



Lot 3R1, Block A (2.803 Acres)

EXISTING BUILDING
Lot 5R1, Block A (12.152 Acres)

Lot 1, Block A
Complex at Craig Ranch
2006, Page 842 (OPRCCT)

5' X 15' Drainage Easement
Cab. 2013, Pg. 165

10' Water Easement
Cab. 2013, Pg. 165
Co-serv Easement
Cab. 2013, Pg. 165

STEEL EDGING (TYPICAL)
12' Fire Lane, Mutual Access,
Water, Sanitary &
Drainage Easement
Cab. 2013, Pg. 165

12' Fire Lane, Mutual Access,
Water, Sanitary &
Drainage Easement
cab 2013, Pg. 165

15' CO-SERVE
ELECTRIC
EASEMENT

20' Drainage Easement
Cab. 2013, Pg. 165

Lot 2, Block A
Fellowship Addition
2014, Page 615 (OPRCCT)

SOLID SOD
BERMUDA GRASS
ON ALL DISTURBED
AREAS (TYPICAL)

Co-Serv Easement
Inst. No.
(By Separate Instrument)

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

PROPOSED BUILDING

25' Water & Drainage
Easement
Cab. 2013, Pg. 165

Drainage Easement
Cab. 2013, Pg. 165

SOLID SOD
BERMUDA GRASS
ON ALL DISTURBED
AREAS (TYPICAL)

SOLID SOD
BERMUDA GRASS
ON ALL DISTURBED
AREAS (TYPICAL)

8'-0" PEDESTRIAN
AND BICYCLE
ACCESS EASEMENT

15' CO-SERVE
ELECTRIC
EASEMENT

15'x32' Water
Easement

15'-0" DRAINAGE
EASEMENT

5/8" IRIS

5/8" IRIS

5/8" IRIS

5/8" IRIS

5/8" IRIS

5/8" IRIS

5/8" IRIS

5/8" IRIS

5/8" IRIS

5/8" IRIS

Called 12.581 ACRES
Denton Loop 288, L.P.
C.C.# 20080102000009450 (OPRCCT)

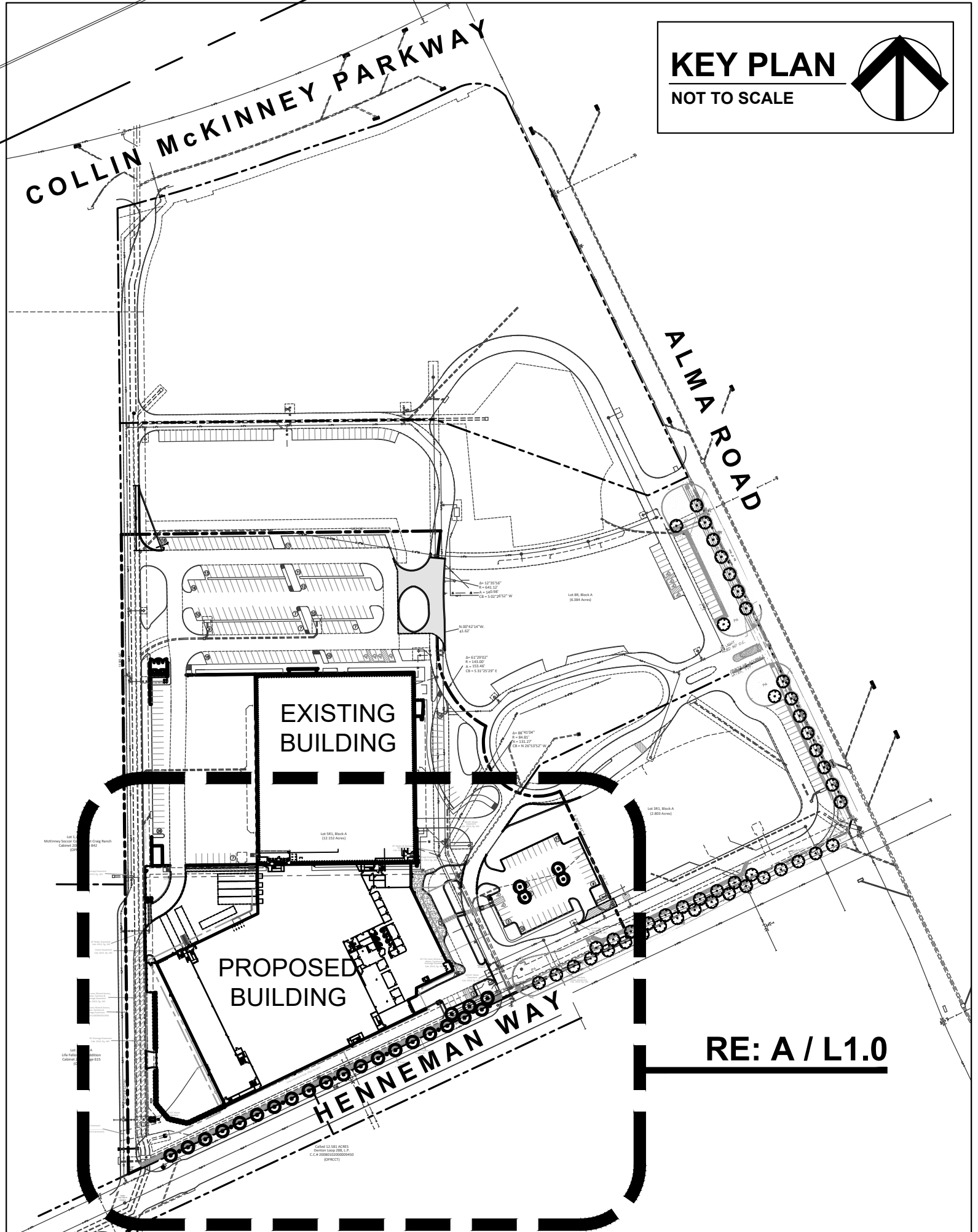
TURF ESTABLISHMENT NOTES:
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FROM GRASSING SHALL BE INSTALLED.

