

NOTE: ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPORATION (ET) WEATHER BASED CONTROLLER AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR



08.08.2016

The Contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions not allow hydromulch, hydroseeding, or sprigging (Stage 3 and Stage 4 water restrictions), an approved alternate for grassing shall be installed

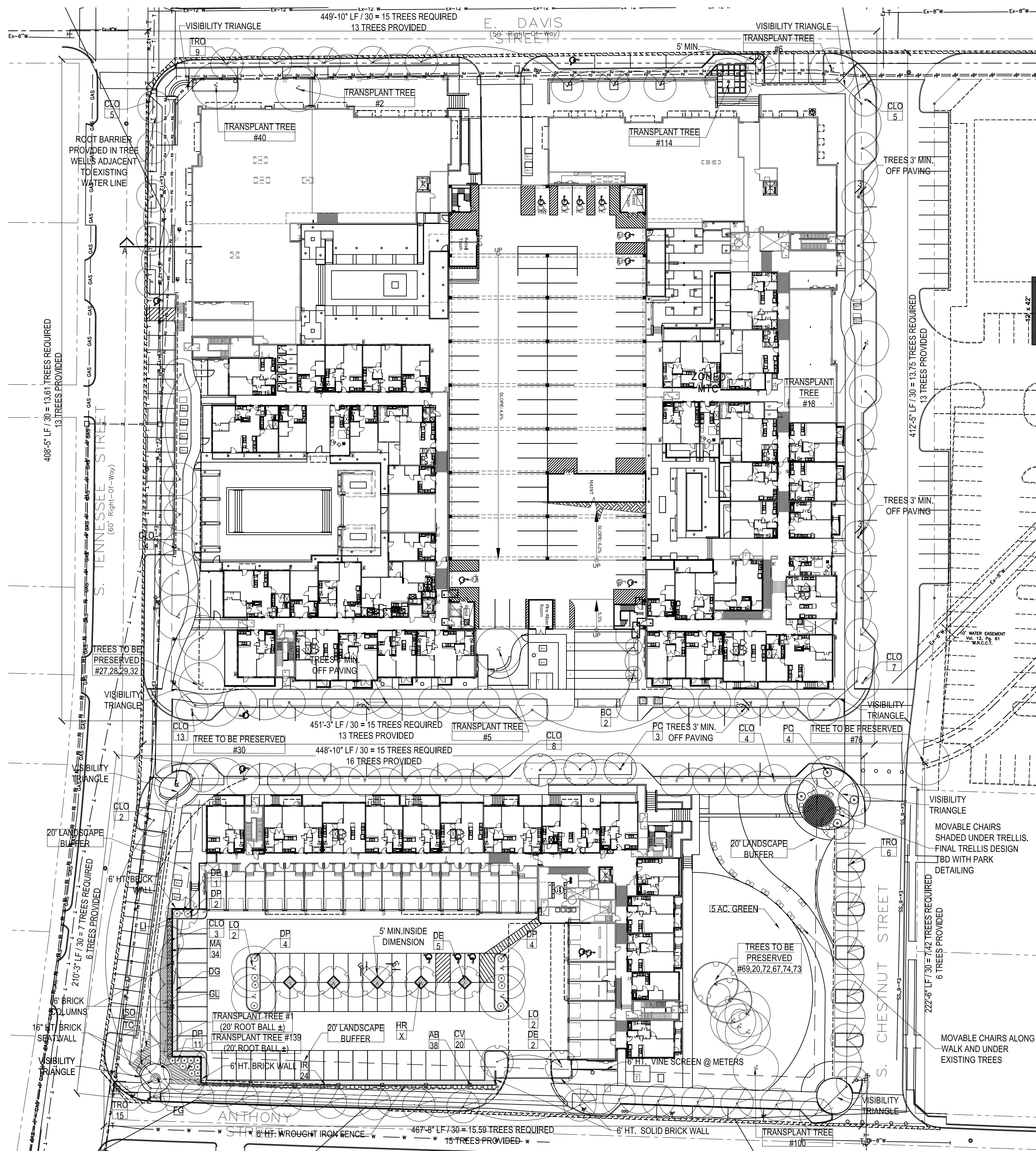
McKINNEY SITE PLAN SUBMITTAL PLANT SCHEDULE

| QTY TREES | KEY | COMMON NAME | SCIENTIFIC NAME | SIZE | REMARKS | POSSIBLE FULL-GROWN CANOPY SIZE |
|-------------------|-----|-----------------------|--------------------------------|------------|---|-----------------------------------|
| 48 | CLO | Cathedral Live Oak | Quercus virginiana 'Cathedral' | 4" caliper | B&B or 100 Gallon Cont., 12'-14" ht., 5'-6" sp., single straight trunk, matched | 50' to 70' ht x 30' - 40' spread |
| 8 | DE | Drake Elm | Ulmus parvifolia 'Drake' | 4" caliper | B&B or 100 Gallon Cont., 10'-11" ht., 7'-8" sp., single straight trunk | 40' to 50' ht x 45' - 55' spread |
