

TRACT 12
HAG RE. CDT, LLC
CC# 20150630000799210
(D.R.C.C.T.)
Zoning: RG-25 (General Residential)
Use: Undeveloped

TRACT 12
HAG RE. CDT, LLC
CC# 20150630000799210
(D.R.C.C.T.)
Zoning: C (Planned Center)
Use: Undeveloped

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

LANDSCAPE TABULATIONS

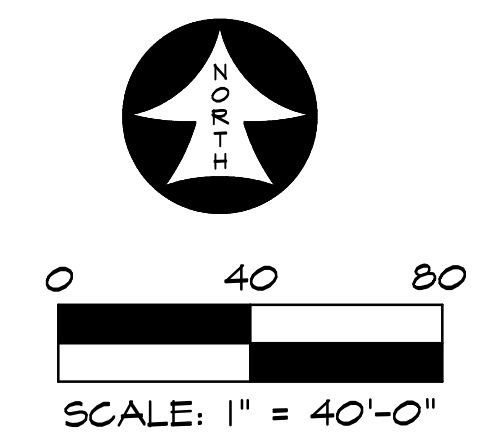
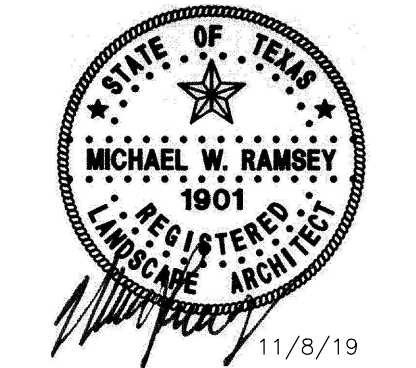
LANDSCAPE GETBACKS
STREET BUFFER AND NON-RESIDENTIAL USE ADJACENT TO SINGLE FAMILY, PROV. LAND. AREA ALONG PROPERTY LINE, 1 CANOPY TREE PER 40 LF. TREES MAY BE CLUSTERED AT STREET, BUT NOT AT RES. BUFFER.

STREET TREES
JAMES PITTS ROAD (485 LF-32 LF DRIVE =) 485 LF
STREET TREES REQUIRED (485 LF / 40 LF =) 12 TREES
STREET TREES PROVIDED (52 NEW AND 0 EXIST.) 12 TREES

RESIDENTIAL BUFFER
NON-RESIDENTIAL ADJACENT TO RESIDENTIAL, 10' BUFFER, 1-3' TREE PER 30 LF OR PORTION. MAY NOT BE CLUSTERED.

BUFFER LENGTH (SOUTH) 166 LF
BUFFER TREES REQUIRED (166 LF / 40 LF = 4.15) 5 TREES
BUFFER TREES PROVIDED (5 NEW, 0 EXIST.) 5 TREES

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



REVISION	DATE	DESCRIPTION
	10/11/2019	PRELIM REVIEW
	11/08/2019	CITY RESUBMITTAL

APPLICANT
RLK Engineering, INC
111 West Main
Allen, Texas 75013
972 359-1733
Fax 972 359-1833

OWNER
McKinney ISD
#1 Duval Street
McKinney, Texas 75069
469 742 4132
Fax 469 742-4066

