

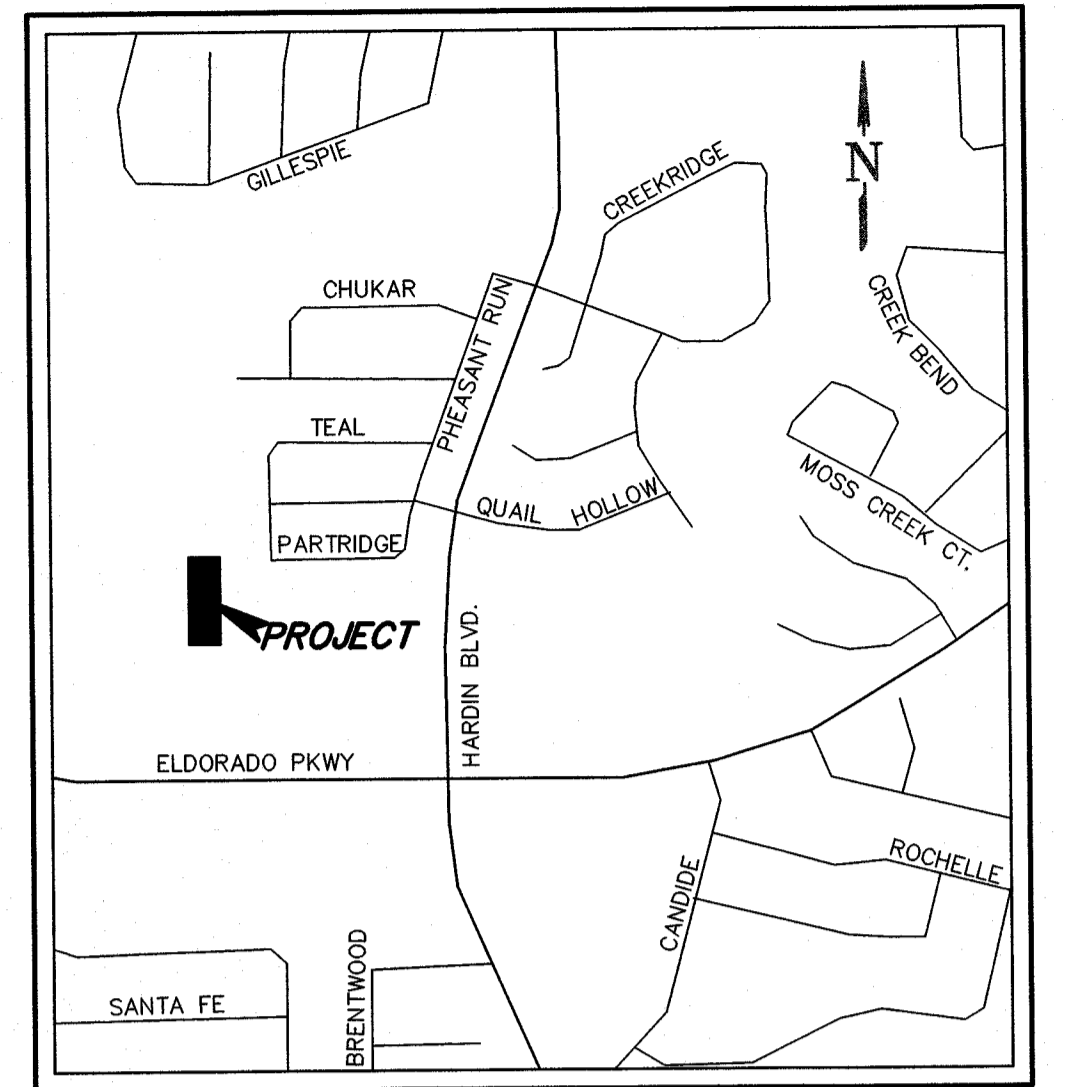
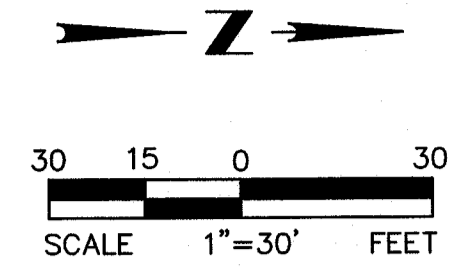
LAND USE: COMMERCIAL  
LOT 7R, BLOCK A  
THE HIGHLANDS ADDITION  
DOC. NO. 00-0041229  
P.R.C.C.T.

