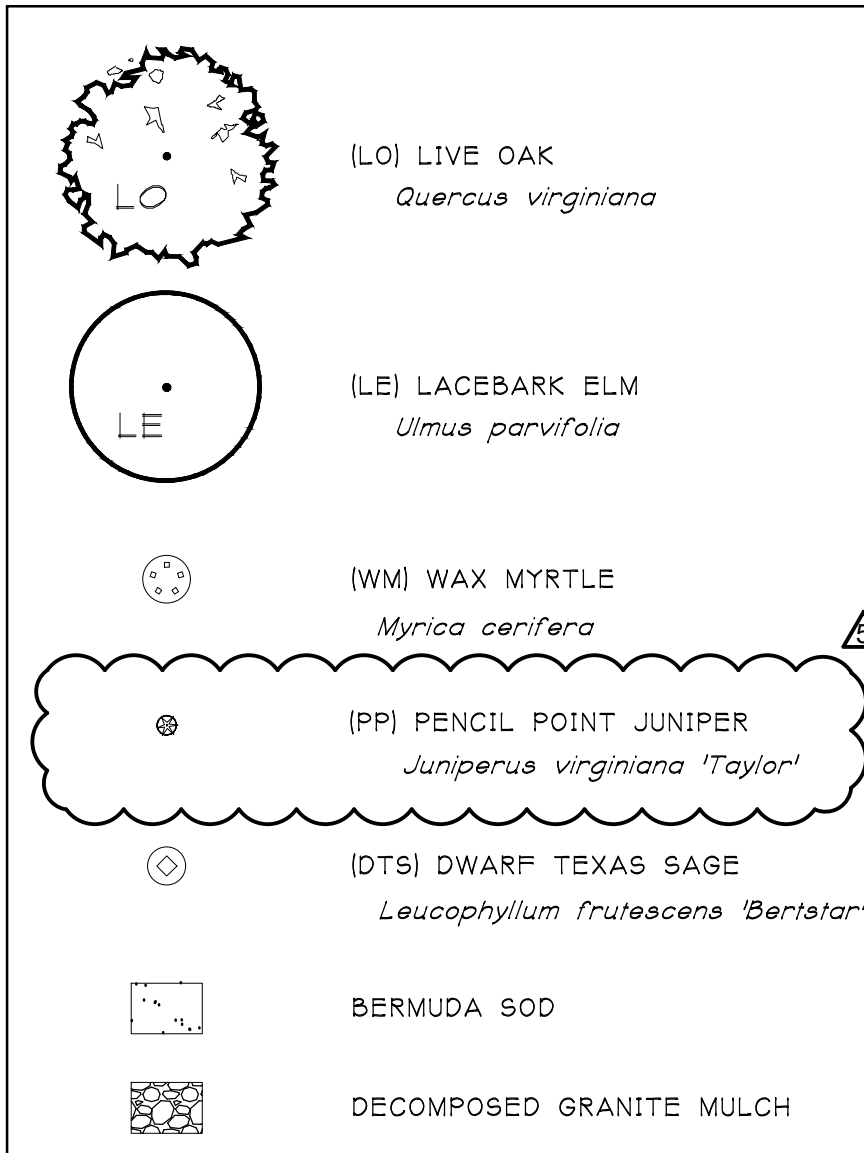


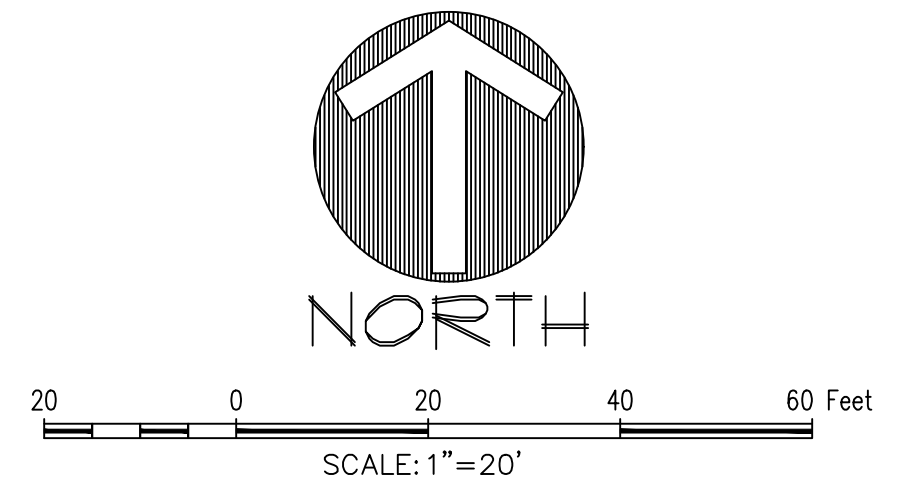
**PLANT LEGEND**



**LANDSCAPE NOTES:**

- Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
- Contractor is responsible for verifying location of all underground utilities prior to construction.
- It is the responsibility of the contractor to advise the owners representative of any condition found on site which prohibits installation as shown on these plans.
- All shrub and groundcover beds shall have a minimum of 3" of hardwood bark mulch.
- Landscape edging shall be located as noted on plan.
- Trees overhanging walks and parking areas shall have a clear trunk height of seven feet.
- Multi trunk and ornamental trees will be allowed in the city's right of way with staff approval only. Must be outside any visibility triangles.
- A visibility triangle must be provided at all intersections as required by the thoroughfare standards code. Trees will have a minimum clear trunk branching height of nine feet.
- All plant material shall be maintained in a healthy and growing condition and must be replaced with plant material of similar variety and size if damaged, destroyed, or removed.
- Landscape areas shall be kept free of trash, litter and weeds.
- An automatic irrigation system shall be provided to maintain all landscape areas. Over spray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Impact fees must be paid to the development services department for separate irrigation meters prior to any permit release.
- Irrigation Controller to have a Rain and Freeze Stat.
- All landscape is to be greater than 8 feet from all underground utilities.
- All areas of grading disturbance are to have grass reestablished at 75% coverage prior to letter of acceptance from the city. Means and methods of grass establishment and application of water for grass establishment are at the discretion of the owner and contractor.

\*The contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions not allow hydro-mulch, hydro-seeding, or sprigging (Stage 3 and Stage 4 water restrictions), an approved alternative for grassing shall be installed.



