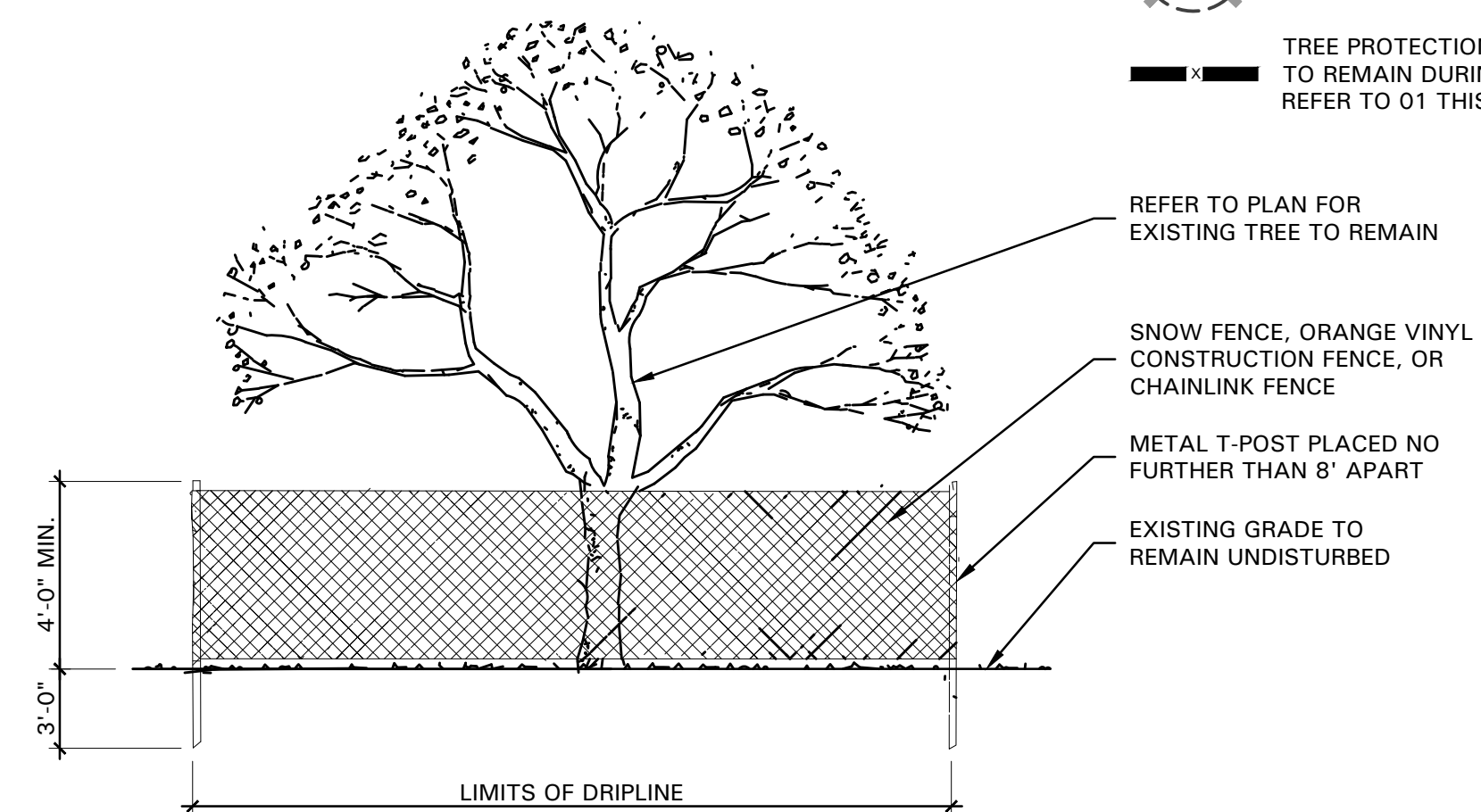


**TREE PRESERVATION NOTES**

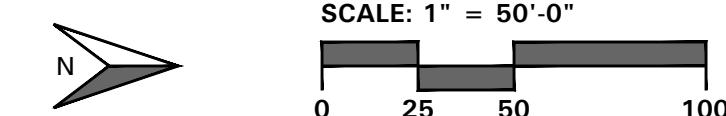
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

**EXISTING TREE LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01 THIS SHEET

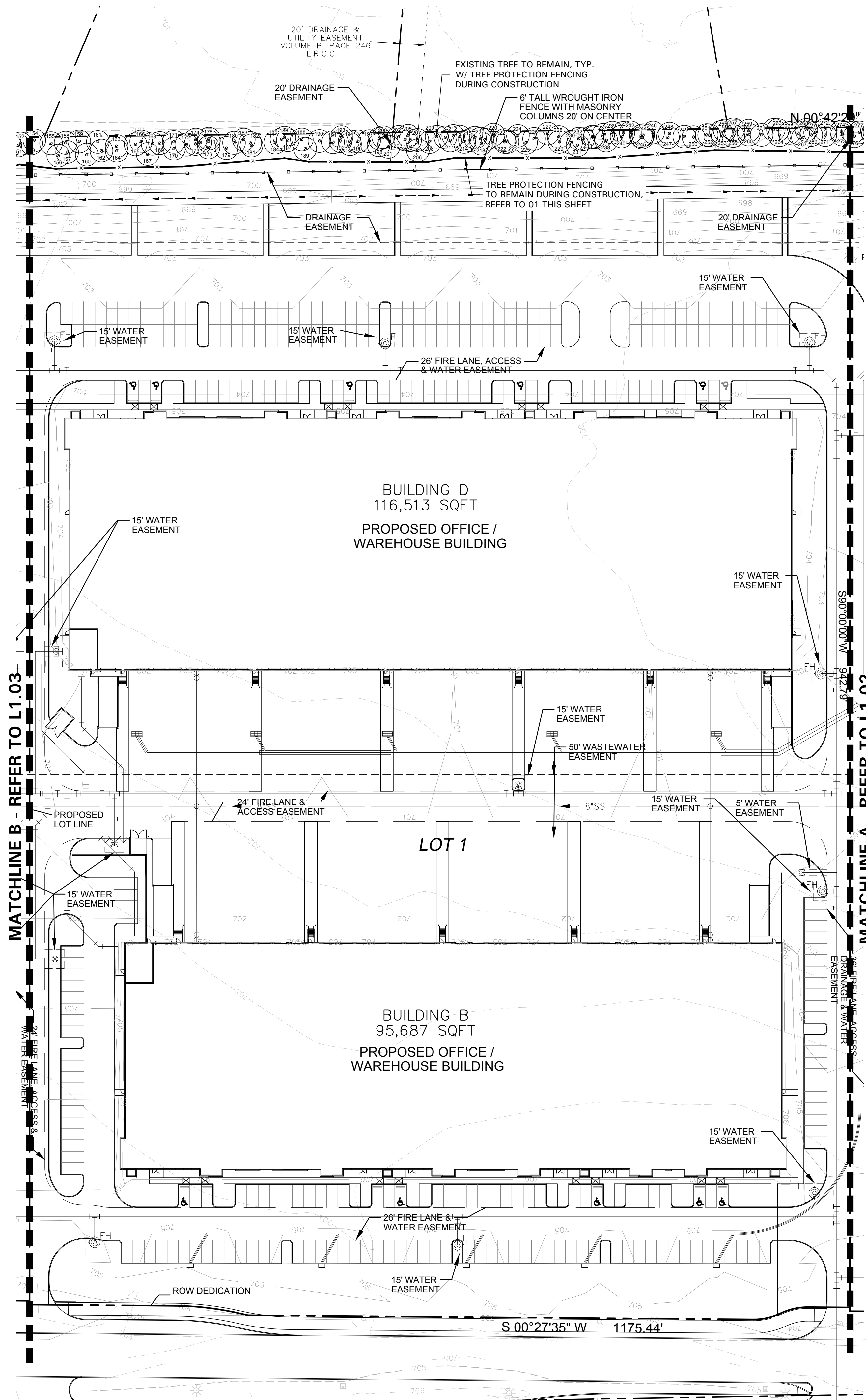


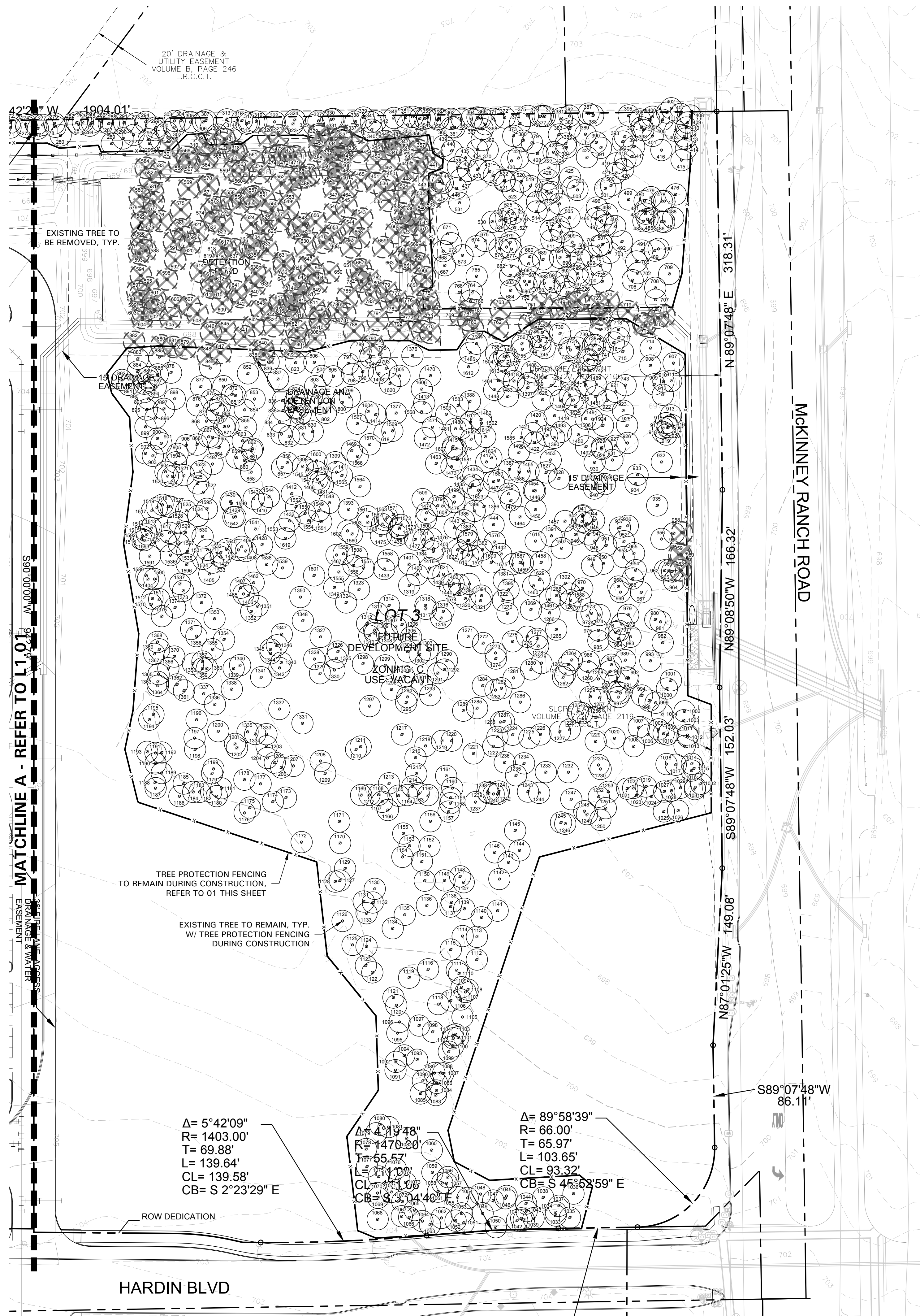
**01 TREE PROTECTIVE FENCING**  
NOT TO SCALE



