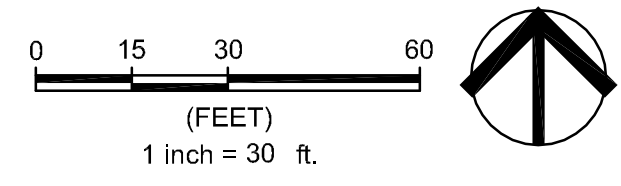


A LANDSCAPE PLAN
SCALE: 1"=30'-0"

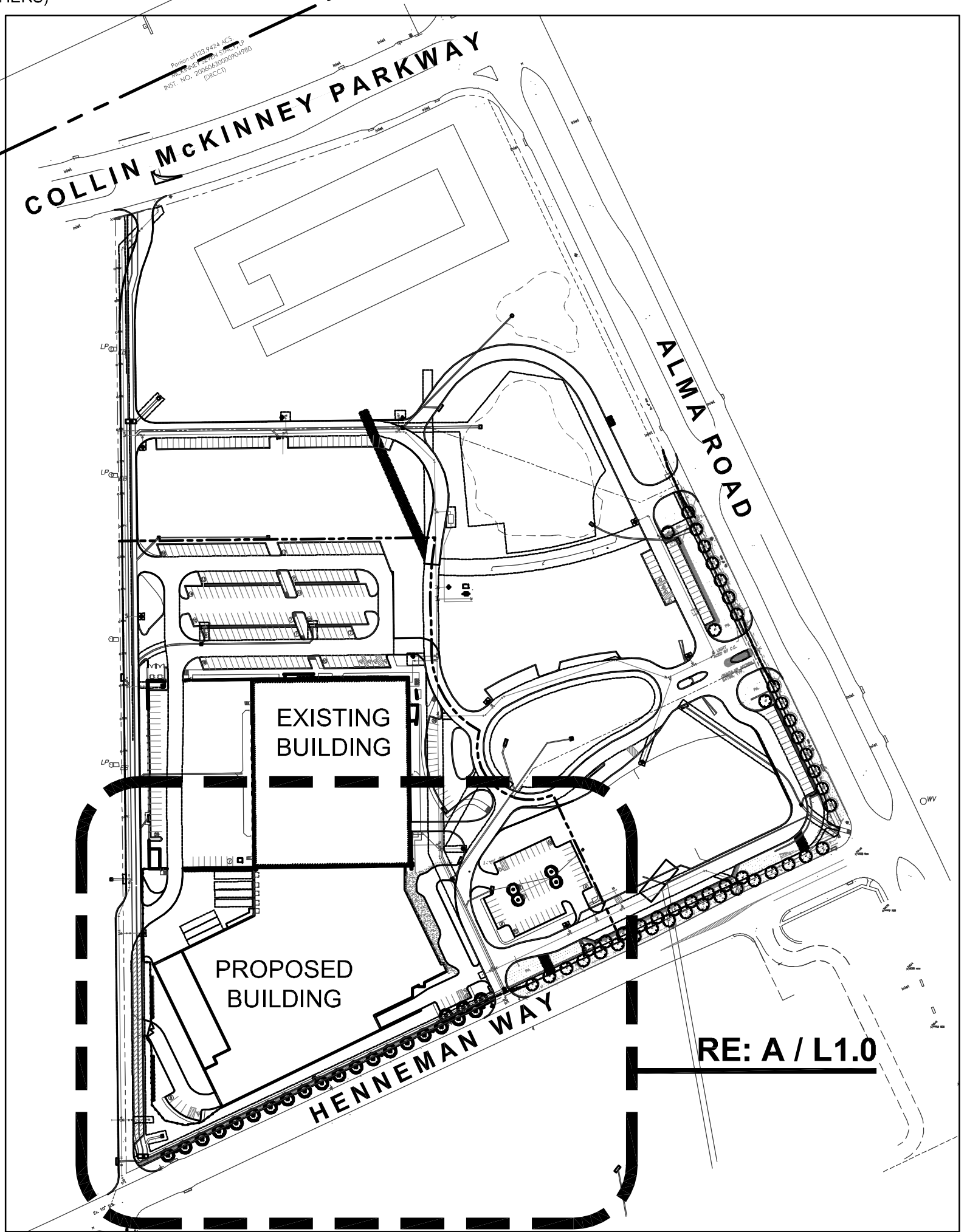


LEGEND

| | |
|--|--|
| | EXISTING TREE TO REMAIN |
| | EXISTING CONCRETE TO REMAIN |
| | NEW CONCRETE (BROOM FINISH) RE: CIVIL |

