

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY'S CURRENT STANDARDS, DETAILS, AND SPECIFICATIONS.
- PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, STANDARD SPECIFICATIONS, DETAILS, AND CITY STANDARDS.
- TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CLIENT AND CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
- CONTRACTOR MUST KEEP AVAILABLE ON-SITE AT ALL TIMES APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS ALONG WITH THE CURRENT VERSIONS OF THE FOLLOWING REFERENCES: CITY OF MCKINNEY ENGINEERING STANDARDS, NCTCOG SPECIFICATIONS, TXDOT SPECIFICATIONS, AND TXDOT STANDARD DRAWINGS.
- ALL SHOP DRAWINGS, WORKING DRAWINGS OR OTHER DOCUMENTS WHICH REQUIRE REVIEW BY THE CITY SHALL BE SUBMITTED BY THE CONTRACTOR SUFFICIENTLY IN ADVANCE OF SCHEDULED CONSTRUCTION TO ALLOW NO LESS THAN 14 CALENDAR DAYS FOR REVIEW AND RESPONSE BY THE CITY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL REQUIRED CONSTRUCTION SURVEYING AND STAKING AND SHALL NOTIFY THE CLIENT AND CITY OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ANY WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CLIENT.
- CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST.
- THE EXISTENCE AND LOCATIONS OF THE PUBLIC AND FRANCHISE UTILITIES SHOWN ON THE DRAWINGS WERE OBTAINED FROM AVAILABLE RECORDS AND ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES PRIOR TO EXCAVATING, TRENCHING, OR DRILLING AND SHALL BE REQUIRED TO TAKE ANY PRECAUTIONARY MEASURES TO PROTECT ALL LINES SHOWN AND / OR ANY OTHER UNDERGROUND UTILITIES NOT OF RECORD OR NOT SHOWN ON THE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING ALL PUBLIC AGENCIES AND FRANCHISE UTILITIES 48 HOURS PRIOR TO CONSTRUCTION. (DIG-TESS 1-800-344-8377) THE CONTRACTOR MAY BE REQUIRED EXPOSE THESE FACILITIES AT NO COST TO THE CITY. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAMAGES TO UTILITIES IF THE DAMAGE IS CAUSED BY NEGLIGENCE OR FAILURE TO HAVE LOCATES PERFORMED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
- CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING AND INSTALLING ALL TEMPORARY AND PERMANENT TRAFFIC CONTROL IN ACCORDANCE WITH THE MINIMUM REQUIREMENTS OF THE LATEST REVISION OF THE TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (TMUTCD) AND TXDOT BARRICADE AND CONSTRUCTION STANDARDS.
- CONTRACTOR SHALL NOT IMPEDE TRAFFIC ON EXISTING STREETS, DRIVEWAYS, ALLEYS, OR FIRE LANES OPEN TO THE PUBLIC. IN THE EVENT THE CONSTRUCTION WORK REQUIRES THE CLOSURE OF AN EXISTING STREET, ALLEY, OR FIRE LANE, THE CONTRACTOR SHALL REQUEST THE ROAD CLOSURE THROUGH THE CITY TRAFFIC DIVISION.
- CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
- TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
- UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFF-SITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
- CONTRACTOR SHALL AVOID DAMAGE TO EXISTING TREES. WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.
- EROSION CONTROL DEVICES SHALL BE INSTALLED ON ALL PROJECTS PRIOR TO BEGINNING CONSTRUCTION AND SHALL BE MAINTAINED THROUGHOUT THE PROJECT IN A CONDITION ACCEPTABLE TO THE CITY.
- CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY OR CLIENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CLIENT'S AND CITY'S RECORDS.

CONSTRUCTION PLANS FOR LANDSCAPE PLANS

~MCKINNEY SH5 SITE~

CALLED 65.243 ACRES

DAVID HUANG, TRUSTEE

INST. NO. 20100115000048820

D.R.C.C.T.

CITY OF MCKINNEY

COLLIN COUNTY, TEXAS

SUBMITTAL DATE: June 20, 2019



LOCATION MAP
NOT TO SCALE

SHEET INDEX	
L1	OVERALL LAYOUT PLAN
L2-L24	LANDSCAPE PLANS
L25	LANDSCAPE DETAILS
OLSP1-OLSP2	OVERALL LANDSCAPE PLANS

OWNER / DEVELOPER:

CORE5 INDUSTRIAL PARTNERS
1230 PEACHTREE STREET NE
SUITE 3560
ATLANTA, GEORGIA 30309

CIVIL ENGINEER:

GOODWIN AND MARSHALL INC.
2405 MUSTANG DRIVE
GRAPEVINE, TEXAS 76051
PH. (817) 329-4373
CONTACT: EDWARD ECKART, PE

LANDSCAPE ARCHITECT:

CODY JOHNSON STUDIO, LLC
9720 COIT ROAD SUITE 220-333
PLANO, TEXAS 75025
PH. (903) 570-0162
CONTACT: CODY JOHNSON, RLA, ASLA, LI

GENERAL LANDSCAPE NOTES:

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT-CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL FILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
- CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (5') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCRoACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HULLED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



CODY JOHNSON
s · t · u · d · i · o

CALLED 47.608 ACRES
SEMINOLE BLOOMIN FIVE L.P.
INST. NO. 20080317000317660
D.R.C.C.T.

LOT 1, BLOCK A
COLLIN COUNTY PUBLIC SAFETY
ADDITION
INST. NO. 20180607010002640
P.R.C.C.T.

CALLED 63.750 ACRES
PACCAR INC.
INST. NO. 20170605000724910
D.R.C.C.T.

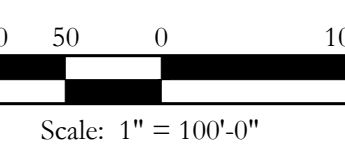
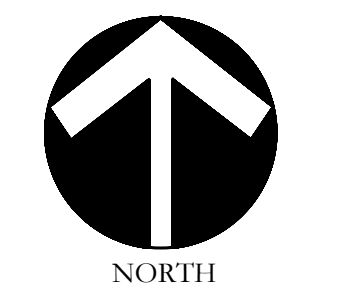
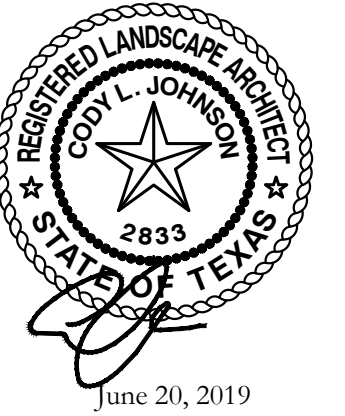
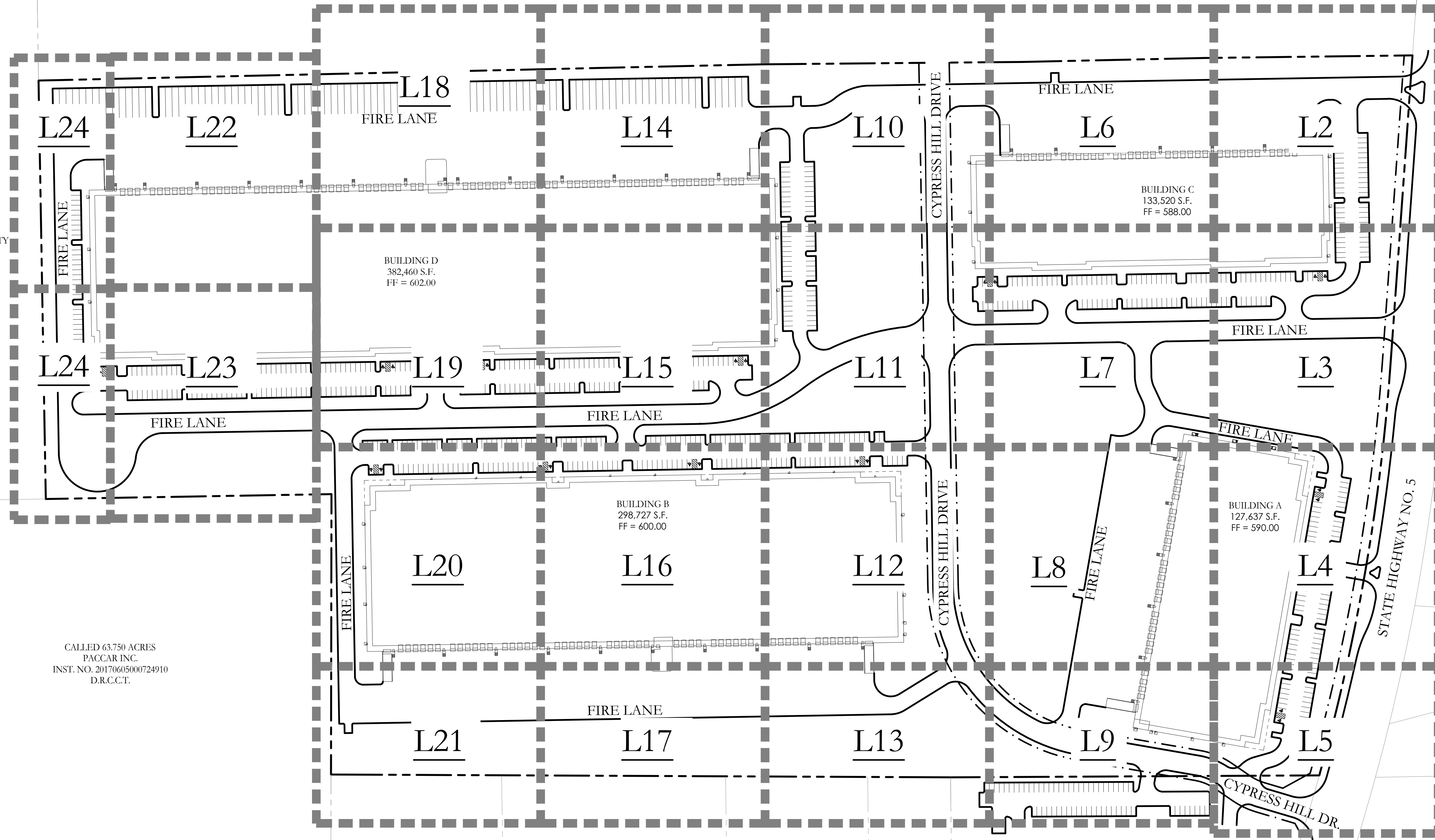
CALLED 14.231 ACRES
DONALD M. MOTSENBOCKER
INST. NO. 20071217001671490
D.R.C.C.T.

CALLED 13.289 ACRES
H.K. NEW HAWAII LIMITED
VOL. 5848, PG. 4409
D.R.C.C.T.

REMAINDER OF CALLED 12.889
ACRES
H.K. NEW HAWAII LIMITED
VOL. 5854, PG. 2955
D.R.C.C.T.

CALLED 1.979 ACRES
CROOKED CREEK, INC.
INST. NO. 20161116001559440
D.R.C.C.T.

LOT 1, BLOCK A
CROOKED CREEK/BLUE
MOUNTAIN ADD.
VOL. 4598, PG. 2489
P.R.C.C.T.



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

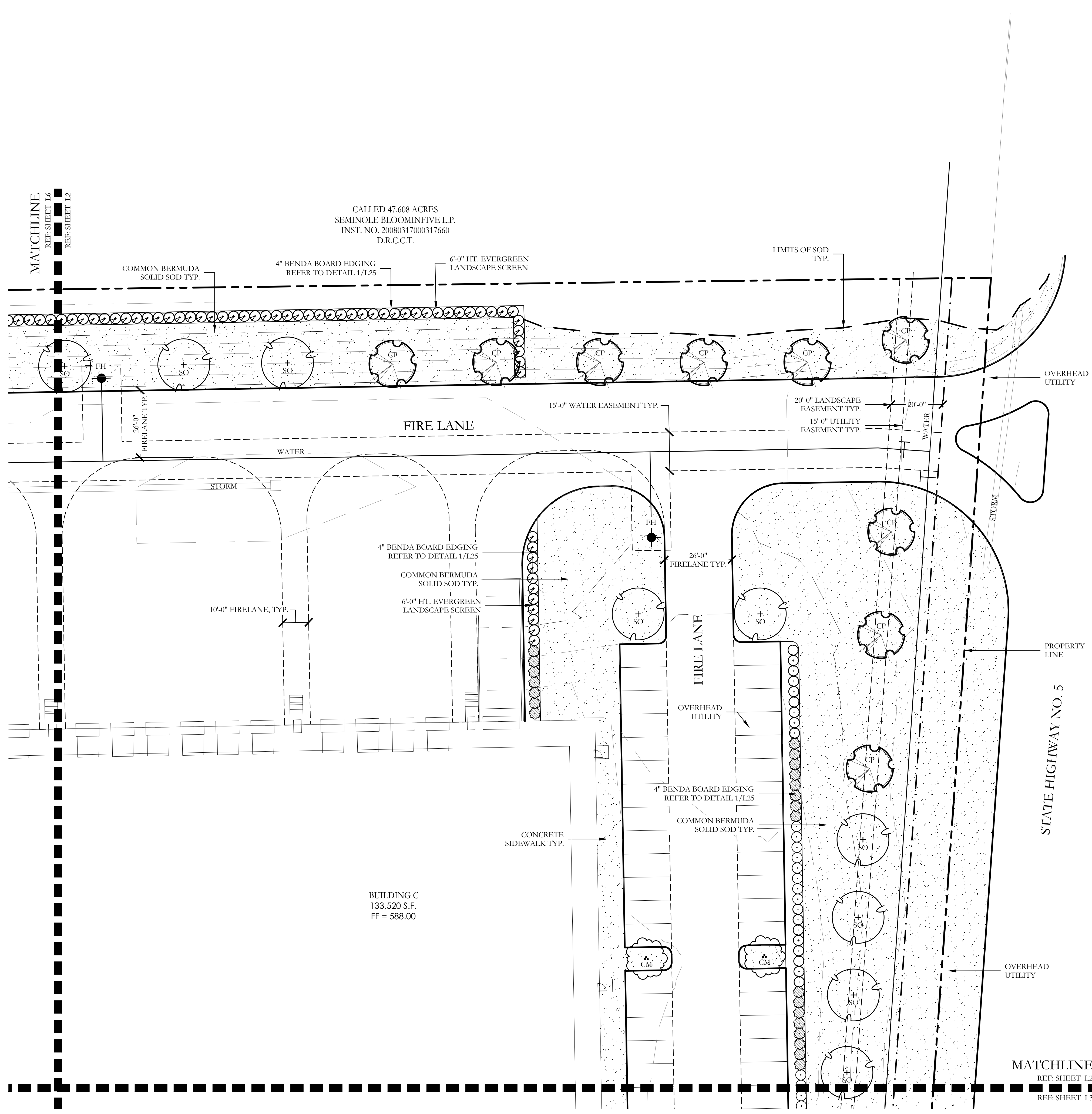
One Inch

LANDSCAPE PLANS

Overall Layout Plan

McKinney SH5 Site

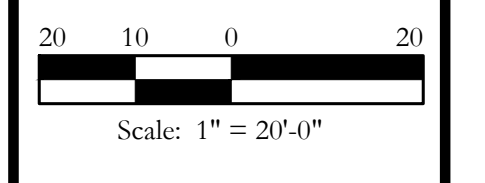
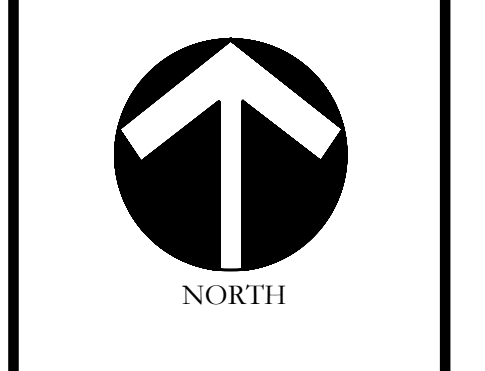
City of McKinney, Collin County, Texas



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	CM	GRAPE MYRTLE	LAGERSTROEMIA INDICA 'MUSKOGEE'	2" CALIPER	AS SHOWN
		NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	48" O.C.
		DWARF WAX MYRTLE	MYRICA PUSILLA	7 GALLON	48" O.C.
		DWARF GLOSSY ABELIA	ABELIA GRANDIFLORA	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

CODY JOHNSON
s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



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One Inch

LANDSCAPE PLANS
Landscape Plan
McKinney SH5 Site
City of McKinney, Collin County, Texas

CJS PROJECT NO.
GAM011
SHEET NO.
L2 of 25

MATCHLINE
REF: SHEET L8
REF: SHEET L4

BUILDING A
127,637 S.F.
FF = 590.00

CONCRETE
SIDEWALK TYP.

CONCRETE
SIDEWALK TYP.

4" BENDA BOARD
EDGING REFER
TO DETAIL 1/125
COMMON BERMUDA
SOLID SOD TYP.

4" BENDA BOARD
EDGING REFER
TO DETAIL 1/125
COMMON BERMUDA
SOLID SOD TYP.

FIRE LANE

20'-0" LANDSCAPE
EASEMENT TYP.
15'-0" UTILITY
EASEMENT TYP.