Project Number:	20083
Issue Date:	08.10.20
Drawn By:	KAH
Checked By:	KAH

Revisions	Date:	Detail:
No.	09.27.20	City Comments
	10.26.20	City Comments
	10.30.20	City Comments



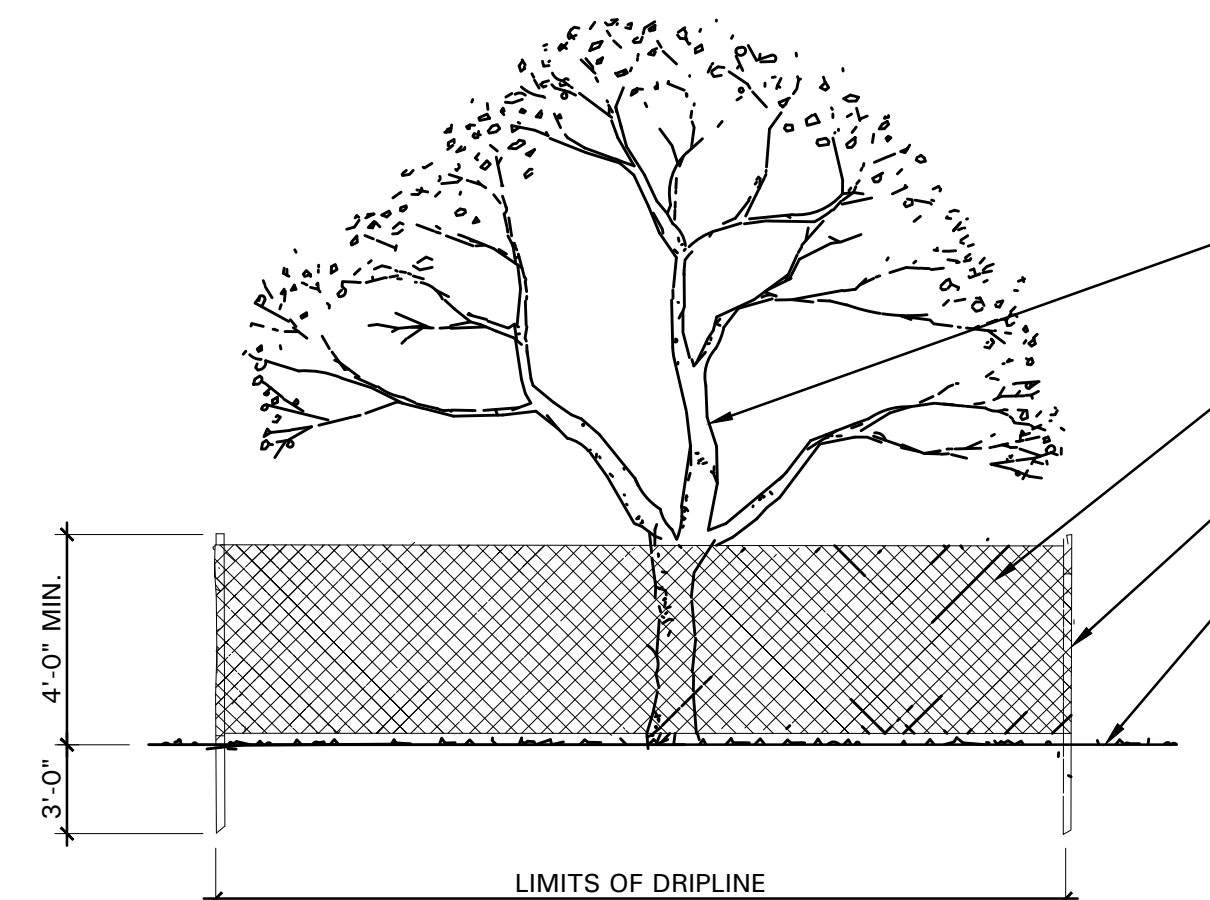


**TREE PRESERVATION NOTES**

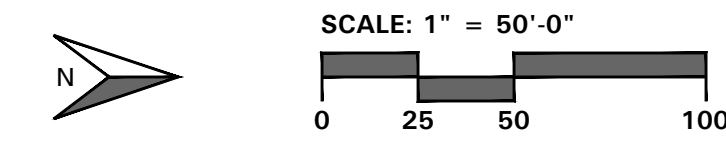
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

**EXISTING TREE LEGEND**

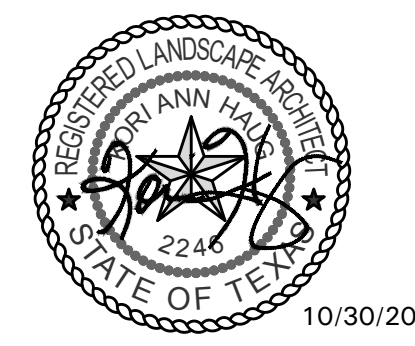
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01 THIS SHEET



**01 TREE PROTECTIVE FENCING**  
NOT TO SCALE



4245 North Central Expy  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office



EastGroup  
Hardin  
McKinney, Texas

Project Number: 20083  
Issue Date: 08.10.20  
Drawn By: KAH  
Checked By: KAH

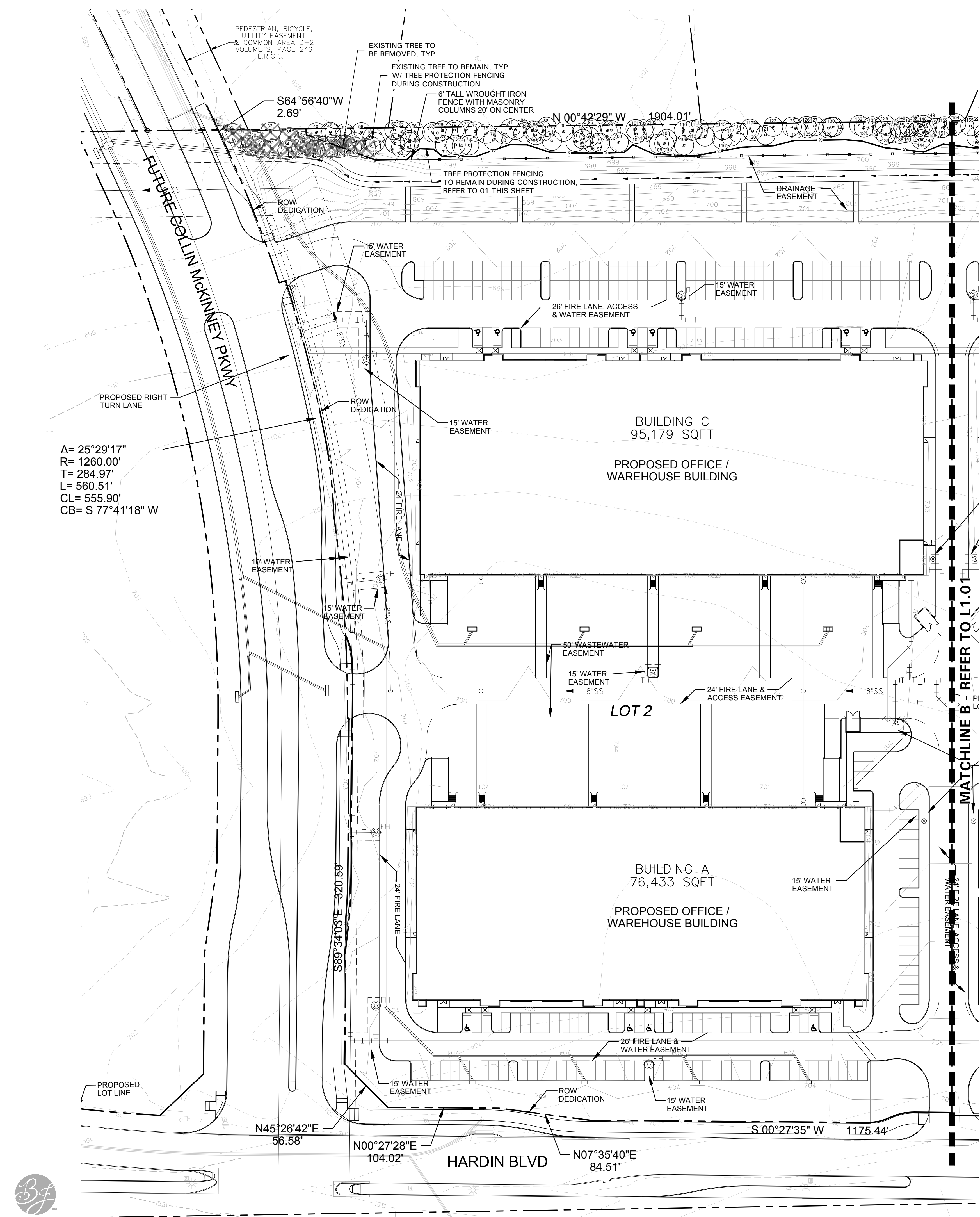
Revisions	No.	Date:	Detail:
		09.27.20	City Comments
		10.26.20	City Comments
		10.30.20	City Comments

