

**CITY OF MCKINNEY, TEXAS
LANDSCAPE REQUIREMENTS**

Total Site Landscape: 4,553 sf (20%)
Total Streetyard Landscape: 2,092 sf (9%)

STREET TREES:
1 Tree Required per 40 lf of Frontage
Virginia Parkway - 105 lf / 40 = 3
Street Trees Required = 3
Street Trees Provided = 3

STREETYARD REQUIREMENTS:
Virginia Parkway: 20' Buffer Required & Provided

PARKING LOT TREES:
1 Tree Proposed within 65' of each parking Space
1 Tree Required per 10 Proposed Parking Spaces
15 / 10 = 2 Trees
Parking Lot Trees Required = 2
Parking Lot Trees Provided = 4

PARKING LOT SCREENING:
Parking Lots 100% screened with evergreen hedge to reach min. mature height of 36" within 2 years, as required.

Total Canopy Trees: 5 (100%)

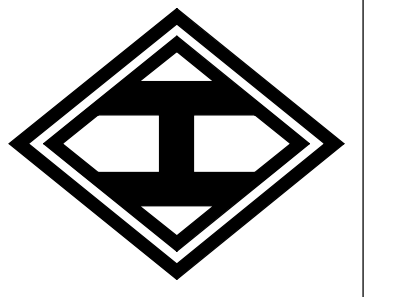
PLANT SCHEDULE

TREES	CODE	COMMON NAME / BOTANICAL NAME	CONT.	CAL.	SIZE	QTY
	QM	Monterey Oak / Quercus polymorpha 'Monterey'	CONT.	4"Cal	min. 12' ht.	4
	TD	Bald Cypress / Taxodium distichum	CONT.	4"Cal	min. 12' ht.	3
SHRUBS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	QTY		
	GA	Glossy Abelia / Abelia grandiflora	5 gal	71		
	YHD	Dwarf Yaupon / Ilex vomitoria 'Nana'	5 gal	24		
	WM	Wax Myrtle / Myrica cerifera 36" HT. @ PLANTING	7 gal	12		
SHRUB AREAS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	QTY		
	LA	Aztec Grass / Liriope muscari 'Aztec'	1 gal@ 15' oc	264		
GROUND COVERS	CODE	COMMON NAME / BOTANICAL NAME	CONT.	QTY		
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod	3,452 sf		

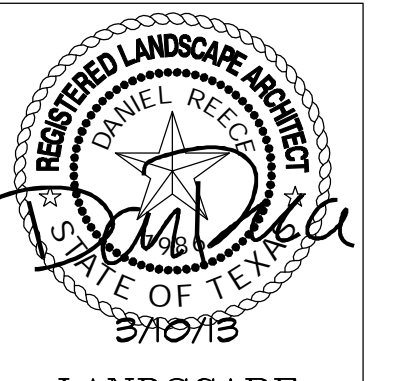
GENERAL LANDSCAPE NOTES

- The General Contractor is responsible for removing all vegetation and leaving all landscape areas at four inches below final grade. The Landscape Contractor will provide and spread a compacted four inch depth of a loamy topsoil to all turf areas - bringing these areas to top of curb / final grade (compact). The turf soil specification is not required for the large turf area on the West side of the parcel. The Landscape Contractor will provide and install a six inch depth of planting mix to all planting beds - crowning for proper drainage. (See specifications for more detailed instruction on turf area and planting bed preparation).
- A three inch depth of fine shredded hardwood mulch will be used as a topdressing for all planting beds and tree rings.
- Install 14 gauge, green steel edging between all planting beds and all turf areas. Also install edging between Asian Jasmine and all other plant materials.
- Install a 5 ounce weed barrier under all mulched areas - even individual tree rings.
- Landscape Contractor shall make own plant quantity take-offs using drawings, specifications, and plant schedule. Plant schedule requirements (i.e. spacing) dictate, unless otherwise directed by the landscape designer. Landscape Contractor to verify bed measurements and install appropriate quantities as governed by the plant spacing per the schedule. Ensure all minimum requirements of the local governing authority are met (i.e. minimum plant quantities).
- No substitutions of plant materials will be allowed. If plants are not available, the Landscape Contractor shall notify the Landscape Designer in writing (via proper channels). Plants may be inspected and approved or rejected on the jobsite by the Owner or Owner's Representative.
- Landscape Contractor is responsible for the landscape maintenance of this project for 90 days after final acceptance.
- All landscaped areas must be irrigated by an automatic underground irrigation system equipped with operating rain and freeze sensors.
- All bed areas must be separated from turf areas by steel edging.
- The property owner must maintain all landscaping in accordance with the landscape plan approved by the jurisdictional authority.
- An irrigation system shall be provided for all proposed landscape materials.
- Reference Civil plans for all utility data.

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BAHAMA BUCKS
LOT 2
VIRGINIA PARKWAY PROFESSIONAL
CENTER SOUTH
1.05 ACRES
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS



LANDSCAPE PLAN
DRAWN: SRH
DATE: 01/28/13
HEI #: 13-106
SHEET NO:
LP-1

EVERGREEN DESIGN GROUP
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