

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 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

SEE SHEET 2 FOR LANDSCAPE DETAILS AND NOTES

PLANT LIST

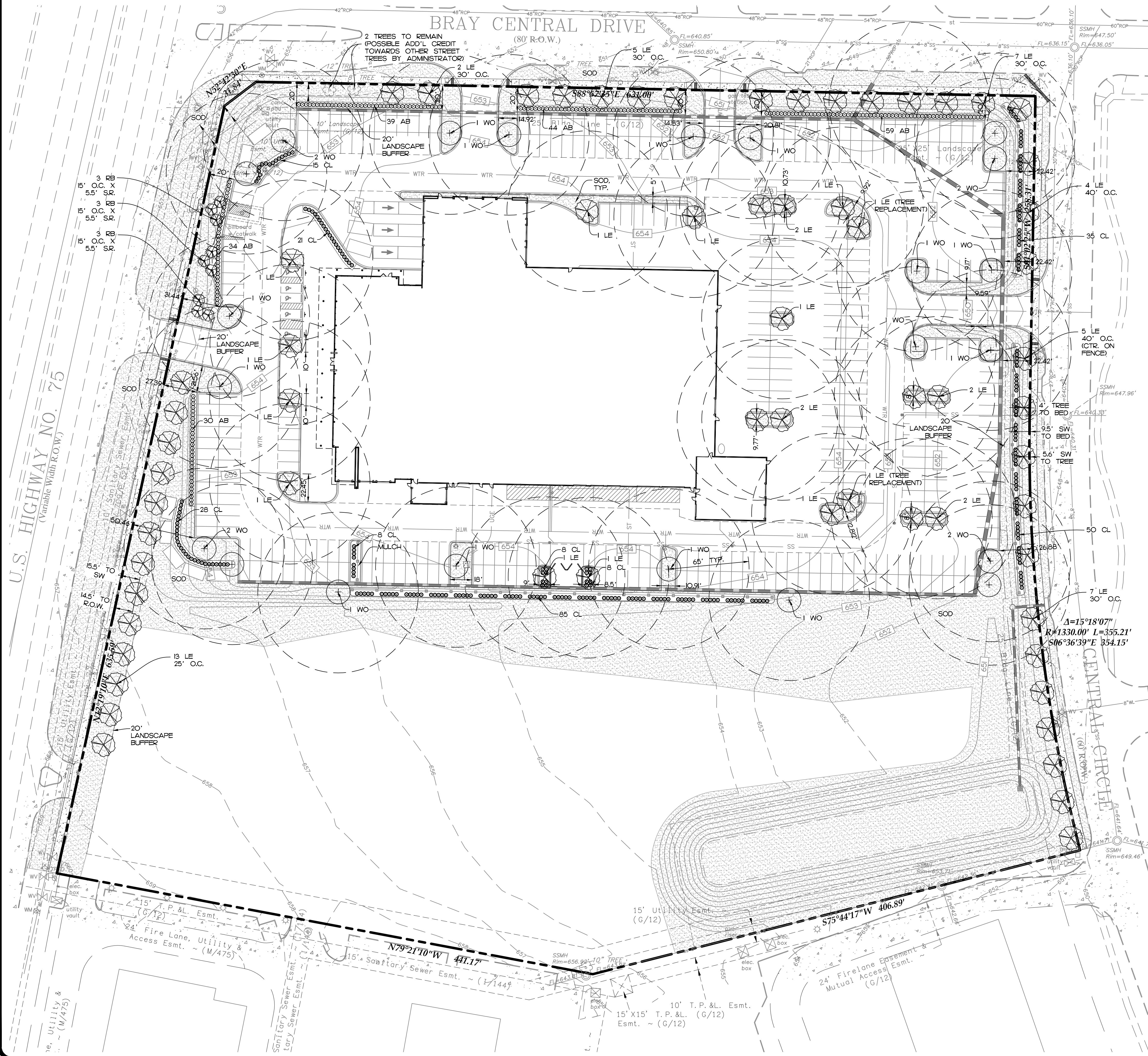
QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
22	(+) WO	QUERCUS PELLOUS	WILLOW OAK	4.0" CALIPER, 12' MIN. HT. B&B	AS SHOWN
62	(X) LE	ULMUS PARVIFOLIA 'UPMTF' P.P.#1295	BOSQUE ELM	4.0" CALIPER, 12' MIN. HT. B&B	AS SHOWN
9	(X) RB	CERCIS X 'MERLOT' P.P.#22,297	MERLOT REDBUD	2.0" CALIPER (TOTAL) 8' MIN HT.	AS SHOWN
258	(O) CL	TERNSTROEMIA JAPONICA	CLEYERA	3 GAL., CONTAINER FULL	36" O.C.
206	(O) AB	ABELIA GRANDIFLORA 'KALEDOSCOPE'	KALEDOSCOPE ABELIA	3 GAL., CONTAINER FULL	36" O.C.
	(G)	CYNDON DACTYLON	BERMUDA GRASS		