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 HENNEMAN WAY.



KEY PLAN
NOT TO SCALE

RE: A / L1.0

DATE	NO.	REVISIONS	OWNER'S COMMENTS
09/20/17	1		
07/10/18	2		



McKINNEY, TEXAS



SHEET TITLE
LANDSCAPE PLAN

PROJECT MANAGER: MTP PROJECT DESIGNER: DCB

DRAWN BY: MTP CHECKED BY: DCB

ISSUE DATE: 12/2/16 SCALE: AS NOTED

SHEET No.

L1.0



PLANT LIST

KEY	QUANTITY (LANDSCAPE ARCHITECT'S ESTIMATE ONLY)	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	8	CEDAR ELM	<i>Ulmus crassifolia</i>	100 gallon; Minimum 4" caliper x 12' height x 5'-6" spread	Container-grown; full head; branching at ± 6'; matched
LO	26	LIVE OAK	<i>Quercus virginiana</i>	100 gallon; Minimum 4" caliper x 12' height x 5'-6" spread	Container-grown; full head; branching at ± 6'; matched
NRS	54	NELLIE R. STEVENS HOLLY	<i>Ilex x 'Nellie R. Stevens'</i>	15 gallon; Minimum 4" height x 3' spread	Full-to-ground; plant 60" o.c.
DBH	140	DWARF BURFORD HOLLY	<i>Ilex cornuta 'Burfordi' nana</i>	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 SOO 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.
Proposed Building Footprint Area:	106,148 s.f.
Total Footprint Area:	182,305 s.f.
Existing Building Area:	88,883 s.f.
Proposed Building Area:	156,278 s.f.
Total Building Area:	245,161 s.f.
Lot Coverage:	34.44%
Floor Area Ratio:	0.46:1
Impervious Area:	445,625 s.f.

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./400 sf = 33 Spaces
Office:	12,169 s.f./400 sf = 31 Spaces
Distribution:	63,848 s.f./4,000 sf = 16 Spaces
Total:	80 Spaces

Proposed Building Footprint Area:	106,148 s.f.
Proposed Building Areas:	
Office:	59,580 g.s.f.
Retail/Showroom:	2,051 g.s.f.
Distribution:	69,892 g.s.f.
Power House Cars:	24,755 g.s.f.
Total:	156,278 g.s.f.
Building Height:	
Distribution Center:	46'-0" (2-Story)

Required Parking:	
Office:	59,580 s.f./400 sf = 149 Spaces
Retail/Showroom:	2,051 s.f./250 sf = 9 Spaces
Distribution:	69,892 s.f./4,000 sf = 18 Spaces
Power House Cars:	24,755 s.f./4,000 sf = 7 Spaces
Total:	183 Spaces

Total Parking Required:	263 Spaces
Total ADA Parking Required:	7 Spaces
Existing Parking Provided:	214 Spaces
Proposed Parking Provided:	52 Spaces
Total Parking Provided:	266 Spaces
Total ADA Parking Provided:	7 Spaces
Loading Space Required:	7 Spaces
Loading Space Provided:	7 Spaces

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.

