

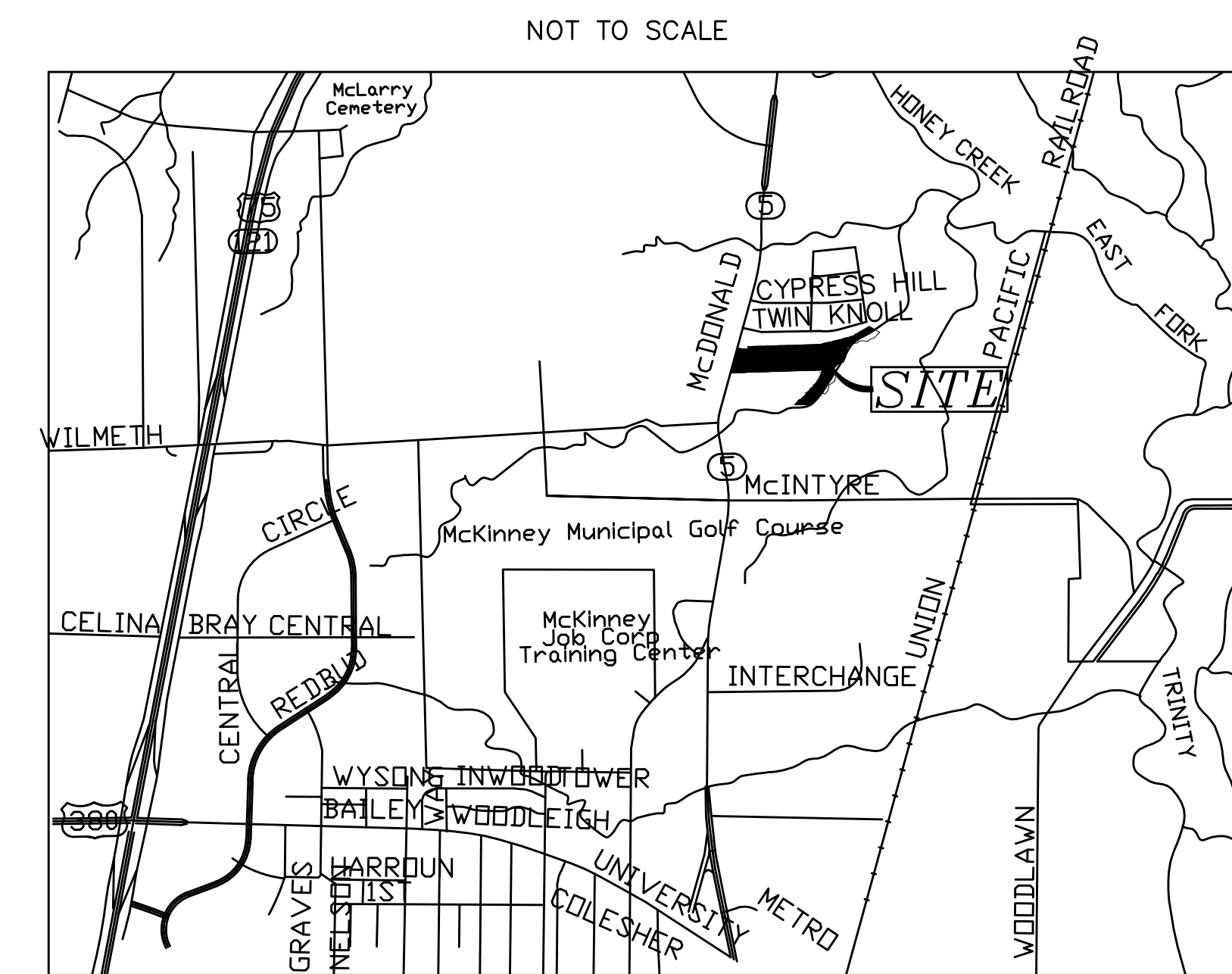
LANDSCAPE REQUIREMENTS

<p>TOTAL SITE AREA 547,141 SQ. FT. (12.56 ACRES)</p> <p>TOTAL SITE LANDSCAPE REQUIRED: 10% OF TOTAL SITE (54,714 SQ. FT.) PROVIDED: 20% (110,186 SQ. FT.)</p> <p>PARKING LOT TREES REQUIRED: 1 TREE PER 10 PARKING SPACES 1 TREE WITHIN 65' OF EVERY PARKING SPACE (141 PARKING SPACES / 10 = 14.1 (14) TREES) PROVIDED: 14 (4" CAL) TREES</p> <p>STREET FRONTAGE: N. MCDONALD STREET - 308' REQUIRED: 1 TREE PER 30 L.F. OF FRONTAGE REQUIRED: (308 L.F. / 30 = 10.3 TREES) PROVIDED: 11 TREES</p>	<p>NORTH PROPERTY LINE - 1,824'-3" REQUIRED: 1 TREE PER 30 L.F. OF PROPERTY LINE REQUIRED: (1,824'-3" L.F. / 30 = 61 TREES) PROVIDED: 20 EXISTING TREES AND 43 PROPOSED TREES</p> <p>SOUTH PROPERTY LINE - 1,242'-4" REQUIRED: 1 TREE PER 30 L.F. OF PROPERTY LINE