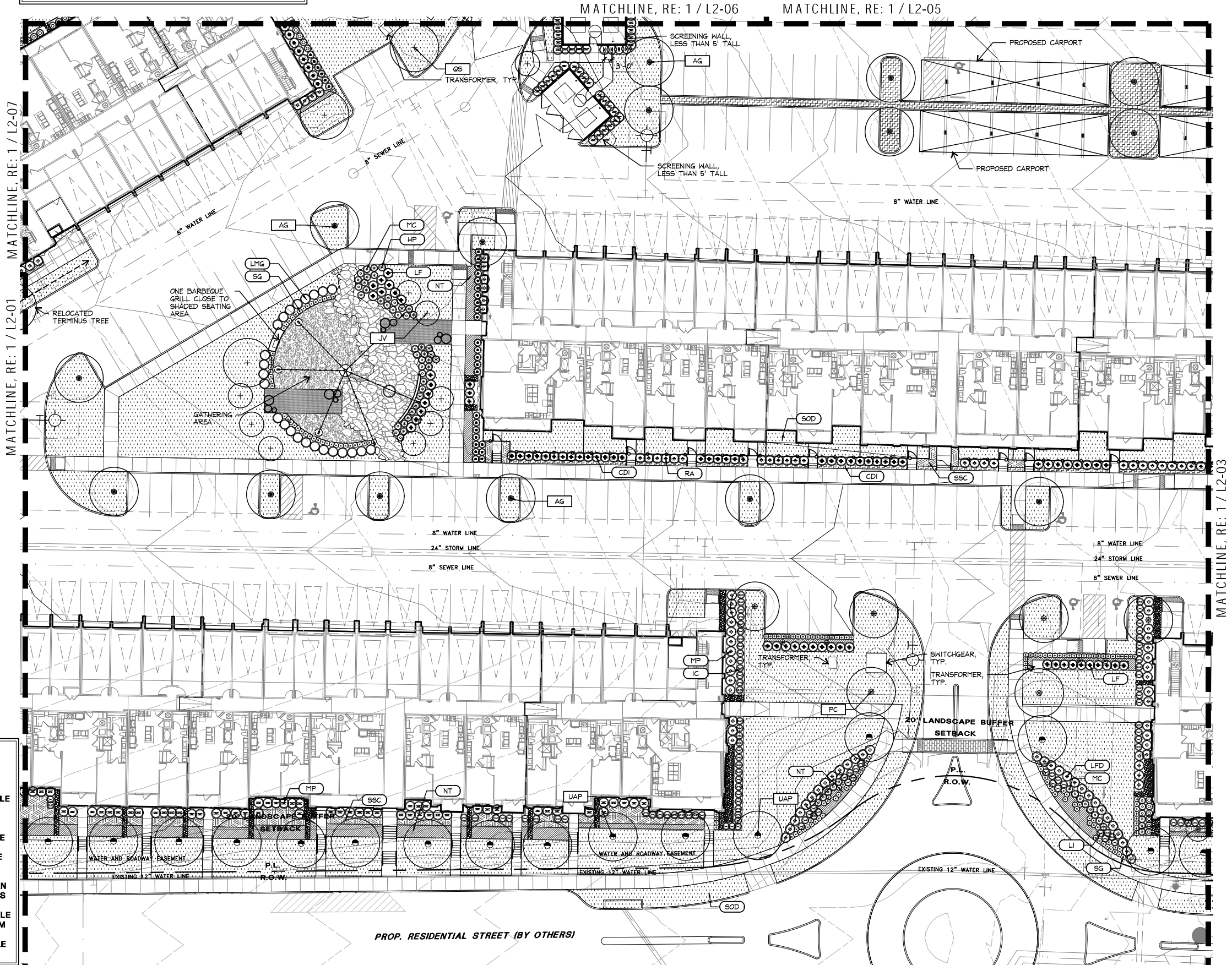




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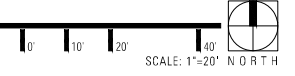
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NOTE: BBQ GRILLS SHALL NOT BE LOCATED WITHIN 10 FT. OF COMBUSTIBLE CONSTRUCTION. AS NOTED, THE STRUCTURES ABOVE THE BBQ GRILLS SHALL BE 100% WHOLLY NONCOMBUSTIBLE CONSTRUCTION.

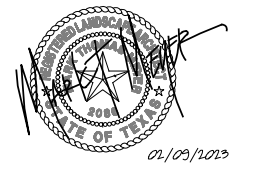
FIRE PITS IF PROVIDED SHALL NOT BE LOCATED WITHIN 15 FT. OF COMBUSTIBLE CONSTRUCTION. REFERENCE SECTION 42-65 OF THE OPEN BURNING ORDINANCE FOR ADDITIONAL REQUIREMENTS.

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1 PLANTING PLAN  
PLAN



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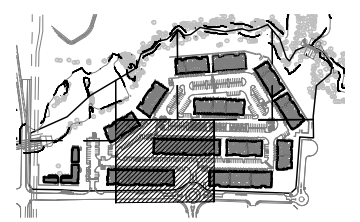
project  
**Modera  
McKinney  
Ridge**

