

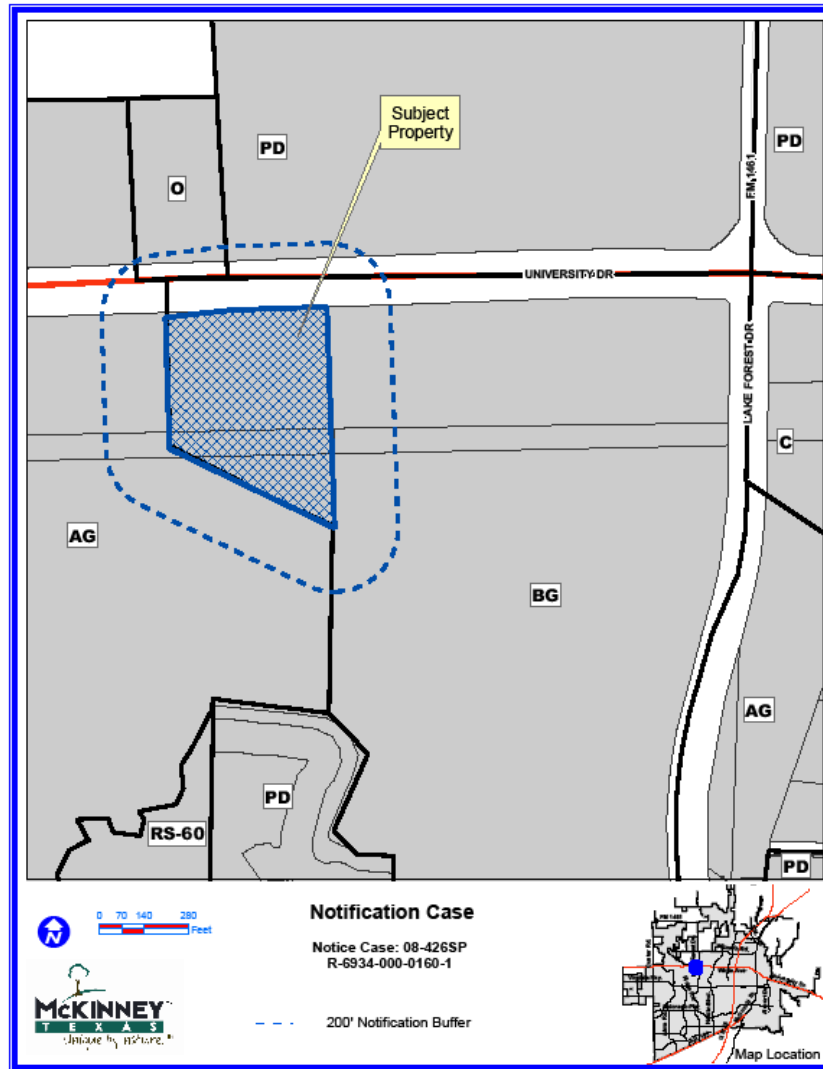
Case No. 08-426SP

Wilson Creek Crossing

Located on the South Side of U.S.
Highway 380 (University Drive) and
Approximately 1,250 Feet West of Lake
Forest Drive.