REQUIRED: (1,242'-4" L.F. / 30 = 42 TREES) PROVIDED: 20 EXISTING TREES AND 22 PROPOSED TREES</p> <p>EAST PROPERTY LINE - 801'-5" REQUIRED: 1 TREE PER 30 L.F. OF PROPERTY LINE REQUIRED: (801'-5" L.F. / 30 = 27 TREES) PROVIDED: 4 EXISTING TREES AND 23 PROPOSED TREES</p>
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LANDSCAPE LEGEND

SYMBOL	PLANT NAME	SIZE/QTY
+	LIVE OAK QUERCUS VIRGINIANA	4" CAL. 12' HT.
▽	LACEBARK ELM ULMUS PARVIFOLIA	4" CAL. 12' HT.
⊗	RED OAK QUERCUS SHUMARDII	4" CAL. 12' HT.
⊙	FOSTER HOLLY ILEX X ATTENUATA 'FOSTERI'	5 GAL. MIN. 3' HT. 3" O.C.
[Stippled Box]	OPEN SPACE AREA 244,908 SQ. FT.	
⊕	EXISTING TREE TO BE PRESERVED - REF. EXISTING TREE LIST LP0.02	

LOCATION MAP



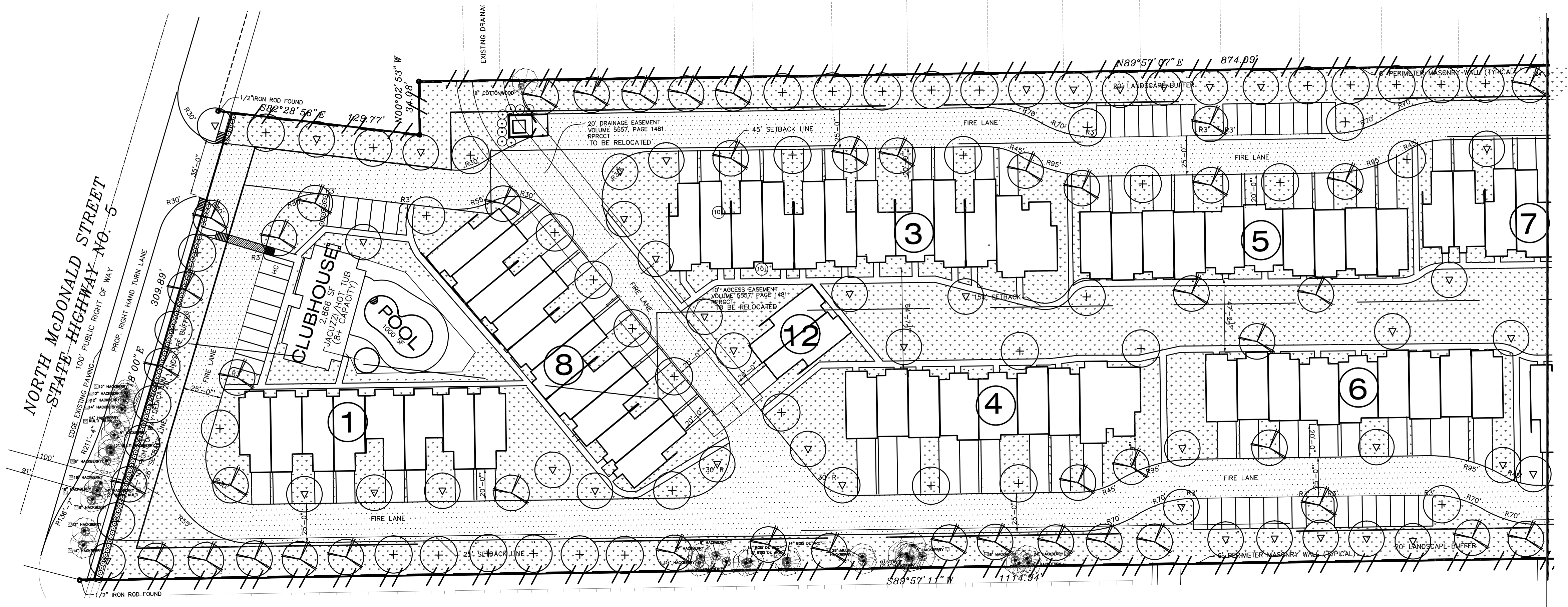
NOTE:
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

