

SITE IRRIGATION

ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED BY ONE OF THE FOLLOWING METHODS AND MUST MEET ALL CITY PLUMBING REQUIREMENTS

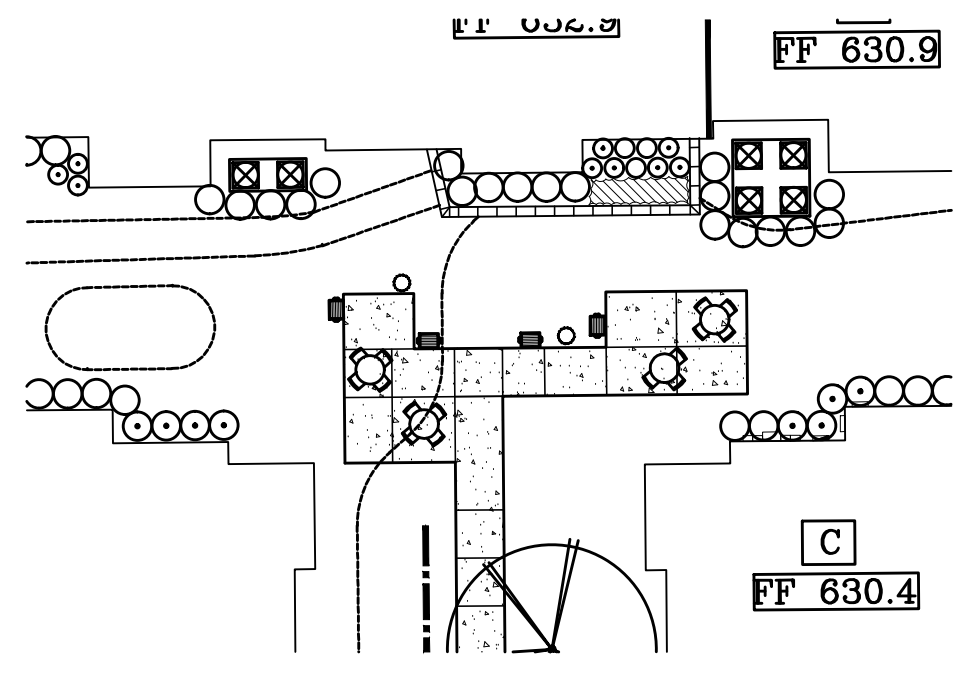
- 1.) AN UNDERGROUND SPRINKLER AND/OR DRIP SYSTEM
- 2.) A HOSE ATTACHMENT WITHIN 100 FEET OF ALL REQUIRED LANDSCAPING

IRRIGATION 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 AN DSAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR

GENERAL MAINTENANCE

ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AND TO CONFORM WITH SECTION 49-81 OF THE CITY CODE AT ALL TIMES AND BE KEPT FREE FROM REFUSE AND DEBRIS. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED REGULARLY TO ENSURE CONTINUOUS HEALTHY GROWTH. DISEASED, DEAD OR MISSING REQUIRED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OR LESS AS SPECIFIED BY THE CITY LANDSCAPE INSPECTOR WITH MATERIAL OF AN EQUIVALENT OR GREATER POINT VALUE.

ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS PLANTS WITHIN AN EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE PLANTS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS, SOME PLANTS DIE, IT IS THE OBLIGATION OF THE PROPERTY



LANDSCAPE REQUIREMENTS

SITE LANDSCAPING
REQUIRED: EACH LOT SHALL MAINTAIN A MINIMUM OF 10% OF SITE LANDSCAPING; LOT = 886,184.64 SF X .20 = 88,618.46 SF REQUIRED LANDSCAPING
PROVIDED: 177,500 SF LANDSCAPING (20% OF LOT DESIGNATED TO LANDSCAPING)

