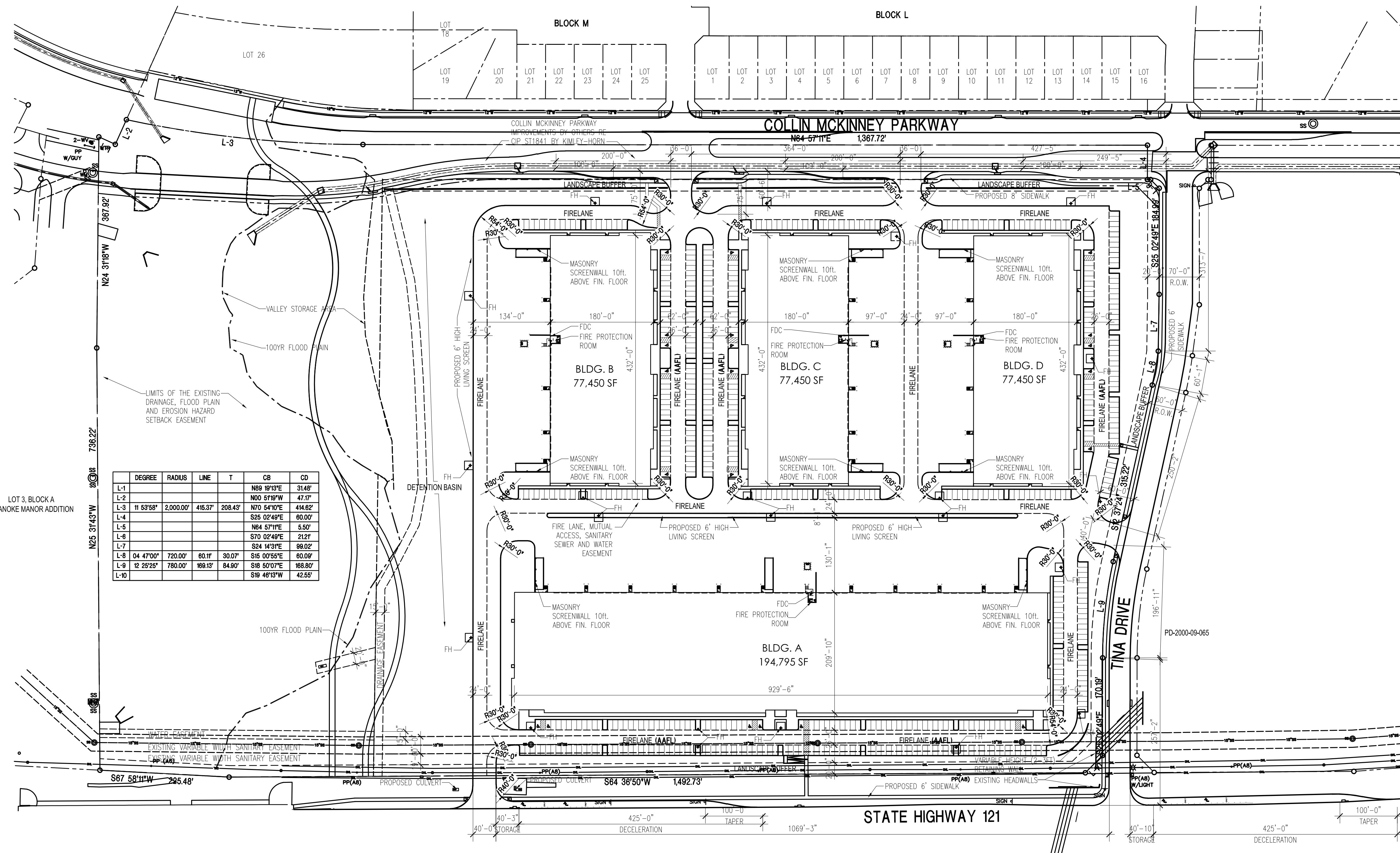
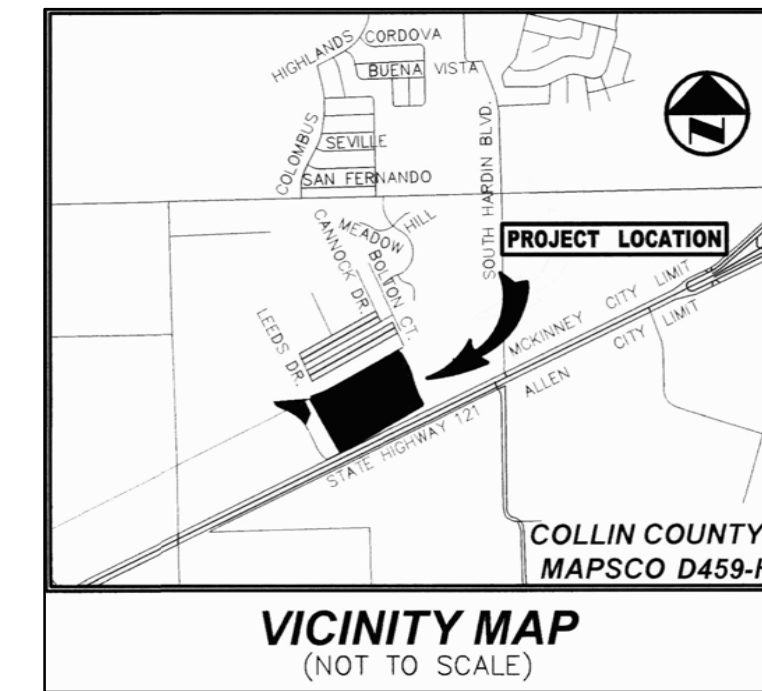


Fernando Andrade, AIA
Architect
Civil Engineer
Structural Engineer
Mechanical Engineer
Electrical Engineer
Plumbing Engineer
Landscape Architect



	DEGREE	RADIUS	LINE	T	CB	CD
L-1					N89 10'13"E	3148'
L-2					N00 51'18"W	47.17'
L-3	11 53'58"	2,000.00'	415.37'	208.43'	N70 54'10"E	414.62'
L-4					S25 02'40"E	80.00'
L-5					N84 57'11"E	5.50'
L-6					S70 02'49"E	21.27'
L-7					S24 14'31"E	89.02'
L-8	04 47'00"	720.00'	80.11'	30.07'	S15 00'58"E	80.09'
L-9	12 29'25"	780.00'	168.13'	84.90'	S18 50'07"E	168.80'
L-10					S19 48'13"W	42.65'



Site Data Table	
Existing Zoning	PD #2000-09-065
Proposed Zoning	C3
Proposed Use	Warehouse/Office
Building Area	427,100.0
Building Heights	43 ft.
Lot Coverage	23.57 ac
Floor Area Ratio	51.60%
Impervious Area	23.57 ac
Parking Required	203 Spaces
Parking Provided	10% Office
	90% Warehouse
	601 Spaces

- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, OR OTHER ARCHITECTURAL FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALL GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MCKINNEY BUSINESS PARK
 Owner / Applicant: DAVID BLANTON
 VANTRUST REAL ESTATE
 6160 WARREN PKWY,
 STE 200
 FRISCO, TEXAS 75034
 P: 214/888-8334
 Abstract No.: GEORGE FITZHUGH SURVEY - ABSTRACT NO. 321
 ESOM HARRIS SURVEY - ABSTRACT NO. 400
 County: Collin County

MCKINNEY 121

MCKINNEY, TEXAS

PROJECT NO.:	2915
DATE:	SEPTEMBER 24, 2020
REVISIONS:	
07/24/20	Site Plan Approval
08/06/21	Site Plan Resubmittal