- LANDSCAPE PLAN NOTES:**
- ALL TURF AREAS ARE TO BE HYDROMULCHED WITH COMMON BERMUDA GRASS OR SOLID SOD.
 - ANNUAL COLOR PLANTINGS ARE TO BE DETERMINED AT THE TIME OF PLANTING.
 - ALL LAWN AND LANDSCAPE AREAS ARE TO BE SEPARATED BY RYERSON STEEL EDGING.
 - ALL TREES AND PLANTING BEDS ARE TO BE LAID OUT IN THE FIELD BY THE LANDSCAPE CONTRACTOR FOR REVIEW BY THE OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION OR PREPARATION OF PLANTING AREAS. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR FAILURE TO OBTAIN OWNER'S REVIEW OF THE LAYOUT INCLUDING MODIFICATIONS REQUIRED.
 - LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR LOCATION ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS FORCES. REF. CIVIL PLANS FOR PROPOSED UTILITY LINE LOCATIONS.
 - PLANTING AREA PREPARATION TO INCLUDE MINIMUM 1.5' TO 3" APPROVED ORGANIC MATTER (BACK TO EARTH OR LIVING EARTH) TILLED INTO THE TOP 8" OF PLANTING AREA SOIL UNLESS OTHERWISE SPECIFIED. REMOVE ALL ROCKS, CLODS AND DEBRIS. LEAVE PLANTING AREAS SMOOTH AND ASSURE POSITIVE DRAINAGE AWAY FROM BUILDING AS SHOWN.

NOTE:
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 RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

NOTE:
NO TREE SHALL BE PLACED CLOSER THAN 8 FT. FROM A CITY OF MCKINNEY PUBLIC UTILITY OR STORM LINE.

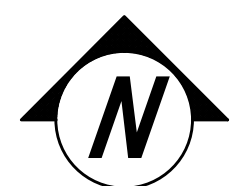
NOTE:
CALIPER INCH MEASURED 6" ABOVE THE GROUND



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G. GLEN KISTENMACHER, P.E.



LANDSCAPE PLAN

SCALE: 1"=40'-0"

ISSUES:

○	10/12/15	CITY SUBMITTAL
○		
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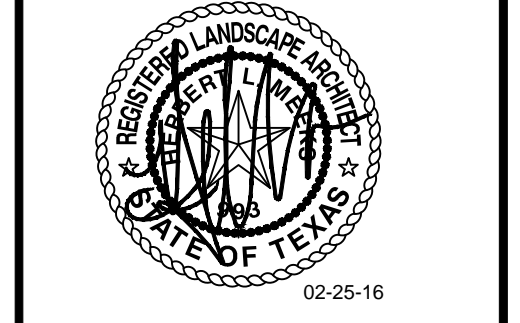
REVISIONS:

△	01/20/16	CITY COMMENTS
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△	02/25/16	CITY COMMENTS