| 4 | BC | Bald Cypress | Taxodium distichum | 3" caliper | B&B or 100 Gallon Cont., 12'-14" ht., 5'-7" sp., single straight trunk, matched | 60' to 80' ht x 25' - 35' spread |
| 30 | TRO | Texas Red Oak | Quercus texana | 4" caliper | B&B or 100 Gallon Cont., single straight trunk, 10'-11" ht., 6'-7" sp. | 40' to 70' ht x 25' - 45' spread |
| 4 | LO | Live Oak | Quercus virginiana | 4" caliper | B&B or 100 Gallon Cont., 12'-13" ht., 6'-7" sp., single straight trunk | 40' to 80' ht x 60' - 100' spread |
| 7 | PC | Pond Cypress | Taxodium distichum | 3" caliper | B&B or 100 Gallon Cont., 11'-13" ht., 4'-6" sp., single straight trunk, matched | 50' to 60' ht x 10' - 15' spread |
| SHRUBS | | | | | | |
| | MA | Oregon Grape | Mahonia aquifolium | 5 gallon | 30"-36" ht., 22"-26" sp., full, well rooted, 30" o.c. spacing | |
| | AB | Edward Goucher Abelia | Abelia x 'Edward Goucher' | 5 gallon | 30"-36" ht., 20"-28" sp., full, well rooted, 30" o.c. spacing | |
| PERENNIALS | | | | | | |
| | IR | Iris | Iris "Sugar Snaps" | 3 gallon | full pot, well rooted, 18" o.c. spacing | |
| VINES | | | | | | |
| 22 | CV | Crossvine | Bignonia capreaolata L. | 5 gallon | Staked, 42" ht., 5 runners min., full, well rooted | |

