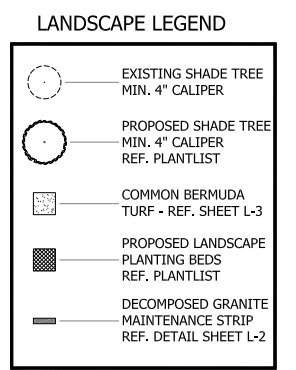
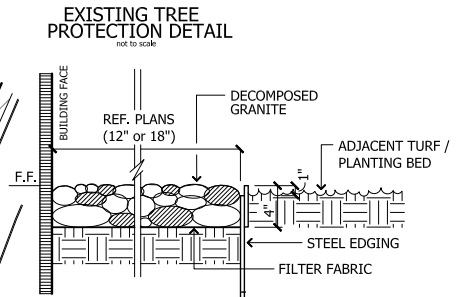
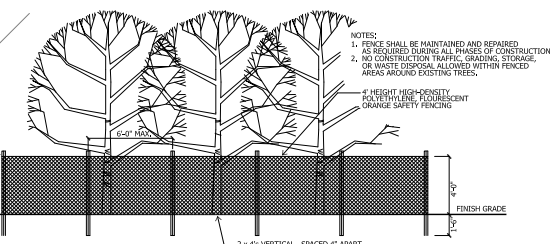
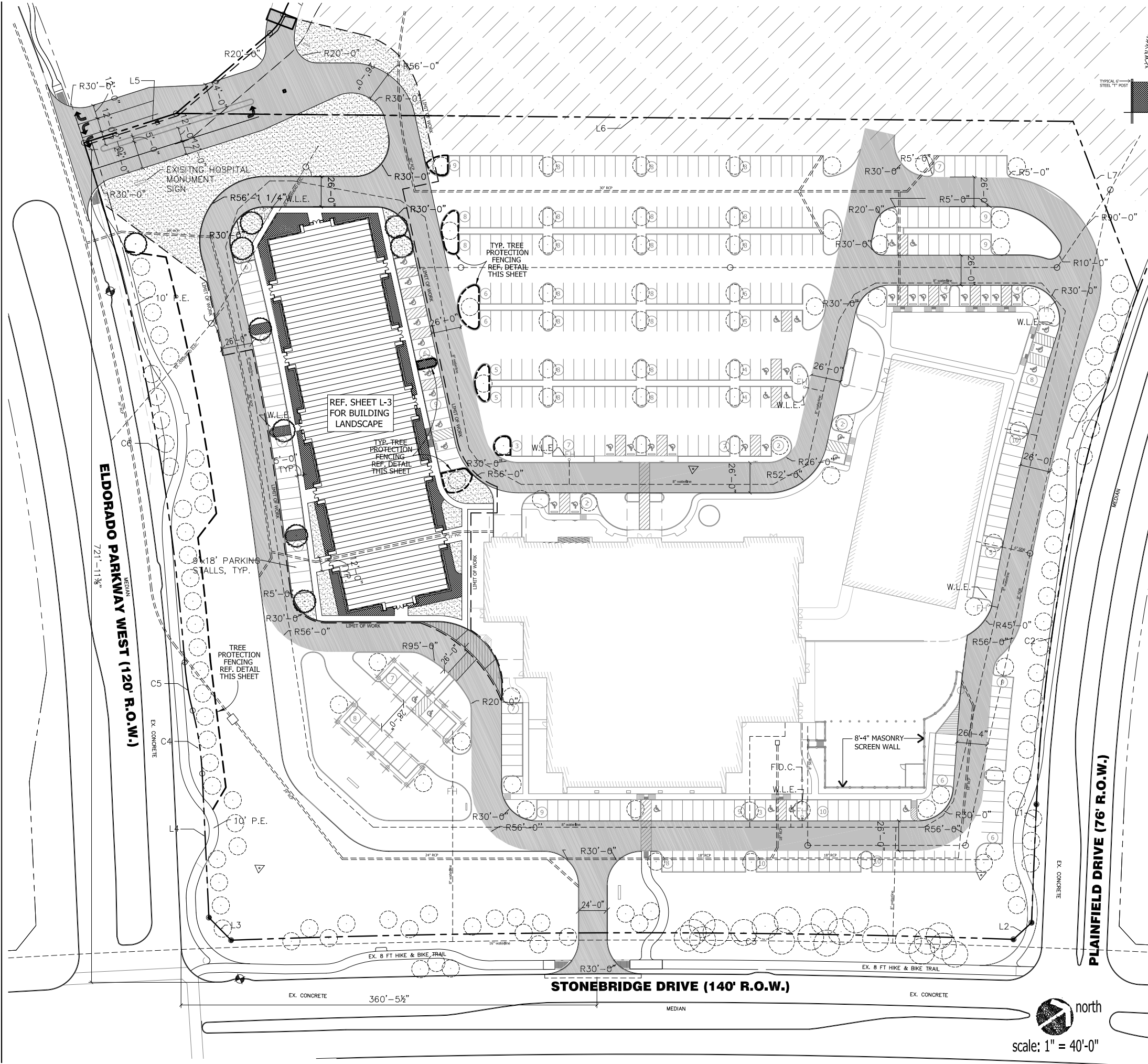