**PHASE 1**

Sheet Title:  
**TREE PRESERVATION PLAN**

Sheet Number:  
**L1.02**





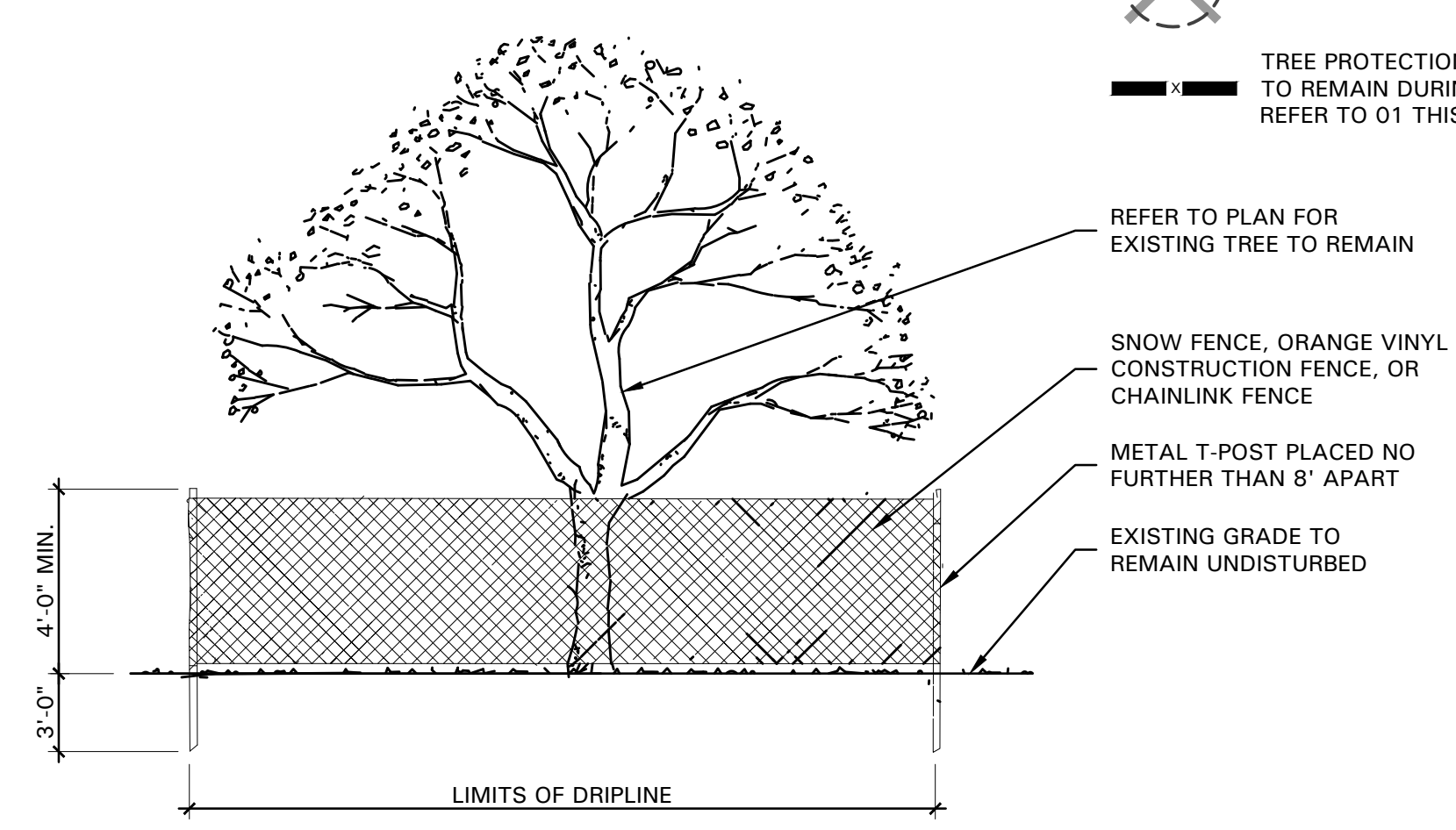
$\Delta = 25^{\circ}29'17''$   
 $R = 1260.00'$   
 $T = 284.97'$   
 $L = 560.51'$   
 $CL = 555.90'$   
 $CB = S 77^{\circ}41'18'' W$

**TREE PRESERVATION NOTES**

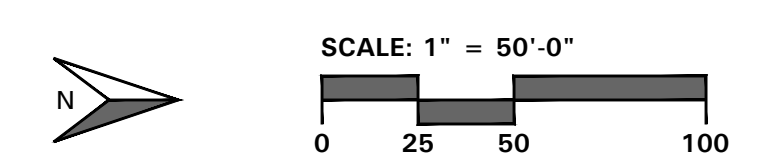
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

**EXISTING TREE LEGEND**

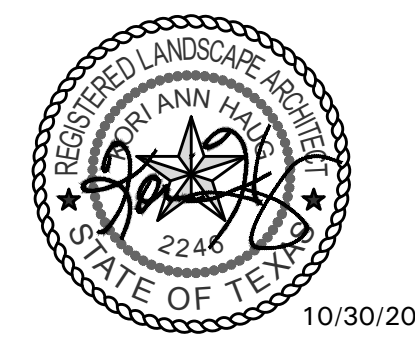
- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01 THIS SHEET



**01 TREE PROTECTIVE FENCING**  
NOT TO SCALE



4245 North Central Expy  
 Suite 501  
 Dallas, Texas 75205  
 214.865.7192 office



EastGroup  
 Hardin  
 McKinney, Texas

Project Number: 20083  
 Issue Date: 08.10.20  
 Drawn By: KAH  
 Checked By: KAH

Revisions No.	Date	Detail
09.27.20		City Comments
10.26.20		City Comments
10.30.20		City Comments

**PHASE 2**  
 Sheet Title:  
**TREE PRESERVATION PLAN**  
 Sheet Number:  
**L1.03**

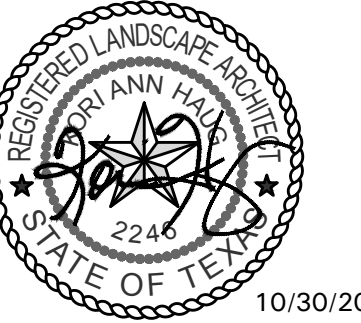
TREE SURVEY FIELD DATA - LOT 1					
No.	Dia. (inches)	Species (common name)	Status	Quality Tree	Exemption
153	14	Hackberry	TO REMAIN	No	
154	12	Hackberry	TO REMAIN	No	
155	21	Hackberry	TO REMAIN	No	
156	10	Bois d'Arc	TO REMAIN	No	
157	12	Bois d'Arc	TO REMAIN	No	
158	13	Hackberry	TO REMAIN	No	
159	21	Hackberry	TO REMAIN	No	
160	9	Bois d'Arc	TO REMAIN	No	
161	29	Hackberry	TO REMAIN	No	
162	7.5	Bois d'Arc	TO REMAIN	No	
163	9	Bois d'Arc	TO REMAIN	No	
164	19	Bois d'Arc	TO REMAIN	No	
165	9.5	Hackberry	TO REMAIN	No	
166	10	Hackberry	TO REMAIN	No	
167	15	Eastern Red Cedar	TO REMAIN	Yes	
168	26	Bois d'Arc	TO REMAIN	No	
169	18	Bois d'Arc	TO REMAIN	No	
170	9	Cedar Elm	TO REMAIN	Yes	
171	6	Hackberry	TO REMAIN	No	
172	12	Cedar Elm	TO REMAIN	Yes	
173	6	Cedar Elm	TO REMAIN	Yes	
174	14.5	Bois d'Arc	TO REMAIN	No	
175	7	Bois d'Arc	TO REMAIN	No	
176	20	Bois d'Arc	TO REMAIN	No	
177	6.5	Cedar Elm	TO REMAIN	Yes	
178	9	Cedar Elm	TO REMAIN	Yes	
179	32	Bois d'Arc	TO REMAIN	No	
180	8.5	Cedar Elm	TO REMAIN	Yes	
181	33.5	Bois d'Arc	TO REMAIN	No	
182	6.5	Hackberry	TO REMAIN	No	
183	6	Hackberry	TO REMAIN	No	
184	13	Cedar Elm	TO REMAIN	Yes	
185	8	Cedar Elm	TO REMAIN	Yes	
186	8	Hackberry	TO REMAIN	No	
187	13.5	Hackberry	TO REMAIN	No	
188	15	Hackberry	TO REMAIN	No	
189	9	Eastern Red Cedar	TO REMAIN	Yes	
190	17	Bois d'Arc	TO REMAIN	No	
191	12	Cedar Elm	TO REMAIN	Yes	
192	11	Cedar Elm	TO REMAIN	Yes	
193	9	Hackberry	TO REMAIN	No	
194	6	Eastern Red Cedar	TO REMAIN	Yes	
195	8	Hackberry	TO REMAIN	No	
196	10	Hackberry	TO REMAIN	No	
197	10	Hackberry	TO REMAIN	No	
198	22.5	Bois d'Arc	TO REMAIN	No	
199	6	Bois d'Arc	TO REMAIN	No	
200	12	Hackberry	TO REMAIN	No	
201	12	Hackberry	TO REMAIN	No	
202	11	Hackberry	TO REMAIN	No	
203	12	Cedar Elm	TO REMAIN	Yes	
204	7.5	Hackberry	TO REMAIN	No	
205	6	Hackberry	TO REMAIN	No	
206	8.5	Bois d'Arc	TO REMAIN	No	
207	7.5	Hackberry	TO REMAIN	No	
208	26	Hackberry	TO REMAIN	No	
209	6	Hackberry	TO REMAIN	No	
210	13	Hackberry	TO REMAIN	No	
211	10	Cedar Elm	TO REMAIN	Yes	
212	8	Bois d'Arc	TO REMAIN	No	
213	8.5	Hackberry	TO REMAIN	No	
214	9	Cedar Elm	TO REMAIN	Yes	
215	7	Hackberry	TO REMAIN	No	
216	12	Hackberry	TO REMAIN	No	
217	8	Hackberry	TO REMAIN	No	
218	11.5	Bois d'Arc	TO REMAIN	No	
219	13	Hackberry	TO REMAIN	No	
220	9	Cedar Elm	TO REMAIN	Yes	
221	10.5	Cedar Elm	TO REMAIN	Yes	
222	6.5	Hackberry	TO REMAIN	No	
223	9	Bois d'Arc	TO REMAIN	No	
224	28.5	Hackberry	TO REMAIN	No	
225	9	Bois d'Arc	TO REMAIN	No	
226	9.5	American Elm	TO REMAIN	No	
227	8.5	Cedar Elm	TO REMAIN	Yes	
228	7	Hackberry	TO REMAIN	No	
229	22	Bois d'Arc	TO REMAIN	No	
230	8	Eastern Red Cedar	TO REMAIN	Yes	
231	9.5	Eastern Red Cedar	TO REMAIN	Yes	
232	21	Bois d'Arc	TO REMAIN	No	
233	8.5	Cedar Elm	TO REMAIN	Yes	
234	6	Hackberry	TO REMAIN	No	
235	9.5	Cedar Elm	TO REMAIN	Yes	
236	9.5	Hackberry	TO REMAIN	No	
237	12.5	Hackberry	TO REMAIN	No	
238	18	Bois d'Arc	TO REMAIN	No	
239	12	Hackberry	TO REMAIN	No	
240	11.5	Bois d'Arc	TO REMAIN	No	
241	10	Hackberry	TO REMAIN	No	
242	6	Cedar Elm	TO REMAIN	Yes	
243	11	Hackberry	TO REMAIN	No	
244	11	Bois d'Arc	TO REMAIN	No	
245	11.5	Hackberry	TO REMAIN	No	
246	8	Hackberry	TO REMAIN	No	
247	13	Hackberry	TO REMAIN	No	
248	10	Bois d'Arc	TO REMAIN	No	
249	16.5	Bois d'Arc	TO REMAIN	No	
250	14	Eastern Red Cedar	TO REMAIN	Yes	
251	18	Bois d'Arc	TO REMAIN	No	
252	12.5	Bois d'Arc	TO REMAIN	No	
253	10	Hackberry	TO REMAIN	No	
254	9.5	Bois d'Arc	TO REMAIN	No	
255	9.5	Hackberry	TO REMAIN	No	
256	15.5	Bois d'Arc	TO REMAIN	No	
257	13	Hackberry	TO REMAIN	No	
258	11.5	Eastern Red Cedar	TO REMAIN	Yes	
259	8.5	Hackberry	TO REMAIN	No	
260	6.5	Cedar Elm	TO REMAIN	Yes	
261	31	Bois d'Arc	TO REMAIN	No	
262	6	Hackberry	TO REMAIN	No	
263	6	Hackberry	TO REMAIN	No	
264	9.5	Bois d'Arc	TO REMAIN	No	
265	19	Bois d'Arc	TO REMAIN	No	
266	7	Hackberry	TO REMAIN	No	
267	13	Eastern Red Cedar	TO REMAIN	Yes	