- GENERAL NOTES**
- ALL LANDSCAPE AREAS SHALL BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
 - A 10'-0" LONG ROOT BARRIER WILL BE PROVIDED ON THE NORTH AND SOUTH SIDE AT ALL STREET TREE LOCATIONS ALONG HENNESSY WAY.

TURF ESTABLISHMENT NOTES:
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FROM GRASSING SHALL BE INSTALLED.



PROJECT



McKINNEY, TEXAS

SEAL

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

SHEET TITLE

LANDSCAPE PLAN

PROJECT MANAGER: MTP PROJECT DESIGNER: DCB

DRAWN BY: MTP CHECKED BY: DCB

ISSUE DATE: 11/17/15 SCALE: AS NOTED

SHEET NO.

L1.0

RECEIVED
By Planning Department at 2:39 pm, Nov 17, 2015



PLANT LIST

| KEY | QUANTITY (LANDSCAPE ARCHITECT'S ESTIMATE ONLY) | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
|-----|--|---------------------|-------------------------------|---|--|
| CE | 8 | CEDAR ELM | Ulmus crassifolia | 100 gallon; Minimum 4" caliper x 12 height x 5-6' spread | Container-grown; full head; branching at ± 6'; matched |
| LO | 4 | LIVE OAK | Quercus virginiana | 100 gallon; Minimum 4" caliper x 12 height x 5-6' spread. | Container-grown; full head; branching at ± 6'; matched |
| RO | 22 | SHUMARD RED OAK | Quercus shumardii | 100 gallon; Minimum 4" caliper x 12 height x 5-6' spread. | Container-grown; full head; branching at ± 6'; matched |
| DBH | 173 | DWARF BURFORD HOLLY | Ilex cornuta 'Burfordii' nana | 7 gallon; Minimum 36" height and 30" spread | Full-to-ground; plant 36" o.c. |

GENERAL NOTES:

1. QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANTS REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
2. ALL SIZE REQUIREMENTS AND CONTAINER SIZES FOR PLANT MATERIALS SHOWN ON THE PLANT LIST MUST BE MET AS MINIMUM. IF ANY SPECIFIC REQUIREMENT CANNOT BE MET (I.E. IF A 100 GALLON TREE CANNOT MEET THE SPECIFIED CALIPER REQUIREMENT), THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTAINER SIZE MUST BE MET REGARDLESS WHETHER THE SPECIFIED SIZES CAN BE REACHED WITH A SMALLER SIZE CONTAINER.
3. CONTRACTOR TO REPAIR ALL LANDSCAPE AREAS DISTURBED BY CONSTRUCTION OPERATIONS. PROVIDE SOLID SOD GRASS AND REPAIR EXISTING IRRIGATION SYSTEM IF NECESSARY. APPLIES TO ALL ALTERNATES TOO.
4. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.

SITE DATA TABLE

Zoning: PD #1726, SUP #11-04-025
 Lot Area: 12.15 Acres (529,330 S.F.)
 Description: Lot SR1, Block A A Henneman-Stacy Addition

| | |
|-----------------------------------|--------------|
| Existing Building Footprint Area: | 76,157 s.f. |
| Building Footprint Area: | 105,355 s.f. |
| Total Footprint Area: | 181,512 s.f. |
| Existing Building Area: | 88,883 s.f. |
| Building Area: | 153,360 s.f. |
| Total Building Area: | 242,243 s.f. |
| Lot Coverage: | 34.29% |
| Floor Area Ratio: | 0.45:1 |