LAND USE: COMMERCIAL  
LOT 6, BLOCK A  
THE HIGHLANDS ADDITION  
DOC. NO. 99-0103986  
P.R.C.C.T.

LOT 12, BLOCK A  
MINOR REPLAT OF  
THE HIGHLANDS ADDITION  
DOC. NO. 99-0122658  
P.R.C.C.T.  
LAND USE: COMMERCIAL

LAND USE: COMMERCIAL  
LOT 11, BLOCK A  
MINOR REPLAT OF  
THE HIGHLANDS ADDITION  
DOC. NO. 99-0122658  
P.R.C.C.T.

McKINNEY FELLOWSHIP  
BIBLE CHURCH  
LAND USE: VACANT



LOCATION MAP  
MAPSCO: 360W  
N.T.S.

LEGEND

	EXISTING/PROPOSED FIRE LANE
	SOD - BERMUDA GRASS (Cynodon dactylon)

Landscaping Tabulations

Lot Area	86,051 sq. ft./1.975 ac.
Total area in permanent landscaping	21,355 sq. ft./0.490 ac. (25% of site)
Street yard in permanent landscaping	n/a
Number of required trees	15
Number of provided trees	15

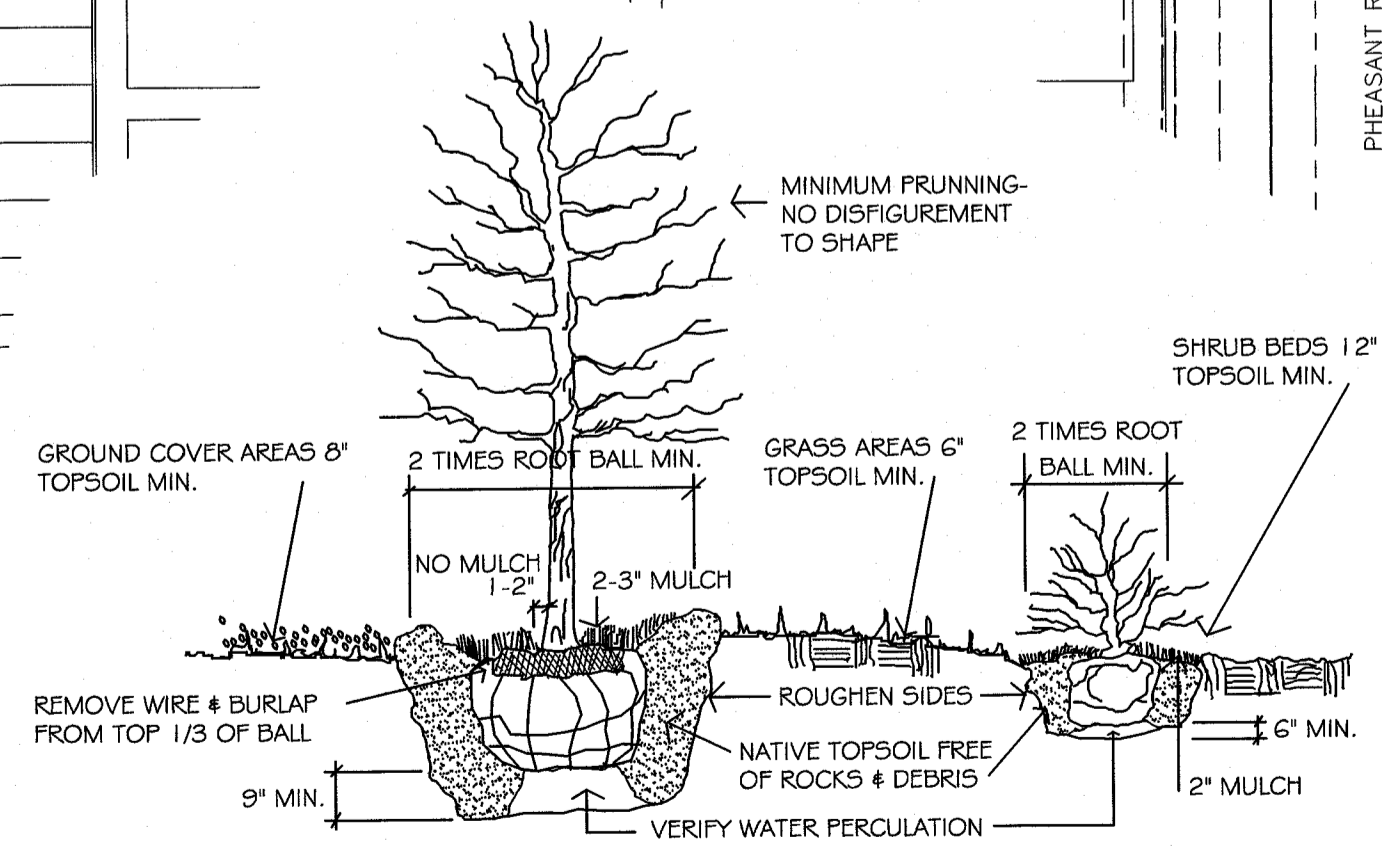
Plant List

Quantity	Scientific Name	Common Name	Size (at planting)
15	Quercus Shumardii	Shumard Red Oak	4" Caliper/12' Tall
9	Llex X Attenuate	Foster Holly	36" Height/5 GALLON CONTAINER
	Cynodon dactylon	Bermuda Grass	-

All Landscaping shall be installed as per City of McKinney, Texas SPECIAL REGULATIONS Section 146-135 "Landscape Requirements".

THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather-based controllers, and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.