TREE SURVEY FIELD DATA - LOT 2					
No.	Dia. (inches)	Species (common name)	Status	Quality Tree	Exemption
26	10	Hackberry	TO BE REMOVED	No	UTILITY
27	7.5	Cedar Elm	TO BE REMOVED	Yes	DRAINAGE
28	10	Cedar Elm	TO BE REMOVED	Yes	DRAINAGE
29	8	Cedar Elm	TO BE REMOVED	Yes	DRAINAGE
30	15.5	Hackberry	TO BE REMOVED	No	DRAINAGE
31	8.5	Cedar Elm	TO BE REMOVED	Yes	DRAINAGE
32	8	Hackberry	TO BE REMOVED	No	DRAINAGE
33	37	Bois d'Arc	TO BE REMOVED	No	
34	13	Hackberry	TO BE REMOVED	No	GRADING
35	8	Hackberry	TO BE REMOVED	No	GRADING
36	10	Hackberry	TO BE REMOVED	No	GRADING
37	10	Cedar Elm	TO BE REMOVED	Yes	GRADING
38	11	Cedar Elm	TO BE REMOVED	Yes	GRADING
39	7	Cedar Elm	TO BE REMOVED	Yes	GRADING
40	9.5	Hackberry	TO REMAIN	No	
41	6.5	Cedar Elm	TO BE REMOVED	Yes	GRADING
42	9	Cedar Elm	TO BE REMOVED	Yes	GRADING
43	9	Cedar Elm	TO BE REMOVED	Yes	GRADING
44	17.5	Cedar Elm	TO REMAIN	Yes	
45	7	Hackberry	TO REMAIN	No	
46	6.5	Cedar Elm	TO BE REMOVED	Yes	GRADING
47	11	Hackberry	TO BE REMOVED	No	GRADING
48	6	Cedar Elm	TO BE REMOVED	Yes	GRADING
49	6	Cedar Elm	TO BE REMOVED	Yes	GRADING
50	6	Hackberry	TO REMAIN	No	
51	9	Hackberry	TO REMAIN	No	
52	8	Bois d'Arc	TO REMAIN	No	
53	6.5	Hackberry	TO BE REMOVED	No	GRADING
54	8.5	Cedar Elm	TO BE REMOVED	Yes	GRADING
55	9	Cedar Elm	TO REMAIN	Yes	
56	6	Hackberry	TO REMAIN	No	
57	10.5	Bois d'Arc	TO REMAIN	No	
58	7	Hackberry	TO REMAIN	No	
59	11	Bois d'Arc	TO REMAIN	No	
60	6.5	Hackberry	TO REMAIN	No	
61	10	Bois d'Arc	TO REMAIN	No	
62	12.5	Cedar Elm	TO REMAIN	Yes	
63	7	Hackberry	TO REMAIN	No	
64	6	Cedar Elm	TO REMAIN	Yes	
65	17	Cedar Elm	TO REMAIN	Yes	
66	9	Hackberry	TO REMAIN	No	
67	22	Bois d'Arc	TO REMAIN	No	
68	16	Cedar Elm	TO REMAIN	Yes	
69	6	Hackberry	TO REMAIN	No	
70	8	Hackberry	TO REMAIN	No	
71	7.5	Cedar Elm	TO REMAIN	Yes	
72	7	Bois d'Arc	TO REMAIN	No	
73	12	Cedar Elm	TO REMAIN	Yes	
74	8	Cedar Elm	TO REMAIN	Yes	
75	7	Hackberry	TO REMAIN	No	
76	7.5	Cedar Elm	TO REMAIN	Yes	
77	16	Cedar Elm	TO REMAIN	Yes	
78	7	Bois d'Arc	TO REMAIN	No	
79	12.5	Bois d'Arc	TO REMAIN	No	
80	14	Hackberry	TO REMAIN	No	
81	14.5	Eastern Red Cedar	TO REMAIN	Yes	
82	8.5	Hackberry	TO REMAIN	No	
83	26.5	Hackberry	TO REMAIN	No	
84	8.5	Gum Bumelia	TO REMAIN	Yes	
85	10	Hackberry	TO REMAIN	No	
86	12.5	Hackberry	TO REMAIN	No	
87	10	Hackberry	TO REMAIN	No	
88	7	Hackberry	TO REMAIN	No	
89	14.5	Bois d'Arc	TO REMAIN	No	
90	9.5	Hackberry	TO REMAIN	No	
91	13	Cedar Elm	TO REMAIN	Yes	
92	6.5	Cedar Elm	TO REMAIN	Yes	
93	12	Hackberry	TO REMAIN	No	
94	7	Hackberry	TO REMAIN	No	
95	14.5	Hackberry	TO REMAIN	No	
96	7	Hackberry	TO REMAIN	No	
97	11.5	Hackberry	TO REMAIN	No	
98	14.5	Hackberry	TO REMAIN	No	
99	7	Hackberry	TO REMAIN	No	
100	9	Hackberry	TO REMAIN	No	
101	24	Bois d'Arc	TO REMAIN	No	
102	12	Hackberry	TO REMAIN	No	
103	8.5	Hackberry	TO REMAIN	No	
104	10	Hackberry	TO REMAIN	No	
105	8	Hackberry	TO REMAIN	No	
106	8	Honey Locust	TO REMAIN	No	
107	10	Eastern Red Cedar	TO REMAIN	Yes	
108	9	Hackberry	TO REMAIN	No	
109	7	Hackberry	TO REMAIN	No	
110	25.5	Hackberry	TO REMAIN	No	
111	13	Hackberry	TO REMAIN	No	
112	16	Hackberry	TO REMAIN	No	
113	6	Hackberry	TO REMAIN	No	
114	8	Bois d'Arc	TO REMAIN	No	
115	8	Bois d'Arc	TO REMAIN	No	
116	12.5	Eastern Red Cedar	TO REMAIN	Yes	
117	8	Bois d'Arc	TO REMAIN	No	
118	10	Bois d'Arc	TO REMAIN	No	
119	21.5	Hackberry	TO REMAIN	No	
120	11.5	Bois d'Arc	TO REMAIN	No	
121	9	Bois d'Arc	TO REMAIN	No	
122	10.5	Bois d'Arc	TO REMAIN	No	
123	26.5	Hackberry	TO REMAIN	No	
124	12	Bois d'Arc	TO REMAIN	No	
125	12	Hackberry	TO REMAIN	No	
126	6	Eastern Red Cedar	TO REMAIN	Yes	
127	16.5	Hackberry	TO REMAIN	No	
128	9	Bois d'Arc	TO REMAIN	No	
129	12	Hackberry	TO REMAIN	No	
130	6	Eastern Red Cedar	TO REMAIN	Yes	
131	23.5	Hackberry	TO REMAIN	No	
132	19.5	Bois d'Arc	TO REMAIN	No	
133	7.5	Eastern Red Cedar	TO REMAIN	Yes	
134	8.5	Bois d'Arc	TO REMAIN	No	
135	7	Eastern Red Cedar	TO REMAIN	Yes	
136	18	Bois d'Arc	TO REMAIN	No	
137	12	Bois d'Arc	TO REMAIN	No	
138	11	Bois d'Arc	TO REMAIN	No	
139	11	Bois d'Arc	TO REMAIN	No	