MATCHLINE
REF: SHEET L4
REF: SHEET L5

MATCHLINE
REF: SHEET L3
REF: SHEET L4

STATE HIGHWAY NO. 5

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	CM	CRAPE MYRTLE	LAGERSTROEMIA INDICA 'MUSKOGEE'	2" CALIPER	AS SHOWN
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	MW	DWARF WAX MYRTLE	MYRICA PUSILLA	7 GALLON	48" O.C.
	AB	DWARF GLOSSY ABELIA	ABELIA GRANDIFLORA	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

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s.t.u.d.i.o

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LANDSCAPE PLANS

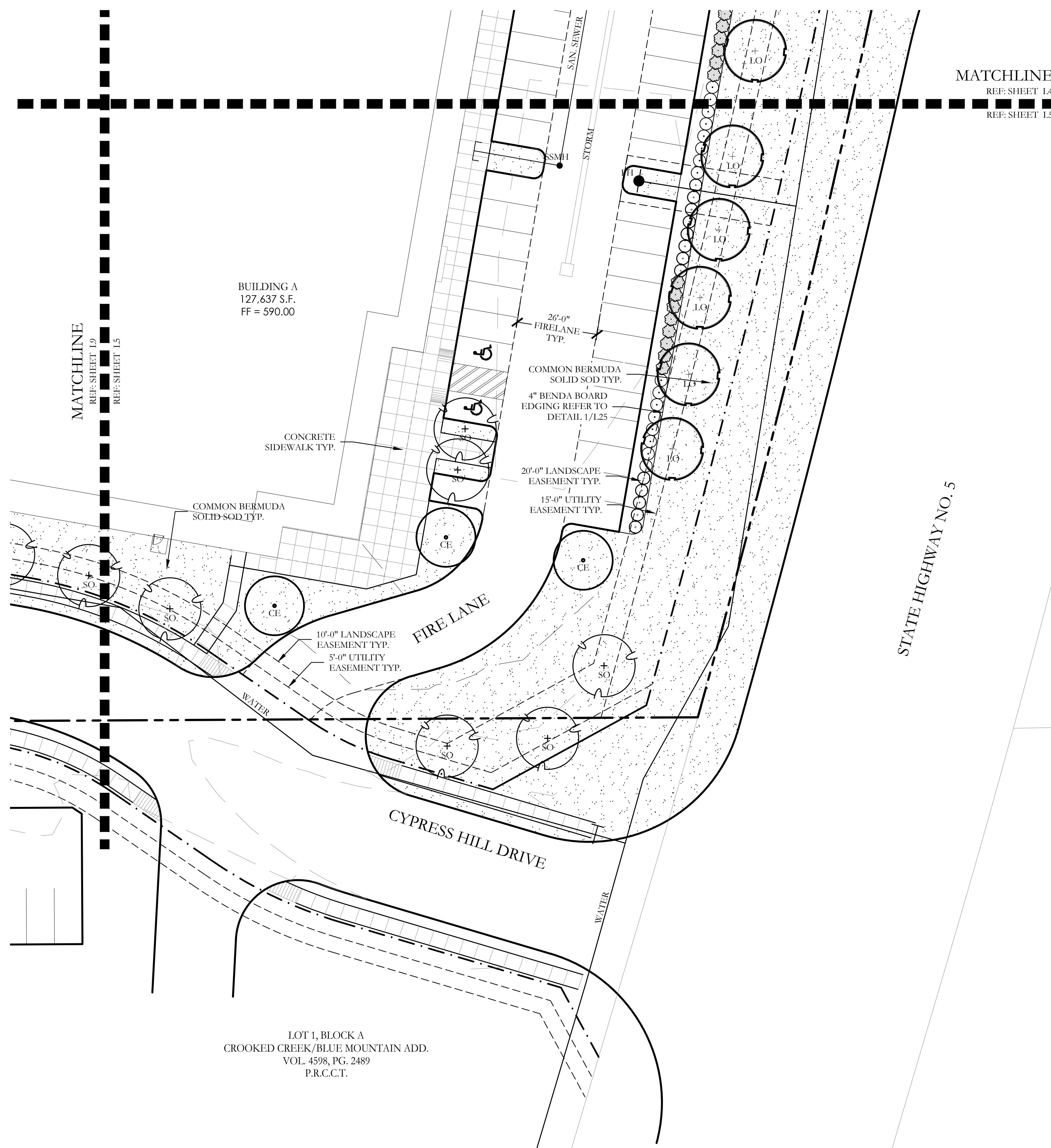
Landscape Plan

McKinney SH5 Site

City of McKinney, Collin County, Texas

CJS PROJECT NO.
GAM011

SHEET NO.
L4 of 25



PLANT LEGEND					
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 EMAIL: CODY@CODYJOHNSONSTUDIO.COM

NORTH

Scale: 1" = 20'-0"

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One Inch

LANDSCAPE PLANS
 Landscape Plan
McKinney SH5 Site
 City of McKinney, Collin County, Texas

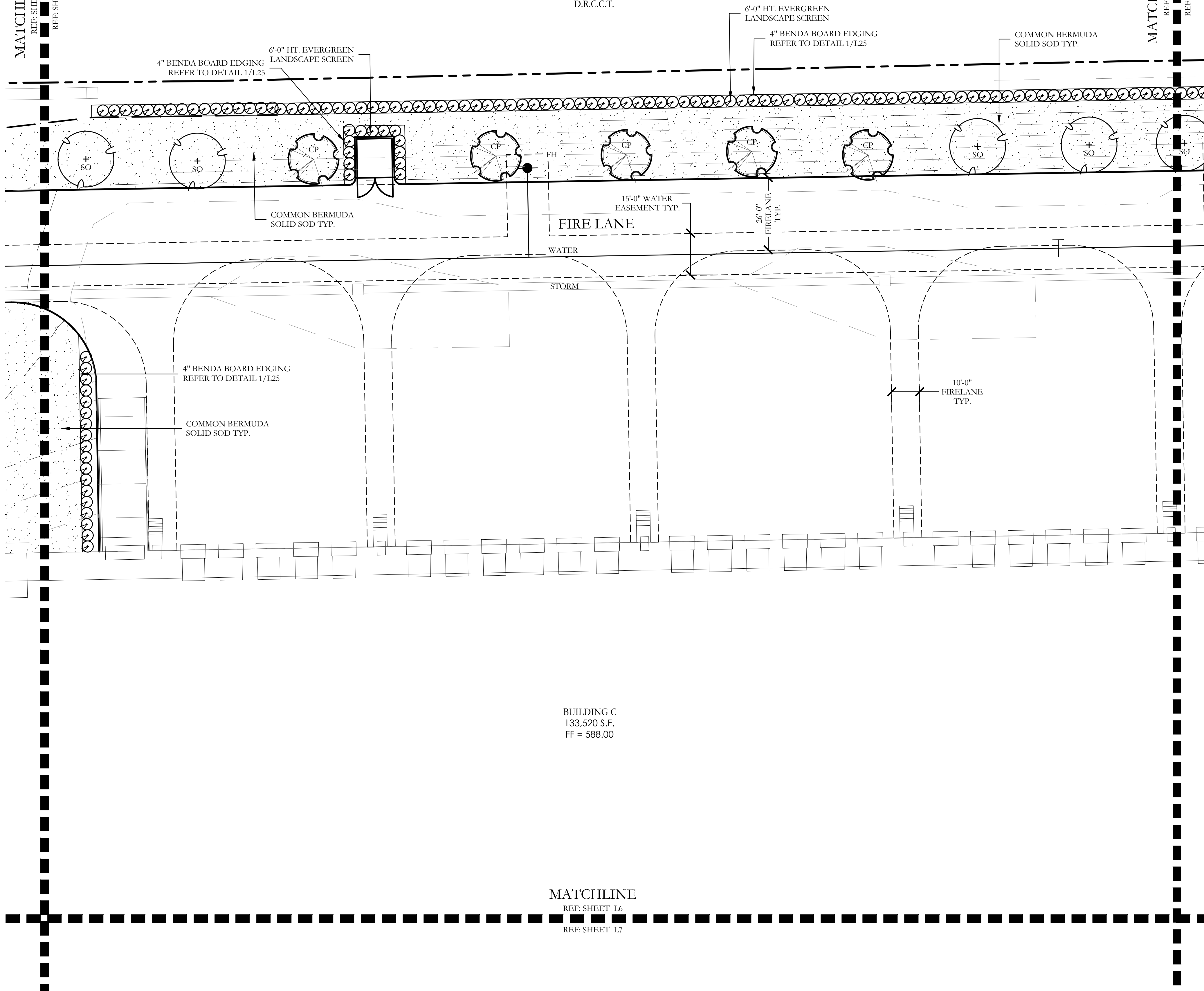
CJS PROJECT NO.
GAM011

SHEET NO.
L5 of 25

MATCHLINE
REF: SHEET L10
REF: SHEET L6

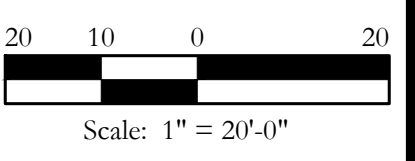
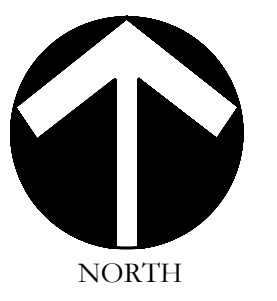
CALLED 47.608 ACRES
SEMINOLE BLOOMIN FIVE L.P.
INST. NO. 20080317000317660
D.R.C.C.T.

MATCHLINE
REF: SHEET L6
REF: SHEET L2



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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CODY JOHNSON
s.t.u.d.i.o



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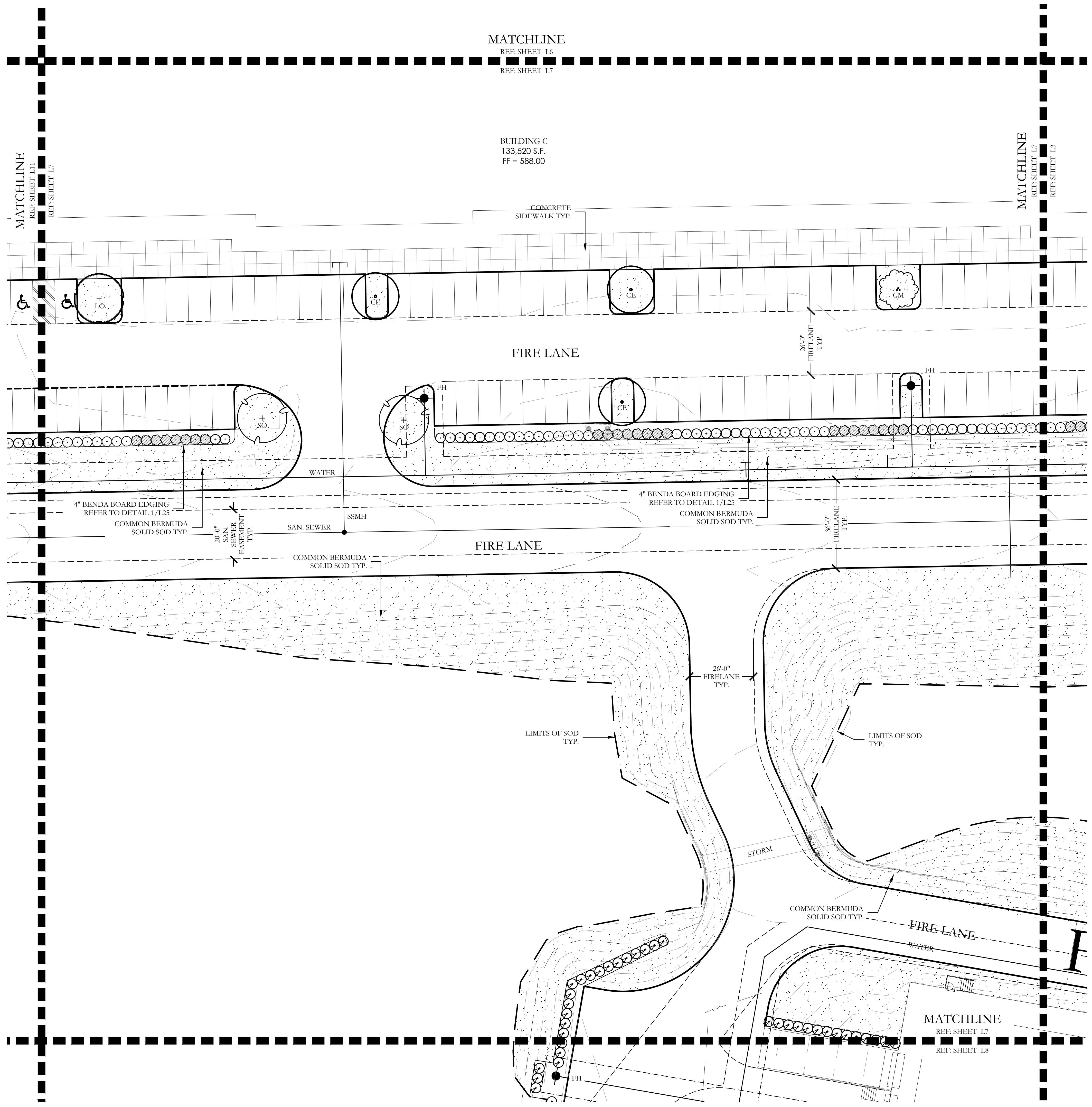
One Inch

LANDSCAPE PLANS
Landscape Plan
McKinney SH5 Site
City of McKinney, Collin County, Texas

CJS PROJECT NO.
GAM011
SHEET NO.
L6 of 25

MATCHLINE
REF: SHEET L6
REF: SHEET L7

BUILDING C
133,520 S.F.
FF = 588.00

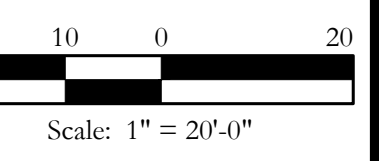
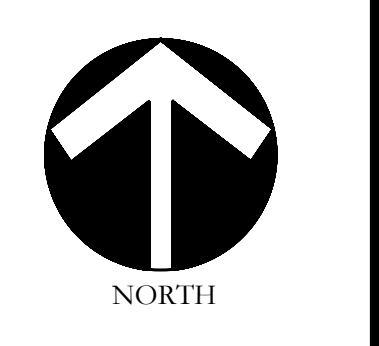


PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	CM	CRAPE MYRTLE	LAGERSTROEMIA INDICA 'MUSKOGEE'	2" CALIPER	AS SHOWN
		NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	48" O.C.
		DWARF WAX MYRTLE	MYRICA PUSILLA	7 GALLON	48" O.C.
		DWARF GLOSSY ABELIA	ABELIA GRANDIFLORA	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

CODY JOHNSON
s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM



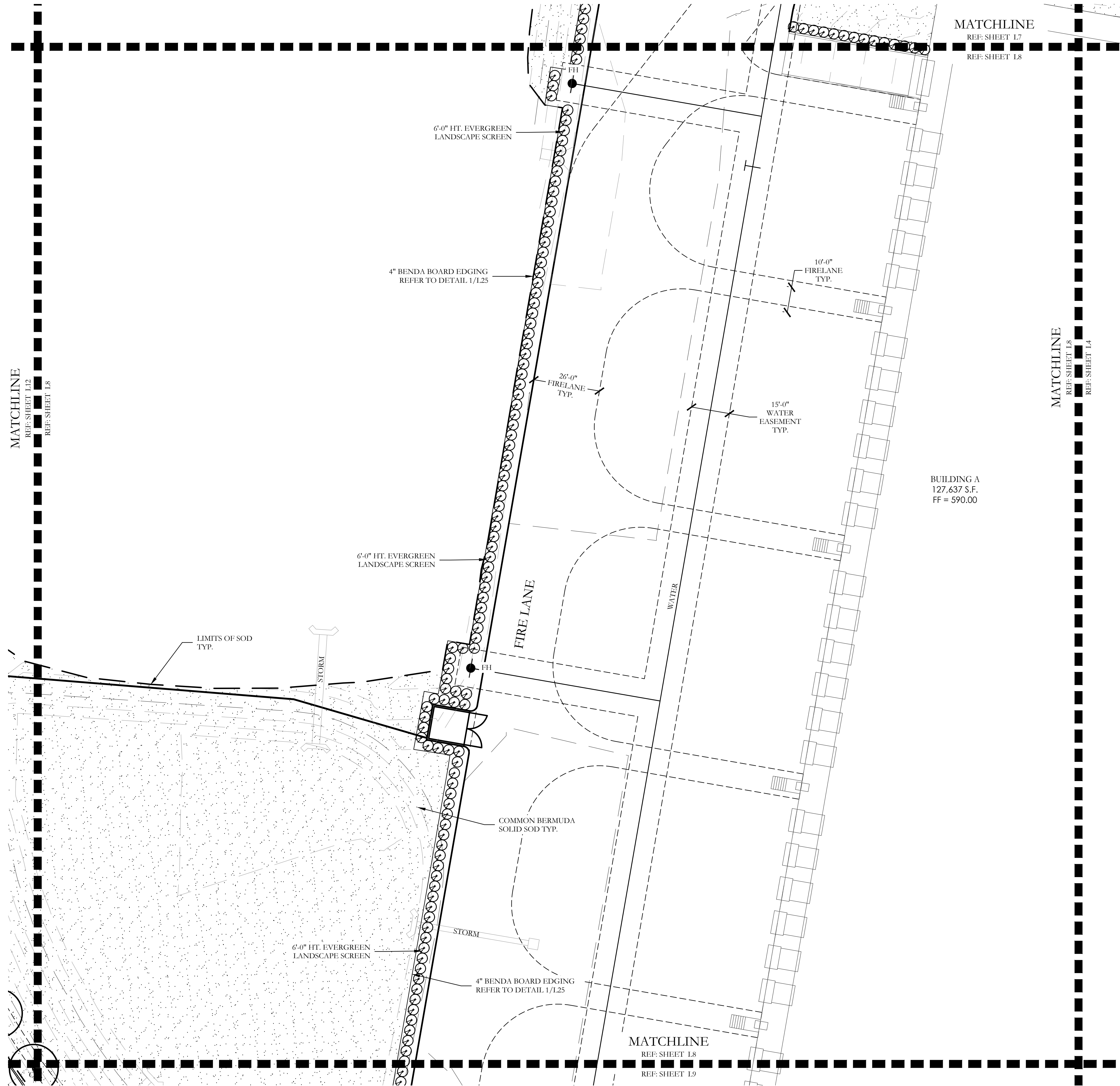
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One Inch

