



TREES & SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
6	(Symbol: Circle with cross)	TEXAS RED OAK	QUERCUS SHUMARDI 'TEXANA'	4" CAL., 12HT., 5' SPD.
6	(Symbol: Circle with star)	TEXAS BUCKEYE	AESCULUS ARSUTE	4" CAL., 12HT., 5' SPD.
5	(Symbol: Circle with dot)	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	4" CAL., 12HT., 5' SPD.
135	(Symbol: Circle with horizontal lines)	INDIAN HAWTHORN	RAPIHOLEPIS INDICA	36" HT. INSTALLED 3' ON CENTER
11	(Symbol: Circle with X)	CADDIS MAPLE	ACER SACCHARUM	4" CAL., 12HT., 5' SPD.

REQUIRED TREES			
TOTAL LINEAR FOOTAGE OF STREET FRONTAGE	TREES REQ'D	TREES PRV'D	
STACY ROAD	237'	6	6
NAPHILL ROAD	188'	7	7
ALONG NORTH PL ADJ TO SF	119'	4	4
LANDSCAPE ISLANDS	7		11

THE REQUIRED SCREENING ADJACENT TO ANY SINGLE FAMILY RESIDENTIAL ZONING OR USE AND NAPHILL ROAD SHALL CONSIST OF A 10' LANDSCAPE BUFFER WITH A LIVING SCREEN INCLUDING ONE CANOPY TREE EACH 30 LINEAR FEET AND EVERGREEN SHRUBS. THE EVERGREEN SHRUBS SHALL BE A MINIM OF TREE FEET IN HEIGHT WHEN MEASURED IMMEDIATELY AFTER PLANTING AND PLACED NO FURTHER APART THAN THREE FEET ON CENTER. IN ADDITION, WHERE FENCING DOES NOT ALREADY EXIST ADJACENT TO NAPHILL ROAD AND ALONG SINGLE FAMILY RESIDENTIAL ZONING OR USE, AND OR AN ORNAMENTAL IRON FENCE WITH MASONRY COLUMNS SPACES A MAXIMUM OF 20' ON CENTER ON CENTER SHALL BE CONSTRUCTED ON THE PROPERTY LINE.

SECTION A~A

- NOTES**
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH RAIN FREEZE SENSORS AND EVAPORTRANSPIRATION (ET) WEATHER BASED CONTROLLERS.
 2. UNLESS OTHERWISE SPECIFIED, LANDSCAPE AREAS SHALL BE PLANTED WITH SHRUBS OR GROUND COVER WITH A MULCH BASE OR SOD AS APPROVED BY THE CITY OF MCKINNEY, TEXAS. ALL SPECIES SHALL CONFORM TO APPENDIX A, SECTION A-1, APPROVED PLANT LIST.
 3. ALL REQUIRED CANOPY OR ORNAMENTAL TREES SHALL HAVE THEIR CALIPER INCHES MEASURED 6 INCHES ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
 4. 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 ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

LANDSCAPE CALCULATIONS

LOT AREA :	1.45 ACRES / 63,263 SQ. FT.
REQ'D LANDSCAPE AREA:	7,680 S.F. (10% OF TOTAL AREA)
PRV'D LANDSCAPE AREA:	19,573 S.F. (30.94% OF TOTAL AREA)

LANDSCAPE PLAN FOR RECIO MONTESORRI
 BEING 2.49 ACRES OF LAND SITUATED IN THE OLIVER HEDGCOXE SURVEY, TRACT 65 ABSTRACT NO. A0392 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS PREPARED 1/6/2020

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THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

RECIO MONTESORRI

LANDSCAPE PLAN

Scale: SEE GRAPHIC SCALE
 Designed by: RG
 Drawn by: RG
 Checked by: KS
 Date: 10/7/2019
 Project No. 02-168.001