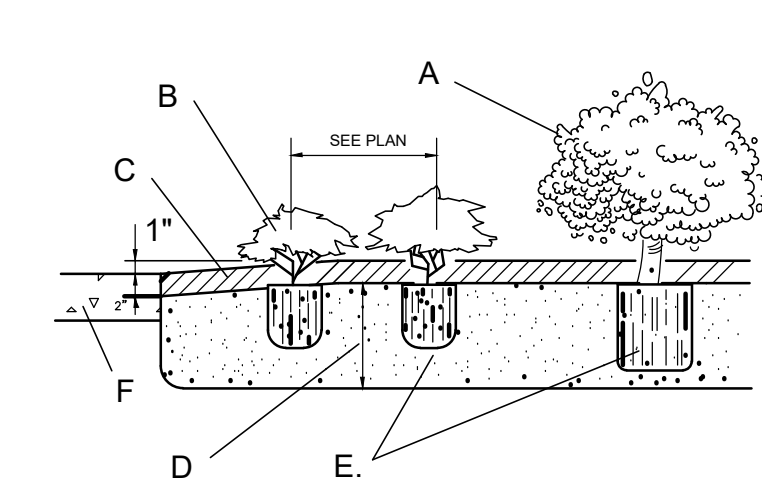


LANDSCAPE PLAN NOTES:

- All turf areas are to be hydromulched with common bermuda grass or solid sod. Hydromulch may not be applied during Stage 3 drought conditions.
- 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 or a trench edge.
- 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 wether 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:

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.



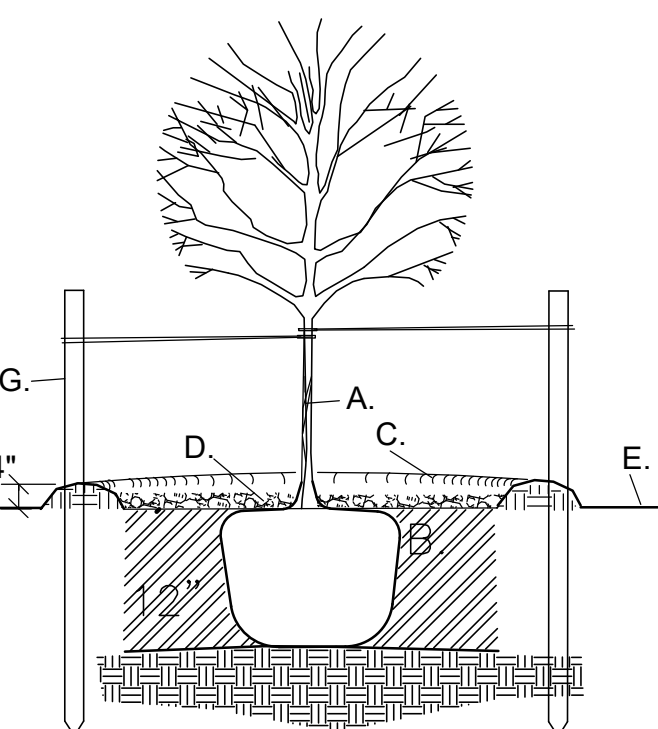
PLANTING BED DETAIL / COLOR BEDS
NOT TO SCALE

GENERAL NOTES:

- ADD OR REMOVE TOPSOIL AS NECESSARY TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS. SOIL MIXTURE, REEF SPECS.
- TRIANGULARLY SPACE ALL GROUNDCOVERS AT SPACING SHOWN ON PLANS.
- SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE
- PERENNIALS AND ANNUALS SHALL HAVE SOIL AMENDED TO A MIN. OF 12".

CONSTRUCTION NOTES:

- SHRUB - PER PLAN REMOVE ALL LABELS
- GROUND COVER - PER PLAN
- 2" MIN. BARK MULCH AS SPEC., SLOPE FROM HARDSCAPE TO 1" ABOVE HARDSCAPE
- PLANTING MIX AS SPECIFIED
- REMOVE CONTAINER PRUNE ANY CIRCLING ROOT



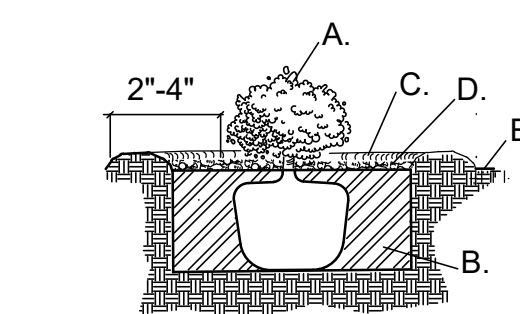
ISOLATED TREE PLANTING
NOT TO SCALE

GENERAL NOTES:

- STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE
- ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.

