

**McKinney, TX Code of Ordinances
Non-Residential Requirements**

Landscape Requirements		
Streetyard: 15% of the streetyard to be landscape.		
Total Streetyard: 9,937 s.f.	REQUIRED 1,490 s.f.	PROVIDED 9,937 s.f.
Site Landscape: 10% of the total site to be landscape.		
Total Site Area: 133,740 s.f.	REQUIRED 13,374 s.f.	PROVIDED 28,862 s.f.
Street Trees: One (1) tree, 4" cal., 12ht. min. at the time of planting, per 40 l.f. of street frontage. US Hwy. 75: 496.70 l.f.		
	REQUIRED 13 trees	PROVIDED 13 trees
A minimum 20' landscape buffer adjacent to the right-of-way is required. A minimum 10' landscape buffer along west property line with one (1) tree, 4" cal. per 40 l.f.	REQUIRED yes	PROVIDED yes
	14 trees	11 trees, 7 existing trees
Parking Lot: One (1) tree, 4" cal., 12' ht. min. at time of planting per 10 parking spaces. Parking stalls must be screened with a 36" ht. screen.	REQUIRED 3 trees	PROVIDED 6 trees
	n/a	n/a
Site Trees: 50% of total trees on-site shall be canopy trees.		
Total Site Trees: xx	REQUIRED 50%	PROVIDED 100%

TREES

6	(+)	Ulmus crassifolia	Cedar Elm	4" caliper, 14' Ht./ 5' spread, straight trunk
12	(+)	Quercus shumardii	Shumard Red Oak	4" caliper, 14' Ht./ 5' spread
11	(+)	Taxodium distichum	Bald Cypress	4" caliper, 14' Ht./ 5' spread

SHRUBS

(R)	(N)	Ilex x 'Nellie R. Stevens'	Holly, Nellie R. Stevens	7 gallon, 3' Ht. pyramidal form, 36" o.c.
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GROUNDCOVER

(Hatched)	Euonymus fortunei 'Coloratus'	Wintercreeper	4" pots at 12" o.c.
(Dotted)	Cynodon dactylon	Common Bermuda	SOD - refer to specifications

NOTES

- Quantities shown are for contractor's convenience only. Contractor is responsible for verification of all quantities.
- Contractor to provide separate line item for a one(1) year maintenance package.
- All shrub beds shall be mulched and edged.
- Integral color of concrete to be Davis Colors 'Adobe, and stamped pattern to be an Octagon & tile interlocking pattern.

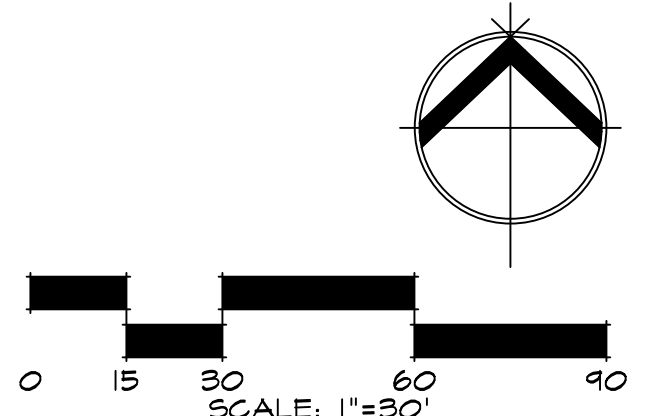
GENERAL LANDSCAPE NOTES:

- All proposed landscaping is to be installed as per local city ordinances and codes.
- Existing trees to be saved shall be protected by tree protective fencing before construction begins. (REFER TO CIVIL PLANS FOR DETAILS). No equipment or materials shall be stored, operated or maintained within the fenced area. Fences shall be at the dripline and completely surround the tree or clusters of trees. No fires or cleaning of equipment trucks will be allowed in these areas.
- Irrigation shall be by automated underground system to be installed prior to planting. Large open spaces will have spray or rotary nozzles. Piping that extends into the critical root zone of existing trees shall be hand dug.
- All landscaping, replacement, screening, buffering, street yard, and all other revegetated areas shall have adequate irrigation provided to sustain growth.
- Landscaping to be maintained and replaced as required to meet ordinance requirements.
- Owner may make reasonable substitutions of equivalent trees for those species shown on the landscape plan tree legend. Additionally, the owner may elect to provide plant material above and beyond the materials shown on this plan.
- All areas of native vegetation beyond the limits of construction shall be left undisturbed.
- All proposed trees shown on this plan are for landscape requirements and replacement trees. Replacement trees shall be designated on plan by an (R) placed next to the trunk, canopy, or plant label. All replacement trees shall be irrigated by an automated underground system to be installed prior to planting.
- Landscaping shall be protected by concrete curbing, curb stops or equivalent barriers in vehicular use areas.
- All required landscape planting areas shall be a minimum of 8 feet in width (soil area). Large parking lots shall have medians with a 10 foot minimum (soil area).
- All plant materials and irrigation shall be in place and operational at the time of landscape inspection for Certificate of Occupancy. Fiscal posting shall be made in lieu of a completed landscape installation.
- No more than 50% of the proposed plant material shall be from the same genus or species.
- The OWNER will continuously maintain the required landscaping in accordance with the Land Development Code Section 25-B in effect at the time of this plan approval.
- If establishing vegetation during any stage of a drought, Section 6-4-30 may require a variance. Contact Austin Water Conservation staff at waterusecompvar@ustintexas.gov or call (512) 974-2199.

