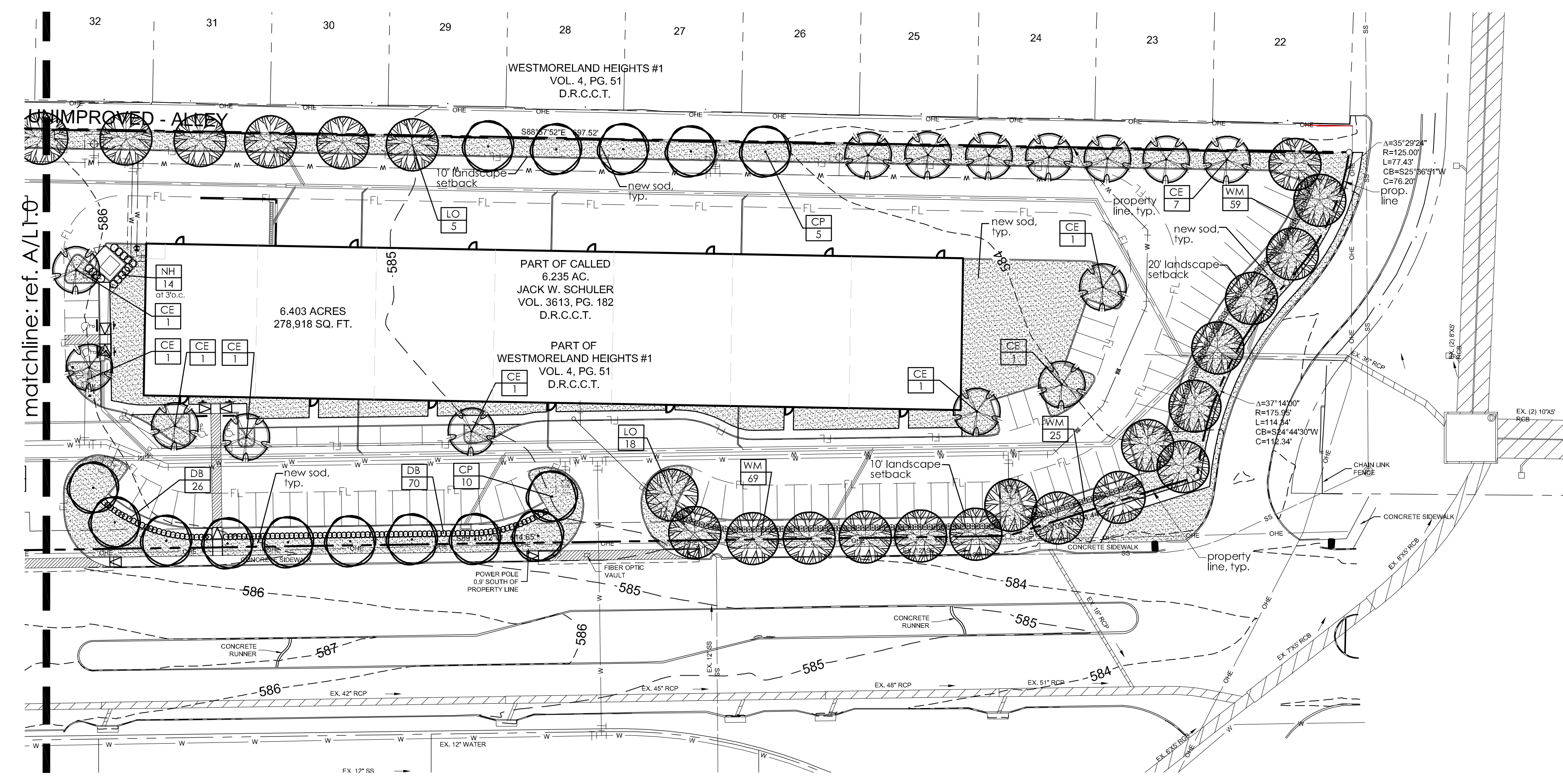


A
1" = 40'-0"
NORTH

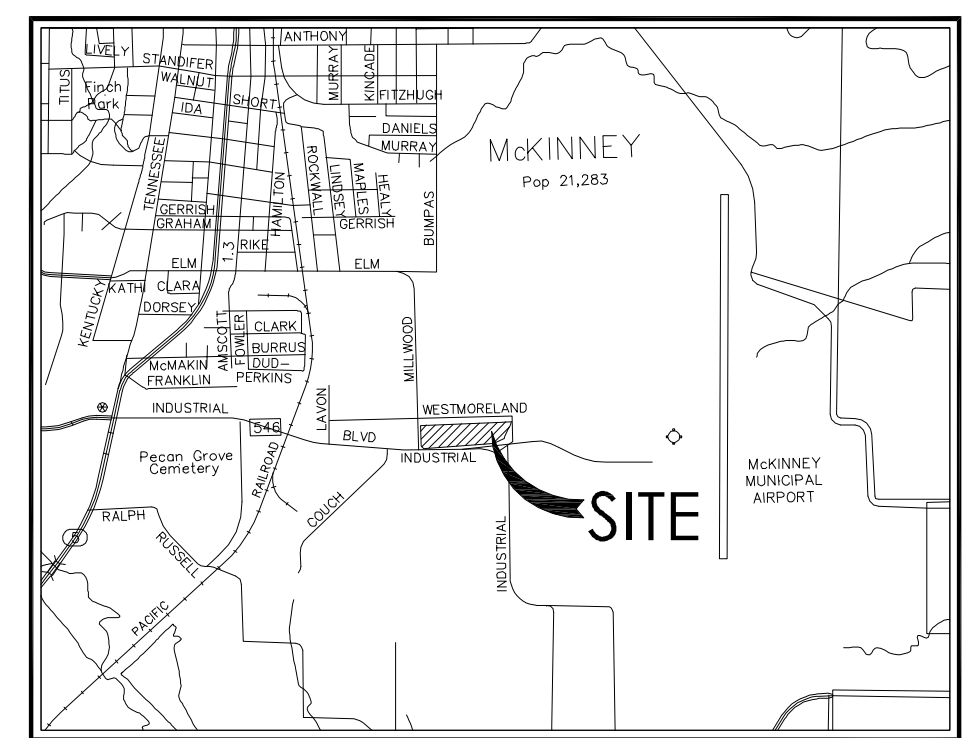
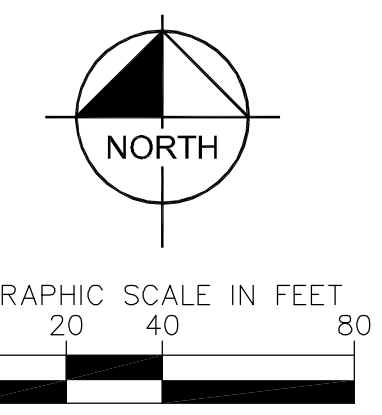
Landscape Plan
plan

matchline: ref. B/L1.0



B
1" = 40'-0"
NORTH

Landscape Plan
plan



VICINITY MAP
N.T.S.



COOPER DESIGN WORKS
LANDSCAPE ARCHITECTURE . PLANNING . URBAN DESIGN

P.O. Box 492, Rockwall, Texas 75087
Phone 972-412-9519 Fax 972-412-9203
cooperdesignworks.com

LANDSCAPE PLAN
OF
MCKINNEY INDUSTRIAL
LOT 5, BLOCK 1

6.403 AC.
SITUATED IN THE WILLIAM S. RICHARDSON
SURVEY ABSTRACT NO. 747
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
DATE: JUNE 29, 2017

OWNER: TRAMMELL CROW RESIDENTIAL 3889 Maple Ave., Suite 200 Dallas, Texas 75219 Tel. No. 214-922-8400 Contact: Matt Enzler
CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 12750 Merit Drive, Suite 1000 Dallas, Texas 75251 Tel. No. 972-770-1300 Contact: Jennifer Moore, P.E.