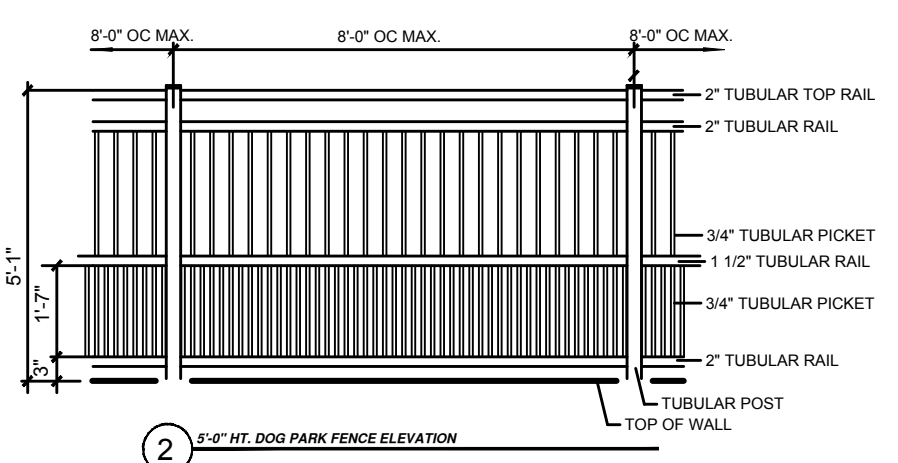
STREET YARD REQUIREMENTS
REQUIRED: 15% OF STREET YARD SHALL BE PERMANENTLY LANDSCAPED AREA; STREET YARD = 162276.81 SF; X.15 = 24341.52 SF
PROVIDED: 79294 SF (48.8%) OF STREET YARD TO BE PERMANENT LANDSCAPING

LANDSCAPE BUFFER (20' DEPTH ALONG ALL PROPERTY LINES)
REQUIRED: ONE CANOPY TREE PER THIRTY (30) LINEAR FEET OR PORTION THEREOF. JUNCTION CROSSING = 1,093'; 1093' / 30 = 36.4 TREES REQUIRED
PROVIDED: 1071 LARGE SHADE TREES

LARGE TREES
AT LEAST 50% OF THE TOTAL TREES SHALL BE LARGE TREES AS SPECIFIED ON THE APPROVED PLANT LIST

PARKING LOT STANDARDS
LANDSCAPED ISLANDS SHALL BE NO SMALLER THAN 162 SQUARE FEET
ALL PARKING STALLS LOCATED WITHIN 65' OF A TREE

