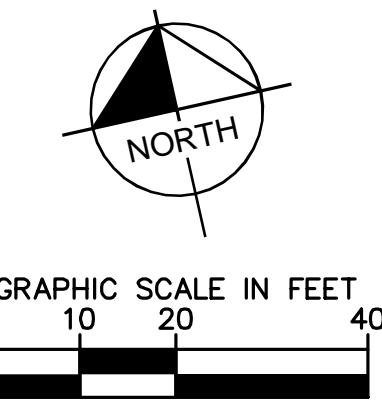


PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS	SOD
	QS	15	Quercus shumardii / Shumard Red Oak	4" cal, 12" ht, 4" spr	Full, Single Leader, Straight	
	UC	5	Ulmus crassifolia / Cedar Elm	4" cal, 12" ht, 4" spr	Full, Single Leader, Straight	
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS	SOD
	IN	21	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	36"ht, 20" spr, 36" oc	Full	
	MYR	38	Myrica pusilla / Dwarf Southern Wax Myrtle	24" ht, 18" spr, 24" oc	Full	
	RHA	137	Rhaptolepis indica / Indian Hawthorn	24" ht, 18" spr, 30" oc	Full	
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	SPACING	REMARKS
	TRA	312	Trachelospermum asiaticum 'Asiatic' / Asiatic Jasmine	Install	12" o.c.	Full

SOD	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
	SOD	TBD	Cynodon dactylon / Bermuda Grass	Solid, rolled tight sand filled joints, 100% weed, pest, and disease free
MULCH	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
	MULCH	TBD	Hardwood	Shredded, 3" depth minimum, trees within sod areas shall receive 4' diameter mulch ring



LANDSCAPE REQUIREMENTS (CITY OF MCKINNEY)