| | |
|-----------------------------------|--------------------------------------|
| Existing Building Footprint Area: | 76,157 s.f. |
| Existing Building Areas: | |
| Mezzanine: | 12,866 g.s.f. |
| Office: | 12,169 g.s.f. |
| Distribution: | 63,848 g.s.f. |
| Total: | 88,883 g.s.f. |
| Existing Building Height: | |
| Distribution Center: | 34'-0" |
| Required Parking: | |
| Mezzanine: | 12,866 s.f. / (1,400 sf) = 33 Spaces |
| Office: | 12,169 s.f. / (1,400 sf) = 31 Spaces |
| Distribution: | 63,848 s.f. / (4,000 sf) = 16 Spaces |
| Total: | 80 Spaces |

| | |
|--------------------------|---------------------------------------|
| Building Footprint Area: | 105,355 s.f. |
| Building Areas: | |
| Office: | 56,560 g.s.f. |
| Retail/Showroom: | 5,880 g.s.f. |
| Distribution: | 90,920 g.s.f. |
| Total: | 153,360 g.s.f. |
| Building Height: | |
| Distribution Center: | 46'-0" |
| Required Parking: | |
| Office: | 56,560 s.f. / (1,400 sf) = 142 Spaces |
| Retail: | 2,010 s.f. / (1,250 sf) = 9 Spaces |
| Showroom: | 3,870 s.f. / (1,250 sf) = 16 Spaces |
| Distribution: | 90,920 s.f. / (4,000 sf) = 23 Spaces |
| Total: | 190 Spaces |

| | |
|-----------------------------|------------|
| Total Parking Required: | 270 Spaces |
| Total ADA Parking Required: | 7 Spaces |
| Existing Parking Provided: | 214 Spaces |
| Proposed Parking Provided: | 57 Spaces |
| Total Parking Provided: | 271 Spaces |
| Total ADA Parking Provided: | 7 Spaces |

TURF ESTABLISHMENT NOTES:
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CRAIG RANCH SITE DEVELOPMENT REQUIREMENTS

STREET TREE LANDSCAPE
 A MINIMUM OF 15% OF THE STREET YARD (BETWEEN THE ROW AND THE REQUIRED FRONT SETBACK) MUST BE PERMANENT LANDSCAPE AREAS. 5,240 S.F. OF FRONTAGE X 15% = 786 S.F. REQUIRED; 1,483 S.F. PROVIDED

| | REQUIRED (%) | PROVIDED (%) |
|----------------------------|--------------|--------------|
| STREET YARD LANDSCAPE AREA | 15% | 28% |

TOTAL LANDSCAPE AREA

A MINIMUM OF 10% OF THE ENTIRE SITE SHALL BE DEVOTED TO PERMANENT LANDSCAPE. 529,330 S.F. X 10% = 52,933 S.F. REQUIRED; 94,705 S.F. PROPOSED

| | REQUIRED (%) | PROVIDED (%) |
|----------------------|-------------------|---------------------|
| TOTAL LANDSCAPE AREA | 10% (52,933 S.F.) | 17.8% (94,705 S.F.) |

STREET FRONTAGE TREES

A MINIMUM OF 1 LARGE CANOPY TREE (4" CALIPER X 12' HEIGHT AT TIME OF PLANTING) PER 30 L.F. OF STREET FRONTAGE

| | REQUIRED | PROVIDED |
|-------------------------|----------|----------|
| HENNEMAN WAY (662 L.F.) | 22 | 22 |

PARKING LOT TREES

A LANDSCAPE AREA AND AT LEAST 1 TREE SHALL BE PROVIDED WITHIN 65' OF EVERY PARKING SPACE. A LANDSCAPE ISLAND SHALL BE PROVIDED AT THE TERMINUS OF EACH PARKING ROW AND SHOULD CONTAIN A 4" CALIPER CANOPY TREE. A MINIMUM OF 1 TREE SHALL BE PLANTED IN THE PARKING AREA EVERY 10 PARKING SPACES WITH LOTS OF MORE THAN 20 SPACES. 47 PARKING SPACES / 10 = 5 TREES REQUIRED

