

CITY NOTES

THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

LANDSCAPE CALCULATIONS

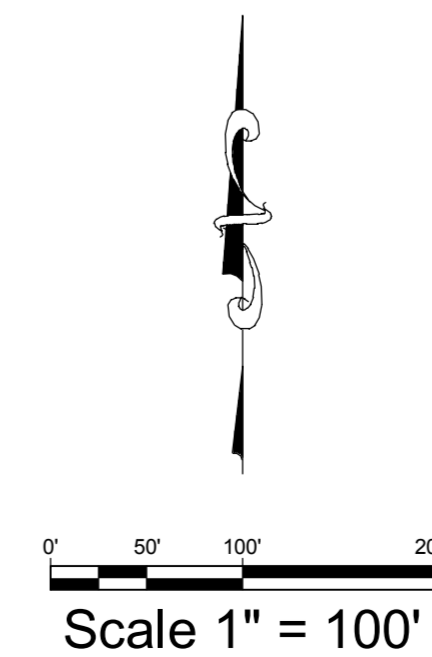
SITE
 TOTAL SITE AREA: 840,038 SF
 MINIMUM PERMANENT LANDSCAPE REQUIRED: 84,004 SF (10%)
 PERMANENT LANDSCAPE PROVIDED: 266,764 SF (31.8%)

STREET YARD
 TOTAL STREET YARD AREA: 18,425 SF
 MINIMUM PERMANENT LANDSCAPE REQUIRED: 2,764 SF (15%)
 PERMANENT LANDSCAPE PROVIDED: 14,976 SF (81.3%)

TOTAL STREET FRONTAGE - HWY 380: 737 LF
TREES REQUIRED (1 TREE/40 LF): 19 TREES
TREES PROVIDED: 19 TREES

PARKING LOT
 TOTAL PARKING SPACES: 761
 TREES REQUIRED (1 TREE/12 SPACES): 64 TREES
 TREES PROVIDED: 107 TREES

DETENTION BASIN BUFFER (10')
 TOTAL LENGTH: 1,243 LF
 CANOPY TREES REQUIRED: 31 TREES (1 TREE/40 LF)
 CANOPY TREES PROVIDED: 31 TREES



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THE STITZ GROUP
 LANDSCAPE ARCHITECTS & PLANNERS
 1110 COWAN RD.
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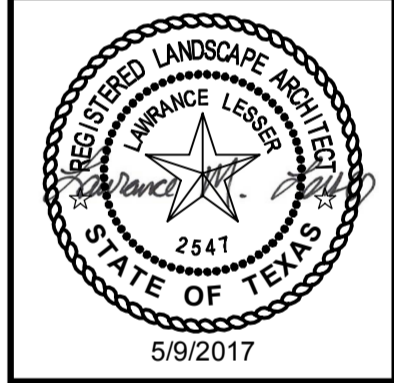
PROJECT NAME:
380 CROSSING @ HEADINGTON HEIGHTS
 NEC WEST UNIVERSITY DRIVE
 AND HARDIN BLVD.
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS



Cabré & Associates
 Development & Engineering Consultants
 Texas Registered Engineering Firm F3726
 2201 Long Prairie, Suite 107, 222
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KEY MAP
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DRAWING NUMBER:
 15-08
LP-0



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PLANTING PLAN

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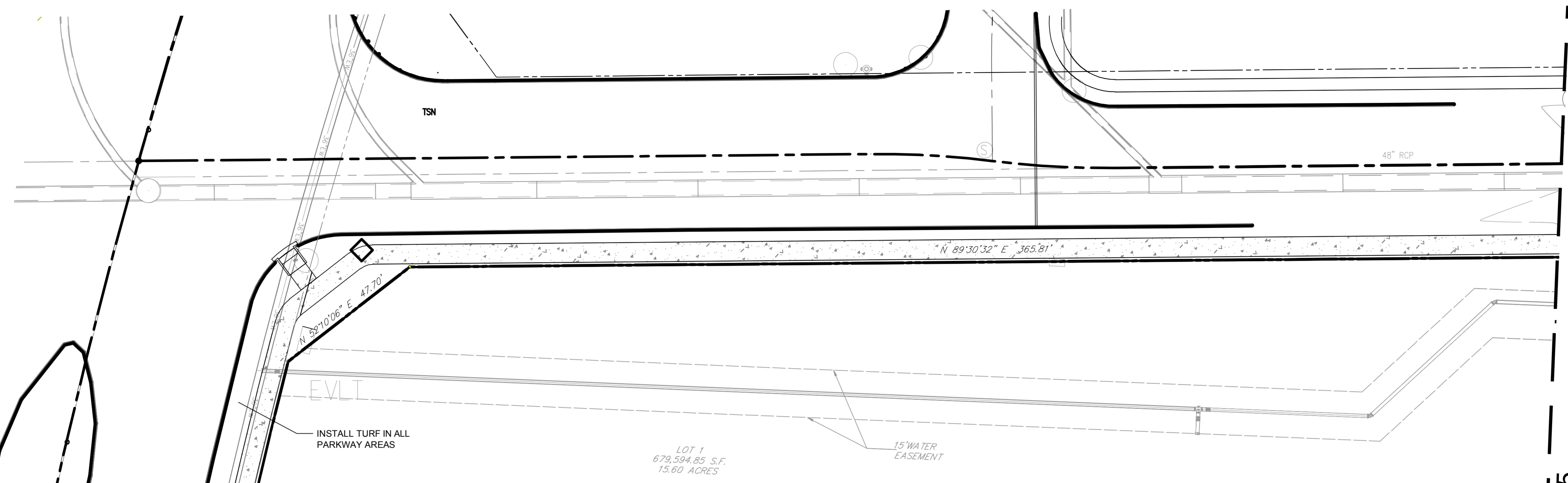
DRAWING TITLE: **PLANTING PLAN**

DATE: _____

SCALE: _____

JOB NUMBER: 15-08

DRAWING NUMBER: **LP-1**



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS
TREES						
ACCA	Acer saccharum 'Caddo'	Caddo Maple	4" cal., 12'-14" high	Per plan	31	Detention pond buffer tree
CAIL	Carya illinoensis	Pecan	6" cal., 14'-16' high	Per plan	13	Mitigation tree
GIBI	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	4" cal., 12'-14" high	Per plan	60	
PLOC	Platanus occidentalis	Western Sycamore	4" cal., 12'-14" high	Per plan	34	
QUMU	Quercus muehlenbergii	Chinquapin Oak	4" cal., 12'-14" high	Per plan	19	
QUVI	Quercus virginiana	Live Oak	4" cal., 12'-14" high	Per plan	19	
TADI	Taxodium distichum	Bald Cypress	4" cal., 12'-14" high	Per plan	15	
ULCR	Ulmus crassifolia	Cedar Elm	4" cal., 12'-14" high	Per plan	25	Mitigation tree
SHRUBS						
ABKA	Abelia grandiflora 'Kaleidoscope'	Kaleidoscope Abelia	#5 cont.	4' o.c.	40	
HISY	Hibiscus syriacus 'Bluebird'	Bluebird Althea	#5 cont.	5' o.c.	73	
ILCO	Ilex cornuta 'Dwarf Burfordii'	Dwarf Burford Holly	#5 cont.	3' o.c.	547	
JUBC	Juniperus horizontalis 'Blue Chip'	Blue Chip Juniper	#5 cont.	5' o.c.	267	
MASC	Mahonia eurybracteata 'Soft Caress'	Soft Caress Mahonia	#5 cont.	4' o.c.	47	
MYCE	Myrica cerifera	Wax Myrtle	#15 cont.	10' o.c.	47	
PUGR	Punica granatum 'Nana'	Dwarf Pomegranate	#5 cont.	3' o.c.	55	
ROTB	Rosmarinus officinalis 'Tuscan Blue'	Upright Rosemary	#5 cont.	4' o.c.	46	
TEGY	Temstroemia gymnanthera	Temstroemia	#15 cont.	3' o.c.	132	36" high min. at planting
PERENNIALS AND ORNAMENTAL GRASSES						
ACMO	Achillea 'Moonshine'	Moonshine Yarrow	#1 cont.	12" o.c.	195	
HEHY	Hemerocallis hybrids	Daylily	#1 cont.	18" o.c.	66	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	---	---	
	---	Blackland Prairie Mix	Hydromulch	1 lb/1,000 sf	---	

