

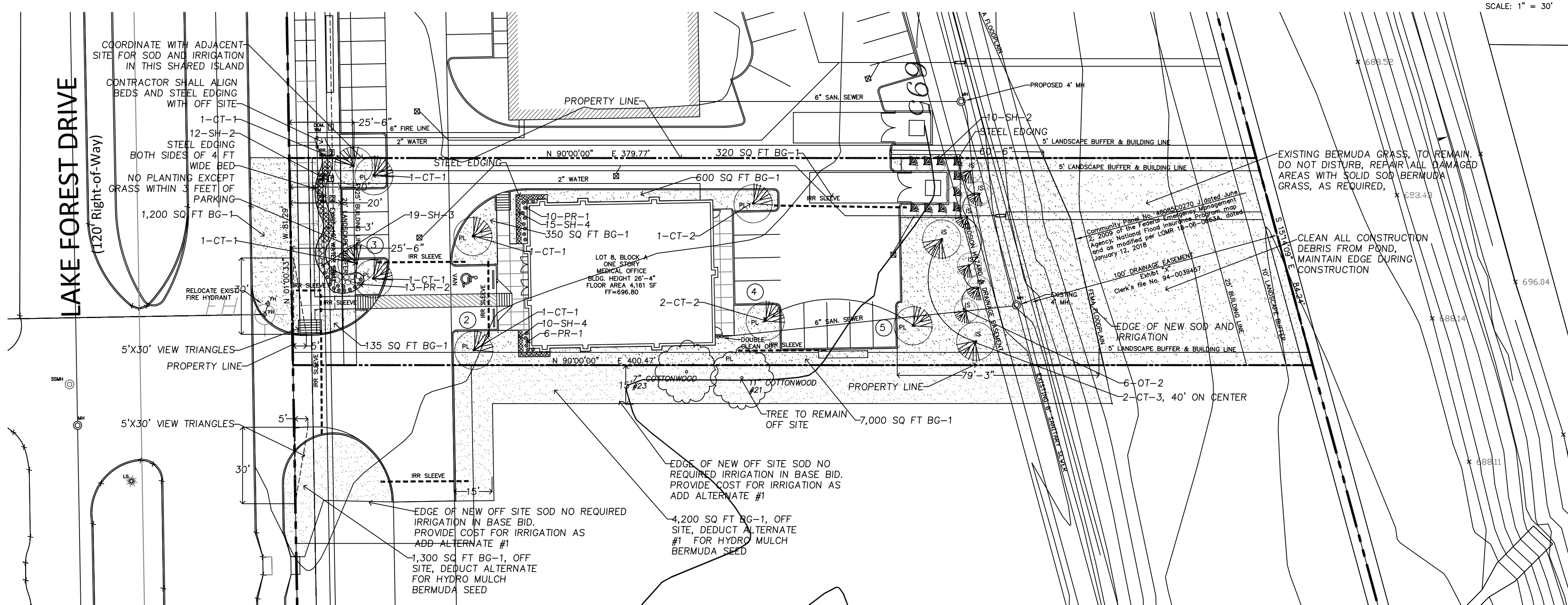
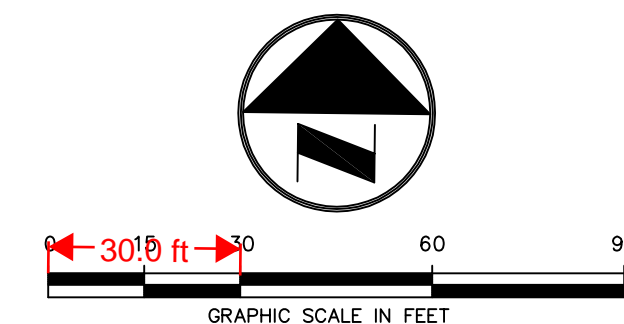
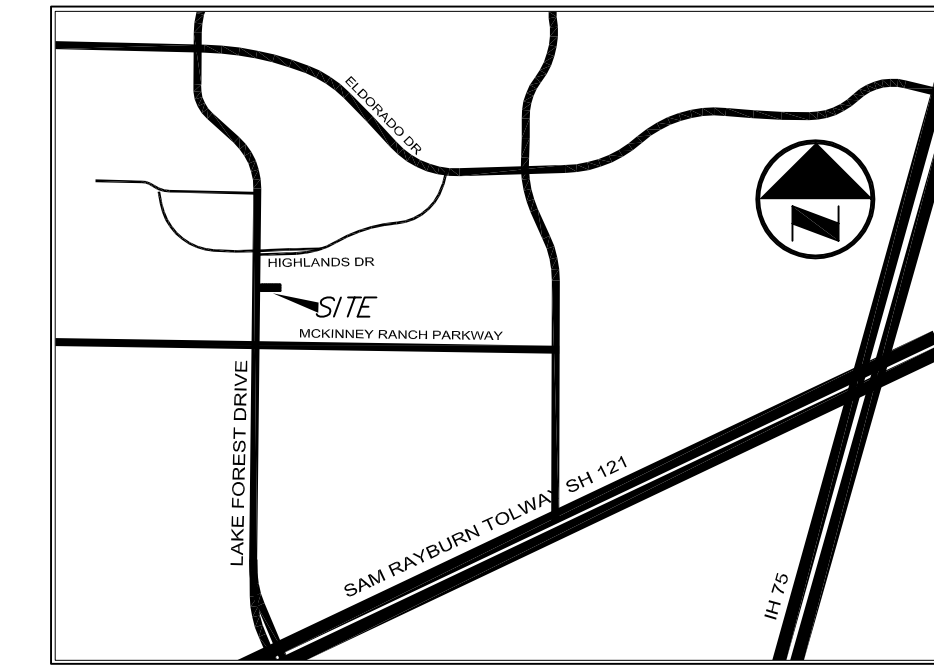
**LANDSCAPE NOTES**

- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE PLANS.
- ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
- LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON THE PLAN.
- TREES SHALL BE PLANTED A LEAST (5) FIVE FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3') FOOT CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
- ALL TREE PLANTED WITHIN FIVE (5') FEET OF A CURB, WALK OR DRIVE MUST INCLUDE AN APPROVED RIGID PLASTIC ROOT BARRIER APPROVED BY THE CITY OF MCKINNEY.
- ALL TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
- TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
- TREES OVERHANGING PUBLIC STREET PAVING, DRIVE AISLES, AND FIRE LANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.
- TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAYING AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3') FEET IN WIDTH. ALL SUCH AREA SHALL BE GRASS OR OTHER PERMANENT FIXED MATERIALS SUCH AS PAVERS.
- MULTI-TRUNK AND ORNAMENTAL TREES WILL BE ALLOWED IN THE CITY'S RIGHT-OF-WAY WITH STAFF APPROVAL ONLY. MUST BE OUTSIDE OF VISIBILITY TRIANGLES.
- IN MEDIAN, ALL LANDSCAPE MATERIALS, EXCLUSIVE OF TREES, SHALL NOT EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THROUGH FARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE TO A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- ALL SIGNAGE AND FENCING SHALL BE CONTINGENT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREET AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

**FRANCHISE UTILITY NOTES:**  
 1. ATMOS ENERGY (GAS) - BOBBY ROGERS (972) 881-4179  
 2. ONCOR UTILITY COMPANY - JIM BRAY (972) 569-6327  
 3. VERIZON - RICKY MONTGOMERY (972) 317-3969

**CAUTION!!!**  
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG. TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377 TEXAS ONE CALL SYSTEMS 1-800-245-4545 LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