NO.	REVISIONS	DATE	BY

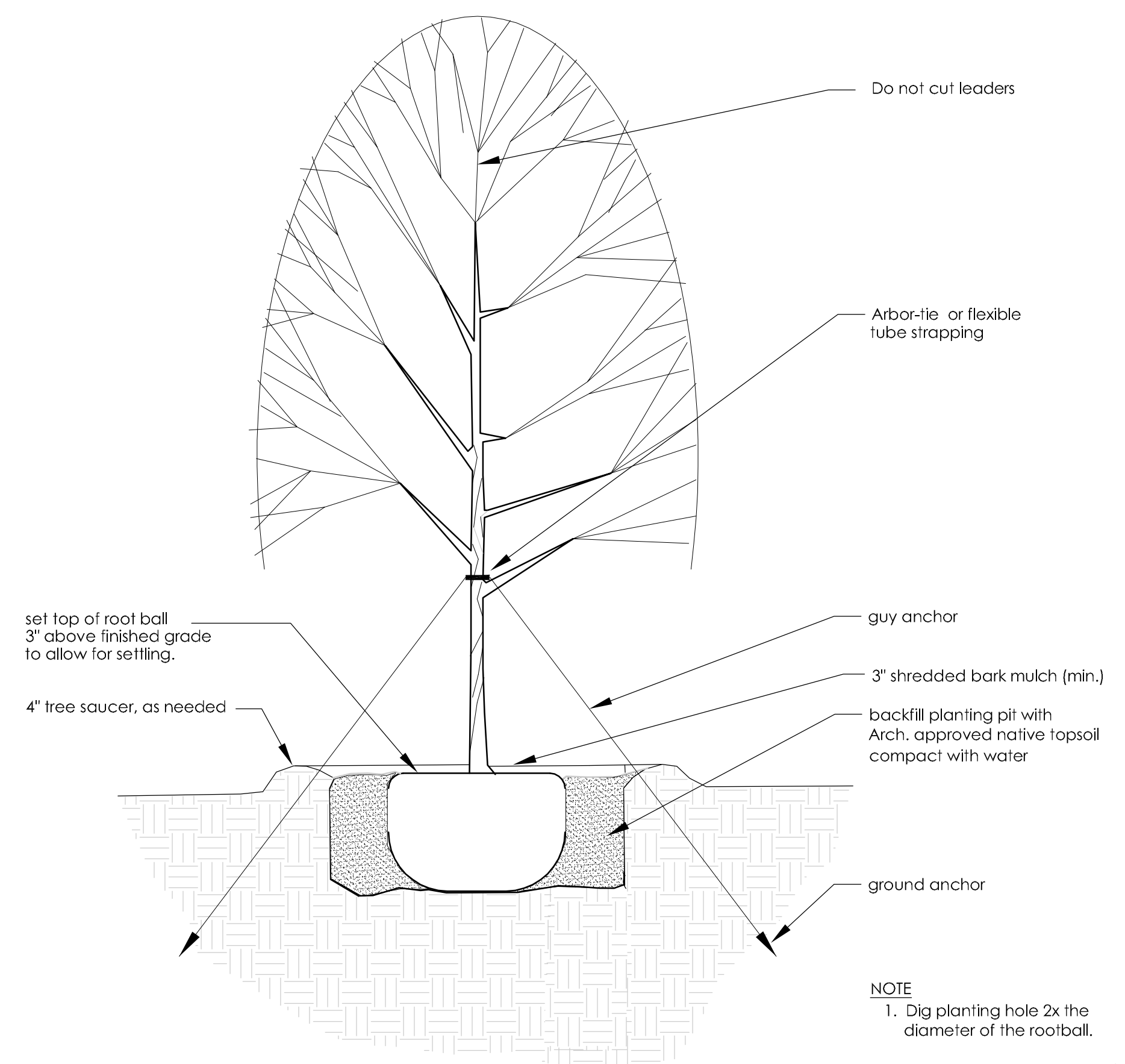
Kimley»Horn
12750 MERIT DRIVE, SUITE 1000, DALLAS, TEXAS
PHONE: 972-770-1300 FAX: 972-238-3820
TEXAS REGISTERED ENGINEERING FIRM #528