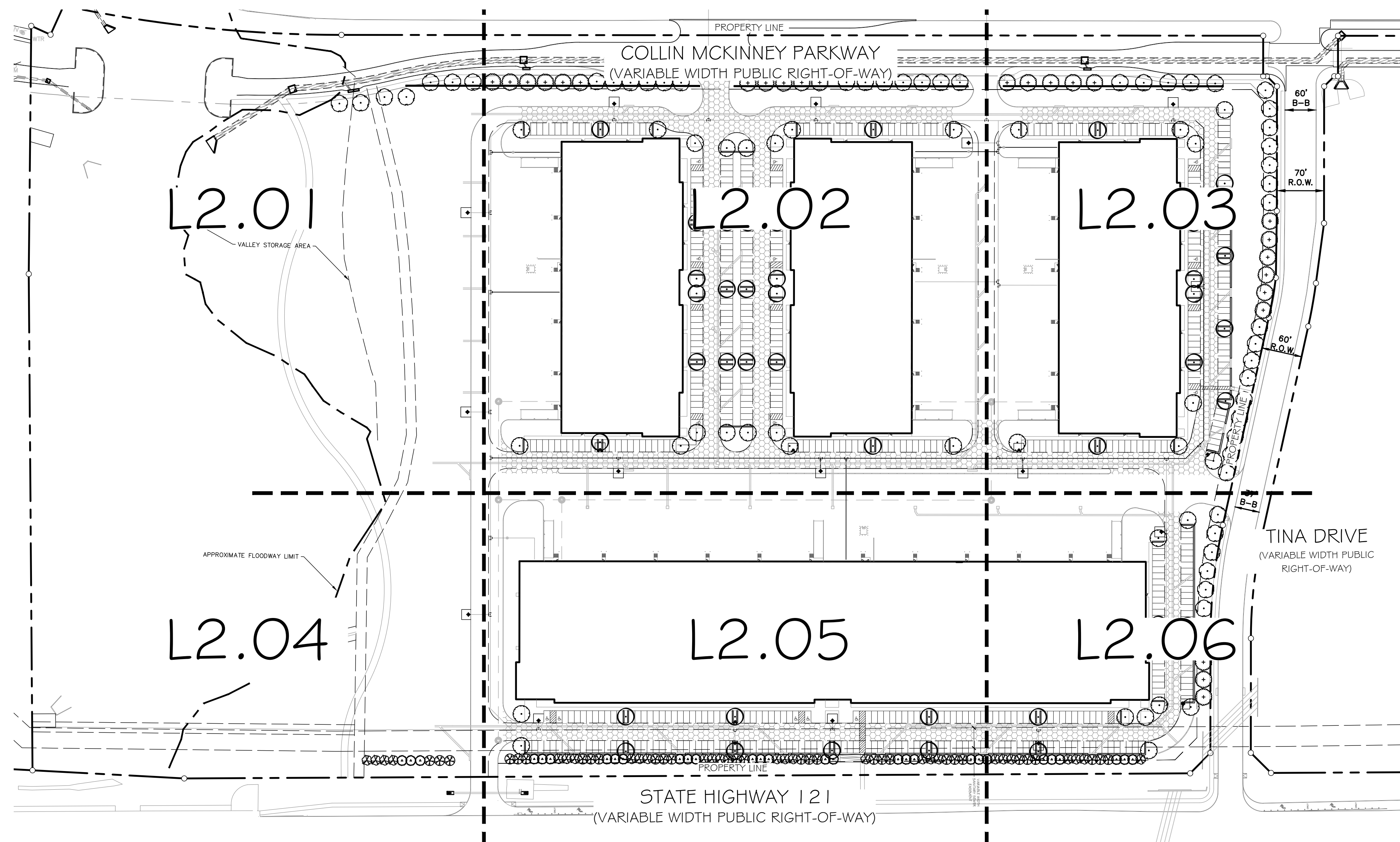
01 Site Plan
 SCALE: 1" = 100'-0"
 NORTH

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
AC	39		ACER SACCHARUM 'CADDO' CADDO MAPLE	4" CAL./CONT	4" CALIPER MEASURED 12" ABOVE GROUND LEVEL. SINGLE, STRAIGHT LEADER, MATCHING
Q5	47		QUERCUS SHUMARDII SHUMARD RED OAK	4" CAL./CONT	4" CALIPER MEASURED 12" ABOVE GROUND LEVEL. SINGLE, STRAIGHT LEADER, MATCHING
QV2	27		QUERCUS VIRGINIANA SOUTHERN LIVE OAK	4" CAL./CONT	4" CALIPER MEASURED 12" ABOVE GROUND LEVEL. SINGLE, STRAIGHT LEADER, MATCHING
UC2	33		ULMUS CRASSIFOLIA CEDAR ELM	4" CAL./CONT	4" CALIPER MEASURED 12" ABOVE GROUND LEVEL. SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
CL	29		CHILOPSIS LINEARIS DESERT WILLOW	B # B	2" CALIPER MEASURED 6" ABOVE GROUND, 8' HEIGHT (MIN). MULTI-LEADER, FULL, MATCHING
MC	30		MYRICA CERIFERA WAX MYRTLE	B # B	2" CALIPER MEASURED 6" ABOVE GROUND, 8' HEIGHT (MIN). MULTI-LEADER, FULL, MATCHING
VC	27		VITEX AGNUS-CASTUS VITEX	B # B	2" CALIPER MEASURED 6" ABOVE GROUND, 8' HEIGHT (MIN) MULTI-LEADER, FULL, MATCHING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
AR	76		ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA	5 GAL	48" o.c.	FULL, MATCHING
ID	543		ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY	7 GAL	36" o.c.	MIN. 36" HT., FULL, MATCHING
IS	178		ILEX VOMITORIA 'STOKES DWARF' STOKES DWARF YAUPON HOLLY	5 GAL	48" o.c.	FULL, MATCHING
IN	77		ILEX X NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	5 GAL	96" o.c.	FULL, MATCHING
LC	248		LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER	5 GAL	48" o.c.	FULL, MATCHING
ML	54		MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	30 GAL	84" o.c.	FULL TO GROUND, MATCHING
MP	225		MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE	7 GAL	48" o.c.	MIN. 36" HT., FULL, MATCHING
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
LA	389		LANTANA CAMARA 'ANNE MARIE' ANNE MARIE LANTANA	1 GAL	18" o.c.	FULL, MATCHING, COLOR: YELLOW
SN	1,500		SALVIA GREGGII 'NAVAJO PURPLE' NAVAJO PURPLE AUTUMN SAGE	1 GAL	18" o.c.	FULL, MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
SP	7,128		STIPA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS	1 GAL	12" o.c.	FULL, MATCHING
EF	4,896		EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	1 GAL	12" o.c.	FULL, MATCHING
LB	3,919		LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	1 GAL	12" o.c.	FULL, MATCHING
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
CD	150,984 SF		CYNODON DACTYLON BERMUDA GRASS	HYDROSEED		REF. SPECIFICATIONS.
CDS	171,102 SF		CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE



MCKINNEY LANDSCAPE REQUIREMENTS

OVERALL SITE LANDSCAPE AREA (10% MIN OF DEVELOPED SITE TO BE PERMANENT LANDSCAPE AREA)			
TOTAL SITE AREA (SF)	SITE AREA X 10% (SF)	REQUIRED (SF)	PROVIDED (SF)
1,362,321	(1,362,321 X .10) = 136,232 SF	136,219 SF	203,457 SF
STREET FRONTAGE BUFFER (MIN 20 FT LANDSCAPE BUFFER ADJACENT TO MAJOR THOROUGHFARES)			
REQUIRED	YES	PROVIDED	YES
VEHICULAR USE BUFFER (MIN 5 FT LANDSCAPE BUFFER BETWEEN PROPERTY LINE AND EDGE OF PARKING AREAS)			
REQUIRED	YES	PROVIDED	YES
CORNER CLIP LANDSCAPE BUFFER (30 FT LANDSCAPE BUFFER PARALLEL TO THE 25'X25' CORNER CLIP ROW DEDICATION)			
REQUIRED	YES	PROVIDED	YES
STREET YARD LANDSCAPE AREA (15% MIN OF STREET YARD TO BE PERMANENT LANDSCAPE AREA) (LIGHT INDUSTRIAL MINIMUM FRONT YARD SETBACK: 20 FEET)			
TOTAL STREET YARD	STREET YARD X 15%	REQUIRED	PROVIDED
135,569 SF	(135,569 X .15) = 20,335 SF	20,335 SF	66,155 SF
STREET TREES (1 TREE FOR EVERY 40 LF OF STREET FRONTAGE)			
STREET NAME	LINEAL FEET / 40	REQUIRED	PROVIDED
SH 121	(1,262 / 40) = 32 TREES	32 TREES	86 ORNAMENTAL TREES
COLLIN MCKINNEY PARKWAY	(1,349 / 40) = 34 TREES	34 TREES	41 TREES
TINA DRIVE	(1,031 / 40) = 26 TREES	26 TREES	32 TREES
TOTAL STREET TREES		92 TREES	73 CANOPY TREES 86 ORNAMENTAL TREES
PARKING LOT TREES			
EACH PARKING SPACE MUST BE WITHIN 65' OF A TREE.			
A LANDSCAPE ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW AND INCLUDE AT LEAST ONE CANOPY TREE.			
REQUIRED	YES	PROVIDED	YES
ONE CANOPY TREE MUST BE PROVIDED IN THE PLANTING AREA FOR EVERY 10 PARKING SPACES.			
60.1 PARKING SPACES / .0 = 60.1 TREES	REQUIRED	60 TREES	PROVIDED
			74 TREES
PARKING LOT SCREENING (75% OF TOTAL PARKING LOT FRONTAGE TO BE SCREENED)			
STREET NAME	PARKING LOT FRONTAGE X 10%	REQUIRED	PROVIDED
SH 121	(921 LF X .75) = 691 LF	69 LF	916 LF
COLLIN MCKINNEY PARKWAY	N/A	N/A	N/A
TINA DRIVE	(747 LF X .75) = 561 LF	56 LF	596 LF
LOADING DOCK SCREENING (LOADING DOCKS OR STRUCTURES, BAYS AND BAY DOORS MUST BE SCREEN FROM THE R.O.W.)			
REQUIRED	YES	PROVIDED	YES

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

PLANTING GENERAL NOTES

- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

INTERIM REVIEW
THESE DOCUMENTS ARE WITHHELD FOR INTERIM REVIEW ONLY AND NOT FOR REGULARITY APPROVAL, PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
AMBER M. DAVIS
TEXAS REGISTRATION NUMBER 5365