CAD FILE: c:\users\Bill Leeming\Documents\Drawings\Drawings\McKinney_MHS_Veg_Base-McK-MHS.dwg

PLOTTED:



SEC. 146-135 LANDSCAPING REQUIREMENTS

A. STREETYARD LANDSCAPING
 (AREA BETWEEN P.L. AND FRONT B.L.)

ELDORADO PARKWAY
 15% PERMANENT LANDSCAPE AREA REQUIRED
 42,097 landscape area = 80.65% LANDSCAPE AREA PROVIDED
 52,200 total streetyard

STONEBRIDGE DRIVE
 15% PERMANENT LANDSCAPE AREA REQUIRED
 40,138 landscape area = 76.13% LANDSCAPE AREA PROVIDED
 52,725 total streetyard

PLAINFIELD DRIVE
 15% PERMANENT LANDSCAPE AREA REQUIRED
 24,416 landscape area = 50.50% LANDSCAPE AREA PROVIDED
 48,350 total streetyard

B. SITE LANDSCAPING
 10% LIVING LANDSCAPE AREA REQUIRED
 TOTAL SITE
 662,276 landscape area = 63.49% LANDSCAPE AREA PROVIDED
 1,043,181 total site

NEW PROJECT LIMITS
 26,491 landscape area = 26.87% LANDSCAPE AREA PROVIDED
 98,585 total site

D. STREET TREES
 1 CANOPY TREE PER 20' FRONTAGE

ELDORADO PARKWAY
 approx. 683' = 34.15 = 34 LARGE TREES REQUIRED
 33 LARGE TREES EXISTING
 1 LARGE TREES PROPOSED

STONEBRIDGE DRIVE
 approx. 703' = 35.15 = 35 LARGE TREES REQUIRED
 41 LARGE TREES EXISTING

PLAINFIELD DRIVE
 approx. 563' = 28.15 = 28 LARGE TREES REQUIRED
 29 LARGE TREES EXISTING

E. PARKING AREA TREES
 1 CANOPY TREE AT TERMINUS OF EVERY PARKING ROW
 77 TREES REQUIRED
 79 TREES PROVIDED
 (8 PROPOSED TREES)
 (71 EXISTING TREES)



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PRELIMINARY ISSUE
 These documents are issued for interim review only and may not be used for bidding, permit or other construction purposes.
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 Arch: Chris W. Barnes Reg. No.: 10147
 Arch: John Orfield Reg. No.: 11164
 Arch: Andrew Bennett Reg. No.: 18129

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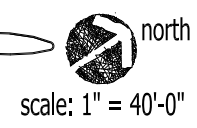
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revisions
 05.04.11 City Review Comments #2
 05.11.11 City Review Comments #3

This plan was received by the Planning Department on May 11, 2011.