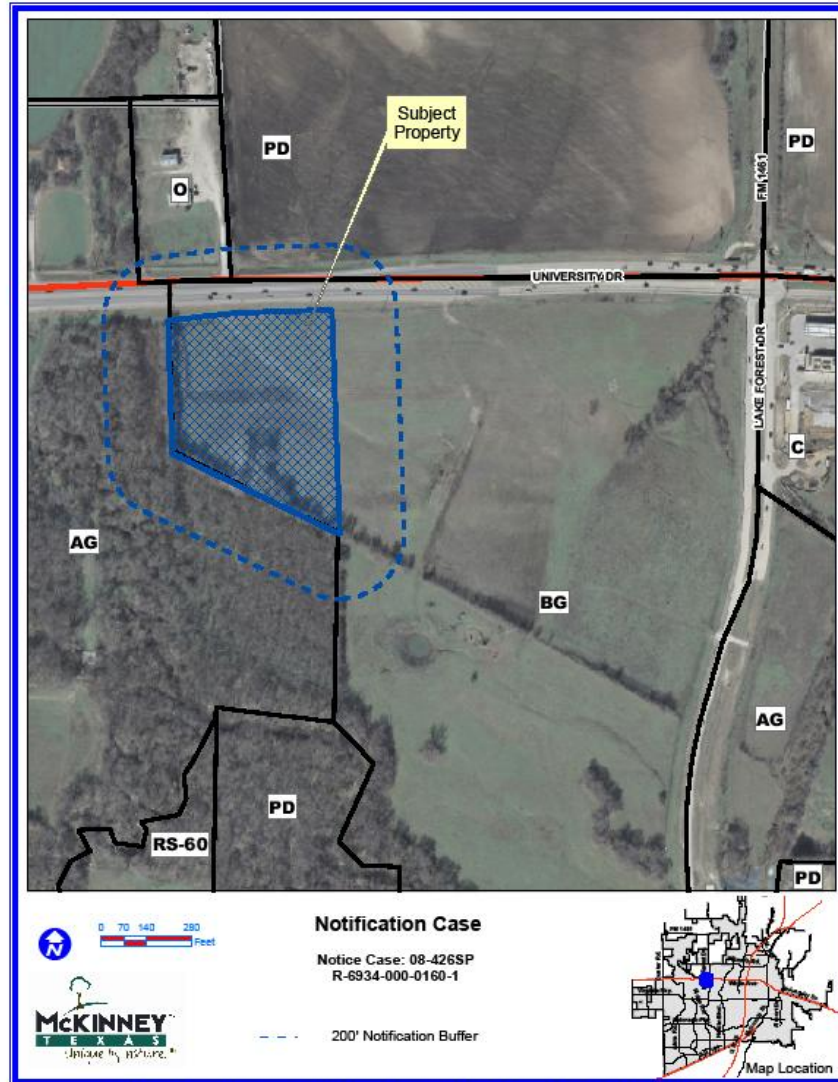
Location Map



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



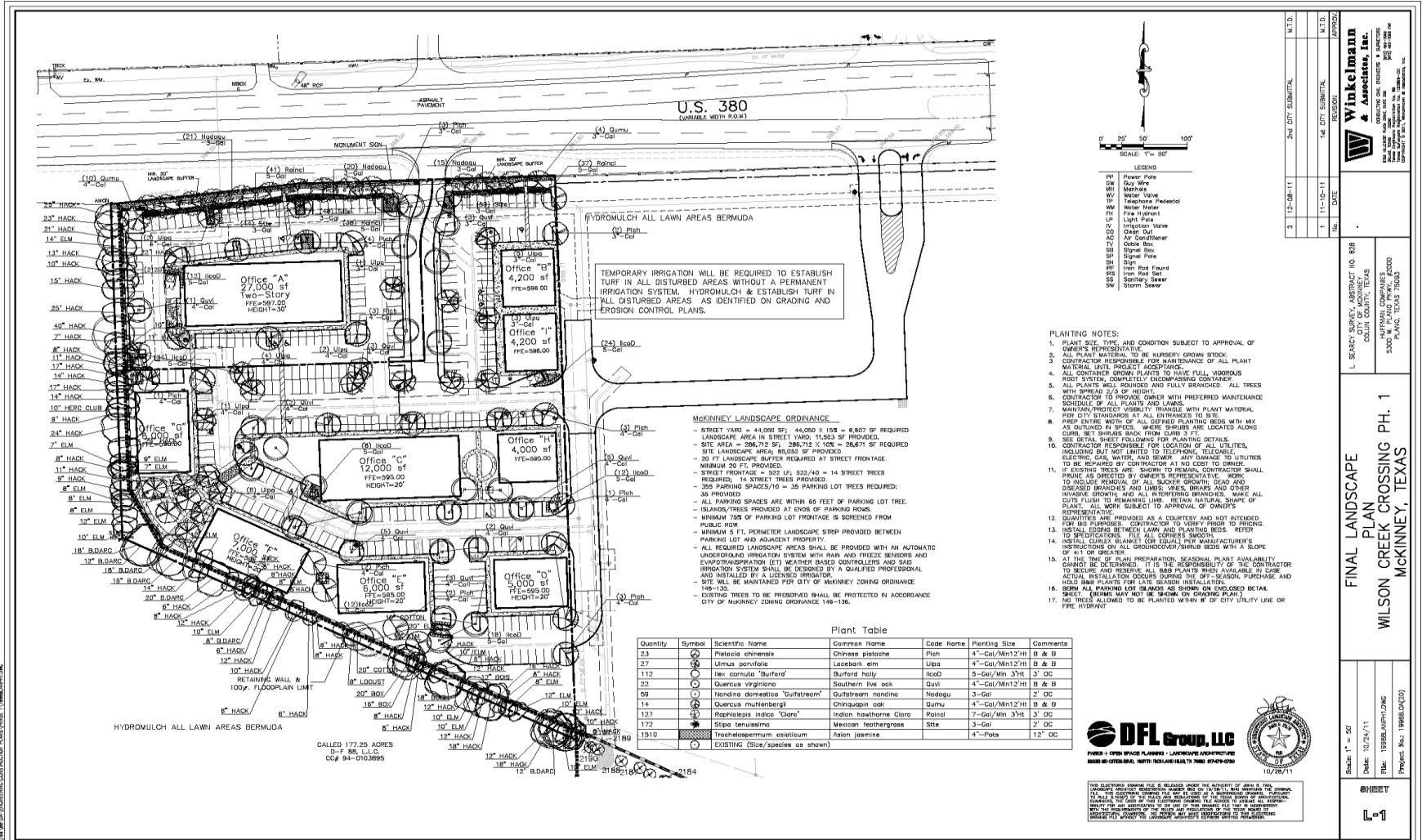
Aerial Exhibit



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Proposed Landscape Plan



TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. HYDROMULCH & ESTABLISH TURF IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

