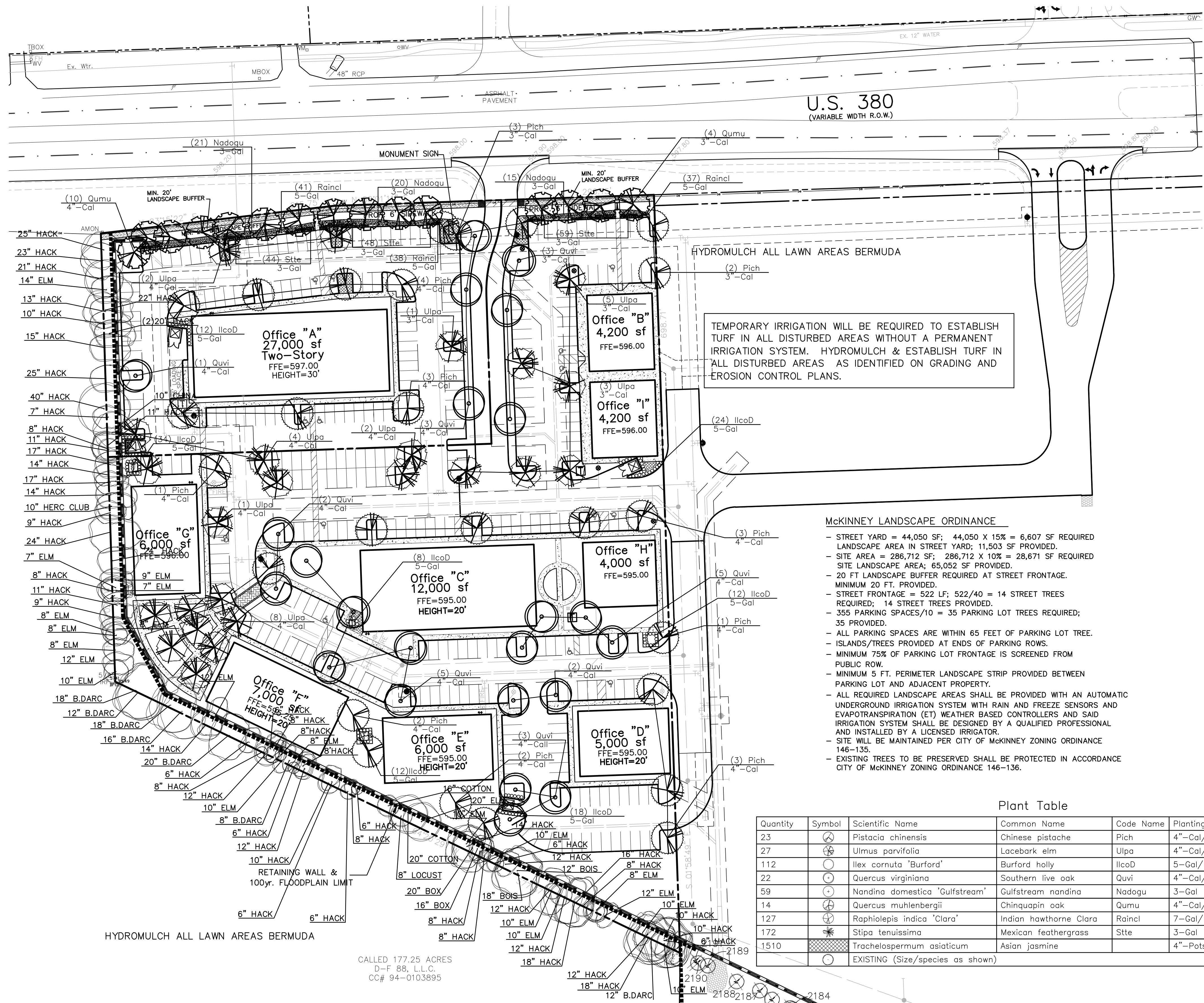
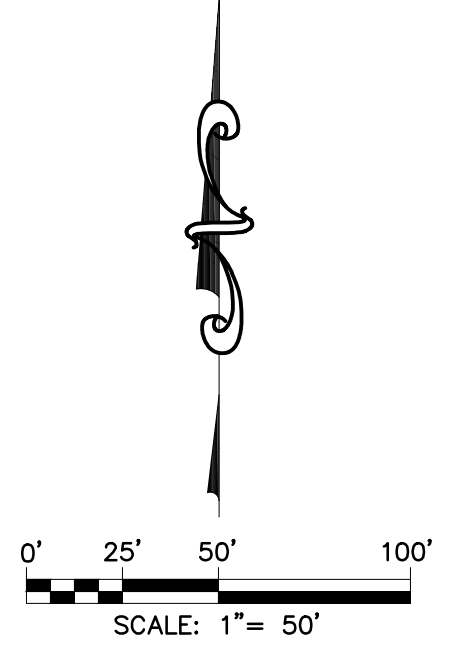


S:\1998\1998 VAN ENGINEERS\CONSTRUCTION PLANS\PHASE 1\1998BLANPH1.DWG



U.S. 380
(VARIABLE WIDTH R.O.W.)



