

NOTE:
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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.

CITY OF MCKINNEY LANDSCAPE CALCULATIONS

STREETYARD LANDSCAPING
 15% OF THE STREETYARD SHALL BE PERMANENT LANDSCAPE AREA.

COMMUNITY AVENUE
 STREETYARD AREA = 25,865 S.F.
 REQUIRED LANDSCAPING (15%) = 3,880 S.F.
 PROVIDED = 24,285 S.F.

WHITE AVENUE
 STREETYARD AREA = 12,022 S.F.
 REQUIRED LANDSCAPING (15%) = 1,803 S.F.
 PROVIDED = 10,431 S.F.

SITE LANDSCAPING
 10% OF THE ENTIRE SITE SHALL BE DEVOTED TO LIVING LANDSCAPE AREA.

TOTAL SITE AREA = 522,584 S.F.
 REQUIRED (522,584 x 10%) = 52,258 S.F.
 PROVIDED SITE LANDSCAPE AREA = 49,000 S.F.

PARKING TREE REQUIREMENT
 1 - TREE PER 10 PARKING SPACES / NO TREE FURTHER THAN 65' OF ANY PARKING SPACE.

TREES REQUIRED - 218 SPACES / 10 = 22 TREES
 TREES PROVIDED = 67 TREES

PERIMETER TREE REQUIREMENT
 20' LANDSCAPE BUFFER ALONG THE ENTIRE PROPERTY LINE AND 1 TREE PER 30 L.F.

COMMUNITY AVENUE - 740 L.F. STREET FRONTAGE
 TREES REQUIRED 740 / 30 = 25 TREES
 TREES PROVIDED = 25 TREES

WHITE AVENUE - 343.7 L.F. STREET FRONTAGE
 TREES REQUIRED 344 / 30 = 12 TREES
 TREES PROVIDED = 12 TREES

SOUTHWEST CORNER EXISTING COMMERCIAL 485.7 L.F. COMMERCIAL FRONTAGE
 TREES REQUIRED 486 / 30 = 17 TREES
 TREES PROVIDED = 17 TREES

NORTH PROPERTY LINE - 546.92 L.F.
 TREES REQUIRED 547 / 30 = 19 TREES
 TREES PROVIDED = 19 TREES

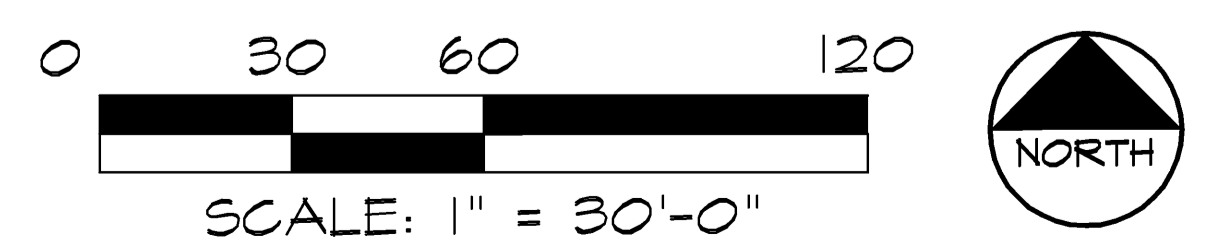
EAST PROPERTY LINE - 884.07 L.F.
 TREES REQUIRED 885 / 30 = 30 TREES
 TREES PROVIDED = 30 TREES

LARGE TREES / ORNAMENTAL TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
54		CEDAR ELM	Cedar Elm	<i>Ulmus crassifolia</i>	4" caliper, 12' Ht./ 5'-6" spread, B4B, straight trunk.
38		LIVE OAK	Live Oak	<i>Quercus virginiana</i>	4" caliper, 12' Ht./ 5'-6" spread, B4B, straight trunk.
15		BUR OAK	Bur Oak	<i>Quercus macrocarpa</i>	4" caliper, 12' Ht./ 5'-6" spread, B4B, straight trunk.