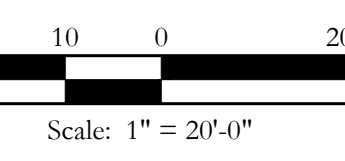
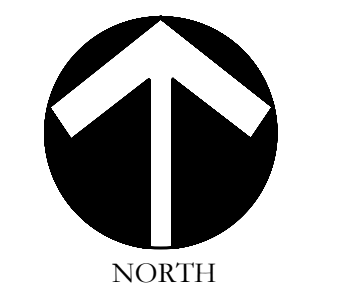
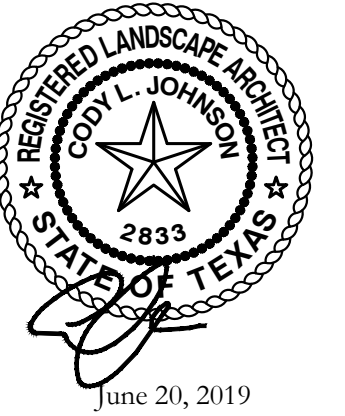
LANDSCAPE PLANS
Landscape Plan
McKinney SH5 Site
City of McKinney, Collin County, Texas

CJS PROJECT NO.
GAM011

SHEET NO.
L7 of 25



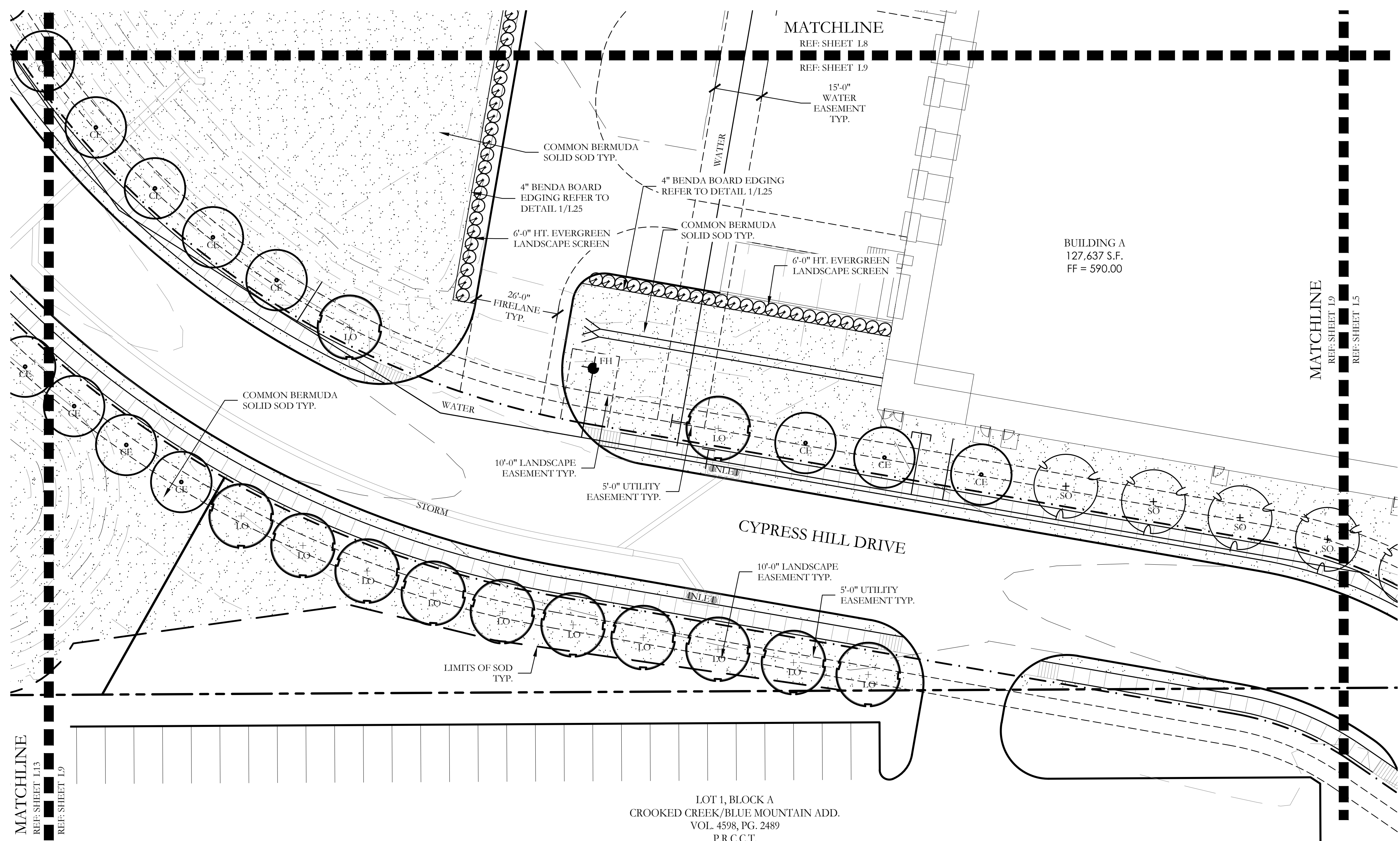
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD



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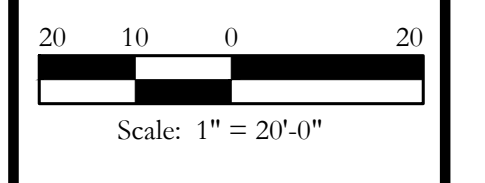
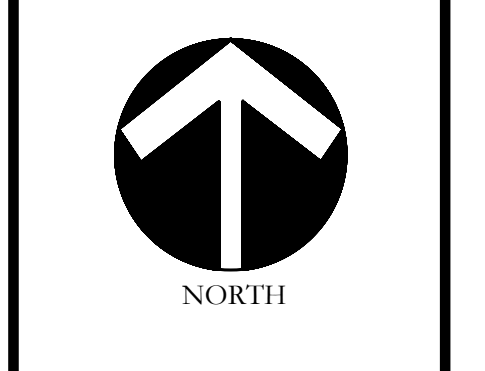
LANDSCAPE PLANS
Landscape Plan
McKinney SH5 Site
City of McKinney, Collin County, Texas



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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One Inch

LANDSCAPE PLANS
Landscape Plan
McKinney SH5 Site
City of McKinney, Collin County, Texas

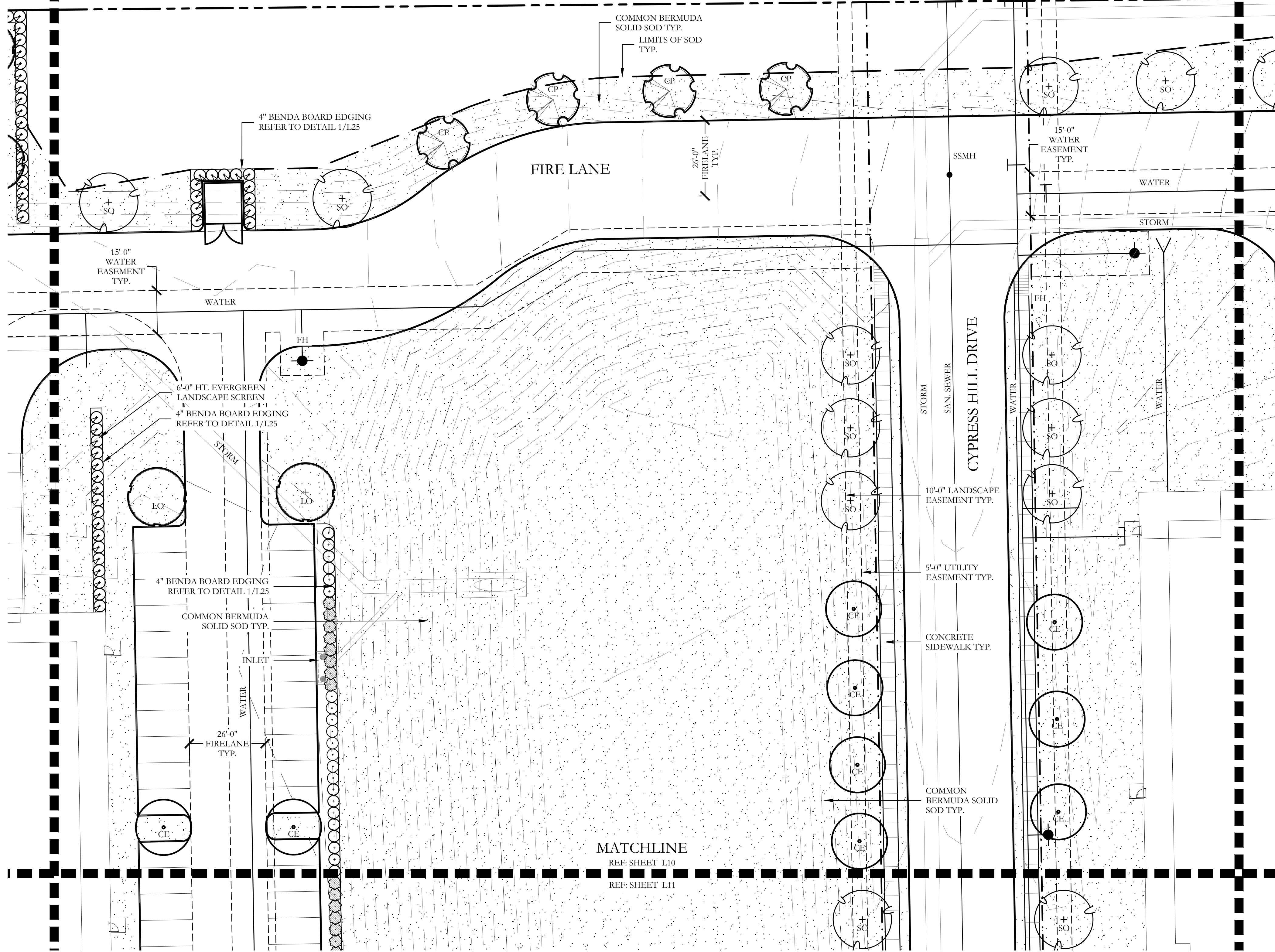
CJS PROJECT NO.
GAM011

SHEET NO.
L9 of 25

CALLED 47.608 ACRES
SEMINOLE BLOOMINFIVE L.P.
INST. NO. 20080317000317660
D.R.C.C.T.

MATCHLINE
REF: SHEET L14
REF: SHEET L10

MATCHLINE
REF: SHEET L10
REF: SHEET L6

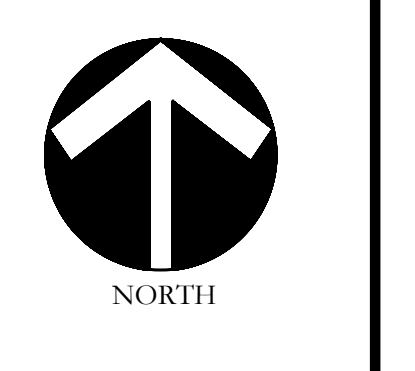
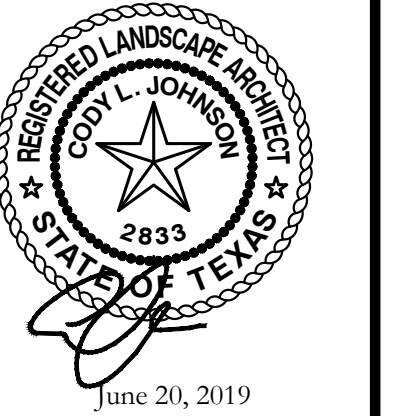


MATCHLINE
REF: SHEET L10
REF: SHEET L11

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
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CODY JOHNSON
s.t.u.d.i.o

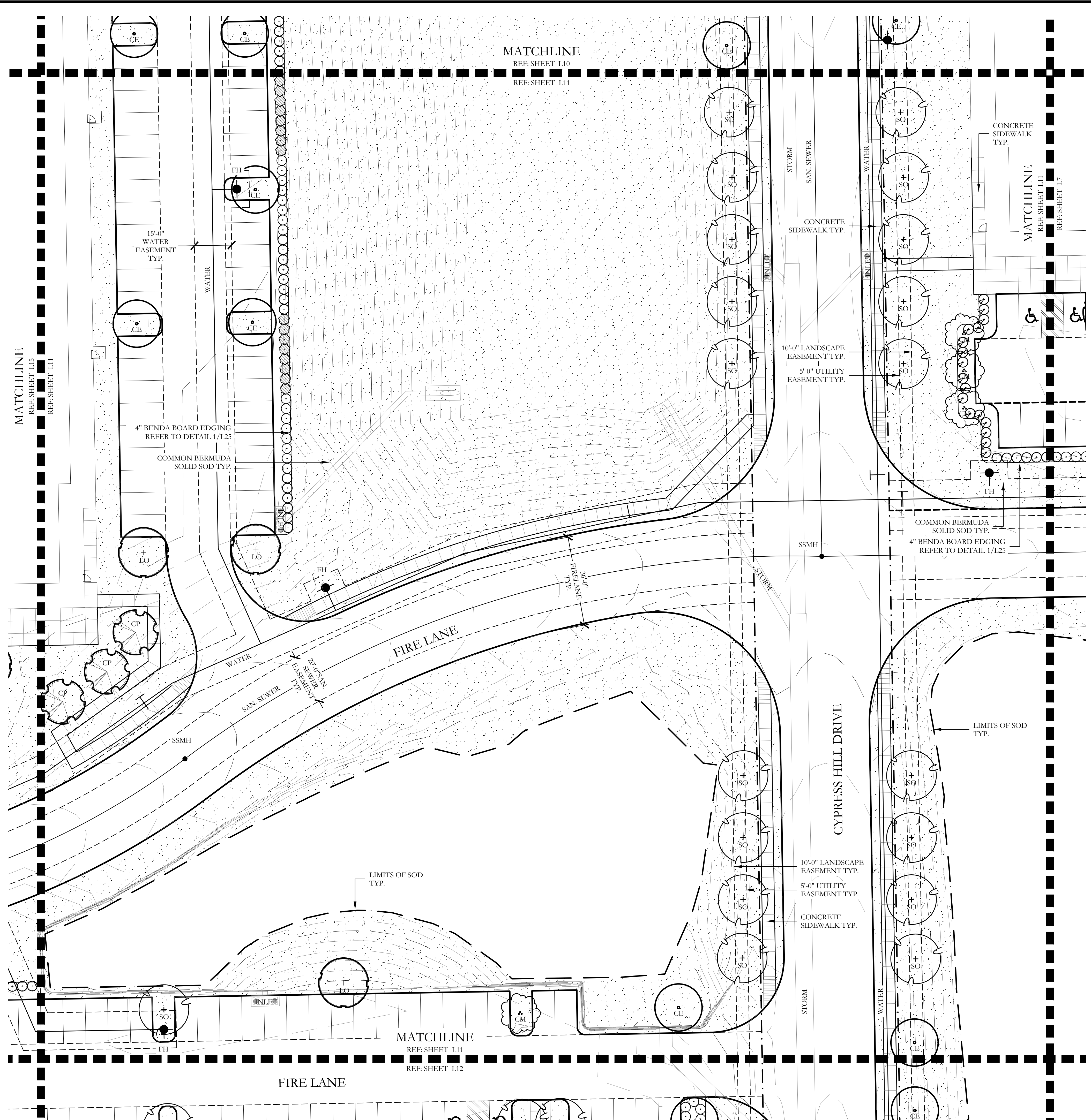


Scale: 1" = 20'-0"

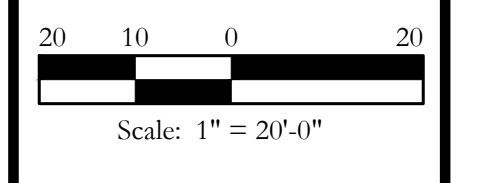
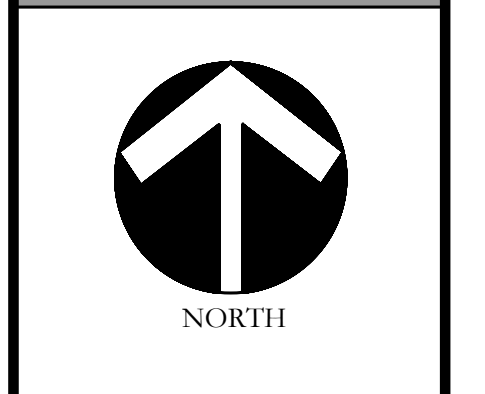
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LANDSCAPE PLANS
Landscape Plan
McKinney SH5 Site
City of McKinney, Collin County, Texas