**BEFORE YOU DIG...**



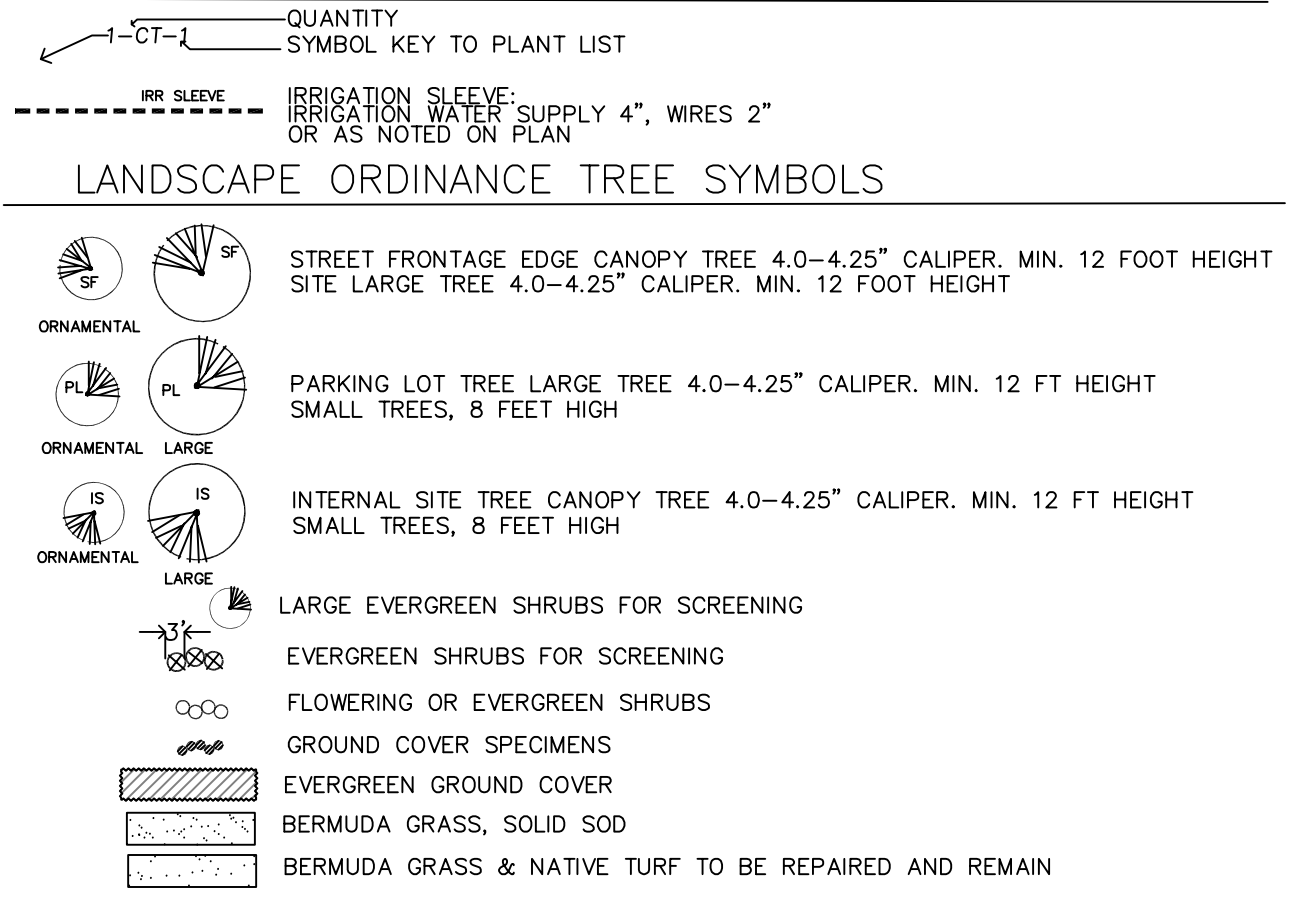
**WATER METER & SEWER SCHEDULE**

| I.D. Number | Type       | Size | No. | Sewer | Remarks  |
|-------------|------------|------|-----|-------|----------|
| 1           | Domestic   | 2"   | 1   | 6"    | Proposed |
| 2           | Irrigation | 1"   | 1   | N.A.  | Proposed |