Mill Creek  
McKinney, TX

project number  
**D22001**

issue date  
02/09/2023

designed: BP, HW, JJ  
drawn: BP, HW, JJ  
reviewed: MM, JJ

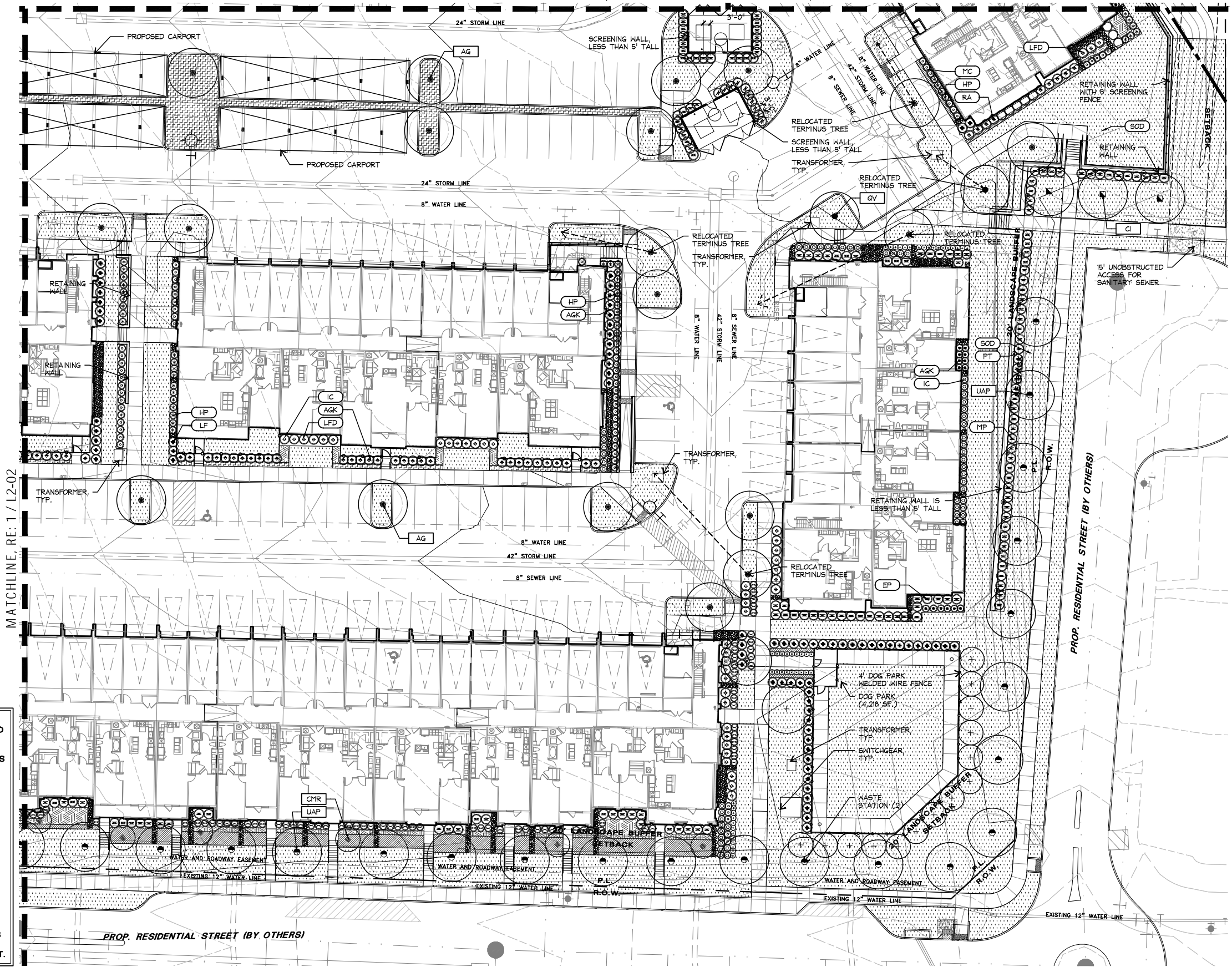


sheet title  
**planting plan**

sheet  
**L2-02**

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MATCHLINE, RE: 1 / L2-05      MATCHLINE, RE: 1 / L2-04



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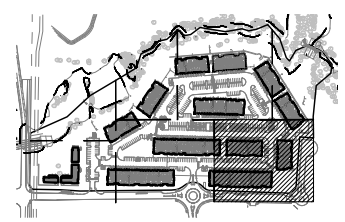
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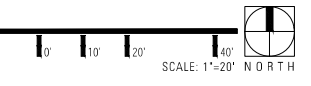
designed: BP, HW, JJ  
 drawn: BP, HW, JJ  
 reviewed: MM, JJ



sheet title  
**planting plan**

sheet  
**L2-03**

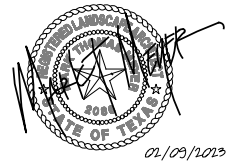
**1 PLANTING PLAN**  
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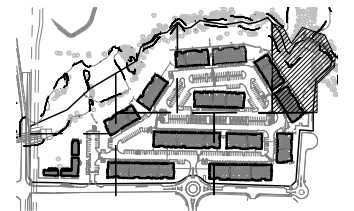
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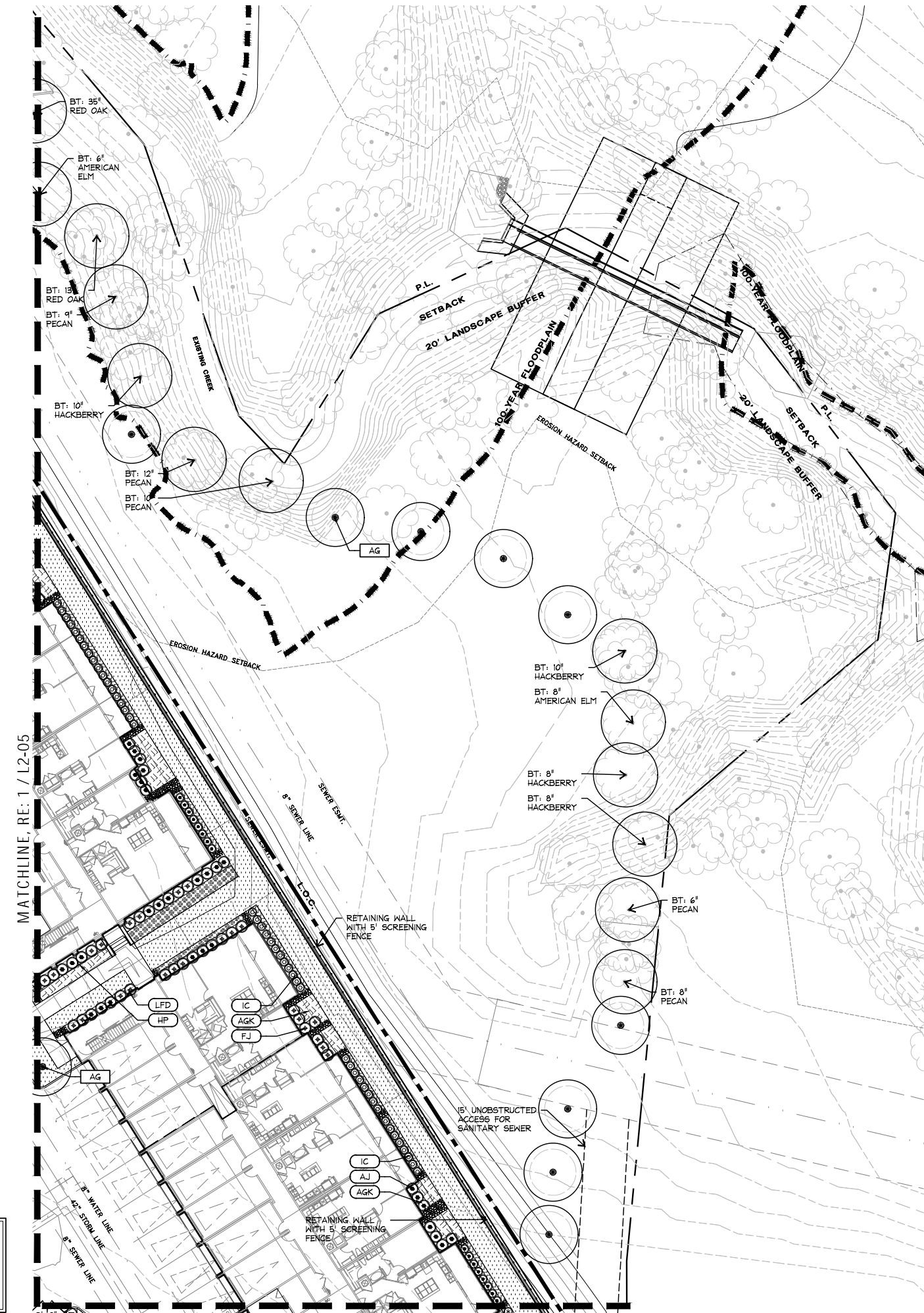
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**1 PLANTING PLAN**