title
LANDSCAPE PLAN
 project number 11040.100
 date 05.03.11
 sheet
L-1



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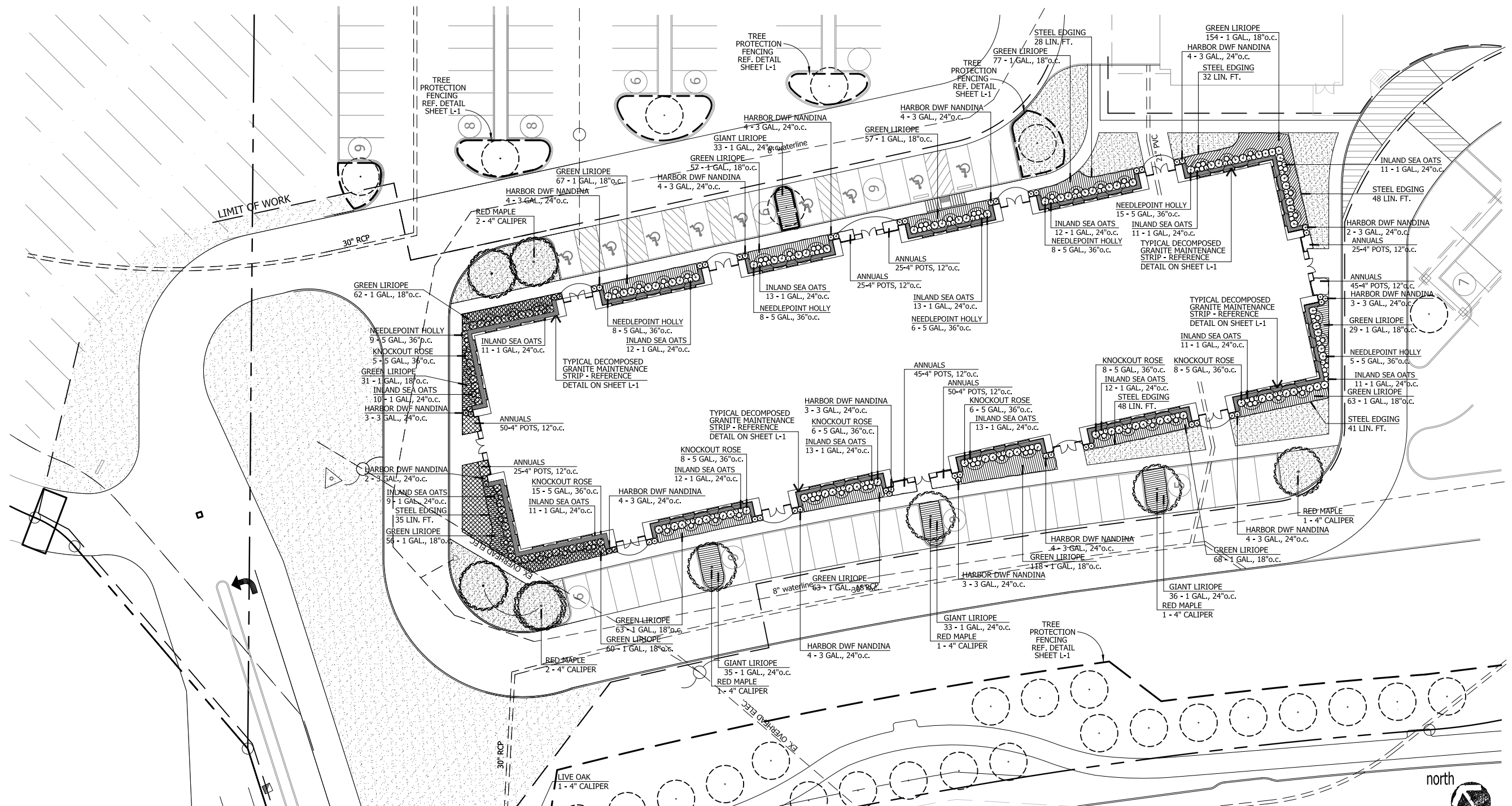
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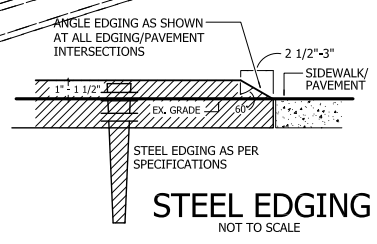
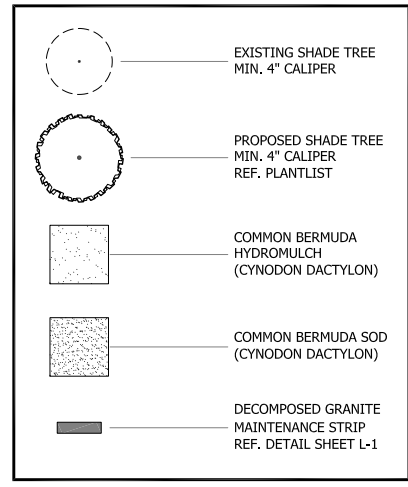
title
LANDSCAPE PLAN

