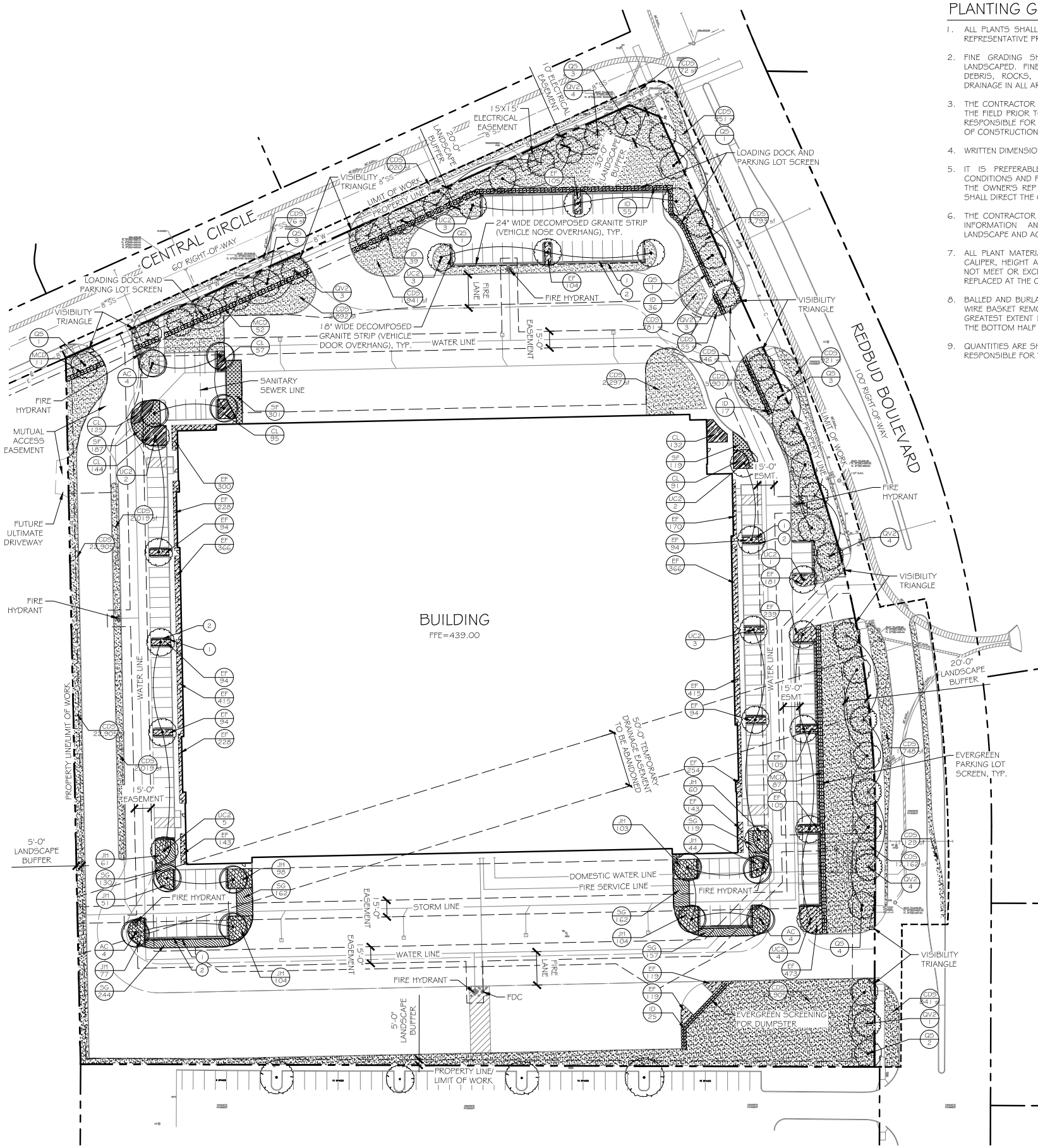
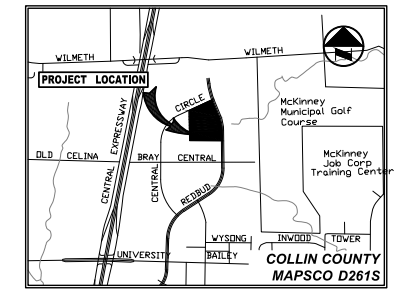