MCKINNEY LANDSCAPE ORDINANCE

- STREET YARD = 44,000 SF, 44,000 x 100 = 8,800 SF REQUIRED LANDSCAPE AREA IN STREET YARD, 15,000 SF PROVIDED.
- SITE AREA = 286,712 SF, 286,712 x 10% = 28,671 SF PROVIDED SITE LANDSCAPE AREA, 86,000 SF PROVIDED.
- 30 FT LANDSCAPE BUFFER REQUIRED AT STREET FRONTAGE.
- STREET FRONTAGE = 527 LF, 527 LF / 14 = 37.64 STREETS TREES REQUIRED, 14 STREETS TREES PROVIDED.
- 355 PARKING SPACES / 10 = 35 PARKING LOT TREES REQUIRED, 35 PROVIDED.
- ALL PARKING SPACES ARE WITHIN 65 FEET OF PARKING LOT TREE.
- ISLANDS/TREES PROVIDED AT ENDS OF PARKING ROWS.
- MINIMUM 25% OF PARKING LOT FRONTAGE IS SCREENED FROM PUBLIC ROW.
- MINIMUM 5 FT LANDSCAPE STRIP PROVIDED BETWEEN PARKING LOT AND ADJACENT PROPERTY.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPORATION (ET) WEATHER BASED CONTROLLERS AND S&D IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- SITE WILL BE MAINTAINED PER CITY OF MCKINNEY ZONING ORDINANCE 146-135.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED IN ACCORDANCE CITY OF MCKINNEY ZONING ORDINANCE 146-136.

Plant Table

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size	Comments
23	(Symbol)	<i>Platelia chinensis</i>	Chinese platelia	Pfch	4"-Gal/Min12" Ht	B & B
27	(Symbol)	<i>Amnus perfoliata</i>	Loebars. em	Ugpa	4"-Gal/Min12" Ht	B & B
112	(Symbol)	<i>Vix. cuneata 'Burglar'</i>	Burglar holly	Ucnd	5"-Gal/Min 37H	1' OC
22	(Symbol)	<i>Quercus virginiana</i>	Southern live oak	Qvvl	4"-Gal/Min12" Ht	B & B
59	(Symbol)	<i>Nandina domestica 'Gulfstream'</i>	Gulfstream nandina	Nedogu	3"-Gal	2' OC
14	(Symbol)	<i>Quercus muhlenbergii</i>	Chinquapin oak	Qumu	4"-Gal/Min12" Ht	B & B
123	(Symbol)	<i>Reynoldsia indica 'Clara'</i>	Indian Hawthorne Clara	Roinst	7"-Gal/Min 37H	1' OC
172	(Symbol)	<i>Stipa tenuissima</i>	Medicinal feathergrass	Stte	3"-Gal	2' OC
1510	(Symbol)	<i>Trochilostephanum caesatum</i>	Asian jasmine	Stja	4"-Pots	12" OC

- PLANTING NOTES:**
1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
 2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
 3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
 4. ALL CONTAINER GROWN PLANTS TO HAVE FULL WOODRUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
 5. ALL PLANTS WILL BE TRIMMED AND FINELY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
 6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LANDS.
 7. MAIN TRUNK BRANCHES VISIBLE THROUGH LEAVES.
 8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MAX AS CULTURE MIX. SOIL MUST BE SHOWN AND LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
 9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
 10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELEVISION, ELECTRIC, GAS, WATER, AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
 11. IF EXISTING TREES ARE SHOWN TO REMAIN, CONTRACTOR SHALL PRUNE AS DIRECTED BY OWNER'S REPRESENTATIVE. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VITEX, BRIBES AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS AT LEAST 1/2" ABOVE BRANCH LINE. RESUME MAINTENANCE OF PLANT MATERIAL PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING. QUANTITIES AND PROVISIONS AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
 12. SPECIFICATIONS, FILE ALL DRAWINGS SMOOTH.
 13. INSTALL CURBS, BARRIERS FOR EQUAL PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUNDCOVER/SHRUB BEDS WITH A SLOPE OF 4% TO 6%.
 14. AT THE TIME OF SOIL PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND SPECIFIC ALL NEW PLANTS WITH AVAILABILITY IN SOIL ACTUAL INSTALLATION DURING THE OFF-SEASON. PURCHASE AND HOLD INERT PLANTS FOR OFF-SEASON INSTALLATION.
 15. BURN ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (ENGINE MAY NOT BE BOUND BY GRADING PLAN).
 16. BURN ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (ENGINE MAY NOT BE BOUND BY GRADING PLAN).
 17. NO TREES ALLOWED TO BE PLANTED WITHIN 8' OF CITY UTILITY LINE OR FIRE HYDRANT.



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L. STACY SURVEY, ABSTRACT NO. 829
 CITY OF MCKINNEY, TEXAS
 WILSON CREEK CROSSING PH. 1
 MCKINNEY, TEXAS

FINAL LANDSCAPE PLAN
 WILSON CREEK CROSSING PH. 1
 MCKINNEY, TEXAS

Scale: 1" = 50'
 Date: 10/26/11
 File: 153026.dwg
 Project No.: 159616A(20)



HSBET

L-1

Staff Recommendation

Staff recommends approval of the
proposed site plan