TREE MITIGATION TABULATIONS

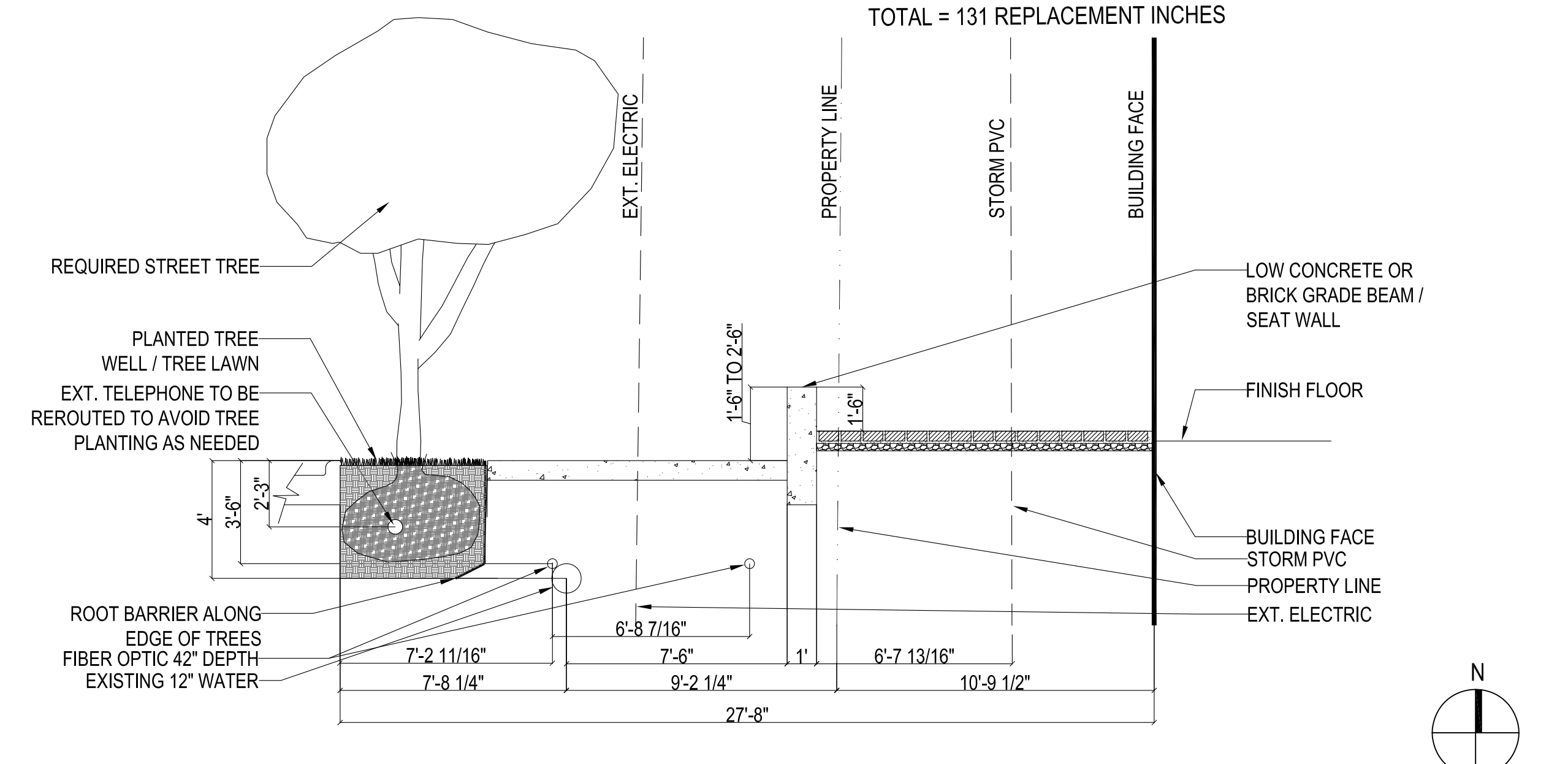
| | | |
|-------------------------|---|---------------------|
| X (R) | CALIPER INCHES REMOVED BUT NOT REQUIRED TO BE MITIGATED | 1012" |
| M (M) | CALIPER INCHES TO BE MITIGATED | 72" |
| O (P) | CALIPER INCHES TO BE PRESERVED (SEE SHEET LP10.00) | 234" |
| T (T) | CALIPER INCHES TO BE TRANSPLANTED | 149" |
| TOTAL INCHES SURVEYED - | | 1467 CALIPER INCHES |

MITIGATION REQUIREMENTS:
13 CALIPER INCHES AT 1:1 = 13 REPLACEMENT INCHES
59 CALIPER INCHES AT 2:1 = 118 REPLACEMENT INCHES
TOTAL = 131 REPLACEMENT INCHES



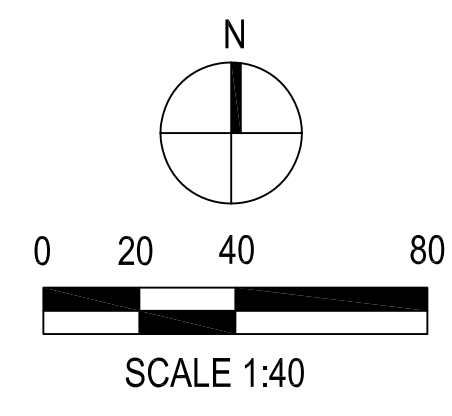
01 PLANTING PLAN

SCALE: 1 TO 40



02 SECTION A - TENNESSEE ST. @ RETAIL

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



Downtown McKinney
McKinney, Texas
Landscape Plan



Project Number: 10-010.0
Drawn By: FC
Landscape Plan 08.08.2016

Revision Date
1 06.13.2016

LANDSCAPE PLAN

LP 10.00