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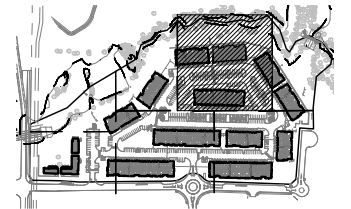
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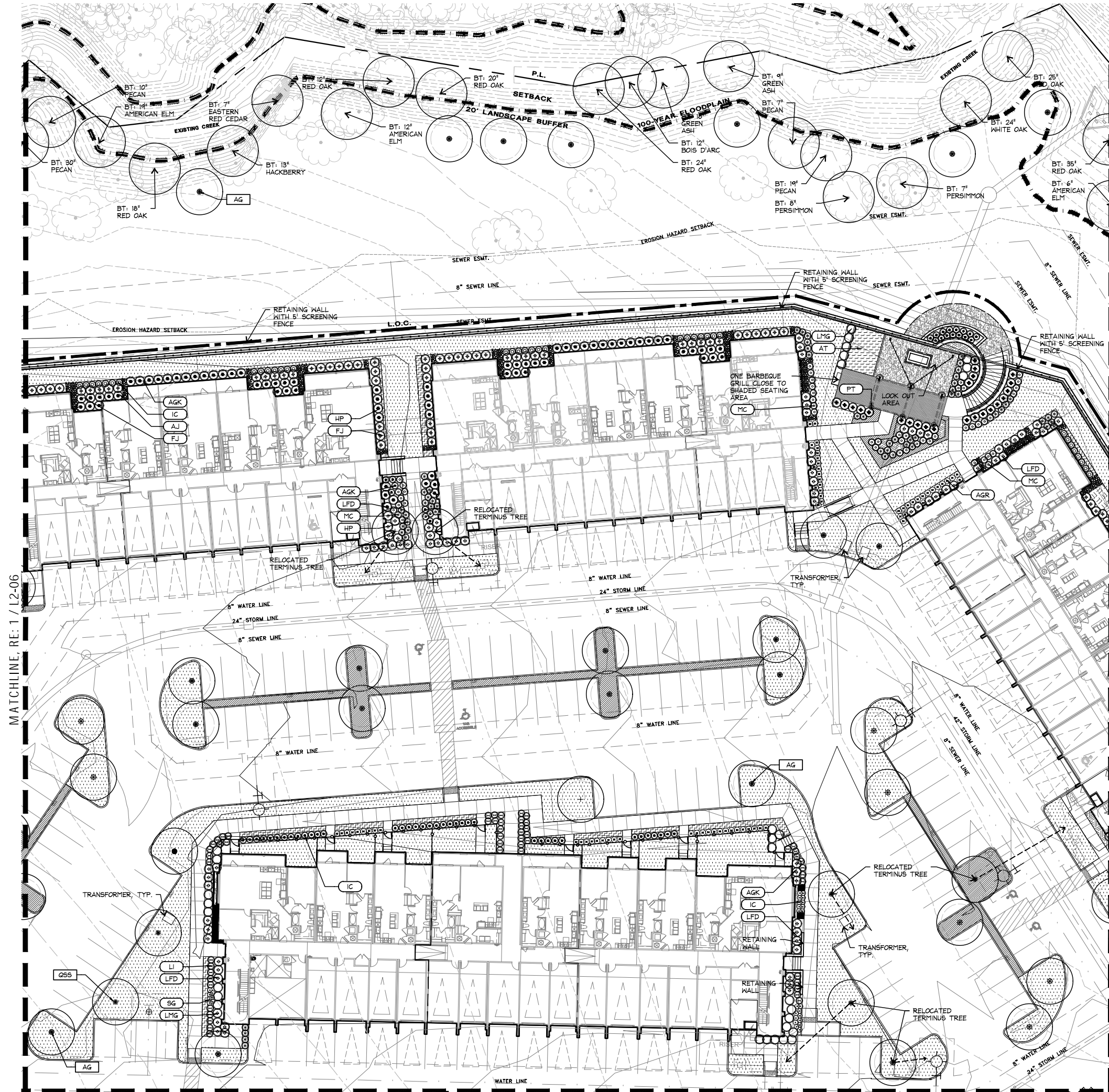
issue date  
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designed: BP, HW, JJ  
 drawn: BP, HW, JJ  
 reviewed: MM, JJ



sheet title  
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sheet  
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MATCHLINE, RE: 1 / L2-04

MATCHLINE, RE: 1 / L2-02      MATCHLINE, RE: 1 / L2-03

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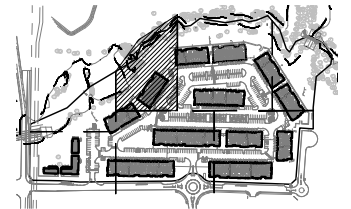
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project number  
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issue date  
02/09/2023

designed: B.P., H.W., J.J.  
drawn: B.P., H.W., J.J.  
reviewed: M.M., J.J.