4 GRILLING AREA CLOSE-UP
SCALE: 1" = 20'-0"

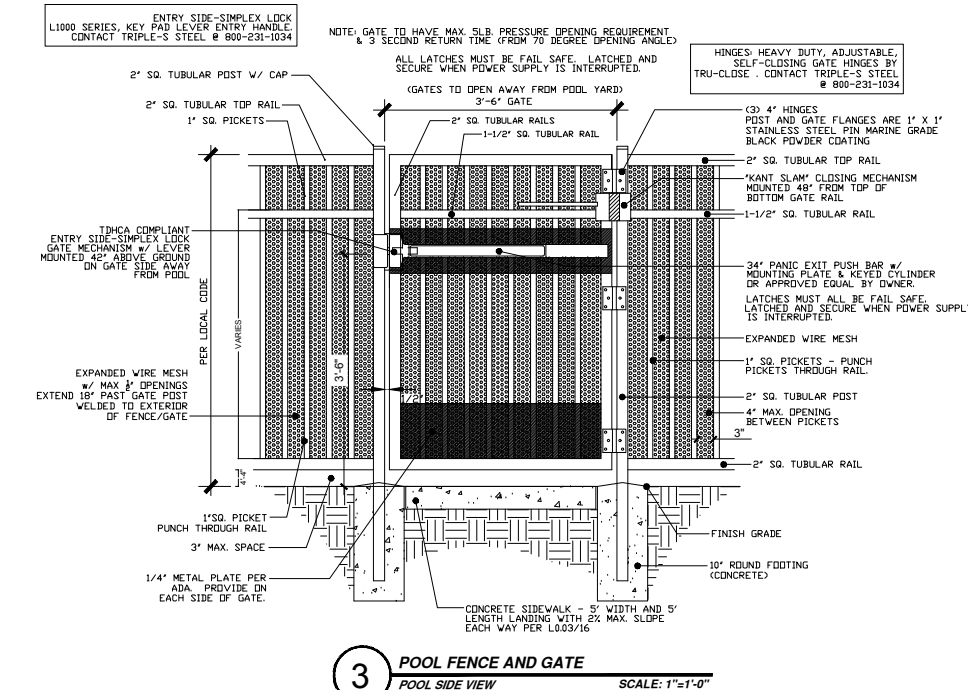


NOTE: THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

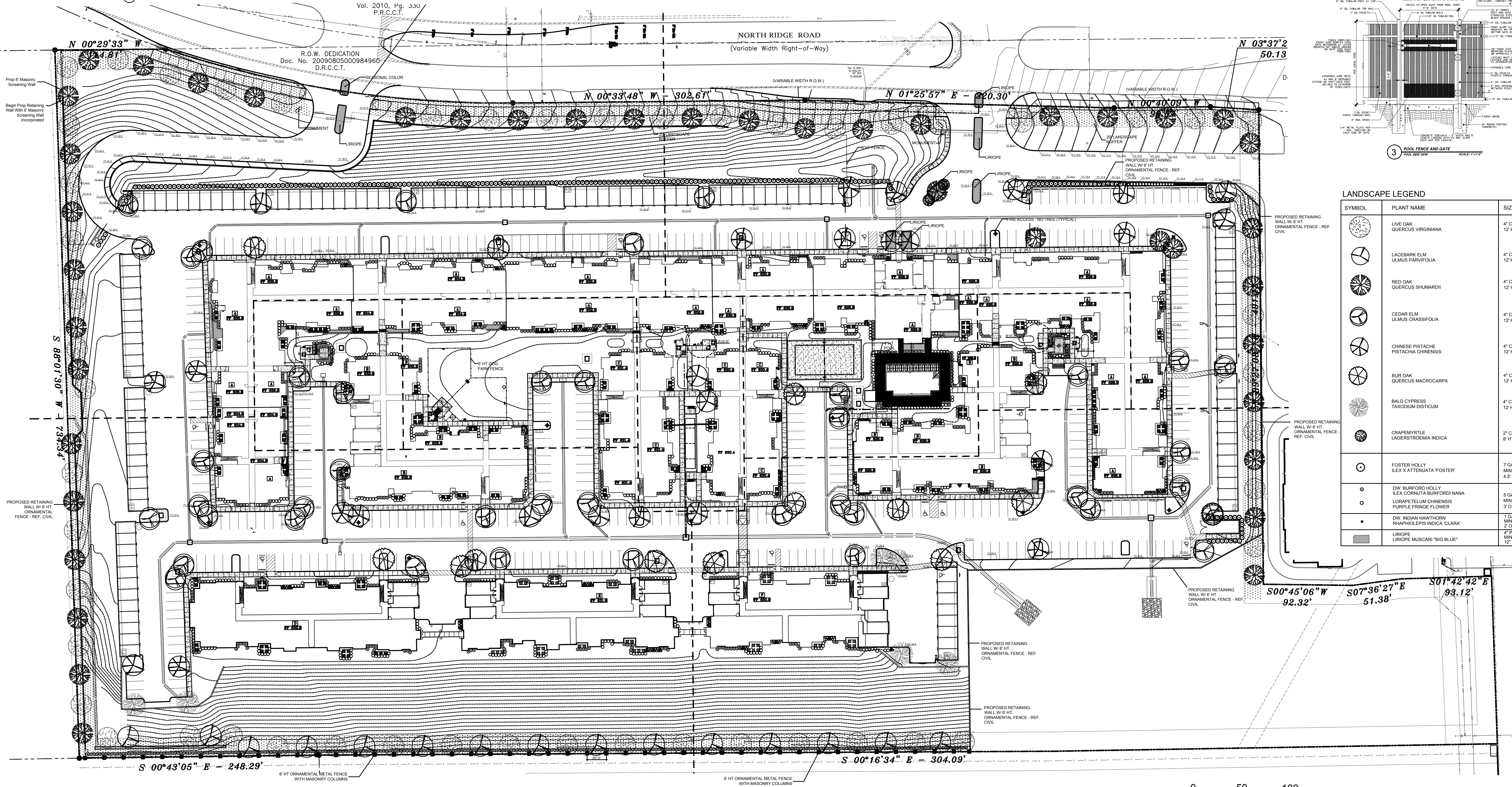
NOTE: NO TREE SHALL BE PLACED CLOSER THAN 8 FT. FROM A CITY OF MCKINNEY PUBLIC UTILITY OR STORM LINE.

NOTE: CALIPER INCH MEASURED 6" ABOVE THE GROUND LEVEL AT TIME OF PLANTING.

