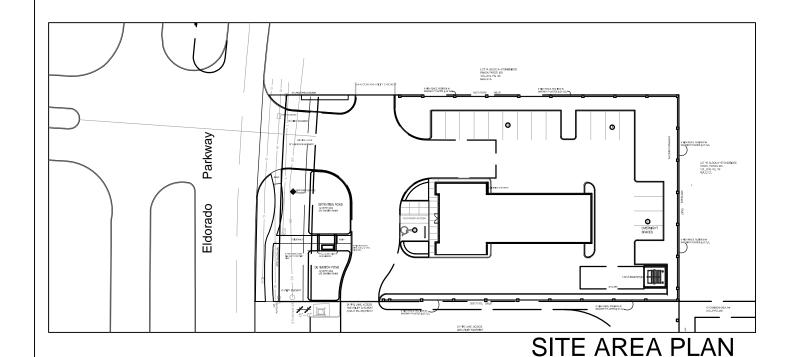


SHRUB PLANTING DETAIL (TYPICAL)



32,000

0.734

129.12

390

1,693

3,200

7,975

(3.22) 4

MCKINNEY LANDSCAPE CALCULATIONS

SITE LANDSCAPE REQUIREMENTS (SF/LF)

SITE AREA

(ACRE)

STREET FRONTAGE

PARKING SPACES

REQUIRED STREET YARD

PROVIDED STREET YARD

REQUIRED SITE LANDSCAPE

PROVIDED SITE LANDSCAPE

REQUIRED STREET TREES

PROVIDED STREET TREES

(75% OF FRONTAGE)

(100% OF FRONTAGE)

INTERIOR PARKING LOT TREES REQUIRED

INTERIOR PARKING LOT TREES PROVIDED

PARKING LOT SCREENING REQUIRED

PARKING LOT SCREENING PROVIDED

(1/40 LF)

(1/10 SPACES)

CITY REQUIREMENTS

CITY OF MCKINNEY - ARTICLE IV. - SPECIAL REGULATIONS

- Sec. 146-135. Landscape requirements
 F) Minimum landscaping requirements.
- 15 percent of the street yard shall be permanent landscape area
 A minimum of 10 percent of the entire site shall be devoted to living landscape, which shall
- include grass, ground cover, plants, shrubs, or trees.

 For all non-residential and multiple family parcels, developers shall be required to plant one
- canopy tree per 40 linear feet, or portion thereof, of street frontage. These required trees must be planted within the associated landscape setback along thoroughfares, unless otherwise approved by the director of planning. Trees may be grouped or clustered to facilitate site design.
 Landscape areas within parking lots must be at least one parking space in size (162 square feet)
- For all non-residential and multiple family parcels, internal landscape areas shall:
 Have a landscaped area with at least one tree within 65 feet of every parking space; and have a minimum of one tree planted in the parking area for every 10 parking spaces within parking lots with more than 20 spaces.
- At least 75 percent of the frontage of parking lots, adjacent to a public right-of-way, within the
 street yard shall be screened from public streets with evergreen shrubs attaining a minimum
 height of three feet, an earthen berm of a minimum height of three feet, a low masonry wall of
 a minimum height of three feet, or a combination of the above with a minimum combined
 height of three feet.
- A minimum of 50 percent of the total trees required for the property shall be canopy trees as specified on the approved plant list For all non-residential and multiple family parcels,
 Whenever an off-street parking area or vehicular use area abuts an adjacent property line, a perimeter landscape area of at least five feet shall be maintained between the edge of the parking area and the adjacent property line.

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 & Stage 4 restrictions) an approved alternative for grassing shall be installed.

PLANTING NOTES

1. Submit a construction schedule of work to be approved by Landscape Architect and Owner. Failure to submit schedule may result in Landscape Architect stopping construction until submitted. No extensions of time will be considered for failure to promptly submit schedule.

2. Notify Landscape Architect 48 hours in advance of commencement of work to coordinate project inspection schedules.

resulting from the installation of the work at no additional cost to Owner.
Notify Landscape Architect immediately upon encountering any unknown obstructions, grade differences or conditions not indicated on drawings. Make necessary revisions as required to conform to plans and specifications due to failure to give such notification.
Coordinate with other trades and subcontractors as required to accomplish the planting operation.

