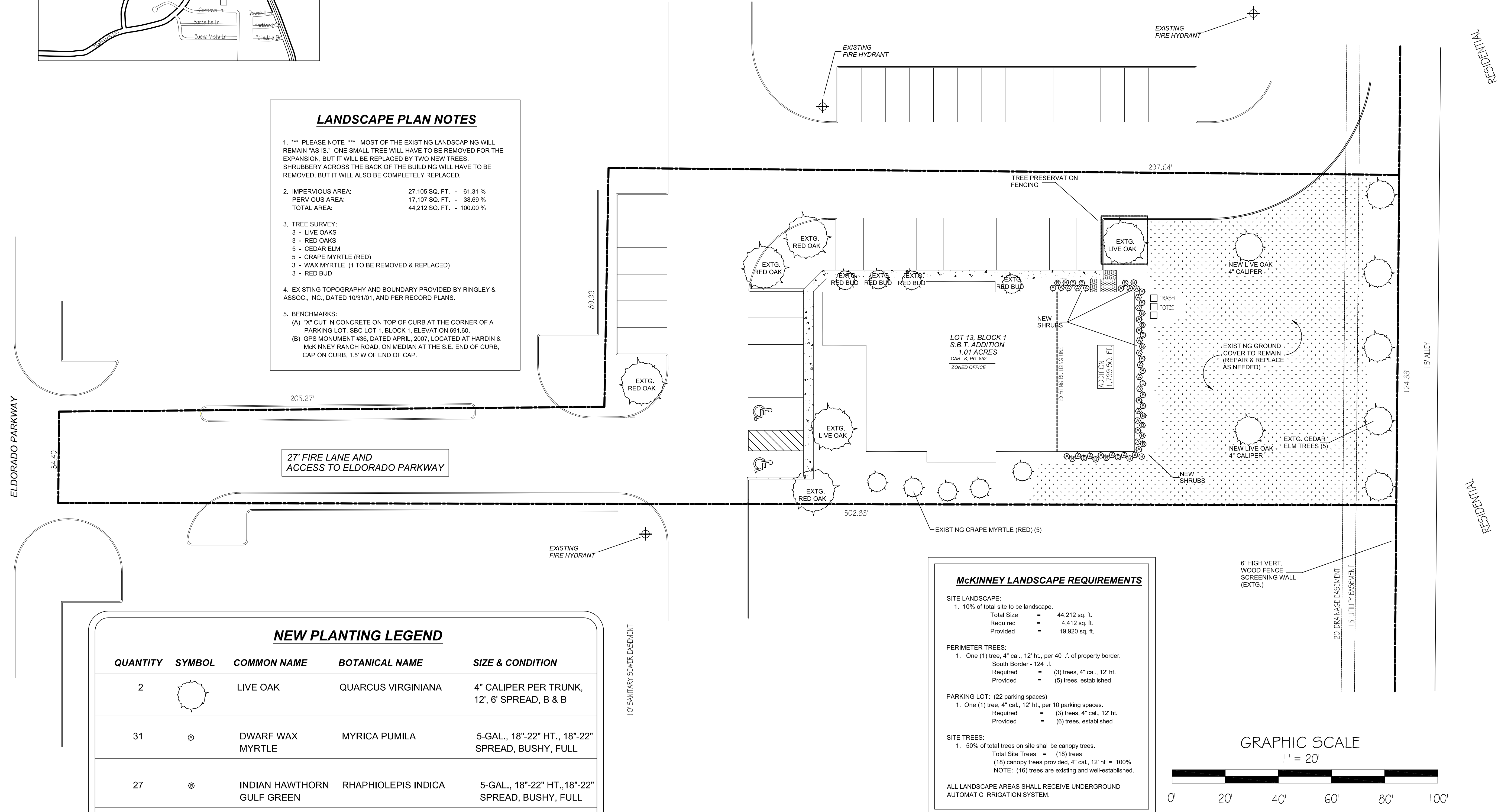


**LANDSCAPE PLAN NOTES**

- \*\*\* PLEASE NOTE \*\*\* MOST OF THE EXISTING LANDSCAPING WILL REMAIN "AS IS." ONE SMALL TREE WILL HAVE TO BE REMOVED FOR THE EXPANSION, BUT IT WILL BE REPLACED BY TWO NEW TREES. SHRUBBERY ACROSS THE BACK OF THE BUILDING WILL HAVE TO BE REMOVED, BUT IT WILL ALSO BE COMPLETELY REPLACED.
- IMPERVIOUS AREA: 27,105 SQ. FT. - 61.31 %  
PERVIOUS AREA: 17,107 SQ. FT. - 38.69 %  
TOTAL AREA: 44,212 SQ. FT. - 100.00 %
- TREE SURVEY:  
3 - LIVE OAKS  
3 - RED OAKS  
5 - CEDAR ELM  
5 - CRAPE MYRTLE (RED)  
3 - WAX MYRTLE (1 TO BE REMOVED & REPLACED)  
3 - RED BUD
- EXISTING TOPOGRAPHY AND BOUNDARY PROVIDED BY RINGLEY & ASSOC., INC., DATED 10/31/01, AND PER RECORD PLANS.
- BENCHMARKS:  
(A) "X" CUT IN CONCRETE ON TOP OF CURB AT THE CORNER OF A PARKING LOT, SBC LOT 1, BLOCK 1, ELEVATION 691.60.  
(B) GPS MONUMENT #36, DATED APRIL, 2007, LOCATED AT HARDIN & MCKINNEY RANCH ROAD, ON MEDIAN AT THE S.E. END OF CURB, CAP ON CURB, 1.5' W OF END OF CAP.