NO.	DATE	REVISION
1	08/06/2021	REVISED SITE PLAN PACKAGE
2	11/16/2020	REVISED SITE PLAN PACKAGE
3	09/23/2020	SITE PLAN PACKAGE
4	03/18/2020	ZONING EXHIBIT
NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

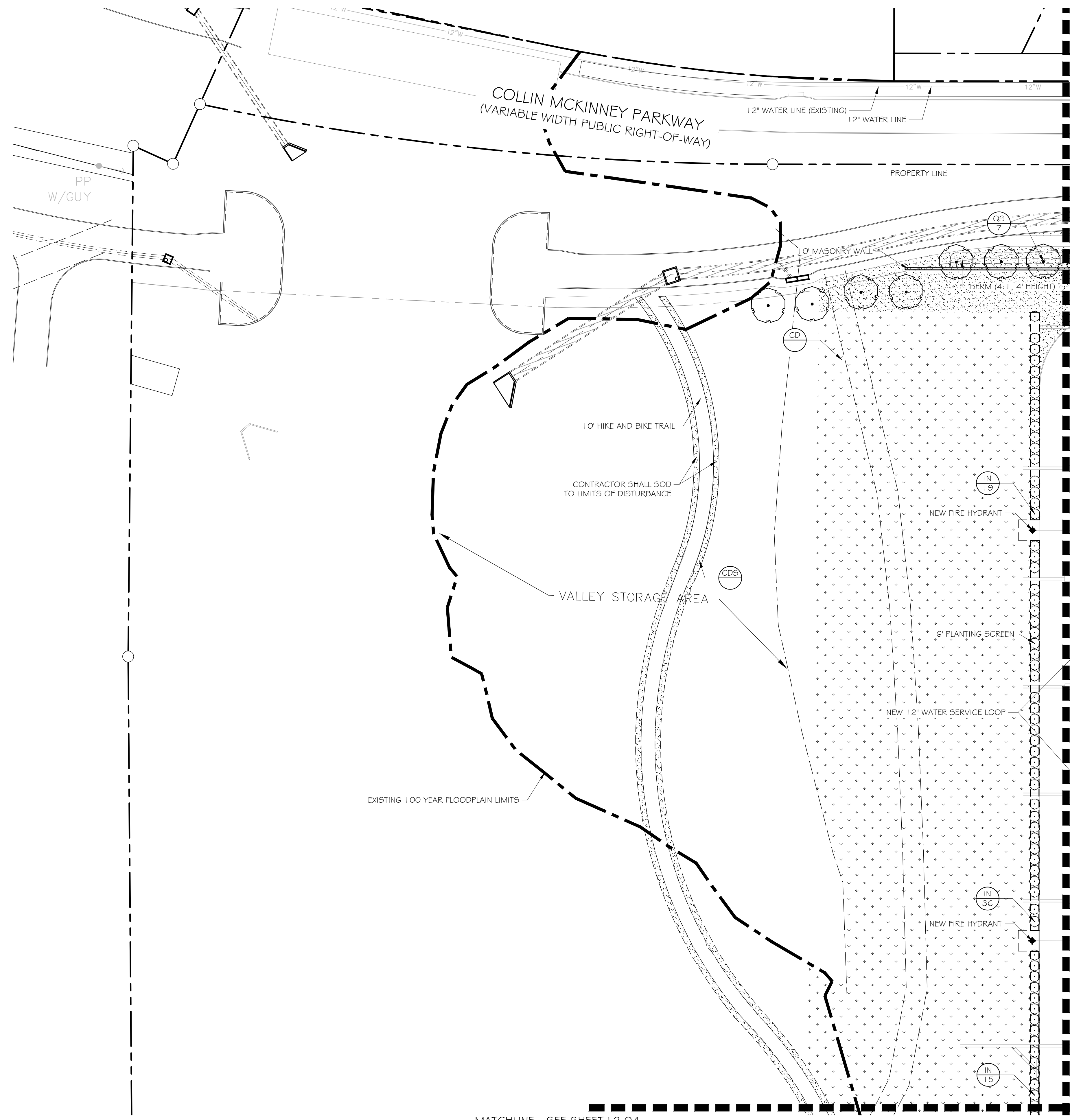
**OVERALL PLANTING PLAN
ROANOKE MANOR
NWC TINA DRIVE & SH 121**

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AMD	AMW/AMD	AUG 2021	AS SHOWN			L2.00

OVERALL PLANTING PLAN
1" = 100'-0"





PLANT SCHEDULE

CANOPY TREES		2021-08-04 15:06
CODE	BOTANICAL / COMMON NAME	
AC	ACER SACCHARUM 'CADDO' CADDO MAPLE	
Q5	QUERCUS SHUMARDII SHUMARD RED OAK	
QV2	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	
UC2	ULMUS CRASSIFOLIA CEDAR ELM	
ORNAMENTAL TREES		2020-09-21 17:36
CODE	BOTANICAL / COMMON NAME	
CL	CHILOPSIS LINEARIS DESERT WILLOW	
MC	MYRICA CERIFERA WAX MYRTLE	
VC	VITEX AGNUS-CASTUS VITEX	
SHRUBS		
CODE	BOTANICAL / COMMON NAME	
AR	ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA	
ID	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY	
IS	ILEX VOMITORIA 'STOKES DWARF' STOKES DWARF YAUPON HOLLY	
IN	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY	
LC	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER	
ML	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA	
MP	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE	
SHRUB AREAS		
CODE	BOTANICAL / COMMON NAME	
LA	LANTANA CAMARA 'ANNE MARIE' ANNE MARIE LANTANA	
SN	SALVIA GREGGII 'NAVAJO PURPLE' NAVAJO PURPLE AUTUMN SAGE	
SP	STIPA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS	
GROUND COVERS		
CODE	BOTANICAL / COMMON NAME	
EF	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	
LB	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	
SOD/SEED		
CODE	BOTANICAL / COMMON NAME	
CD	CYNODON DACTYLON BERMUDA GRASS	
CDS	CYNODON DACTYLON BERMUDA GRASS	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
①	STEEL EDGING	5,006 LF	4/L2.04
②	DECOMPOSED GRANITE	5,492 SF	5/L2.04

INTERIM REVIEW
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 REGISTERED LANDSCAPE ARCHITECT
 AMBER M. DAVIS
 TEXAS REGISTRATION NUMBER 3363

NO.	DATE	REVISION
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△	11/16/2020	REVISED SITE PLAN PACKAGE
△	09/23/2020	SITE PLAN PACKAGE
△	03/18/2020	ZONING EXHIBIT

7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-14439
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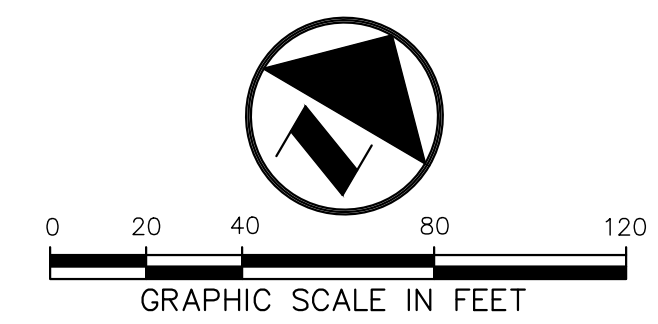
Pacheco Koch