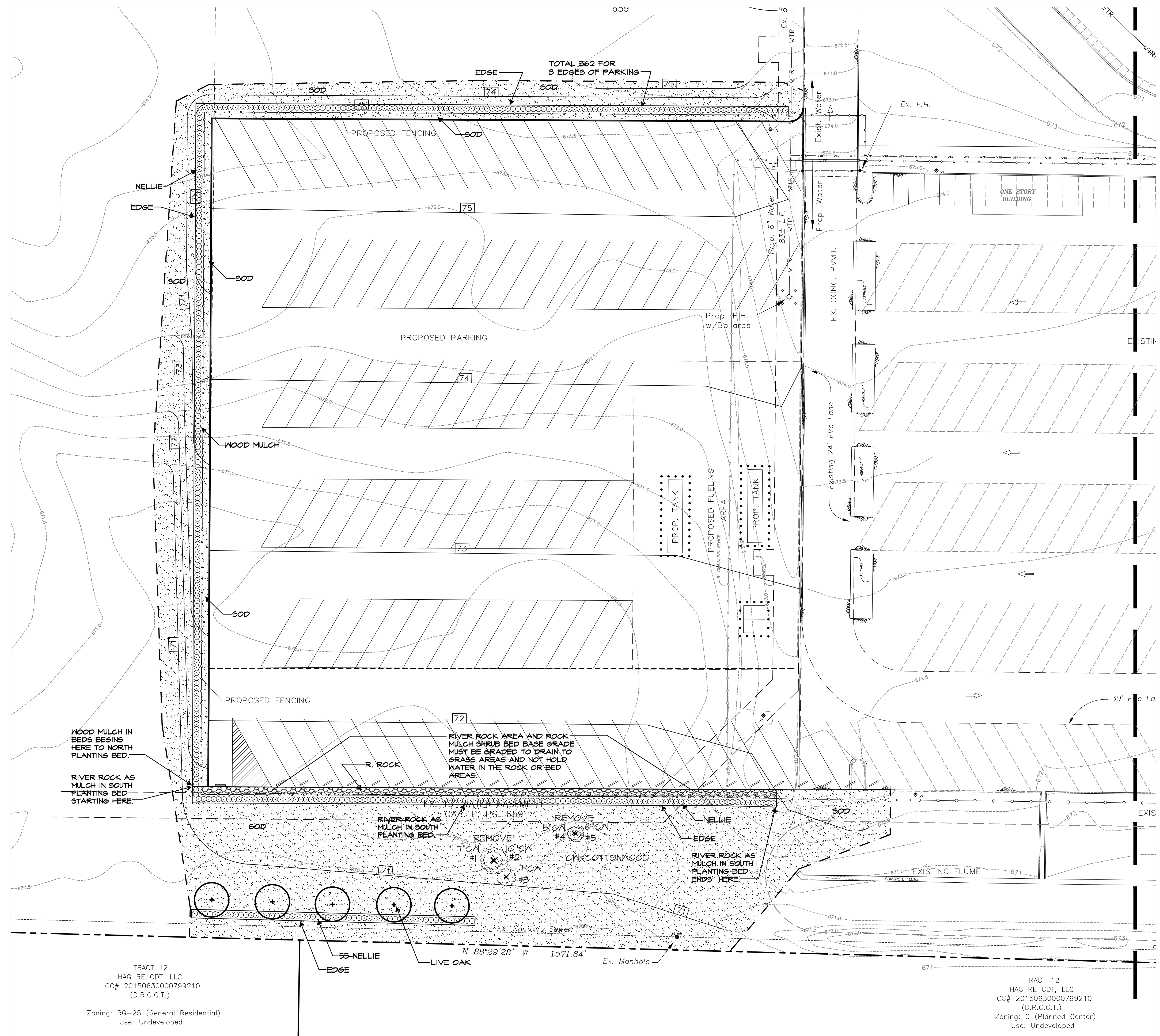
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

OVERALL LANDSCAPE PLAN
MISD TRANSPORTATION FACILITY
McKinney Independence School District
McKinney, Texas