NOTE: ALL TREES SHALL BE B&B, ROOT BALL SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

ALL SEED MIXES ARE AVAILABLE THROUGH NATIVE AMERICAN SEED, (800) 728-4043. REFER TO PLANTING SPECIFICATIONS FOR SEEDING METHOD.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH IN ALL PLANTING AREAS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

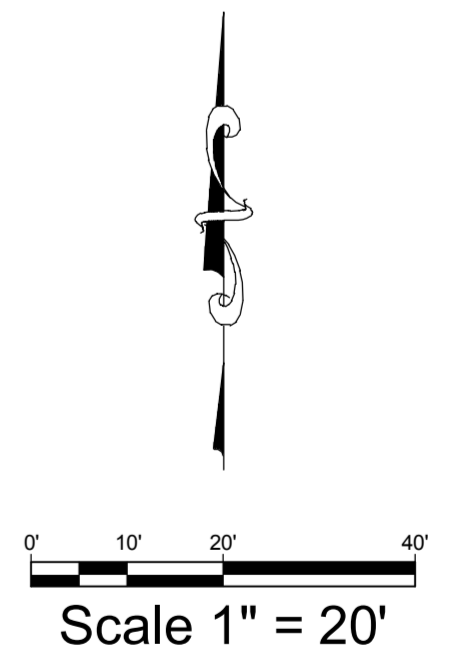
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

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MATCHLINE - SEE SHEET LP-5

MATCHLINE - SEE SHEET LP-2

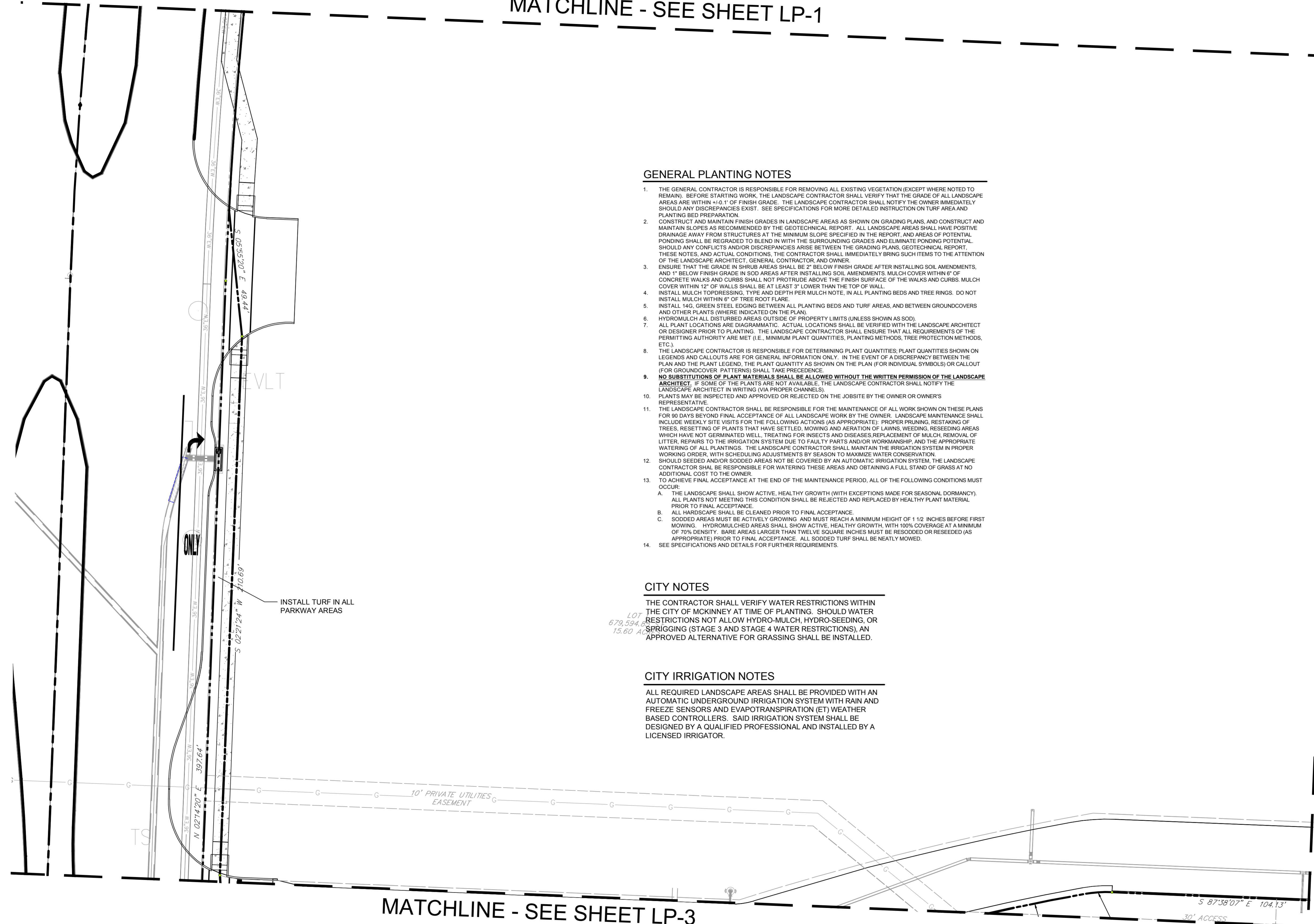


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EVERGREEN
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 www.landscapelandplants.net

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MATCHLINE - SEE SHEET LP-1



GENERAL PLANTING NOTES

1. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
2. CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
3. ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN SOD AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
4. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
5. INSTALL 1/4" GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
6. HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
7. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
8. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
9. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
10. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
11. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
12. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
13. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - A. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - B. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - C. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH, WITH 100% COVERAGE AT A MINIMUM OF 70% DENSITY. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED OR RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
14. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

CITY NOTES

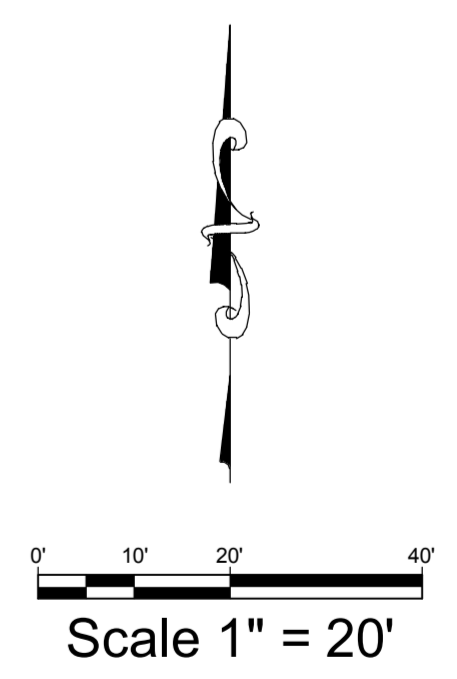
LOT 679, 594, 15.60 A.C. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

CITY IRRIGATION NOTES

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS. SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