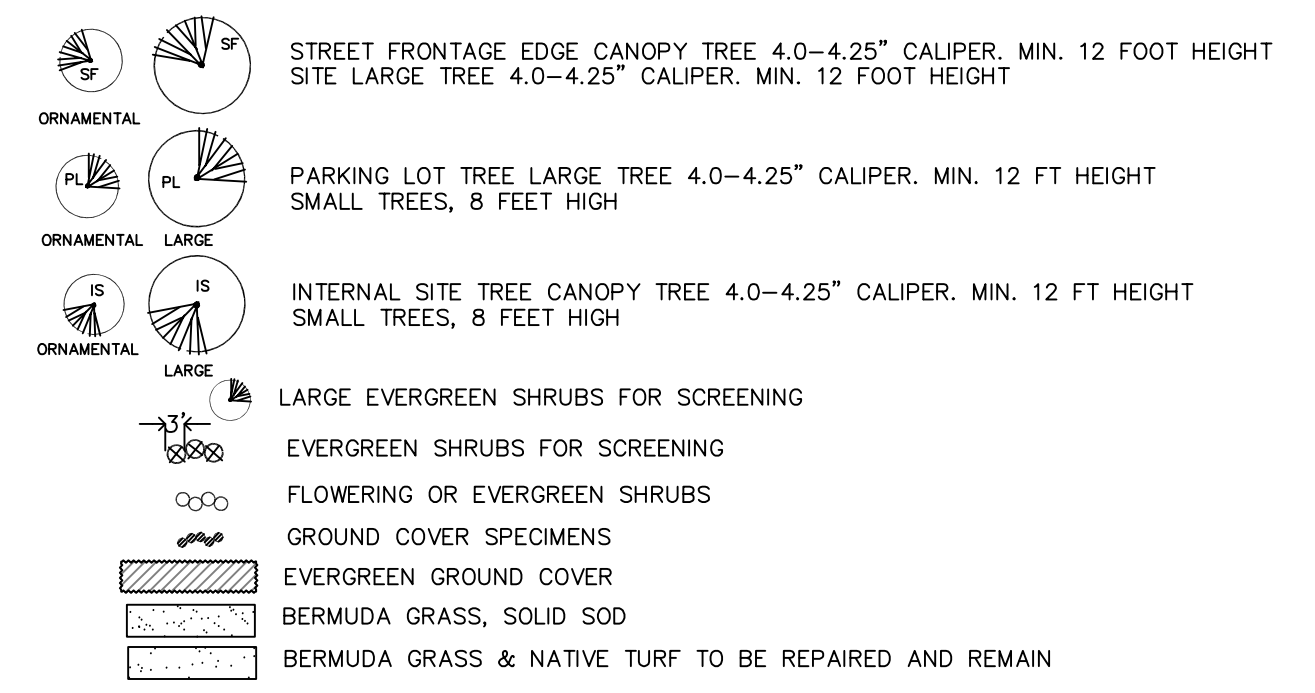
**SELECTED PLANT LIST**

| SYMBOL KEY | COMMON NAME                        | BOTANICAL NAME             | SIZE  |
|------------|------------------------------------|----------------------------|---|
| CT-1       | CANOPY TREE                        |                            |   |
| CT-1       | CEDAR ELM                          | ULMUS CRASSIFOLIA          | SINGLE TRUNK, 100 GAL, 4-4.25" CAL., 12-14 FT CANOPY HEIGHT                 |
| CT-2       | LIVE OAK                           | QUERCUS VIRGINIANA         | SINGLE TRUNK, 100 GAL, 4-4.25" CAL., 12-14 FT CANOPY HEIGHT                 |
| CT-3       | LEYLANDI CYPRESS                   | CUPRESSOCYPRIS 'LEYLANDI'  | SINGLE TRUNK, 100 GAL, 4-4.25" CAL., 12-14 FT CANOPY HEIGHT, FULL TO GROUND |
| OT-1       | ORNAMENTAL TREES                   |                            |   |
| OT-2       | CREPE MYRTLE, WHITE                | LAGERSTROMIEA INDICA       | 35 GAL, 3.0-3.5" CAL, 8 HIGH, MULTI TRUNK, MAX CANE 3, CLEAR 4 FEET         |
| OT-2       | EASTERN RED CEDAR                  | JUNIPERUS VIRGINIANA       | 65 GAL, 3.0-3.5" CAL, 12 HIGH, FULL TO THE GROUND                           |
| SH-1       | SHRUBS, EVERGREEN                  |                            |   |
| SH-1       | DWARF BURFORD HOLLY                | ILEX CORNUTA, BURFORDII    | 7 GAL, 36" HIGH, FULL HEAD, PLANT 1" HIGH AND MULCH, PRUNE LEVEL            |