**PLANT LIST**

QUANT.	COMMON NAME	BOTANICAL NAME	SIZE	MIN. HT.	SPACE	REMARKS
5	LIVE OAK	Quercus virginiana	4" cal.	12'	Per Plan	Single Trunk
10	LACEBARK ELM	Ulmus parvifolia	4" cal.	12'	Per Plan	Single Trunk
11	WAX MYRTLE	Myrica cerifera	15gal.	5'-6'	5'-0" o.c.	Full, tree-form
13	PENCIL POINT JUNIPER	Juniperus communis 'Pencil Point'	15gal.	4'-5'	Per Plan	Full
41	DWARF TEXAS SAGE	Leucophyllum frutescens 'Bertalar'	5gal.	30"	36" o.c.	Dwarf

**City of McKinney  
LANDSCAPE REQUIREMENTS COMPLIANCE  
VILLAGE PARK - PHASE 1A**

**Landscape Buffer 4 Street Yard:**

A landscape buffer shall be provided adjacent to all public and private streets. The landscape buffer shall be a minimum of 20 ft. adjacent to the right-of-way.

Required: Minimum 20 ft. width  
Provided: 20 ft. width landscape buffer

Within the street yard, one 4" caliper canopy tree shall be provided per 40 linear feet of street frontage. At least 50% of required trees shall be canopy trees.

Required: 163 lf. / 40 = 5 trees  
Provided: 5 (4" caliper) canopy trees

At least 75% of the frontage of parking lots, adjacent to public right-of-way, within the street yard shall be screened from public streets with evergreen shrubs with a minimum height of 3 ft.

Required: 75% screening of parking lots from public streets  
Provided: At least 75% screening of parking lot from public streets with evergreen shrubs.

Evergreen shrubs (acceptable for six-foot screening) shall be provided around dumpster screening wall and the plant material shall be a minimum of 3 ft. in height at the time of planting.

Required: Evergreen screening shrubs planted around dumpster screening wall  
Provided: 17 evergreen screening shrubs to screen dumpster screening wall from public right-of-way

A landscape buffer shall be provided along all the common property line that is adjacent to zoned single-family residences. One canopy tree shall be provided per 40 linear feet of property line.

