

SUMMARY

LOT #1 AREA	125,777 S.F. or 2.8 ACRES
TOTAL BUILDING AREA	3,674 S.F.
TOTAL ON-SITE PARKING & DRIVE PAVEMENT	15,916 S.F.
IMPERVIOUS AREA	14,121 S.F.
COVERAGE	2%
TOTAL LANDSCAPE AREA	10,830 S.F.

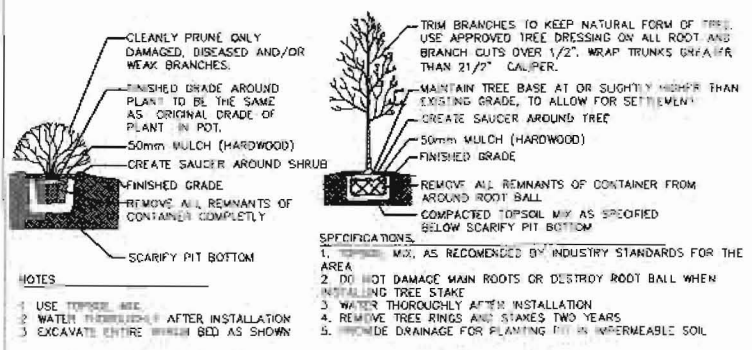
PARKING LOT SHADING REQUIREMENTS

Parking Provided at Street Level: 17 Spaces / 10 Spaces
 Required Trees: 8 Trees
 Provided Trees: 6 Trees

All trees required for the site are large canopy trees (minimum 4" caliper, 12' height at the time of planting).
 Fulfills the requirements that at least 50% of the total trees required to the site are large canopy trees.

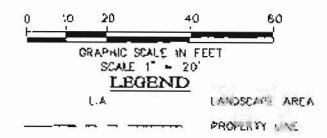
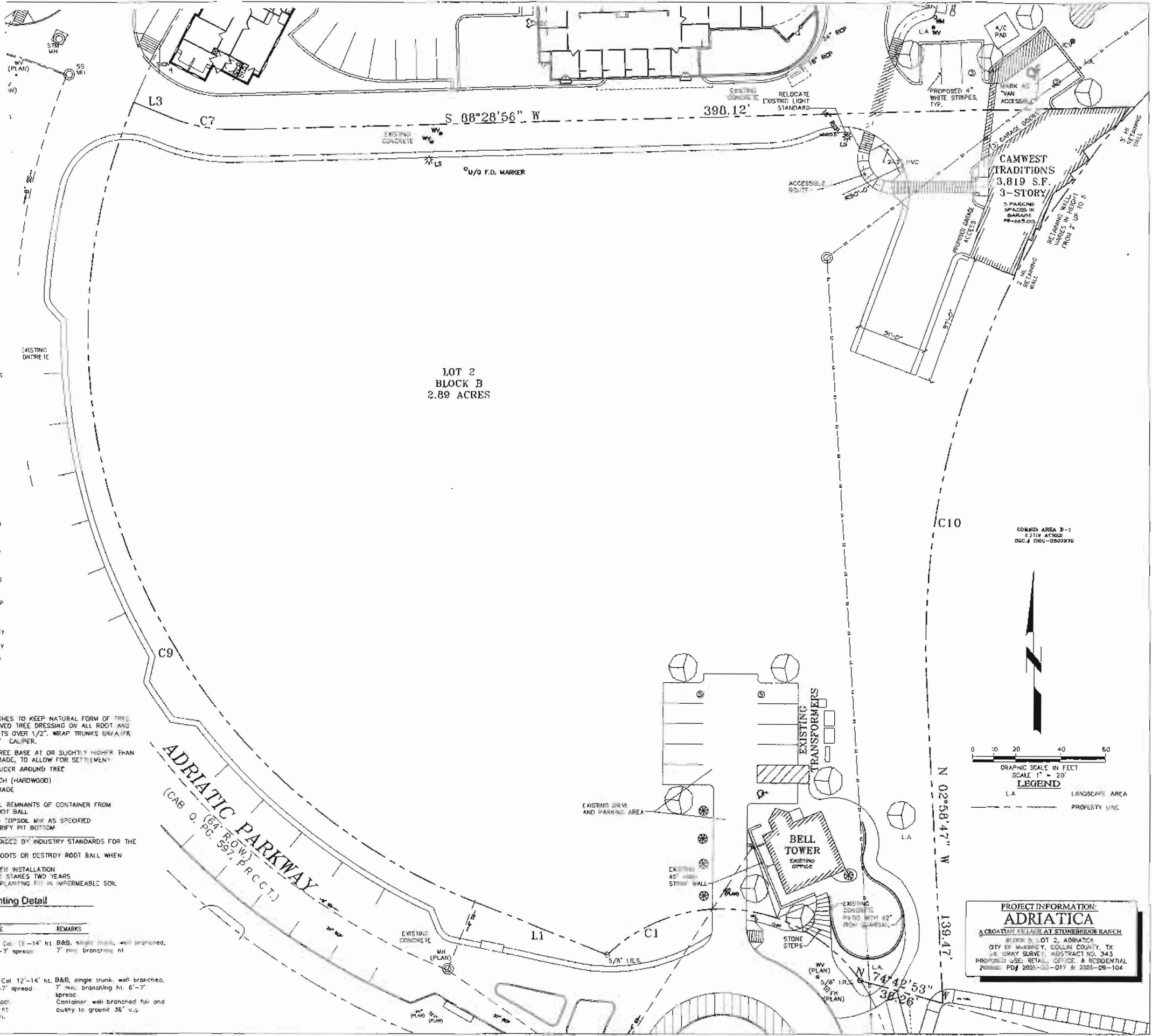
General Notes:

- All required landscape areas shall be provided with an automatic underground system with rain and freeze sensors and evapotranspiration (ET) weather based controllers. The automatic irrigation system will be designed and installed by a licensed Irrigator.
- The automatic irrigation system will be an underground system with the appropriate timers and sensors.
- Required plants must be maintained in a healthy condition at all times. The property owner is responsible for regular watering, mowing of grass, weeding, fertilizing, pruning and other maintenance of all plants as needed. Any plant that dies must be replaced with another living plant that is compatible with the approved landscape plan within (90) ninety days after notification from the City. The City and/or official may extend the time period up to an additional (90) ninety days due to weather conditions. If the plants have not been replaced after appropriate notification and/or extension, the property owner shall be in violation of this ordinance.
- Any damage to utility lines resulting from the negligence of the property owner or his agents or employees in the installation and maintenance of required landscaping or a utility easement is the responsibility of the property owner. If a public utility disturbs plants within an easement, it shall make every reasonable effort to preserve the plants and return them to their prior locations after the utility work. If nonetheless, some plants die, it is the obligation of the property owner to replace them.



- NOTES:**
- USE TOPSOIL MIX.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - EXCAVATE ENTIRE BRUSH BED AS SHOWN.

03 Shrub Planting Detail		02 Tree Planting Detail		
KEY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	Live Oak	Quercus virginiana	4" Cal. 10'-14' ht. B&B, single trunk, well branched, 6'-7' spread	7" min. branching ht.
CE	Cedar Elm	Ulmus crassifolia	4" Cal. 12'-14' ht. B&B, single trunk, well branched, 6'-7' spread	7" min. branching ht. 6'-7' spread
NS	Nellie R. Stevens Holly	Ilex X 'Nellie R. Stevens'	7 gal. 3' ht. min.	Container well branched full and bushy to ground 36" c.c.
	Italian Cypress	Cupressus sempervirens		



PROJECT INFORMATION:
ADRIATICA
 A CROWTHER VILLAGE AT STONERIDGE RANCH
 BLOCK B, LOT 2, ADRIATICA
 CITY OF MCKINNEY, COLLIN COUNTY, TX
 (J.B. GRAY SURVEY) ABSTRACT NO. 343
 PROPOSED USE: RETAIL OFFICE & RESIDENTIAL
 ZONING: PDJ 2005-03-017 & 2006-05-104

OWNER/DEVELOPER:
 SB HARBOR MARLETTE, L.P., AN
 AFFILIATED COMPANY OF
 Blackland Group
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 McKinney, Texas 75070
 P. 972-540-0304 F. 972-540-0309
 kd@7thcenturydesign.com

Block B Lot 2
 Adriatica
 McKinney, Texas
 PLANNING
 MAY 2011

Landscape Plan

Project: Block B
 Lot: 2
 Date: May 2, 2011
 Checked by: BKD
 Drawing Number:

L-1