CITY OF MCKINNEY NOTES:

The contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions not allow hydro-mulch, hydro seeding, or sprigging (stage 3 and stage 4 water restrictions), an approved alternative for grassing shall be installed.

U.S. HIGHWAY 75
(VARIABLE WIDTH PUBLIC R.O.W.)

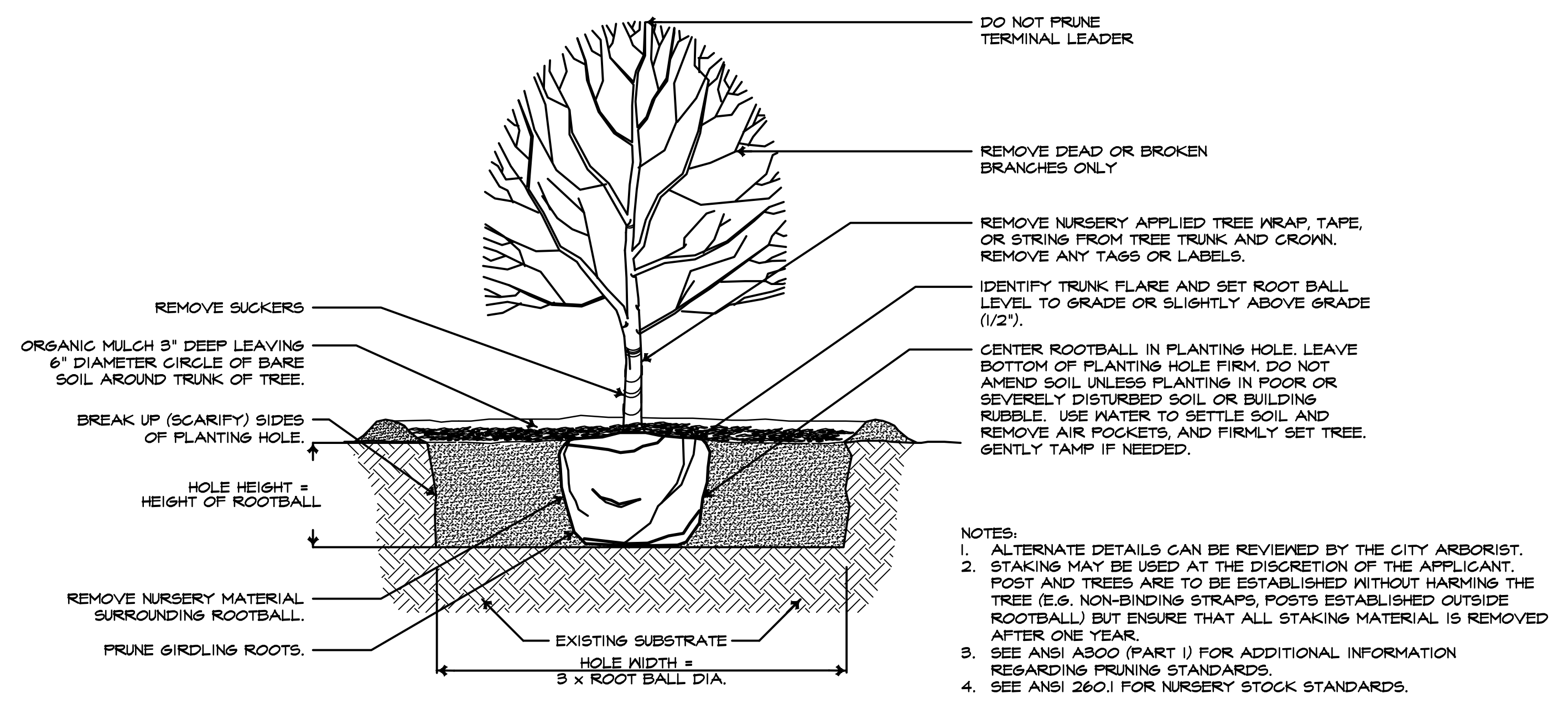


Stantec 12222 Merit Drive, Suite 400 Dallas, Texas 75251-2288 Tel: (972) 991-0011 Fax: (972) 991-0278 TBPE # F-6324 TBPLS # F-10194229 Copyright © 2017	LANDSCAPE PLAN	PUBLIC STORAGE - SHWY. 75 CITY OF MCKINNEY, TEXAS	P.O. BOX 25050 GLENDALE, CA 91221