PLANTING PLAN
ROANOKE MANOR
NWC TINA DRIVE & SH 121

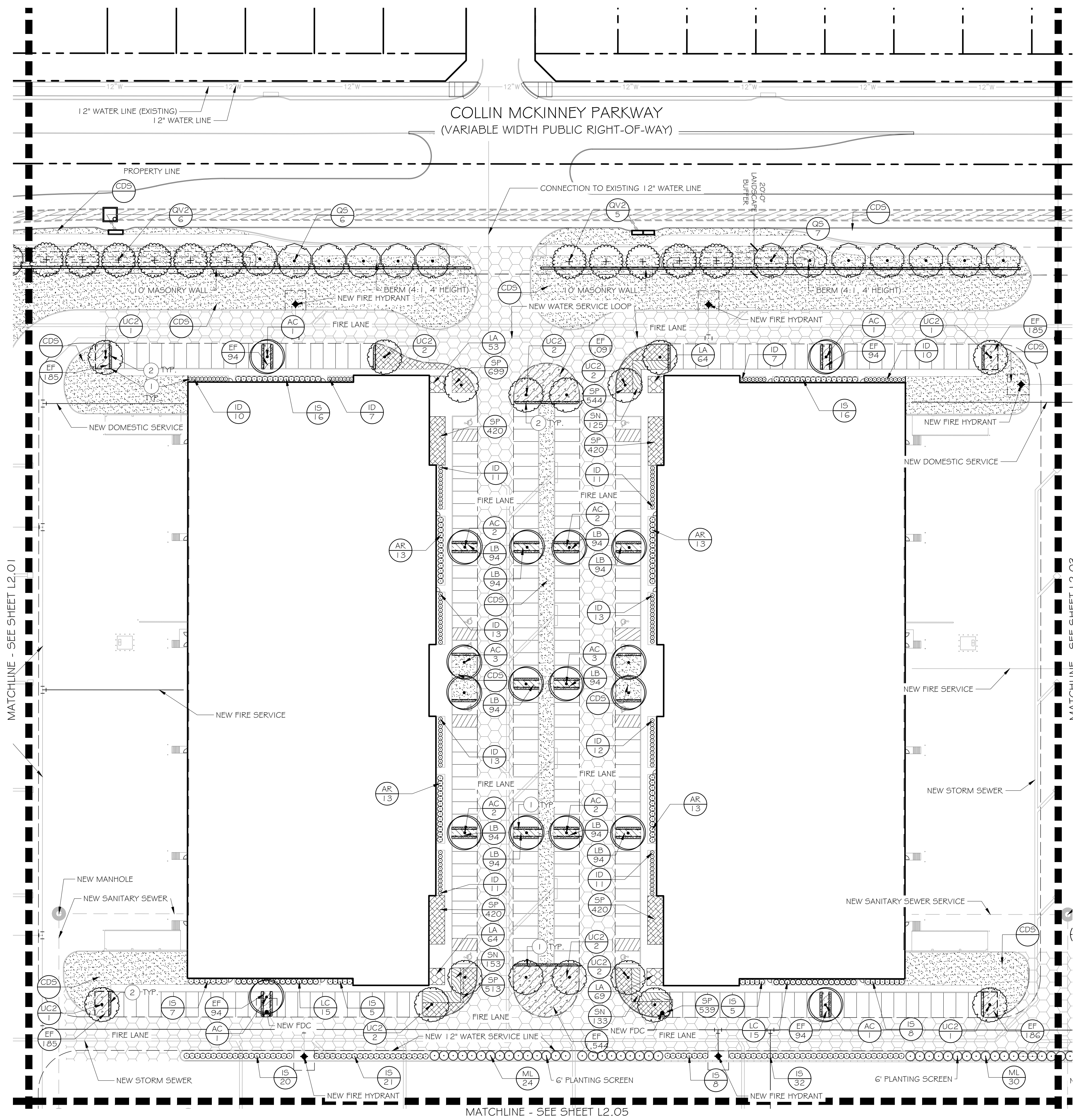
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AMD	AMW/AMD	AUG 2021	AS SHOWN			L2.01

1 PLANTING PLAN
 1" = 40'-0"



ROANOKE MANOR SUP EXHIBIT



PLANT SCHEDULE

CANOPY TREES		2021-08-04 15:06
CODE	BOTANICAL / COMMON NAME	
AC	ACER SACCHARUM 'CADDO' CADDO MAPLE	
Q5	QUERCUS SHUMARDII SHUMARD RED OAK	
QV2	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	
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SOD/SEED		
CODE	BOTANICAL / COMMON NAME	
CD	CYNODON DACTYLON BERMUDA GRASS	
CDS	CYNODON DACTYLON BERMUDA GRASS	

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	2020-09-21 17:36 DETAIL
①	STEEL EDGING	5,006 LF	4/L2.04
②	DECOMPOSED GRANITE	5,492 SF	5/L2.04

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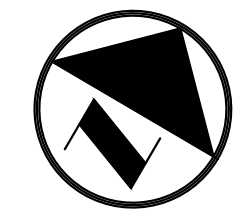
Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400
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 TX REG. ENGINEERING FIRM F-14439
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**PLANTING PLAN
 ROANOKE MANOR
 NWC TINA DRIVE & SH 121**

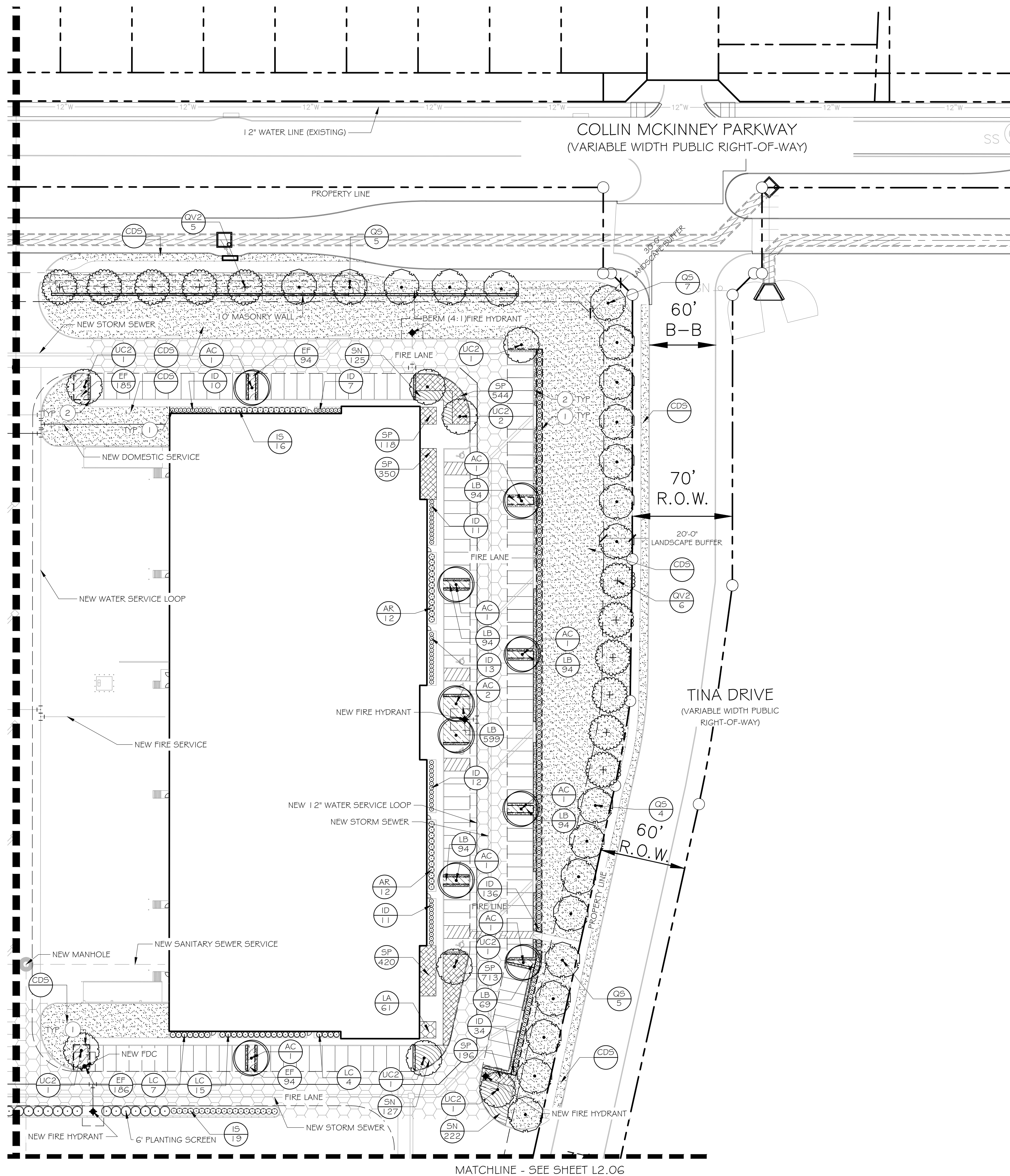
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AMD	AMW/AMD	AUG 2021	AS SHOWN			L2.02

PLANTING PLAN
 1" = 40'-0"



ROANOKE MANOR SUP EXHIBIT



PLANT SCHEDULE

CANOPY TREES	CODE	BOTANICAL / COMMON NAME
	AC	ACER SACCHARUM 'CADDO' CADDO MAPLE
	Q5	QUERCUS SHUMARDII SHUMARD RED OAK
	QV2	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
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	CD	CYNODON DACTYLON BERMUDA GRASS
	CDS	CYNODON DACTYLON BERMUDA GRASS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
	STEEL EDGING	5,006 LF	4/L2.04
	DECOMPOSED GRANITE	5,492 SF	5/L2.04

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	03/18/2020	ZONING EXHIBIT

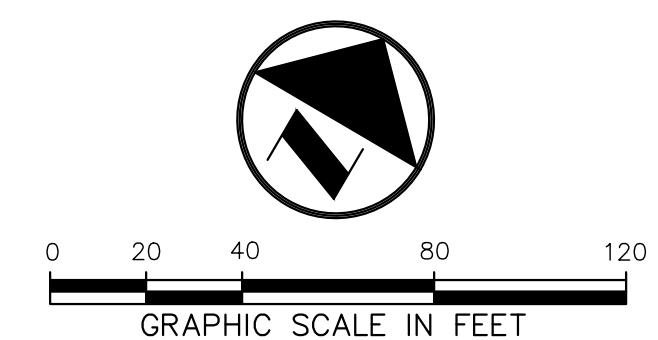
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**PLANTING PLAN
 ROANOKE MANOR
 NWC TINA DRIVE & SH 121**

