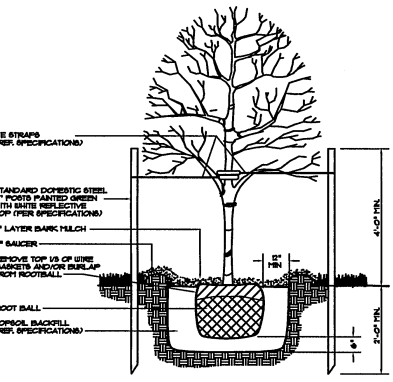
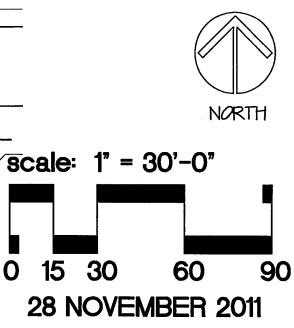
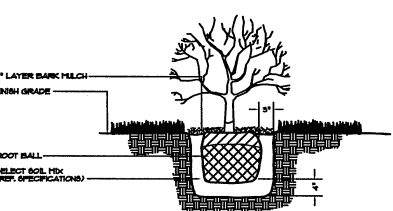


**LANDSCAPE PLAN FOR ALLEN ELEMENTARY #17**

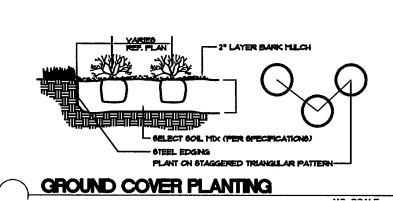
A tract of land in the Oliver Hedgecove Survey, Abstract No. 392, in the City of McKinney, Collin County, Texas, being part of a 15.8331 acre tract, as described in Volume 5231, Page 2942 in the Deed Records of Collin County, Texas.



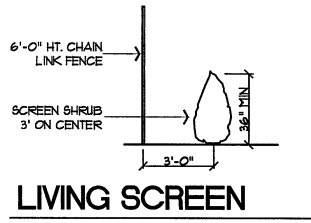
**TREE PLANTING**  
NO SCALE



**SHRUB PLANTING**  
NO SCALE



**GROUND COVER PLANTING**



**LIVING SCREEN**

**IRRIGATION NOTES**

- All equipment numbers reference Weathermatic equipment catalog unless otherwise indicated.
- LAWN SPRAY HEADS are LX 4'.
- SHRUB SPRAY HEADS are LX 12'.
- ELECTRIC CONTROL VALVES shall be 11000cr. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
- QUICK COUPLING VALVES shall be QV15L with a 3/4" Spears isolation ball valve (SE-2-0829) installed upstream. Swing joints shall be constructed using 3/4" Sch 80 elbows. Contractor shall supply owner with three (3) CH15 couplers and three (3) 108HL swivel hose ends as part of this contract. Quick coupler valve to be secured with a re-bar stake and clamp.
- AUTOMATIC CONTROLLER. Power (120V) shall be located in a junction box within five feet (5') of controller location by other trades.
- All 24 volt valve wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
- SLEEVES shall be installed by General Contractor. Sleeve material shall be Schedule 40.
- Ten days prior to start of construction, contractor shall verify static water pressure. If static pressure is less than 50 PSI, do not start work until notified to do so by Owner.
- All mainline and lateral piping shall have a minimum of 18 inches of cover. All piping under paving shall have a minimum of 18 inches of cover.
- The irrigation contractor shall coordinate installation of the system with the landscape contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
- The irrigation contractor shall select the proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn areas and plant material. All nozzles in parking lots and planting beds shall be low angle to minimize overspray on pavement surfaces. No water will be allowed to spray on building.

**GENERAL NOTES**

- Additional plant material will be installed on-site by owner, in accordance with the City of McKinney landscape standards. Material shown on this plan is to meet minimum City of McKinney landscape ordinance requirements.
- All plant material shall be maintained by owner in a healthy and growing condition, and replaced with plant material of similar variety and size if damaged, destroyed or removed.
- Landscape areas shall be kept free of trash, litter, weeds and other materials or plants not a part of the landscaping.
- An underground automatic pop-up type irrigation system shall be installed to water all landscape areas, including right-of-way areas. Adjustments to system will limit overspray onto adjacent roadways and conserve water to the greatest extent possible.
- All landscape areas shall be protected by raised six inch concrete curbs.
- All landscape areas shall be constructed, installed and maintained so as not to obstruct view of motorists between the street and the access drives. Visibility triangles shall always remain unobstructed.
- All permeable surfaces not occupied by trees, shrubs, planting beds, signs and other permitted items or fixtures shall be Bermuda, St. Augustine or Buffalo Grass lawn areas.

