

NOTE: ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPORATION (ET) WEATHER BASED CONTROLLER AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR



08.08.2016

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 alternate for grassing shall be installed

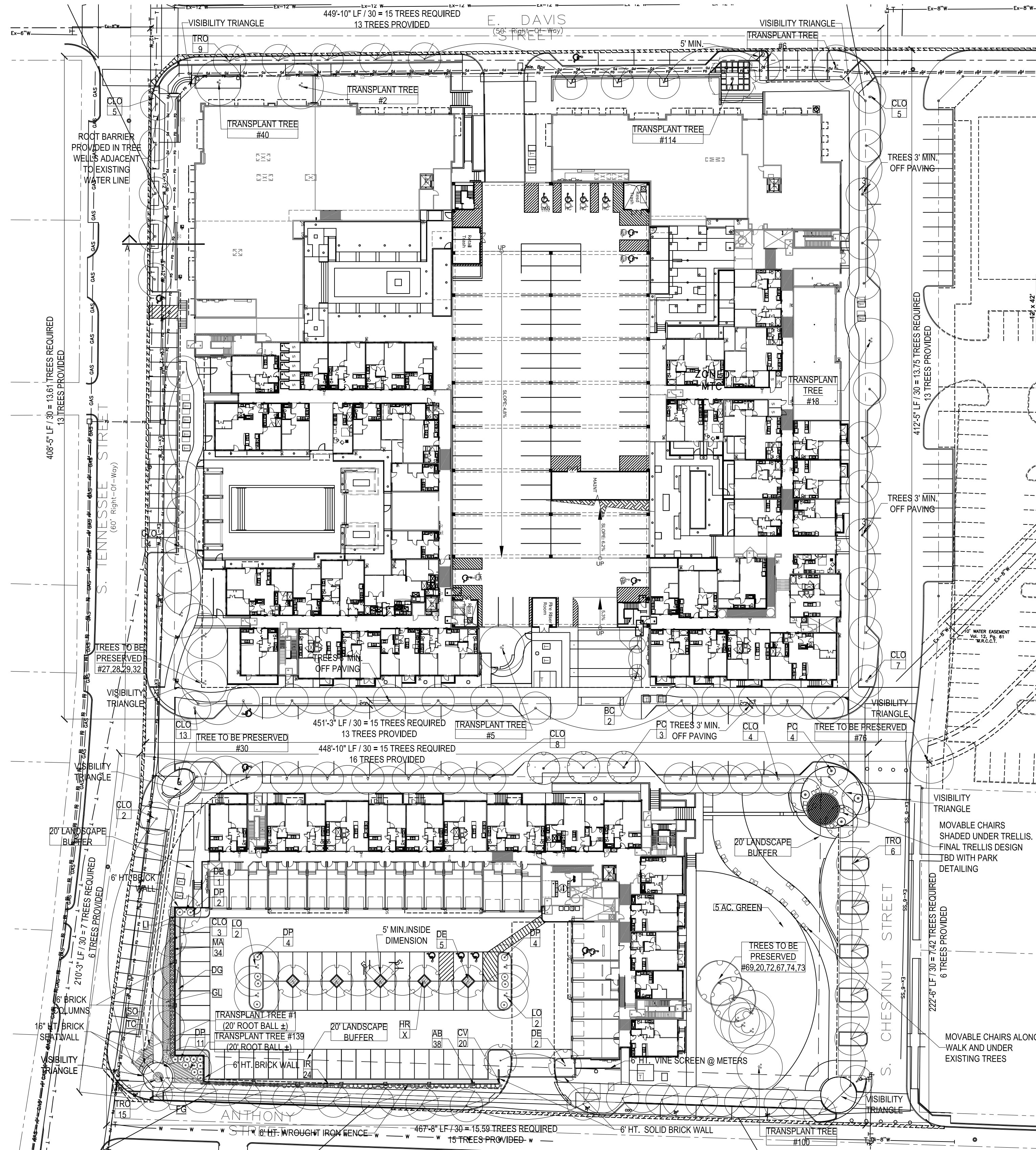
McKINNEY SITE PLAN SUBMITTAL PLANT SCHEDULE

QTY TREES	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS	POSSIBLE FULL-GROWN CANOPY SIZE
48	CLO	Cathedral Live Oak	Quercus virginiana 'Cathedral'	4" caliper	B&B or 100 Gallon Cont., 12'-14" ht., 5'-6" sp., single straight trunk, matched	50' to 70' ht x 30' - 40' spread
8	DE	Drake Elm	Ulmus parvifolia 'Drake'	4" caliper	B&B or 100 Gallon Cont., 10'-11" ht., 7'-8" sp., single straight trunk	40' to 50' ht x 45' - 55' spread
4	BC	Bald Cypress	Taxodium distichum	3" caliper	B&B or 100 Gallon Cont., 12'-14" ht., 5'-7" sp., single straight trunk, matched	60' to 80' ht x 25' - 35' spread