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

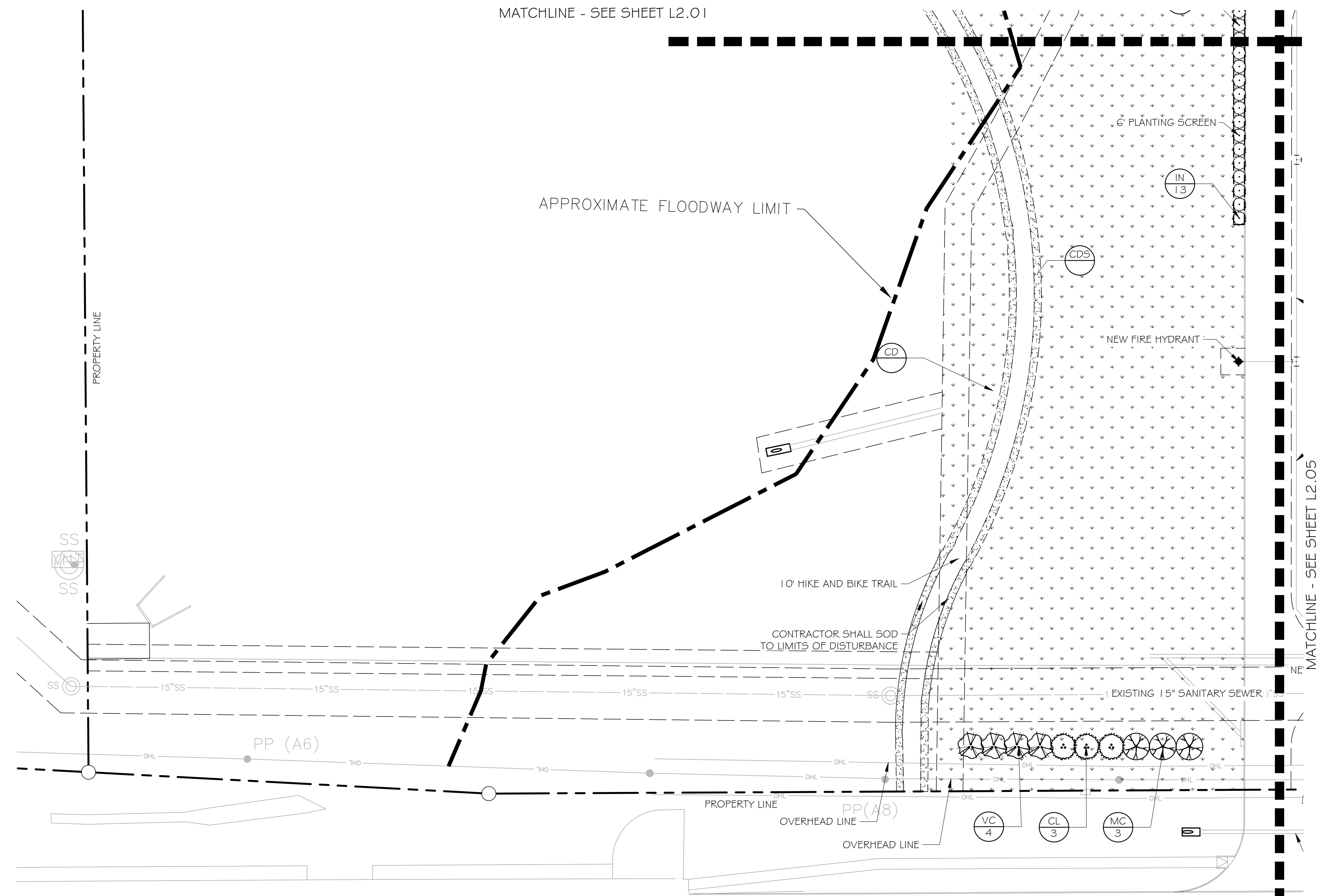
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AMD	AMW/AMD	AUG 2021	AS SHOWN			L2.03

PLANTING PLAN
 1" = 40'-0"



ROANOKE MANOR SUP EXHIBIT

MATCHLINE - SEE SHEET L2.01



STATE HIGHWAY 121
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PLANT SCHEDULE

CANOPY TREES	CODE	BOTANICAL / COMMON NAME
	AC	ACER SACCHARUM 'CADDO' CADDO MAPLE
	Q5	QUERCUS SHUMARDII SHUMARD RED OAK
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ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CL	CHILOPSIS LINEARIS DESERT WILLOW
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	VC	VITEX AGNUS-CASTUS VITEX
SHRUBS	CODE	BOTANICAL / COMMON NAME
	AR	ABELIA X 'ROSE CREEK' ROSE CREEK ABELIA
	ID	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
	IS	ILEX VOMITORIA 'STOKES DWARF' STOKES DWARF YAUPON HOLLY
	IN	ILEX X 'NELLIE R. STEVENS' NELLIE R. STEVENS HOLLY
	LC	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER
	ML	MAGNOLIA GRANDIFLORA 'LITTLE GEM' LITTLE GEM DWARF SOUTHERN MAGNOLIA
	MP	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	LA	LANTANA CAMARA 'ANNE MARIE' ANNE MARIE LANTANA
	SN	SALVIA GREGGII 'NAVAJO PURPLE' NAVAJO PURPLE AUTUMN SAGE
	SP	STIPA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	EF	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER
	LB	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	CD	CYNODON DACTYLON BERMUDA GRASS
	CDS	CYNODON DACTYLON BERMUDA GRASS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
①	STEEL EDGING	5,006 LF	4/L2.04
②	DECOMPOSED GRANITE	5,492 SF	5/L2.04

INTERIM REVIEW
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REGISTERED LANDSCAPE ARCHITECT
AMBER M. DAVIS
TEXAS REGISTRATION NUMBER 3363

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2	11/16/2020	REVISED SITE PLAN PACKAGE
3	09/23/2020	SITE PLAN PACKAGE
4	03/18/2020	ZONING EXHIBIT

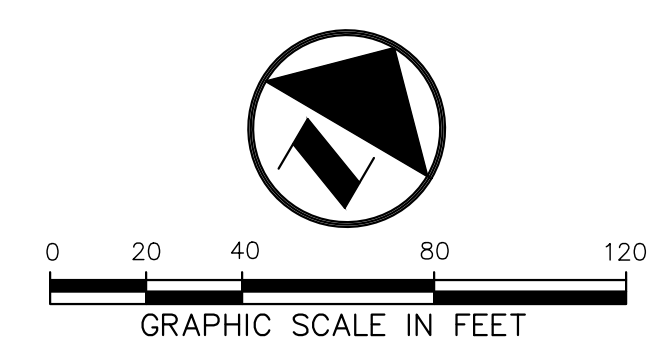
Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

PLANTING PLAN
ROANOKE MANOR
NWC TINA DRIVE & SH 121

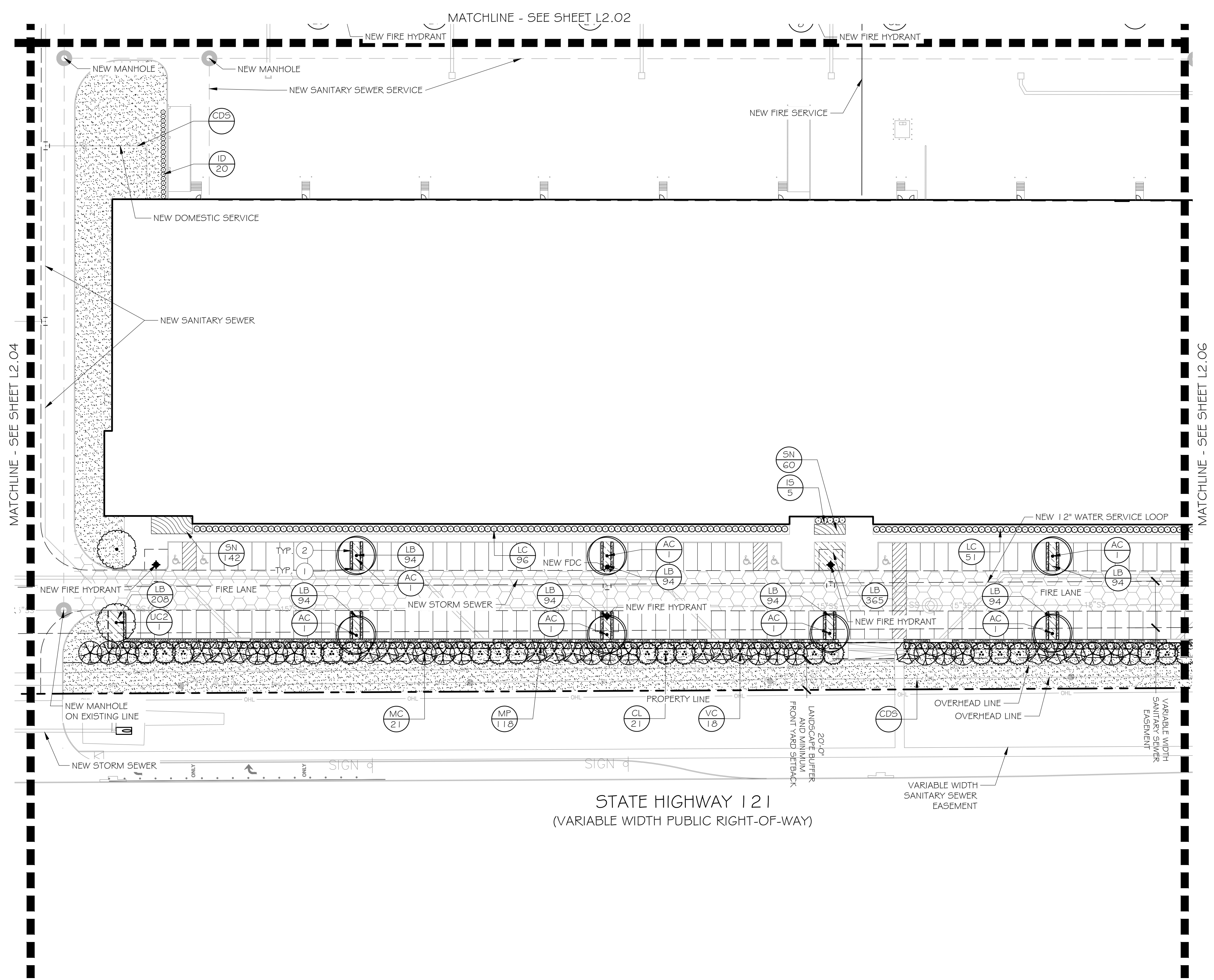
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AMD	AMW/AMD	AUG 2021	AS SHOWN			L2.04