Locate existing underground utilities and obstructions prior to commencing work. Repair damage to utilities

Plant material shall be tagged or approved at site by Landscape Architect prior to installation. Install plant material free of pest and diseases. Guarantee plant material for a period of 365 calendar days from date dissuance of final acceptance by Landscape Architect.
 Layout proposed planting beds and receive Landscape Architect's approval prior to installation. Notify Landscape Architect of layout conflicts. Failure to notify Landscape Architect will result in Contractor's

8. Excavate bed areas to a depth of 4 inches, backfill with 4 inches of Acid Gro Complete mix as manufacture by Soil Building Systems and rototill to a depth of 12 inches producing a homogeneous mixture.

liability to relocate materials at no additional expense to Owner.

Stake tree(s) immediately upon installation and within same day as planted

Final locations of plant material shall be subject to approval by Landscape Architect. Install groundcover
 12 inches from the edge of shrubs and tree root balls and 4 inches from edge of paving, walls and other structures.
 Backfill tree and shrub pits with one part compost as manufactured by Soil Building Systems and two part

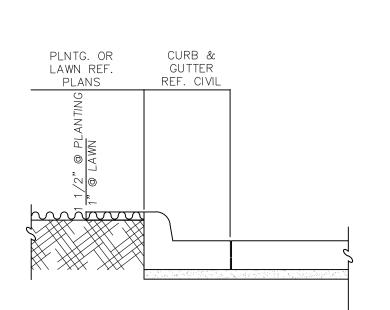
existing soil.

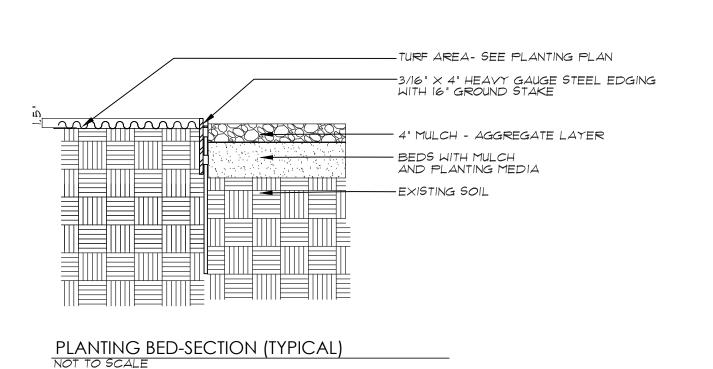
11. Stake tree locations and acquire written approval from Landscape Architect prior to installation of irrigati system. Do not locate tree(s) within 10 feet of any irrigation rotary spray head. Install tree(s) in areas covered by irrigation system. Provide supplemental watering as required until final acceptance by Landscape Architect. Locate tree(s) 4 feet minimum from walls, headers, property lines and other trees within project. Notify Landscape Architect of location conflicts for resolution. Failure to notify Landscape

Mulch planting beds and tree pits with shredded hardwood mulch.
 Provide full service maintenance of landscape within project scope for a period of four (4) months, 120 calendar days, from date of issuance of final acceptance by Landscape Architect. Failure to properly maintain landscape and irrigation system will result in extending the guarantee and maintenance period at the additional expense to Owner.