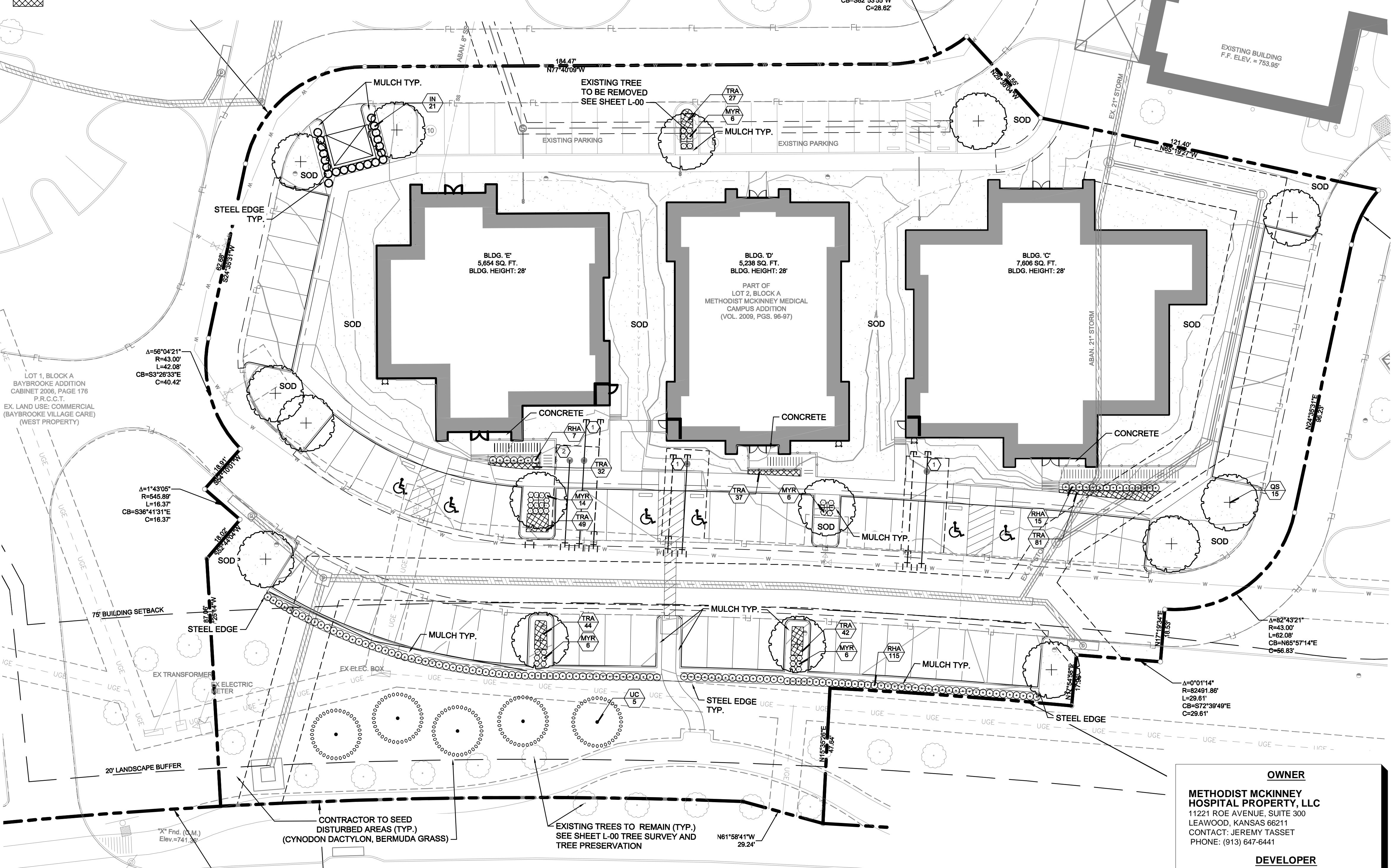
STREET YARDS-PERMANENT LANDSCAPE AREA	REQUIRED	PROVIDED
13,580 SF (15%)	2,037 SF (15%)	1,452 (11%) + 5,400 SF (40%) EXISTING
LIVING LANDSCAPE ACROSS SITE	8,875 SF (10%)	19,575 SF (25%) + 5,400 SF (6%) EXISTING
STREET TREES		
CANOPY TREE PER 40' OF FRONTAGE EL DORADO PKWY WEST (212 LF STREET FRONTAGE / 40) = 5.3 TREES	5 TREES	5 TREES
STONEBRIDGE DRIVE	N/A	N/A
CORNER CLIP ROW DEDICATION BUFFER PLANT MATERIAL (ADJ. TO MAJOR THROUGHFARE)	N/A	N/A
INTERNAL LANDSCAPE AREAS		
1 - 4' TREE WITHIN 65 FEET OF PARKING SPACE	YES	YES
1 - 4' TREE/ 10 PARKING SPACES	7 - 4' TREES (21')	15 - 4' TREES (36')
71 PARKING SPACES / 10 =	7 - 4' TREES (21')	15 - 4' TREES (36')
TOTAL LANDSCAPE TREES:	75%	100%
PARKING ADJACENT TO ROW TO BE SCREENED EL DORADO PARKWAY WEST	75%	100%
MINIMUM TOTAL TREES TO BE CANOPY	50%	100%
DUMPSTER SCREENING WALL TO BE BUFFERED	YES	YES
CANOPY TREE = 4' MIN. CALIPER, 12' HT ORNAMENTAL TREES = 2' CALIPER, 8' HT SHRUBS FOR SCREENING = 3' MIN HT, 3' MAX O.C. SHRUBS = 2' HT MIN	N/A	N/A

LANDSCAPE REQUIREMENTS (STONEBRIDGE RANCH)

PARKWAY PLANTINGS (DESIGN GUIDELINES 6.12)	REQUIRED	PROVIDED
N/A	N/A	N/A
PARKING LOT		
PARKING ROW TO BEGIN AND END WITH LA ISLAND	YES	YES
1 LA ISLAND / 10 CONSECUTIVE PARKING SPACES	YES	YES
1 LG CANOPY TREE PER ISLAND	15 CANOPY	15 CANOPY
SITE		
ENTRANCES ACCENTED AND HEAVILY LANDSCAPED	REQUIRED	N/A
FOUNDATION PLANTINGS AND ACCENTS	ENCOURAGED	N/A
SEASONAL COLOR	ENCOURAGED	N/A