sheet title  
**planting plan**

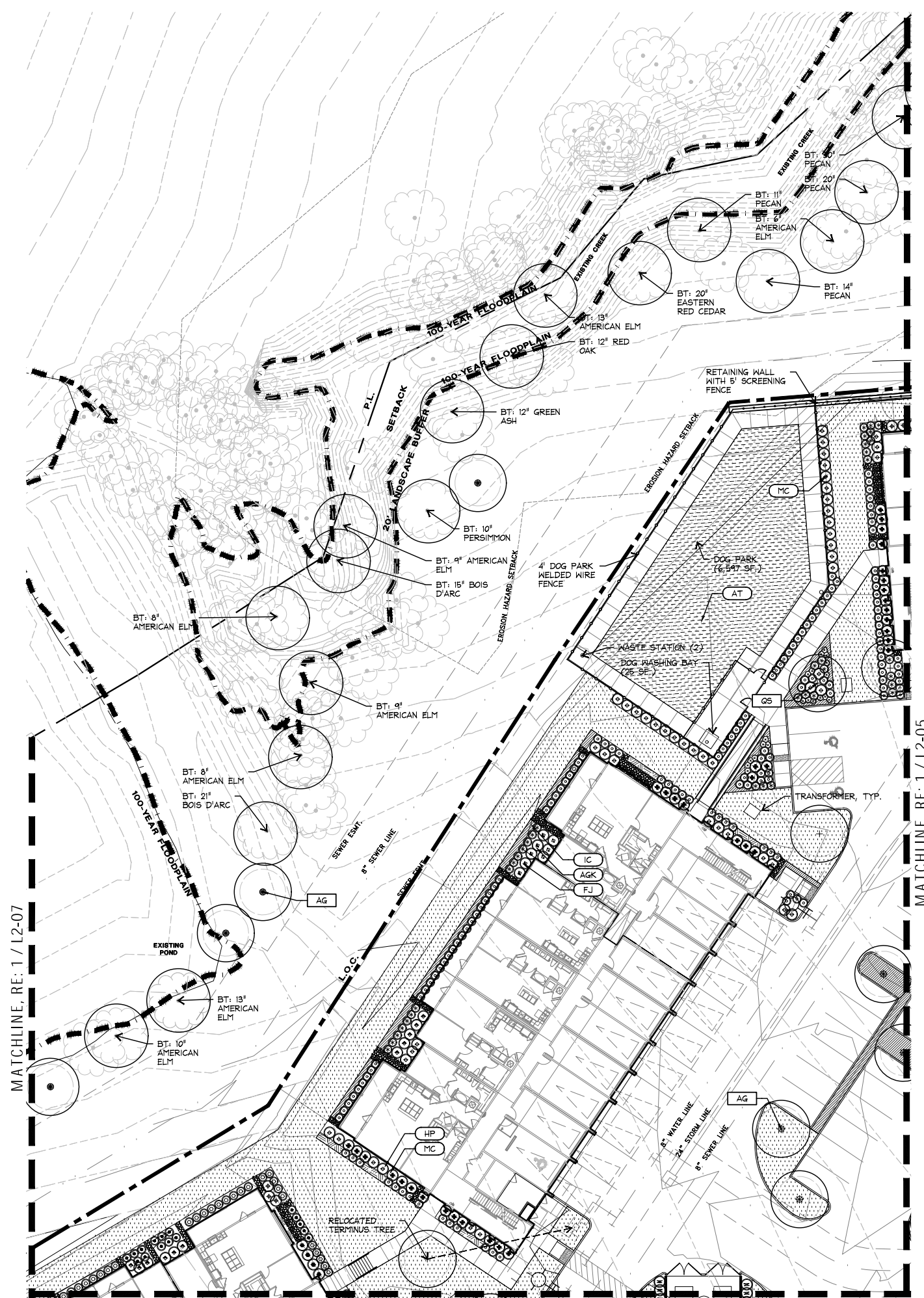
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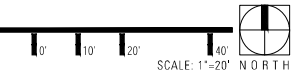
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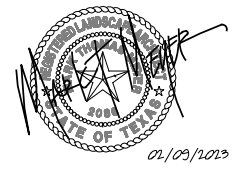
**1 PLANTING PLAN**  
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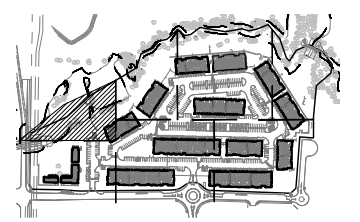
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drawn: BP, HW, JJ  
reviewed: MM, JJ



