

LEGEND

	PROPERTY LINE
	BUILDING / LANDSCAPE SETBACK LINE
	CURB & GUTTER
	CURB INLET
0	OUTFALL STRUCTURE
E	ELECTRIC METER
G	GAS METER
Ī	TRANSFORMER
W	WATER METER
В	BACKFLOW PREVENTER

CITY PLANTING REQUIREMENTS

	ZONE C-2 ALONG A MAJOR THOROUGHFARE		
		REQUIRED	PROVIDED
OPEN SPACE / PERMANENT LANDSCAPING	A MINIMUM OF 10% OF THE ENTIRE SITE SHALL BE DEVOTED TO LIVING LANDSCAPE. TOTAL SITE AREA = 41,085	4,108 SF	12,217 SF
	AT LEAST 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA (2,373 SF LANDSCAPE AREA / 2,568 SF STREET YARD AREA = 92%)	15%	92%
	A MINIMUM 20-FOOT LANDCAPE BUFFER ADJACENT TO THE RIGHT-OF-WAY OF ANY MAJOR THOROUGHFARE IS REQUIRED	20'-0"	20'-0"
LANDSCAPE BUFFER	ONE CANOPY TREE PER 40 LINEAR FEET OF STREET FRONTAGE, PLANTED WITHIN THE LANDSCAPE SETBACK IS REQUIRED (128 LF / 40 = 3.2 OR 4 TREES)	4 TREES	4 TREES
	WHENEVER AN OFF-STREET PARKING AREA OR VEHICULAR USE AREA ABUTS AN ADJACENT PROPERTY LINE, A PERIMETER LANDSCAPE AREA OF AT LEAST 5' SHALL BE MAINTAINED BETWEEN THE EDGE OF THE PARKING AREA AND THE ADJACENT PROPERTY LINE	YES	YES
INTERIOR PARKING LOT LANDSCAPING	A LANDSCAPE AREA WITH AT LEAST ONE TREE MUST BE WITHIN 65 FEET OF EVERY PARKING SPACE	YES	YES
	A MINIMUM OF ONE TREE PLANTED IN THE PARKING AREA FOR EVERY 10 PARKING SPACES WITHIN PARKING LOTS OF MORE THAN 20 SPACES	N/A	N/A
	A LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH PARKING ROW AND INCLUDE ONE CANOPY TREE AND A MINIMUM OF 50% OF THE ISLAND COVERED WITH LIVING PLANT MATERIAL (5 TREE LOCATED IN LANDSCAPE ISLANDS AND 1 TREE LOCATED IN GREEN SPACE DUE TO PROXIMITY TO THE BUILDING FOUNDATION)	6 TREES	6 TREES
SCREENING LANDSCAPING	AT LEAST 75% 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 3', AN EARTHEN BERM OF A MINIMUM HEIGHT OF 3', OR A LOW MASONRY WALL OF A MINIMUM HEIGHT OF 3' (108LF OF PARKING X .75 = 81LF OF SCREEN)	75% OR 81 LF	95% OR 103 LF
	EVERGREEN SHRUBS (ACCEPTABLE FOR SIX-FOOT SCREENING) SHALL BE PROVIDED AROUND DUMPSTER SCREENING WALL, AND THE PLANT MATERIALS MUST BE A MIN OF 3; IN HEIGHT AT THE TIME OF PLANTING	YES	YES
SITE TREES	A MINIMUM OF 50% OF THE TOTAL TREES REQUIRED FOR THE PROPERTY SHALL BE CANOPY TREES (ALL 10 PROPOSED TREES SHALL BE CANOPY TREES, TERMINUS ISLAND AND FRONTAGE)	10	10
TREE REPLACEMENT	NO TREES EXIST ON THE SITE. NO REPLACEMENT TREES ARE REQUIRED FOR THIS SITE	N/A	N/A

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATIONS SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED TEXAS IRRIGATOR