MATCHLINE - SEE SHEET LP-3

MATCHLINE - SEE SHEET LP-6

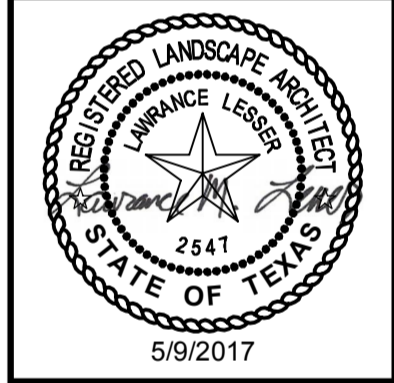


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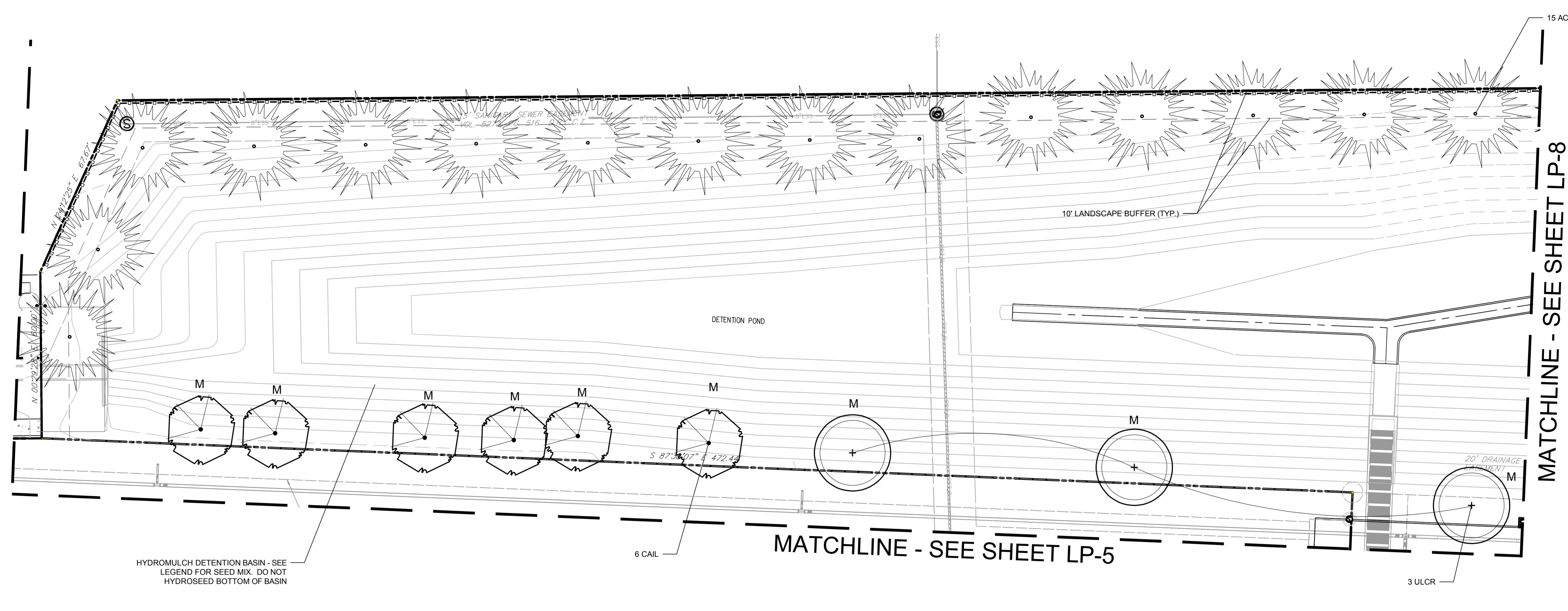
PROJECT NAME:
380 CROSSING @ HEADINGTON HEIGHTS
NEC WEST UNIVERSITY DRIVE
AND HARDIN BLVD.
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS



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DATE:
SCALE:
JOB NUMBER: 15-08
DRAWING NUMBER: LP-2



HYDROMULCH DETENTION BASIN - SEE
LEGEND FOR SEED MIX. DO NOT
HYDROSEED BOTTOM OF BASIN

6 CAIL

MATCHLINE - SEE SHEET LP-5

MATCHLINE - SEE SHEET LP-8

Scale 1" = 20'

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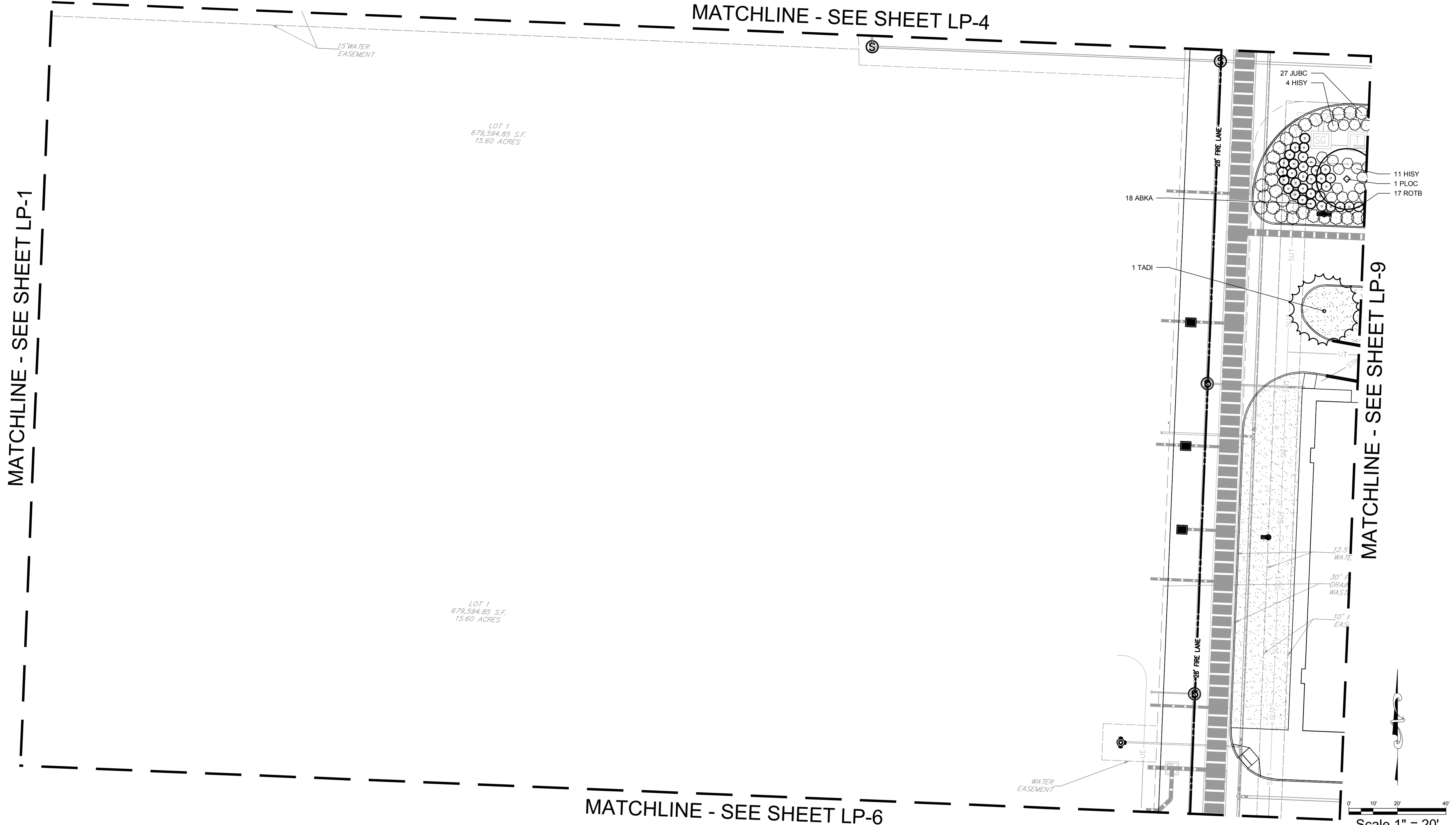
Cabré & Associates
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LP-4

MATCHLINE - SEE SHEET LP-1

MATCHLINE - SEE SHEET LP-4



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MATCHLINE - SEE SHEET LP-6

Scale 1" = 20'