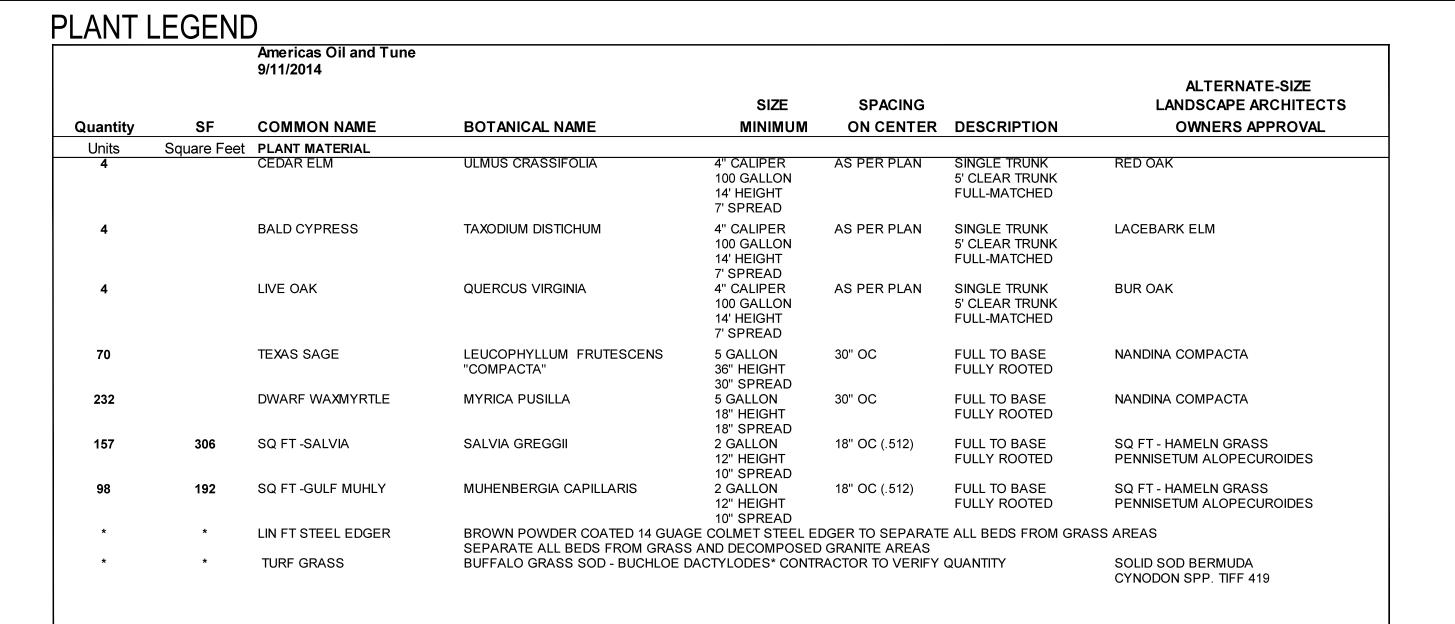
no additional expense to Owner.

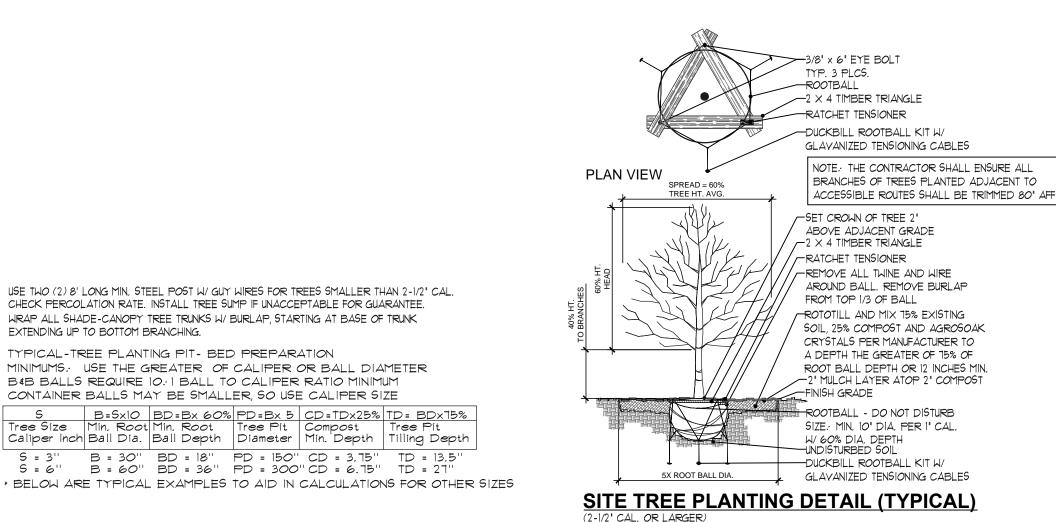
15. All required landscape areas to be watered by an automatic underground landscape irrigation system with freeze and moisture sensors.