PLANT SCHEDULE

	CANOPY TREES	CODE	QTY	COMMON / BOTANICAL NAME	CONT	CAL	SIZE
	()	GA	1	Maidenhair Tree / Ginkgo biloba `Autumn Gold` TM	B & B	4"Cal	12` Min
	•	PC	2	Chinese Pistache / Pistacia chinensis	B & B	4"Cal	12` Min
	(\cdot)	QS	2	Shumard Red Oak / Quercus shumardii	B & B	4"Cal	12` Min
		TD	2	Bald Cypress / Taxodium distichum	B & B	4"Cal	12` Min
	£ • 3	UA	3	Allee Lacebark Elm / Ulmus parvifolia `Allee`	B & B	4"Cal	12` Min
	SHRUBS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	*	HP	6	Red Yucca / Hesperaloe parviflora	3 gal		
	\odot	LF	7	Texas Sage / Leucophyllum frutescens 24" at the time of planting	5 gal		
	\bigcirc	LJ	36	Wayleaf Ligustrum / Ligustrum japonicum 36" min. at time of planting	7 gal		
		PM	35	Yew Pine / Podocarpus macrophyllus 36" minimum at the time of planting	5 gal		
	**	SM	14	Mexiican Feathergrass / Stipa tenuissima	1 gal		
	GROUND COVERS	CODE	QTY	COMMON / BOTANICAL NAME	CONT		
	,	СТ	11,589 sf	Tif 419 Bermuda Grass / Cynodon dactylon `Tif 419`	sod		

LANDSCAPE NOTES

SEWER LINES.

NEEDS OF SITE PLANTINGS.

- 1. ALL PLANT MATERIAL TO ARRIVE AT THE SITE WITH MOIST SOIL.
- STRUCTURAL SOIL MUST BE INDICATED ON PLANS AND INSPECTED BY THE LANDSCAPE ARCHITECT AT THE TIME OF INSTALLATION.
- 3. WHEEL STOPS OR CURB ARE REQUIRED BETWEEN PARKING AND LANDSCAPING.
- 4. WIRE BASKETS AND BURLAP TO BE REMOVED DURING TREE PLANTING.
- 5. LOCATE ALL UTILITIES AND SITE LIGHTING CONDUITS BEFORE LANDSCAPE CONSTRUCTION BEGINS. LANDSCAPE CONTRACTOR TO CONTACT "ONE CALL" PRIOR TO BEGINNING WORK.
- 6. NOTIFY THE PROFESSIONAL OF RECORD OR THEIR DESIGNATED REPRESENTATIVE OF ANY LAYOUT DISCREPANCIES PRIOR TO PLANTING.
- 7. MAINTAIN 5' MIN HORIZONTAL SEPARATION BETWEEN TREE PLANTINGS AND WATER SANITARY
- 8. ALL PLANTING TO BE COMPLETED ACCORDING TO DETAILS, SPECIFICATIONS OR AHJ REQUIREMENTS, WHICHEVER IS MORE STRINGENT
- WHICHEVER IS MORE STRINGENT.
- 9. ALL PLANT MATERIALS SHALL MEET REQUIREMENTS ESTABLISHED BY THE AMERICAN STANDARD OF NURSERY STOCK.
- 10. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS OR SOD, SHALL RECEIVE SEEDING PER LANDSCAPE PLAN. THESE AREAS SHOULD RECEIVE WATER UNTIL GRASS HAS BEEN ESTABLISHED.
- 11. IF IRRIGATION IS NOT TO BE INSTALLED, SUFFICIENT HOSE BIBS SHALL BE INSTALLED TO MEET THE
- 12. PLANT QUANTITIES SHOWN IN PLANT SCHEDULE ARE FOR REFERENCE ONLY AND SHALL BE VERIFIED
- WITH THE PLAN BY THE LANDSCAPE CONTRACTOR.

 13. ALL TREES AND NATURAL AREAS SHOWN ON THE PLAN TO BE PRESERVED SHALL BE PROTECTED
- DURING CONSTRUCTION WITH TEMPORARY FENCING.
- PROTECTIVE FENCES SHALL BE ERECTED ACCORDING TO DETAILS FOR TREE PROTECTION, IF REQUIRED.
- 15. PROTECTIVE FENCES SHALL BE INSTALLED PRIOR TO THE START OF ANY SITE PREPARATION WORK AND SHALL BE MAINTAINED THROUGHOUT ALL PHASES OF THE CONSTRUCTION PROJECT.
- 16. EROSION AND SEDIMENTATION CONTROL BARRIERS SHALL BE INSTALLED OR MAINTAINED IN A MANNER WHICH DOES NOT RESULT IN SOIL BUILD-UP WITHIN TREE DRIPLINES.
- 17. PROTECTIVE FENCES SHALL SURROUND THE TREES OR GROUP OF TREES AND WILL BE LOCATED AT OR BEYOND THE DRIPLINE. FOR NATURAL AREAS, PROTECTIVE FENCES SHALL FOLLOW THE LIMIT OF CONSTRUCTION LINE, IN ORDER TO PREVENT THE FOLLOWING: A. SOIL COMPACTION IN THE ROOT ZONE AREA RESULTING FROM VEHICULAR TRAFFIC OR STORAGE OF EQUIPMENT. B. ROOT ZONE DISTURBANCES DUE TO GRADE CHANGES (GREATER THAN 6"). C. WOUNDS TO EXPOSED ROOTS, TRUNK, OR LIMBS BY MECHANICAL EQUIPMENT. D. OTHER ACTIVITIES DETRIMENTAL TO TREES SUCH AS CHEMICAL STORAGE, CEMENT TRUCK CLEANING, AND FIRES.
- 18. EXCEPTIONS TO INSTALLING FENCES AT DRIPLINES MAY BE PERMITTED IN THE FOLLOWING CASES:

 a. WHERE THERE IS TO BE AN APPROVED GRADE CHANGE, IMPERMEABLE PAVING SURFACE, TREE
- WELL, OR OTHER SUCH SITE DEVELOPMENT.

 b. WHERE PERMEABLE PAVING IS TO BE INSTALLED WITHIN A TREE'S DRIPLINE, ERECT THE FENCE
- AT THE OUTER LIMITS OF THE PERMEABLE PAVING AREA.
- c. WHERE TREES ARE CLOSE TO PROPOSED BUILDING, ERECT THE FENCE TO ALLOW 6 TO 10 FEET OF WORKSPACE BETWEEN THE FENCE AND THE BUILDING.
- d. WHERE THERE ARE SEVERE SPACE CONSTRAINTS DUE TO TRACT SIZE, OR OTHER SPECIAL
- e. WHERE ANY OF THE ABOVE EXCEPTIONS RESULT IN A FENCE BEING CLOSER THAN 4 FEET TO A TREE TRUNK. PROTECT THE TRUNK WITH STRAPPED ON PLANKING TO A HEIGHT OF 8 FEET (OR LIMITS OF LOWER BRANCHING) IN ADDITION TO THE REDUCED FENCING PROVIDED.
- 20. TREES APPROVED FOR REMOVAL SHALL BE REMOVED IN A MANNER WHICH DOES NOT IMPACT TREES TO BE PRESERVED.
- 21. ANY ROOTS EXPOSED BY CONSTRUCTION ACTIVITY SHALL BE PRUNED FLUSH WITH THE SOIL, BACKFILL ROOT AREAS WITH GOOD QUALITY TOP SOIL AS SOON AS POSSIBLE. IF EXPOSED ROOT AREAS ARE NOT BACKFILLED WITHIN 2 DAYS, COVER THEM WITH ORGANIC MATERIAL IN A MANNER WHICH REDUCES SOIL TEMPERATURE AND MINIMIZES WATER LOSS DUE TO EVAPORATION.
- 22. ANY TRENCHING REQUIRED FOR THE INSTALLATION OF LANDSCAPE IRRIGATION SHALL BE PLACED AS FAR FROM EXISTING TREE TRUNKS AS POSSIBLE.
- 23. NO LANDSCAPE TOPSOIL DRESSING GREATER THAN 4 INCHES SHALL BE PERMITTED WITHIN THE
- DRIPLINE OF TREES. NO SOIL IS PERMITTED ON THE ROOT FLARE OF ANY TREE.

 24. PRUNING TO PROVIDE CLEARANCE FOR STRUCTURES, VEHICULAR TRAFFIC, AND EQUIPMENT SHALL
- 25. ALL FINISHED PRUNING MUST BE DONE ACCORDING TO RECOGNIZED, APPROVED STANDARDS OF THE INDUSTRY (REFERENCE THE AMERICAN NATIONAL STANDARD, ANSI-A300 PRUNING, 2008 OR LATER)

TAKE PLACE BEFORE CONSTRUCTION BEGINS.



HARRISON FRENCH

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 SUP REV-3
 03/23/2020

 SUP REV-2
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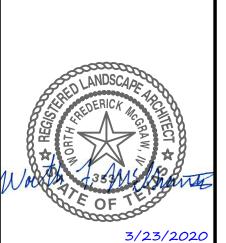
 SUP REV-1
 02/14/2020

 OWNER REVIEW SET
 12/30/2019

 Revisions/Submissions
 Date

NSTANT OIL CHANG

Y 380 & S HARDIN BLVD



 Project No.
 06-19-20014

 Scale
 Drawn

 WDW
 WFM

 Date
 3/23/2020

LANDSCAPE PLAN

Drawing No.

Drawing Title

C6.0