14881 QUORUM DR., STE 920 DALLAS, TX 75254 P: 214-599-1100	PROPERTY OWNER: DOUGLAS MOUSEL LANDPLAN DEVELOPMENT CORP. 5850 GRANITE PARKWAY SUITE 100 PLANO, TX 75024 P: 214-618-3811	PROPERTY ADDRESS: JUSTICE ROAD & JAMES PITTS DRIVE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS TJ MCDONALD SURVEY A-576	
DESIGN	DRAWN	DATE	SCALE
UEGi	UEGi	Dec 2020	N/A
SHEET NO.	CASE NO.	EXHIBIT	
1 OF 3	XX		

COLLIN SQUARE - MCKINNEY, TEXAS