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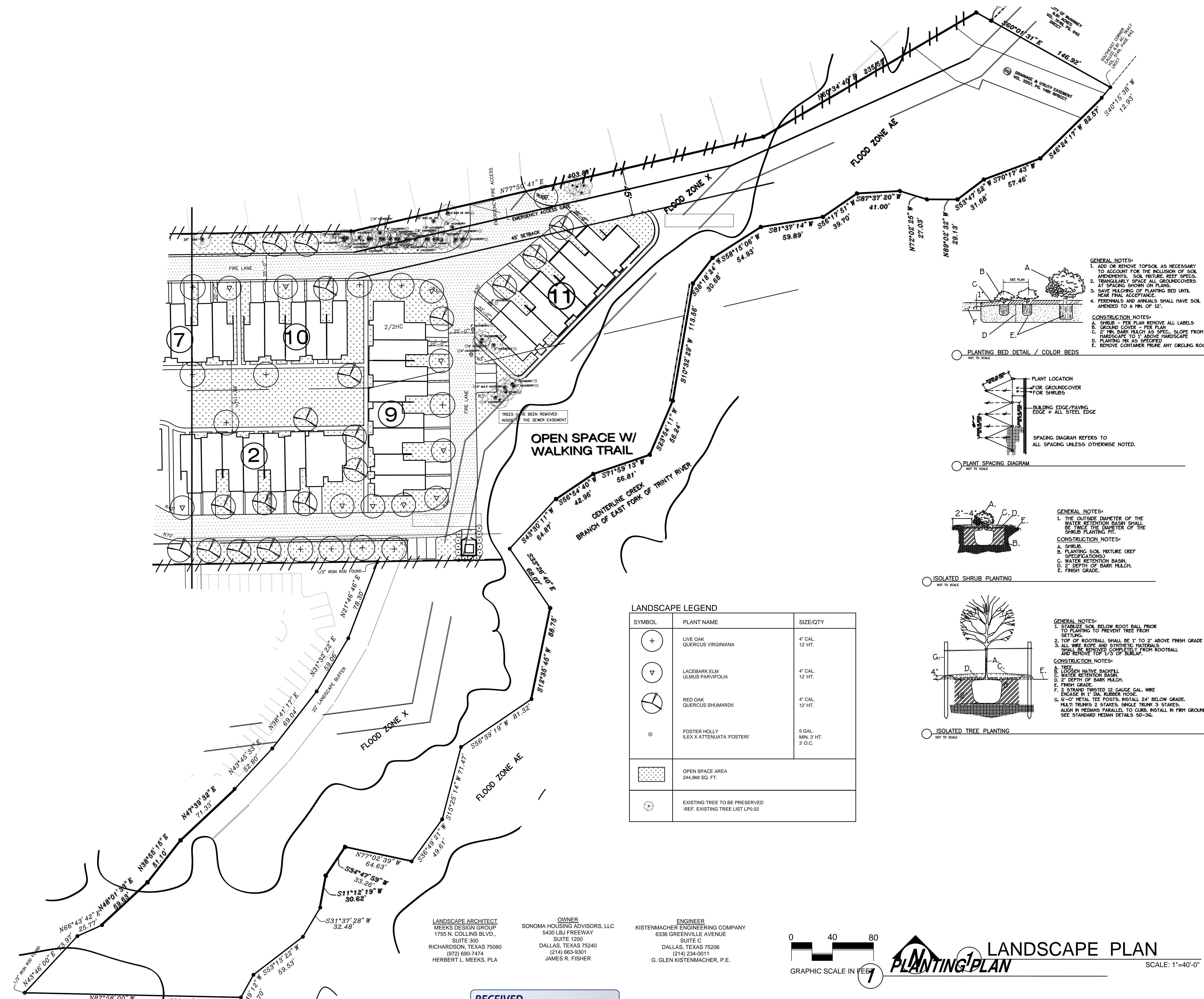
CITY COMMENTS