CJS PROJECT NO.
GAM011
SHEET NO.
L10 of 25



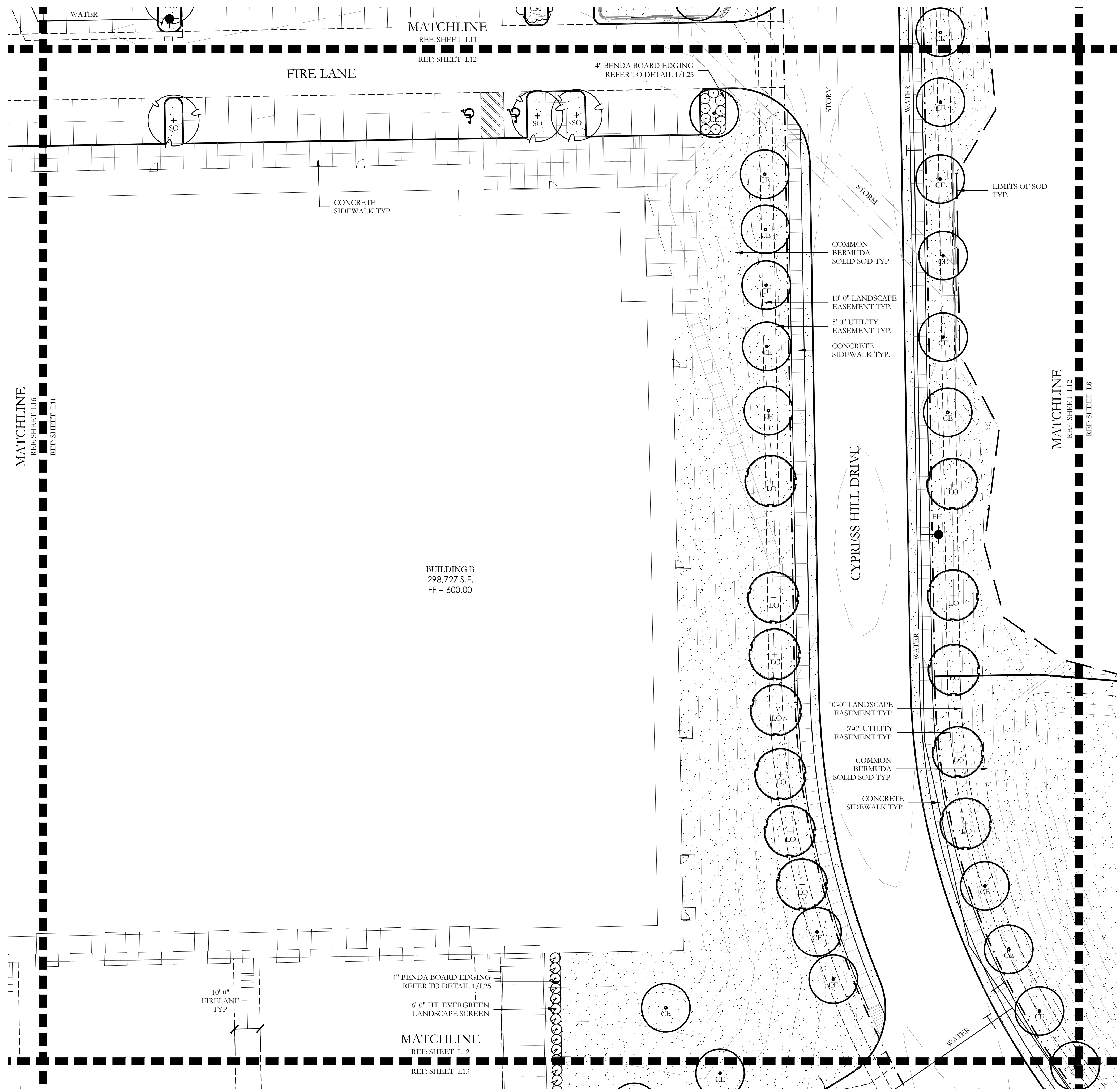
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One Inch

LANDSCAPE PLANS
Landscape Plan
McKinney SH5 Site
City of McKinney, Collin County, Texas



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NORTH

Scale: 1" = 20'-0"

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One Inch

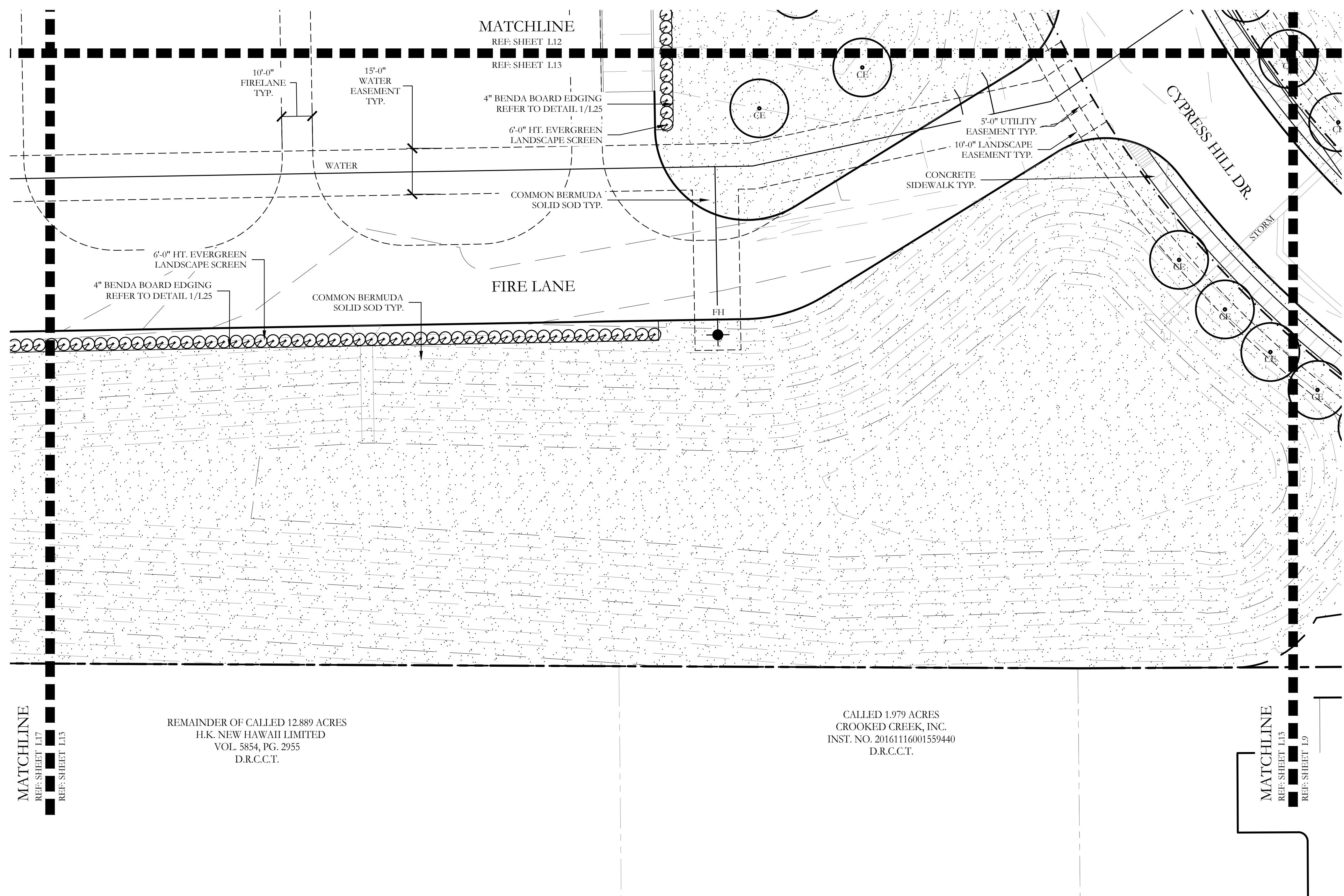
LANDSCAPE PLANS

Landscape Plan
McKinney SH5 Site

City of McKinney, Collin County, Texas

CJS PROJECT NO.
GAM011

SHEET NO.
L12 of 25



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

MATCHLINE REF: SHEET L17 REF: SHEET L13

REMAINDER OF CALLED 12,889 ACRES
H.K. NEW HAWAII LIMITED
VOL. 5854, PG. 2955
D.R.C.C.T.

CALLLED 1,979 ACRES
CROOKED CREEK, INC.
INST. NO. 20161116001559440
D.R.C.C.T.

MATCHLINE REF: SHEET L13 REF: SHEET L19

CODY JOHNSON
s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
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NORTH

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One Inch

LANDSCAPE PLANS

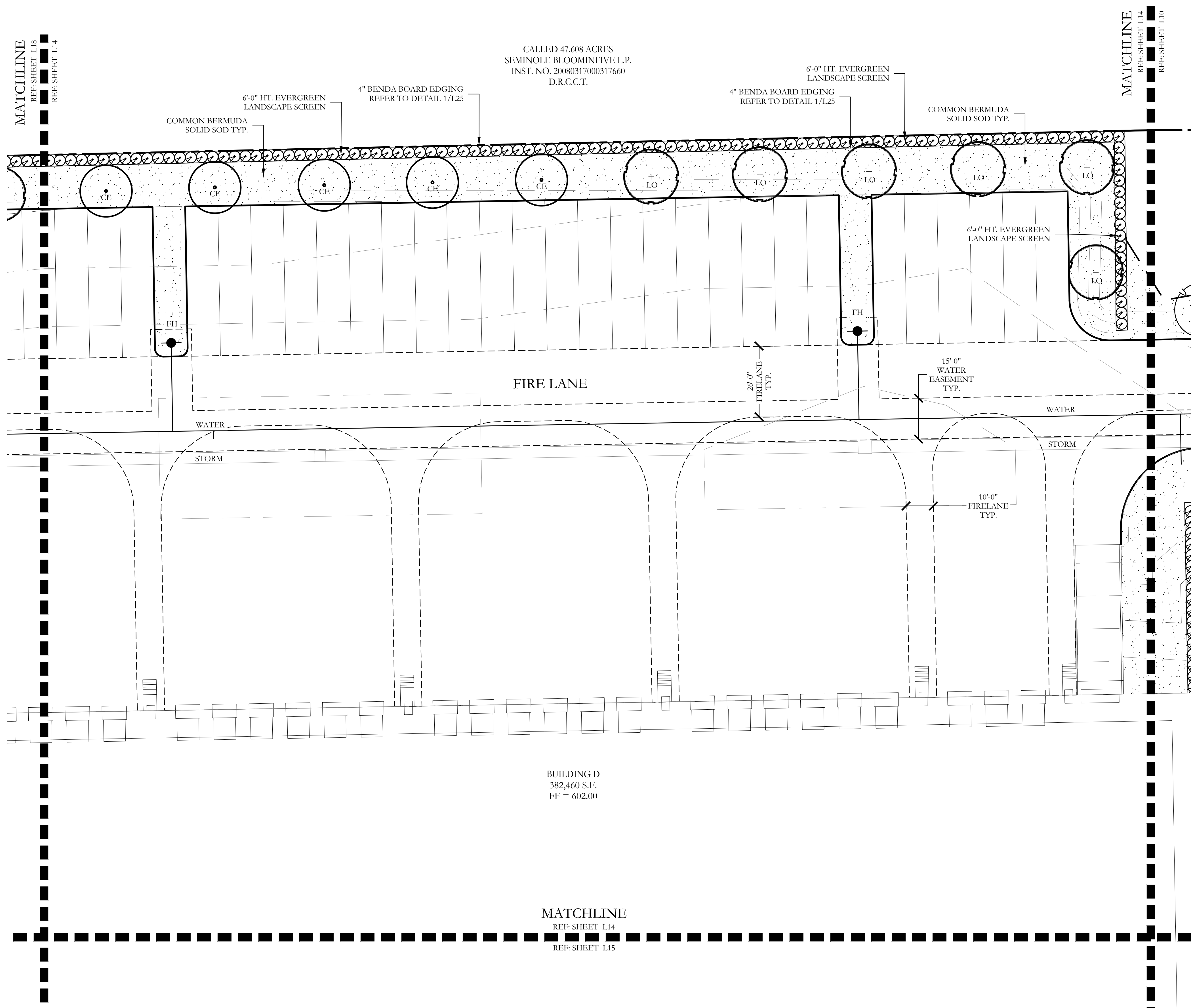
Landscape Plan

McKinney SH5 Site

City of McKinney, Collin County, Texas

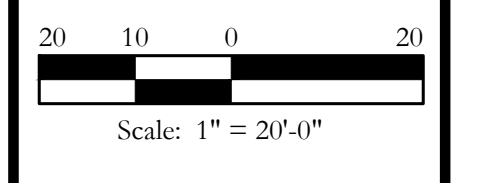
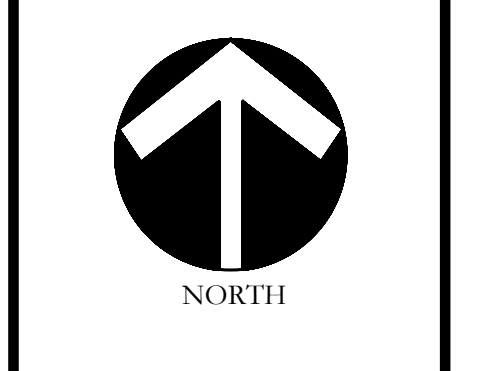
CJS PROJECT NO.
GAM011

SHEET NO.
L13 of 25



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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 One Inch

LANDSCAPE PLANS
 Landscape Plan
 McKinney SH5 Site
 City of McKinney, Collin County, Texas

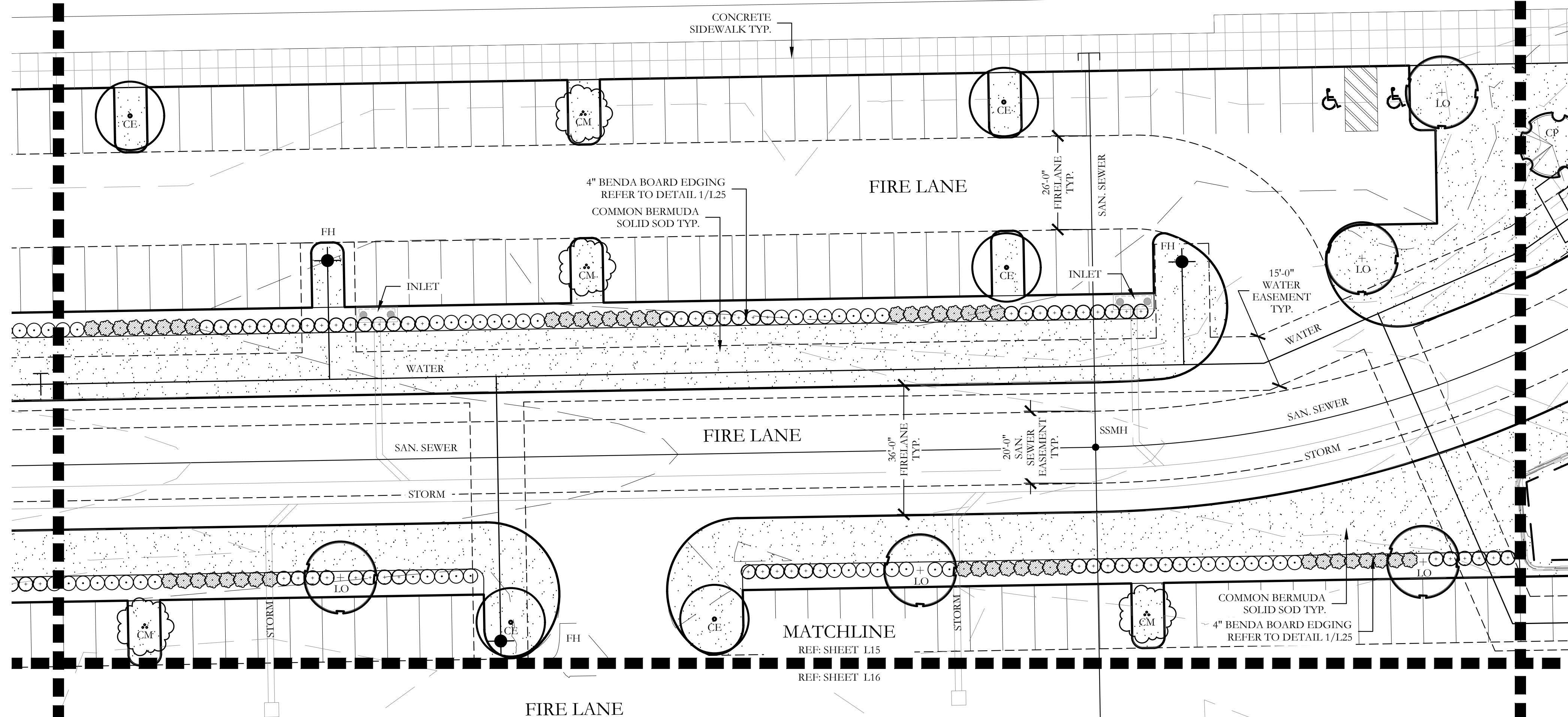
CJS PROJECT NO.
GAM011
 SHEET NO.
L14 of 25

MATCHLINE
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 REF: SHEET L15

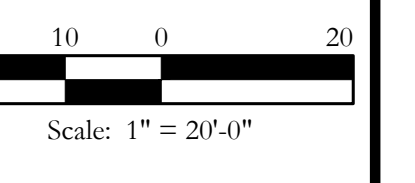
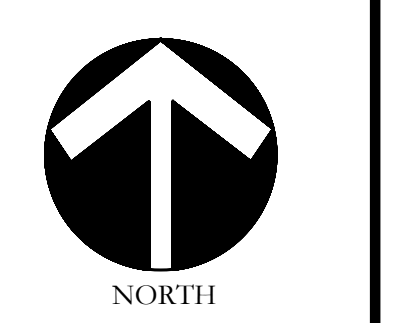
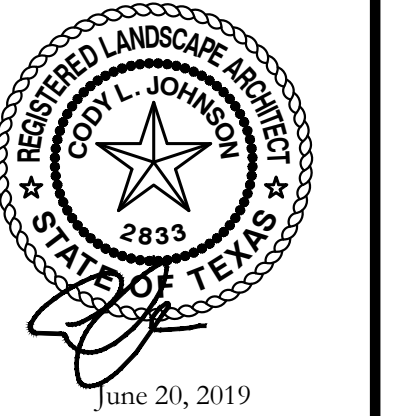
BUILDING D
 382,460 S.F.
 FF' = 602.00

