

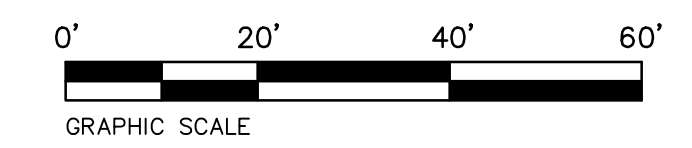
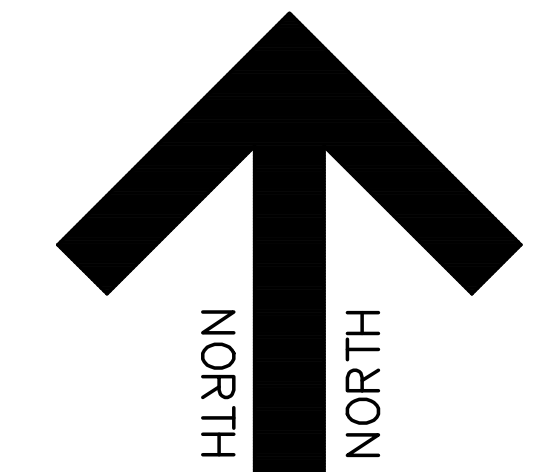
LOT 7B, BLOCK A
POWER HOUSE BUSINESS PARK
VOL. 2004, PG. 40785
P.R.C.C.T.
ZONED: ML