MCKINNEY NORTH
TOWNHOMES
MCKINNEY, TEXAS
JOB NUMBER: SON-1501

CITY SUBMITTAL -
LANDSCAPE PLAN

PL0.01A

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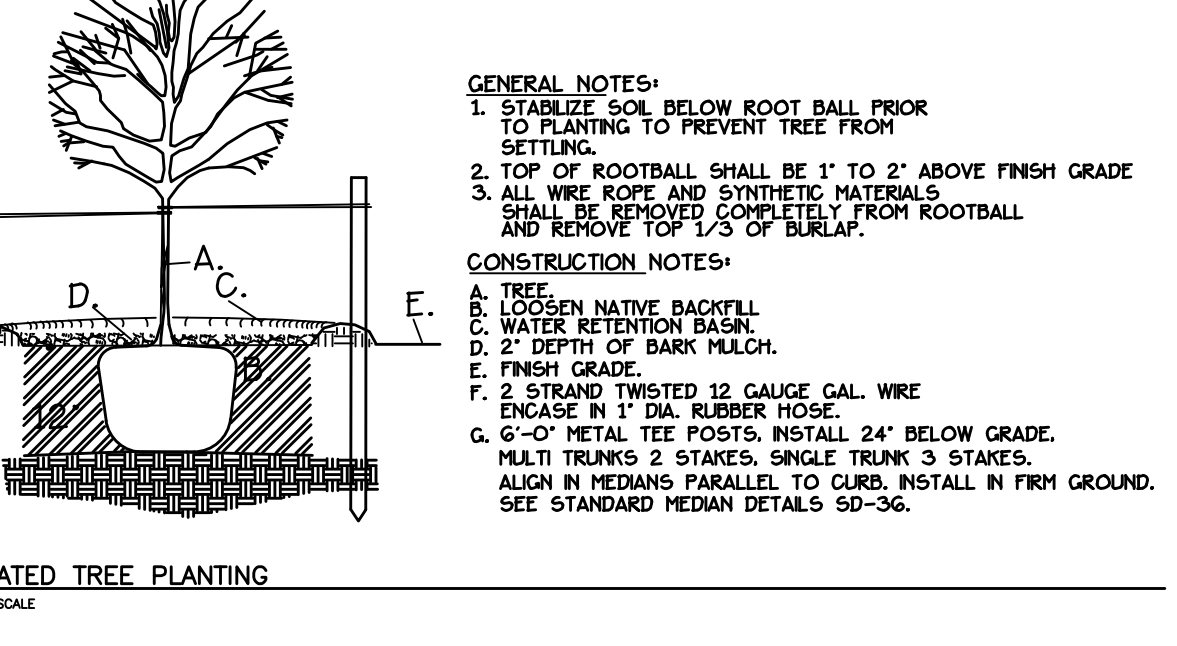
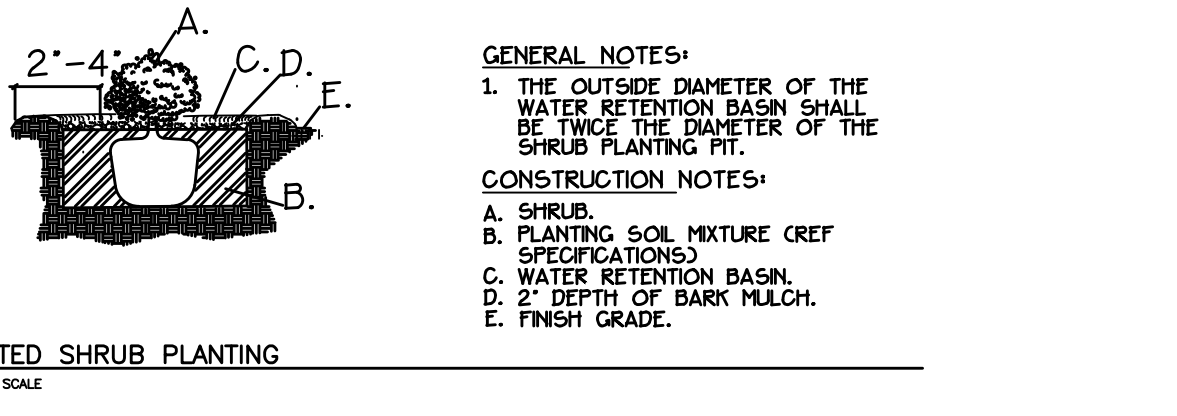
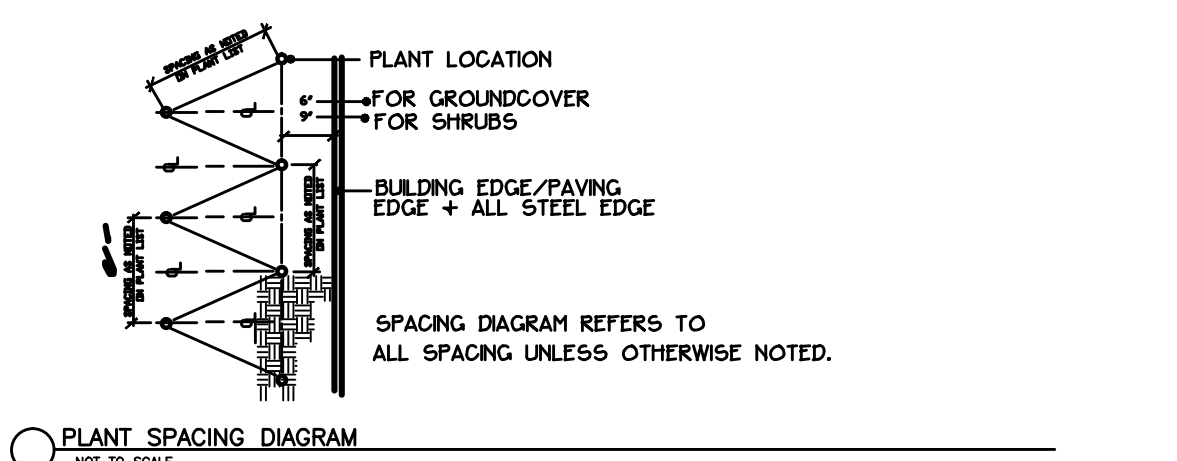