1 PLANTING PLAN
1" = 40'-0"



ROANOKE MANOR SUP EXHIBIT



PLANT SCHEDULE

2021-08-04 15:06		
CANOPY TREES	CODE	BOTANICAL / COMMON NAME
	AC	ACER SACCHARUM 'CADDO' CADDO MAPLE
	Q5	QUERCUS SHUMARDII SHUMARD RED OAK
	QV2	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	UC2	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	MC	MYRICA CERIFERA WAX MYRTLE
	VC	VITEX AGNUS-CASTUS VITEX
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	CD	CYNODON DACTYLON BERMUDA GRASS
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REFERENCE NOTES SCHEDULE

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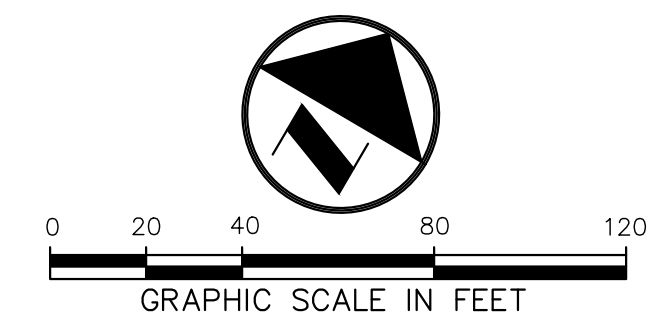
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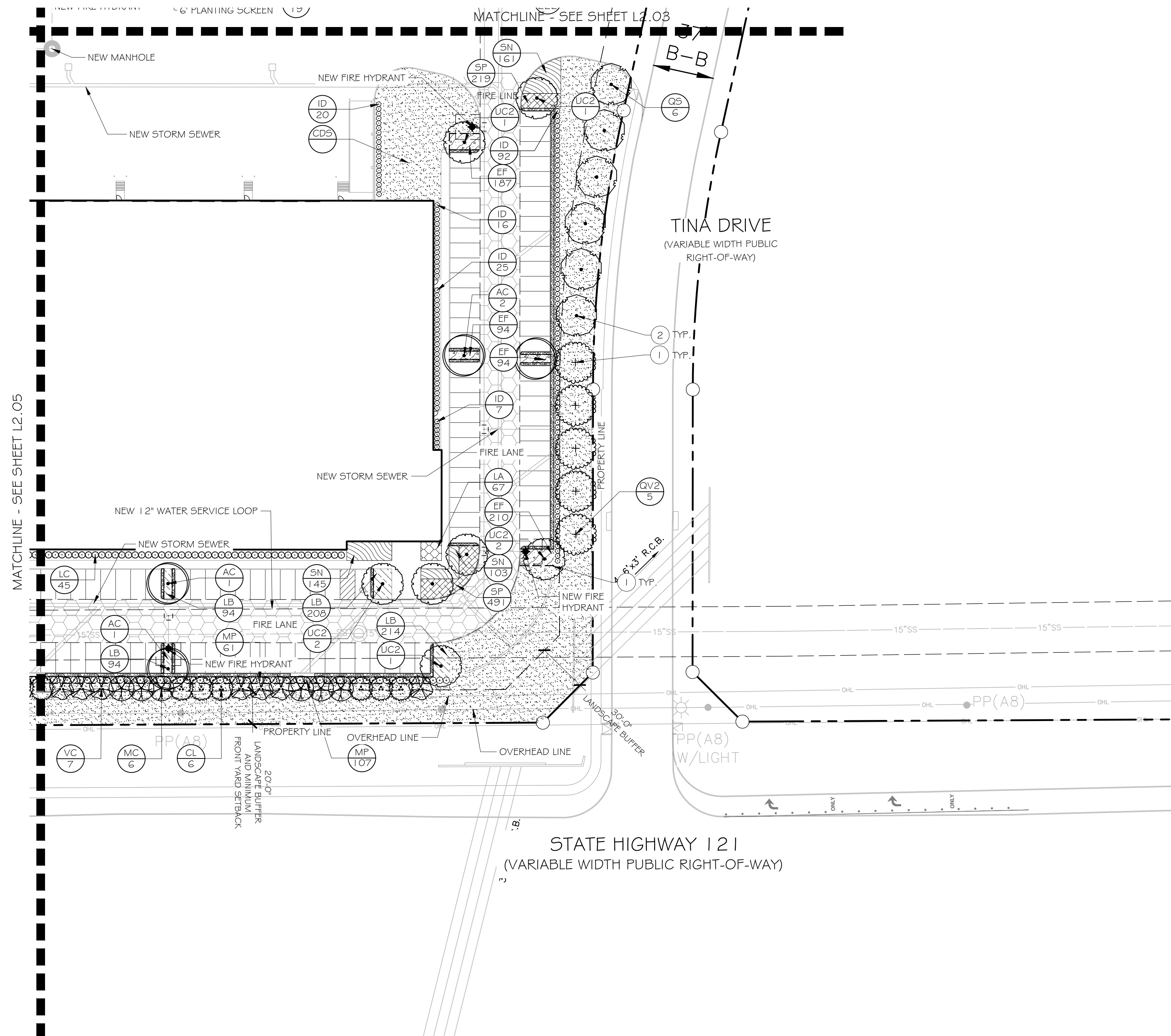
Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
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CITY OF MCKINNEY, COLLIN COUNTY, TEXAS						
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AMD	AMW/AMD	AUG 2021	AS SHOWN			L2.05