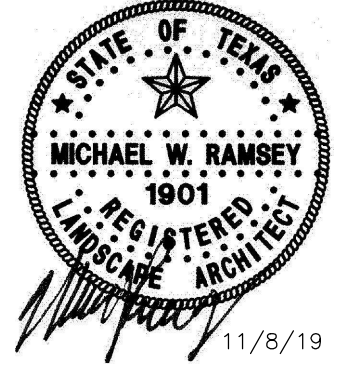
DESIGNED BY: RLA
DRAWN BY: RLA

DRAWING SCALE: 1" = 40'
DRAWING DATE: 11/08/2019

SHEET: **L3** OF



MATCHLINE SEE SHEET L5



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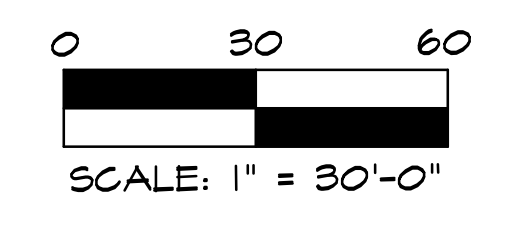
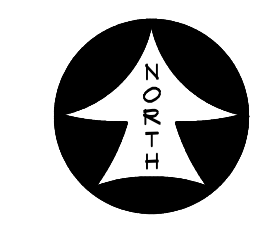
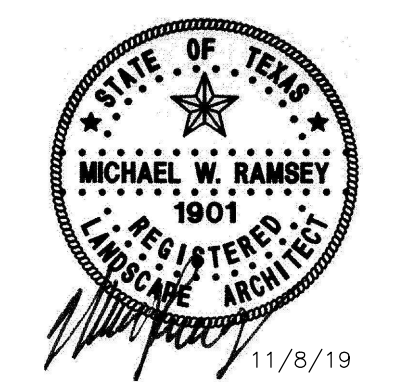
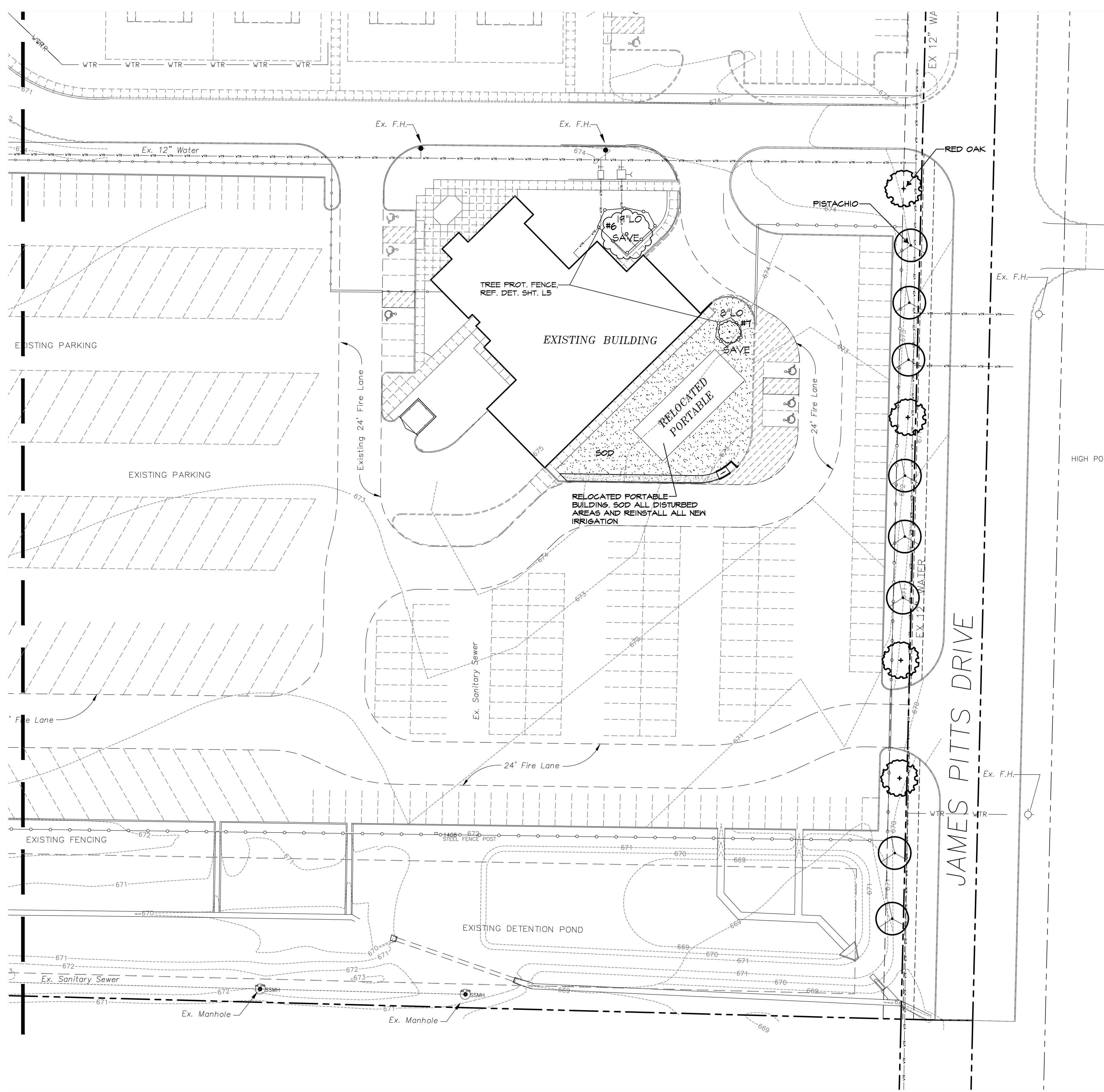
RAMSEY LANDSCAPE ARCHITECTS, LLC
11914 WISHING WELL CT.
FRISCO, TEXAS 75035
PHONE (972) 335-0889

