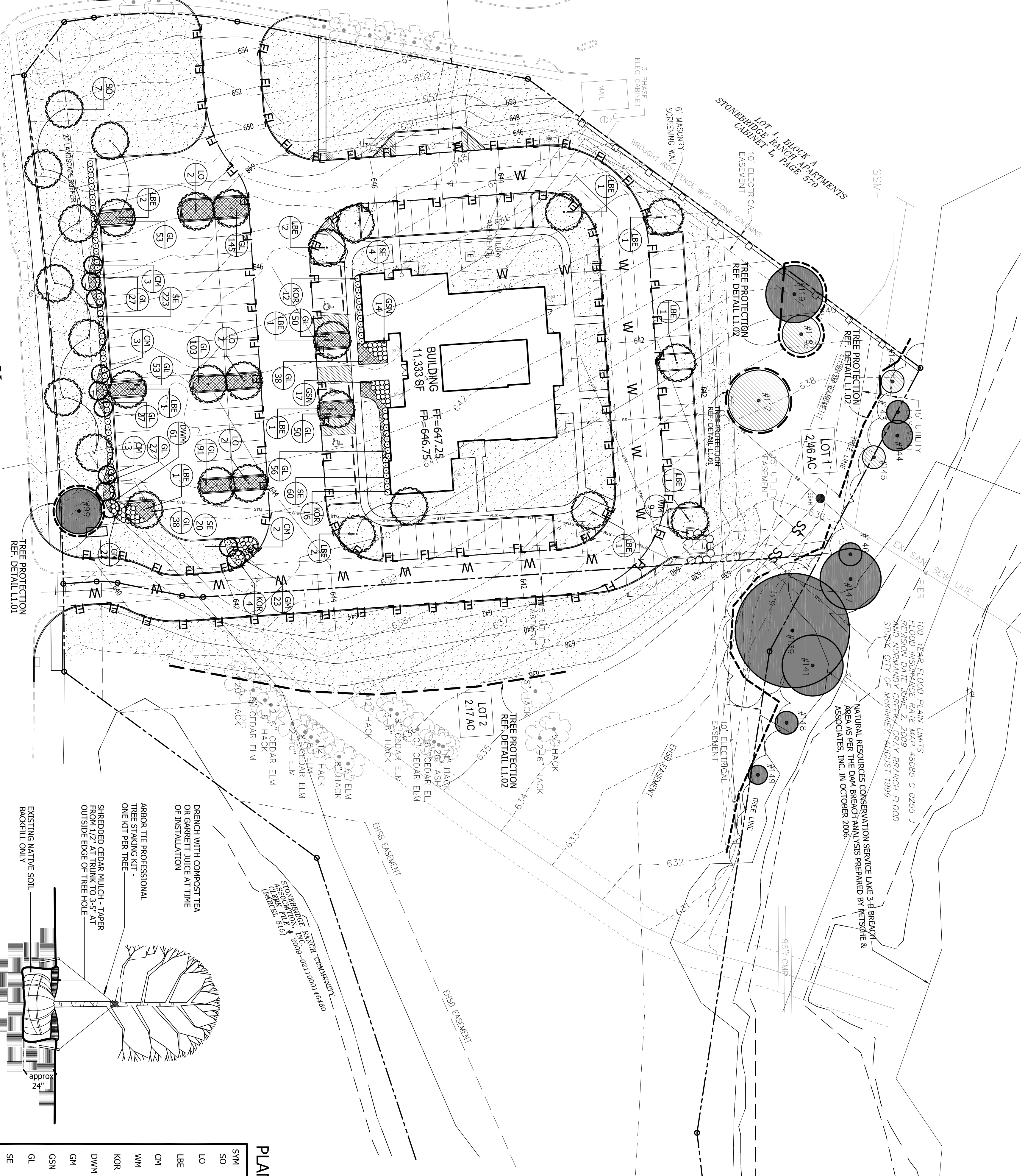


PARCEL 506A
FIRE STATION
CABINET L, PAGE 475

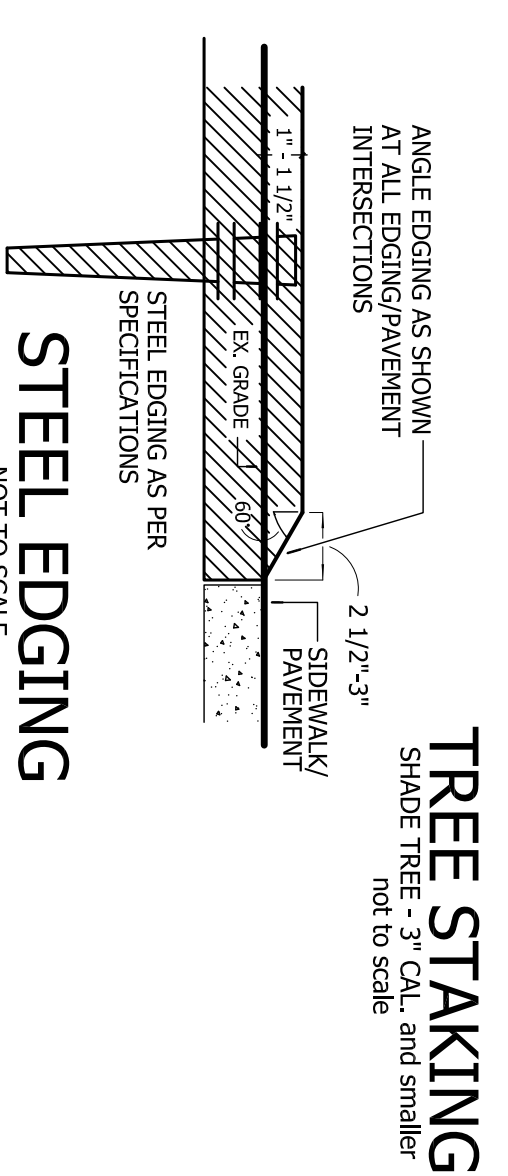
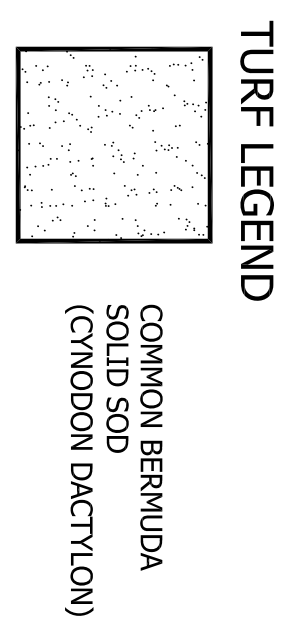
75' FIRELANE MUTUAL ACCESS UTILITY
& DRAINAGE EASEMENT
CABINET L, PAGE 570

VIRGINIA PARKWAY
(120' PUBLIC ROW)



100-YEAR FLOOD PLAIN LIMITS
FLOOD INSURANCE RATE MAP 48085 C 0255 J
REVISION DATE JUNE 2, 2009
AND NORMANDY CREEK GRAY BRANCH FLOOD
STUDY, CITY OF MCKINNEY-AUGUST 1999.

NATURAL RESOURCES CONSERVATION SERVICE LAKE 3-B BREACH &
AREA AS PER THE DAM BREACH ANALYSIS PREPARED BY KETSCHKE &
ASSOCIATES, INC. IN OCTOBER 2006.