TREE SURVEY FIELD DATA - LOT 2					
No.	Dia. (inches)	Species (common name)	Status	Quality Tree	Exemption
140	6	Cedar Elm	TO REMAIN	Yes	
141	10.5	Bois d'Arc	TO REMAIN	No	
142	6.5	Hackberry	TO REMAIN	No	
143	10	Bois d'Arc	TO REMAIN	No	
144	6.5	Gum Bumelia	TO REMAIN	Yes	
145	6.5	Bois d'Arc	TO REMAIN	No	
146	6.5	Bois d'Arc	TO REMAIN	No	
147	6	Eastern Red Cedar	TO REMAIN	Yes	
148	7	Gum Bumelia	TO REMAIN	Yes	
149	9	Hackberry	TO REMAIN	No	
150	14.5	Gum Bumelia	TO REMAIN	Yes	
151	16.5	Hackberry	TO REMAIN	No	
152	29	Hackberry	TO REMAIN	No	



4245 North Central Expy  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office



EastGroup  
Hardin  
McKinney, Texas

Project Number: 20083  
Issue Date: 08.10.20  
Drawn By: KAH  
Checked By: KAH

Revisions  
No. Date Detail:  
09.27.20 City Comments  
10.26.20 City Comments  
10.30.20 City Comments

Sheet Title:  
**TREE SURVEY  
DATA  
LOT 1 AND LOT 2**  
Sheet Number:  
**L1.04**



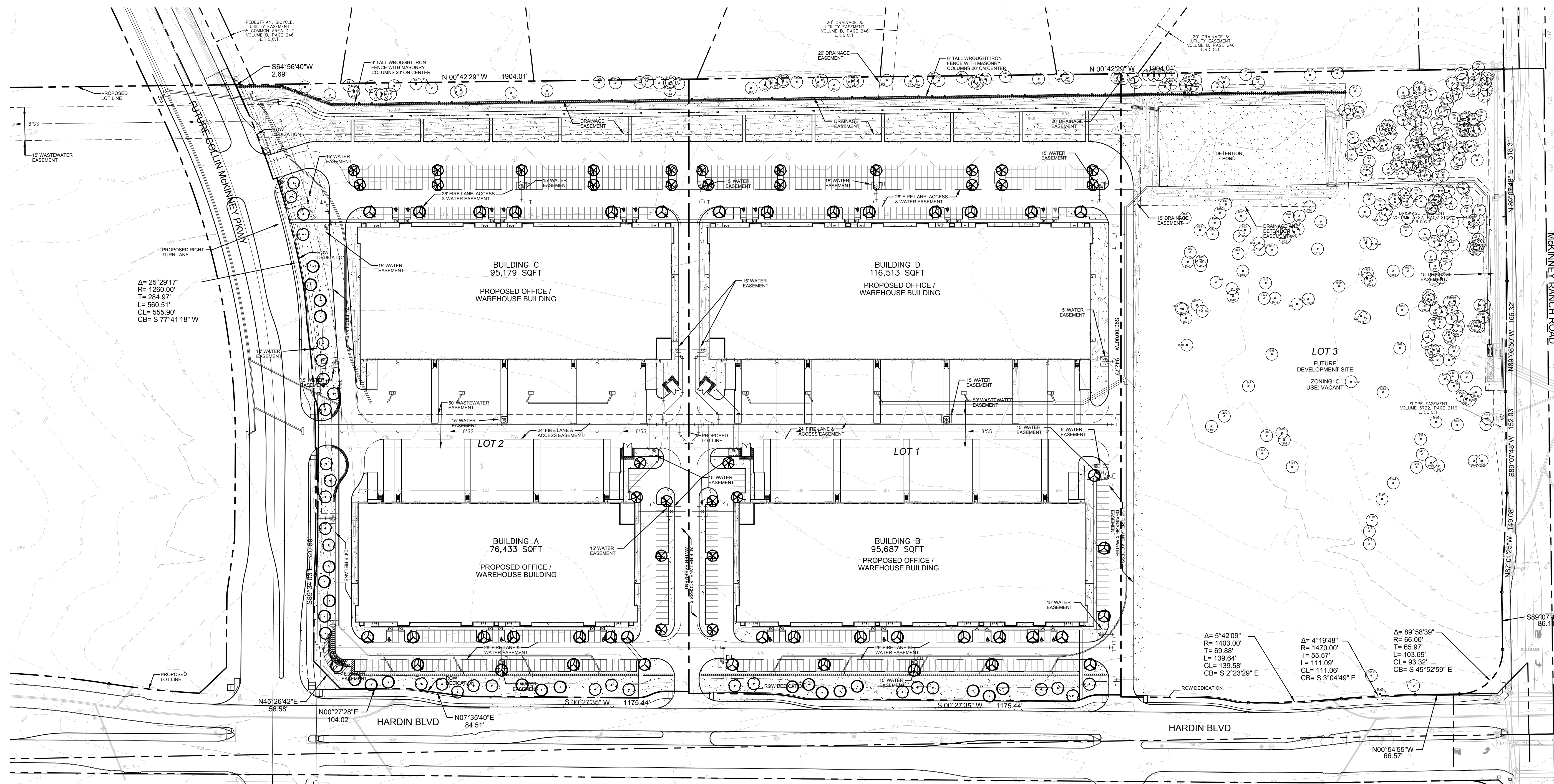
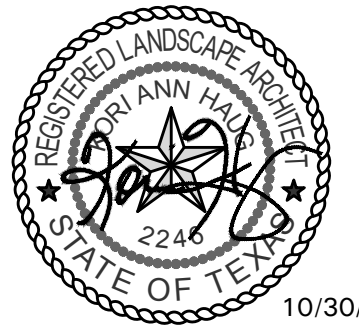












**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	LOT 1 QTY.	LOT 2 QTY.	LOT 3 QTY.	SIZE	REMARKS
<b>TREES</b>							
BO	<i>Quercus macrocarpa</i>	Bur Oak	9	22		4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	24	17		4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	8	16		4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
SO	<i>Quercus shumardii</i>	Shumard Red Oak	16	14		4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
<b>SHRUBS/GROUNDCOVER</b>							
AB	<i>Abelia grandiflora 'Edward Goucher'</i>	Dwarf Abelia 'Edward Goucher'		68		5 gal.	container full, 20" spread, 24" o.c.
DBH	<i>Ilex cornuta 'Dwarf Burford'</i>	Dwarf Burford Holly	156	97		36" ht.	container full, 24" spread, 36" o.c.
NRS	<i>Ilex spp. 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	228	216	113	36" ht.	container full, 24" spread, 36" o.c.
TS	<i>Leucophyllum frutescens 'Green Cloud'</i>	Texas Sage 'Green Cloud'	44	108		36" ht.	container full, 20" spread, 36" o.c.
WC	<i>Euonymus fortunei 'Coloratus'</i>	Wintercreeper	685			4" pots	container (3) 12" runners min., 12" o.c.
WM	<i>Myrica carifera</i>	Wax Myrtle	29	76		36" ht.	container grown, full to base, 36" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass	90,760	98,180	72,015		solid sod, refer to Solid Sod Notes

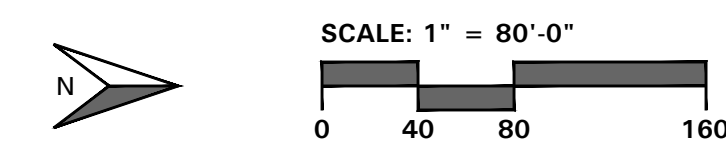
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.  
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

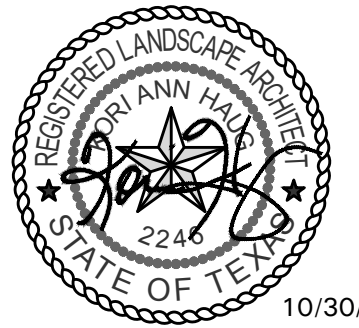
Project Number: 20083  
Issue Date: 08.10.20  
Drawn By: KAH  
Checked By: KAH

Revisions  
No. Date Detail:  
09.27.20 City Comments  
10.26.20 City Comments  
10.30.20 City Comments

Sheet Title:  
**OVERALL  
LANDSCAPE  
PLAN**  
Sheet Number:

**L2.00**





Project Number: 20083  
Issue Date: 08.10.20  
Drawn By: KAH  
Checked By: KAH

Revisions  
No. Date Detail  
09.27.20 City Comments  
10.26.20 City Comments  
10.30.20 City Comments