| SH-2       | NELLIE R STEVENS                   | ILEX OPACA, N.R. STEVENS   | 25 GAL, 46"-52" HIGH AT TIME OF PLANTING, FULL TO GROUND, 36" O.C.          |
| SH-3       | TEXAS RED YUCCA                    | HESPERALOE PARVIFOLIA      | 5 GAL, 24" HIGH, WITH SPIKES, PLANT 1" HIGH AND MULCH                       |
| SH-4       | DWARF YAUPON HOLLY                 | ILEX VOMITORIA, NANA       | 3 GAL, 12" HIGH, FULL HEAD, PLANT 1" HIGH AND MULCH, PRUNE LEVEL            |
| PR-1       | PERENNIALS                         |                            |   |
| PR-1       | TRAILING LANTANA, "GOLDEN"         | LANTANA MONTEVIDENSIS      | 1 GAL, "GOLDEN" 24" O.C FULL SPREADING WITH 3" MULCH.                       |
| PR-2       | TRAILING LANTANA, "WHITE LIGHTING" | LANTANA MONTEVIDENSIS      | 1 GAL, "WHITE LIGHTING" 24" O.C FULL SPREADING WITH 3" MULCH.               |
| GC-1       | GROUND COVERS                      |                            |   |
| GC-1       | PURPLE WINTER CREEPER              | EUONYMUS FORTUNIE COLORATA | 4" POTS, 12" O.C FULL SPREADING WITH 3" MULCH.                              |
| GRASS      |                                    |                            |   |
| BG-1       | BERMUDA GRASS                      | CYNODON DACTYLON,          | SOLID SOD, ROLLED SAME DAY AS INSTALLED                                     |
| BG-2       | BERMUDA SEED, AS REQUIRED          | CYNODON DACTYLON,          | HYDRO MULCH, 1 LB PER 1000 SQ FEET  |