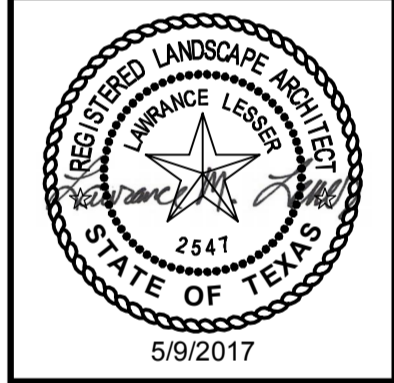
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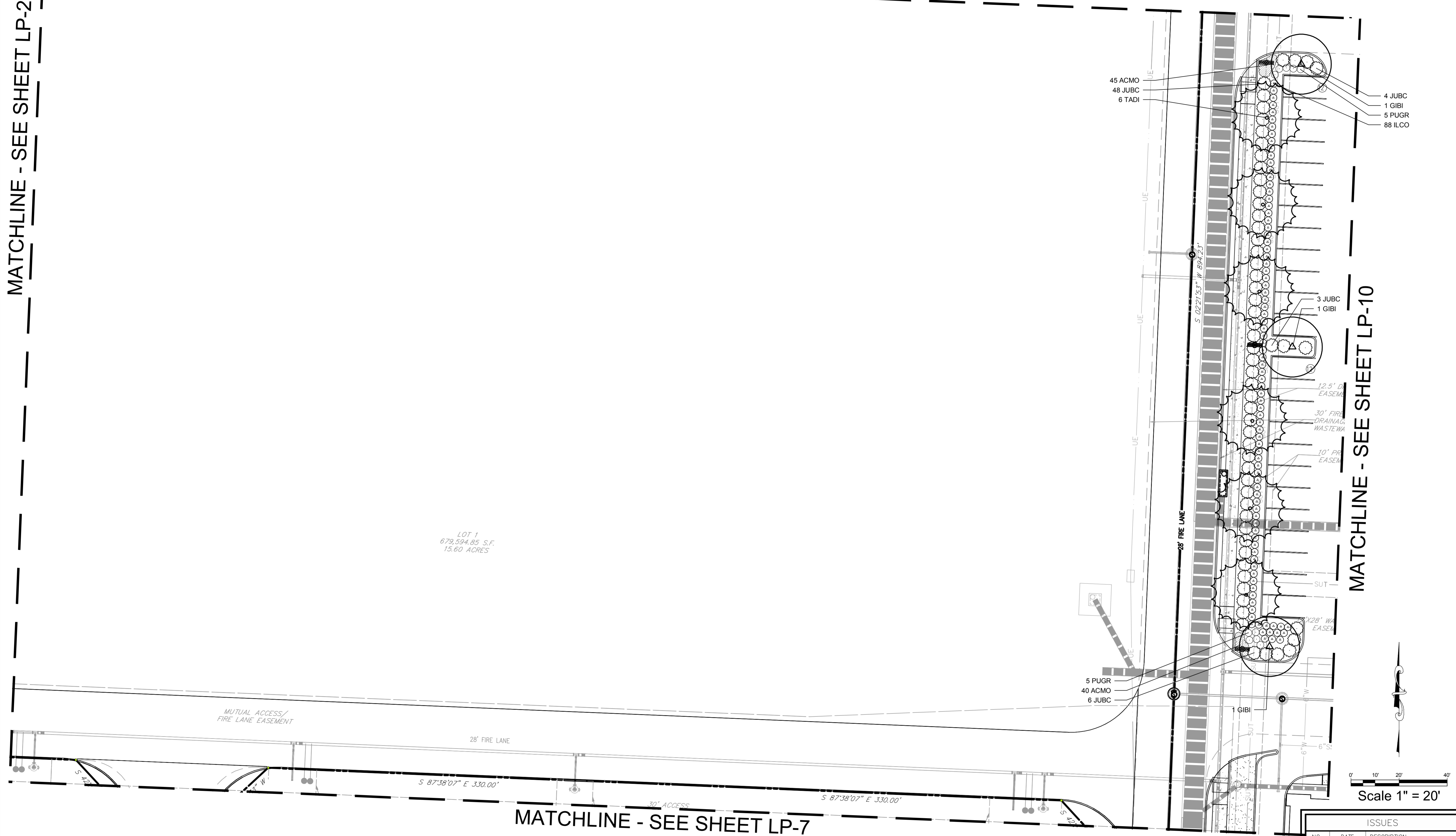
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2201 Long Prairie, Suite 100, McKinney, TX 75069
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DATE:
SCALE:
JOB NUMBER: 15-08
DRAWING NUMBER: **LP-5**

MATCHLINE - SEE SHEET LP-2

MATCHLINE - SEE SHEET LP-5



LOT 1
679,594.85 S.F.
15.60 ACRES

MUTUAL ACCESS/
FIRE LANE EASEMENT

28' FIRE LANE

S 87°38'07" E 330.00'

30' ACCESS

S 87°38'07" E 330.00'

MATCHLINE - SEE SHEET LP-7

Scale 1" = 20'

ISSUES

NO.	DATE	DESCRIPTION

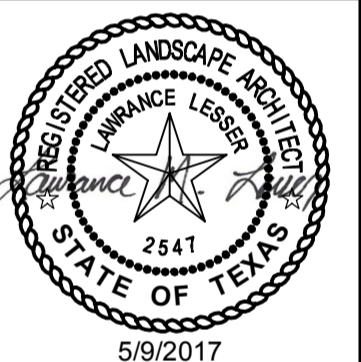
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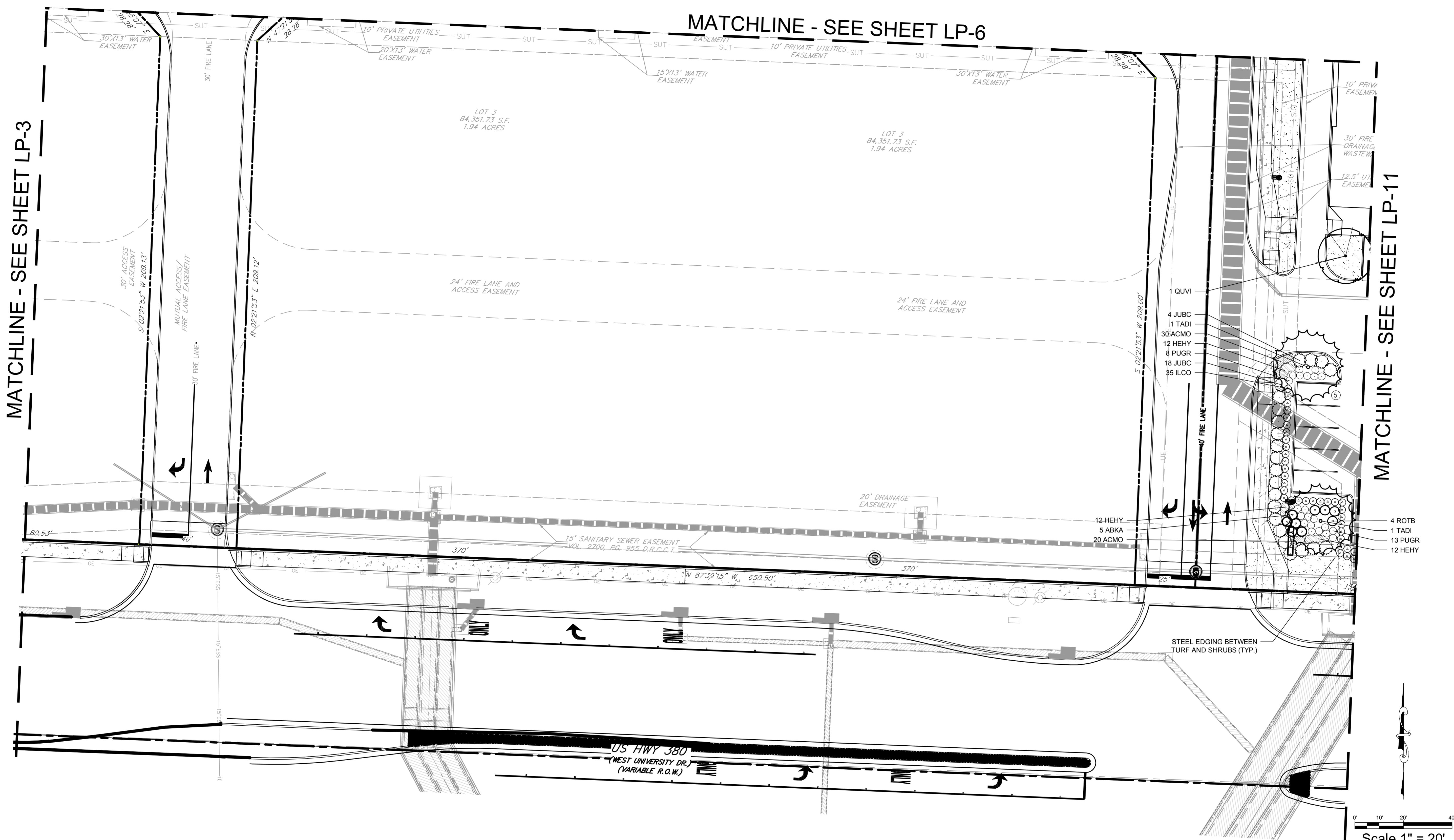
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LP-6

