The Contractor shall verify water restrictions within the City of McKinney at time of planting. should water restrictions not allow hydromulch, hydroseeding, or sprigging (Stage 3 and Stage 4 water restrictions), am approved alternative for grassing shall be installed.

TREE REQUIREMENTS

STREET	YARD LENGTH (1 TREE/ 40' OF FRONTAGE)	TREES REQUIRED	TREES PROVIDED
ADRIATIC PKWY	617 LIN. FT.	15	15

SITE SUMMARY

LOT AREA	125,777 S.F. or 2.8 ACRES
TOTAL BUILDING AREA	245,181 S.F.
TOTAL ON-SITE PARKING & DRIVE PAVEMENT	48,453 S.F.
IMPERVIOUS AREA	98,965 S.F.
COVERAGE	40%
TOTAL LANDSCAPE AREA	26,812 S.F.

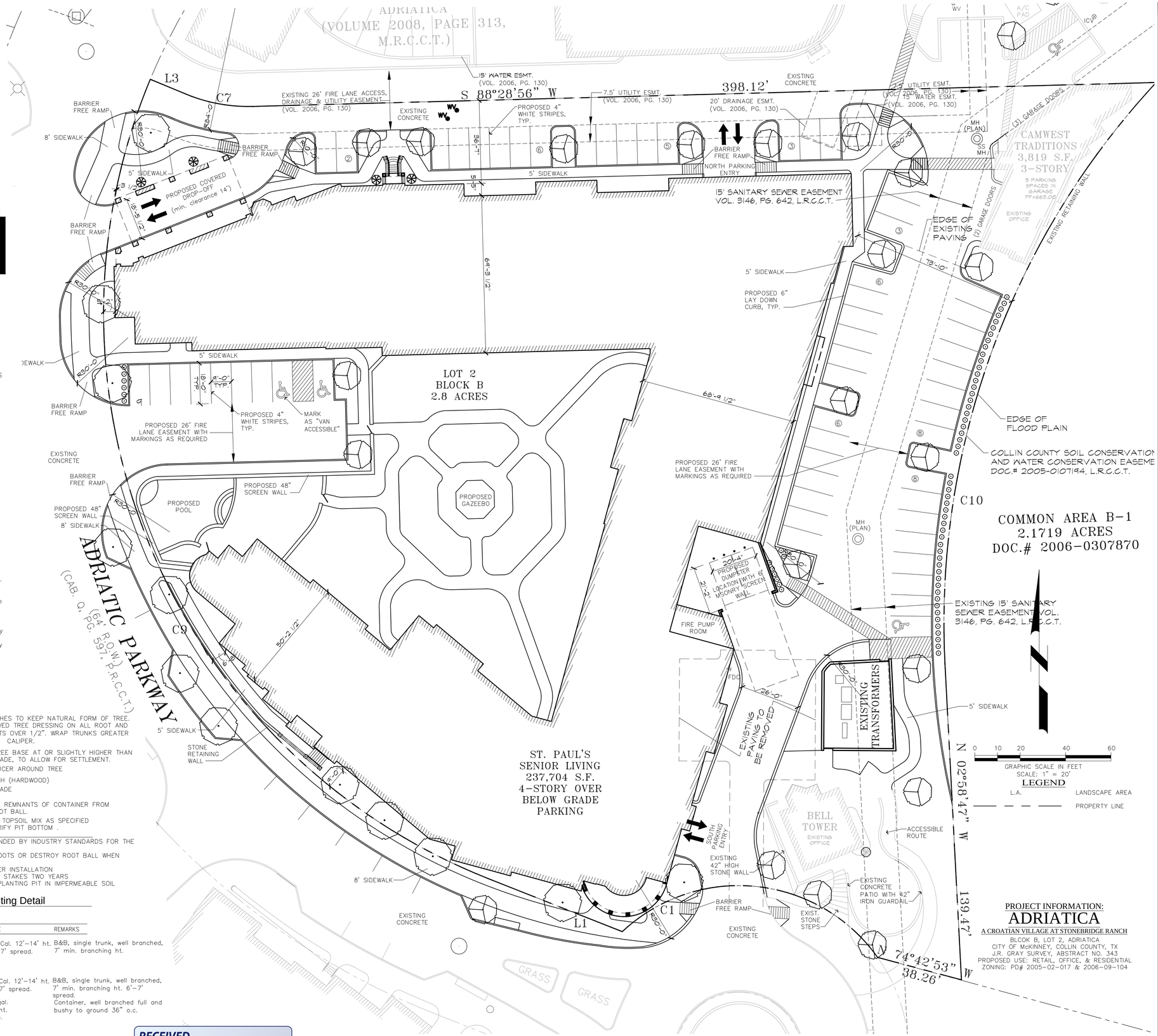
PARKING LOT SHADING REQUIREMENTS

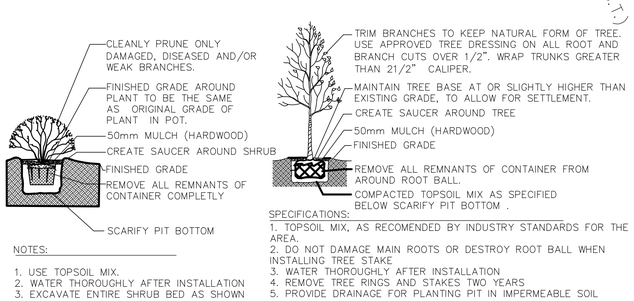
Parking Provided at Street Level:	(1 Tree/ 10 Spaces)
Required Trees:	7 Trees
Provided Trees:	14 Trees

All trees required for the site are large canopy trees (minimum 4" caliper, 12' height at the time of planting).
Fulfills the requirements that at least 50% of the total trees required for the site are large canopy trees.

General Notes:

1. All required landscape areas shall be provided with an automatic underground system with rain and freeze sensors and evapotranspiration (ET) weather based controllers.
The automatic irrigation system will be designed and installed by a licensed irrigator.
2. The automatic irrigation system will be an underground system with the appropriate timers and sensors.
3. Required plants must be maintained in a healthy condition at all times. The property owner is responsible for regular weeding, mowing of grass, irrigation, fertilizing, pruning and other maintenance of all planting as needed. Any plant that dies must be replaced with another living plant that is compatible with the approved landscape plan within (90) ninety days after notification from the city. The building official may extend the time period up to an additional (90) ninety days due to weather conditions. If the plants have not been replaced after appropriate notification and/ or extension, the property owner shall be in violation of this ordinance.