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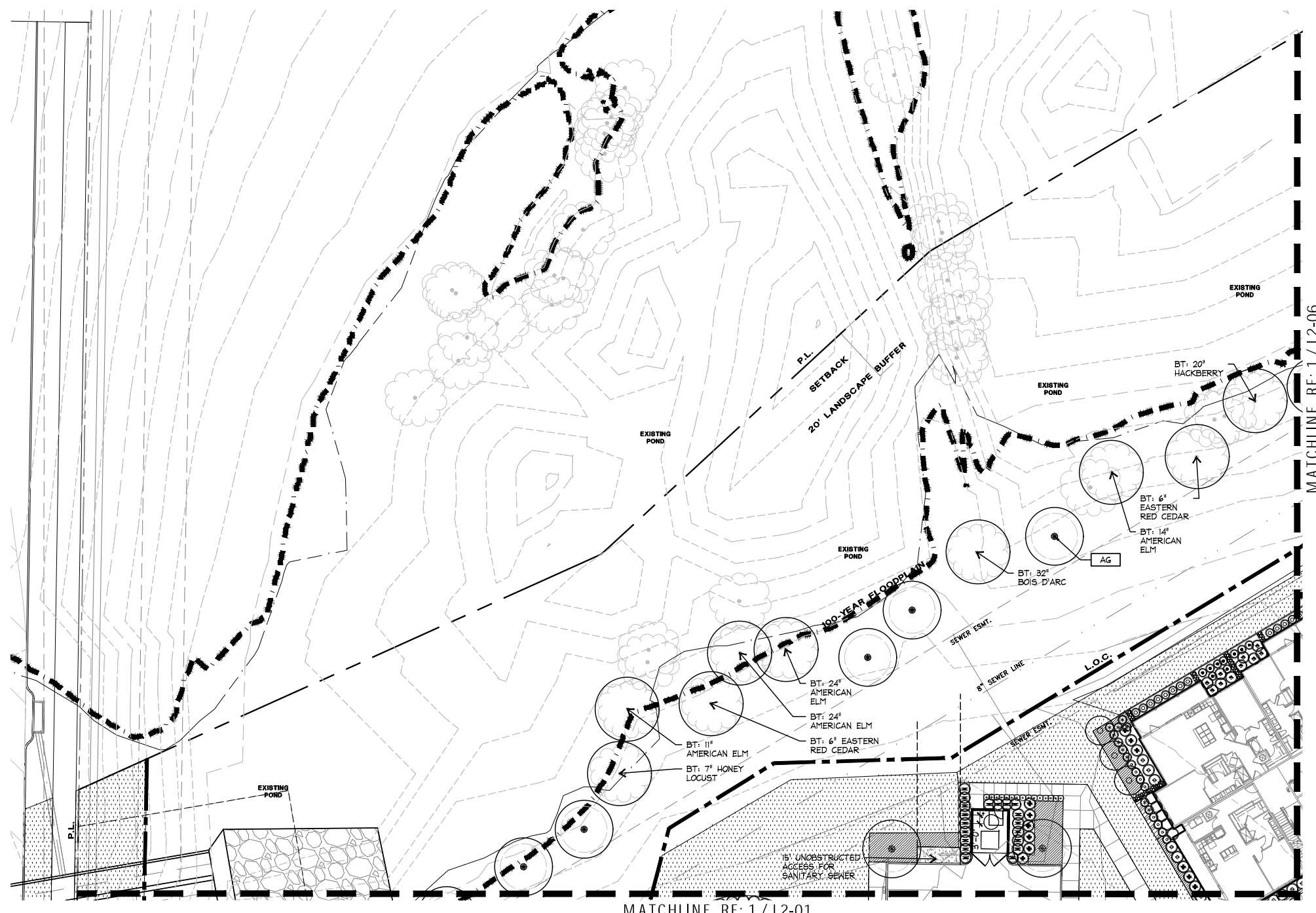
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**1 PLANTING PLAN**  
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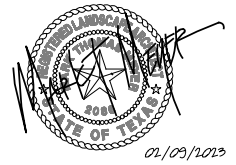


MATCHLINE, RE: 1 / L2-01

MATCHLINE, RE: 1 / L2-06



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designed: BP, H.W, JJ  
drawn: BP, H.W, JJ  
reviewed: MM, JJ

sheet title  
**planting  
schedule and  
amenity list**

sheet  
**L2-00**

**IRRIGATION NOTE:**

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND SAID IRRIGATION SYSTEM WILL SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
3. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
4. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
5. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
6. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST TO THE OWNER.
7. IF THE EXISTING IRRIGATION SYSTEM IS DAMAGED OR TURNED OFF DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAND WATER ALL PLANT MATERIAL AS NEEDED.

**PLANTING NOTE:**

1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTOR'S ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL
15. IF/WHEN PLANT SPECIES CHANGE, THEY WILL BE SELECTED FROM THE CITY OF MCKINNEY APPROVED PLANT LIST.

OPEN SPACE		
REQUIREMENT:	REQUIRED	PROVIDED
<b>LANDSCAPE AREA:</b> AT LEAST 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA.	TOTAL STREET YARD AREA: 98,901 SF. REQUIRED LANDSCAPE AREA: 6,836 SF.	PROVIDED LANDSCAPE AREA: 22,875 SF.
A MINIMUM OF 10% OF THE ENTIRE SITE SHALL BE DEVOTED TO LIVING LANDSCAPE, WHICH SHALL INCLUDE GRASS, GROUND COVER, PLANTS, SHRUBS OR TREES.	TOTAL SITE AREA: 808,910 SF. REQUIRED LANDSCAPE AREA: 88,891 SF.	PROVIDED LANDSCAPE AREA: 195,668 S.F. (NOT INCLUDING PRESERVED NATURAL AREA)
<b>STREET FRONTAGE:</b> A 30' LANDSCAPE BUFFER SHALL BE PROVIDED PARALLEL TO THE CORNER CLIP RIGHT-OF-WAY DEDICATION.	30' LANDSCAPE BUFFER	30' LANDSCAPE BUFFER
A MINIMUM 20' LANDSCAPE BUFFER ADJACENT TO THE RIGHT-OF-WAY OF ANY MAJOR THROUGHFARE IS REQUIRED.	20' LANDSCAPE BUFFER	20' LANDSCAPE BUFFER
WHENEVER A NON-RESIDENTIAL USE, MOBILE HOME USE, OR MULTIPLE FAMILY USE IS ADJACENT TO A PROPERTY USED OR ZONED FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL USES, THE MORE INTENSIVE LAND USE SHALL PROVIDE A LANDSCAPED AREA OF AT LEAST TEN FEET IN WIDTH ALONG THE COMMON PROPERTY LINE PLANTED WITH ONE CANOPY TREE FOR EACH 40 LINEAR FEET OR PORTION THEREOF OF ADJACENT EXPOSURE. THESE TREES MAY NOT BE CLUSTERED.	HARDIN ROAD: 10 (264 LF.)  RESIDENTIAL RIGHT-OF-WAY: SOUTH SIDE : 46 (1,328 LF.) EAST SIDE : 11 (324 LF.)  PERIMETER BUFFER: 71 (2,295 LF.)	HARDIN ROAD: 11  RESIDENTIAL RIGHT-OF-WAY: SOUTH SIDE : 46 EAST SIDE : 11  PERIMETER BUFFER: 83 (ALL EXISTING TREES TO REMAIN IN LANDSCAPE BUFFER ZONE)
<b>SITE TREES:</b> A MINIMUM OF 90% OF THE TOTAL TREES REQUIRED FOR THE PROPERTY SHALL BE CANOPY TREES AS SPECIFIED ON THE APPROVED PLANT LIST.	TOTAL TREES PROVIDED: 232 REQUIRED CANOPY TREE: 94	PROVIDED CANOPY TREE: 157
<b>PARKING LOT LANDSCAPING:</b> IN PARKING LOTS WITH MORE THAN 20 SPACES, A MINIMUM OF 1 TREE SHALL BE PLANTED IN THE PARKING AREA FOR EVERY 10 PARKING SPACES WITHIN THE PARKING LOT. LANDSCAPE ISLAND WITH A MINIMUM OF ONE TREE SHALL BE PROVIDED WITHIN 66 FEET OF EVERY PARKING SPACE.	TOTAL PARKING SPACES: 398 REQUIRED CANOPY TREES: 40	PROVIDED CANOPY TREE: 91 (ONE TREE BE PROVIDED WITHIN 66 FEET OF EVERY PARKING SPACE)
<b>AMENITIES:</b> DEVELOPMENTS WITH 200 OR MORE DWELLING UNITS BUT LESS THAN 500 DWELLING UNITS SHALL PROVIDED AT LEAST FIVE AMENITIES.	AMENITIES ARE PROVIDED: 1. SWIMMING POOL (MINIMUM 1000 SF.)  2. FOUR BARBEQUE GRILLS WITH SANDED SEATING AREAS FOR AT LEAST 16 PEOPLE.  3. A DOG PARK WHICH IS AT LEAST 5000 SF. IN AREA WHICH SATISFIES THE FOLLOWING REQUIREMENTS: A. THE DOG PARK IS ENCLOSED BY A MINIMUM FIVE-FOOT TALL VINYL COATED CHAIN LINK FENCE. B. NO SIDE OF THE ENCLOSURE SHALL BE SHORTER THAN 90 FEET IN LENGTH; C. ONE DOG WASTE STATION WHICH SHALL INCLUDE A BAG DISPENSER AND WASTE RECEPTACLE MUST BE INSTALLED ALONG THE PERIMETER OF THE ENCLOSURE FOR EVERY 2500 SF. OF THE ASSOCIATED DOG PARK; AND D. ONE 25 SF. ANIMAL WASHING BAY(WITH ASSOCIATED PLUMBING) IS PROVIDED IN CONJUNCTION WITH THE DOG PARK.  4. FITNESS CENTER AND/OR WEIGHT ROOM (MINIMUM 500 SQUARE FEET);  5. LIBRARY AND BUSINESS CENTER (MINIMUM 500 SQUARE FEET)	