**MAINTENANCE (SEC. 41-III LANDSCAPE REQUIREMENTS)**

- (a) The owner(s), tenant(s), and/or their agent(s), 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 (6") or higher);
  - Edging;
  - Pruning;
  - Fertilizing;
  - Watering;
  - Weeding; and
  - Other such activities common to the maintenance of landscaping.
- (b) 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.
- (c) Plant material used to meet minimum required landscaping provisions which die or are removed for any reason shall be replaced with plant material of similar variety and size, within 90 days.

**SUPPLEMENTARY NOTE:**  
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 system shall be designed by a qualified professional and installed by a licensed irrigator.

**TOTAL SITE AREA (15.8331 ac.) 689,610 s.f.**

Landscape area required (10%)	68,961 s.f.
(689,610 s.f. x .10 = 68,961 s.f.)	
Landscape area provided (66%)	451,404 s.f.

**STREET YARD TREES**

Willford Drives - landscape buffer Required (10') Provided (10')	26
Street Frontage Trees Required (3' cal) (161 lf. / 30' = 25.6)	26
Street Frontage Trees Provided Canopy Trees Provided	26
Berkley Drives - landscape buffer Street Frontage Trees Required (3' cal) (845 lf. / 30' = 28.2)	28
Street Frontage Trees Provided Canopy Trees Provided	28
Colt Lane - landscape buffer Street Frontage Trees Required (3' cal) (146 lf. / 30' = 4.86)	5
Street Frontage Trees Provided Canopy Trees Provided	5

**STREET YARD LANDSCAPE AREA**

Willford and Berkley Drives, Colt Lane	331,360 s.f.
Required (15%) (331,360 s.f. x .15 = 49,704 s.f.)	49,704 s.f.
Provided (58%)	192,883 s.f.

**RESIDENTIAL ADJACENCY**

Total Residential adjacency	1,414 lf.
Total trees required (4' caliper) (1,414 lf. / 40' = 36.85)	37
Buffer Trees Provided Canopy Trees Provided	37

**PARKING LOT LANDSCAPE AREA**

Trees required (4' caliper) (209 spaces / 10' = 20.9)	21 ea
Trees provided	21 ea

**ADDITIONAL LANDSCAPE TREES**

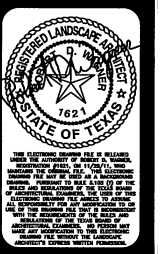
Canopy trees provided	15 ea
Ornamental trees provided	20 ea

**MITIGATION TREES**

NOTE:  
THERE ARE NO EXISTING TREES ON SITE

PLANT MATERIALS LIST					Allen Elementary #17
CODE	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	
CP	<i>Platanus chinensis</i>	Chinese Platanus	8	4" cal. 17' ht. at time of planting, single trunk	
RO	<i>Quercus shumardii</i>	Shumard Oak	15	4" cal. 17' ht. at time of planting, single trunk	
LO	<i>Quercus virginiana</i>	Live Oak	46	4" cal. 17' ht. at time of planting, single trunk	
BC	<i>Taxodium distichum</i>	Bald Cypress	35	4" cal. 17' ht. at time of planting, single trunk	
LE	<i>Ulmus parvifolia</i>	Laurel Oak Elm	30	4" cal. 17' ht. at time of planting, single trunk	
SAV	<i>Ilex opaca 'Savannah'</i>	Savannah Holly	6	1" cal. Single trunk, nursery grown	
TY	<i>Ilex vomitoria</i>	Tree Yucca Holly	3	1" cal. Single trunk, nursery grown	
TCN	<i>Lagerstroemia indica</i>	Crape Myrtle	11	1" cal. Single trunk, nursery grown	
DBH	<i>Ilex cornuta 'Burfordii Nana'</i>	Dwarf Burford Holly	206	3 gal. Full, 24" ht. stn.	
NRST *	<i>Ilex x Nelly R. Stevens'</i>	Nelly R. Stevens Holly	544	1 gal. Full, 36" ht. stn.	

\* NOTE:  
5 GAL NELLY R. STEVENS HOLLIES WILL BE USED IN ALL AREAS EXCEPT FOR:  
1. DUMPSTER AND BAY DOOR SCREENING, WHICH WILL BE THE REQUIRED NRS HOLLIES 1 GALLON, 36" HEIGHT AT TIME OF PLANTING  
2. LIVING SCREEN PLANTINGS ALONG RESIDENTIAL ADJACENCY TO BE NRS HOLLIES 1 GALLON, 36" HEIGHT AT TIME OF PLANTING



- REVISIONS**
- DEC. 22, 2011 CITY COMMENTS, SITE PLAN REVISIONS
  - JAN. 4, 2012 CITY COMMENTS, SITE PLAN REVISIONS
  - JAN. 9, 2012 CITY COMMENTS, SITE PLAN REVISIONS

**ALLEN ELEMENTARY #17**  
ALLEN INDEPENDENT SCHOOL DISTRICT  
MCKINNEY, TEXAS

SCALE  
1" = 30'-0"

DATE  
NOV. 28, 2011

TITLE  
LANDSCAPE SUBMITTAL

SHEET  
2LS  
OF 2

Received by the Planning Department on 1/9/12