| | REQUIRED | PROVIDED |
|-------------------------|----------|----------|
| TOTAL PARKING LOT TREES | 5 | 9 |

EVERGREEN SCREENING

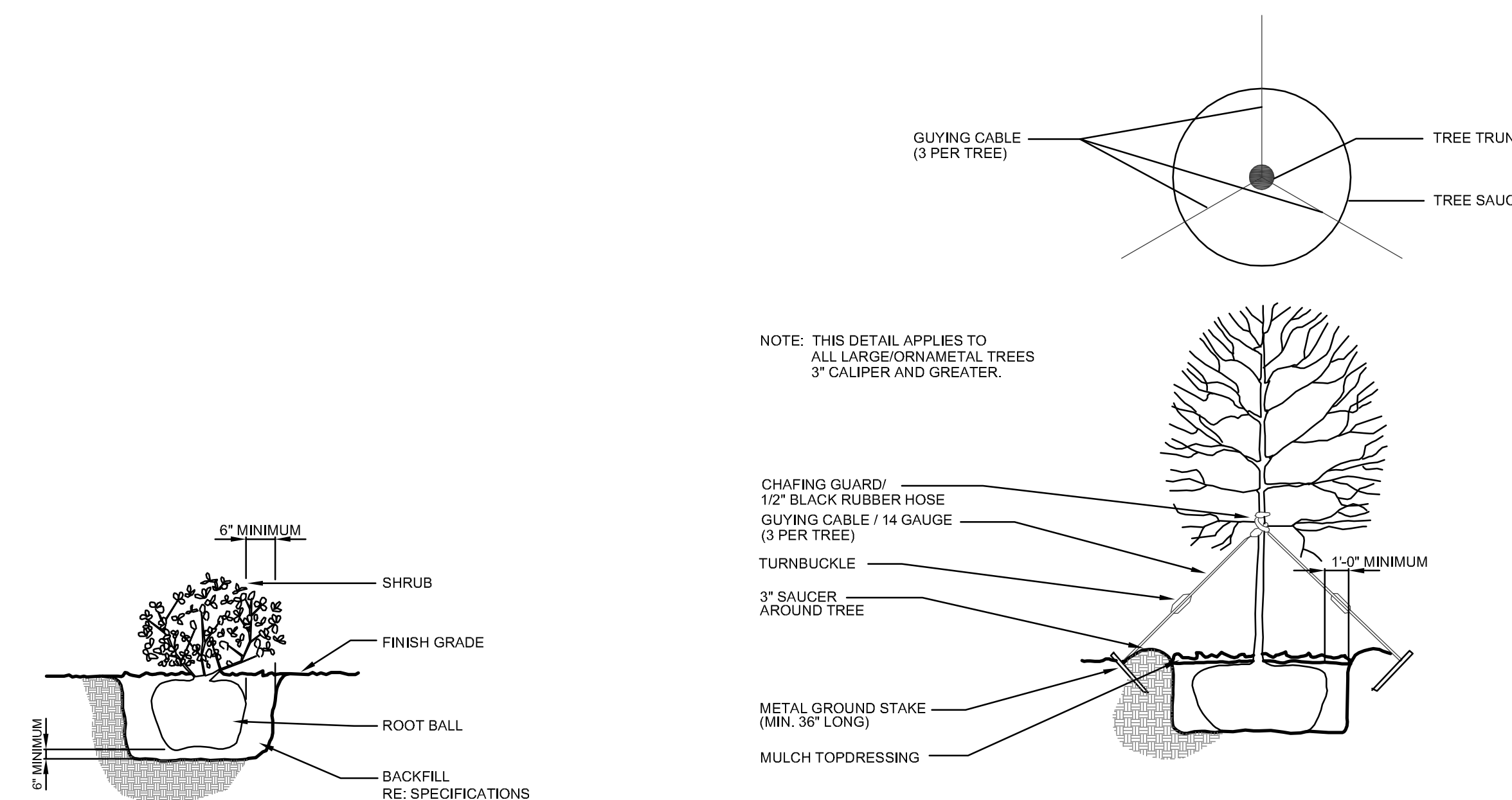
100% OF PARKING LOTS ADJACENT TO THE PUBLIC ROW SHALL BE SCREENED WITH EVERGREEN SHRUBS ATTAINING A MINIMUM HEIGHT OF 3'. EVERGREEN SHRUBS, A MINIMUM OF 3' IN HEIGHT AT THE TIME OF PLANTING, SHALL BE USED TO SCREEN DUMPSTER SCREENING WALLS.

| | REQUIRED (%) | PROVIDED (%) |
|---------------------|--------------|--------------|
| EVERGREEN SCREENING | 100% | 100% |