Required: 163 lf. / 40 = 5 trees  
Provided: 5 (4" caliper) canopy trees

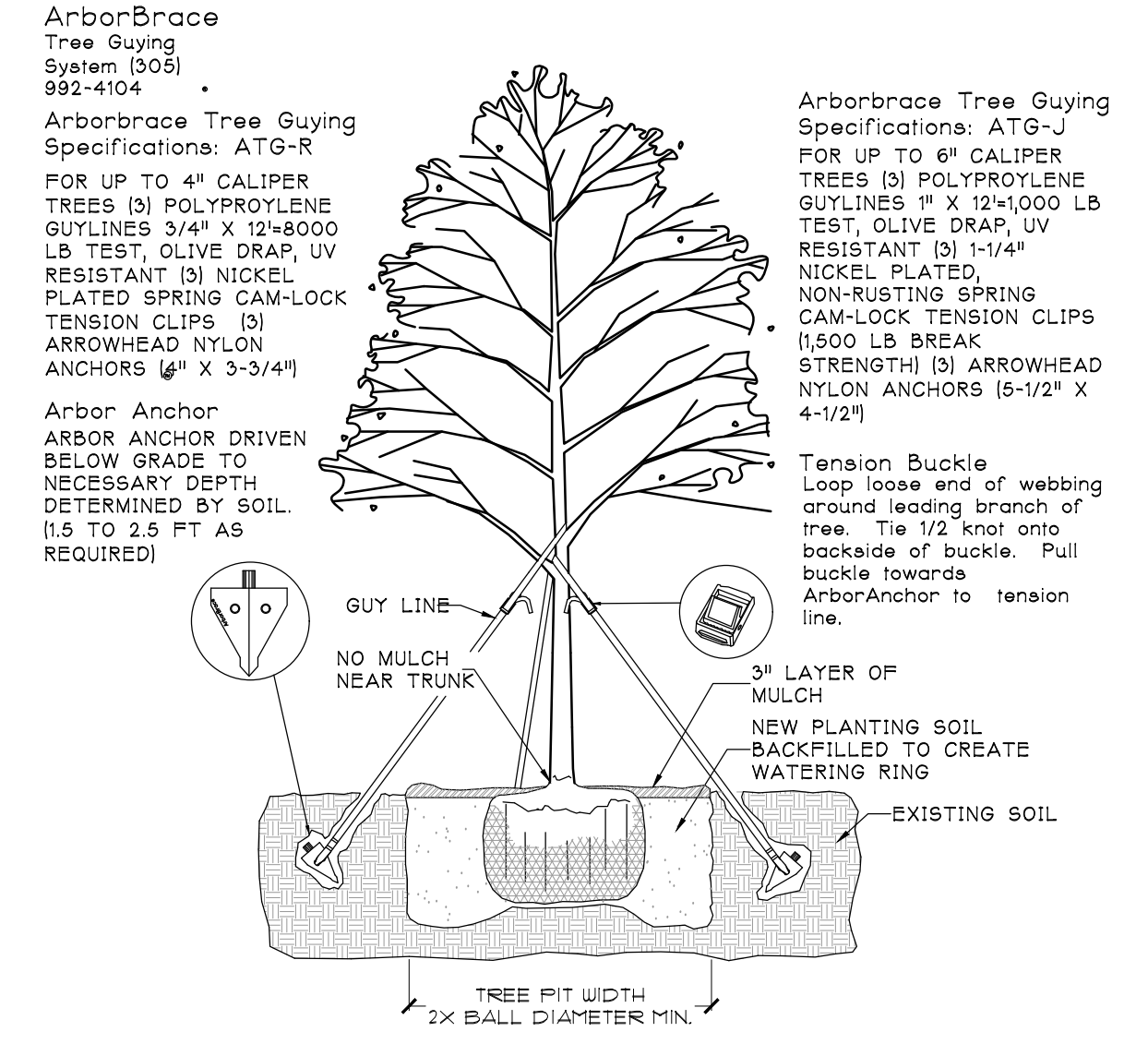
**Parking Lot Trees:**

Parking lot trees must be provided in each parking lot at a minimum average density of one canopy tree (4" caliper minimum) for every 10 parking spaces. There shall be a canopy parking tree within 65 ft. of each parking space and no landscape within 3' of a parking space.