PLANT LIST (TREE REPLACEMENT)

QTY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING
2	(X) LE	ULMUS PARVIFOLIA 'UPMTF' P.P.#1295	BOSQUE ELM	4.0" CALIPER, 12' MIN. HT. B&B	AS SHOWN

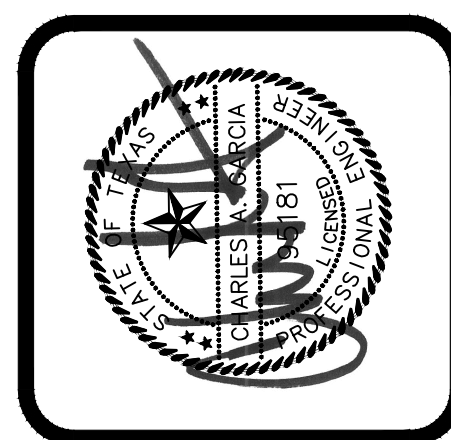
LANDSCAPE REQUIREMENTS

- TOTAL LANDSCAPE AREA**
 1) REQUIRED: 10% OF ENTIRE SITE SHALL BE DEVOTED TO LIVING LANDSCAPE
 TOTAL AREA = 149,235 SF
 REQUIRED LIVING LANDSCAPE AREA = 49,123 SF X 10% = 49,124 SF
 PROPOSED: 255,359 (52%)
- 2) REQUIRED: ONE (1) TREE IN THE PARKING AREA FOR EVERY TEN (10) PARKING SPACES WITHIN PARKING LOT
 TOTAL SPACES = 406 SPACES
 REQUIRED TREES WITHIN PARKING AREA = 406 SPACES / 10 = 40.6 TREES
 PROPOSED: (41 TREES)
 22 WILLOW OAK
 19 BOSQUE ELM (EXCLUDING TWO (2) REPLACEMENT TREES)
- 3) REQUIRED: 75% OF FRONTAGE OF PARKING LOTS, ADJACENT TO PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM VIEW
 US HWY 75 (439 LF OF PARKING FRONTAGE)
 PROPOSED: 77% FRONTAGE
 64 KALEIDOSCOPE ABELIA
 43 CLEYERA
 BRAY CENTRAL DRIVE (486 LF OF PARKING FRONTAGE)
 PROPOSED: 93% FRONTAGE
 142 KALEIDOSCOPE ABELIA
 CENTRAL CIRCLE (433 LF OF PARKING FRONTAGE)
 PROPOSED: 98% FRONTAGE
 85 CLEYERA
 TOTAL: 206 KALEIDOSCOPE ABELIA & 128 CLEYERA
- 4) REQUIRED: A MINIMUM OF 50% REQUIRED TREES SHALL BE CANOPY TREES
 PROPOSED: 82 CANOPY TREES / 97 TOTAL REQUIRED TREES = 85% CANOPY TREES
- 5) REQUIRED: EVERGREEN SHRUBS (ACCEPTABLE FOR SCREENING) SHALL BE PROVIDED AROUND DUMPSTER
 PROPOSED: 16 CLEYERA
- 6) REQUIRED: 1 CANOPY TREE PER 40 LF OF STREET FRONTAGE
 US HWY 75 635.59' / 40 = 15.89 TREES
 PROPOSED: 9 REDBUD (EQUIV. 3 CANOPY TREES) (OVER-HEAD ELEC.)
 13 BOSQUE ELM (25' O.C.)
 BRAY CENTRAL DRIVE 631' / 40 = 15.78 TREES
 PROPOSED: 14 BOSQUE ELM (30' O.C.)
 2 EXISTING TREES
 CENTRAL CIRCLE 613' / 40 = 15.32 TREES
 PROPOSED: 16 BOSQUE ELM (40' O.C. CENTERED IN FRONT OF FENCE/SHRUBS AND 30' O.C. ALONG UNDEVELOPED PROPERTY)
- 7) REQUIRED: 15% OF STREET YARD SHALL BE PERMANENT LANDSCAPE
 US HWY 75 635.59' X 20' = 12,712 SF (15% = 1,907 SF)
 PROPOSED: 11,003 SF (87%)
 BRAY CENTRAL DRIVE 631' X 20' = 12,620 SF (15% = 1,893 SF)
 PROPOSED: 11,352 SF (90%)
 CENTRAL CIRCLE 613' X 20' = 12,260 SF (15% = 1,839 SF)
 PROPOSED: 11,525 SF (94%)



REVISION	DESCRIPTION
#	DATE

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DRAWN BY	WDE
CHECKED BY	CAG
DATE	06-05-15
SCALE	1"=40'
SHEET	
26	

LANDSCAPE PLAN