



PLANT LEGEND

- OVERSTORY TREES
- EVERGREEN SHRUBS
- EXISTING TREE
- NUMBER OF TREES
TREE SPECIES

IRRIGATION NOTE:
 * 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.

LANDSCAPE REQUIREMENTS

- INTERIOR LANDSCAPE PARKING REQUIREMENTS**
- * ANY NON-RESIDENTIAL COMMERCIAL PARKING AREA THAT CONTAINS TWENTY (20) OR MORE PARKING SPACES SHALL PROVIDE THE FOLLOWING:
 - ONE (1) LARGE TREE, 4 CAL. IN., WITHIN 65' OF EVERY PARKING SPACE.
 - ONE (1) LARGE TREE, 4 CAL. IN., PLANTED IN AN INTERIOR PARKING ISLAND PER EVERY 10 PARKING SPACES.
 - (31 PARKING SPACES: 4 TREES REQUIRED; 6 PROVIDED)
- COMMERCIAL TO RESIDENTIAL BUFFER TREE REQUIREMENTS**
- * ONE (1) LARGE TREE, 4 CAL. IN. FOR EACH 40 LINEAR FEET OF RESIDENTIAL ADJACENCY
 - 298 LINEAR FEET OF RESIDENTIAL ADJACENCY; 8 TREES REQUIRED; 8 TREES PROVIDED

LANDSCAPE AREA REQUIREMENTS

10% OF TOTAL SITE AREA TO BE LANDSCAPED	(TOTAL SITE AREA: 4.58 AC)
* LANDSCAPE AREA REQUIRED:	19,950.48 S.F. / 10%
* LANDSCAPE AREA PROPOSED:	29,925.72 AC / 15%

PRELIMINARY PLANT SCHEDULE

QUANTITY	CODE	COMMON/BOTANICAL NAME	SIZE/ROOT	SPACING O.C.	HEIGHT AT MATURITY
TREES - OVERSTORY					
8	LO	LIVE OAK / QUERCUS VIRGINIANA	4" CAL / 12" HT. B&B	AS SHOWN	H 40'-80' W 60'-100'
4	SHO	SHUMARD OAK / QUERCUS SHUMARDII	4" CAL / 12" HT. B&B	AS SHOWN	H 40'-60' W 50'-70'
SHRUBS - EVERGREEN					
89	NSH	NELLIE R. STEVENS HOLLY / ILEX X 'NELLIE R. STEVENS'	#5 CONT./36" HT. MIN. (AT PLANTING)	3'-0" O.C.	H 15'-25' W 8'-12'
GRASS MATERIAL					
65,145 S.F.	HYD	HYDRO MULCH			

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

NOTE:
 GRASS AREAS SHALL BE SODDED, PLUGGED, SPRIGGED, HYDRO-MULCHED, OR SEEDDED, EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES, OR WHEN NECESSARY TO PREVENT EROSION. GRASS AREAS SHALL BE ESTABLISHED WITH 100 PERCENT COVERAGE AND 70 PERCENT DENSITY WITH AN APPROVED PERENNIAL GRASS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

**CAUTION !!!
EXISTING UTILITIES**

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



BENCHMARK LIST:
 BENCHMARK #1-(SITE)-NAIL FOUND IN CENTER OF MANHOLE ON SOUTH CURB LINE OF ELM STREET, APPROXIMATELY 400' EAST OF THE CENTER OF D.A.R.T. RAILROAD. ELEVATION = 603.42'
 BENCHMARK #1-(SITE)-NAIL FOUND IN NORTH EDGE OF SIDEWALK ON SOUTH LINE OF ELM STREET, APPROXIMATELY 620' EAST OF THE CENTER OF D.A.R.T. RAILROAD AND 10' WEST OF A STORM INLET. ELEVATION = 601.26'
 BENCHMARK #4-(CITY OF MCKINNEY MONUMENT # 44)-CAP ON CULVERT +/- 1/3 MILE EAST OF HIGHWAY 5 AT NORTH SIDE OF FM 546. ELEVATION = 594.845'

DESIGNED: AWS
 CHECKED: AWS
 DRAWN: SWY
 HORIZONTAL SCALE: 40'
 VERTICAL SCALE: 8' or 4'

INITIAL ISSUE: 12/30/21
 REVISIONS:
 PREPARED FOR:
ENCORE WIRE CORPORATION
 1329 MILLWOOD ROAD
 MCKINNEY, TEXAS 75069



ENCORE WIRE - XLPE PLANT
 MCKINNEY, TEXAS

Westwood
 Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
 Toll Free (888) 937-5150 Plano, TX 75093
 westwoodps.com
 Westwood Professional Services, Inc.
 TBP FIRM REGISTRATION NO. F-11756
 TBP FIRM REGISTRATION NO. 10074301

LANDSCAPE PLAN

7.01

PROJECT NUMBER: 0034683 DATE: 4/20/2022

ENCORE WIRE - XLPE PLANT