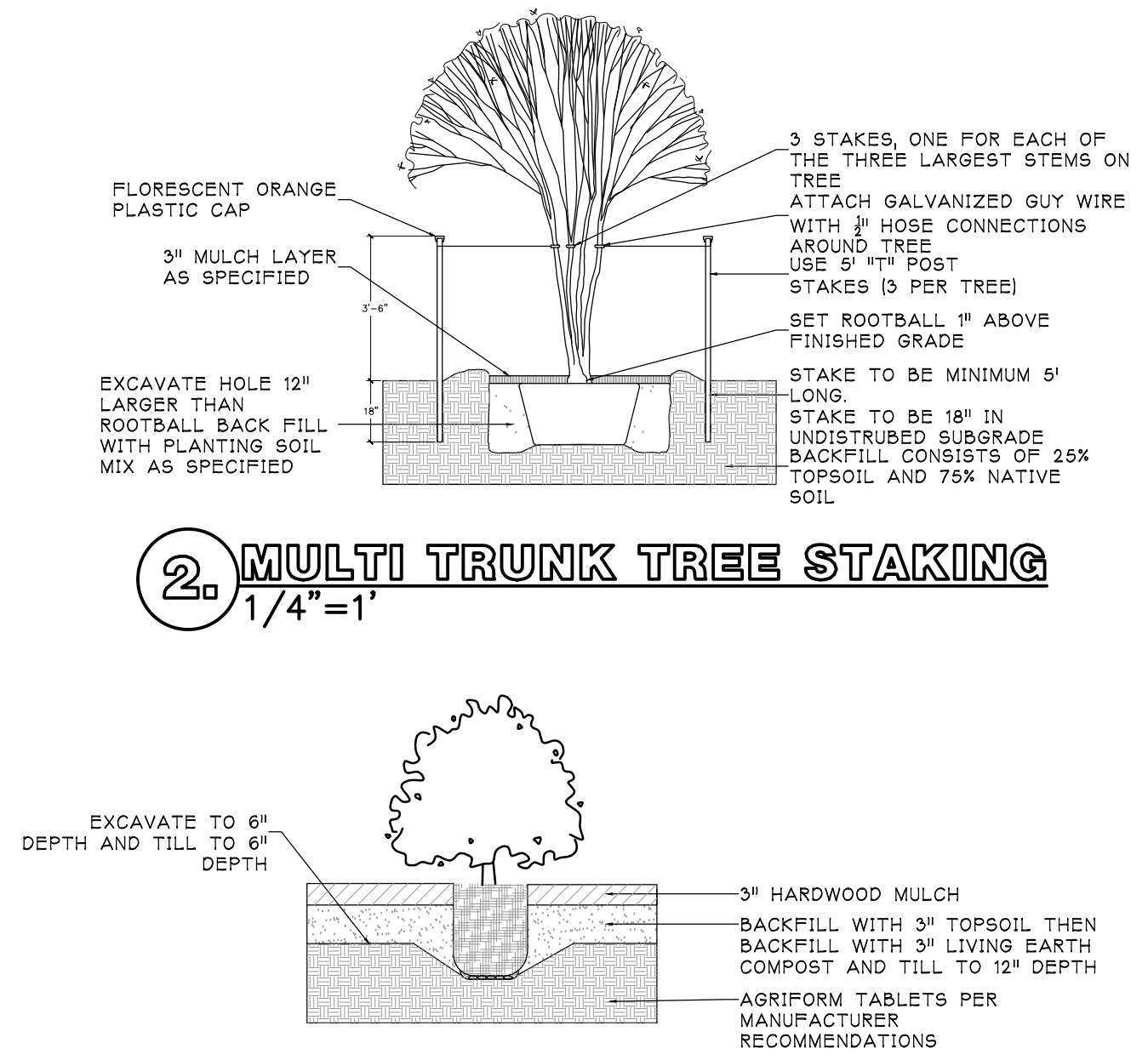
Required: 30 spaces / 10 parking spaces = 3 (4" caliper) canopy trees  
Provided: 3 (4" caliper) canopy trees