**LANDSCAPE PLAN LEGEND**



**LANDSCAPE ORDINANCE TREE SYMBOLS**



**CITY OF MCKINNEY LANDSCAPE REQUIREMENTS**

| MINIMUM LANDSCAPING REQUIREMENTS  | REQUIRED                              | PROVIDED   |
|---|---------------------------------------|--|
| TOTAL GROSS AREA OF LOT 8 THE SITE<br>LOT AREA 0.728 ACRES  |                                       | 31,709 SQ. FT.   |
| (1) FOR ALL NON-RESIDENTIAL PARCELS, AT LEAST 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA<br>STREET YARD AREA = 1362   | 205 SQ FT                             | 905 SQ FT, 66%   |
| (2) FOR ALL NON-RESIDENTIAL PARCELS AT INTERSECTIONS OF TWO DEDICATED PUBLIC STREETS, A (30) THIRTY FT LANDSCAPE BUFFER CORNER CLIP SHALL BE PROVIDED   |                                       | NOT REQUIRED   |
| (3) FOR ALL NON-RESIDENTIAL PARCELS A MINIMUM OF (10) TEN PERCENT OF THE ENTIRE SITE SHALL BE DEVOTED TO LANDSCAPE  | 3,171 SQ FT PLUS FEMA LAND TOTAL AREA | L.A. 9485 FT, 30.0%<br>6,500 SQ FT, 20.0%<br>15,985 SQ FT, 50.0% |
| (4) LANDSCAPE SETBACKS ON THOROUGHFARES SHALL COMPLY WITH THE FOLLOWING   |                                       |  |
| a. LANDSCAPE SETBACKS ON MINOR THOROUGHFARES, A MINIMUM (10) TEN FT LANDSCAPE BUFFER ADJACENT TO THE RIGHT OF WAY.  | NO                                    | NO   |
| b. LANDSCAPE SETBACKS ON MAJOR THOROUGHFARES, A MAJOR (20) TWENTY FT LANDSCAPE BUFFER ADJACENT TO THE RIGHT OF WAY.   | YES                                   | YES  |
| c. LANDSCAPE SETBACK VARIANCES  | NONE                                  | NONE   |
| (5) FOR ALL NON-RESIDENTIAL PARCELS REQUIRED ONE (1) CANOPY TREE PER (40) FORTY LINEAR FT. OF STREET FRONTAGE<br>LAKE FOREST DRIVE LN FT= 81.29 LF  | 2 TREES                               | 2 TREES  |
| (6) LANDSCAPE AREAS WITH-IN PARKING LOTS MUST BE AT LEAST (162) SQUARE FEET.  | YES                                   | YES  |
| (7) NO LANDSCAPE ARE COUNTING TOWARD MINIMUM LANDSCAPE REQUIREMENTS SHALL BE LESS THAN (25) SQUARE FEET IN AREA OR LESS THAN (5) FIVE FEET IN WIDTH   | YES                                   | NONE   |
| (8) FOR ALL NON-RESIDENTIAL PARCELS, INTERNAL LANDSCAPE AREA SHALL:<br>(a) HAVE A LANDSCAPE AREA WITH AT LEAST ONE TREE WITHIN (65) FEET OF EVERY PARKING SPACE.<br>(b) HAVE A MINIMUM OF ONE (1) TREE PLANTED FOR EVERY (10) TEN PARKING SPACES 14 SPACES  | 2 TREES                               | 6 TREES  |
| (9) WITHIN PARKING LOTS, LANDSCAPE AREAS CURBS AND GUTTERS SHALL BE PROVIDED  | YES                                   | YES  |
| (10) A LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH PARKING ROW AND SHALL INCLUDE THE FOLLOWING:<br>(a) A MINIMUM OF ONE (1) CANOPY TREE<br>(b) A MINIMUM OF 50 PERCENT OF THE ISLAND COVERED WITH LIVING PLANT MATERIAL<br>(c) A MINIMUM OF 50 PERCENT OF THE PARKING ISLAND COVERED WITH BARK MULCH OR DECOMPOSED GRANITE MATERIAL | YES                                   | YES  |
| (11) ALL EXISTING TREE THAT ARE NOT CONSIDERED FOR CREDIT SHALL BE PROVIDED PERMEABLE SURFACE WITHIN (5) FT RADIUS. ALL NEW TREES SHALL BE PROVIDED WITH A MIN. 2.5 FT RADIUS FROM TRUNK OF THE TREE  | YES                                   | YES  |
| (12) AT LEAST (75) PERCENT OF THE STREET FRONTAGE OF PARKING LOTS, ADJACENT TO STREET WITHIN THE STREET YARD SHALL BE SCREENED WITH EVERGREEN SHRUBS MIN. (3) THREE FEET IN HEIGHT.<br>LAKE FOREST DRIVE LN FT=69 LF  | 55 LN FT                              | 55'-9" LN FT   |
| (13) A MINIMUM OF (50) PERCENT OF TOTAL TREES REQUIRED SHALL BE CANOPY TREES  | YES                                   | YES  |
| (14) NECESSARY DRIVEWAYS FROM PUBLIC STREETS SHALL BE ALLOWED THROUGH ALL REQUIRED LANDSCAPE AREAS  | YES                                   | YES  |
| (15) FOR ALL NON-RESIDENTIAL PARCELS, WHEN EVER AN OFF STREET PARKING AREA A PERIMETER LANDSCAPE AREA OF AT LEAST (5) FIVE FEET SHALL BE MAINTAINED BETWEEN THE EDGE OF THE PARKING AREA AND ADJACENT PARKING LOT.  | YES                                   | YES  |

