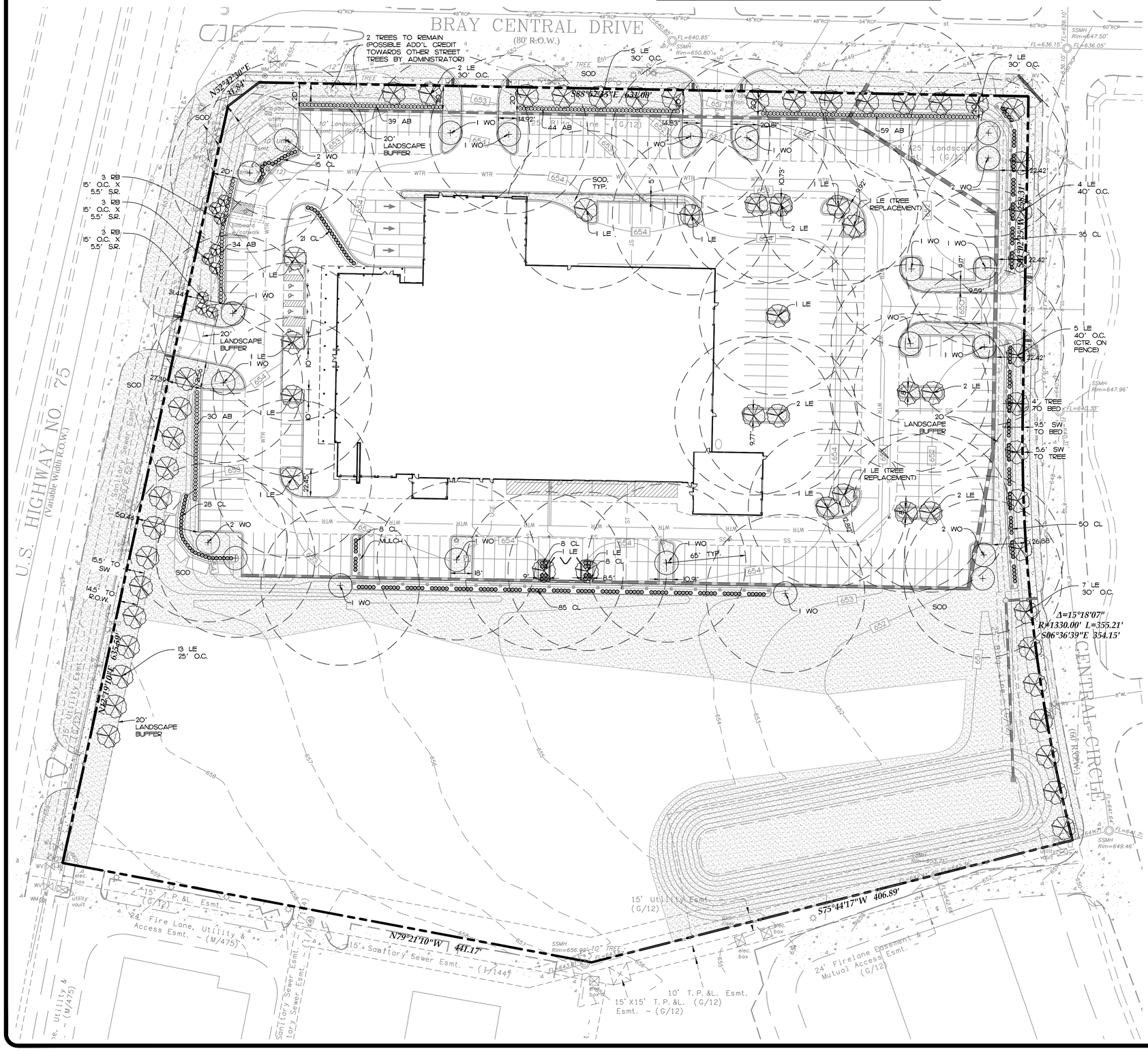
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

SEE SHEET 2 FOR LANDSCAPE DETAILS AND NOTES



PLANT LIST

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
22	WO	QUERCUS PELLOS	WILLOW OAK	4.0" CALIPER, 12' MIN. HT. B&B	AS SHOWN
62	LE	ULMUS PARVIFOLIA 'UPMTF' P.P.#11295	BOSQUE ELM	4.0" CALIPER, 12' MIN. HT. B&B	AS SHOWN
9	RB	CERCIS X 'MERLOT' P.P.#22,297	MERLOT REDBUD	2.0" CALIPER (TOTAL) 8' MIN HT.	AS SHOWN
258	CL	TERNSTROEMIA JAPONICA	CLEYERA	3 GAL., CONTAINER FULL	36" O.C.
206	AB	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	KALEIDOSCOPE ABELIA	3 GAL., CONTAINER FULL	36" O.C.
		CYNDON DACTYLON	BERMUDA GRASS		