BUILDINGS TO HAVE MINIMUM 50% PLANTING COVERAGE FOR ALL FOUNDATIONS
SITE HAS 100,693.31 SQ. FT. OPEN SPACE (46%)
SITE HAS 1,715 SQ FT OF POOL SPACE AND 2,412 SQ FT OF POOL DECK SPACE
FENCE SURROUNDING SWIMMING POOL SHALL BE A METAL FENCE, 6' IN HEIGHT, WITH 2" MAXIMUM OPENINGS
MEETS LANDSCAPE REQUIREMENTS 37.6 OF THE 1999 ZONING ORDINANCE



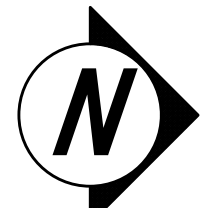
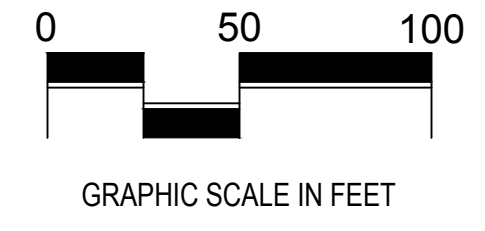
3 POOL FENCE AND GATE
SCALE: 1" = 10'-0"



LANDSCAPE LEGEND

SYMBOL	PLANT NAME	SIZE/QTY
(Symbol)	LIVE OAK QUERCUS VIRGINIANA	4" CAL / 53 12' HT.
(Symbol)	LACINIAE ELM ULMUS PARVIFOLIA	4" CAL / 15 12' HT.
(Symbol)	RED OAK QUERCUS SHUMARDII	4" CAL / 39 12' HT.
(Symbol)	CEDAR ELM ULMUS CRASSIFOLIA	4" CAL / 40 12' HT.
(Symbol)	CHINESE PISTACHE PISTACHIA CHINENSIS	4" CAL / 26 12' HT.
(Symbol)	BUR OAK QUERCUS MACROCARPA	4" CAL / 14 12' HT.
(Symbol)	BAUD CYPRESS TAXODIUM DISTICUM	4" CAL / 6 12' HT.
(Symbol)	GRAPEMYRTLE LAGERSTROEMIA INDICA	2" CAL / 21 8' HT.
(Symbol)	FOSTER HOLLY ILEX XANTHOPHYLLA 'FOSTER'	7 GAL / 248 MIN. 8' HT. 4.5" O.C.
(Symbol)	DW. BURFORD HOLLY ILEX CORNUTA BURFORDI NANA LORAPETELUM CHINENSIS PURPLE FRANGE FLOWER	5 GAL / 320 MIN. 3' HT. 3" O.C.
(Symbol)	DW. INDIAN HAWTHORN RHAPHIOLEPIS INDICA 'CLARA'	1 GAL / 17 MIN. 3' HT. 2" O.C.
(Symbol)	LIRIOPE LIRIOPE MUSCARI 'BIG BLUE'	4" POT MIN 8' HT. 12" O.C.

1 LANDSCAPE PLAN
SCALE: 1" = 50'-0"



ISSUES:

09-15-17	ISSUE FOR PERMIT

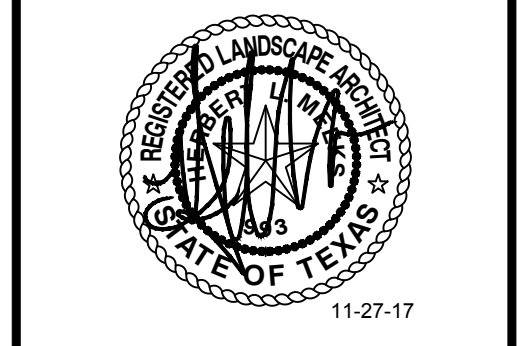
REVISIONS:

11-14-17	PER COMMENTS
11-27-17	PER COMMENTS
10-09-18	RFI 3

CLIENT:

THE CLIFFS APARTMENTS
MCKINNEY, TEXAS

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ISSUE FOR PERMIT

THE CLIFFS APARTMENTS
MCKINNEY, TEXAS
JOB NUMBER: CRO-1705

LANDSCAPE PLAN
LP0.01