**Parking Lot Islands:**

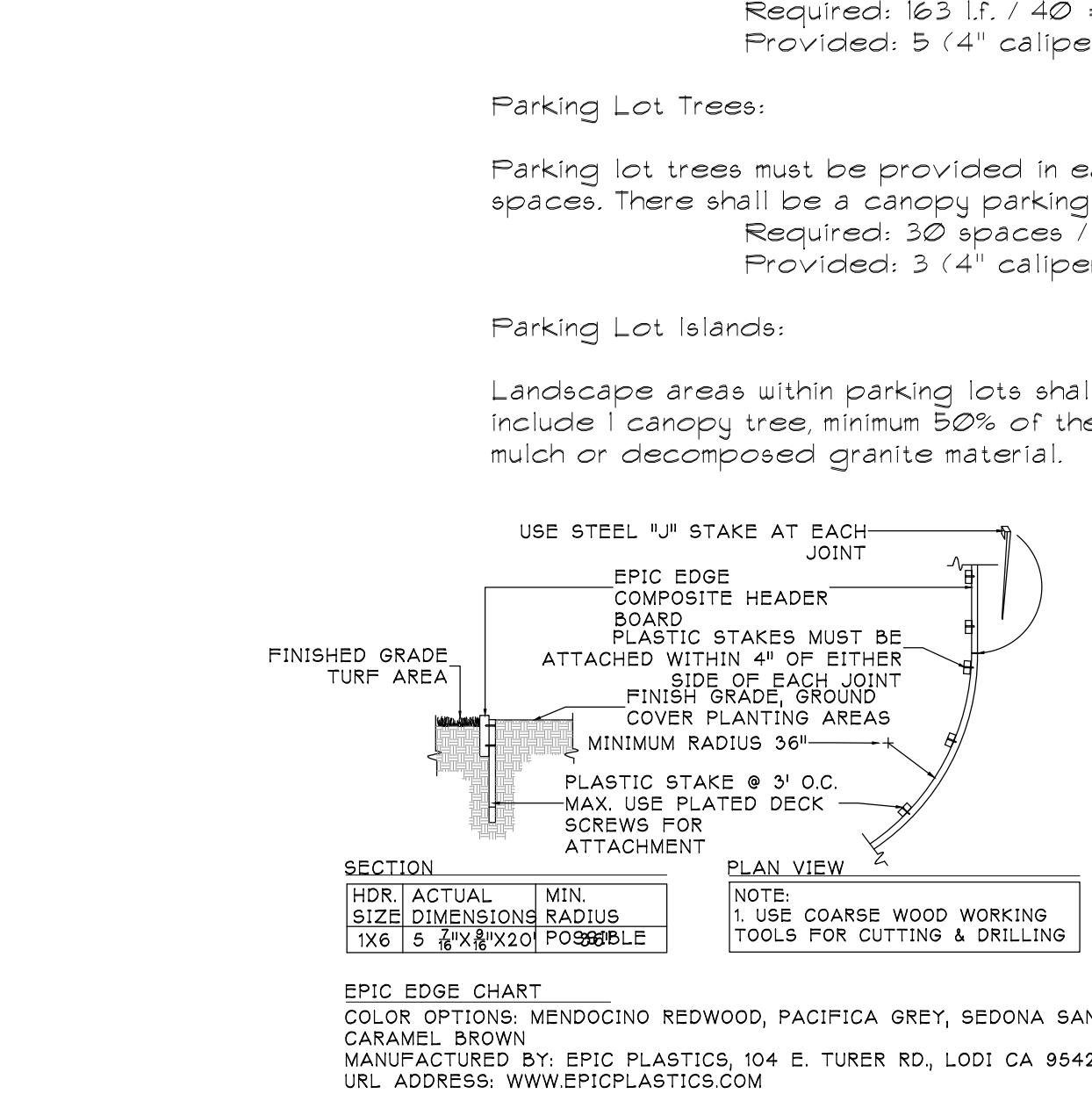
Landscape areas within parking lots shall be at least one parking space in size (162 sf.). A landscape island shall include 1 canopy tree, minimum 50% of the island covered with living plant material, and a maximum 50% of the parking island covered with bark mulch or decomposed granite material.