LARGE TREES / ORNAMENTAL TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
37		PISTACHE	Pistache	<i>Pistachia chinensis</i>	4" caliper, 12' Ht./ 5'-6" spread, B4B, straight trunk.
35		CHINKAPIN OAK	Chinkapin Oak	<i>Quercus muhlenbergii</i>	4" caliper, 12' Ht./ 5'-6" spread, B4B, straight trunk.
6		OKLAHOMA RED BUD	Oklahoma Red bud	<i>Cercis canadensis 'Oklahoma'</i>	6" Ht./30" spread min, container or B4B, 2" cal. min. full specimen
46		N.R. STEVENS	Nelle R. Stevens Holly	<i>Ilex cornuta 'Nelle R. Stevens'</i>	5' Ht./30" spread min, container or B4B, pyramidal form, full to the ground, single straight trunk, bushy



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Job No.
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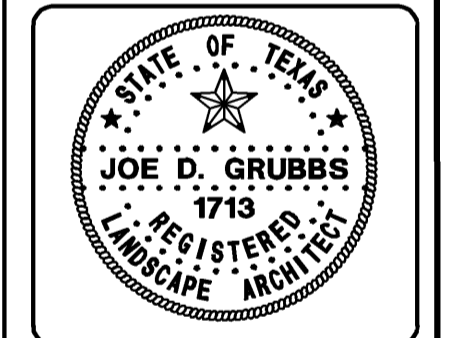
Scale
1" = 30'-0"

