

CUSTER ROAD (FM 2478)
 (VARIABLE WIDTH RIGHT-OF-WAY, 130' AT THIS POINT)
 (ARTERIAL ROADWAY - 45 MPH)



GENERAL NOTES:

- A. REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS.
- B. SITE CONDITIONS BASED UPON SURVEY PROVIDED BY OWNER. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS BY DETAILED INSPECTION PRIOR TO SUBMITTING BID AND BEGINNING CONSTRUCTION.
- C. REFER TO CIVIL DRAWINGS FOR ADDITIONAL REQUIREMENTS.
- D. ALL PLANTING TYPES SHALL COMPLY WITH LOCAL GOVERNING CODES AND REGULATIONS. CONFORM TO REQUIREMENTS OF PLANT LIST AND TO THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARD OF NURSERY STOCK" AND "HORTICULTURAL STANDARDS" AS TO SPECIES, AGE, SIZE, AND PLANTING RECOMMENDATIONS.
- E. NOT USED.
- F. NOT USED.
- G. NOT USED.
- H. PROVIDE 4" TOPSOIL AT ALL SOO, SEED AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOO THICKNESS. REFER TO CIVIL SITE GRADING PLAN FOR SLOPE REQUIREMENTS.
- I. WHEN CLAY SOIL IS ENCOUNTERED IN THE ESTABLISHMENT OF THE LAWN OR THE INSTALLATION OF PLANT MATERIAL IT SHALL BE IMPROVED IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- J. REESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE RIGHT-OF-WAY.
- K. COORDINATE WORK WITH OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- L. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS. SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR AFTER RECEIVING A PERMIT.
- M. ALL REQUIRED CANOPY OR ORNAMENTAL TREES SHALL HAVE THEIR CALIPERS MEASURED 24 INCHES ABOVE GROUND LEVEL AT THE TIME OF PLANTING.

KEY NOTES:

- 1. HYDRO MULCH / SEED AND STRAW. (UNLESS NOTED OTHERWISE) ALL AREAS DISTURBED BY CONSTRUCTION ARE FIRST TO BE FINE GRADED AND THEN FOLLOWED BY HYDRO MULCH OR SEED AND STRAW OVER MIN. 4" TOPSOIL. STOCKPILED FROM SITE OR HAUL IN AS REQUIRED.

REVISED
 SEP 27 2010
 PLANNING

LANDSCAPE SYMBOLS LEGEND

REFER TO SURVEY FOR EXISTING CONDITION SYMBOLS LEGEND	
	NEW BUILDING CONSTRUCTION
	AREA OF FIRE LANE AND STRIPING
	AREA OF SOO LAWN AREA WHICH EXCEEDS 25% SLOPE TO BE PROVIDED WITH SOO. REFER TO GRADING PLAN
	EXISTING FIRE HYDRANT LOCATION
	PROPERTY LINE BOUNDARY
	MONUMENT SIGN LOCATION
	NEW CONCRETE PAVING BLOCK
	NEW LIGHT POLE LOCATION
	NEW FENCE CONSTRUCTION
	AREA OF NEW TREE REFER TO PLANTING LEGEND FOR SIZE AND TYPE
	AREA OF NEW SHRUB REFER TO PLANTING LEGEND FOR SIZE AND TYPE

PLANTING SCHEDULE

REFER TO PROJECT MANUAL FOR ADDITIONAL REQUIREMENTS. ALL PLANTINGS HAVE BEEN SELECTED PER THE CITY OF MCKINNEY APPROVED PLANT LIST IN SECTION A-1 OF THE ORDINANCE. ALL SUBSTITUTIONS ARE REQUIRED TO BE SELECTED FROM THIS APPROVED PLANT LIST.

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE @ PLANTING	DETAIL
	CHINESE PISTACHE (CANOPY TREE)	PISTACIA CHINENSIS	13	3" CALIPER; 7' TALL	3/2
	TEXAS RED OAK (CANOPY TREE)	QUERCUS BUCKLEYI	9	3" CALIPER; 7' TALL	3/2
	DESERT WILLOW (ORNAMENTAL TREE)	CHILOPSIS LINEARIS	8	1" CALIPER; 5' TALL	3/2
	LITTLE GEM (ORNAMENTAL TREE)	MAGNOLIA GRANDIFLORA "LITTLE GEM"	6	1" CALIPER; 5' TALL	3/2
	DWARF BURFORD HOLLY (SHRUB)	ILEX CORNUTA "BURFORDII NANA"	33	3 GALLON MIX AND 3" TALL MIN.	4/2
	TEXAS SAGE (SHRUB)	LEUCOPHYLLUM FRUTESCENS	37	3 GALLON MIX AND 3" TALL MIN.	4/2

LANDSCAPING REQUIREMENTS:

ORNAMENTAL TREES SHALL HAVE A MINIMUM OF 1" CALIPER AND BE 5' IN HEIGHT AT TIME OF PLANTING AND OBTAIN A MATURE GROWN SPREAD OF AT LEAST 15'

- ALL ORNAMENTAL TREES HAVE CONFORMED TO THIS STANDARD - PLEASE REFER TO PLANTING SCHEDULE FOR COORDINATION.
- LANDSCAPE MAJOR THOROUGHFARE BUFFER REQUIRED ALONG CUSTER ROAD
- 1 CANOPY TREE PER 40 L.F. REQUIRED (3" CALIPER AND 7' TALL MINIMUM AT TIME OF PLANTING) PER SECTION 146-135 (3.b & 5)