MATCHLINE
 REF: SHEET L10
 REF: SHEET L15

MATCHLINE
 REF: SHEET L15
 REF: SHEET L11



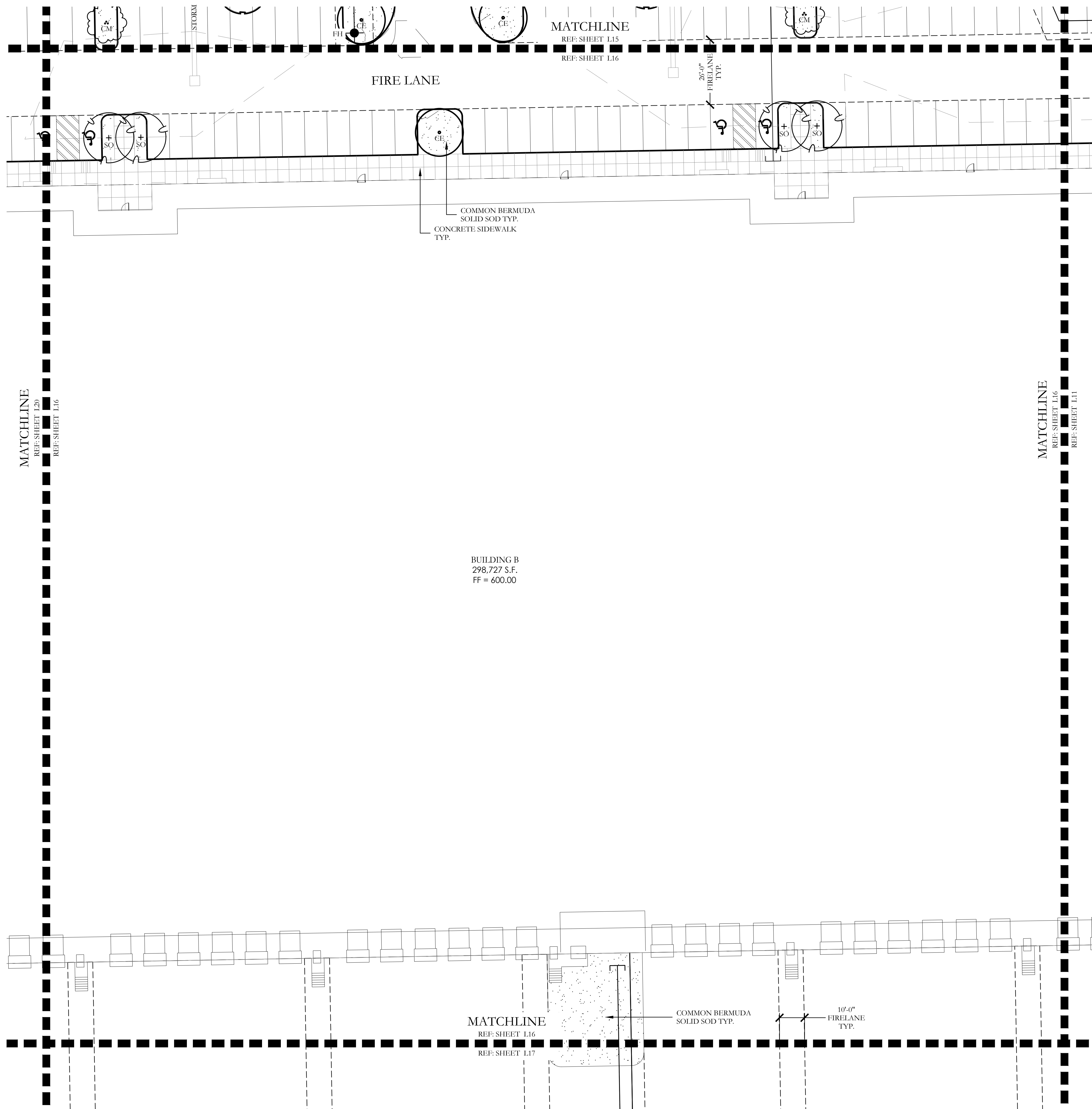
PLANT LEGEND					
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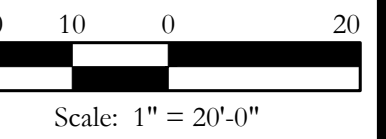
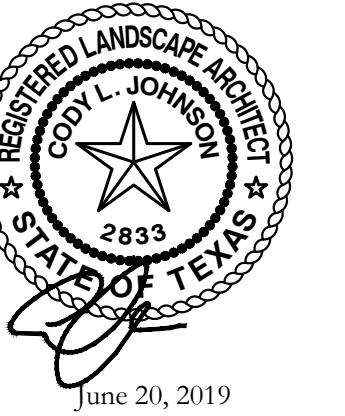
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One Inch

LANDSCAPE PLANS
 Landscape Plan
 McKinney SH5 Site
 City of McKinney, Collin County, Texas



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LANDSCAPE PLANS

Landscape Plan

McKinney SH5 Site

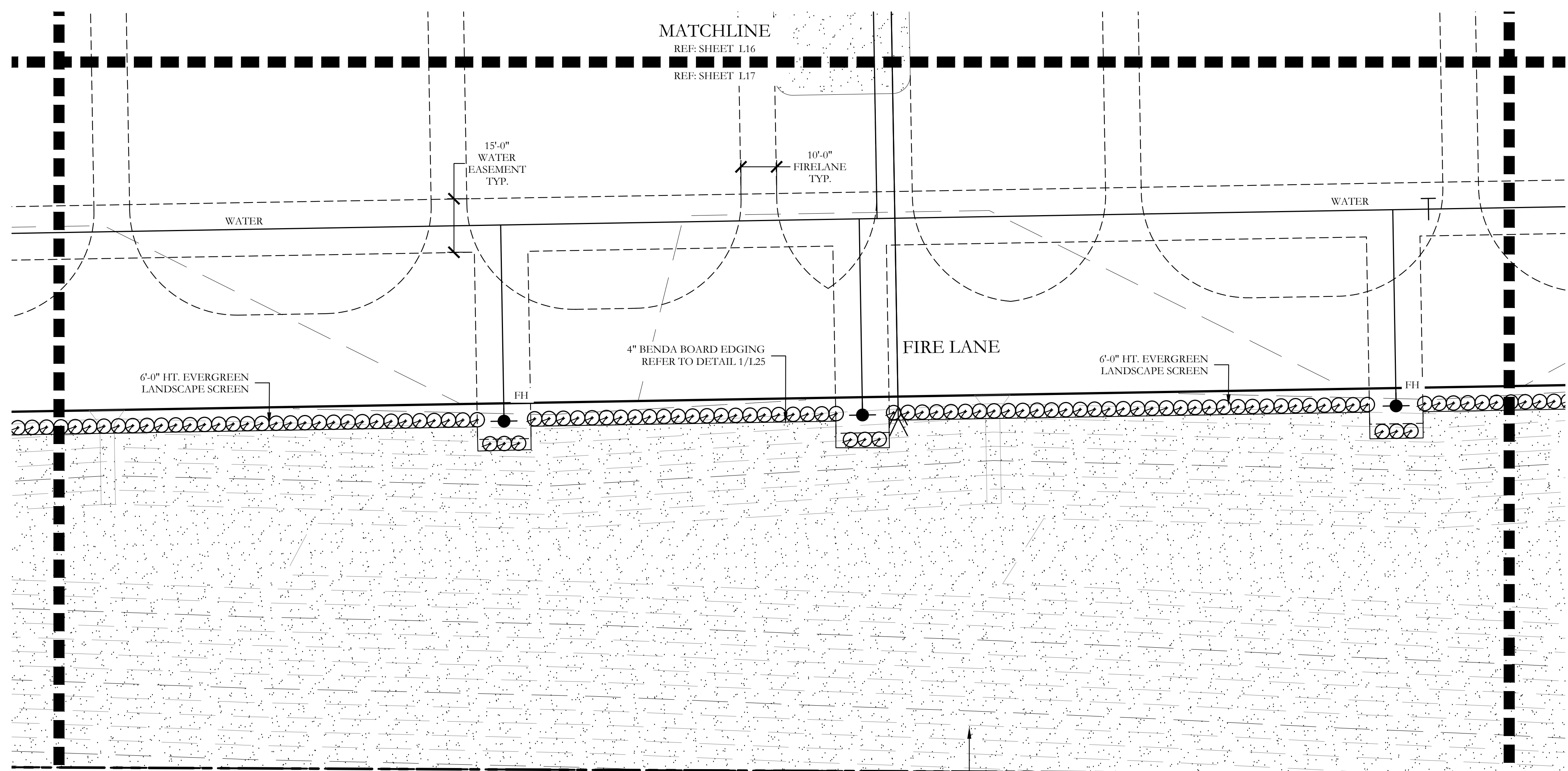
City of McKinney, Collin County, Texas

CJS PROJECT NO.

GAM011

SHEET NO.

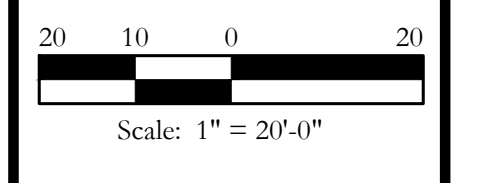
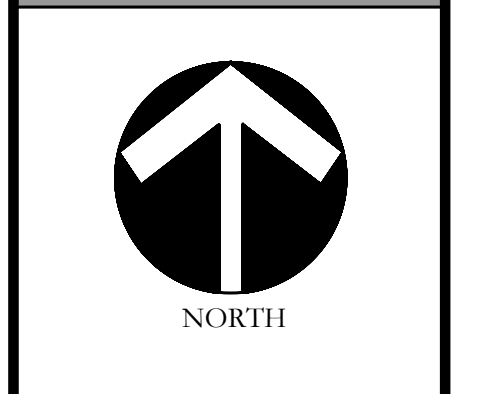
L16 of 25



CALLED 13.289 ACRES
 H.K. NEW HAWAII LIMITED
 VOL. 5848, PG. 4409
 D.R.C.C.T.
 COMMON BERMUDA
 SOLID SOD TYP.

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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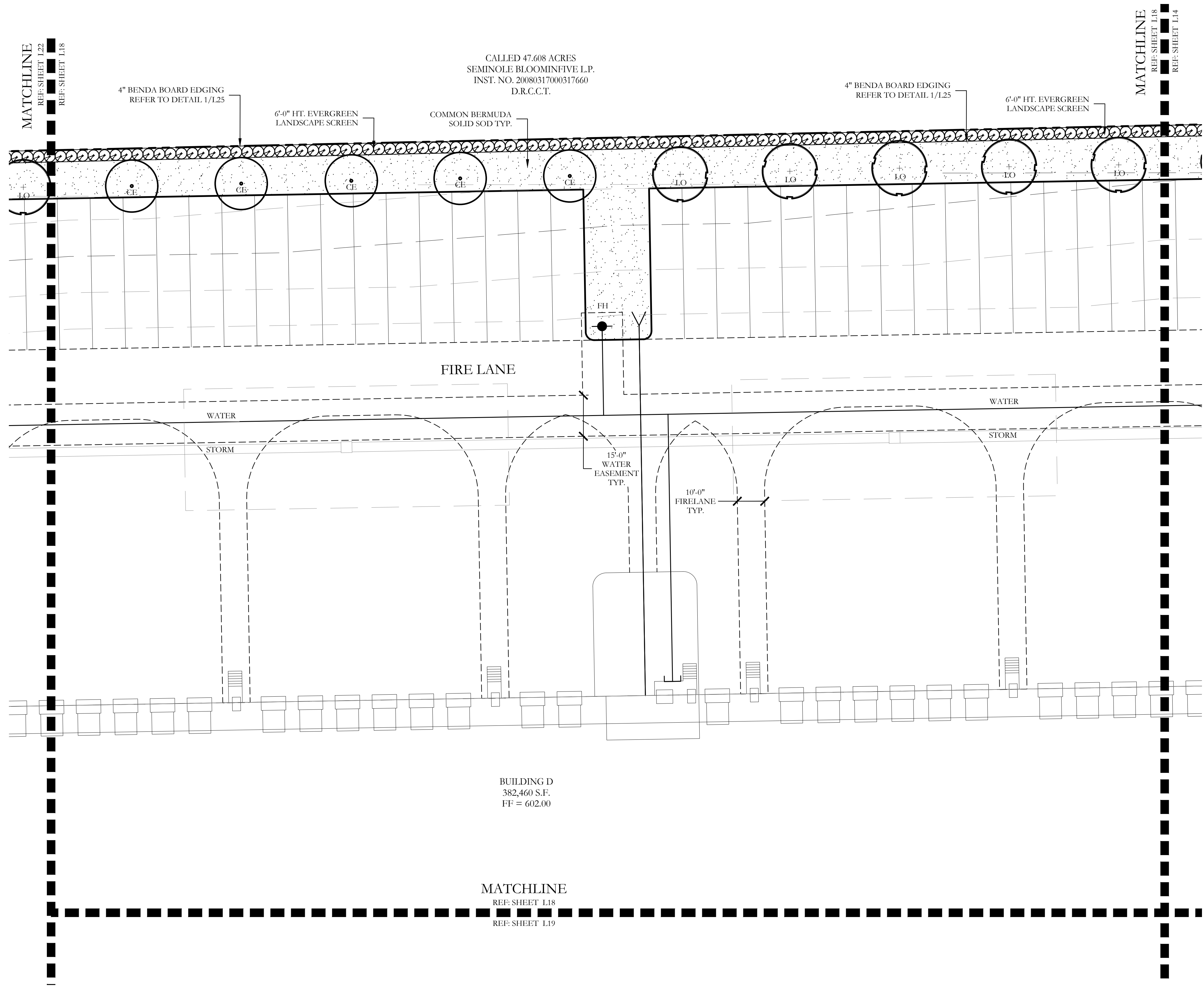
CODY JOHNSON
 s.t.u.d.i.o.
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GAM011
 SHEET NO.
L17 of 25



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	CM	CRAPE MYRTLE	LAGERSTROEMIA INDICA 'MUSKOGEE'	2" CALIPER	AS SHOWN
		NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	48" O.C.
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	48" O.C.
		DWARF WAX MYRTLE	MYRICA PUSILLA	7 GALLON	48" O.C.
		DWARF GLOSSY ABELIA	ABELIA GRANDIFLORA	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

CODY JOHNSON
 s.t.u.d.i.o

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NORTH

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

LANDSCAPE PLANS
 Landscape Plan
 McKinney SH5 Site
 City of McKinney, Collin County, Texas

CJS PROJECT NO.
GAM011

SHEET NO.
L18 of 25

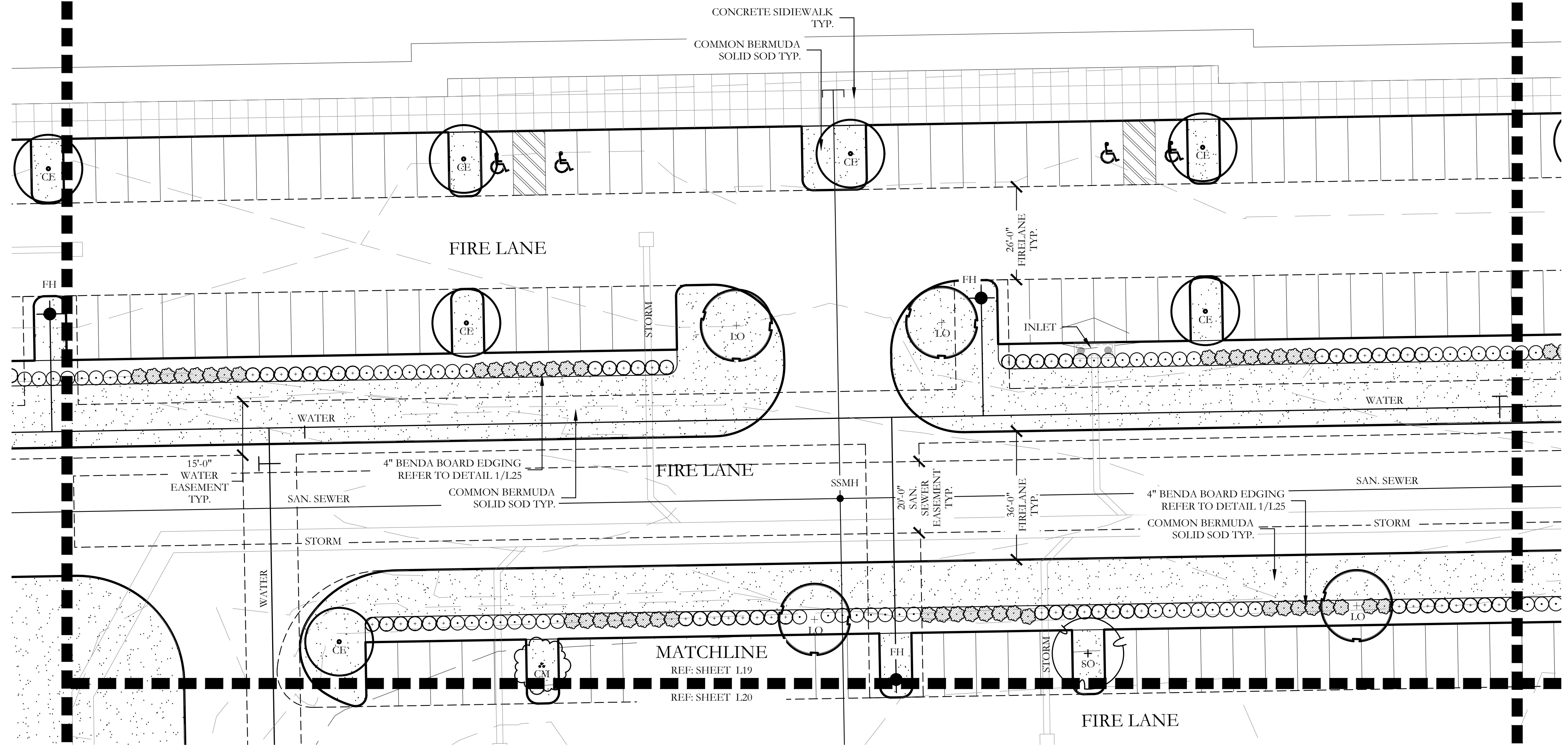
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REF: SHEET L18
REF: SHEET L19

BUILDING D
382,460 S.F.
FF = 602.00

MATCHLINE
REF: SHEET L19
REF: SHEET L15

MATCHLINE
REF: SHEET L22
REF: SHEET L19

MATCHLINE
REF: SHEET L23
REF: SHEET L19

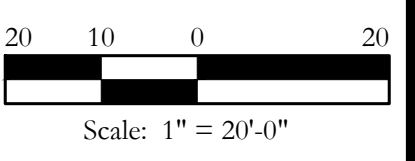
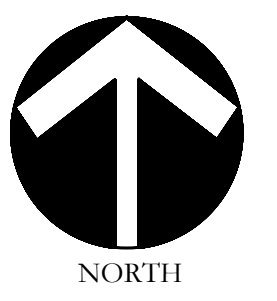
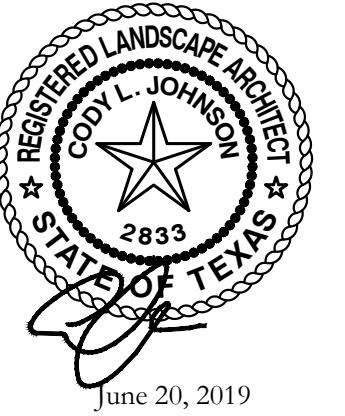


PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
	CM	GRAPE MYRTLE	LAGERSTROEMIA INDICA 'MUSKOGEE'	2" CALIPER	AS SHOWN
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		DWARF WAX MYRTLE	MYRICA PUSILLA	7 GALLON	48" O.C.
		DWARF GLOSSY ABELIA	ABELIA GRANDIFLORA	7 GALLON	48" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

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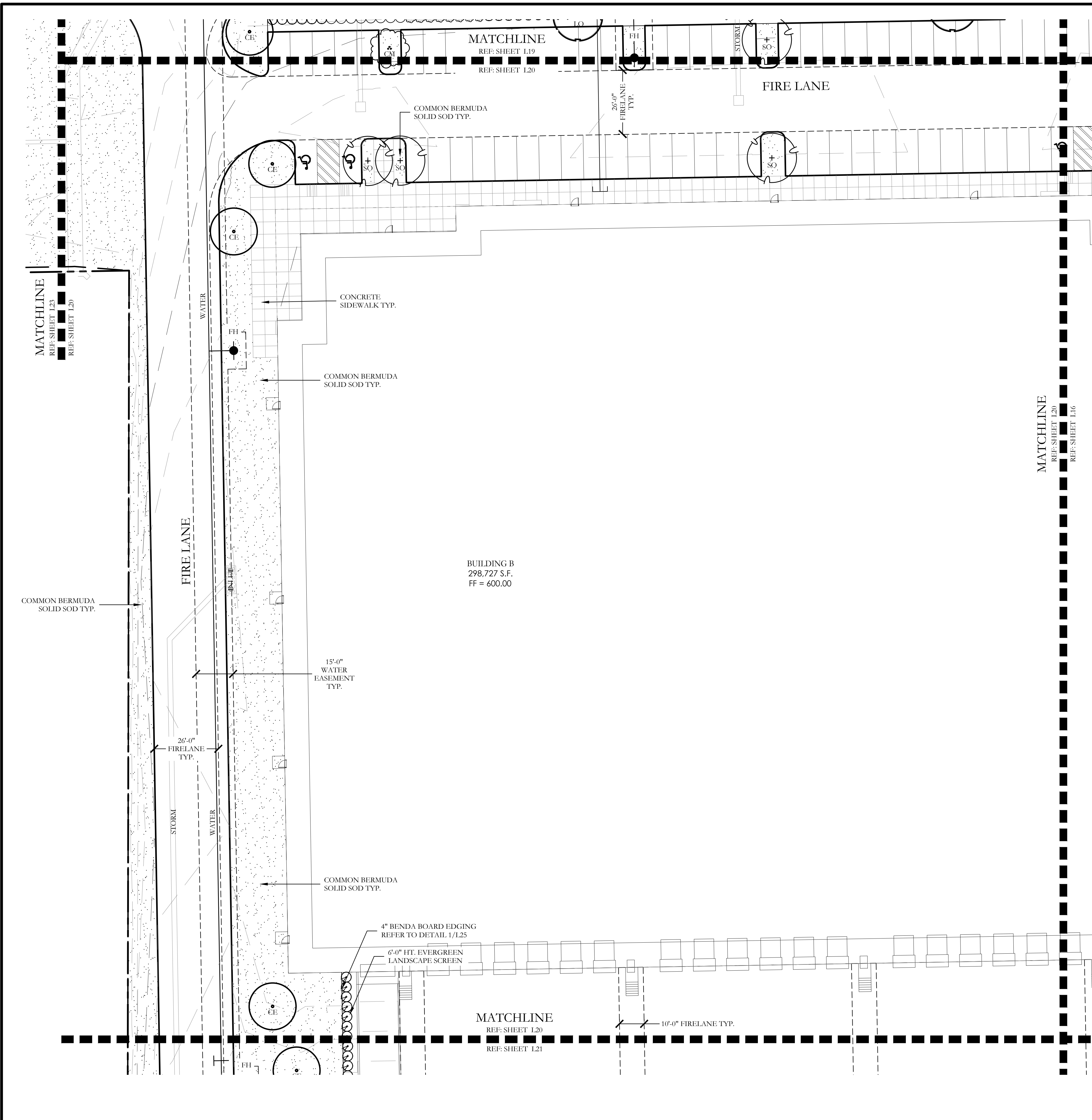


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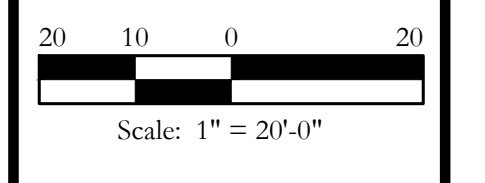
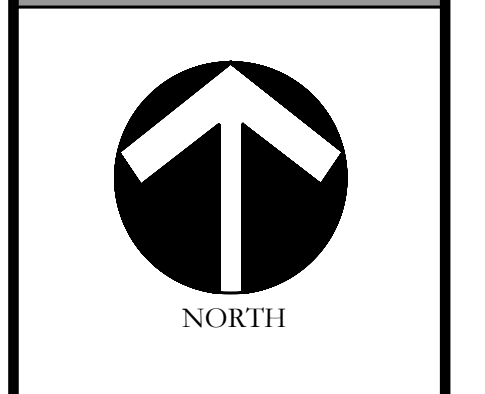
One Inch

LANDSCAPE PLANS
Landscape Plan
McKinney SH5 Site
City of McKinney, Collin County, Texas

CJS PROJECT NO.
GAM011
SHEET NO.
L19 of 25



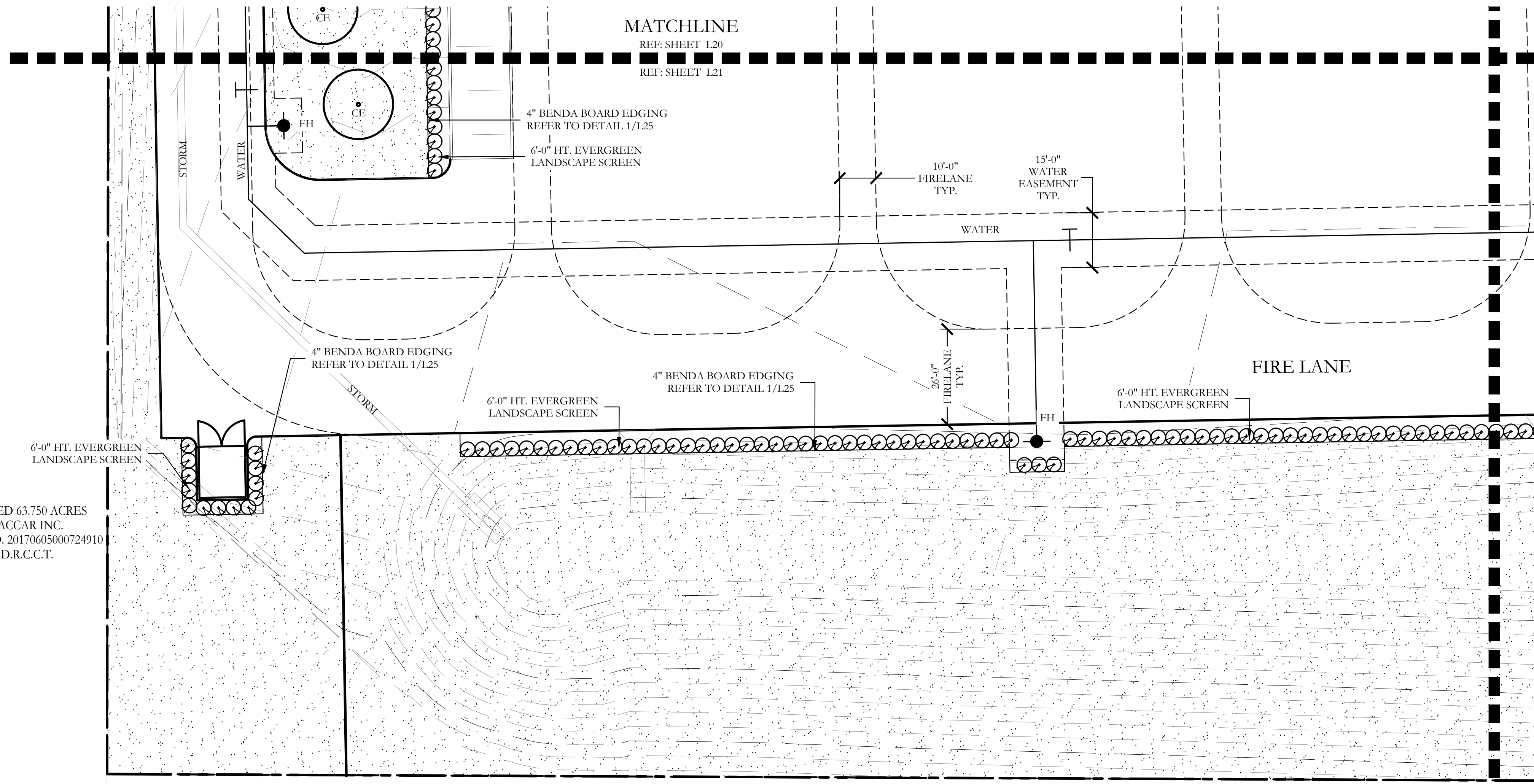
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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LANDSCAPE PLANS
Landscape Plan
McKinney SH5 Site
City of McKinney, Collin County, Texas



CALLED 63.750 ACRES
PACCAR INC.
INST. NO. 20170605000724910
D.R.C.C.T.

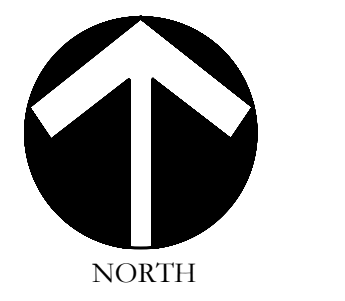
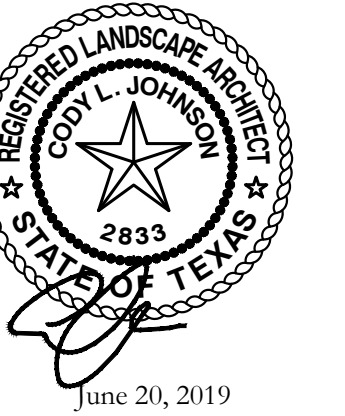
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DONALD M. MOTSENBOCKER
INST. NO. 20071217001671490
D.R.C.C.T.

MATCHLINE
REF: SHEET L21
REF: SHEET L17

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN
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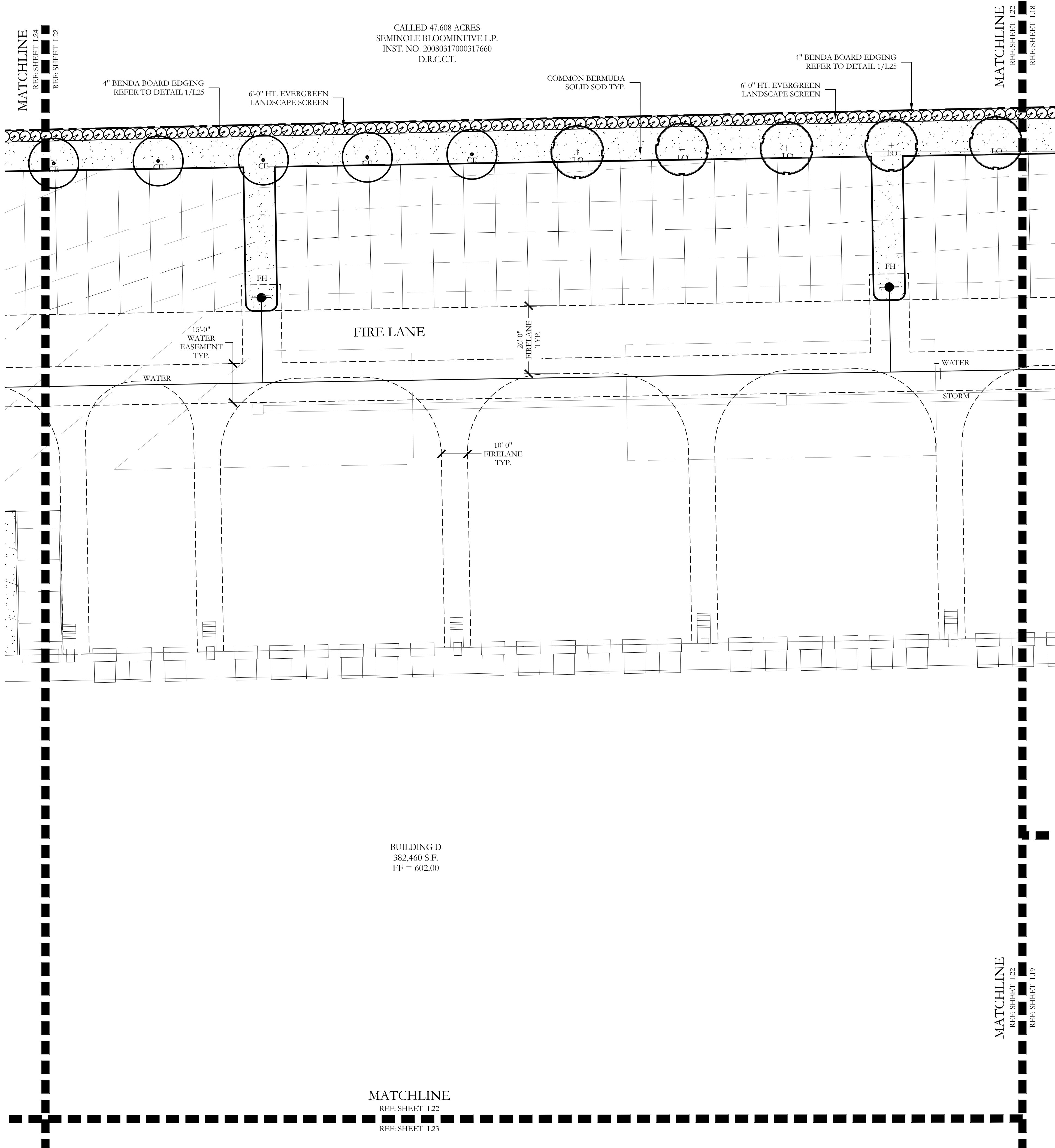


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LANDSCAPE PLANS
Landscape Plan
McKinney SH5 Site
City of McKinney, Collin County, Texas

CJS PROJECT NO.
GAM011
SHEET NO.
L21 of 25



PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
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	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

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LANDSCAPE PLANS

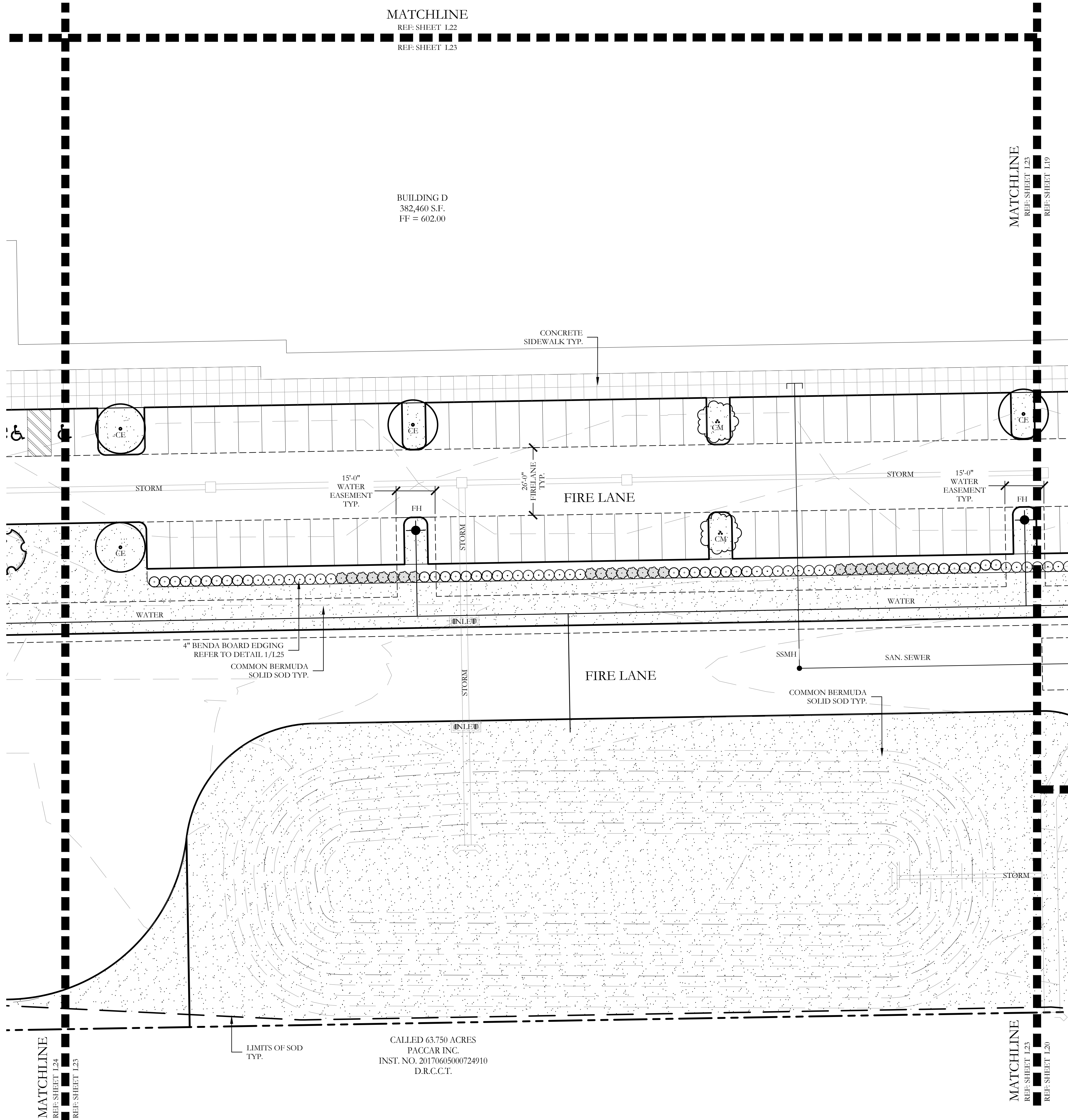
Landscape Plan

McKinney SH5 Site

City of McKinney, Collin County, Texas

CJS PROJECT NO.
GAM011

SHEET NO.
L22 of 25



MATCHLINE
REF: SHEET L22
REF: SHEET L23

BUILDING D
382,460 S.F.
FF = 602.00

MATCHLINE
REF: SHEET L25
REF: SHEET L19

MATCHLINE
REF: SHEET L24
REF: SHEET L23

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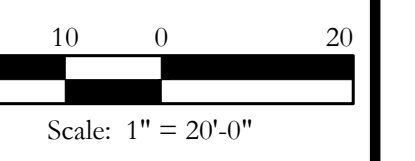
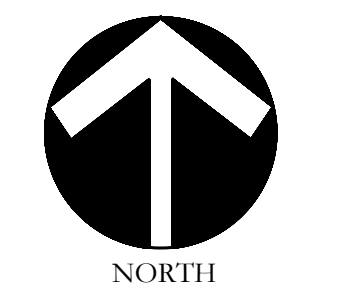
CALLED 63.750 ACRES
PACCAR INC.
INST. NO. 20170605000724910
D.R.C.C.T.