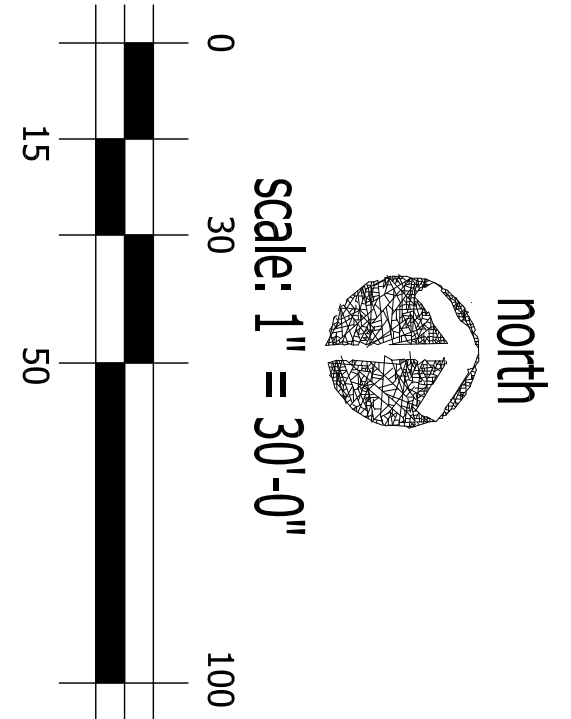
PLANTLIST

SWM	MATERIAL	QNTY	SIZE	HT	SP	NOTES	SPACING
SO	SHUMARD OAK	7	4" CAL.	12-14"	6-8"	NURSERY GROWN NA	
LO	LIVE OAK	6	4" CAL.	12-14"	6-8"	NURSERY GROWN NA	
LBE	QUERCUS VIRGINIANA	15	4" CAL.	12-14"	7-9"	NURSERY GROWN NA	
CM	ULMUS PARVIFOLIA SEMPERVIRENS	11	30 GAL.	8-10"	4-5"	CONT. GROWN NA	
WM	CRAPE MYRTLE	9	15 GAL.	4-5"	36"	FULL	40c
KOR	LAGERSTROEMIA INDICA WUSKOGEE	32	5 GAL.	24"	15"	FULL	30c
DWM	MYRICA CERIFERA	61	5 GAL.	24"	15"	FULL	30c
GM	ROSA RADRAZZ	45	3 GAL.	15"	15"	FULL	2.50c
GSN	GUILE STRICHAM NANOINA	31	3 GAL.	15"	12"	FULL	24"0c
GL	NAVADINA DOMESTICA GULF STREAM	738	1 GAL.	10"	10"	FULL	18"0c
SE	STEEL EDGING	307	LN. FT.				

LANDSCAPE NOTES

1. PLANT LIST FOR THIS SHEET ONLY (1-2).
 2. PLANT LIST TO BE USED AS A GUIDE TO BIDDER ONLY. LANDSCAPE CONTRACTOR TO VERIFY 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 BARK COMPOST
SILVER CREEK MATERIALS COMPOST
 5. TOPRESS ENTIRE BED WITH MINIMUM 2" DEPTH SHREDDED NATIVE CEDAR MULCH.
 6. ALL SHADE TREES SHALL BE PLANTED AS PER DETAIL THIS SHEET.
 7. ALL REQUIRED 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.
- (17) DUMPSTER SCREENING**
EVERGREEN SHRUBS AROUND DUMPSTER SCREEN WALL
MINIMUM 3' HT. AT PLANTING
EVERGREEN SHRUB SCREEN TO ATTAIN 6' HT., PROVIDED
- PD 1621 - TREE REQUIREMENT**
1 TREE PER 100 SF LANDSCAPE AREA BETWEEN BUILDING & ROW
20,281 SF = 20 LARGE TREES REQUIRED
1000 = 21 LARGE TREES PROVIDED
- (12) PARKING AREA SCREENING**
EVERGREEN SHRUB SCREEN TO ATTAIN 3' HT., PROVIDED
OVER 75% FRONTAGE
EVERGREEN SHRUB SCREEN TO ATTAIN 3' HT., PROVIDED
- (18) PARKING AREA TREES**
1 CANOPY TREE AT TERMINUS OF EVERY PARKING ROW
21 TREES PROVIDED
1 CANOPY TREE PER 10 PARKING SPACES
90 SPACES = 21 LARGE TREES PROVIDED
10 = 21 LARGE TREES PROVIDED
- (15) STREET TREES**
1 CANOPY TREE PER 40' FRONTAGE
VIRGINIA PARKWAY
approx. 280' = 7 LARGE TREES REQUIRED
7 LARGE TREES PROVIDED
- (14) LANDSCAPE BUFFER**
MIN. 20' LANDSCAPE BUFFER REQUIRED
20' LANDSCAPE BUFFER PROVIDED ALONG VIRGINIA PARKWAY
- (3) SITE LANDSCAPING**
10% LIVING LANDSCAPE AREA REQUIRED
50,450 landscape area = 47.04% LANDSCAPE AREA PROVIDED
107,252 total site
- (1) STREET/YARD LANDSCAPING**
(AREA BETWEEN P.L.L. AND FRONT B.L.)
15% PERMANENT LANDSCAPE AREA REQUIRED
19,950 landscape area = 40.51% LANDSCAPE AREA PROVIDED
49,247 total street/yard

SEC. 146-135 LANDSCAPING REQUIREMENTS



LANDSCAPE PLAN

Leeming Design Group
Landscape Architecture

4913 Rufe Snow Drive, Suite 101-B North Richland Hills, Texas 76180
(817) 577-0889 Fax (817) 577-0896
leemingdesigngroup@bgsblgh.net



appr. by: _____
drawn by: _____
date: 01-11-12

REVISIONS

NO.	DATE	DESCRIPTION
01	01-30-12	
02	02-01-12	
02	02-03-12	
02	02-07-12	
02	02-09-12	

SALONS of VOLTERRA at
STONEBRIDGE RANCH
VIRGINIA PARKWAY
MCKINNEY, TEXAS

File Name: _____
Sheet: **L-2**

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