CONSTRUCTION NOTES:

- TREE
- LOOSEN NATIVE BACKFILL
- WATER RETENTION BASIN
- 2" DEPTH OF BARK MULCH
- FINISH GRADE.
- 2 STRAND TWISTED 12 GAUGE GAL. WIRE ENCASE IN 1" DIA. RUBBER HOSE
- 6"Ø METAL TEE POSTS, INSTALL 24" BELOW GRADE. MULTI TRUNKS 2 STAKES, SINGLE TRUNK 3 STAKES. ALIGN IN MEDIANS PARALLEL TO CURB. INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-36.



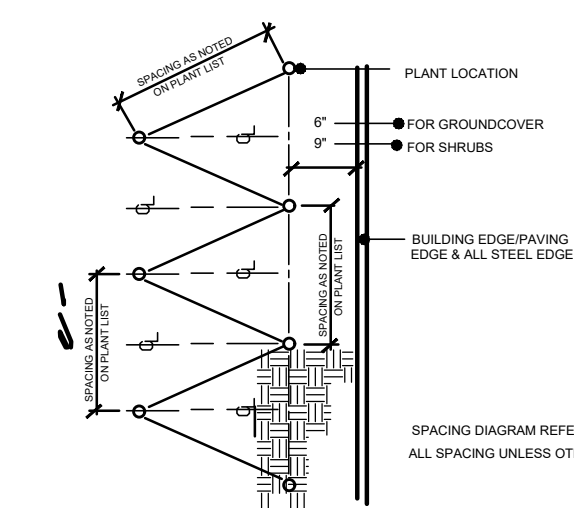
ISOLATED SHRUB PLANTING
NOT TO SCALE

GENERAL NOTES:

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

CONSTRUCTION NOTES:

- SHRUB
- PLANTING SOIL MIXTURE (REF SPECIFICATIONS)
- WATER RETENTION BASIN
- 2" DEPTH OF BARK MULCH
- FINISH GRADE.



PLANT SPACING DIAGRAM
NOT TO SCALE

GENERAL MAINTENANCE:

REQUIRED PLANTS MUST BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS 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) DAYS DUE TO WEATHER CONSIDERATIONS. IF THE PLANTS HAVE NOT BEEN REPLACED AFTER APPROPRIATE NOTIFICATION AND/OR EXTENSION, THE PROPERTY OWNER SHALL BE IN VIOLATION OF THIS ORDINANCE.

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.

LANDSCAPE REQUIREMENTS

TOTAL SITE DATA

AREA: 259,236 S.F. (5.95 ACRES)

TOTAL SITE LANDSCAPE

REQUIRED: 10% OF TOTAL SITE = 25,924 S.F.

PROVIDED: 23% (60,717 S.F.)

STREET TREE & LANDSCAPE BUFFER CALCULATIONS

REQUIRED: 1 CANOPY TREE PER 30 L.F.
VAN TUYL PKWY: 618 / 30 = 21 TREES
GRAND RANCH PKWY: 319 / 30 = 11 TREES

PROVIDED: VAN TUYL PKWY = 21 TREES
GRAND RANCH PKWY = 11 TREES

WEST AND SOUTH PROPERTY LINE
REQUIRED: 20' LANDSCAPE BUFFER
1 CANOPY TREE PER 30 L.F.
1,170 L.F. / 30 = 39 TREES

PROVIDED: 20' LANDSCAPE BUFFER
39 TREES

MITIGATION

NO MITIGATION REQUIRED

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

ISSUES:

①	02-14-22	SITE PLAN SUBMITTAL
○		
○		
○		
○		

REVISIONS:

△	03-30-22	PER CITY COMMENTS
△	04-22-22	PER CITY COMMENTS
△		
△		
△		

CLIENT:
Davis Development
1050 Eagles Landing Parkway
Suite 300
Stockbridge, GA 30281