LANDSCAPE PLAN WEST
MISD TRANSPORTATION FACILITY
McKinney Independence School District
McKinney, Texas

DESIGNED BY: RLA
DRAWN BY: RLA
DRAWING SCALE: 1" = 30'
DRAWING DATE: 11/08/2019

SHEET: **L4** OF

MATCHLINE SEE SHEET L4



APPLICANT
 RLK Engineering, INC
 111 West Main
 Allen, Texas 75013
 972 359-1733
 Fax 972 359-1833

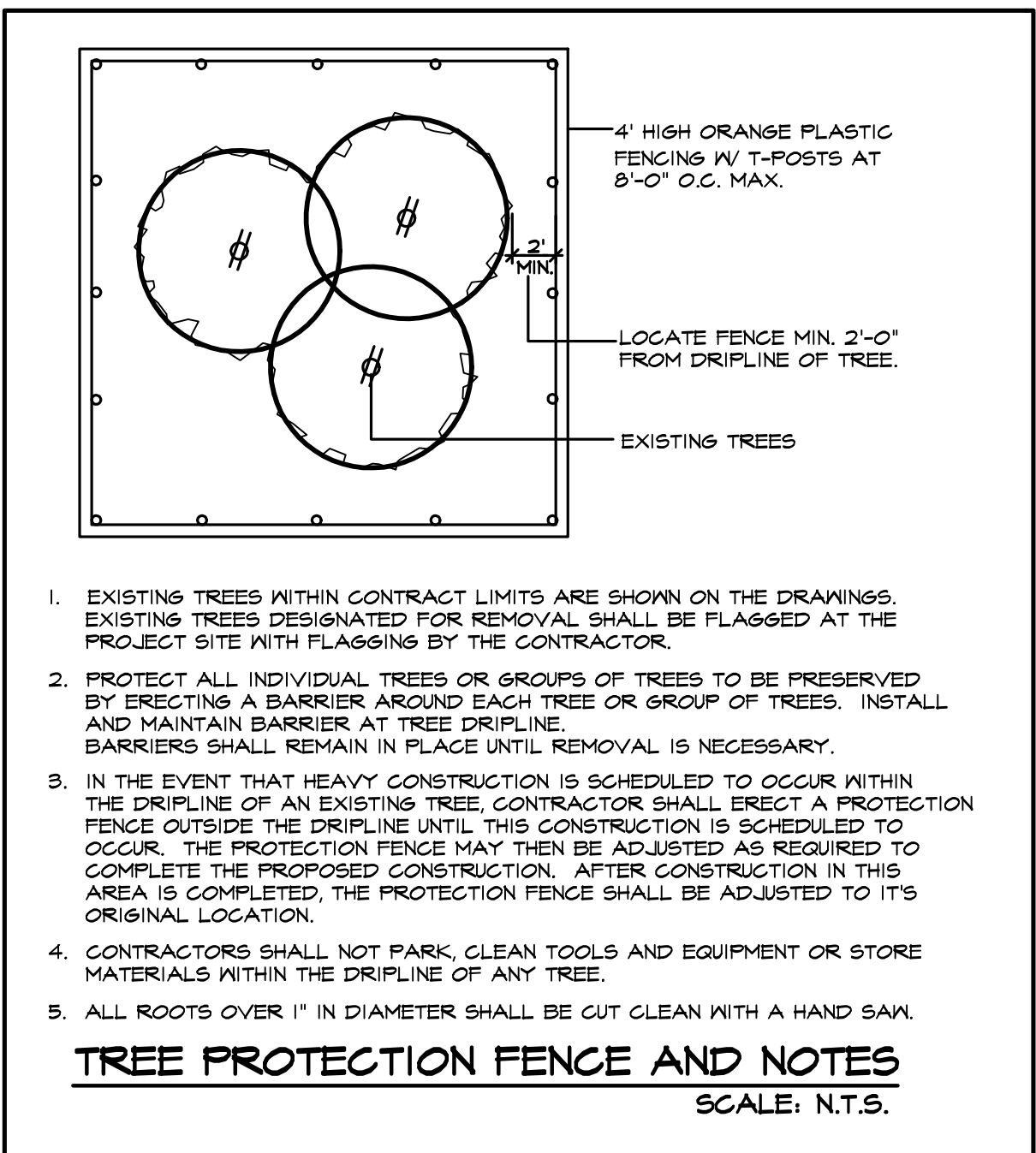
OWNER
 McKinney ISD
 #1 Duval Street
 McKinney, Texas 75069
 469 742 4132
 Fax 469 742-4066