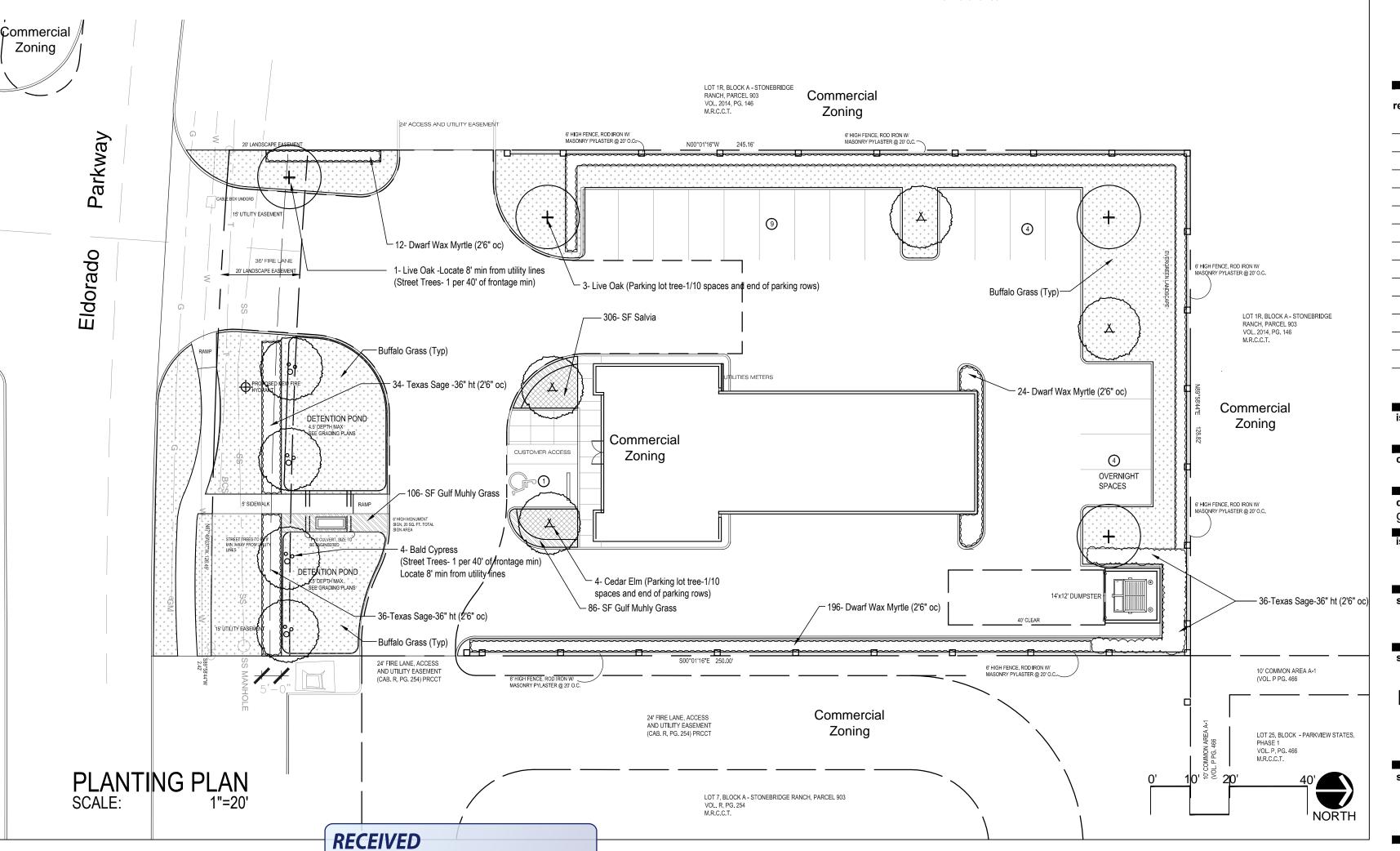




NOTE: PLANS TO MEET CITY OF MCKINNEY AND STONEBRIDGE RANCH DESIGN GUIDELINES NOTE: ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND (ET) WEATHER BASED CONTROLLERS-DESIGNED AND INSTALLED BY QUALIFIED IRRIGATION PROFESSIONAL

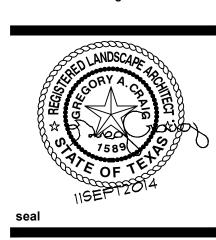






By Planning Department at 7:59 am, Sep 12, 2014





America's Oil and Tu Eldorado Parkway

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issue date:	
09.11.14	
cdg project no.:	
140403-ADS	
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drawn by:	checked by:
gac	njc
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