TX-Morrow Construction, Inc.
4635 Southwest Freeway #420
Houston, TX 77027

CORPORATE CENTER
PHASE 1
MCKINNEY, TEXAS

mgg
landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

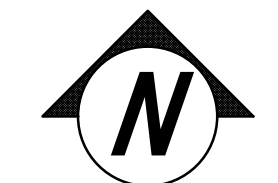


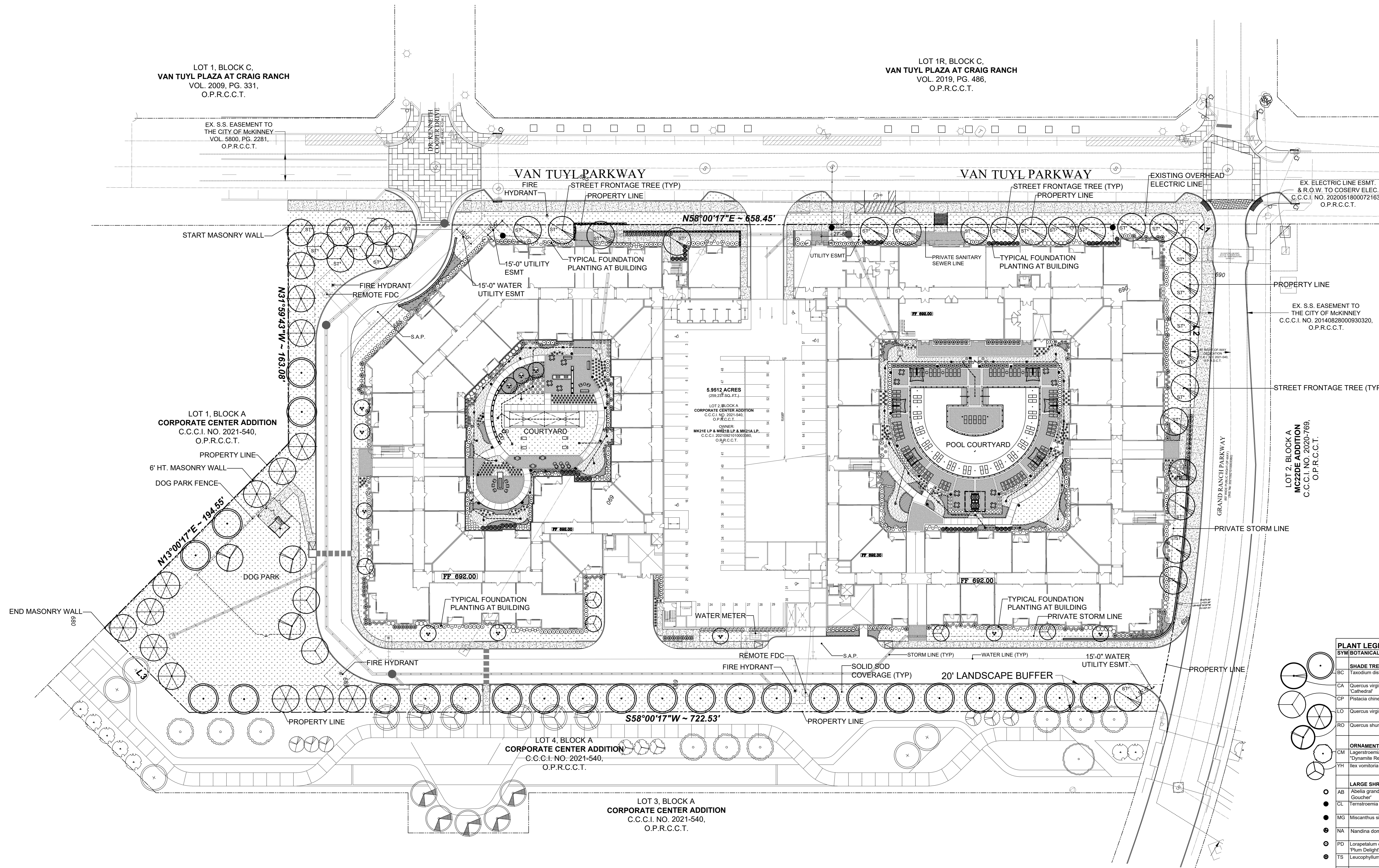
ISSUE FOR PERMIT

CORPORATE CENTER
PHASE 1

MCKINNEY, TEXAS
JOB NUMBER: TXM-2110

CITY SUBMITTAL -
LANDSCAPE PLAN



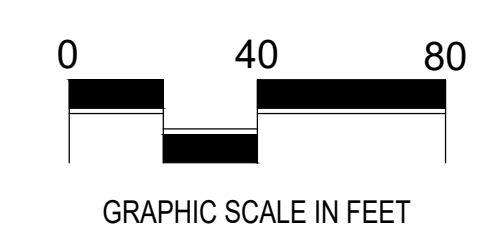


PLANT LEGEND				
SYMBOTANICAL NAME	COMMON NAME	QUAN/SIZE	REMARKS	
SHADE TREES				
BC	Taxodium distichum	Bald Cypress	25 4" Cal.	12'-14" HL.
CA	Quercus virginiana 'Cathedral'	Cathedral Live Oak	24 4" Cal.	12'-14" HL.
GP	Platanus chinensis	Chinese Platane	10 4" Cal.	12'-14" HL.
LO	Quercus virginiana	Live Oak	14 4" Cal.	12'-14" HL.
RO	Quercus shumardi	Red Oak	3 4" Cal.	12'-14" HL.
ORNAMENTAL TREES				
CM	Lagerstrœmia indica	Dynamite Red Crape Myrtle	8 6" to 10" HL, 4' - 5' spread	3" cal. min.
YH	Ilex vomitoria	Yaupon Holly (tree form)	5 6" to 10" HL, 4' - 5' spread	3" cal. min.
LARGE SHRUBS				
AB	Abelia grandiflora 'Edward Goucher'	Edward Goucher Abelia	49 3 Gal.	24" min. HL, 18" min. spread, Plant 36" O.C.
CL	Ternstroemia gymnanthera	Cleyera	29 3 Gal.	24" min. HL, 18" min. spread, Plant 36" O.C.
MG	Miscanthus sinensis	Maiden Grass	65 3 Gal.	24" min. HL, 18" min. spread, Plant 36" O.C.
NA	Nandina domestica	Nandina - Heavenly bamboo	76 3 Gal.	24" min. HL, 18" min. spread, Plant 36" O.C.
PD	Lorapetalum chinense 'Plum Delight'	Purple Fringe Flower	117 3 Gal.	24" min. HL, 18" min. spread, Plant 36" O.C.