1 PLANTING PLAN
1" = 50'-0"

0 25 50 100 150
GRAPHIC SCALE IN FEET

## PLANTING GENERAL NOTES

1. ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
2. FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
3. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
4. WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
5. IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
6. THE CONTRACTOR SHALL REFER TO THE DETAILS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
7. ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
8. BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
9. QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES




**VICINITY MAP**
(NOT TO SCALE)

## PLANT SCHEDULE

| CANOPY TREES | QTY | BOTANICAL / COMMON NAME | SIZE/COND. | | REMARKS |
|---|---|---|---|---|---|
| AC | 12 | ACER SACCHARUM `CADDO`<br>CADDO MAPLE | 4" CAL./ CONT | | 4" CALIPER MEASURED 12" ABOVE GROUND LEVEL. SINGLE, STRAIGHT LEADER, MATCHING |
| QS | 19 | QUERCUS SHUMARDII<br>SHUMARD RED OAK | 4" CAL./ CONT | | 4" CALIPER MEASURED 12" ABOVE GROUND LEVEL. SINGLE, STRAIGHT LEADER, MATCHING |
| QV2 | 19 | QUERCUS VIRGINIANA<br>SOUTHERN LIVE OAK | 4" CAL./ CONT | | 4" CALIPER MEASURED 12" ABOVE GROUND LEVEL. SINGLE, STRAIGHT LEADER, MATCHING |
| UC2 | 21 | ULMUS CRASSIFOLIA<br>CEDAR ELM | 4" CAL./ CONT | | 4" CALIPER MEASURED 12" ABOVE GROUND LEVEL. SINGLE, STRAIGHT LEADER, MATCHING |
| SHRUBS | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | REMARKS |
| ID | 170 | ILEX CORNUTA `DWARF BURFORD`<br>DWARF BURFORD HOLLY | 7 GAL | 36" o.c. | MIN. 36" HT., FULL, MATCHING |
| MCD | 150 | MYRICA CERIFERA `DON'S DWARF`<br>DON'S DWARF WAX MYRTLE | 7 GAL | 36" o.c. | MIN. 36" HT., FULL, MATCHING |
| SHRUB AREAS | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | REMARKS |
| CL | 644 | CHASMANTHIUM LATIFOLIUM<br>INLAND SEA OATS | 1 GAL | 18" o.c. | FULL, MATCHING |
| SF | 607 | SALVIA FARINACEA `HENRY DUELBERG`<br>MEALYCUP SAGE | 1 GAL | 18" o.c. | FULL, MATCHING |
| SG | 974 | SALVIA GREGGII `HEATWAVE BLAZE`<br>HEATWAVE BLAZE RED SALVIA | 1 GAL | 18" o.c. | FULL, MATCHING |
| GROUND COVERS | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | REMARKS |
| EF | 5,142 | EUONYMUS FORTUNEI `COLORATUS`<br>PURPLE WINTERCREEPER | 4"POT | 12" o.c. | FULL, MATCHING |
| JH | 794 | JUNIPERUS HORIZONTALIS `BLUE RUG`<br>BLUE RUG JUNIPER | 1 GAL | 24" o.c. | FULL, MATCHING |
| SOD/SEED | QTY | BOTANICAL / COMMON NAME | SIZE | SPACING | REMARKS |
| CDS | 76,778 SF | CYNODON DACTYLON<br>BERMUDA GRASS | SOD | | SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE |

## REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 1 | STEEL EDGING | 2,920 LF |
| 2 | DECOMPOSED GRANITE, STABLIZED, TEXAS BUFF | 2,449 SF |

## MCKINNEY LANDSCAPE REQUIREMENTS

**OVERALL SITE LANDSCAPE AREA** (10% MIN OF DEVELOPED SITE TO BE PERMANENT LANDSCAPE AREA)

| TOTAL SITE AREA | SITE AREA X 10% | REQUIRED | PROVIDED |
|---|---|---|---|
| 524,228 SQ FT | 524,228 X 10% | 52,423 | 85,752 |

**STREET FRONTAGE BUFFER** (MIN 20 FT LANDSCAPE BUFFER ADJACENT TO MAJOR THOROUGHFARES)

| REQUIRED | PROVIDED |
|---|---|

**VEHICULAR USE BUFFER** (MIN 5 FT LANDSCAPE BUFFER BETWEEN PROPERTY LINE AND EDGE OF PARKING AREAS)

| REQUIRED | PROVIDED |
|---|---|

**CORNER CLIP LANDSCAPE BUFFER** (30 FT LANDSCAPE BUFFER PARALLEL TO THE 25X25' CORNER CLIP ROW DEDICATION)

| REQUIRED | PROVIDED |
|---|---|

**STREET YARD LANDSCAPE AREA** (15% MIN OF STREET YARD TO BE PERMANENT LANDSCAPE AREA)

| TOTAL STREET YARD | STREET YARD X 15% | REQUIRED | PROVIDED |
|---|---|---|---|
| 47,574 SQ FT | 47,574 X 15% | 22,36 | 48,763 |

**STREET TREES** (1 TREE FOR EVERY 40 LF OF STREET FRONTAGE)

| STREET NAME | LINEAL FEET / 40 | REQUIRED | PROVIDED |
|---|---|---|---|
| REDBUD BOULEVARD | 907 LF / 40 | 23 | 23 |
| CENTRAL CIRCLE | 577 LF / 40 | 15 | 15 |
| TOTAL STREET TREES | | 38 | 38 |

**PARKING LOT TREES**

EACH PARKING SPACE MUST BE WITHIN 65' OF A TREE.
ONE CANOPY TREE MUST BE PROVIDED IN THE PLANTING AREA FOR EVERY 10 PARKING SPACES.
A LANDSCAPE ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW AND INCLUDE AT LEAST ONE CANOPY TREE.

| REQUIRED | PROVIDED |
|---|---|
| 33 | 33 |

**PARKING LOT SCREENING** (75% OF TOTAL PARKING LOT FRONTAGE TO BE SCREENED)

| TOTAL PARKING LOT FRONTAGE | SITE AREA X 10% | REQUIRED | PROVIDED |
|---|---|---|---|
| 660 LINEAR FT | 660 X 75% | 495 | 510 |

**LOADING DOCK SCREENING** (LOADING DOCKS OR STRUCTURES, BAYS AND BAY DOORS MUST BE SCREEN FROM THE R.O.W.)

| REQUIRED | PROVIDED |
|---|---|
| 534 LINEAR FT | 534 LINEAR FT |

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.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INTERIM REVIEW
THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.
REGISTERED LANDSCAPE ARCHITECT
KENDALL HANCEY
TEXAS REGISTRATION NUMBER 3366

| NO. | DATE | ISSUE |
|---|---|---|
| | | |

| NO. | DATE | REVISION |
|---|---|---|
| | | |


Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805


# OVERALL PLANTING PLAN
## N. REDBUD WAREHOUSE DEVELOPMENT
## BRAY CENTRAL 2 ADDN.
## LOT 2R1, BLOCK C
## CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

| DESIGN | DRAWN | DATE | SCALE | NOTES | FILE | NO. |
|---|---|---|---|---|---|---|
| KJH | KJH | DEC 2019 | AS SHOWN | | | L2.00 |

N. REDBUD WAREHOUSE DEVELOPMENT

PK FILE: 4409-19.450