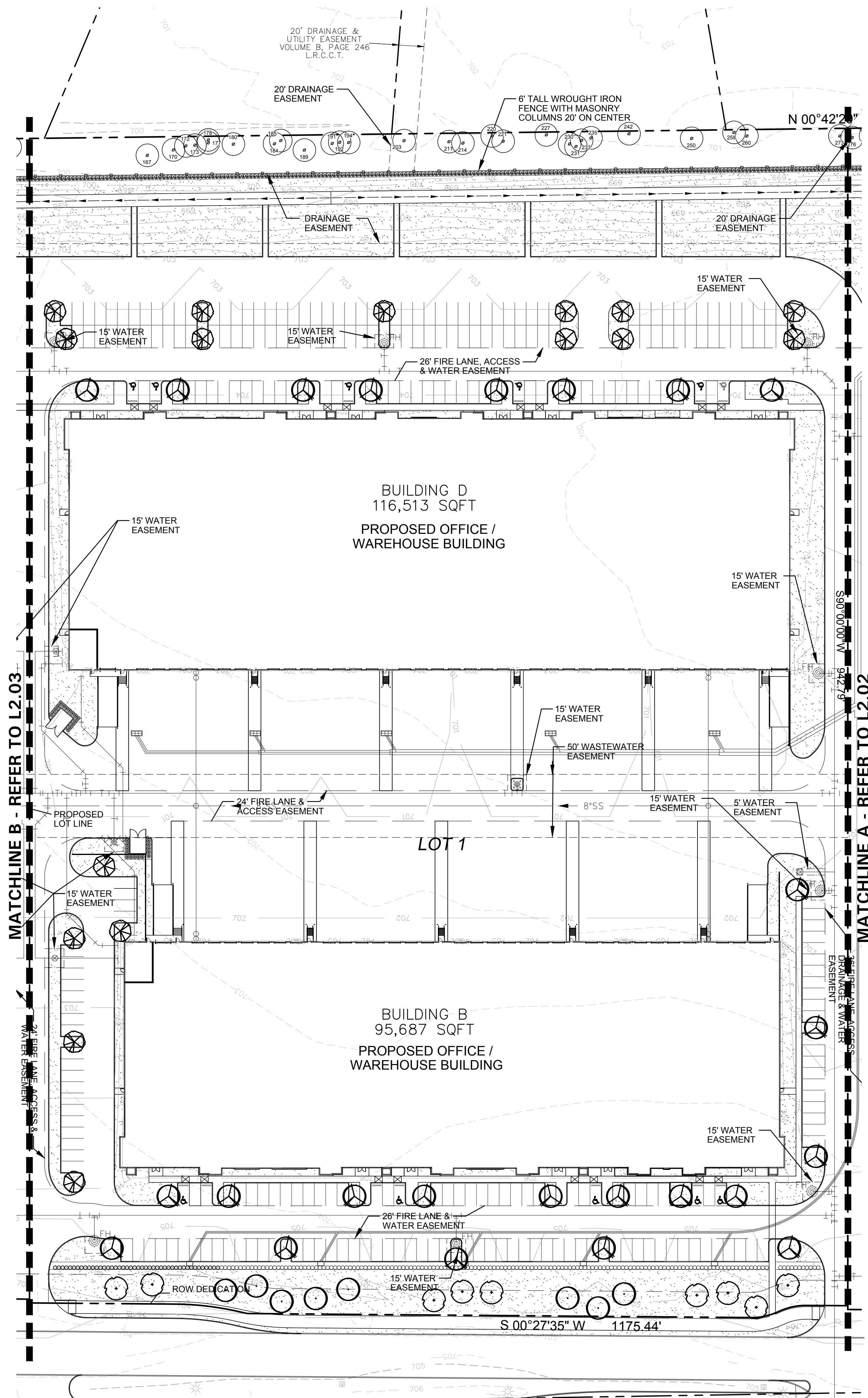
**PHASE 1**

Sheet Title:

**LANDSCAPE PLAN**

Sheet Number:

**L2.01**



**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**LANDSCAPE TABULATIONS - LOT 1**  
CITY OF MCKINNEY, TEXAS

QUALITY TREES TO REMAIN		
No.	Di. (inches)	Species (common name)
167	15	Eastern Red Cedar
170	9	Cedar Elm
172	12	Cedar Elm
173	6	Cedar Elm
177	6.5	Cedar Elm
178	9	Cedar Elm
180	8.5	Cedar Elm
184	13	Cedar Elm
185	8	Cedar Elm
189	9	Eastern Red Cedar
191	12	Cedar Elm
192	11	Cedar Elm
194	6	Eastern Red Cedar
203	12	Cedar Elm
211	10	Cedar Elm
214	9	Cedar Elm
220	9	Cedar Elm
221	10.5	Cedar Elm
227	8.5	Cedar Elm
230	8	Eastern Red Cedar
231	9.5	Eastern Red Cedar
233	8.5	Cedar Elm
235	9.5	Cedar Elm
242	6	Cedar Elm
250	14	Eastern Red Cedar
258	11.5	Eastern Red Cedar
260	6.5	Cedar Elm
273	9.5	Cedar Elm

**STREETYARD**

1. 15% of the streetyard to be landscape.  
Total Streetyard: 72,635 s.f.  
Required 10,895 s.f. (15%) Provided 30,974 s.f. (42%)

**SITE LANDSCAPE**

1. 10% of the total site to be landscape.  
Total Site: 604,989 s.f.  
Required 60,499 s.f. (10%) Provided 116,842 s.f. (19%)

**STREET TREES**

1. One (1) tree, 4" cal., 12' ht. min. at time of planting, per 40 l.f. of street frontage.  
HARDIN BOULEVARD: 651 l.f.  
Required (16) trees, 4" cal., 12' ht. Provided (17) trees, 4" cal., 12' ht.

**PERIMETER TREES**

1. One (1) tree, 4" cal., 12' ht. min. at time of planting, per 40 l.f. of property border.  
WEST PROPERTY LINE: 649 l.f.  
Required (16) trees, 4" cal., 12' ht. Provided (28) ex.trees, 4" cal. +

**PARKING LOT (278 spaces)**

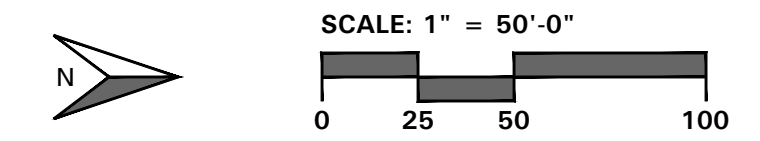
1. One (1) tree, 4" cal., 12' ht. min. at time of planting, per 10 parking spaces.  
2. 36" ht. parking lot screen.  
Required (28) trees, 4" cal., 12' ht. Provided (36) trees, 4" cal., 12' ht.  
36" ht. screen 36" ht. evergreen shrubs

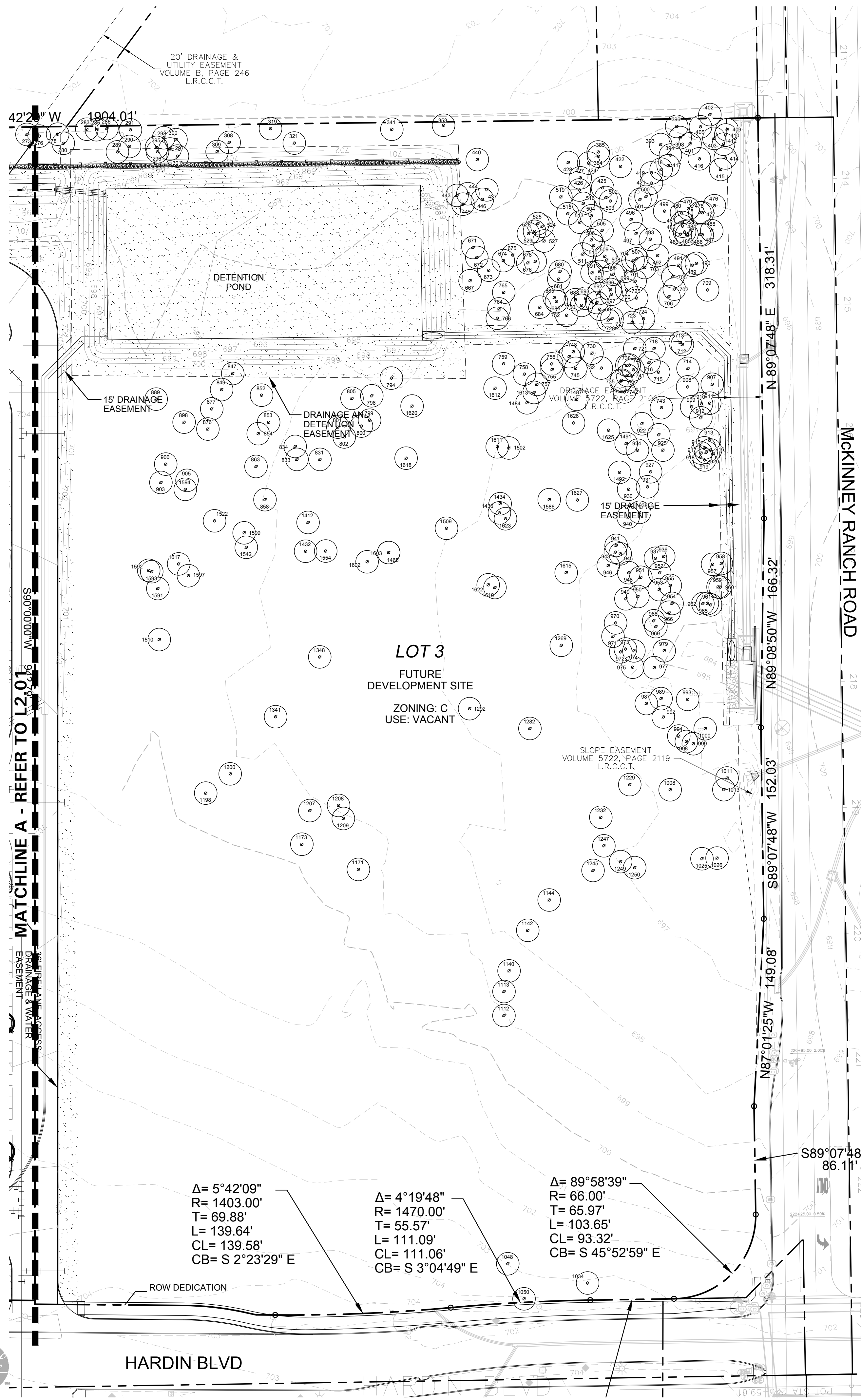
**SITE TREES**

1. 50% of total trees on-site shall be canopy trees.  
Total Site Trees: (57)  
(57) canopy trees, 4" cal., 12' ht.: 100%

**PLANT LEGEND**

- | SYMBOL    | COMMON NAME                   |
|-----------|-------------------------------|
| BO        | Bur Oak                       |
| LE        | Lacebark Elm                  |
| LO        | Live Oak                      |
| SO        | Shumard Red Oak               |
| AB        | Dwarf Abelia 'Edward Goucher' |
| DBH       | Dwarf Burford Holly           |
| NRS       | Nellie R. Stevens Holly       |
| TS        | Texas Sage 'Green Cloud'      |
| WC        | Wintercreeper                 |
| WM        | Wax Myrtle                    |
| [Pattern] | Common Bermudagrass           |
- REFER TO L2.00 FOR PLANT LIST