Drawn By:
JDG

Date
01-28-2016

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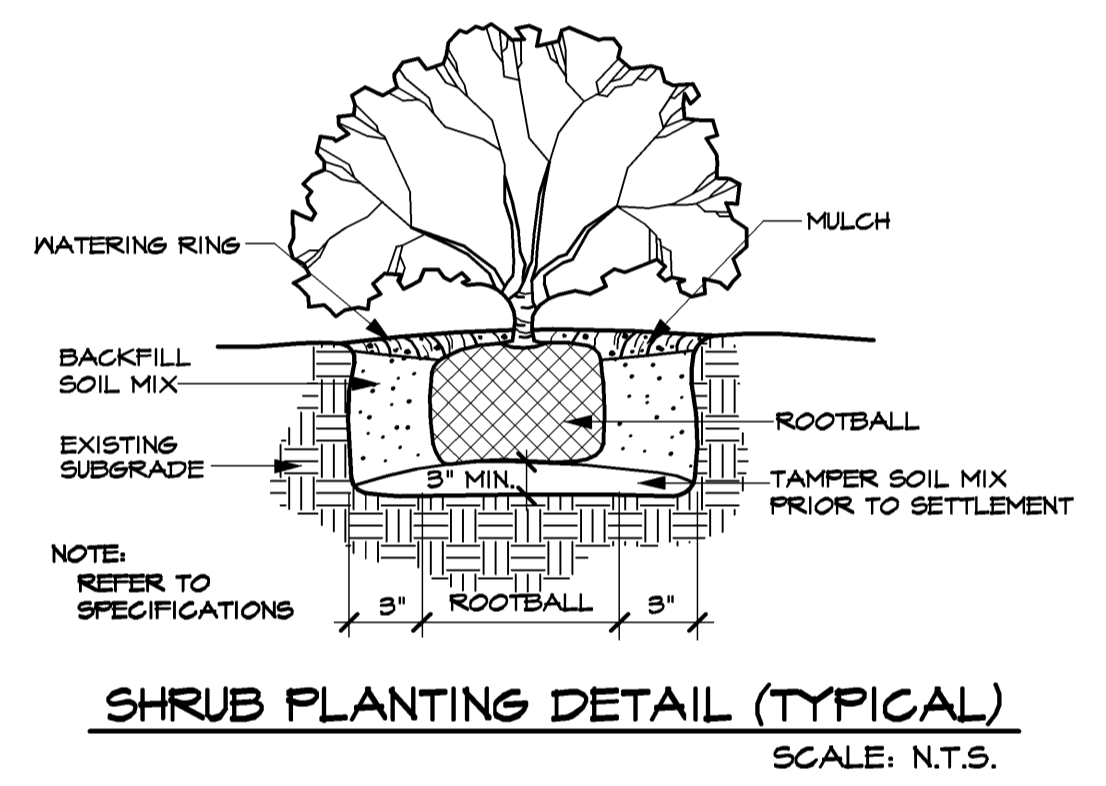
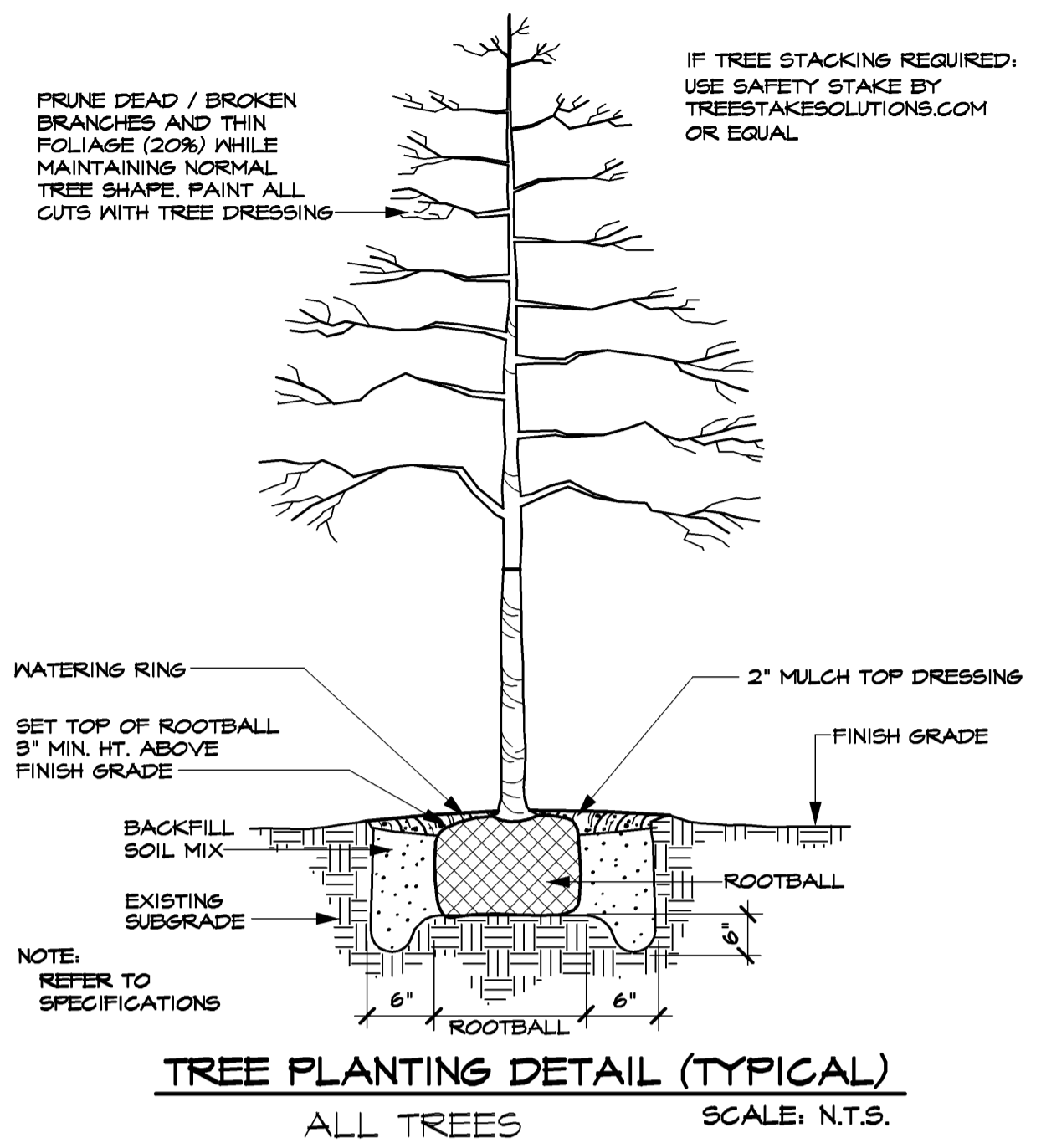
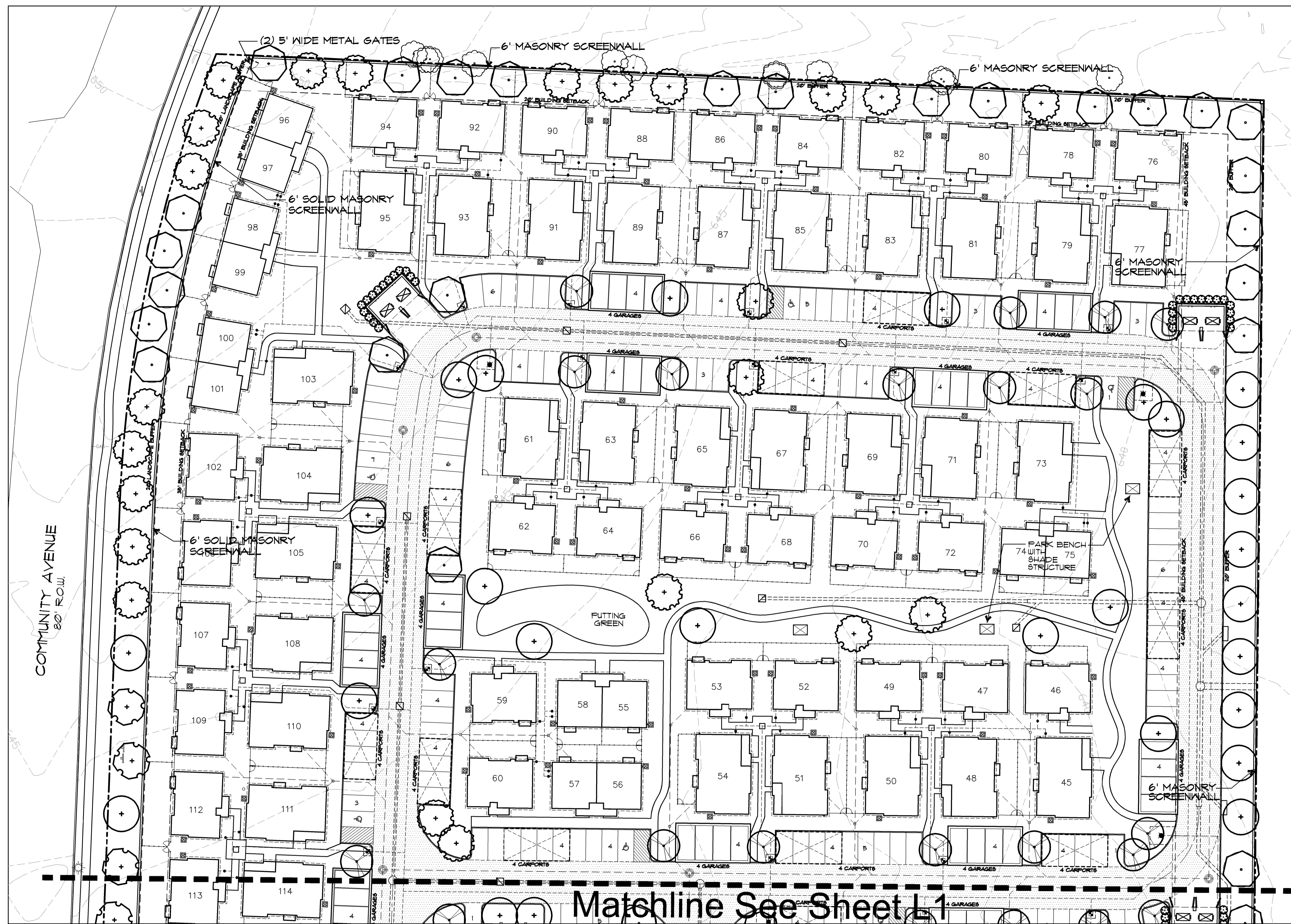
McKinney Texas