LANDSCAPE NOTES:

- ALL LANDSCAPED AREAS ARE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL SEE 2900 SPECIFICATION.
- ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
- ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR BALLED AND BUR LAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL MATERIALS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR 1) TO VERIFY THE LOCATIONS OF UTILITY LINES AND ADJACENT TO THE WORK AREA 2) TO PROTECT OF ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY SCHEDULE AND PROTECTION BETWEEN DELIVERY AND PLANTING PER SPECIFICATIONS TO MAINTAIN HEALTHY PLANT CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULLY MAINTAINING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02900 SPEC.
- ANY PLANT MATERIAL WHICH IS DISEASED, DISTRESSED, DEAD, OR REJECTED PRIOR TO SUBSTANTIAL COMPLETION SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE MEETING ALL PLANT LIST SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02900 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A HARDWOOD MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A MINIMUM DEPTH OF FOUR INCHES.
- REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THIS PLAN IS TO BE IMPLEMENTED COOPERATIVELY WITH SWPPP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWPPP PLAN FOR THIS SITE.
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
- THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWPPP PLAN.
- ALL INVASIVE / EXOTIC SPECIES AND PROHIBITED TREE SPECIES SHALL BE REMOVED FROM SITE, INCLUDING ROOT BALLS TO THE EXTENT POSSIBLE WITH NO DAMAGE TO ADJACENT EXISTING TREES.
- EXISTING TREES TO BE CORRECTIVELY PRUNED BY A CERTIFIED ARBORIST WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT 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.



OWNER
METHODIST MCKINNEY HOSPITAL PROPERTY, LLC
 11221 ROE AVENUE, SUITE 300
 LEAWOOD, KANSAS 66211
 CONTACT: JEREMY TASSETT
 PHONE: (913) 647-6441

DEVELOPER
HUFFMAN BUILDERS, LP
 5880 ASH MILL DRIVE, SUITE 100
 PLANO, TEXAS 75024
 CONTACT: JERRY HUFFMAN
 PHONE: (214) 552-1445

ARCHITECT
CALLAWAY ARCHITECTURE
 1207 HAMPSHIRE LANE, SUITE 105
 RICHARDSON, TEXAS 75080
 CONTACT: SCOTT STONE
 PHONE: (214) 368-2525

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
 106 WEST LOUISIANA STREET
 MCKINNEY, TEXAS 75069
 CONTACT: JOSEPH HELMBERGER, P.E.
 PHONE: (469) 301-2585



WATER METER SCHEDULE

ID	TYPE	SIZE
1	DOMESTIC SERVICE	1 INCH
2	IRRIGATION	1.5 INCH

BENCHMARKS

BM #1
 SQUARE CUT ON CONCRETE CURB INLET, LOCATED APPROXIMATELY 69' NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EL DORADO PARKWAY WEST, AND ALSO BEING APPROXIMATELY 326.9' NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STONEBRIDGE DRIVE.
 ELEVATION = 747.50'

BM #2
 SQUARE CUT ON CONCRETE CURB INLET, LOCATED APPROXIMATELY 261.7' NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF EL DORADO PARKWAY WEST, AND ALSO BEING APPROXIMATELY 659.2' NORTHWESTERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STONEBRIDGE DRIVE.
 ELEVATION = 747.77'

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Kimley-Horn
 106 WEST LOUISIANA STREET, MCKINNEY, TX 75069
 PHONE: 469-301-2585
 WWW.KIMLEY-HORN.COM TX F-928

REVISIONS

No.	DATE	REVISIONS

LANDSCAPE PLAN

PROPOSED MEDICAL OFFICE FOR METHODIST HOSPITAL PROFESSIONAL OFFICE BUILDINGS

DATE: JUNE 2015
SCALE: AS SHOWN
DESIGNED BY: AMD
DRAWN BY: AMD
CHECKED BY: MDB

8/17/2015

TEXAS

MCKINNEY

SHEET NUMBER
L-01

RECEIVED
 By Planning Department at 2:32 pm, Jun 17, 2015