MATCHLINE - SEE SHEET LP-3

MATCHLINE - SEE SHEET LP-6

MATCHLINE - SEE SHEET LP-11



- 1 QUVI
- 4 JUBC
- 1 TADI
- 30' ACMO
- 12 HEHY
- 8 PUGR
- 18 JUBC
- 35 ILCO

- 4 ROTB
- 1 TADI
- 13 PUGR
- 12 HEHY

Scale 1" = 20'

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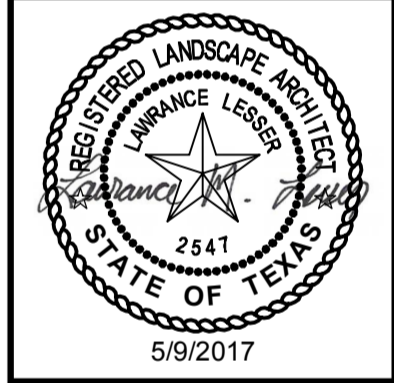
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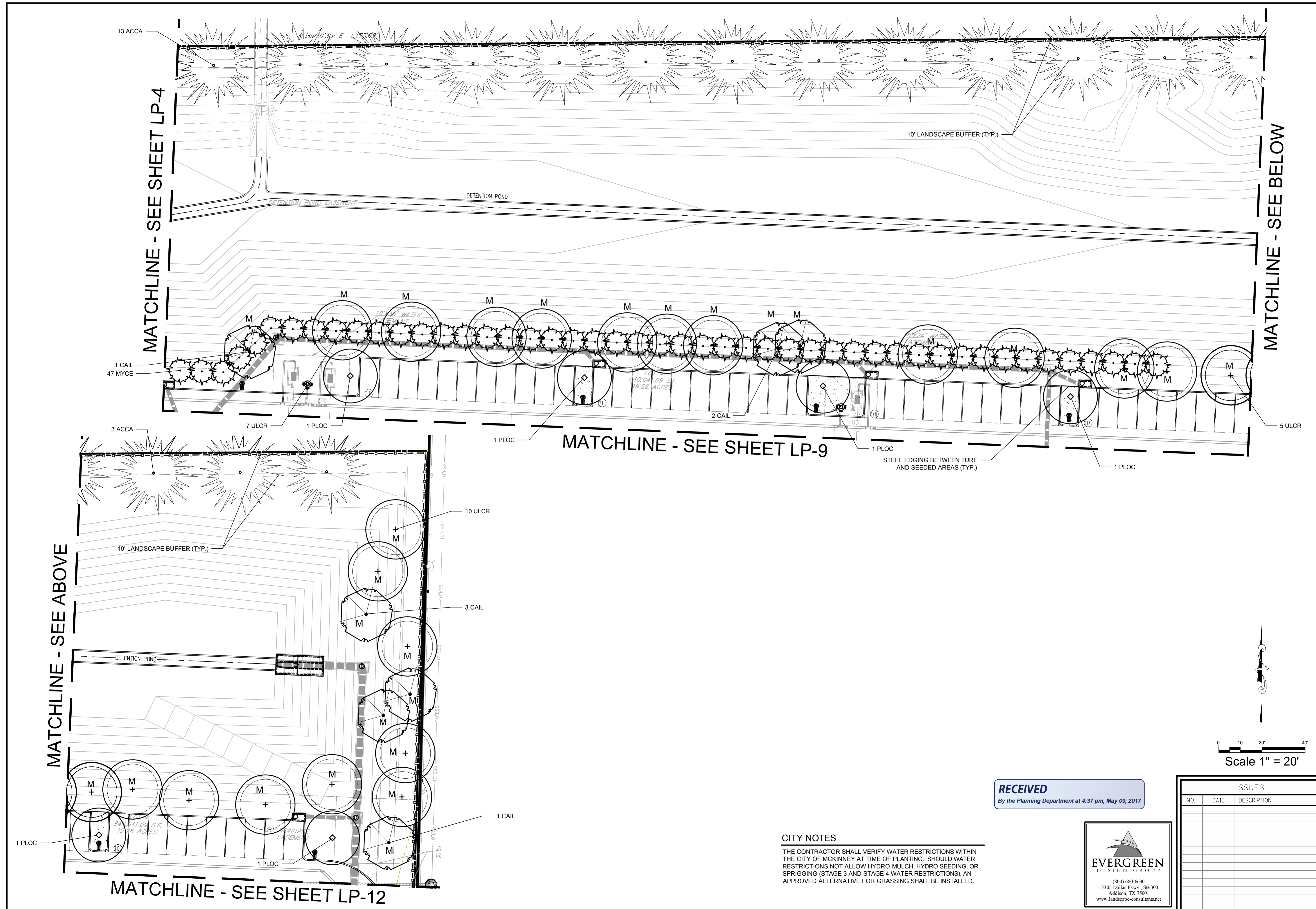
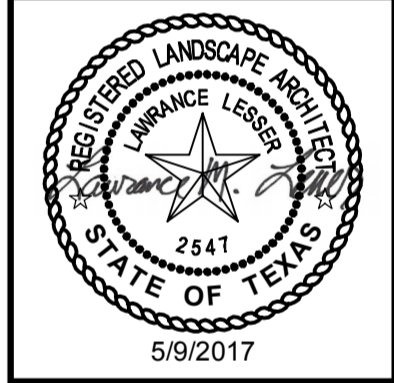


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 SCALE: 1" = 20'
 JOB NUMBER: 15-08
 DRAWING NUMBER: LP-7

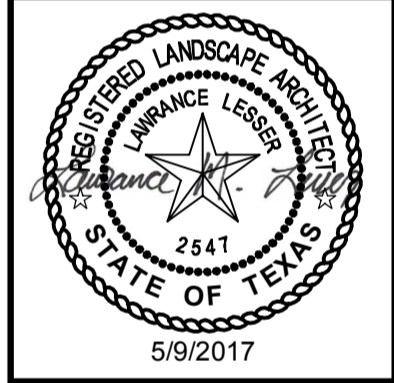


CITY NOTES
 THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

RECEIVED
 By the Planning Department at 4:37 pm, May 09, 2017

EVERGREEN
 DESIGN GROUP
 (800) 680-6630
 15305 Dallas Pkwy., Ste 300
 Addison, TX 75001
 www.landscape-consultants.net

