-DG (240 SF)

LOT 7A-R-1, BLOCK A

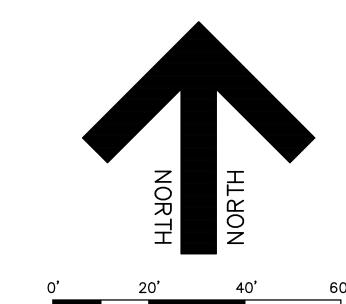
POWER HOUSE BUSINESS PARK

INST. NO. 20060222010000720

O.P.R.C.C.T.

ZONED: ML

BG



LANDSCAPE TABULATIONS 43,550 S.F. SITE AREA _ . 10% (4,355 SF) TOTAL LANDSCAPING REQUIRED_ TOTAL LANDSCAPING PROVIDED _ 24,450 (56%) __ 15% (4343 = 651 S.F.) STREET YARD LANDSCAPING REQUIRED (TO 25' BL.) 1,855 S.F. (43%) STREET YARD LANDSCAPING PROVIDED_ _ 20' (AS PROVIDED) MINIMUM STREET LANDSCAPE BUFFER REQUIRED _ 5' (AS PROVIDED) MINIMUM SIDE LANDSCAPE BUFFER REQUIRED _ PARKING LOT TREES REQUIREMENTS I AT TERMINUS OF PARKING ROWS AS PROVIDED I WITHIN 65' OF ALL PARKING . AS PROVIDED SHRUBS PROVIDED PARKING LOT SCREENING REQUIRED . TRASH ENCLOSURE SCREENING REQUIRED _ SHRUBS PROVIDED

LOT 1, BLOCK A
KENNETH O LESTER ADDITION CAB. I, PG. 583 P.R.C.C.T. ZONED: ML

PLANT SCHEDULE					
COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	SPACING	REMARKS
LIVE OAK	QUERCUS VIRGINIANA	5	3" CAL. MIN. 12" HGT	AS SHOWN	BALLED/BURLAP
CHINESE PISTACHIO	PISTACIA CHINENSIS	4	3" CAL. MIN. 12" HGT	AS SHOWN	BALLED/BURLAP
DWF BURFORD HOLLY	ILEX CORNUTA BURFORDII NANA	6	3' MIN HGT.	36"	CONTAINER
CLEYERA	TERNSTROEMIA GYMNANTHERA	12	3' MIN HGT.	48"	CONTAINER
BERMUDA GRASS	CYNADON DACTYLON	24,350 S.F.	_	_	SOD OR HYDROMULCH
DECOMPOSED GRANITE	_	815 S.F.	_	-	

GENERAL NOTES:

PP ●

1. LANDSCAPING SHOWN IS A MINIMUM TO MEET THE CITY OF McKINNEY LANDSCAPE ORDINANCE. ADDITIONAL LANDSCAPING MAY BE INSTALLED AS APPROVED BY THE CITY OF McKINNEY.

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

3. ALL REQUIRED LANDSCAPE ARES 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.

4. IRRGATION TO EXTEND A MINIMUM OF 15' EAST OF BUILDING AND PARKING AREAS IN REAR YARD, THE REMANDER OF REAR YARD MAY BE LEFT UNIRRIGATED.

LANDSCAPE LEGEND



PROPOSED LIVE OAK TREE (LO) (OR APPROVED EQUAL)

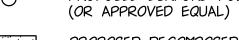


(OR APPROVED EQUAL)

PROPOSED CHINESE PISTACHIO TREE (CP)



(OR APPROVED EQUAL) PROPOSED BURFORD HOLLY SHRUB (DBH)



PROPOSED DECOMPOSED GRANITE (DG) (OR BARK MULCH SUBSTITUTE)

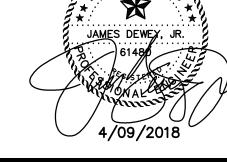


BERMUDA GRASS (BG)

REVISIONS:



2/19/18 | PER CITY REVIEW 3/13/18 | PER CITY REVIEW 4/9/18 | PER CITY REVIEW



CITY OF MCKINNEY ENGINEERING DEPARTMENT RELEASED FOR CONSTRUCTION

PRIOR TO CONSTRUCTION THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF MCKINNEY ENGINEERING DEPARTMENT AT 972-547-7420. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF MCKINNEY SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF MCKINNEY STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH.

DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

1508 MERCURY CIRCLE LOT 7AR3, BLOCK A POWER HOUSE BUSINESS PARK MCKINNEY, TEXAS

SHEET TITLE:

LANDSCAPE PLAN

ENGINEERS & CONSULTANTS, INC. TSBPE REGISTRATION NUMBER F-8527

ENGINEERS • SURVEYORS • LAND PLANNERS 2500 Texas Drive Suite 100 Irving, Texas 75062 Tel 972-252-5357 Fax 972-252-8958

DATE: JAN. 11, 2018 DRAWN BY: SAS SHEET NO. 1" = 20'

LOT 4, BLOCK A POWER HOUSE BUSINESS PARK

CAB. M, PG. 76 P.R.C.C.T.

ZONED: ML

SET TOP OF ROOT MASS I" HIGHER THAN FINISH GRADE 2" MULCH IF SPEC'D. EXCAVATE PLANTING HOLE 6" LARGER THAN ROOT BALL PLANTING MIX AS SPEC'D. SCARIFY 4" OF EXISTING SOIL AND RECOMPACT

SHRUB PLANTING DETAIL

NOT TO SCALE

—DG (175 S⊨)

— 24' FIRE LANE EASEMENT —

PLANTING NOTES:

I. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.

2. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES PER DRAWING AND SPECIFICATIONS BY LANDSCAPE DESIGNER PLANT QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE CONTRACTOR AND SHALL NOT BE CONSIDERED ABSOLUTE.

IRRIGATION

BG

— 24' MU|TUAL ACCESS ESMT.-

WEST 250.90'

DG (400 SF) -

3. ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6' ADDING PLANTING SOIL MIXTURE DURING PROCESS. THE LEVEL OF THE BED AREAS SHOULD BE LEFT 3" ABOVE THE PROPOSED FINISHED GRADE TO ALLOW FOR COMPACTION AND SETTLEMENT.

4. PLANTING SOIL MIXTURE FOR BED AREAS SHALL BE 50% EXISTING SOIL, 10% SHARP SAND 40% SOIL CONDITIONER (BACK TO EARTH OR EQUAL). 5. ALL TREES ARE TO BE STAKED AND GUYED THROUGH THE ONE YEAR WARRANTY AT WHICH

6. ALL BED AREAS SHALL BE SEPARATED FROM TURF AREAS USING RYERSON STEEL EDGING.

TIME THE OWNER SHALL DETERMINE IF REMOVAL IS NECESSARY.