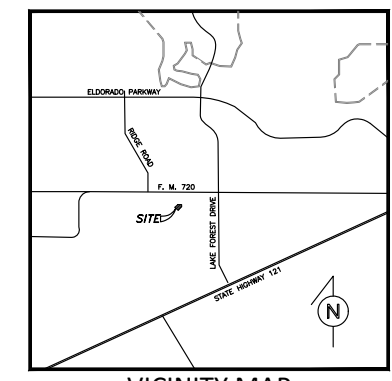
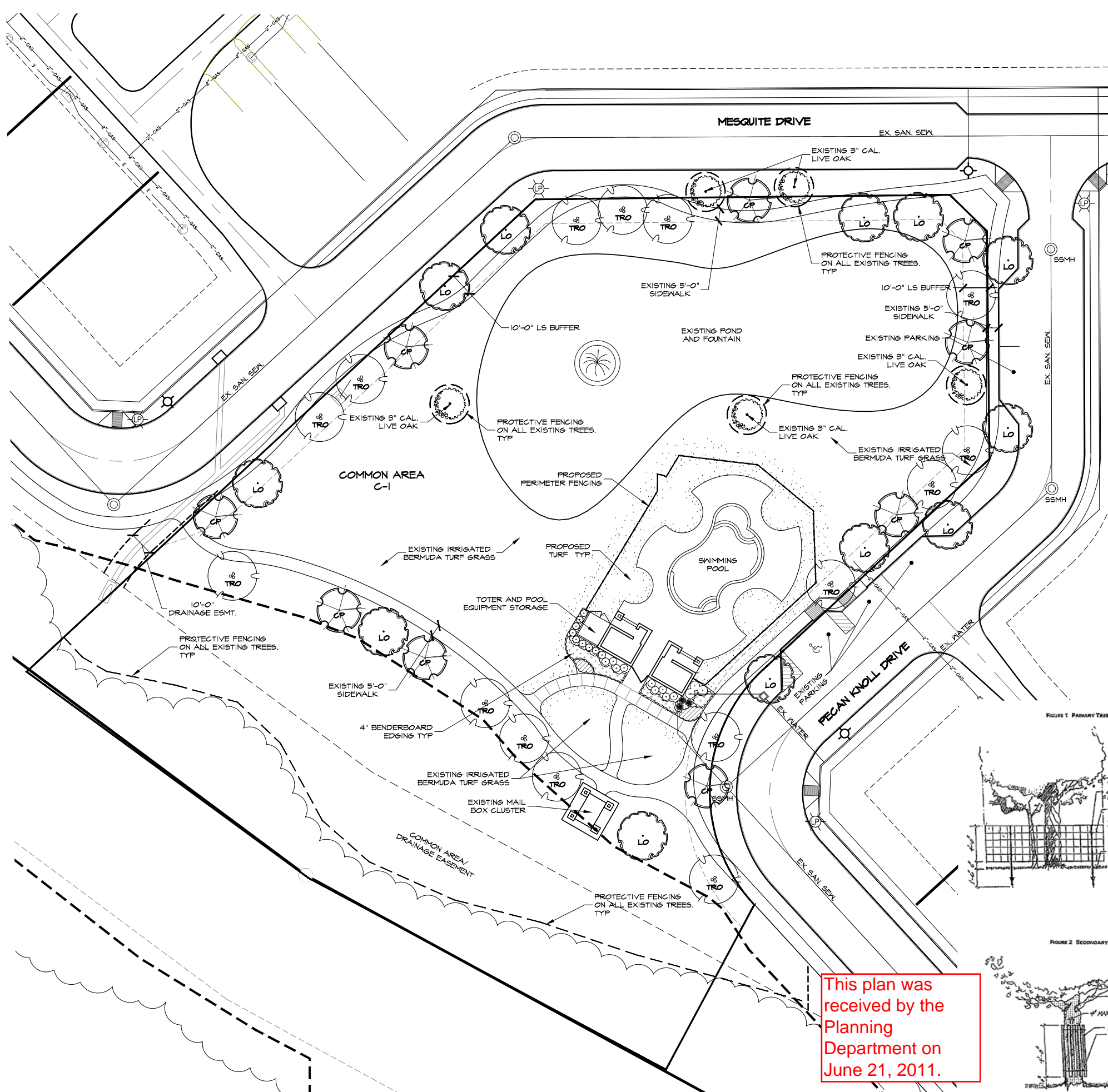


Plotted By: Colberson Plot Date: 6/21/2011 10:52 AM

Drawing: S:\Projects\JVC001\DWG\JVC001-L1.dwg Saved By: Colberson Save Time: 6/21/2011 10:51 AM