LOT 8, BLOCK A
POWER HOUSE BUSINESS PARK
CAB. M. PG. 76
P.R.C.C.T.
ZONED: ML

LOT 3, BLOCK A
POWER HOUSE BUSINESS PARK
CAB. M. PG. 76
P.R.C.C.T.
ZONED: ML

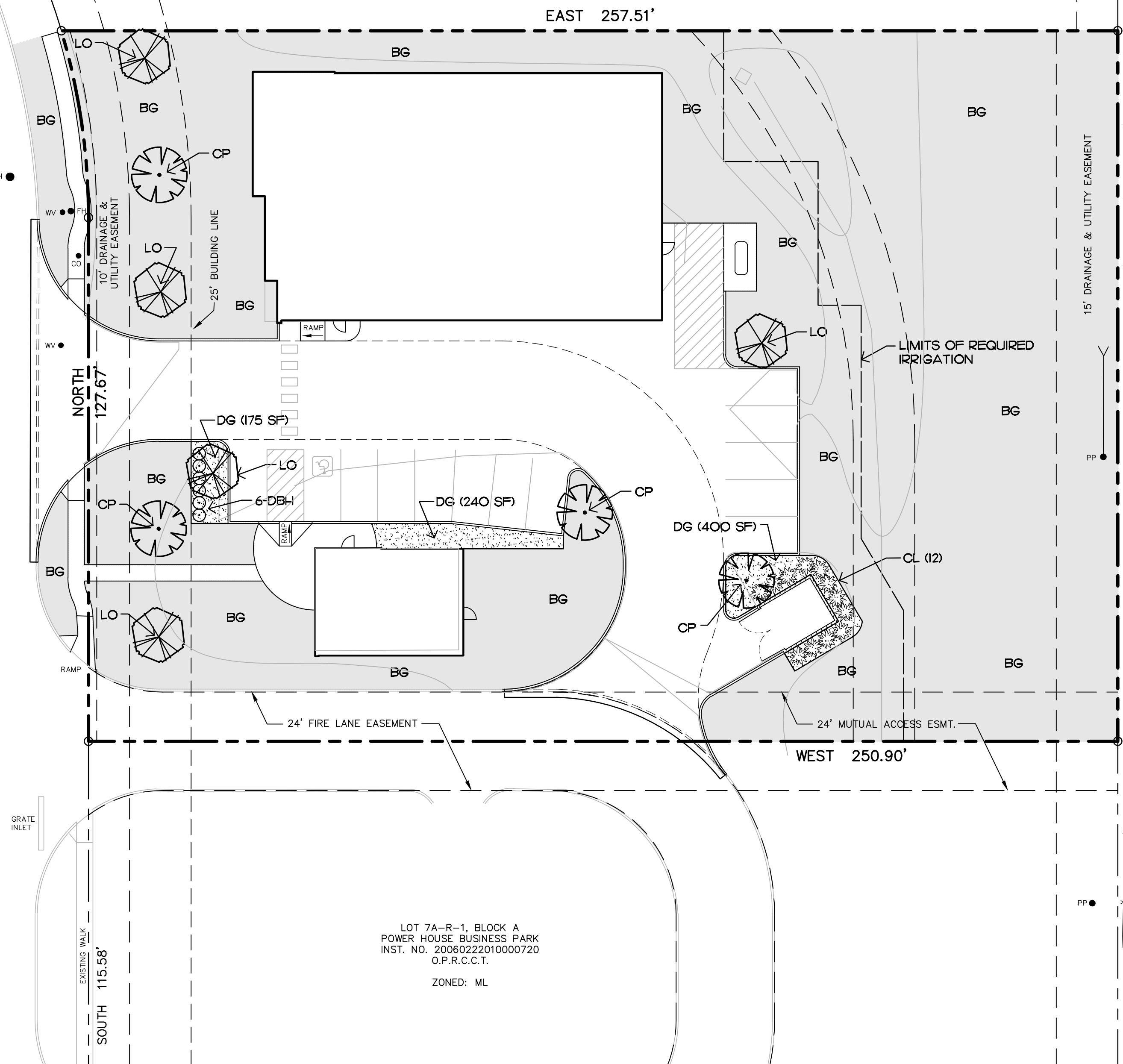
LOT 4, BLOCK A
POWER HOUSE BUSINESS PARK
CAB. M. PG. 76
P.R.C.C.T.
ZONED: ML

LOT 7A-R-1, BLOCK A
POWER HOUSE BUSINESS PARK
INST. NO. 20060222010000720
O.P.R.C.C.T.
ZONED: ML



MERCURY CIRCLE

(60 FOOT WIDE RIGHT-OF-WAY)



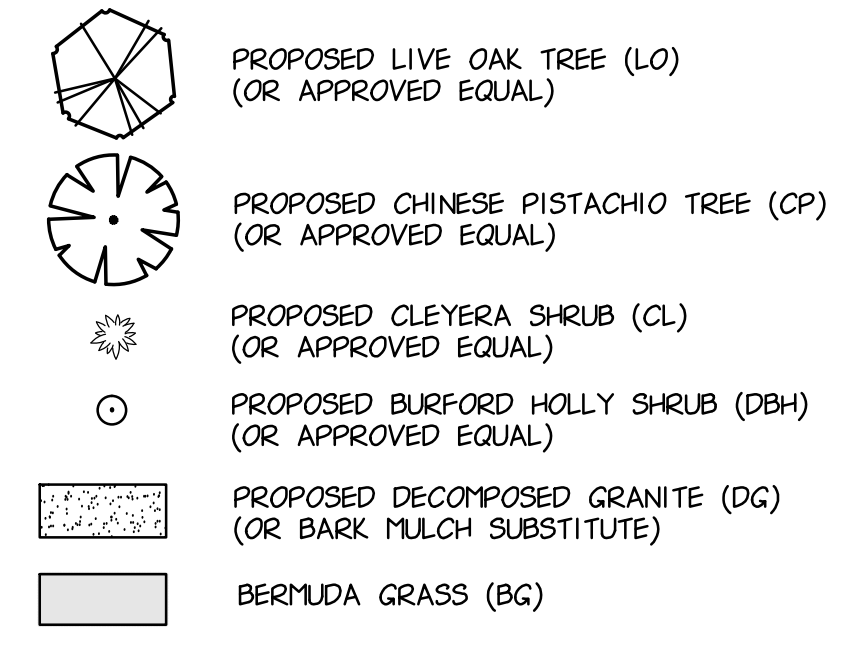
LANDSCAPE TABULATIONS	
SITE AREA	43,550 SF.
TOTAL LANDSCAPING REQUIRED	10% (4,355 SF)
TOTAL LANDSCAPING PROVIDED	24,450 (56%)
STREET YARD LANDSCAPING REQUIRED (TO 25' BL.)	15% (4,343 = 651 SF.)
STREET YARD LANDSCAPING PROVIDED	1,855 SF. (43%)
MINIMUM STREET LANDSCAPE BUFFER REQUIRED	20' (AS PROVIDED)
MINIMUM SIDE LANDSCAPE BUFFER REQUIRED	5' (AS PROVIDED)
PARKING LOT TREES REQUIREMENTS	
1 AT TERMINUS OF PARKING ROUS	AS PROVIDED
1 WITHIN 65' OF ALL PARKING	AS PROVIDED
PARKING LOT SCREENING REQUIRED	SHRUBS PROVIDED
TRASH ENCLOSURE SCREENING REQUIRED	SHRUBS PROVIDED