ISSUES		
NO.	DATE	DESCRIPTION

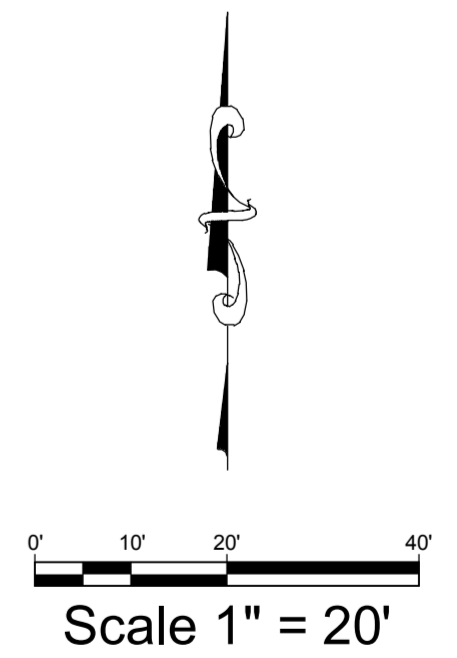
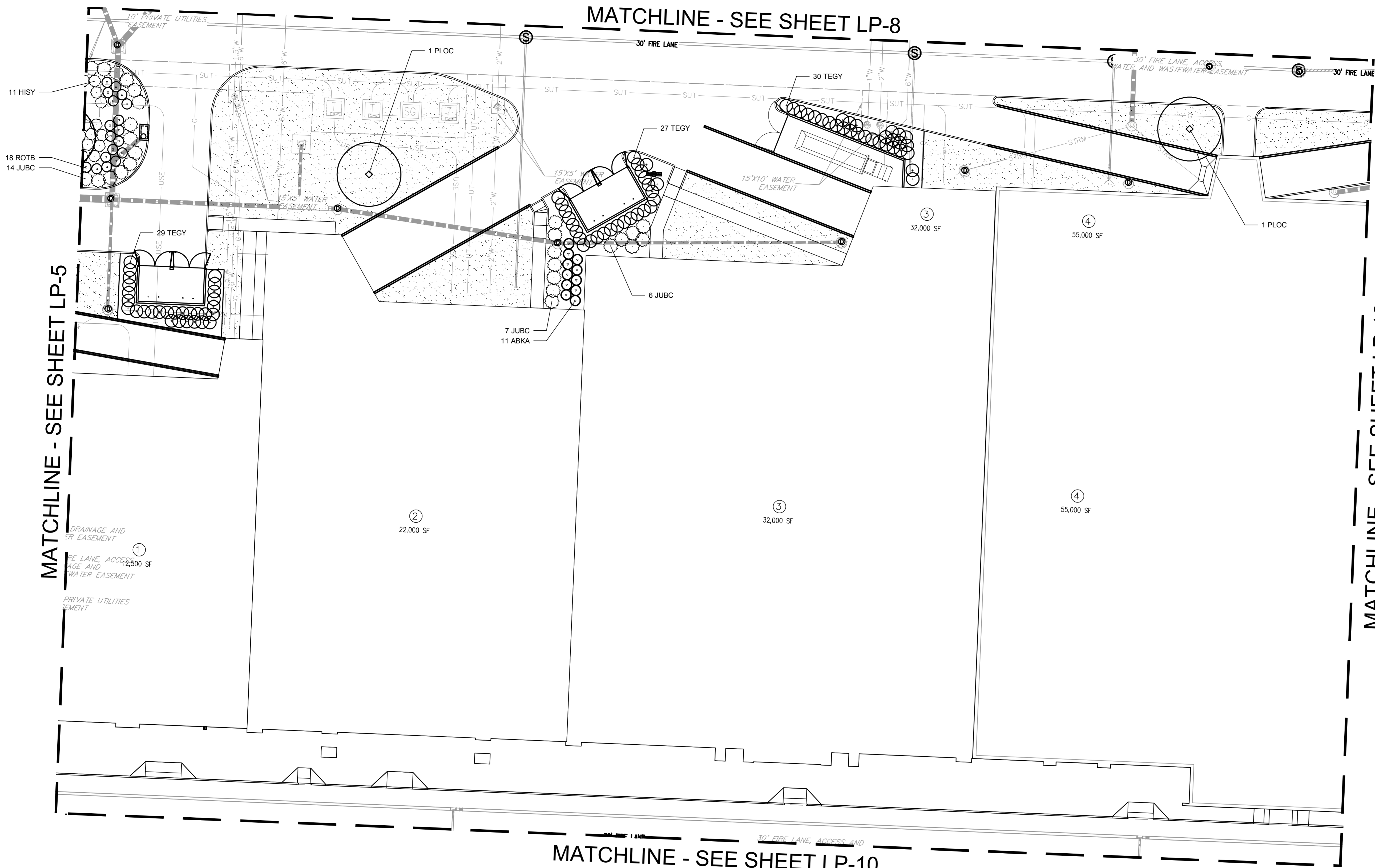


MATCHLINE - SEE SHEET LP-8

MATCHLINE - SEE SHEET LP-5

MATCHLINE - SEE SHEET LP-12

MATCHLINE - SEE SHEET LP-10

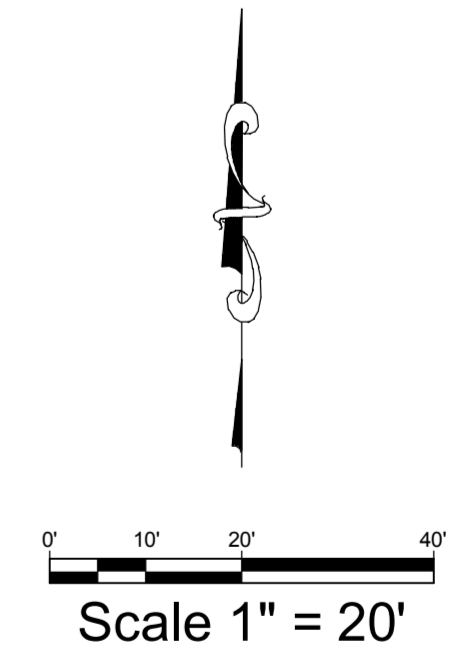
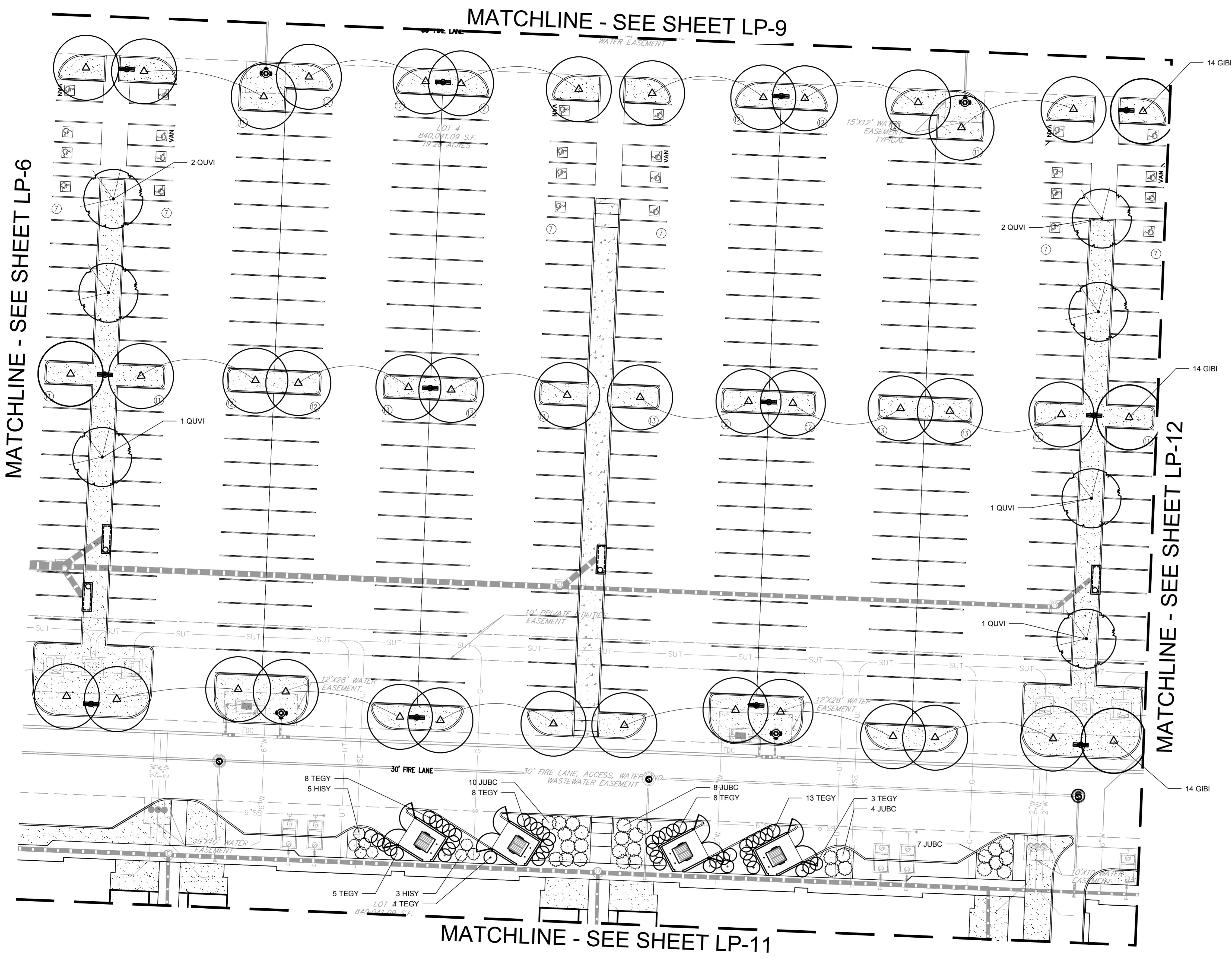
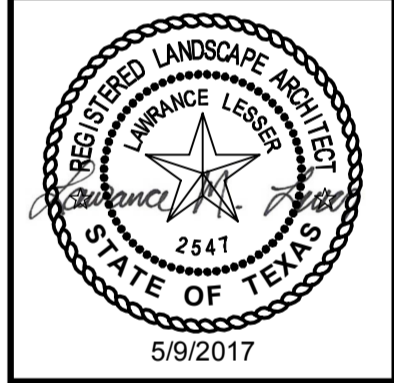