MATCHLINE
REF: SHEET L25
REF: SHEET L20

PLANT LEGEND					
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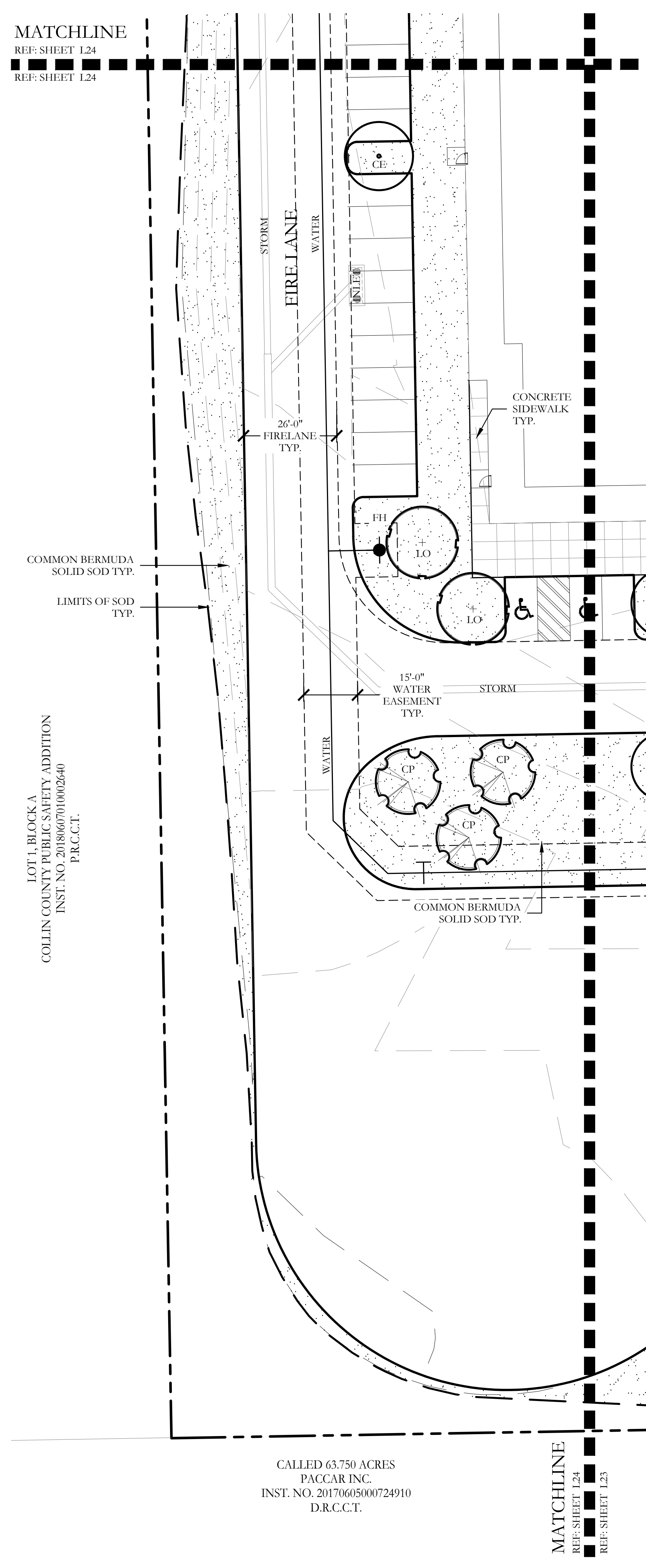
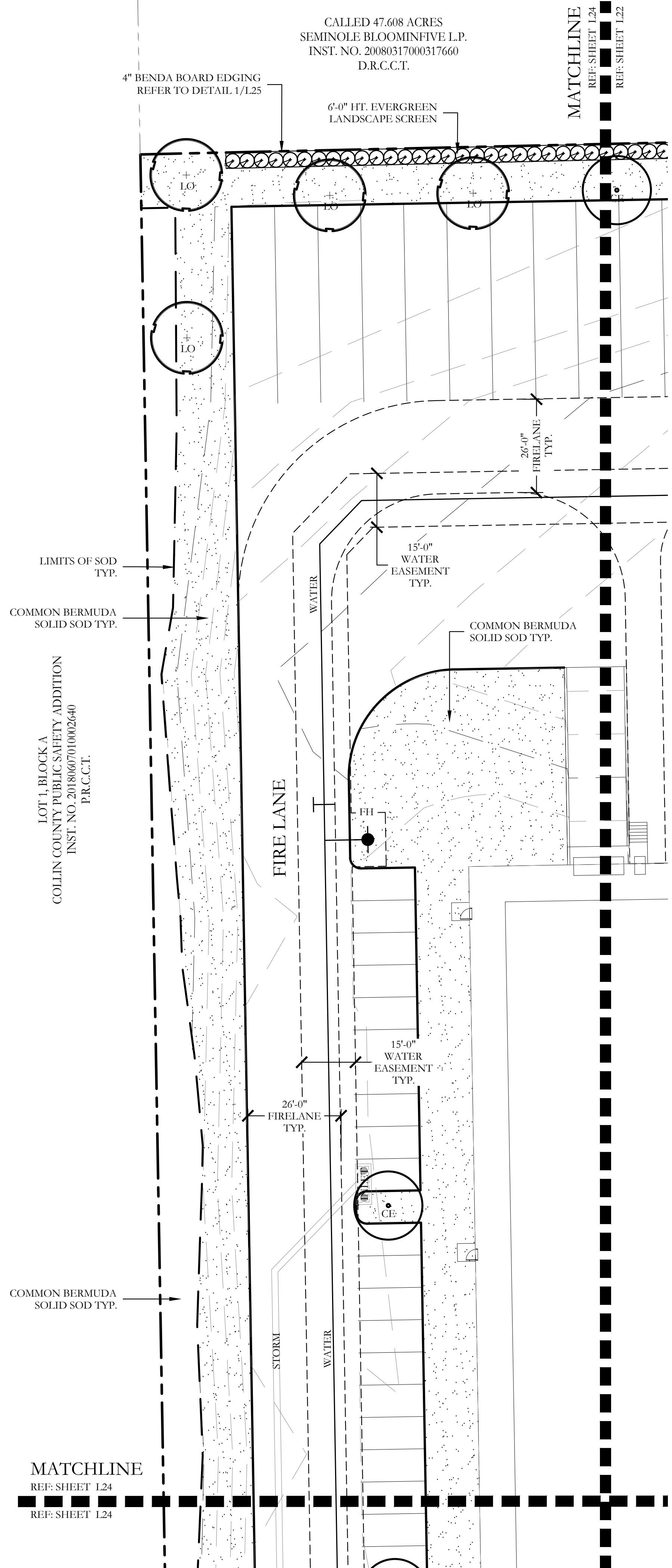
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McKinney SH5 Site
City of McKinney, Collin County, Texas

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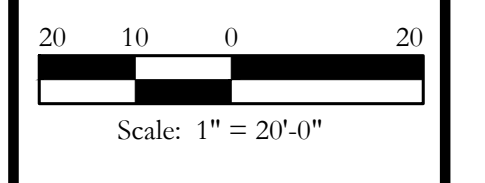
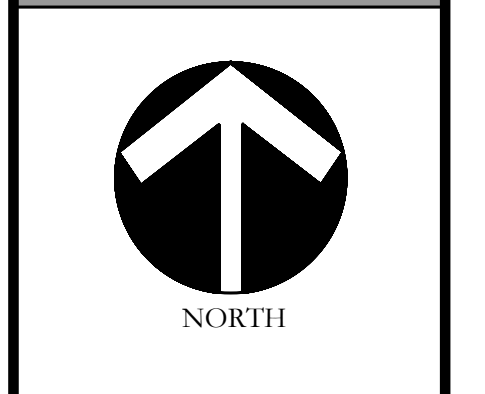
SHEET NO.
L23 of 25



PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
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		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

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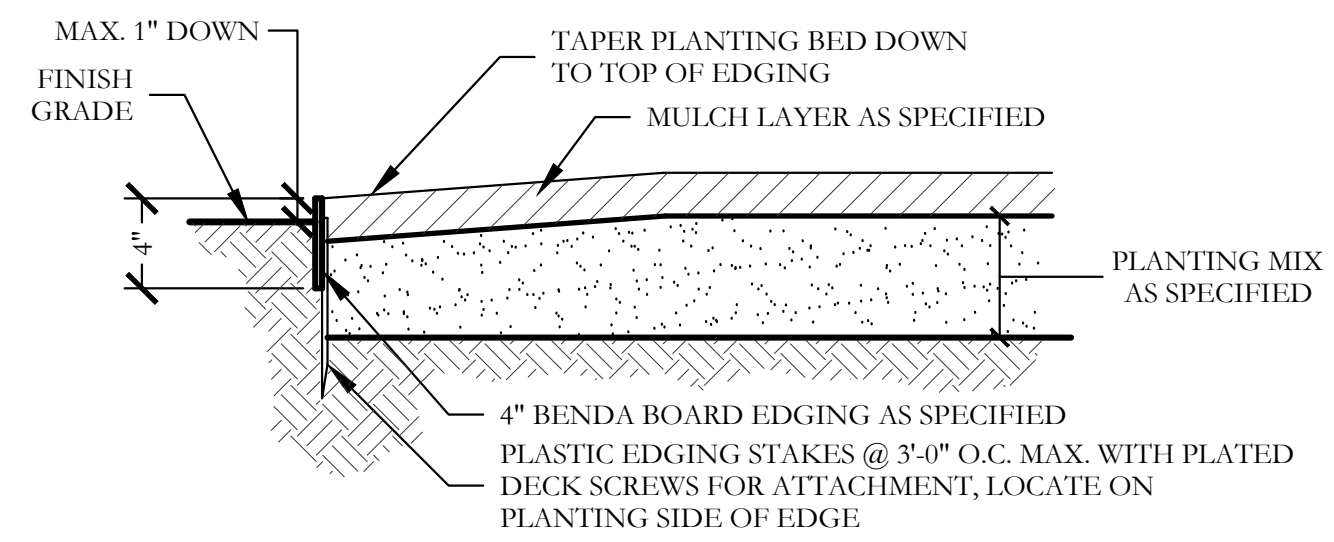
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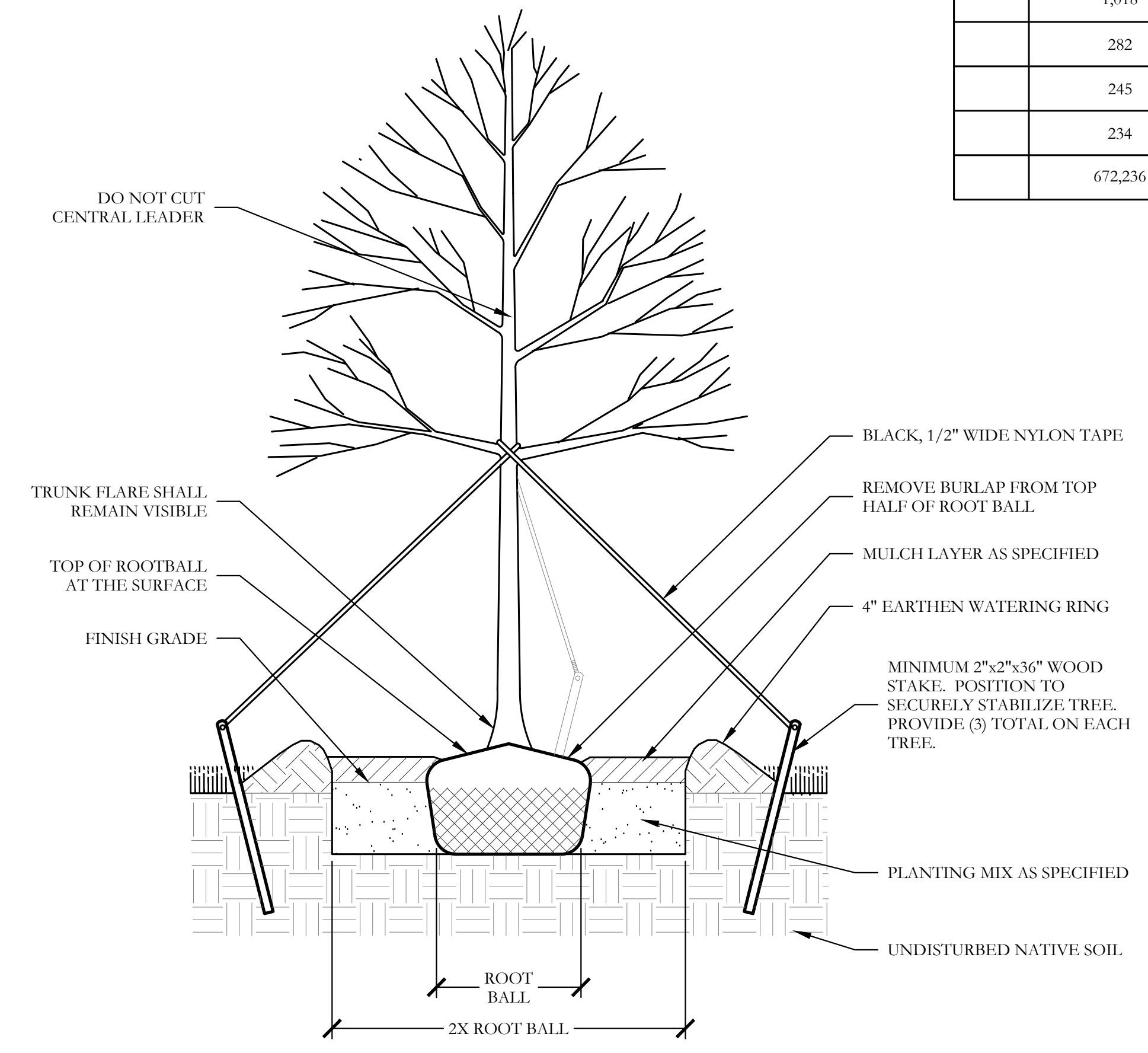
LANDSCAPE PLANS
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 McKinney SH5 Site
 City of McKinney, Collin County, Texas

CJS PROJECT NO.
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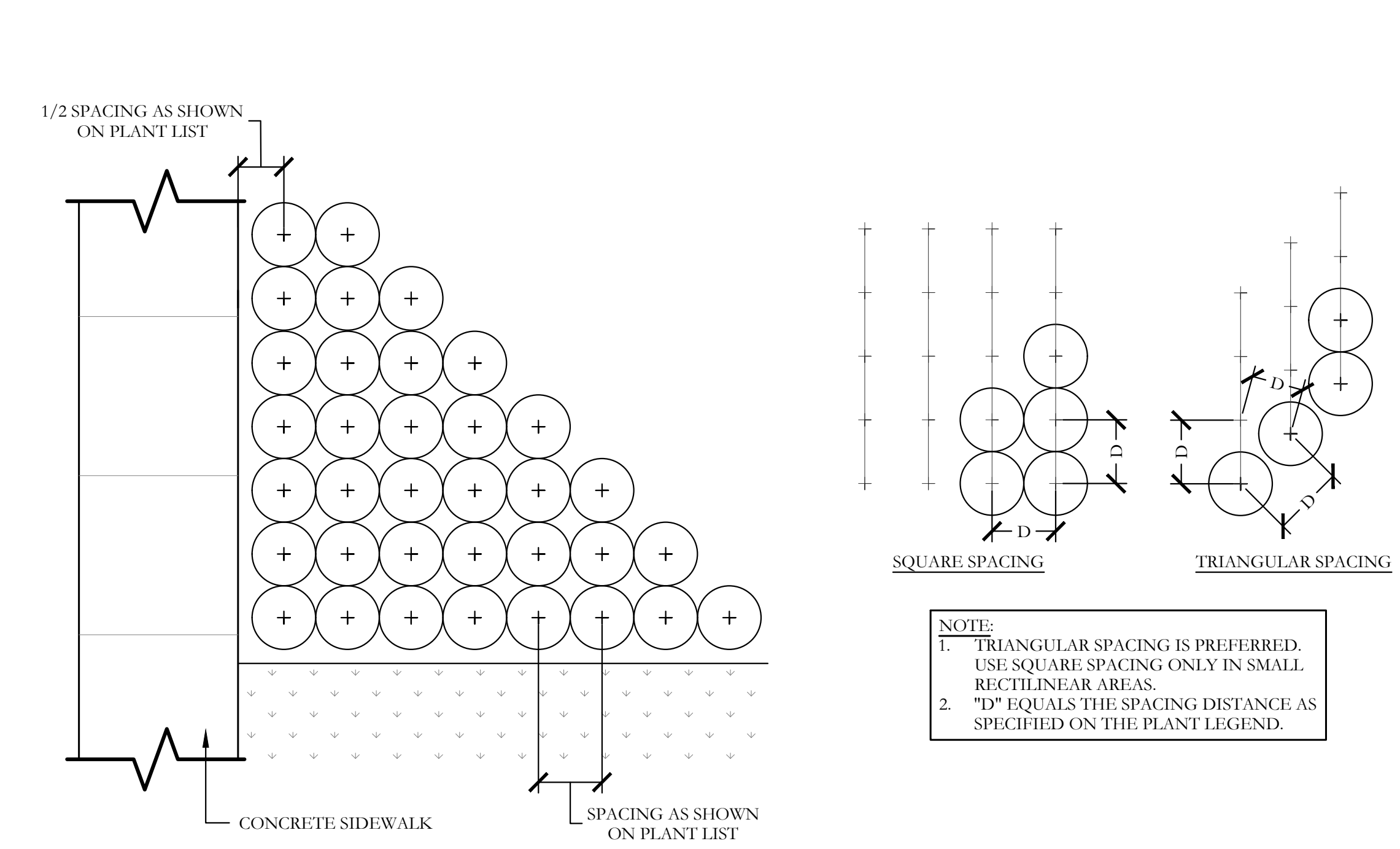
SHEET NO.
L24 of 25