LEGEND

PP	Power Pole
GW	Guy Wire
MH	Manhole
WV	Water Valve
TP	Telephone Pedestal
WM	Water Meter
FH	Fire Hydrant
LP	Light Pole
IV	Irrigation Valve
CO	Clean Out
AC	Air Conditioner
TV	Cable Box
SB	Signal Box
SP	Signal Pole
SN	Sign
IRF	Iron Rod Found
IRS	Iron Rod Set
SS	Sanitary Sewer
SW	Storm Sewer

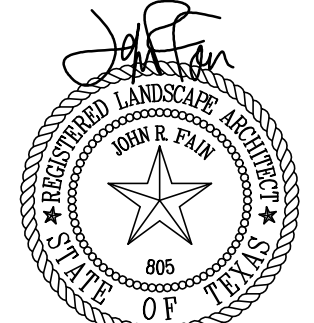
- PLANTING NOTES:**
1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
 3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
 4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
 5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
 6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWN.
 7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
 8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
 9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
 10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELECABLE, ELECTRIC, GAS, WATER, AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
 11. IF EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
 12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
 13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
 14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
 15. AT THE TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
 16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)
 17. NO TREES ALLOWED TO BE PLANTED WITHIN 8' OF CITY UTILITY LINE OR FIRE HYDRANT.

McKINNEY LANDSCAPE ORDINANCE

- STREET YARD = 44,050 SF; 44,050 X 15% = 6,607 SF REQUIRED LANDSCAPE AREA IN STREET YARD; 11,503 SF PROVIDED.
- SITE AREA = 286,712 SF; 286,712 X 10% = 28,671 SF REQUIRED SITE LANDSCAPE AREA; 65,052 SF PROVIDED.
- 20 FT LANDSCAPE BUFFER REQUIRED AT STREET FRONTAGE. MINIMUM 20 FT. PROVIDED.
- STREET FRONTAGE = 522 LF; 522/40 = 14 STREET TREES REQUIRED; 14 STREET TREES PROVIDED.
- 355 PARKING SPACES/10 = 35 PARKING LOT TREES REQUIRED; 35 PROVIDED.
- ALL PARKING SPACES ARE WITHIN 65 FEET OF PARKING LOT TREE.
- ISLANDS/TREES PROVIDED AT ENDS OF PARKING ROWS.
- MINIMUM 75% OF PARKING LOT FRONTAGE IS SCREENED FROM PUBLIC ROW.
- MINIMUM 5 FT. PERIMETER LANDSCAPE STRIP PROVIDED BETWEEN PARKING LOT AND ADJACENT PROPERTY.
- 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.
- SITE WILL BE MAINTAINED PER CITY OF McKINNEY ZONING ORDINANCE 146-135.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED IN ACCORDANCE CITY OF McKINNEY ZONING ORDINANCE 146-136.

Plant Table

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size	Comments
23	⊗	<i>Pistacia chinensis</i>	Chinese pistache	Pich	4"-Cal/Min12'Ht	B & B
27	⊗	<i>Ulmus parvifolia</i>	Lacebark elm	Ulpa	4"-Cal/Min12'Ht	B & B
112	⊗	<i>Ilex cornuta 'Burford'</i>	Burford holly	IlcoD	5-Gal/Min 3'Ht	3' OC
22	⊗	<i>Quercus virginiana</i>	Southern live oak	Quvi	4"-Cal/Min12'Ht	B & B
59	⊗	<i>Nandina domestica 'Gulfstream'</i>	Gulfstream nandina	Nadogu	3-Gal	2' OC
14	⊗	<i>Quercus muhlenbergii</i>	Chinquapin oak	Qumu	4"-Cal/Min12'Ht	B & B
127	⊗	<i>Raphiolepis indica 'Clara'</i>	Indian hawthorne Clara	Raincl	7-Gal/Min 3'Ht	3' OC
172	⊗	<i>Stipa tenuissima</i>	Mexican feathergrass	Stte	3-Gal	2' OC
1510	⊗	<i>Trachelospermum asiaticum</i>	Asian jasmine		4"-Pots	12' OC
	⊗	EXISTING (Size/species as shown)				



THIS ELECTRONIC DRAWING FILE IS RELEASED UNDER THE AUTHORITY OF JOHN R. FAIN, LANDSCAPE ARCHITECT REGISTRATION NUMBER 805 ON 10/28/11, WHO MAINTAINS THE ORIGINAL FILE. THIS ELECTRONIC DRAWING FILE MAY BE USED AS A BACKGROUND DRAWING. PURSUANT TO RULE 103.037 OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS, THE USER OF THIS ELECTRONIC DRAWING FILE AGREES TO ASSUME ALL RESPONSIBILITY FOR ANY MODIFICATION TO OR USE OF THIS DRAWING FILE THAT IS INCONSISTENT WITH THE REQUIREMENTS OF THE RULES AND REGULATIONS OF THE TEXAS BOARD OF ARCHITECTURAL EXAMINERS. NO PERSON MAY MAKE MODIFICATIONS TO THIS ELECTRONIC DRAWING FILE WITHOUT THE LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION.

2	12-08-11	2nd CITY SUBMITTAL	M.T.D.
1	11-10-11	1st CITY SUBMITTAL	M.T.D.
		REVISION	DATE
		APPROV.	



L. SEARCY SURVEY, ABSTRACT NO. 828
CITY OF McKINNEY
COLLIN COUNTY, TEXAS

HUFFMAN COMPANIES
5300 W. PLANO PKWY., #2000
PLANO, TEXAS 75095

FINAL LANDSCAPE PLAN
WILSON CREEK CROSSING PH. 1
McKINNEY, TEXAS

Scale: 1" = 50'
Date: 10/24/11
File: 1998BLANPH1.DWG
Project No.: 1998B.0A(20)