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ISSUES		
NO.	DATE	DESCRIPTION

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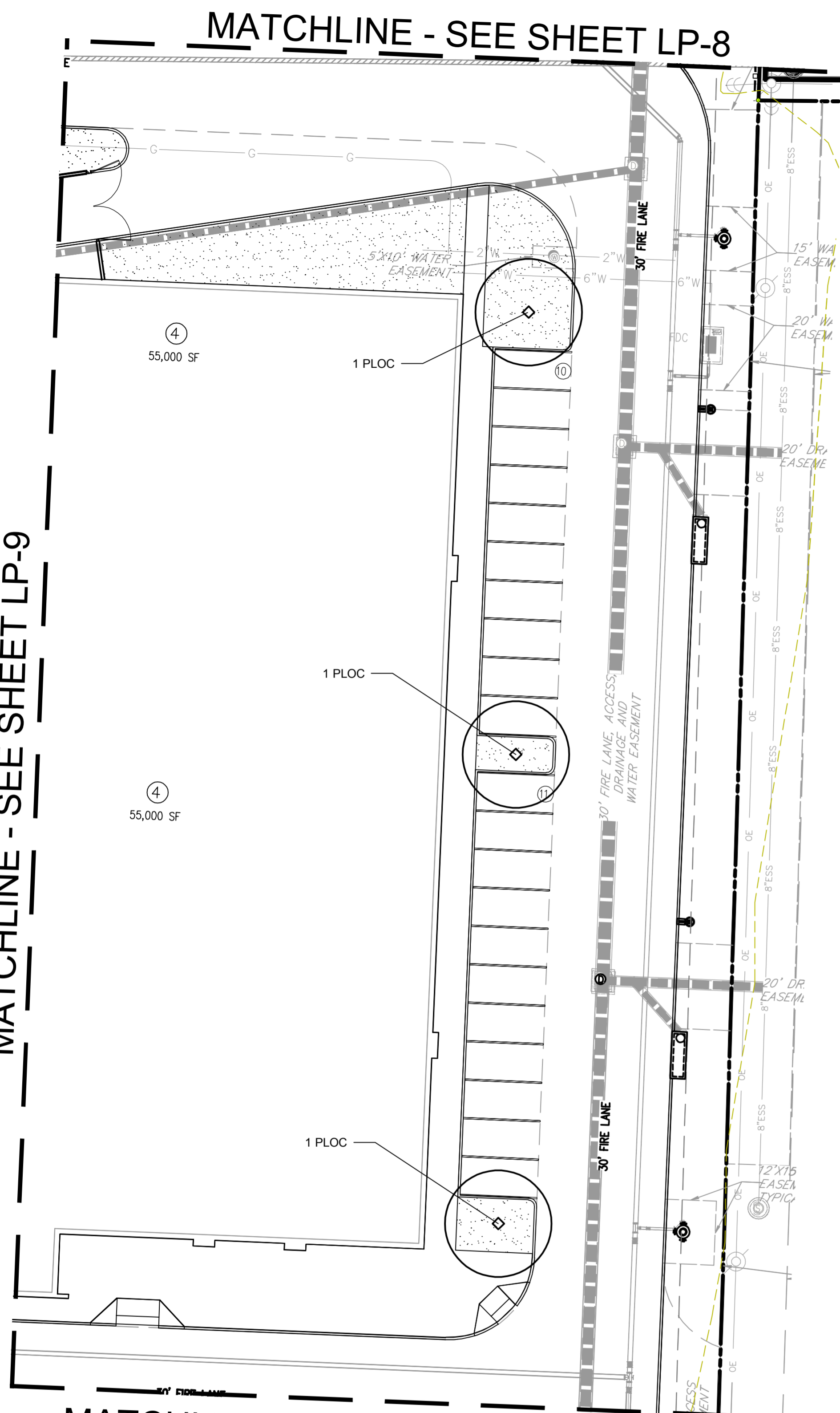
MATCHLINE - SEE SHEET LP-6