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; 85,316 S.F. PROPOSED

	REQUIRED (%)	PROVIDED (%)
TOTAL LANDSCAPE AREA (52,330 S.F.)	10%	16.1% (85,316 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. 52 PARKING SPACES / 10 = 5 TREES REQUIRED

	REQUIRED	PROVIDED
TOTAL PARKING LOT TREES	10	12

EVERGREEN SCREENING

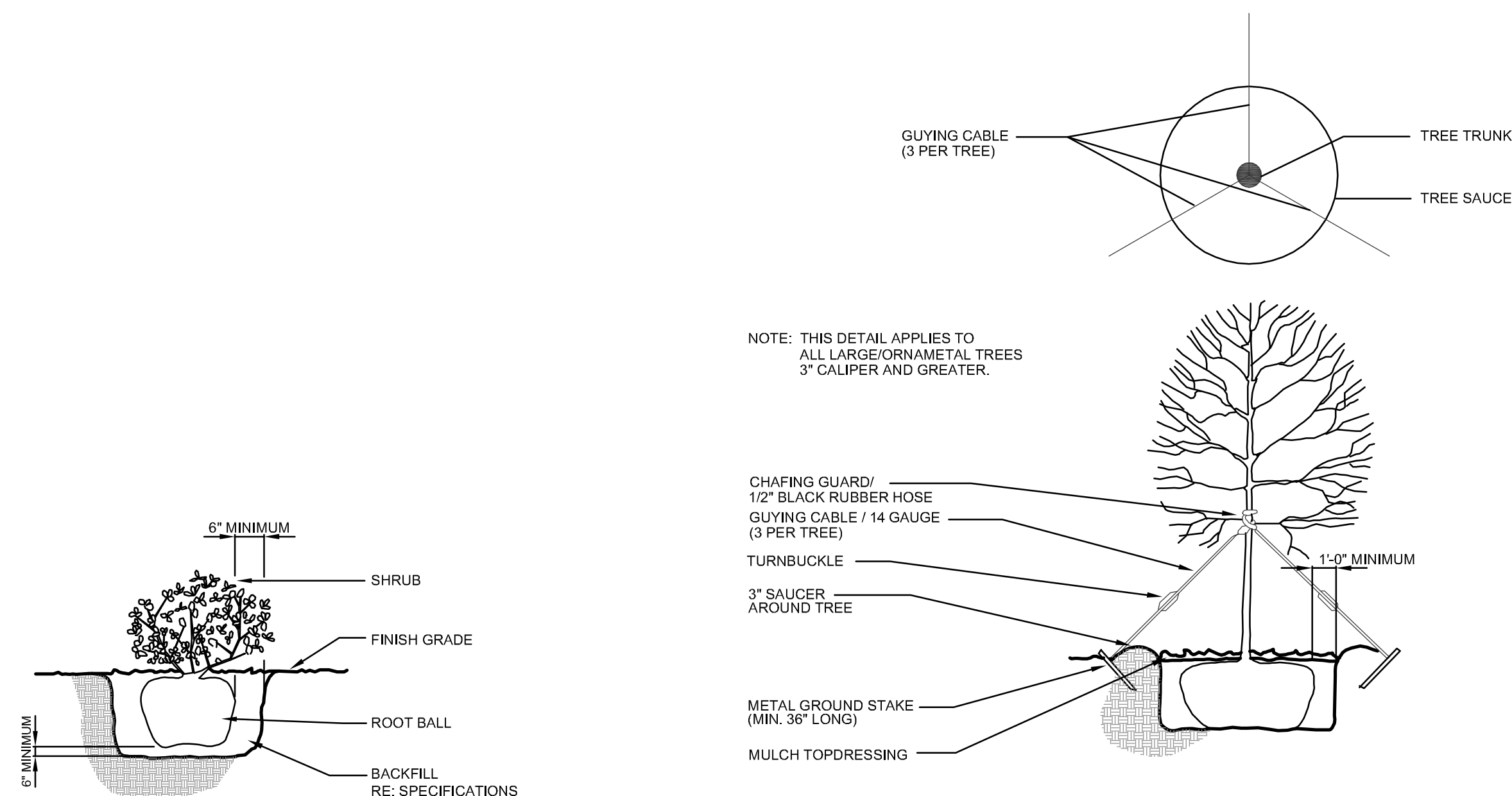
100% OF PARKING LOTS ADJACENT TO THE PUBLIC ROW SHALL BE SCREENED WITH EVERGREEN SHRUBS ATTAINING A MINIMUM HEIGHT OF 3'. EVERGREEN SHRUBS, A MINIMUM OF 3' IN HEIGHT AT THE TIME OF PLANTING, SHALL BE USED TO SCREEN DUMPSTER SCREENING WALLS.