GENERAL PLANTING & SOIL DETAIL

- TOPSOIL SHALL CONSIST OF A NATURAL, FERTILE, FRIABLE, SANDY LOAM CAPABLE OF SUPPORTING PLANT LIFE AND PROPAGATION.
- BED PREP TO CONSIST OF 2/3 TOPSOIL AND 1/3 INDUSTRY STANDARD SOIL CONDITIONER THOROUGHLY MIXED.

PLANTING NOTES:

- All Underground Utilities shall be located prior to beginning work.
- Landscape planting areas shall be free of debris and rocks larger than 3" in any direction.
- Topsoil shall consist of a natural, fertile, friable, sandy loam capable of supporting plant life.
- Bed Prep to consist of 2/3 topsoil and 1/3 industry standard soil conditioner thoroughly mixed.
- Cut & remove wire & burlap from top 1/3 of ball.

REV.	BY	DATE	DESCRIPTION

**LANDSCAPE PLAN**

**CAPITAL PLAZA ON ELDERADO**

CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

**MACATEE ENGINEERING**  
DAYTON MACATEE ENGINEERING, LLC  
(Tex. Reg. No. F-456)  
3519 MILES STREET  
DALLAS, TEXAS 75209  
TEL 214-373-1180 \* FAX 214-373-6580  
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DESIGNED	DRAWN	DATE	DWG FILE	PROJECT #	SHEET NO.
	PJF	09/04/14	WINGBASE.DWG	JJ-WING	LP

**RECEIVED**  
By Planning Department at 7:38 am, Sep 09, 2014