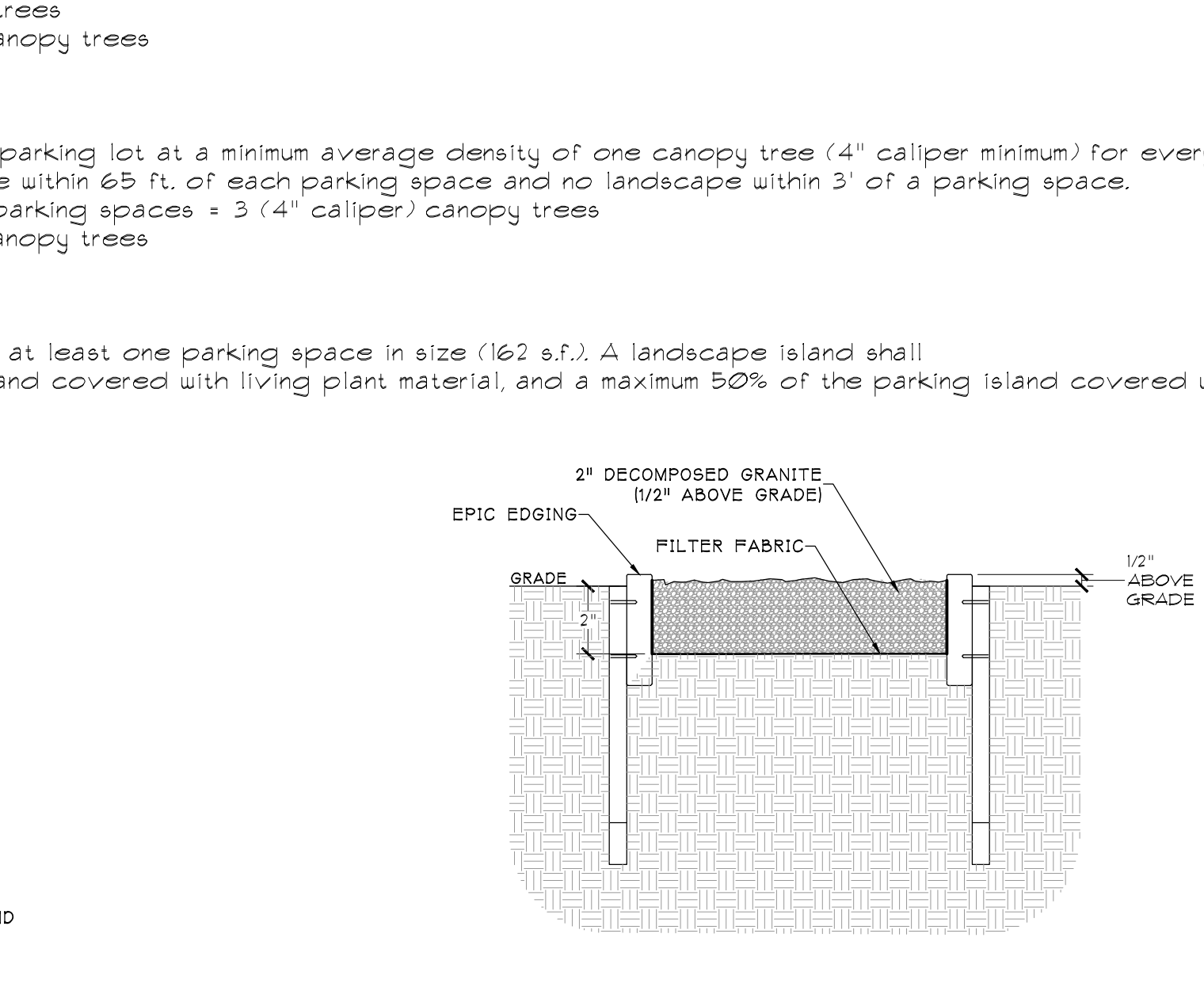
**1. ARBOR BRACE DETAIL**  
1/4"=1'