REVISION	DATE	DESCRIPTION
	10/11/2019	PRELIM REVIEW
	11/08/2019	CITY RESUBMITTAL

RAMSEY LANDSCAPE ARCHITECTS, LLC
 11914 WISHING WELL CT.
 FRISCO, TEXAS 75035
 PHONE (972) 335-0889

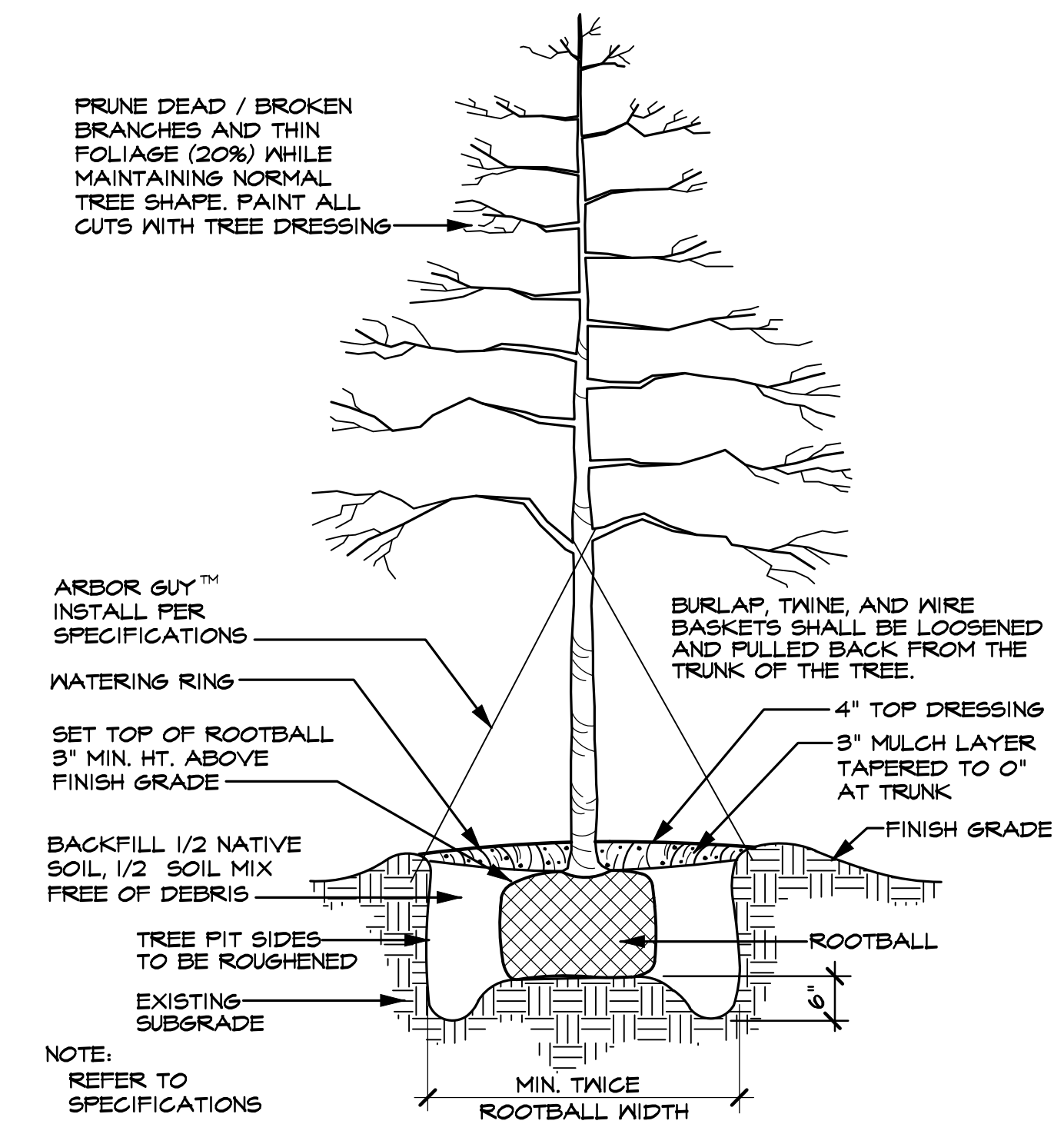
LANDSCAPE PLAN EAST
 MISD TRANSPORTATION FACILITY
 McKinney Independence School District
 McKinney, Texas