A MINIMUM OF 10% OF THE ENTIRE SITE IS TO BE DEVOTED TO LIVING LANDSCAPE, WHICH SHALL INCLUDE GRASS, GROUND COVER, PLANTS, SHRUBS OR TREES PER SECTION 146-135 (f.1)

- TOTAL SITE AREA = 33,951 S.F.
- 33,951 S.F. X 10% = 3,395 S.F. REQUIRED TO BE LANDSCAPED
- 8,336 S.F. OF LANDSCAPED AREA PROVIDED

INTERIOR LANDSCAPE ISLANDS SHALL BE A MINIMUM OF 162 S.F. AND BE LOCATED AT THE END OF EACH PARKING ROW CONTAINING AT LEAST ONE CANOPY TREE. PER SECTION 146-135 (i.2, b, & 10)

AT LEAST 75% OF THE FRONTAGE OF PARKING LOTS, ADJACENT TO A PUBLIC RIGHT-OF-WAY WITHIN THE STREET YARD SHALL BE SCREENED FROM PUBLIC STREETS WITH EVERGREEN SHRUBS ATTAINING A MINIMUM HEIGHT OF THREE FEET, AND EARTHEN BERM OF A MINIM HEIGHT OF THREE FEET, A LOW MASONRY WALL OF A MINIMUM HEIGHT OF THREE FEET, OR A COMBINATION OF THE ABOVE WITH A MINIM COMBINED HEIGHT OF THREE FEET. A WALL USED FOR PARKING LOT SCREENING SHOULD BE ACCOMPANIED WITH LANDSCAPE PLANTING IN THE FORM OF LOW SHRUBS AND GROUNDCOVER TO SOFTEN THE APPEARANCE OF THE WALL. PER SECTION 146-135 (f.15)

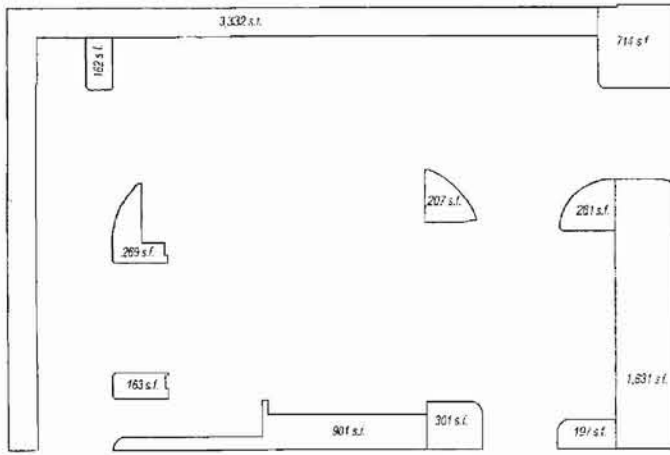
- 151.04 L.F. OF STREET FRONTAGE (INCLUDING DRIVE) X 75% = 113.26 L.F. REQUIRED TO BE SCREENED.
- 115 L.F. OF 3' TALL SHRUBS HAS BEEN PROVIDED AT 3'-0" O.C.

WHENEVER A NON-RESIDENTIAL USE, MOBILE HOME USE, OR MULTIPLE FAMILY USE IS ADJACENT TO A PROPERTY USED OR ZONED FOR SINGLE FAMILY OR DUPLEX RESIDENTIAL USES, THE MORE INTENSIVE LAND USE SHALL PROVIDE A LANDSCAPED AREA OF AT LEAST TEN FEET IN WIDTH ALONG THE COMMON PROPERTY LINE PLANTED WITH ONE CANOPY TREE, 1 MINIMUM THREE INCH CALIPER AND SEVEN FEET IN HEIGHT AT TIME OF PLANTING) FOR EACH 40 LINEAR FEET OR PORTION THEREOF OF ADJACENT EXPOSURE. THESE TREES MAY NOT BE CLUSTERED. PER SECTION 146-135 (f.16)

- ALONG NORTH PROPERTY LINE - 209 L.F. ABUTS RESIDENTIAL 209 L.F. / 40 L.F. = 5.23 = 6 TREES REQUIRED
- 6 TREES PROVIDED ALONG NORTH PROPERTY LINE AT 40 L.F. O.C.
- ALONG WEST PROPERTY LINE - 151.07 L.F. ABUTS RESIDENTIAL 151.07 L.F. / 40 L.F. = 3.78 = 4 TREES REQUIRED
- 4 TREES PROVIDED ALONG NORTH PROPERTY LINE AT 40 L.F. O.C.

EVERGREEN SHRUBS (ACCEPTABLE FOR SIX FOOT SCREENING) SHALL BE PROVIDED AROUND DUMPSTER SCREENING WALL AND THE PLANT MATERIALS MUST BE A MINIMUM OF THREE FEET IN HEIGHT AT THE TIME OF PLANTING, UNLESS NOT VISIBLE FROM PUBLIC RIGHT-OF-WAY OR A PUBLIC USE AREA. PER SECTION 146-135 (f.18)

- SHRUBS WITH A MINIMUM OF 3' IN HEIGHT AT THE TIME OF PLANTING HAVE BEEN PROVIDED AROUND THE DUMPSTER SCREENING WALL AS REQUIRED.



PROVIDED LANDSCAPED AREAS

SCALE: 1" = 30'



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 AIA

New O'Reilly Auto Parts Site
 LOT 3, BLOCK A OF THE CUSTER'S BORDERS ADDITION
 CUSTER ROAD
 MCKINNEY, TX
 (McKinney #3)

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COMM # 2816
 DATE: 8-6-10
 REVISION DATE: 9-10-10
 9-24-10