30	TRO	Texas Red Oak	Quercus texana	4" caliper	B&B or 100 Gallon Cont., single straight trunk, 10'-11" ht., 6'-7" sp.	40' to 70' ht x 25' - 45' spread
4	LO	Live Oak	Quercus virginiana	4" caliper	B&B or 100 Gallon Cont., 12'-13" ht., 6'-7" sp., single straight trunk	40' to 80' ht x 60' - 100' spread
7	PC	Pond Cypress	Taxodium distichum	3" caliper	B&B or 100 Gallon Cont., 11'-13" ht., 4'-6" sp., single straight trunk, matched	50' to 60' ht x 10' - 15' spread
SHRUBS						
	MA	Oregon Grape	Mahonia aquifolium	5 gallon	30"-36" ht., 22"-26" sp., full, well rooted, 30" o.c. spacing	
	AB	Edward Goucher Abelia	Abelia x 'Edward Goucher'	5 gallon	30"-36" ht., 20"-28" sp., full, well rooted, 30" o.c. spacing	
PERENNIALS						
	IR	Iris	Iris "Sugar Snaps"	3 gallon	full pot, well rooted, 18" o.c. spacing	
VINES						
22	CV	Crossvine	Bignonia capreaolata L.	5 gallon	Staked, 42" ht., 5 runners min., full, well rooted	