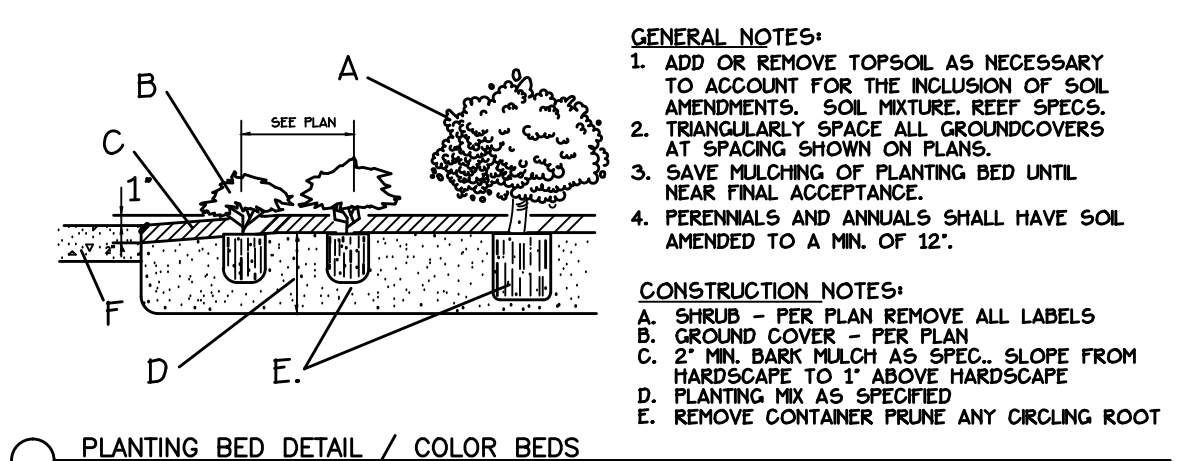
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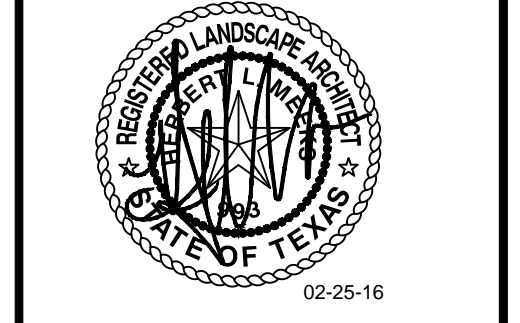
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PLANTING PLAN
 LANDSCAPE PLAN
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