TS	Leucophyllum frutescens	Texas Sage	50 3 Gal.	24" min. HL, 18" min. spread, Plant 36" O.C.
ORNAMENTAL SHRUBS				
AS	Salvia greggii 'Nanae Bright Red'	Autumn Sage	43 3 gal	Plant 24" O.C.
DI	Raphiolepis indica 'nana'	Dwarf Indian Hawthorn	55 3 gal	Plant 24" O.C.
DY	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	52 3 gal	Plant 24" O.C.
GROUNDCOVERS				
LR	Liriope muscari	Liriope	240 4" pots	Plant 12" O.C.
SS	Cynodon spp.	Common Bermuda		Solid sod
CY		Cypress Mulch		Spread 3" min. thickness All planting beds

NOTE- CALIPER INCH MEASURED 6" ABOVE THE GROUND

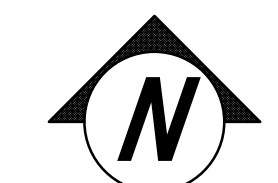
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NOTE- NO TREE SHALL BE PLACED CLOSER THAN 8 FT. FROM A CITY OF MCKINNEY PUBLIC UTILITY OR STORM LINE.



1 LANDSCAPE PLAN

SCALE: 1"=40'-0"



ISSUES:

02-14-22	SITE PLAN SUBMITTAL

REVISIONS:

03-30-22	PER CITY COMMENTS
04-22-22	PER CITY COMMENTS

CLIENT:
 Davis Development
 1050 Eagles Landing Parkway
 Suite 300
 Stockbridge, GA 30281
 TX-Morrow Construction, Inc.
 4635 Southwest Freeway #420
 Houston, TX 77027

**CORPORATE CENTER
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 MCKINNEY, TEXAS**

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 landscape architects
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 RICHARDSON, TX 75080
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 F (972) 690-7878



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 MCKINNEY, TEXAS
 JOB NUMBER: TXM-2110

CITY SUBMITTAL -
 LANDSCAPE PLAN

LP0.02