**NEW PLANTING LEGEND**

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE & CONDITION
2		LIVE OAK	QUARCUS VIRGINIANA	4" CALIPER PER TRUNK, 12', 6" SPREAD, B & B
31		DWARF WAX MYRTLE	MYRICA PUMILA	5-GAL., 18"-22" HT., 18"-22" SPREAD, BUSHY, FULL
27		INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	5-GAL., 18"-22" HT., 18"-22" SPREAD, BUSHY, FULL
3,000 SQ. FT. +/-		BERMUDA GRASS	SOD	

**McKINNEY LANDSCAPE REQUIREMENTS**

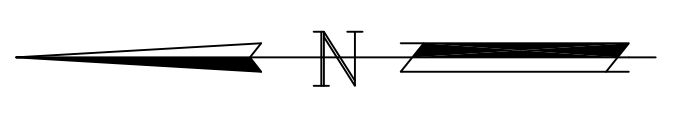
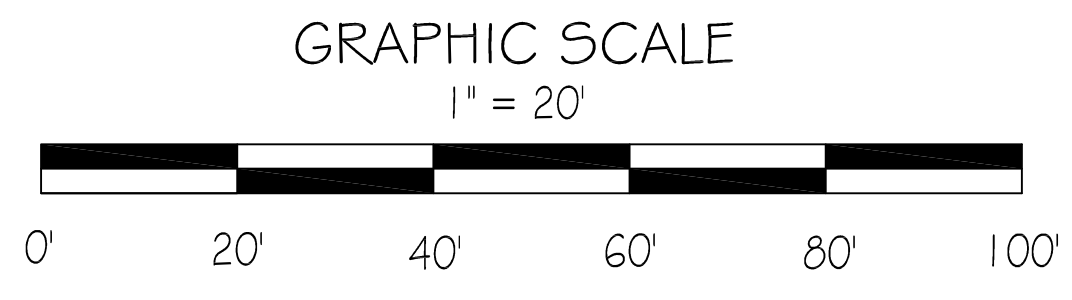
**SITE LANDSCAPE:**  
1. 10% of total site to be landscape.  
Total Size = 44,212 sq. ft.  
Required = 4,412 sq. ft.  
Provided = 19,920 sq. ft.

**PERIMETER TREES:**  
1. One (1) tree, 4" cal., 12' ht., per 40 l.f. of property border.  
South Border - 124 l.f.  
Required = (3) trees, 4" cal., 12' ht.  
Provided = (5) trees, established

**PARKING LOT: (22 parking spaces)**  
1. One (1) tree, 4" cal., 12' ht., per 10 parking spaces.  
Required = (3) trees, 4" cal., 12' ht.  
Provided = (6) trees, established

**SITE TREES:**  
1. 50% of total trees on site shall be canopy trees.  
Total Site Trees = (16) trees  
(18) canopy trees provided, 4" cal., 12' ht = 100%  
NOTE: (16) trees are existing and well-established.

ALL LANDSCAPE AREAS SHALL RECEIVE UNDERGROUND AUTOMATIC IRRIGATION SYSTEM.



**LANDSCAPE PLAN**  
SCALE: 1" = 20'

DATE	REV	ORIGINATOR	REVISION
11-4-16	1	MAVERICK	CHG. FLOOR PLAN
05/22/17	2	MAVERICK	CHANGES PER CITY COMMENTS, MEETING

CUSTOMER: **MAVERICK BUILDERS**  
JOB ADDRESS: **3651 ELDORADO PKWY. MCKINNEY, TX. 75070**

Chapman's CAD Designs  
1601 Waddill St., Suite 103-E  
McKinney, TX, 75069  
(972) 542-1187 OFC  
(972) 886-8799 FAX

**CCD**

DATE: 1/30/17  
DRAWN BY: SMK SCALE: GRAPHIC REV  
JOB NO. 3651 EL DORADO PARKWAY  
SHEET

**LP1**

RECEIVED  
By Planning Department at 12:37 pm, Jun 05, 2017

PRELIMINARY - NOT FOR CONSTRUCTION