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 sheet

L-2



LANDSCAPE LEGEND



PLANTLIST

MATERIAL	QNTY	SIZE	HT	SP	NOTES
RED MAPLE	8	4" CAL.	12-14'	6-7'	NURSERY GROWN
ACER RUBRUM VAR.					
LIVE OAK	1	4" CAL.	12-14'	6-7'	NURSERY GROWN
QUERCUS VIRGINIANA					
NEEDLEPOINT HOLLY	59	5 GAL.	30"	24"	FULL
ILEX CORNUTA 'NEEDLEPOINT'					
KNOCKOUT ROSE	56	5 GAL.	24"	20"	FULL
ROSA 'RADRAZZ'					
HARBOR DWF NANDINA	52	3 GAL.	18"	15"	FULL
ILEX CORNUTA 'BURFORDI' NANA					
INLAND SEA OATS	185	3 GAL.	15"	15"	FULL
CHASMANTHIUM LATIFOLIUM					
GIANT LIRIOPE	137	1 GAL.	12"	12"	FULL
LIRIOPE GIGANTEA					
GREEN LIRIOPE	1025	1 GAL.	10"	10"	FULL
LIRIOPE MUSCARI					
ANNUALS	290	4" POT			TYPE TO BE DETERMINED
STEEL EDGING	232	LIN. FT.			

LANDSCAPE NOTES

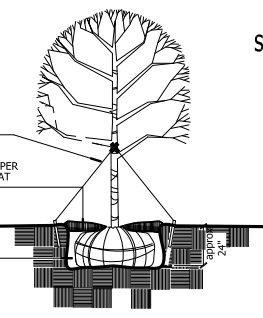
1. PLANT LIST FOR THIS SHEET ONLY (L-2).
2. PLANT LIST TO BE USED AS AIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES.
3. AFTER INSTALLATION OF STEEL EDGING, ALL BEDS SHALL BE TILLED TO A DEPTH OF 4-6", RAKING OUT ALL DEAD VEGETATION.
4. APPLY A 2-3" DEPTH OF ORGANIC MATERIAL OVER ENTIRE BED AND TILL INTO EXISTING SOIL. ORGANIC MATERIAL SHALL BE ONE OF FOLLOWING:
 VITAL EARTH COMPOST
 BACK-TO-EARTH SOIL CONDITIONER
 LIVING EARTH COMPOST
 SOIL BUILDING SYSTEMS COMPOST
 SILVER CREEK MATERIALS COMPOST
5. TOPDRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
6. ALL SHADE TREES SHALL BE PLANTED AS PER DETAIL THIS SHEET.
7. ALL PROPOSED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLER. IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

DRENCH WITH COMPOST TEA OR GARRETT JUICE AT TIME OF INSTALLATION

ARBOR TIE PROFESSIONAL TREE STAKING KIT - ONE KIT PER TREE

SHREDDED CEDAR MULCH - TAPER FROM 1/2" AT TRUNK TO 3-5" AT OUTSIDE EDGE OF TREE HOLE

EXISTING NATIVE SOIL BACKFILL ONLY



north
 scale: 1" = 20'-0"

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