Landscape Plan

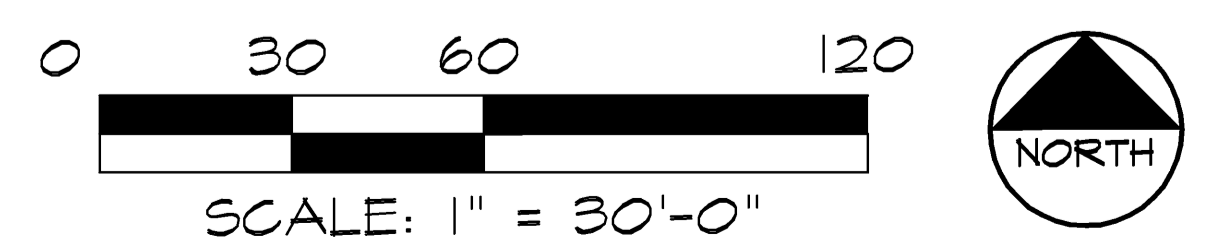
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Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



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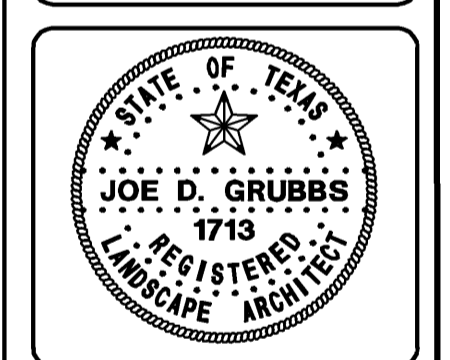
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