PROJECT No. 17377-536	DATE: JUNE 29, 2017	SCALE: AS SHOWN	DESIGNED BY: JC	DRAWN BY: AT	CHECKED BY: JC
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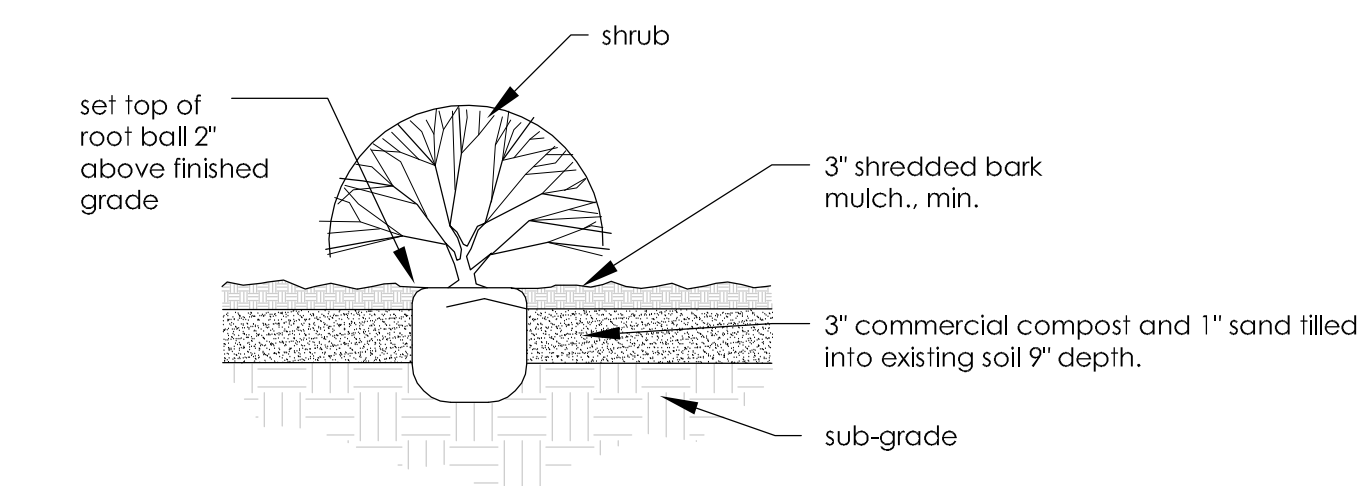
MCKINNEY INDUSTRIAL
CITY OF MCKINNEY, TEXAS
COLLIN COUNTY

SHEET NUMBER
L1.0

RECEIVED
By Planning Department at 3:54 pm, Jun 29, 2017



A
NTS
Shade Tree Detail



B
NTS
Shrub Detail

PLANT SCHEDULE

SHADE TREES				
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
CE	29	Cedar Elm	Ulmus crassifolia	4" cal., 12'-14' Ht. / 4'-5' spread, container grown straight trunk.
LO	46	Live Oak	Quercus virginiana	4" cal., 12'-14' Ht. / 4'-5' spread, container grown straight trunk.
CP	30	Chinese Pistachio	Pistacia chinensis	4" cal., 12'-14' Ht. / 4'-5' spread, container grown straight trunk.

SHRUBS				
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
DB	201	Dwarf Burford Holly	Ilex cornuta 'Dwarf Burford'	5 gal., 24"-36" ht. / 15"-18" spread, full & heavy, plant 24" o.c.
WM	284	Dwarf Wax Myrtle	Myrica pusilla	5 gal., 24"-36" ht. / 15"-18" spread, full & heavy, plant 24" o.c.
NH	29	Nellie R. Stevens Holly	Ilex x 'Nellie R Stevens'	15 gal., 36"-48" ht. / 24"-36" spread, full & heavy, plant 36" o.c.

SOD				
SYMBOL	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
	FIELD VERIFY	Common Bermuda (Sod)	Cynodon dactylon	S.F., Solid Sod, Fine grade prior to installation.

Irrigation Note:
1. 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.

2. 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 water restrictions), an approved alternative for grassing shall be installed.

Landscape Calculations

Perimeter Frontage Trees on Millwood Drive = 217.50 LF (1 tree per 40' LF)	(6) shade trees required (6) shade trees provided
Perimeter Frontage Trees on Industrial Blvd. = 1215.32 LF (1 tree per 40' LF)	(31) shade trees required (32) shade trees provided
Perimeter Frontage Trees on Westmoreland Drive = 191.77 LF (1 tree per 40' LF)	(5) shade trees required (6) shade trees provided
Buffer Trees along north property line = 1314 LF (1 tree per 40' LF)	(33) shade trees required (33) shade trees provided
Interior Landscape Area = trees at terminus of parking rows	(28) shade trees required (28) shade trees provided
Percentage of total site in permanent landscaping	10% required 24% provided
Percentage of street yard in permanent landscaping	15% required 67% provided
Large Evergreen shrubs around dumpsters (36" min. ht. at time of planting at 36" o.c.)	29 provided

All parking areas are screened from the abutting roadway.



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LANDSCAPE DETAILS

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TEXAS REGISTERED ENGINEERING FIRM F-528

MCKINNEY INDUSTRIAL
CITY OF MCKINNEY, TEXAS
COLLIN COUNTY

SHEET NUMBER
11