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.	-	-	-

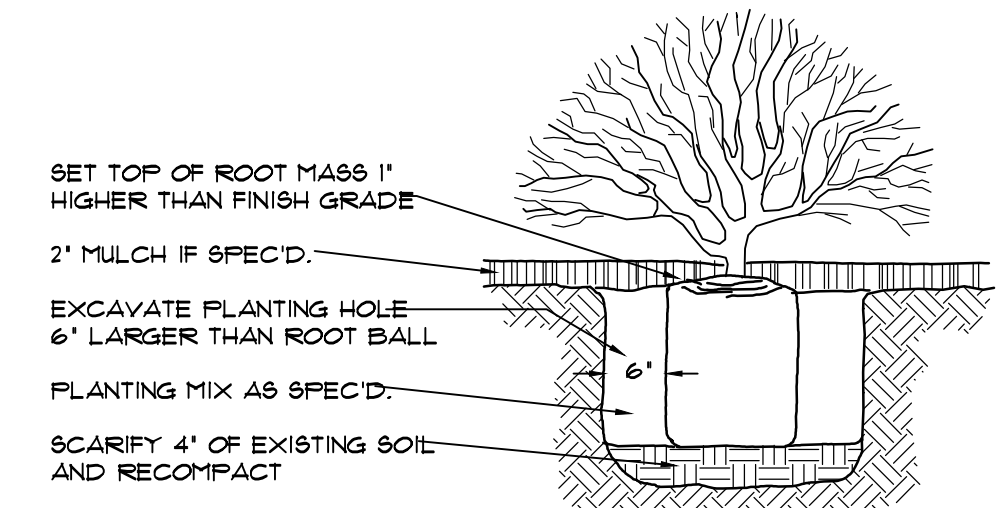
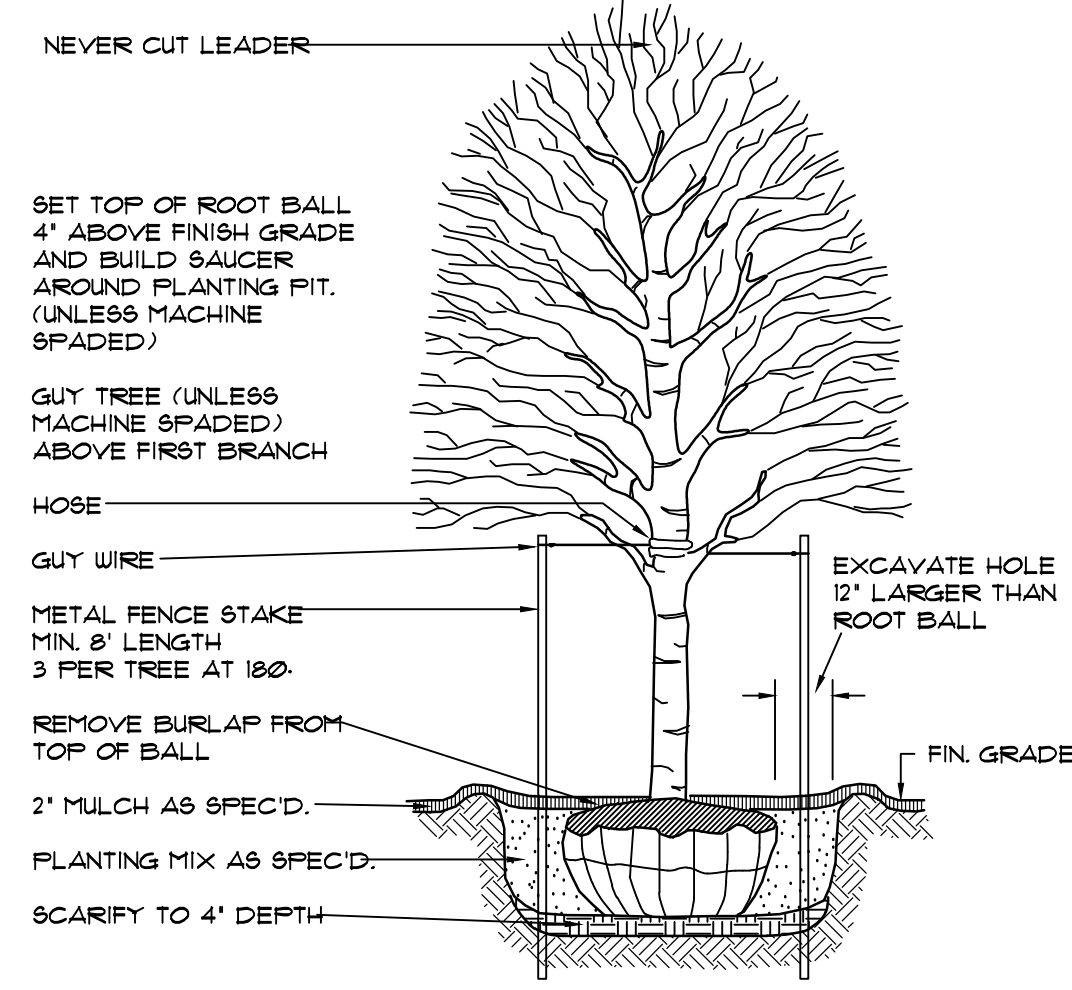
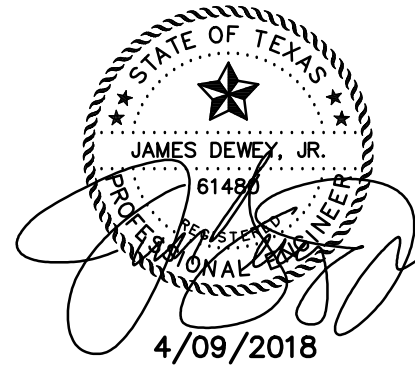
GENERAL NOTES:

- 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.
- 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.
- 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.
- IRRIGATION TO EXTEND A MINIMUM OF 15' EAST OF BUILDING AND PARKING AREAS IN REAR YARD, THE REMAINDER OF REAR YARD MAY BE LEFT UNIRRIGATED.

LANDSCAPE LEGEND



REVISIONS:	
2/19/18	PER CITY REVIEW
3/13/18	PER CITY REVIEW
4/9/18	PER CITY REVIEW



PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR IN ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
- 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.
- ALL BED AREAS SHALL BE ROTOTILLED TO A DEPTH OF 6\"/>

**CITY OF MCKINNEY
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION**

DATE _____ BY _____

PRIOR TO CONSTRUCTION THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF MCKINNEY ENGINEERING DEPARTMENT AT 972-547-7429. 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.

SHEET TITLE:
LANDSCAPE PLAN

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

JDJR PREPARED BY:
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.
SCALE: 1" = 20'	CHECKED BY: JDJR	L1 OF 1