**CITY OF MCKINNEY LANDSCAPE NOTES**

- No tree shall be planted closer than four feet to a right-of-way line nor closer than eight feet to a public utility line (water or sewer), unless no other alternative is available. Further, a landscape area in which trees are to be provided shall not conflict with a utility easement, unless no alternative is available. Tree Permit Application shall be submitted for all properties.
- No tree that has a mature height of 25 feet or greater shall be planted beneath an existing or proposed overhead utility line. Where canopy trees are required adjacent to or underneath overhead utility lines, ornamental trees (a minimum of two inches in caliper as measured six inches above the ground) shall be provided instead of the required canopy trees.
- Any new irrigation system installed on or after September 1, 2007, must be equipped with rain and freeze sensors. Said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator after receiving a permit, as may be required under the construction code. Irrigation systems shall comply with the city's water conservation ordinance as it exists or may be amended.
- Any new irrigation system installed on or after September 1, 2007, must be equipped with rain and freeze sensors. Said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator after receiving a permit, as may be required under the construction code. Irrigation systems shall comply with the city's water conservation ordinance as it exists or may be amended. Irrigation Plans must be submitted and permitted through Public Works-Waste Water 972-547-7360.
- 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.

**CITY OF MCKINNEY MAINTENANCE NOTES**

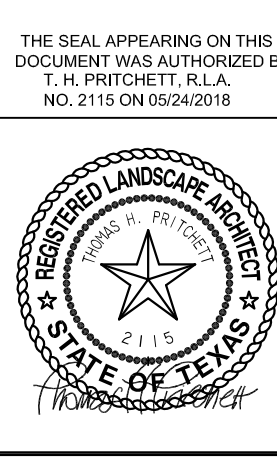
- The owner, tenant, and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to:
  - Mowing (of grass of six inches or higher);
  - Edging;
  - Pruning;
  - Fertilizing;
  - Watering;
  - Weeding; and
  - Other such activities common to the maintenance of landscaping.
- Landscape areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.

| NO.    | DATE     | REVISION / DESCRIPTION |          |       |
|--------|----------|------------------------|----------|-------|
| 1      | 05.11.18 | CITY COMMENTS          |          |       |
| 2      | 05.24.18 | CITY COMMENTS          |          |       |
| DESIGN | DRAWN    | DATE                   | SCALE    | NOTES |
| THP    | THP      | 4-02-2018              | AS SHOWN | -     |

**PROJECT INFORMATION**  
 0.728 ACRES  
 LOT 6, BLOCK A  
 LAKE FOREST CROSSING ADDITION  
 LAKE FOREST DRIVE & HIGHLANDS DRIVE  
 MCKINNEY, TEXAS

**OWNER**  
 MCKINNEY GROWTH III, LP  
 C/O BRY TAYLOR  
 BRYSON DEVELOPMENT, LLC  
 6401 ELDORADO PKWY., SUITE 230  
 MCKINNEY, TEXAS 75070  
 bry@brysonmessenger.com

**LANDSCAPE ARCHITECT**  
 T. H. PRITCHETT ASSOCIATES  
 1218 CAMINO LAGO  
 IRVING, TEXAS 75039  
 (214)-697-2580  
 landdesignplan2@sbcglobal.net



**KRG Civil Engineers, Inc.**  
 1700 REDDUB BLVD., SUITE 325  
 MCKINNEY, TEXAS 75069  
 (972) 529-7005 PHONE  
 (972) 529-7002 FAX  
 KELLY@KRGIVIL.COM  
 FIRM REGISTRATION F-9131

**LANDSCAPE PLAN**  
 LAKE FOREST MEDICAL  
 LOT 8, BLOCK A  
 LAKE FOREST CROSSING ADDITION  
 COLLIN COUNTY, TEXAS

SHEET NO. LP-1