SHADE TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
79		AG	BIGTOOTH MAPLE (PARKING LOT TREE)	ACER GRANDIDENTATUM	4' B&B MIN., 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL
3		CI	PECAN (STREET TREE)	CARYA ILLINOIENSIS	4' B&B MIN., 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL
28		PC	CHINESE PISTACHE (PARKING LOT TREE)	PISTACIA CHINESE	4' B&B MIN., 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL
15		QS	SHUMARD OAK (PARKING LOT TREE)	QUERCUS SHUMARDII	4' B&B MIN., 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL
5		QSS	DURAND OAK (PARKING LOT TREE)	QUERCUS SINUATA VAR. SINUATA	4' B&B MIN., 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL
3		QV	LIVE OAK (PARKING LOT TREE)	QUERCUS VIRGINIANA	4' B&B MIN., 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL
60		UAP	AMERICAN ELM 'PRINCETON' (STREET TREE)	ULMUS AMERICANA 'PRINCETON'	4' B&B MIN., 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL

ORNAMENTAL TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
13		CMR	WATERMELON RED CRAPE MYRTLE	LAGERSTROEMIA INDICA 'WATERMELON RED'	15 GAL.; 4' MIN. HT.; 3' MIN. SPREAD	10' O.C.
41		JV	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	45 GAL.; 7' MIN. HT.; 4' MIN. SPREAD	10' O.C.
3		MCE	WAX MYRTLE	MYRICA CERIFERA	15 GAL.; 4' MIN. HT.; 3' MIN. SPREAD	10' O.C.

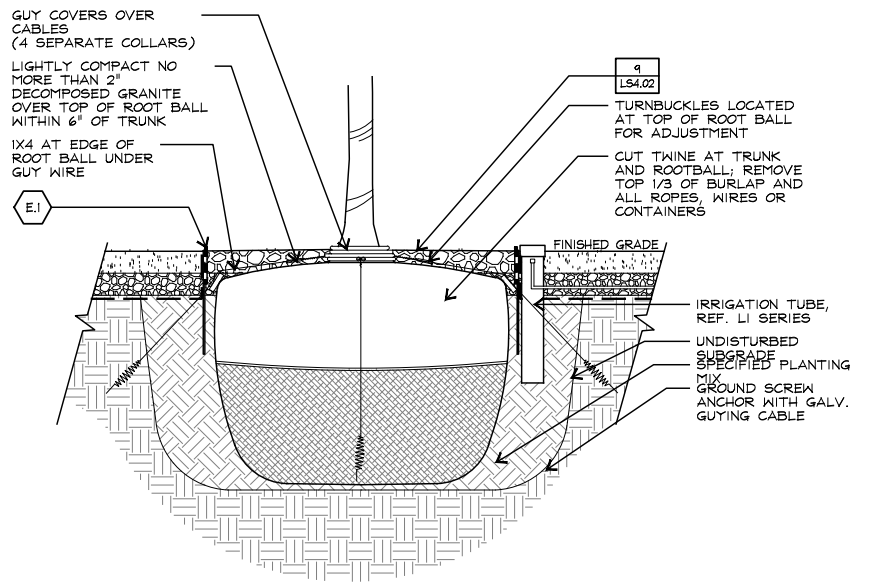
SHRUBS, ORNAMENTAL GRASSES, AND VINES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
198		AGK	KALEIDOSCOPE ABELIA	ABELIA X GRANDIFLORA 'KALEIDOSCOPE'	5 GAL.; FULL	36" O.C.
69		AGR	ROSE CREEK ABELIA	ABELIA X 'ROSE CREEK'	5 GAL.; FULL	30" O.C.
116		AJ	GOLD DUST AUCUBA	AUCUBA JAPONICA 'VARIEGATA'	3 GAL.	36" O.C.
339		BM	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM'	3 GAL.	24" O.C.
69		EP	SILVERBERRY	ELAEAGNUS PUNGENS	5 GAL.; FULL	48" O.C.
97		FJ	JAPANESE ARALIA	FATSIA JAPONICA	5 GAL.; FULL	48" O.C.
224		HP	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.; 30" MIN. HT.; 24" MIN. SPREAD	36" O.C.
201		IC	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL.; FULL	36" O.C.
283		LF	TEXAS SAGE 'SILVER STAR'	LEUCOPHYLLUM CANDIDUM 'SILVER STAR'	5 GAL.; FULL	48" O.C.
383		LPD	TEXAS SAGE 'DESPERADO'	LEUCOPHYLLUM CANDIDUM 'DESPERADO'	5 GAL.; FULL	48" O.C.
250		LI	PETITE RED IMP CRAPEMYRTLE	LAGERSTROEMIA INDICA 'MONIMP'	5 GAL.; FULL	36" O.C.
142		LMG	LINDHEIMER MUHLY GRASS	MUHLENBERGIA LINDHEIMERI	3 GAL.	48" O.C.
498		MC	GULF MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL.; FULL	36" O.C.
279		MP	DWARF WAX MYRTLE	MYRICA FUSILLA	5 GAL.; FULL	48" O.C.
23		PT	BOSTON IVY	PARTHENOCISSUS TRICUSPIDATA	3 GAL.; FULL TO POT	24" O.C.
97		RA	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.; FULL	48" O.C.
326		SG	WHITE AUTUMN SAGE	SALVIA GREGGII 'ALBA'	3 GAL.; FULL	24" O.C.