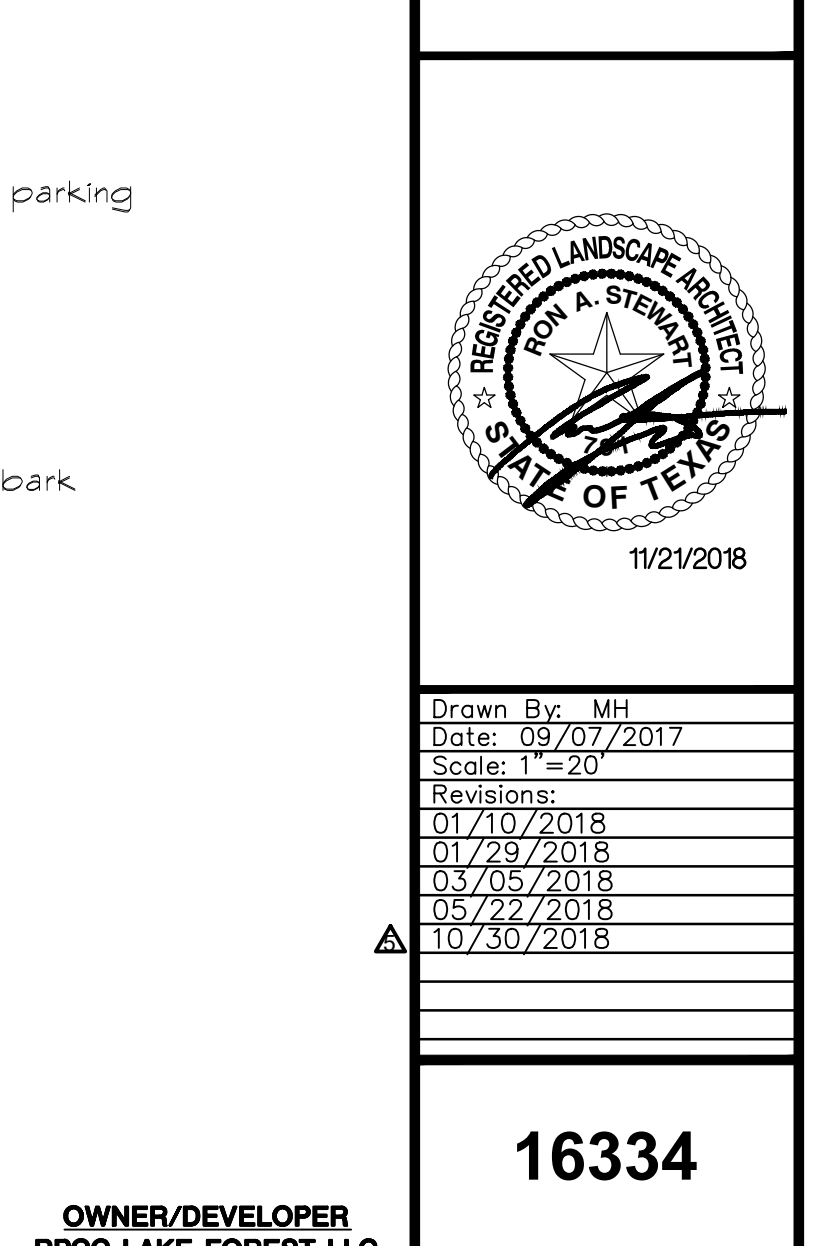
**2. MULTI TRUNK TREE STAKING**  
1/4"=1'



**3. SHRUB PLANTING DETAIL**  
1/2"=1'



**4. EPIC EDGE COMPOSITE HEADER BOARD**  
1/4"=1'



**5. DECOMP. GRANITE MULCH**  
3/4"=1'

The John R. McAdams Company, Inc.  
(DBA: GSA | McAdams)  
111 Hillside Drive  
Lewisville, Texas 75057  
972-496-8776 Fax  
2911 Community Center  
Road, McKinney, Texas 75062  
940-240-1012  
TBP#E: 19762 TBP#L: 10194440  
www.mcadamsco.com

**LAKE FOREST OFFICE PLAZA**  
Lot 18, Block A  
**VILLAGE PARK ADDITION**  
0.720 Acres  
in the  
OLIVER SURVEY, ABSTRACT NO. 392  
CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

**LANDSCAPE PLAN**



Drawn By: MH  
Date: 09/07/2017  
Scale: 1"=20'  
Revisions:  
01/10/2018  
01/29/2018  
03/05/2018  
05/22/2018  
10/30/2018

**16334**

**OWNER/DEVELOPER**  
RFGC LAKE FOREST LLC  
9830 COUNTY ROAD 288  
ANNA, TX  
Ph. 949-209-1988  
Contact: Bucky Gillett

**L1.0**

File: 3:10/17/2018 10:58:00 AM, User: RFGC, Plot: 16334, Scale: 1/4"=1', Date: 10/20/2018 8:55 AM, by: Magon