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

PUBLIC OPEN SPACE

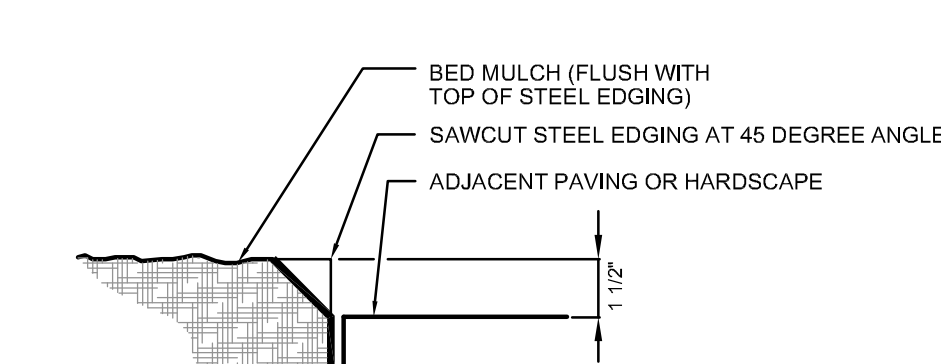
ALL OUTDOOR PUBLIC OPEN SPACE MUST PROVIDE AT LEAST 1 SHADE TREE OR PLANTER AND AT LEAST ONE LINEAR FOOT OF SEATING FOR EACH 75 SQUARE FEET OF OPEN SPACE PROVIDED. 1:50 S.F. UP TO 20,000; 1:100 S.F. OVER 20,000.

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

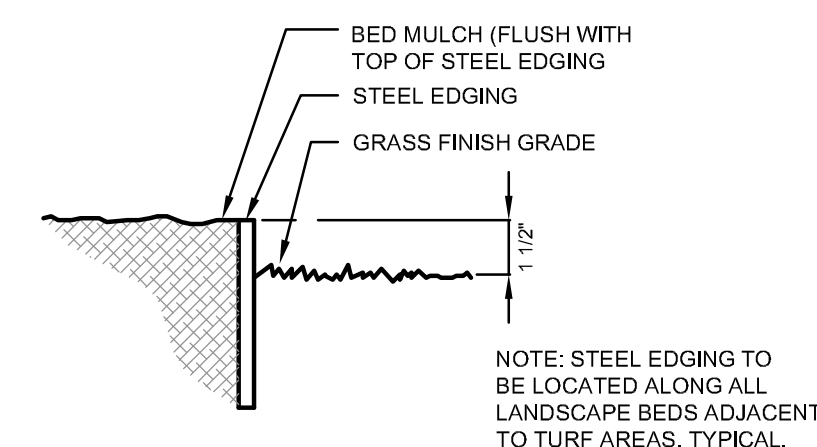


B SHRUB PLANTING DETAIL
SCALE: N.T.S. SECTION/ELEVATION

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

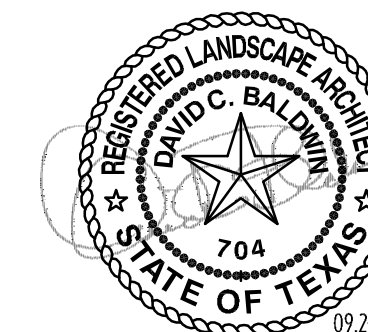
DATE	NO.	REVISIONS
09/20/17	1	PLANT QUANTITY REVISIONS

PROJECT



McKINNEY, TEXAS

SEAL



SHEET TITLE

LANDSCAPE DETAILS

PROJECT MANAGER: MTP PROJECT DESIGNER: DCB

DRAWN BY: MTP CHECKED BY: DCB

ISSUE DATE: 12/2/16 SCALE: AS NOTED

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L1.1