MATCHLINE - SEE SHEET LP-9

MATCHLINE - SEE SHEET LP-12

MATCHLINE - SEE SHEET LP-11

MATCHLINE - SEE SHEET LP-9



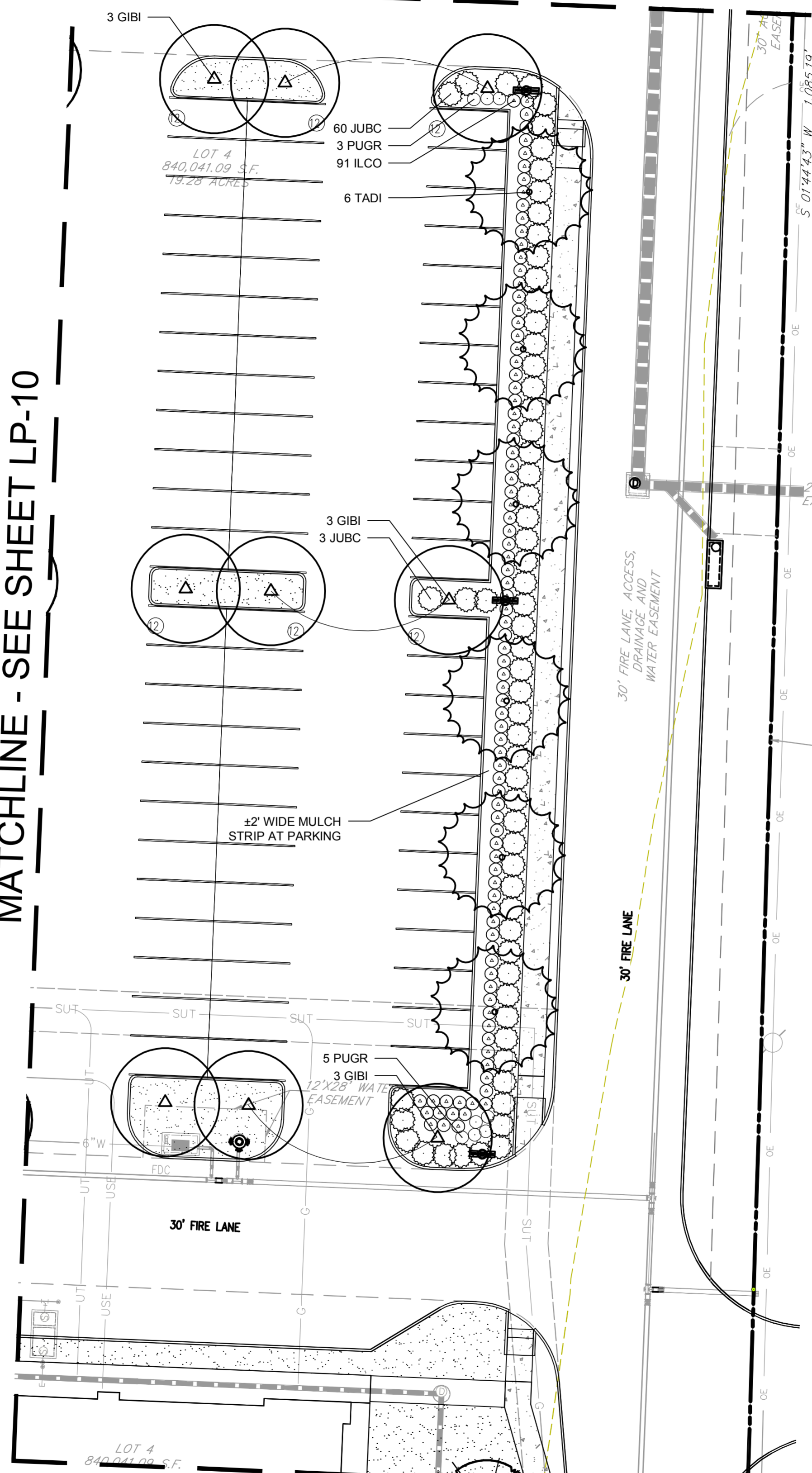
MATCHLINE - SEE ABOVE RIGHT

CITY NOTES

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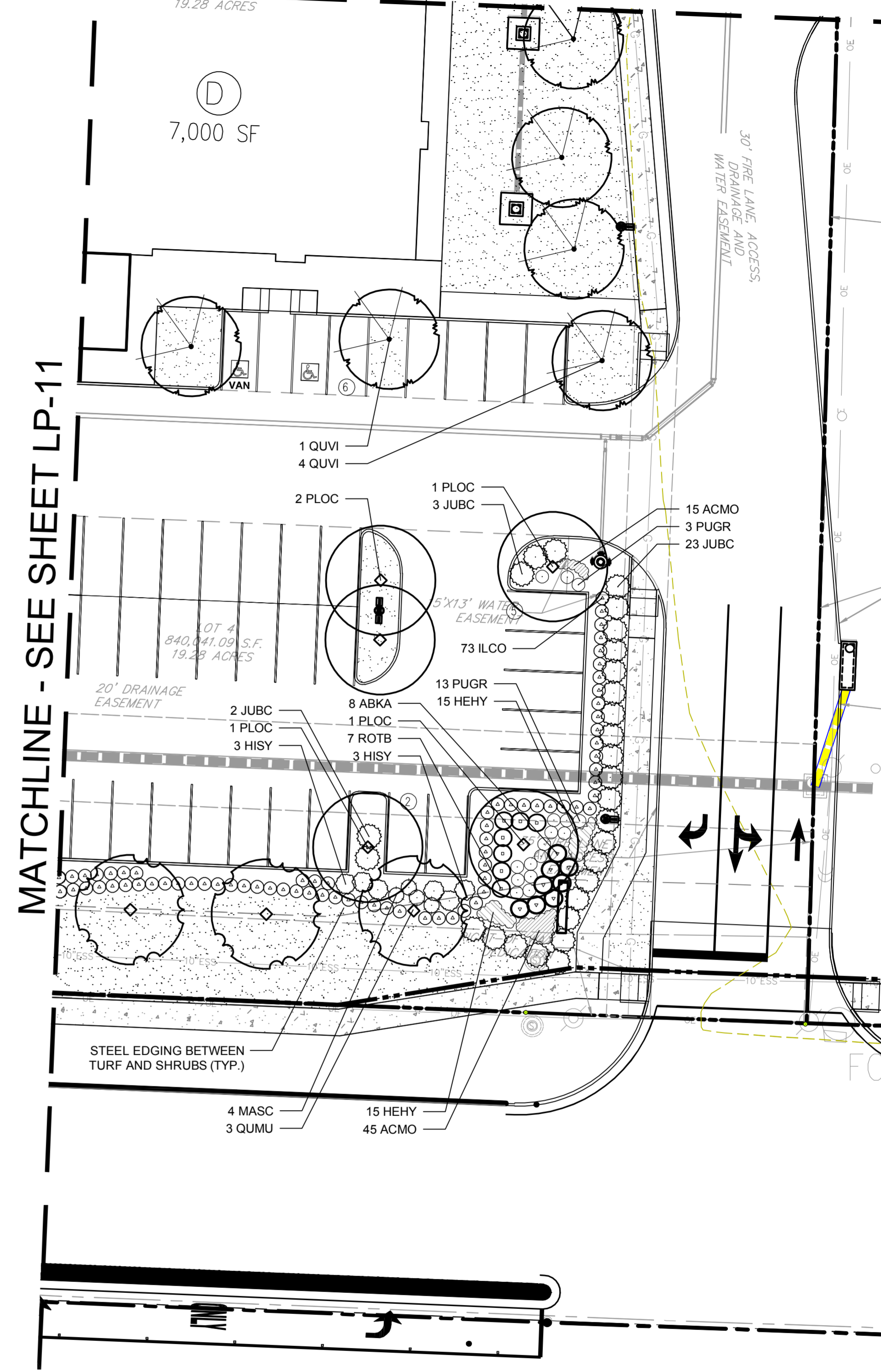
RECEIVED
By the Planning Department at 4:38 pm, May 09, 2017

MATCHLINE - SEE BELOW LEFT

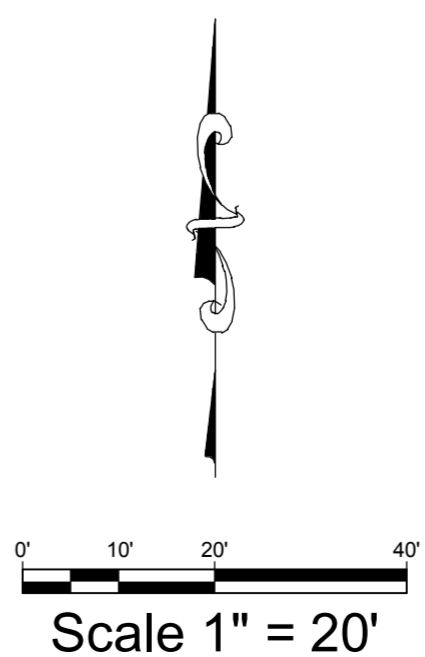


MATCHLINE - SEE ABOVE RIGHT

MATCHLINE - SEE BELOW LEFT



MATCHLINE - SEE SHEET LP-11



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(800) 680-6630
15305 Dallas Pkwy., Ste 300
Addison, TX 75001
www.landscape-consultants.net

ISSUES		
NO.	DATE	DESCRIPTION

THE SUTZ GROUP
THE SUTZ GROUP
1110 COWAN RD.
CELINA, TX 75009

380 CROSSING @ HEADINGTON HEIGHTS
NEC WEST UNIVERSITY DRIVE
AND HARDIN BLVD.
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS



Cabré & Associates
Development & Engineering Consultants
Texas Registered Engineering Firm 53726
2201 Long Prairie, Suite 107, 322
Ft. Worth, TX 76104
www.cabreus.com

PLANTING PLAN
DRAWING TITLE:
DATE:
SCALE:
JOB NUMBER: 15-08
DRAWING NUMBER:

LP-12