VICINITY MAP
NOT-TO-SCALE

LANDSCAPE LEGEND

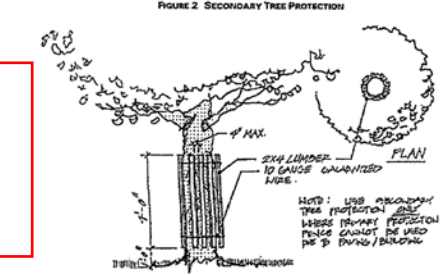
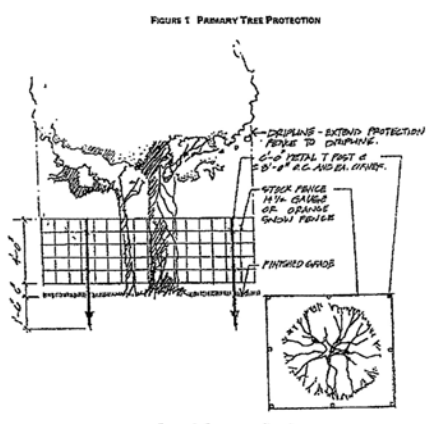
- LIVE OAK / QUERCUS VIRGINIANA (12 - 4" CALIPER; 12'-0" HT. MINIMUM AT TIME OF PLANTING)
- TEXAS RED OAK / QUERCUS TEXANA (15 - 4" CALIPER; 12'-0" HT. MINIMUM AT TIME OF PLANTING)
- CHINESE PISTACHIO / PISTACHIA CHINENSIS (4 - 4" CALIPER; 12'-0" HT. MINIMUM AT TIME OF PLANTING)
- NELLIE R. STEVENS HOLLY / ILEX x 'NELLIE R. STEVENS' (8 - 5 GALLON, 36" HT. MINIMUM AND 36" O.C. MAXIMUM AT TIME OF PLANTING)
- UPRIGHT ROSEMARY / ROSMARINUS OFFICINALIS (3 - 3 GALLON; FULL PLANT)
- KNOCKOUT ROSE / ROSA SPP. (10 - 3 GALLON; FULL PLANT)
- MORNING LIGHT MISCANTHUS / MISCANTHUS SINENSIS 'MORNING LIGHT' (3 GALLON; FULL PLANT)
- BLUE RUG JUNIPER / JUNIPERUS HORIZONTALIS (35 - 3 GALLON, PLANTS SPACED 30" O.C.)
- TRAILING LAVENDER LANTANA / LANTANA MONTEVIDENSIS (30 - 1 GALLON, PLANTS SPACED 18" O.C.)
- COMMON BERMUDA TURF GRASS (3,150 SF; SOLID SOD; DISTURBED AREAS ONLY)

LANDSCAPE PROVIDED

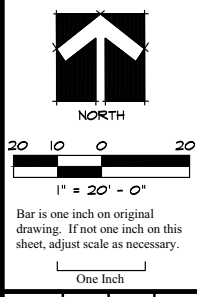
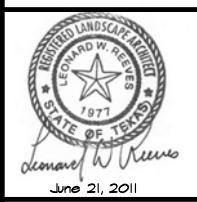
- 10% OF SITE AREA SHALL BE REQUIRE LANDSCAPE COVERAGE. AMENITY CENTER SITE LIMITS ARE 18,244 SF OR 1.80 ACRES. 1850 SQUARE FEET OF LANDSCAPE REQUIRED. 34,000 SQUARE FEET OF LANDSCAPE PROVIDED
- 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA.
- PECAN KNOLL DRIVE
6,520 LF x 15% = 978 SF OF LANDSCAPE REQUIRED
4,250 SF PROVIDED
 - MESQUITE DRIVE
7,800 SF x 15% = 1,170 SF OF LANDSCAPE REQUIRED
5,568 SF PROVIDED
- 1 - 4" CALIPER, 12'-0" HT. CANOPY TREE PER 30 LF OF ROAD FRONTAGE REQUIRED
- PECAN KNOLL DRIVE
326 LF / 30 = 11 CANOPY TREES REQUIRED
11 - 4" CALIPER TREES PROVIDED
 - MESQUITE DRIVE
390 LF / 30 = 13 CANOPY TREES REQUIRED
13 - 4" CALIPER TREES PROVIDED
- 1 - 4" CALIPER, 12'-0" HT. CANOPY TREE PER 40 LF OF BUFFER SPACE BETWEEN INCOMPATIBLE USE ON SOUTH SIDE OF PROPERTY.
- 240 LF / 40 = 6 CANOPY TREES REQUIRED
8 - 4" CALIPER TREES PROVIDED

LANDSCAPE NOTES

1. ALL SIZES OF PLANT MATERIAL CALLED OUT IN LANDSCAPE LEGEND TO BE THE SIZE OF PLANT MATERIAL AT TIME OF PLANTING
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLER AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR. PROPOSED AND EXISTING LANDSCAPE SHALL BE IRRIGATION BY EXISTING WELL SYSTEM ON SITE.
3. NO EXISTING TREES WILL BE REMOVED AS PART OF THIS PROJECT.
4. ALL TREE PRESERVATION FENCING TO BE PLACED NO CLOSER THAN THE DRIP LINE OF THE EXISTING TREE.



This plan was received by the Planning Department on June 21, 2011.



LANDSCAPE PLANS

Landscape Plan
 Pecan Park Amenity Center
 City of McKinney, Collin County, Texas

#	DATE	REVISIONS
1	6-9-2011	Revised per City of McKinney's comments
2	6-21-2011	Revised per City of McKinney's comments

LANDSCAPE & TREE PRESERVATION PLAN