PERENNIALS, GROUNDCOVERS, AND ANNUALS						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
2417		CDI	BERKELEY SEDGE	CAREX DIVULSA	1 GAL.; FULL TO POT	18" O.C.
475		CF	HOLLY FERN	CYRTOMIUM FALCATUM 'ROCHFORDIANUM'	5 GAL.; FULL	18" O.C.
3418		NT	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GAL.; FULL	18" O.C.
1286		SSC	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GAL.; FULL	18" O.C.
86		TN	SOUTHERN WOOD FERN	THELYPTERIS NORMALIS	5 GAL.; FULL	30" O.C.
TURF GRASS AND SEED MIXES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
4515		AT	ARTIFICIAL TURF	NONE	NONE	None
2594		EC	WEeping LOVE GRASS	ERAGROSTIS CURVULA	HYDROSEED	None
88837		SOD	TIFWAY 419 BERMUDA	CYNODON DACTYLON	NONE	SOLID SOD

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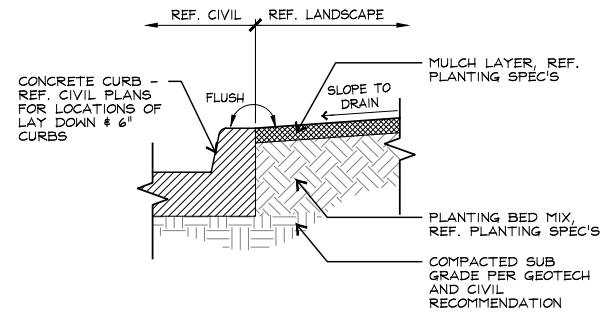


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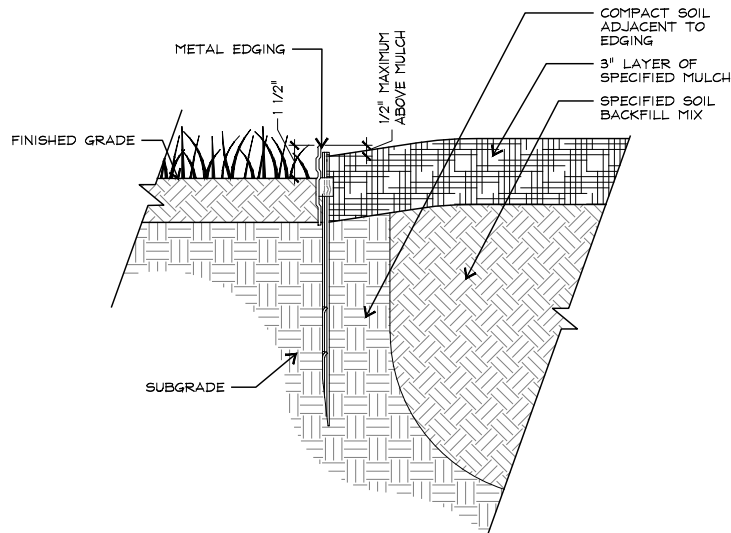
### 9 Tree Planting at Decomposed Granite

Section SCALE: 3/4"=1'-0"



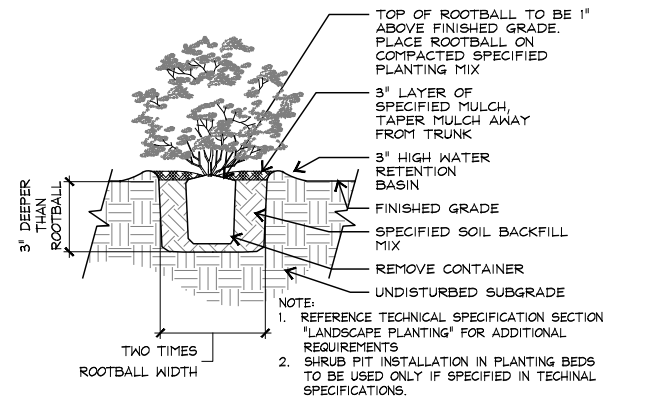
### 8 Planting at Back of Curb

Section SCALE: 1"=1'-0"



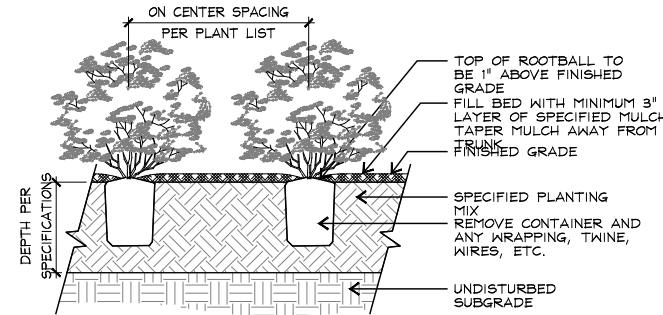
### 7 Metal Edging at Planting & Lawn

Section SCALE: 3"=1'-0"



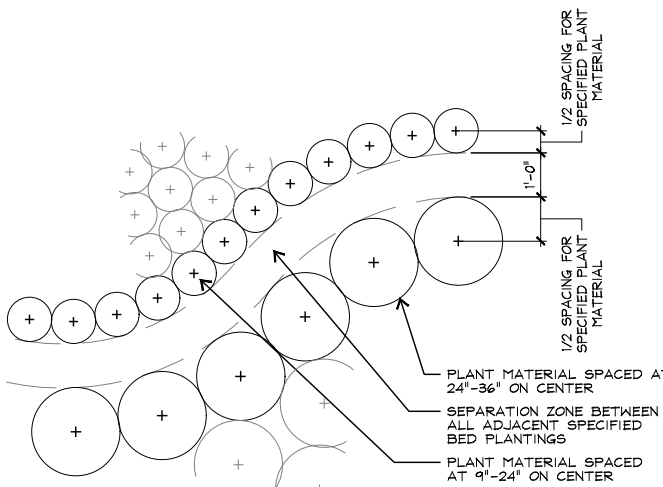
### 6 Shrub Pit Planting

Section SCALE: 3/8"=1'-0"