PLANT LIST (TREE REPLACEMENT)

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
2	LE	ULMUS PARVIFOLIA 'UPMTF' P.P.#11295	BOSQUE ELM	4.0" CALIPER, 12' MIN. HT. B&B	AS SHOWN

LANDSCAPE REQUIREMENTS

TOTAL LANDSCAPE AREA

1) REQUIRED: 10% OF ENTIRE SITE SHALL BE DEVOTED TO LIVING LANDSCAPE

   TOTAL AREA : ±491,235 SF
   REQUIRED LIVING LANDSCAPE AREA = 491,235 SF X 10% = 49,124 SF

   PROPOSED: ±255,359 (52%),

2) REQUIRED: ONE (1) TREE IN THE PARKING AREA FOR EVERY TEN (10) PARKING SPACES WITHIN PARKING LOT

   TOTAL SPACES : 406 SPACES
   REQUIRED TREES WITHIN PARKING AREA =
   406 SPACES / 10 = 40.6 TREES

   PROPOSED: (41 TREES)
   22 WILLOW OAK
   19 BOSQUE ELM (EXCLUDING TWO (2) REPLACEMENT TREES)

3) REQUIRED: 75% OF FRONTAGE OF PARKING LOTS, ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW

   US HWY 75 (±319 LF OF PARKING FRONTAGE)
   PROPOSED: 77% FRONTAGE
   64 KALEIDOSCOPE ABELIA
   43 CLEYERA

   BRAY CENTRAL DRIVE (±486 LF OF PARKING FRONTAGE)
   PROPOSED: 93% FRONTAGE
   142 KALEIDOSCOPE ABELIA

   CENTRAL CIRCLE (±333 LF OF PARKING FRONTAGE)
   PROPOSED: 98% FRONTAGE
   85 CLEYERA)

   TOTAL: 206 KALEIDOSCOPE ABELIA & 128 CLEYERA

4) REQUIRED: A MINIMUM OF 50% REQUIRED TREES SHALL BE CANOPY TREES

   PROPOSED: 82 CANOPY TREES / 97 TOTAL REQUIRED TREES = 85% CANOPY TREES

5) REQUIRED: EVERGREEN SHRUBS (ACCEPTABLE FOR SCREENING) SHALL BE PROVIDED AROUND DUMPSTER

   PROPOSED: 16 CLEYERA

6) REQUIRED: 1 CANOPY TREE PER 40 LF OF STREET FRONTAGE

   US HWY 75 635.59' / 40 = 15.89 TREES
   PROPOSED: 9 REDBUD (EQUIV. 3 CANOPY TREES) (OVERHEAD ELEC.)
   13 BOSQUE ELM (25' O.C.)

   BRAY CENTRAL DRIVE 631' / 40 = 15.78 TREES
   PROPOSED: 14 BOSQUE ELM (30' O.C.)
   2 EXISTING TREES

   CENTRAL CIRCLE 613' / 40 = 15.32 TREES
   PROPOSED: 16 BOSQUE ELM (40' O.C. CENTERED IN FRONT OF FENCE/SHRUBS AND 30' O.C. ALONG UNDEVELOPED PROPERTY)

7) REQUIRED: 15% OF STREET YARD SHALL BE PERMANENT LANDSCAPE

   US HWY 75 635.59' X 20' = 12,712 SF (15% = 1,907 SF)

   PROPOSED: ±11,003 SF (87%)

   BRAY CENTRAL DRIVE 631' X 20' = 12,620 SF (15% = 1,893 SF)

   PROPOSED: ±11,352 SF (90%)

   CENTRAL CIRCLE 613' X 20' = 12,260 SF (15% = 1,839 SF)

   PROPOSED: ±11,525 SF (94%)

LANDSCAPE PLAN

40 20 0 40 80

#	DATE	REVISION DESCRIPTION

FREELAND and KAUFFMAN, INC.
Engineers * Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
PHONE 864-233-5497
FAX 864-233-8915
TEXAS REGISTERED ENGINEERING FIRM F-8891

MERCEDES-BENZ OF MCKINNEY
MCKINNEY, TEXAS

SONIC DEVELOPMENT, LLC
4401 COLWICK ROAD
CHARLOTTE, NORTH CAROLINA 28211
MARTIN WALSH
704-566-3980

DRAWN BY	WDE
CHECKED BY	CAG
DATE	06-05-15
SCALE	1"=40'
SHEET	26