PUBLIC OPEN SPACE

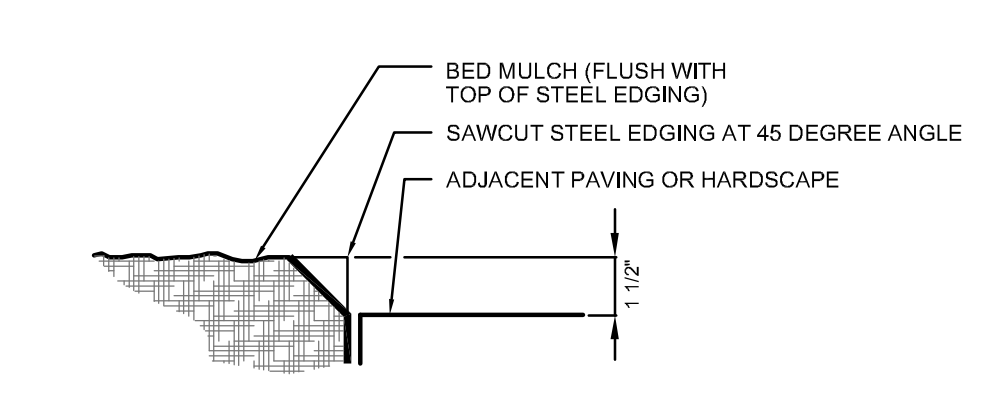
ALL OUTDOOR PUBLIC OPEN SPACE MUST PROVIDE AT LEAST 1 SHADE TREE OR PLANTER AND AT LEAST ONE LINEAR FOOT OF SEATING FOR EACH 75 SQUARE FEET OF OPEN SPACE PROVIDED. 1.50 S.F. UP TO 20,000, 1:100 S.F. OVER 20,000.

| | REQUIRED | PROVIDED |
|---------------------|----------|----------|
| OPEN SPACE (S.F.) | 5293 | 9470 |
| SEATING (L.F.) | 70 | X |
| SHADE TREE (EACH) | 70 | X |
| TOTAL BUILDING S.F. | 34% | X |

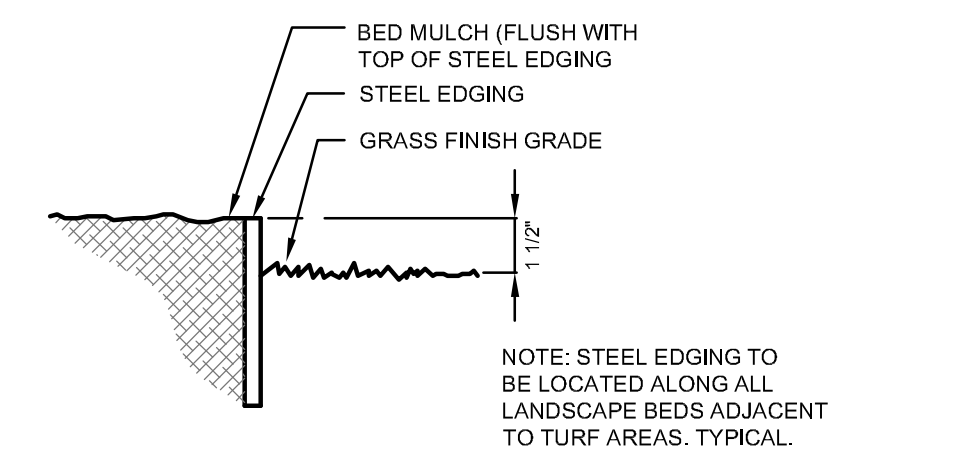


B SHRUB PLANTING DETAIL
 SCALE: N.T.S. SECTION/ELEVATION

A TREE GUYING DETAIL
 SCALE: N.T.S. SECTION/ELEVATION



D STEEL EDGING ADJACENT TO PAVING (TYP.)
 SCALE: N.T.S. SECTION/ELEVATION



C STEEL EDGING
 SCALE: N.T.S. SECTION/ELEVATION

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LANDSCAPE DETAILS

PROJECT MANAGER: MTP PROJECT DESIGNER: DCB

DRAWN BY: MTP CHECKED BY: DCB

ISSUE DATE: 11/17/15 SCALE: AS NOTED

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L1.1