TREE MITIGATION TABULATIONS

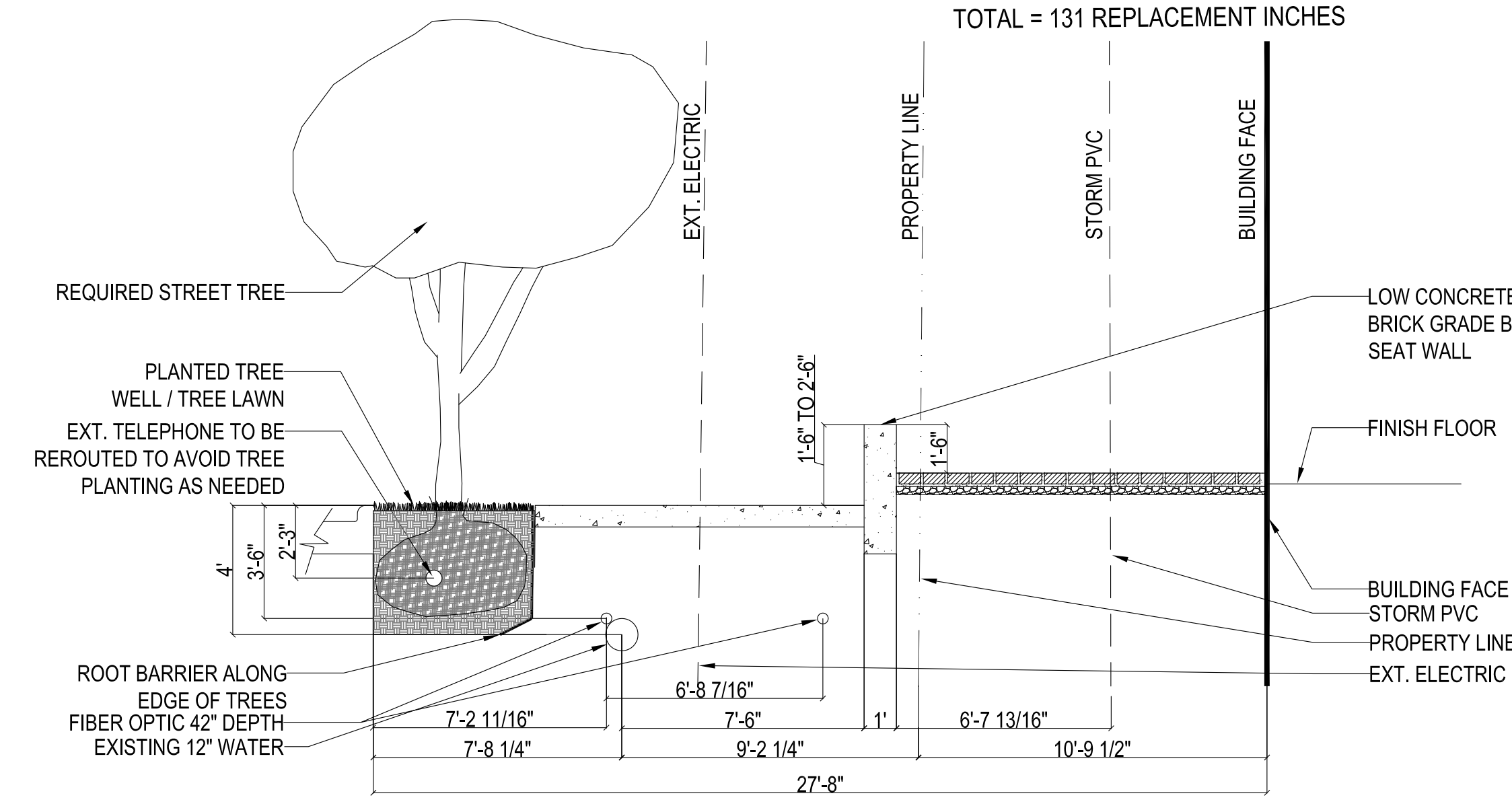
X (R)	CALIPER INCHES REMOVED BUT NOT REQUIRED TO BE MITIGATED	1012"
M (M)	CALIPER INCHES TO BE MITIGATED	72"
O (P)	CALIPER INCHES TO BE PRESERVED (SEE SHEET LP10.00)	234"
T (T)	CALIPER INCHES TO BE TRANSPLANTED	149"
TOTAL INCHES SURVEYED - 1467 CALIPER INCHES		

MITIGATION REQUIREMENTS:
13 CALIPER INCHES AT 1:1 = 13 REPLACEMENT INCHES
59 CALIPER INCHES AT 2:1 = 118 REPLACEMENT INCHES
TOTAL = 131 REPLACEMENT INCHES



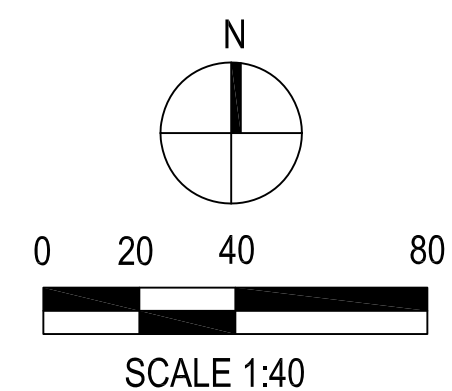
01 PLANTING PLAN

SCALE: 1 TO 40



02 SECTION A - TENNESSEE ST. @ RETAIL

SCALE: 1/4"=1'-0"



Downtown McKinney
McKinney, Texas
Landscape Plan



Project Number: 10-010.0
Drawn By: FC
Landscape Plan 08.08.2016

Revision Date
1 06.13.2016

LANDSCAPE PLAN

LP 10.00

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By Planning Department at 7:57 am, Aug 09, 2016