APPROVAL	REVISION	NO.	DATE
DRAWN BY: RDP	DESIGNED BY: GKH	QA / QC: GKH	PROJECT NO.: 222210581
SHEET			LP-1

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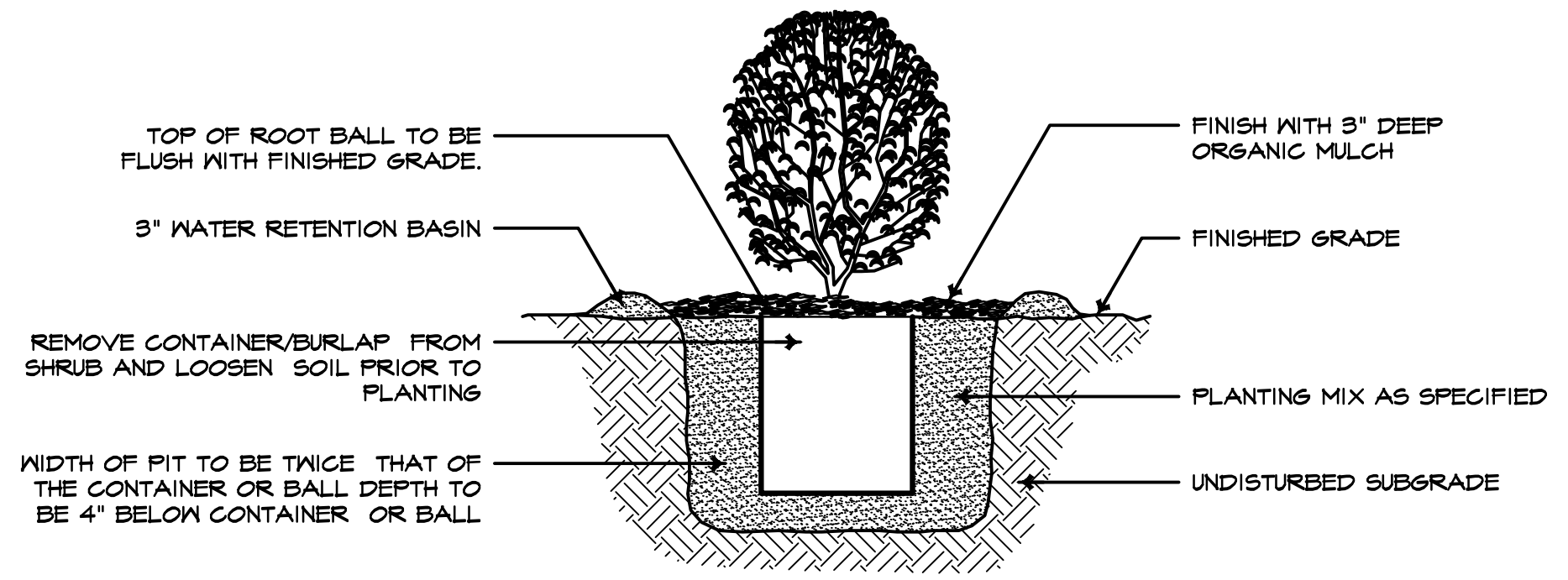
A

TREE PLANTING DETAIL



B

SHRUB PLANTING DETAIL



DATE	NO.	REVISION	APPROVAL

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LANDSCAPE NOTES & DETAILS

PUBLIC STORAGE - SHWY. 75
CITY OF MCKINNEY, TEXAS

P.O. BOX 25050
GLENDALE, CA 91221

DRAWN BY: RDP
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PROJECT NO.: 222210581

SHEET
LP-2