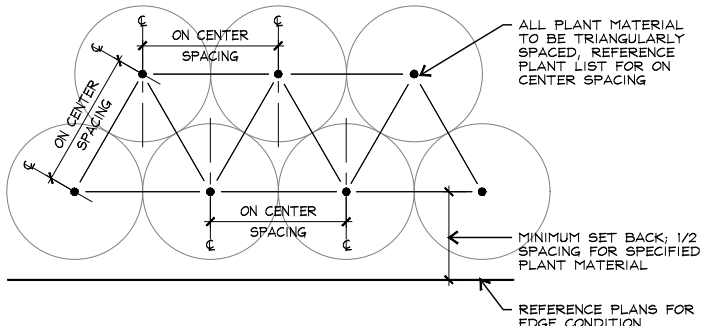
### 5 Shrub Bed Planting

Section SCALE: 3/8"=1'-0"



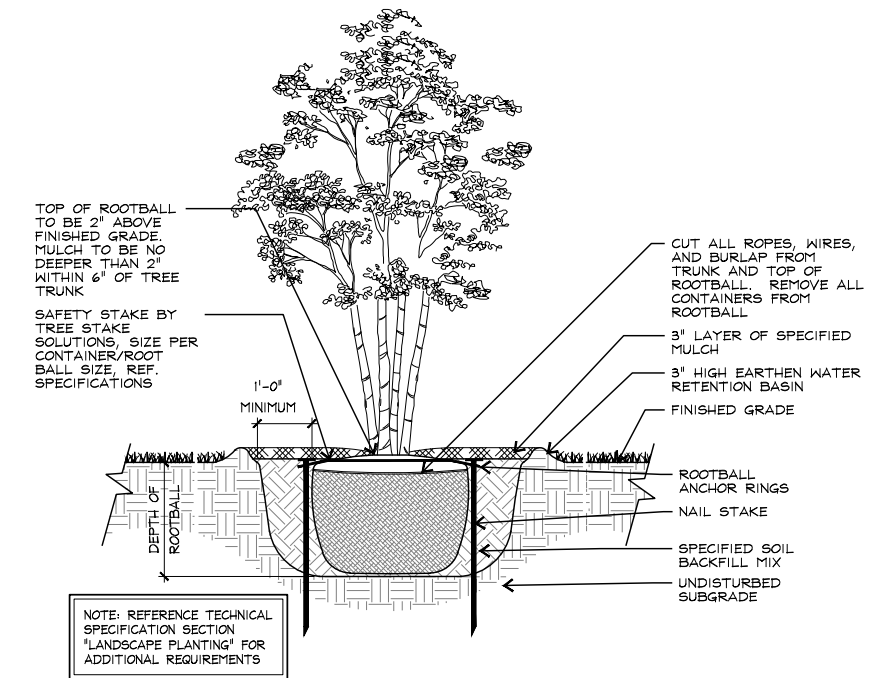
### 4 Curved Bed Layout

Plan SCALE: 1/2"=1'-0"



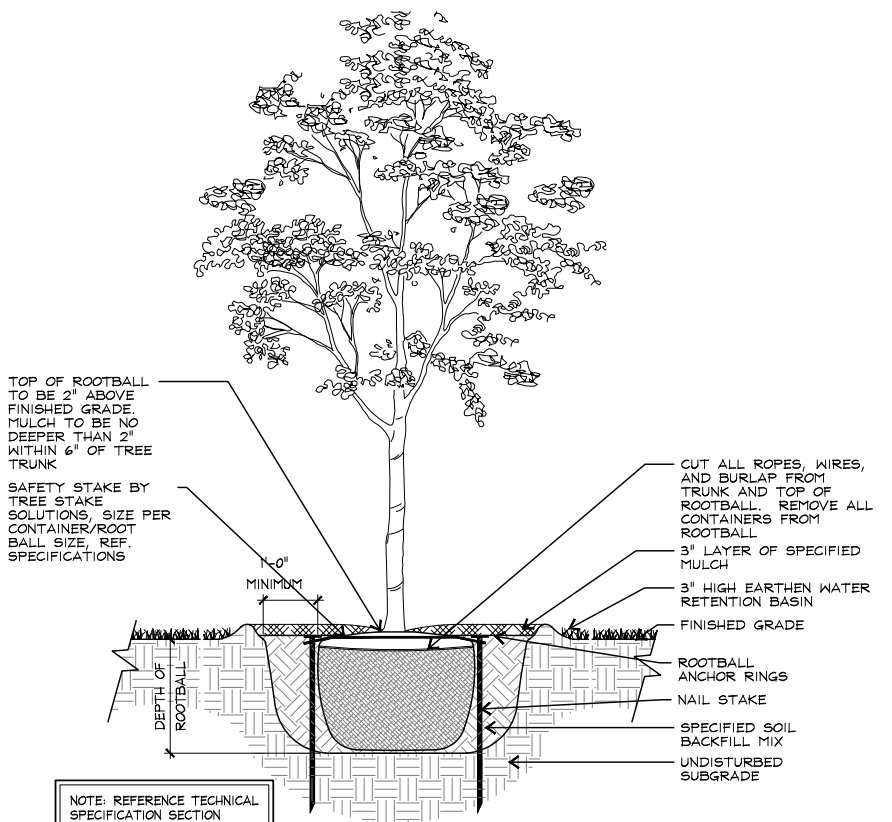
### 3 Plant Spacing Diagram

Plan SCALE: 1/2"=1'-0"



### 2 Tree Planting - Multi Trunk

Section SCALE: 1/2"=1'-0"

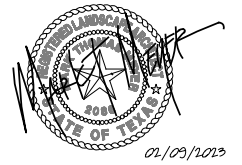


### 1 Tree Planting - Standard Trunk

Section SCALE: 1/2"=1'-0"



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project  
**Modera  
McKinney  
Ridge**

Mill Creek  
McKinney, TX

project number  
**D22001**

issue date  
02/09/2023

designed: HP, HW, JJ  
drawn: HP, HW, JJ  
reviewed: MM, JJ

sheet title  
**planting details**

sheet  
**L2-08**