1 PLANTING PLAN
 1" = 40'-0"



ROANOKE MANOR SUP EXHIBIT



PLANT SCHEDULE

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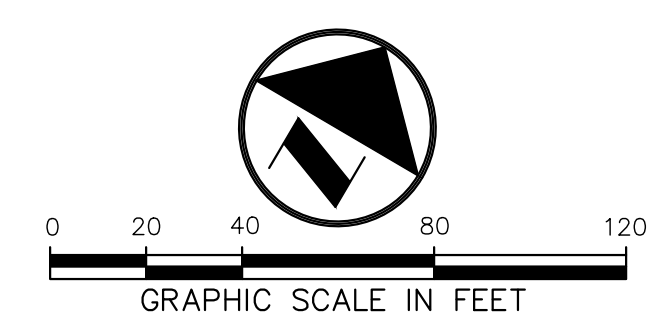
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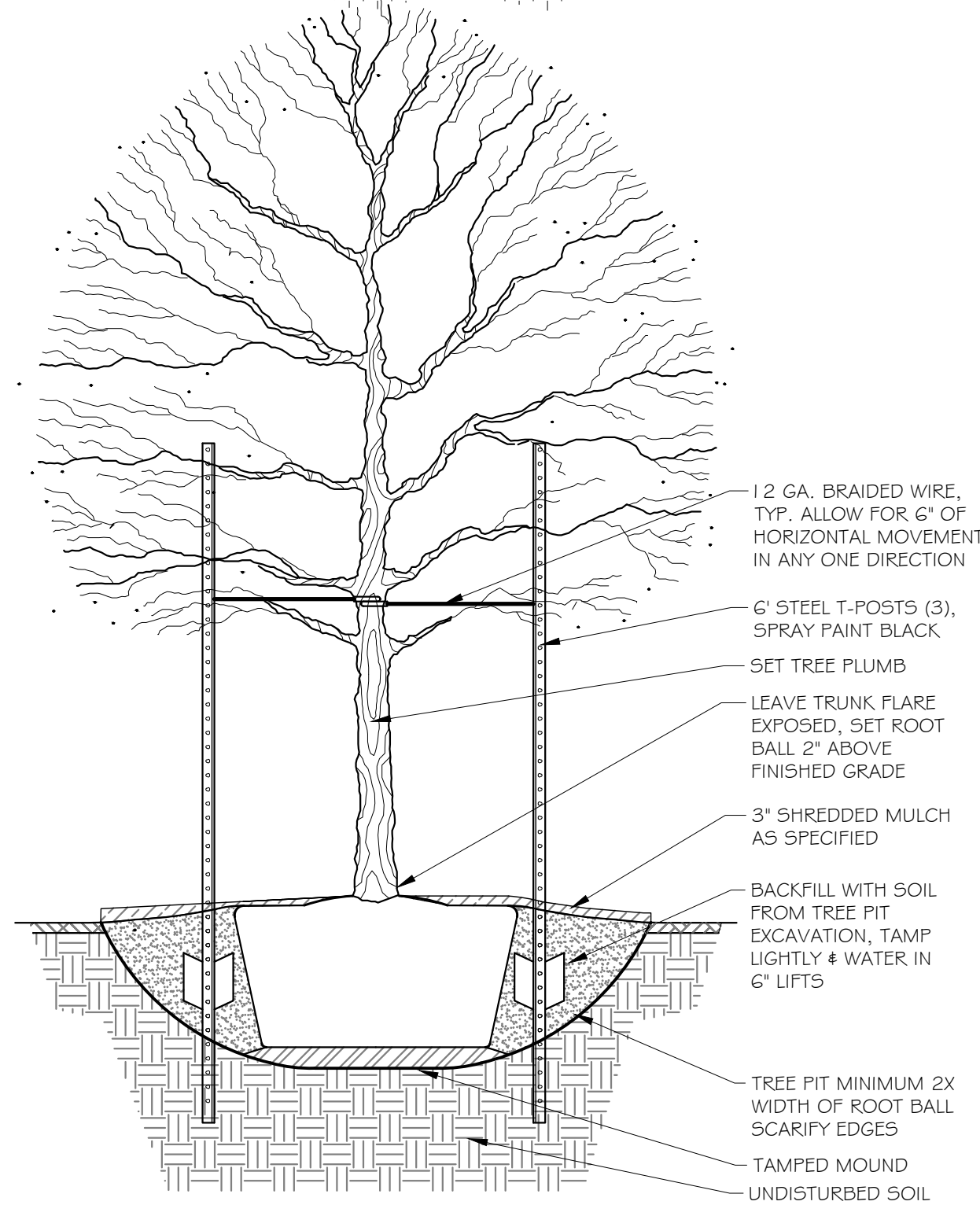
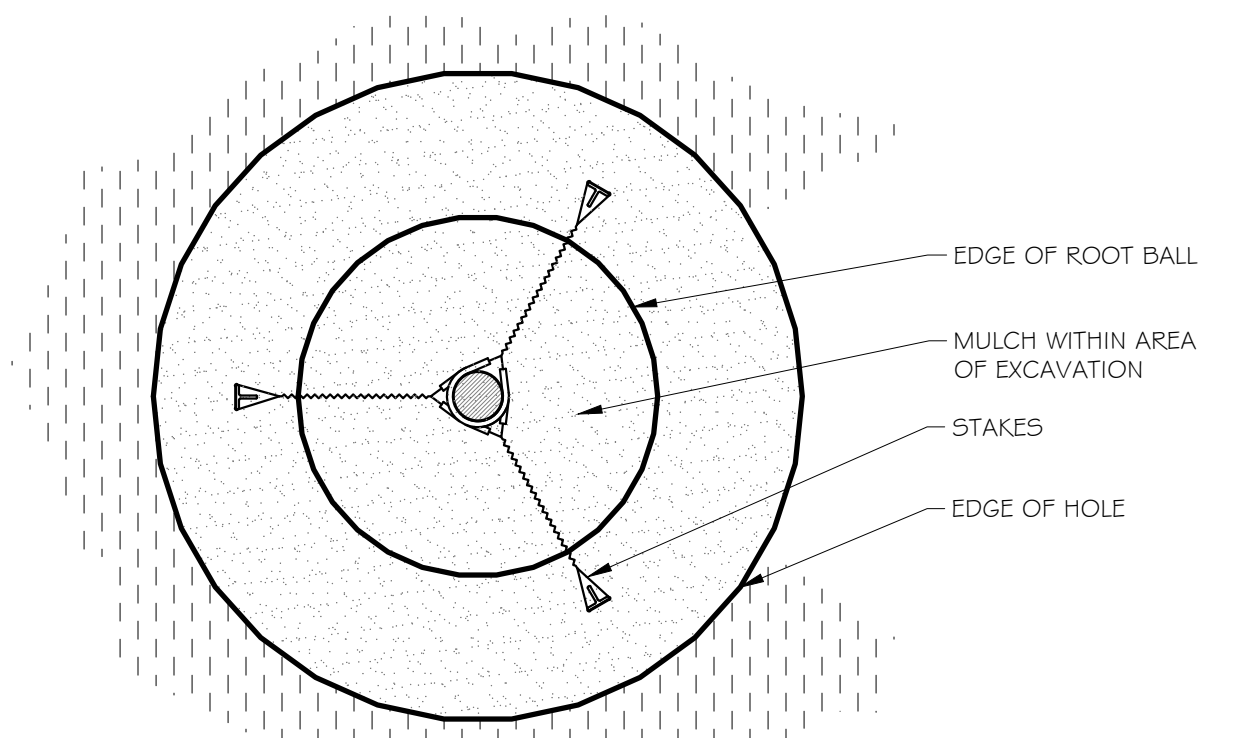
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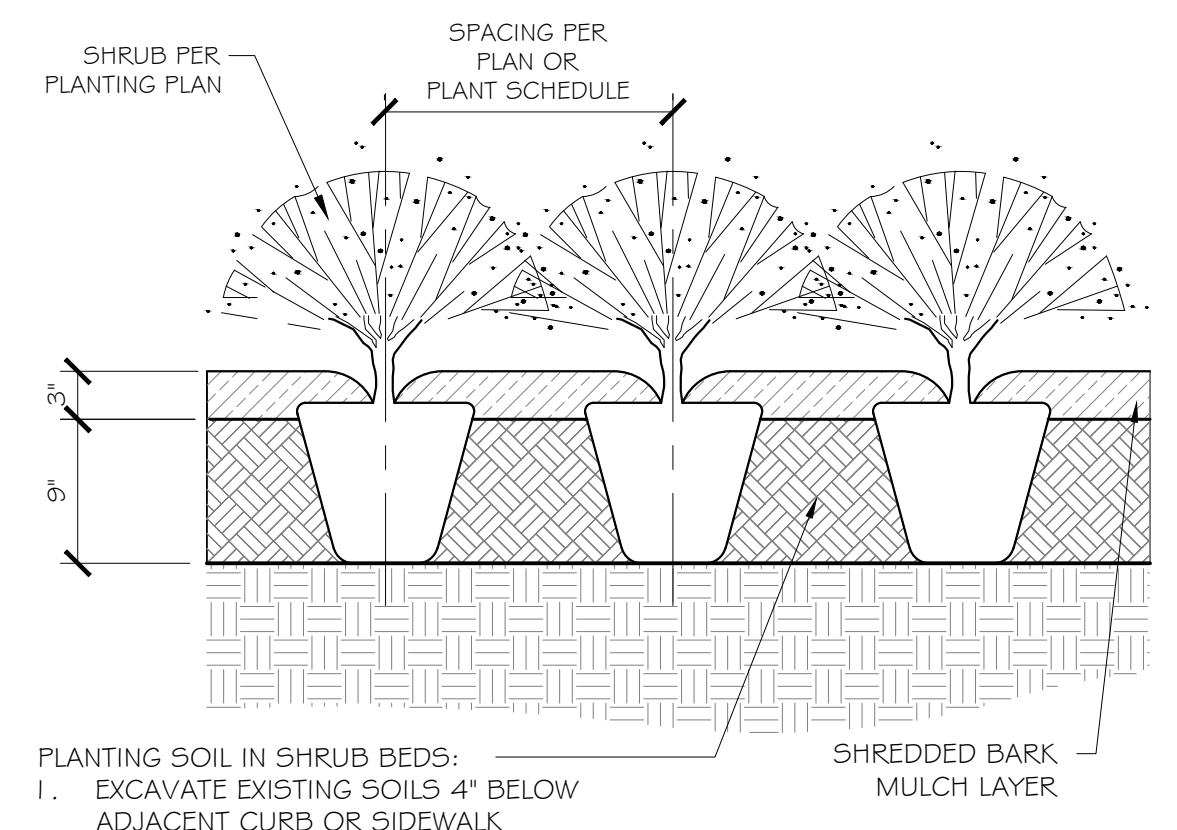
PLANTING PLAN
 1" = 40'-0"