4. 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 owner to replace them.





03 Shrub Planting Detail
SCALE: N.T.S.

02 Tree Planting Detail
SCALE: N.T.S.

PLANT SCHEDULE:

KEY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	Live Oak	Quercus virginiana	4" Cal. 12'-14' ht. 6'-7' spread.	B&B, single trunk, well branched, 7' min. branching ht.
CE	Cedar Elm	Ulmus crassifolia	4" Cal. 12'-14' ht. 6'-7' spread.	B&B, single trunk, well branched, 7' min. branching ht. 6'-7' spread.
NS	Nellie R. Stevens Holly	Ilex X "Nellie R. Stevens"	7 gal. 3' ht. min.	Container, well branched full and bushy to ground 36" o.c.
IC	Italian Cypress	Cupressus sempervirens		

RECEIVED
By Planning Department at 10:56 am, Aug 04, 2014

PROJECT INFORMATION:
ADRIATICA
A CROATIAN VILLAGE AT STONEBRIDGE RANCH
BLOCK B, LOT 2, ADRIATICA
CITY OF McKINNEY, COLLIN COUNTY, TX
J.R. GRAY SURVEY, ABSTRACT NO. 343
PROPOSED USE: RETAIL, OFFICE, & RESIDENTIAL
ZONING: PD# 2005-02-017 & 2006-09-104

ADRIATICA
Owner/ Developer:
IBG Adriatica Holdings, Inc.
1600 N. Redbud Blvd. Suite 400
McKinney, Texas 75069
214-725-0740
george@adriaticavillage.com

OWNER/ DEVELOPER:
seven d for HARBOR MARKET, LV. AN AFFILIATED COMPANY OF:
kevin@7d4.net
972-768-8283
8446 Winged Foot Dr.
Frisco, Texas 75034
seven d architecture

REGISTERED ARCHITECT G.K. DINGMAN 20616 STATE OF TEXAS
July 25, 2014

St. Paul's Senior Living-Adriatica
Lot: 2 Block: B
McKinney, Texas

No.	Date	Revision Description

Landscape Plan

L-1
July 25, 2014

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