QUALITY TREES TO REMAIN		
No.	Di.	Species
(inches)	(inches)	(common name)
276	6	Cedar Elm
278	8	Cedar Elm
280	6.5	Eastern Red Cedar
283	9	Eastern Red Cedar
285	8.5	Cedar Elm
286	9	Cedar Elm
289	6.5	Eastern Red Cedar
290	6.5	Cedar Elm
291	17	Cedar Elm
295	8	Cedar Elm
296	6	Cedar Elm
297	11	Cedar Elm
298	6.5	Cedar Elm
300	11	Cedar Elm
301	7	Cedar Elm
308	9	Cedar Elm
309	6	Cedar Elm
319	8	Cedar Elm
321	10	Eastern Red Cedar
328	6	Cedar Elm
341	8	Eastern Red Cedar
353	8	Cedar Elm
394	9	Eastern Red Cedar
395	7	Eastern Red Cedar
393	6	Cedar Elm
394	7.5	Cedar Elm
396	8	Eastern Red Cedar
398	8.5	Cedar Elm
401	11.5	Eastern Red Cedar
402	14	Cedar Elm
403	10	Eastern Red Cedar
405	6	Cedar Elm
409	7.5	Cedar Elm
410	11	Eastern Red Cedar
411	9.5	Eastern Red Cedar
412	6	Cedar Elm
414	11	Eastern Red Cedar
415	6.5	Eastern Red Cedar
416	13	Cedar Elm
417	10	Eastern Red Cedar
418	6.5	Cedar Elm
419	10	Eastern Red Cedar
421	19	Cedar Elm
422	7	Eastern Red Cedar
424	12	Cedar Elm
425	6	Cedar Elm
426	6	Eastern Red Cedar
427	11	Cedar Elm
428	8.5	Cedar Elm
437	7	Eastern Red Cedar
440	6	Cedar Elm
441	15	Cedar Elm
442	7	Cedar Elm
443	7	Eastern Red Cedar
444	13	Cedar Elm
445	6.5	Cedar Elm
446	12.5	Cedar Elm
477	9	Eastern Red Cedar
478	8.5	Eastern Red Cedar
479	8	Eastern Red Cedar
480	6.5	Eastern Red Cedar
481	13.5	Eastern Red Cedar
482	8.5	Eastern Red Cedar
483	7	Eastern Red Cedar
484	9	Eastern Red Cedar
485	7	Eastern Red Cedar
486	9	Eastern Red Cedar
487	10.5	Eastern Red Cedar
488	7	Eastern Red Cedar
489	16	Cedar Elm
490	8.5	Eastern Red Cedar
491	12.5	Eastern Red Cedar
492	8.5	Eastern Red Cedar
493	11.5	Eastern Red Cedar
496	9	Eastern Red Cedar
497	11	Eastern Red Cedar
498	12	Cedar Elm
500	12	Cedar Elm
501	10	Eastern Red Cedar
502	8	Eastern Red Cedar
503	15.5	Eastern Red Cedar
505	9	Eastern Red Cedar
506	8	Eastern Red Cedar
507	7	Eastern Red Cedar
508	8	Eastern Red Cedar
509	8.5	Eastern Red Cedar
510	9	Eastern Red Cedar
511	10	Eastern Red Cedar
513	9	Eastern Red Cedar
515	7	Eastern Red Cedar
516	6	Eastern Red Cedar
519	11	Eastern Red Cedar
524	7	Eastern Red Cedar
525	6	Eastern Red Cedar
527	12	Cedar Elm
528	8.5	Cedar Elm
529	13.5	Eastern Red Cedar
667	7	Eastern Red Cedar
671	11	Cedar Elm
672	10	Cedar Elm
673	12	Cedar Elm
674	10	Cedar Elm
675	8	Eastern Red Cedar
676	6	Cedar Elm
678	13	Cedar Elm
680	7.5	Cedar Elm
681	17	Cedar Elm
684	8.5	Eastern Red Cedar
685	10	Eastern Red Cedar
686	8	Cedar Elm
688	9.5	Cedar Elm
690	6.5	Eastern Red Cedar
691	9	Eastern Red Cedar
692	11	Cedar Elm
693	9.5	Cedar Elm
694	7	Eastern Red Cedar
695	6	Cedar Elm
696	6	Cedar Elm
697	9.5	Eastern Red Cedar
698	15	Cedar Elm

QUALITY TREES TO REMAIN		
No.	Di.	Species
(inches)	(inches)	(common name)
699	10	Eastern Red Cedar
700	7	Eastern Red Cedar
701	8	Cedar Elm
702	6.5	Eastern Red Cedar
703	7	Cedar Elm
704	6.5	Cedar Elm
705	11	Eastern Red Cedar
706	9	Eastern Red Cedar
709	9	Eastern Red Cedar
712	6	Eastern Red Cedar
713	8	Eastern Red Cedar
714	6	Eastern Red Cedar
715	12	Eastern Red Cedar
716	7	Cedar Elm
718	9	Eastern Red Cedar
721	10	Cedar Elm
723	11	Cedar Elm
724	10.5	Eastern Red Cedar
725	11	Eastern Red Cedar
727	8.5	Eastern Red Cedar
728	10.5	Eastern Red Cedar
730	8.5	Eastern Red Cedar
732	10	Eastern Red Cedar
735	6.5	Eastern Red Cedar
736	10	Eastern Red Cedar
737	6.5	Eastern Red Cedar
738	6.5	Eastern Red Cedar
740	6.5	Eastern Red Cedar
741	13	Eastern Red Cedar
742	9	Eastern Red Cedar
743	8	Eastern Red Cedar
745	8.5	Eastern Red Cedar
747	6	Cedar Elm
748	7	Eastern Red Cedar
750	6.5	Cedar Elm
752	9	Eastern Red Cedar
755	9.5	Eastern Red Cedar
756	13	Eastern Red Cedar
757	8.5	Cedar Elm
758	7	Eastern Red Cedar
759	13	Eastern Red Cedar
761	9	Cedar Elm
764	6	Eastern Red Cedar
765	6	Cedar Elm
766	7.5	Cedar Elm
771	10	Eastern Red Cedar
774	7.5	Eastern Red Cedar
775	6	Eastern Red Cedar
794	7	Eastern Red Cedar
798	13	Cedar Elm
799	13	Cedar Elm
800	16	Cedar Elm
801	13	Cedar Elm
802	12	Cedar Elm
805	15	Cedar Elm
831	8	Eastern Red Cedar
833	9	Eastern Red Cedar
834	9.5	Eastern Red Cedar
847	6	Eastern Red Cedar
849	7.5	Cedar Elm
852	12	Cedar Elm
853	9.5	Cedar Elm
854	6.5	Eastern Red Cedar
858	6	Eastern Red Cedar
863	9	Cedar Elm
876	6	Eastern Red Cedar
877	7	Eastern Red Cedar
889	9.5	Eastern Red Cedar
898	7	Eastern Red Cedar
900	29.5	Cedar Elm
903	10.5	Cedar Elm
905	9.5	Eastern Red Cedar
907	7.5	Eastern Red Cedar
908	6	Eastern Red Cedar
909	10	Cedar Elm
910	9.5	Eastern Red Cedar
911	6	Eastern Red Cedar
912	7	Eastern Red Cedar
913	17.5	Eastern Red Cedar
915	9.5	Eastern Red Cedar
916	6	Eastern Red Cedar
917	8.5	Eastern Red Cedar
918	6	Eastern Red Cedar
919	7.5	Eastern Red Cedar
920	10	Eastern Red Cedar
922	10	Eastern Red Cedar
923	10	Eastern Red Cedar
924	6	Eastern Red Cedar
925	7	Eastern Red Cedar
927	10	Eastern Red Cedar
930	10.5	Eastern Red Cedar
931	8	Eastern Red Cedar
936	9.5	Eastern Red Cedar
937	12.5	Eastern Red Cedar
938	7	Eastern Red Cedar
940	16	Cedar Elm
941	6	Eastern Red Cedar
943	8.5	Cedar Elm
945	7	Eastern Red Cedar
946	13	Eastern Red Cedar
948	13.5	Eastern Red Cedar
949	9	Eastern Red Cedar
950	7.5	Eastern Red Cedar
951	13.5	Eastern Red Cedar
952	6	Eastern Red Cedar
953	12	Eastern Red Cedar
954	8.5	Eastern Red Cedar
955	15.5	Eastern Red Cedar
957	7	Cedar Elm
958	8	Cedar Elm
959	7	Eastern Red Cedar
960	13.5	Eastern Red Cedar
961	6	Eastern Red Cedar
962	7	Eastern Red Cedar
965	7	Eastern Red Cedar
966	11	Eastern Red Cedar

**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULK SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**LANDSCAPE TABULATIONS - LOT 3**  
CITY OF MCKINNEY, TEXAS

**PERIMETER TREES**

- One (1) tree, 4" cal., 12' ht. min. at time of planting, per 40 l.f. of property border.

**WEST PROPERTY LINE: 337 l.f.**

Required (8) trees, 4" cal., 12' ht. Provided (20) ex. trees, 4" cal. +

**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- GRASS SHALL BE ESTABLISHED WITH 100% COVERAGE AND 70% DENSITY WITH AN APPROVED PERENNIAL GRASS PRIOR TO ISSUANCE OF A CO. APPROVED GRASSES INCLUDE BUFFALO, BERMUDAGRASS, AND ZOYSIA.
- CONTRACTOR TO VERIFY WATER RESTRICTIONS WITH THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW FOR HYDROMULCH, HYDROSEEDING, OR SPRIGGING (CITY OF MCKINNEY DOES NOT ALLOW HYDROMULCH IN STAGE 3 AND 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING MUST BE INSTALLED.