ROANOKE MANOR SUP EXHIBIT

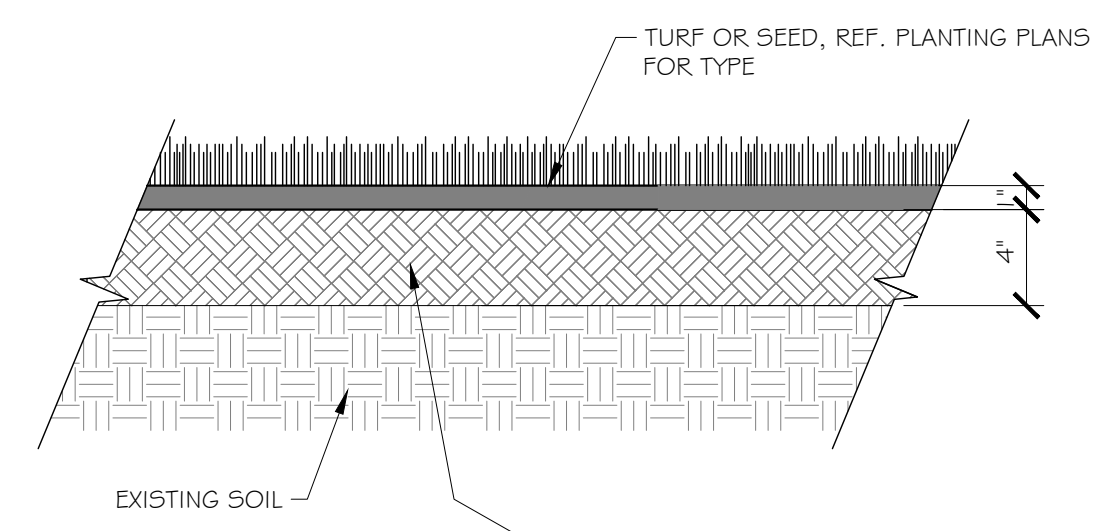


1 CANOPY TREE PLANTING
3/4" = 1'-0"



PLANTING SOIL IN SHRUB BEDS:
 1. EXCAVATE EXISTING SOILS 4" BELOW ADJACENT CURB OR SIDEWALK
 2. ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL
 3. ADD 3" MULCH AFTER PLANTING

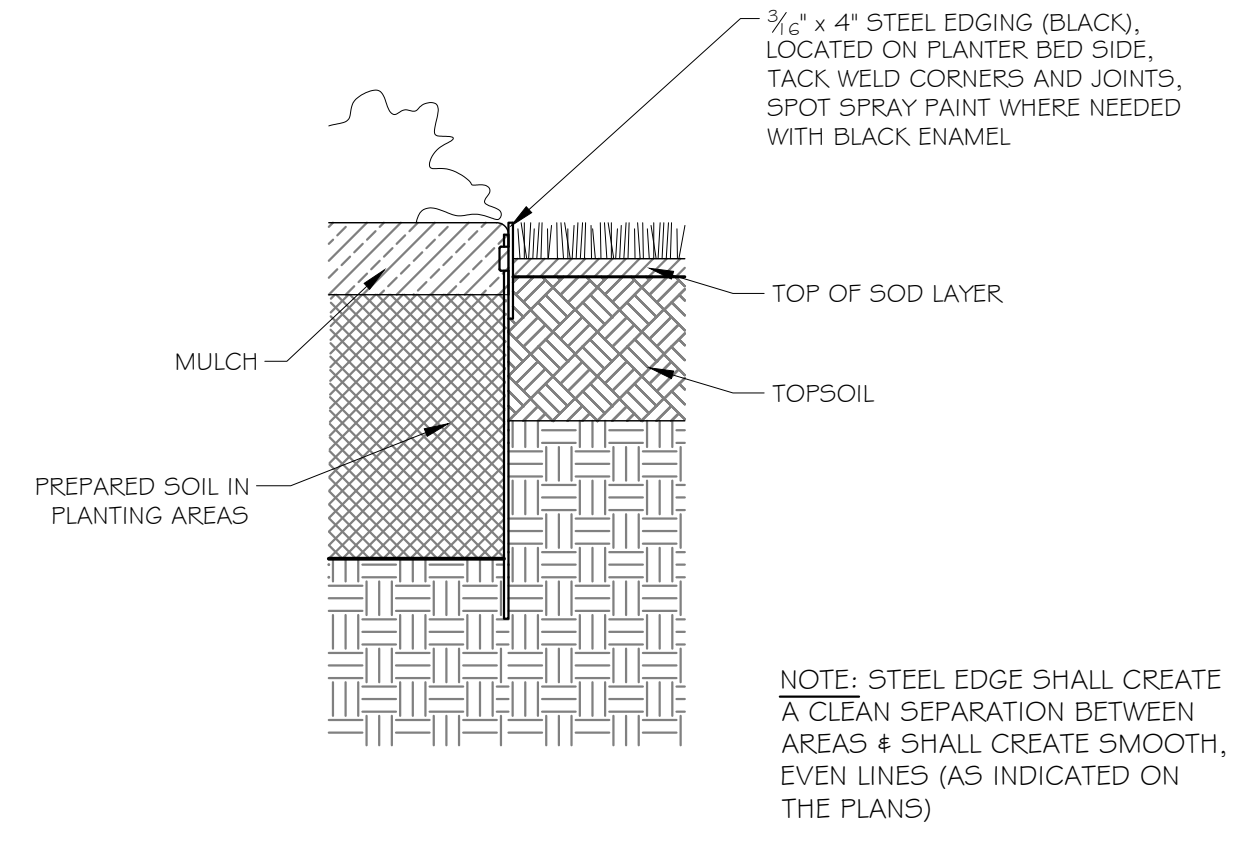
2 TYP. SHRUB PLANTING
1" = 1'-0"



TOPSOIL PREP:
 1. FINISH GRADE TOPSOIL BY REMOVING STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEUS MATTER TO LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
 2. ADD 1" COMPOST ON THE SURFACE, THEN TILL TO 4" DEPTH
 3. INSTALL SOD AS SHOWN, REF. PLANTING PLANS FOR TYPE

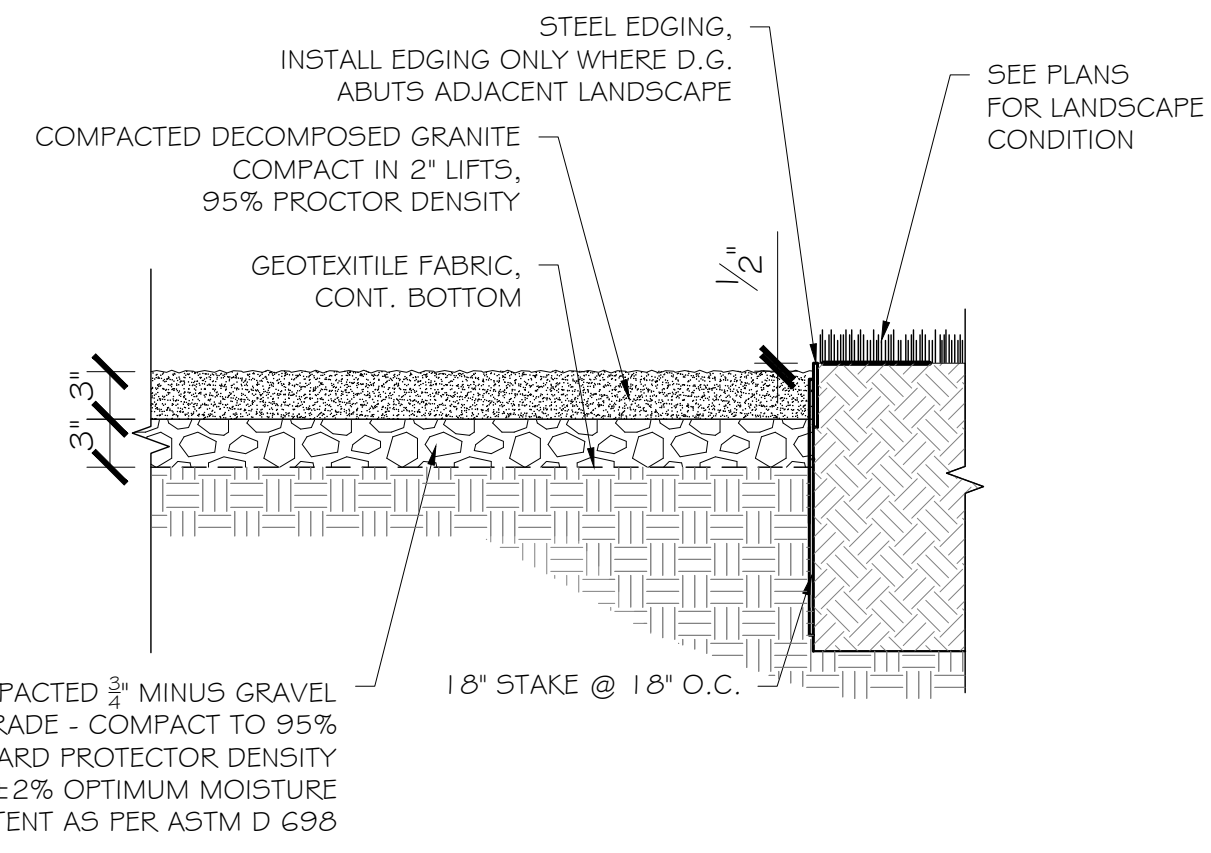
3 SOIL PROFILE FOR SOD
1 1/2" = 1'-0"

NOTE:
 1. REFER TO HARDSCAPE SCHEDULE FOR PRODUCT COLOR AND FINISH



NOTE: STEEL EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH, EVEN LINES (AS INDICATED ON THE PLANS)

4 STEEL EDGING AT PLANTING
1 1/2" = 1'-0"



COMPACTED 3/4" MINUS GRAVEL SUBGRADE - COMPACT TO 95% STANDARD PROCTOR DENSITY AT 0-±2% OPTIMUM MOISTURE CONTENT AS PER ASTM D 698

5 DECOMPOSED GRANITE
1" = 1'-0"

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ROANOKE MANOR SUP EXHIBIT