1 TYPICAL BED EDGING DETAIL SECTION
NOT TO SCALE



2 TYPICAL TREE PLANTING SECTION
NOT TO SCALE



3 TYPICAL SHRUB AND GROUND COVER PLANTING PLAN/SECTION
NOT TO SCALE

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	76	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	78	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	100	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CP	30	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CM	17	CRAPE MYRTLE	LAGERSTROEMIA INDICA 'MUSKOGEE'	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	1,018	NELLIE R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	30 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT; MINIMUM 6'-0" HT.; FULL TO GROUND.
	282	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	245	DWARF WAX MYRTLE	MYRICA PUSILLA	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	234	DWARF GLOSSY ABELIA	ABELIA GRANDIFLORA	7 GALLON	48" O.C.	CONTAINER GROWN; FULL PLANT.
	672,236	COMMON BERMU DA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

LANDSCAPE PROVIDED

- STATE HIGHWAY NO. 5**
- A. MINIMUM TWENTY (20) FOOT LANDSCAPE EDGE PROVIDED
 - B. 1-4" CAL. CANOPY TREE / 40 LF OF LANDSCAPE EDGE
1,353 LF OF FRONTAGE / 40 LF = 34 - 3" CAL. TREES REQUIRED
PROVIDED: 34 - 4" CALIPER CANOPY TREES PROVIDED
 - C. 10% OF ENTIRE SITE SHALL BE DEDICATED TO LIVING LANDSCAPE.
 - D. AT LEAST 75% OF THE FRONTAGE OF PARKING LOTS, ADJACENT TO PUBLIC ROW SHALL BE SCREENED FROM PUBLIC STREETS WITH EVERGREEN SHRUBS ATTAINING A MINIMUM HEIGHT OF THREE (3) FEET.
- CYPRESS HILL DRIVE**
- A. MINIMUM TEN (10) FOOT LANDSCAPE EDGE PROVIDED
 - B. 1-4" CAL. CANOPY TREE / 40 LF OF LANDSCAPE EDGE
EAST SIDE OF CYPRESS HILL DRIVE
1,743 LF OF FRONTAGE / 40 LF = 45 - 3" CAL. TREES REQUIRED
PROVIDED: 45 - 4" CALIPER CANOPY TREES PROVIDED
WEST SIDE OF CYPRESS HILL DRIVE
1,815 LF OF FRONTAGE / 40 LF = 46 - 3" CAL. TREES REQUIRED
PROVIDED: 46 - 4" CALIPER CANOPY TREES PROVIDED
 - C. AT LEAST 75% OF THE FRONTAGE OF PARKING LOTS, ADJACENT TO PUBLIC ROW SHALL BE SCREENED FROM PUBLIC STREETS WITH EVERGREEN SHRUBS ATTAINING A MINIMUM HEIGHT OF THREE (3) FEET.
- INTERNAL/PARKING LOT**
- A. HAVE A LANDSCAPE AREA WITH AT LEAST ONE TREE WITHIN 65' OF EVERY PARKING SPACE.
 - B. 1 TREE MINIMUM PLANTED IN PARKING AREA FOR EVERY 10 PARKING SPACES.
812 PARKING SPACES / 10 = 81.2 - TREES REQUIRED
PROVIDED: MORE THAN 100 - TREES PROVIDED
 - C. A LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH PARKING ROW AND SHALL INCLUDE ONE (1) CANOPY TREE, MIN. 50% OF THE ISLAND COVERED WITH LIVING PLANT MATERIAL AND MAX. 50% COVERED WITH MULCH OR DG.
 - D. WHENEVER PARKING AREA OR VEHICULAR USE AREA ABUTS AN ADJACENT PROPERTY LINE, A PERIMETER LANDSCAPE AREA OF AT LEAST 5' SHALL BE MAINTAINED BETWEEN THE TWO.
 - E. REQUIRED CANOPY TREE WITHIN 12' OF BUILDING FOUNDATION, AN ALTERNATE PLANTING LOCATION ON SITE SHALL BE APPROVED BY LANDSCAPE ADMINISTRATOR.

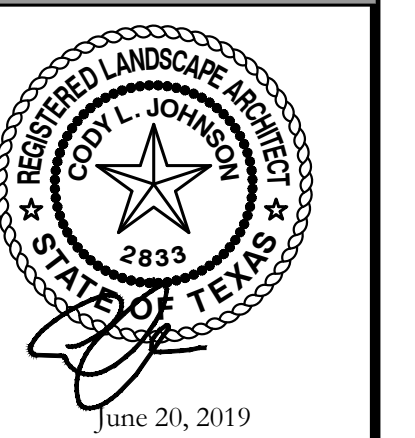
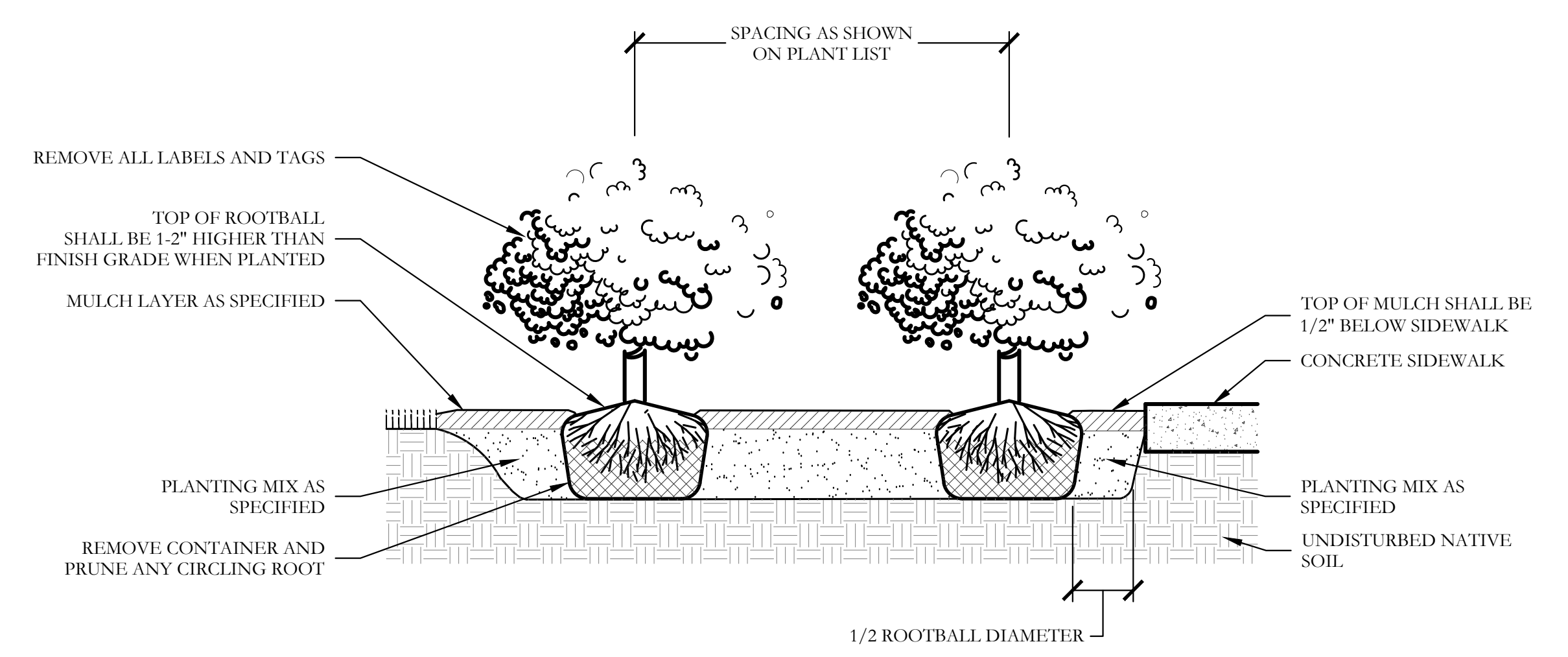
GENERAL LANDSCAPE NOTES

- INSPECTIONS:**
- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
 - THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
 - THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.
- LANDSCAPE STANDARDS:**
- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
 - UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
 - A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
 - STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
 - THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
 - TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
 - A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
 - TREE PTS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
 - ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILED AND TURNED TO A DEPTH OF 8" MINIMUM.
 - ALL PLANT BEDS SHALL BE TOP DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
 - NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

- IRRIGATION STANDARDS:**
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY.
 - CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
 - IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
 - MAIN LINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
 - ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
 - VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
 - THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
 - IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
 - NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

- MAINTENANCE STANDARDS:**
- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
 - LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
 - NO PLANT MATERIAL SHALL BE ALLOWED TO ENCR OACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMP EDED.
 - TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
 - TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

- TREE PROTECTION NOTES:**
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
 - ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4) TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
 - PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
 - NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
 - NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
 - VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
 - GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
 - NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
 - ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
 - ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALIGNOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

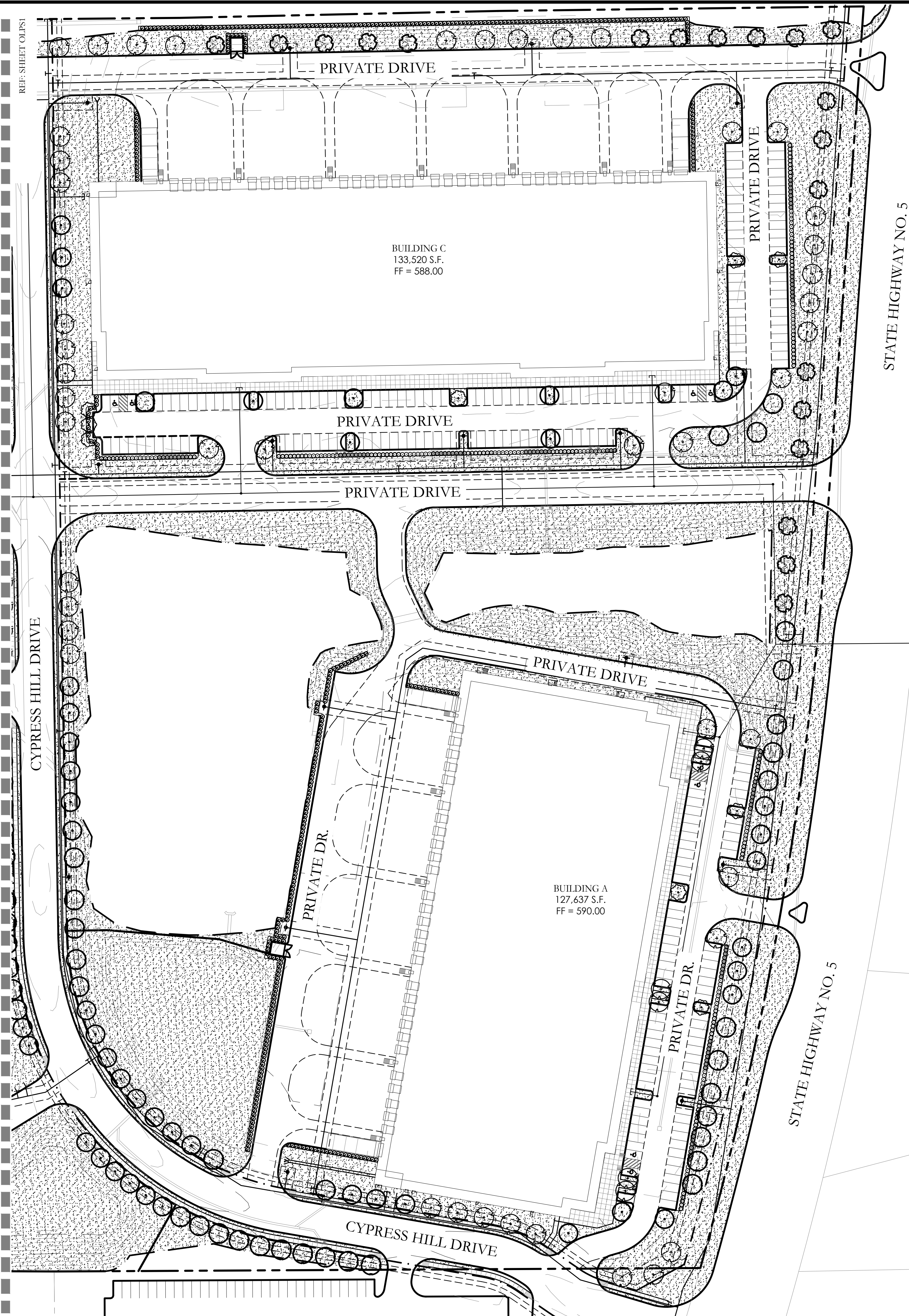


Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

MATCHLINE

REF. SHEET OLSP2

REF. SHEET OLPS1

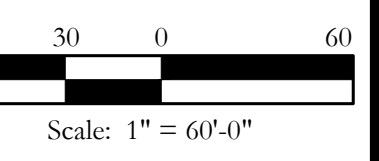
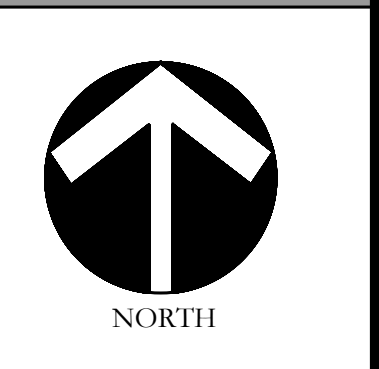


LANDSCAPE PROVIDED

- STATE HIGHWAY NO. 5
- A. MINIMUM TWENTY (20) FOOT LANDSCAPE EDGE PROVIDED
 - B. 1-4" CAL. CANOPY TREE / 40 LF OF LANDSCAPE EDGE
1,353 LF OF FRONTAGE / 40 LF = 34 - 3" CAL. TREES REQUIRED.
PROVIDED: 34 - 4" CALIPER CANOPY TREES PROVIDED
 - C. 10% OF ENTIRE SITE SHALL BE DEDICATED TO LIVING LANDSCAPE.
 - D. AT LEAST 75% OF THE FRONTAGE OF PARKING LOTS, ADJACENT TO PUBLIC ROW SHALL BE SCREENED FROM PUBLIC STREETS WITH EVERGREEN SHRUBS ATTAINING A MINIMUM HEIGHT OF THREE (3) FEET.
- CYPRESS HILL DRIVE
- A. MINIMUM TEN (10) FOOT LANDSCAPE EDGE PROVIDED
 - B. 1-4" CAL. CANOPY TREE / 40 LF OF LANDSCAPE EDGE
EAST SIDE OF CYPRESS HILL DRIVE
1,745 LF OF FRONTAGE / 40 LF = 45 - 3" CAL. TREES REQUIRED.
PROVIDED: 45 - 4" CALIPER CANOPY TREES PROVIDED
WEST SIDE OF CYPRESS HILL DRIVE
1,815 LF OF FRONTAGE / 40 LF = 46 - 3" CAL. TREES REQUIRED.
PROVIDED: 46 - 4" CALIPER CANOPY TREES PROVIDED
 - C. AT LEAST 75% OF THE FRONTAGE OF PARKING LOTS, ADJACENT TO PUBLIC ROW SHALL BE SCREENED FROM PUBLIC STREETS WITH EVERGREEN SHRUBS ATTAINING A MINIMUM HEIGHT OF THREE (3) FEET.
- INTERNAL/PARKING LOT
- A. HAVE A LANDSCAPE AREA WITH AT LEAST ONE TREE WITHIN 65' OF EVERY PARKING SPACE.
 - B. 1 TREE MINIMUM PLANTED IN PARKING AREA FOR EVERY 10 PARKING SPACES.
812 PARKING SPACES / 10 = 81.2 - TREES REQUIRED
PROVIDED: MORE THAN 100 - TREES PROVIDED
 - C. A LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH PARKING ROW AND SHALL INCLUDE ONE (1) CANOPY TREE, MIN. 50% OF THE ISLAND COVERED WITH LIVING PLANT MATERIAL AND MAX. 50% COVERED WITH MULCH OR DG.
 - D. WHENEVER PARKING AREA OR VEHICULAR USE AREA ABUTS AN ADJACENT PROPERTY LINE, A PERIMETER LANDSCAPE AREA OF AT LEAST 5' SHALL BE MAINTAINED BETWEEN THE TWO.
 - E. REQUIRED CANOPY TREE WITHIN 12' OF BUILDING FOUNDATION, AN ALTERNATE PLANTING LOCATION ON SITE SHALL BE APPROVED BY LANDSCAPE ADMINISTRATOR.

CODY JOHNSON
s.t.u.d.i.o

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PH. (972) 570-0162
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One Inch

LANDSCAPE PLANS
Overall Landscape Plan - East
McKinney SH5 Site
City of McKinney, Collin County, Texas

CJS PROJECT NO.
GAM011
SHEET NO.
OLSP1 of 2