**PLANT LEGEND**

SYMBOL	COMMON NAME
BO	Bur Oak
LE	Lacebark Elm
LO	Live Oak
SO	Shumard Red Oak
AB	Dwarf Abelia 'Edward Goucher'
DBH	Dwarf Burford Holly
NRS	Nellie R. Stevens Holly
TS	Texas Sage 'Green Cloud'
WC	Wintercreeper
WM	Wax Myrtle
	Common Bermudagrass

REFER TO L2.00 FOR PLANT LIST

**QUALITY TREES TO REMAIN**

No.	Di.	Species
(inches)	(inches)	(common name)
1615	9	Eastern Red Cedar
1617	17	Cedar Elm
1618	9	Eastern Red Cedar
1620	11.5	Eastern Red Cedar
1622	9.5	Cedar Elm
1623	6	Eastern Red Cedar
1625	7.5	Cedar Elm
1626	14	Cedar Elm
1627	7	Eastern Red Cedar

**PHASE 1**

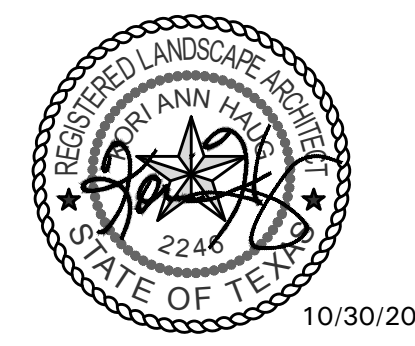
Sheet Title: LANDSCAPE PLAN

Sheet Number: L2.02

SCALE: 1" = 50'-0"



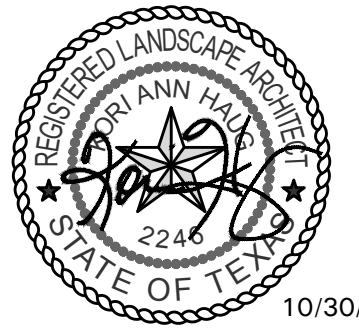
4245 North Central Expy  
Suite 501  
Dallas, Texas 75205  
214.865.7192 office



EastGroup  
Hardin  
McKinney, Texas

Project Number: 20083  
Issue Date: 08.10.20  
Drawn By: KAH  
Checked By: KAH

Revisions  
No. Date: Detail:  
09.27.20 City Comments  
10.26.20 City Comments  
10.30.20 City Comments



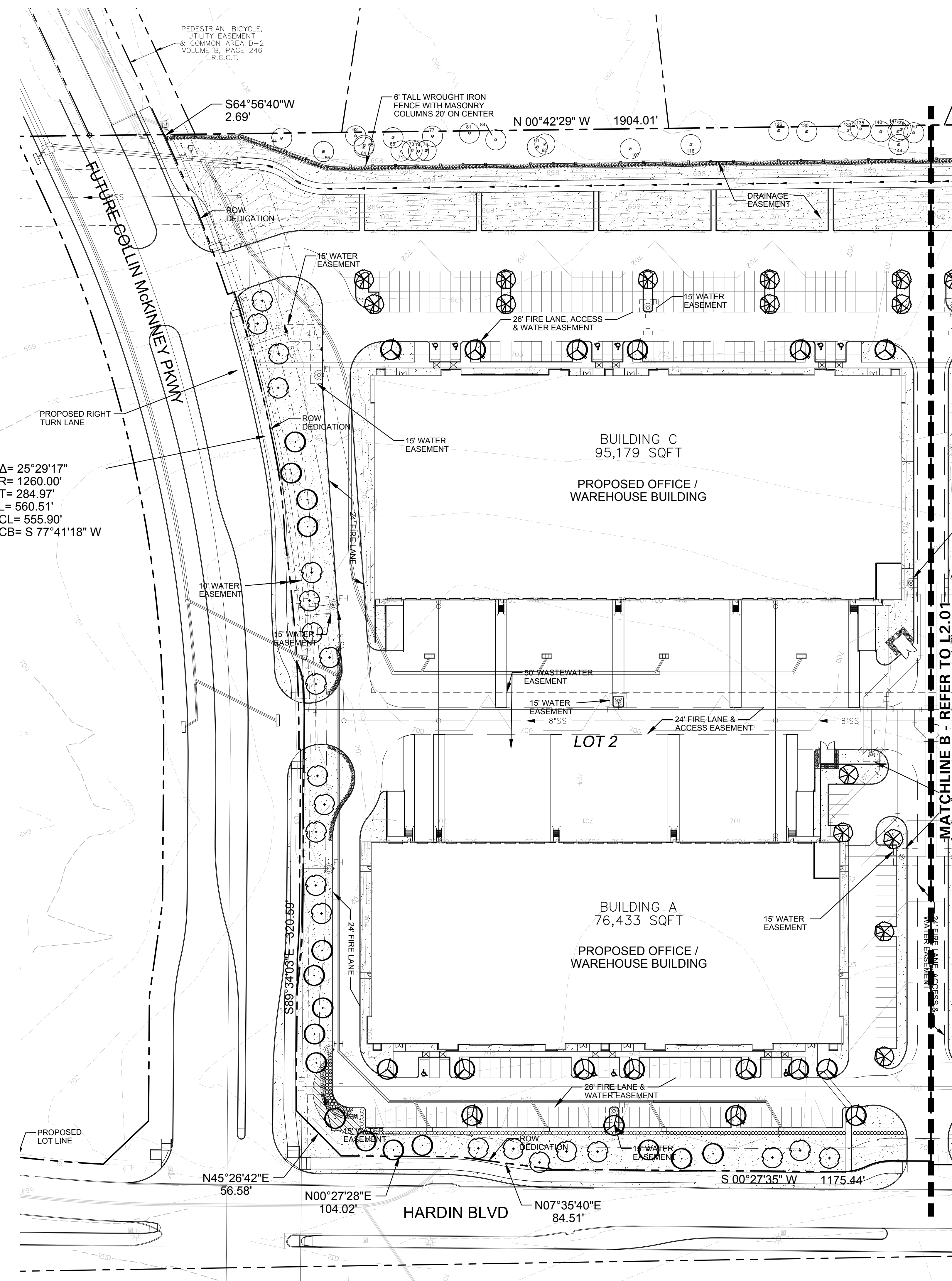
**PHASE 2**

Sheet Title:

**LANDSCAPE PLAN**

Sheet Number:

**L2.03**



QUALITY TREES TO REMAIN		
No.	Dia. (inches)	Species (common name)
44	17.5	Cedar Elm
55	9	Cedar Elm
62	12.5	Cedar Elm
64	6	Cedar Elm
65	17	Cedar Elm
68	16	Cedar Elm
71	7.5	Cedar Elm
73	12	Cedar Elm
74	8	Cedar Elm
76	7.5	Cedar Elm
77	16	Cedar Elm
81	14.5	Eastern Red Cedar
84	8.5	Gum Bumelia
91	13	Cedar Elm
92	6.5	Cedar Elm
107	10	Eastern Red Cedar
116	12.5	Eastern Red Cedar
126	6	Eastern Red Cedar
130	6	Eastern Red Cedar
133	7.5	Eastern Red Cedar
135	7	Eastern Red Cedar
140	6	Cedar Elm
144	6.5	Gum Bumelia
147	6	Eastern Red Cedar
148	7	Gum Bumelia
150	14.5	Gum Bumelia

**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE: MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

**LANDSCAPE TABULATIONS - LOT 2**

CITY OF MCKINNEY, TEXAS

**STREETYARD**

- 15% of the streetyard to be landscape.

Total Streetyard: 128,354 s.f.	Required	Provided
19,253 s.f. (15%)	68,756 s.f. (53%)	

**SITE LANDSCAPE**

- 10% of the total site to be landscape.

Total Site: 533,597 s.f.	Required	Provided
53,360 s.f. (10%)	123,085 s.f. (23%)	

**STREET TREES**

- One (1) tree, 4" cal., 12' ht. min. at time of planting, per 40 l.f. of street frontage.

COLLIN MCKINNEY PARKWAY: 917 l.f.

Required	Provided
(23) trees, 4" cal., 12' ht.	(23) trees, 4" cal., 12' ht.

HARDIN BOULEVARD: 554 l.f.

Required	Provided
(14) trees, 4" cal., 12' ht.	(14) trees, 4" cal., 12' ht.

**PERIMETER TREES**

- One (1) tree, 4" cal., 12' ht. min. at time of planting, per 40 l.f. of property border.

WEST PROPERTY LINE: 681 l.f.

Required	Provided
(17) trees, 4" cal., 12' ht.	(17) ex. trees, 4" cal. + 36" ht. screen

**PARKING LOT (220 spaces)**

- One (1) tree, 4" cal., 12' ht. min. at time of planting, per 10 parking spaces.
- 36" ht. parking lot screen.

Required	Provided
(22) trees, 4" cal., 12' ht.	(30) trees, 4" cal., 12' ht.
36" ht. screen	36" ht. evergreen shrubs

**SITE TREES**

- 50% of total trees on-site shall be canopy trees.

Total Site Trees: (69)	(69) canopy trees, 4" cal., 12' ht.: 100%
------------------------	---

**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- GRASS SHALL BE ESTABLISHED WITH 100% COVERAGE AND 70% DENSITY WITH AN APPROVED PERENNIAL GRASS PRIOR TO ISSUANCE OF A CO. APPROVED GRASSES INCLUDE BUFFALO, BERMUDAGRASS, AND ZOYSIA.
- CONTRACTOR TO VERIFY WATER RESTRICTIONS WITH THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW FOR HYDROMULCH, HYDROSEEDING, OR SPRIGGING (CITY OF MCKINNEY DOES NOT ALLOW HYDROMULCH IN STAGE 3 AND 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING MUST BE INSTALLED.

**PLANT LEGEND**

SYMBOL	COMMON NAME
+	TREES
BO	Bur Oak
LE	Lacebark Elm
LO	Live Oak
SO	Shumard Red Oak
AB	SHRUBS AND GROUNDCOVER Dwarf Abelia 'Edward Goucher'
DBH	Dwarf Burford Holly
NRS	Nellie R. Stevens Holly
TS	Texas Sage 'Green Cloud'
WC	Wintercreeper
WM	Wax Myrtle
[Pattern]	Common Bermudagrass

REFER TO L2.00 FOR PLANT LIST