DESIGNED BY: RLA
 DRAWN BY: RLA
 DRAWING SCALE: 1" = 30'
 DRAWING DATE: 11/08/2019
 SHEET: **L5** OF

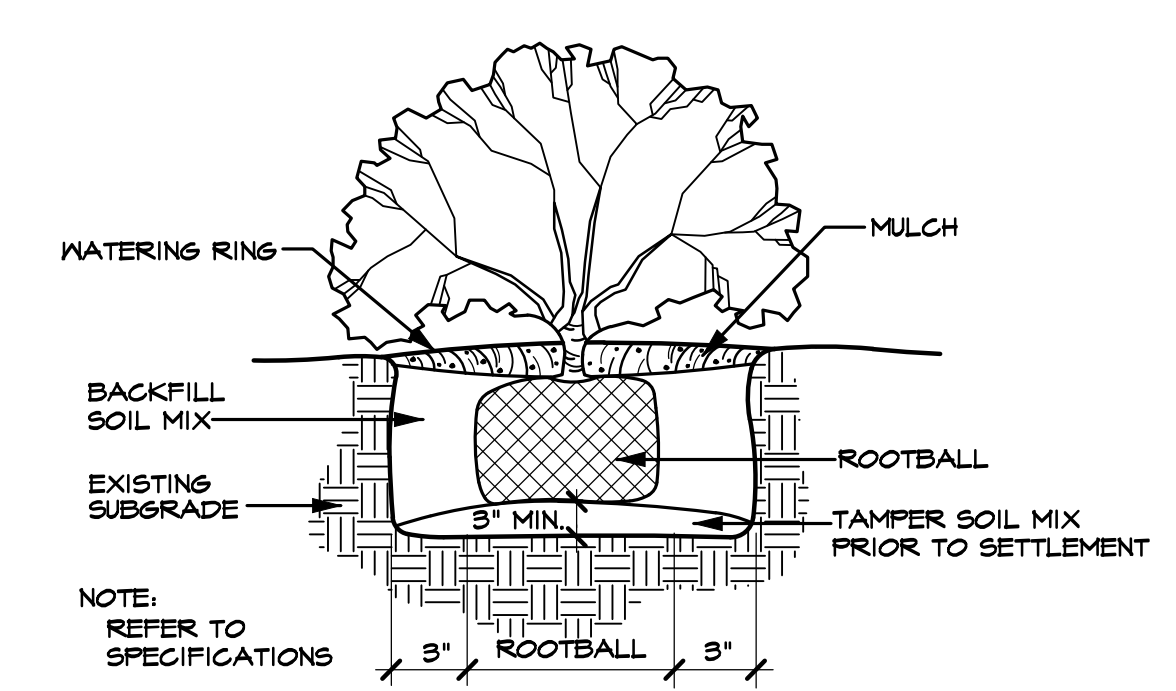


- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

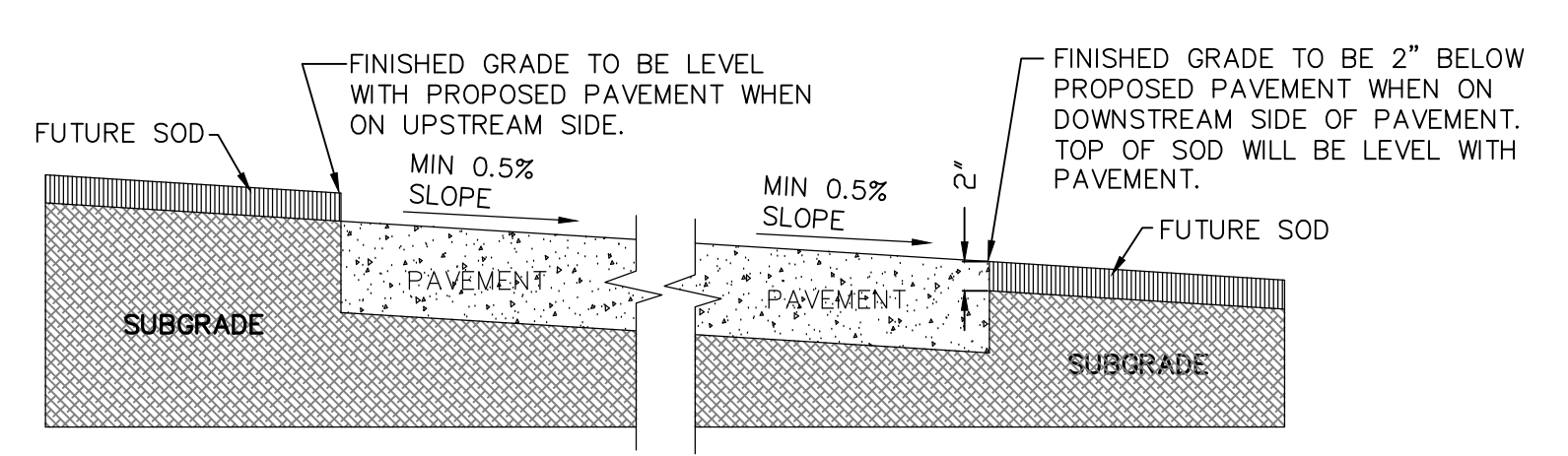
TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.



TREE PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.S.



GRADING DETAIL FOR PAVEMENT WITHOUT CURB
SCALE: N.T.S.

TREES					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
5		LIVE OAK	Live Oak	<i>Quercus virginiana</i>	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
4		RED OAK	Shumard Red Oak	<i>Quercus shumardii</i>	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk full rounded canopy
2		PISTACHIO	Chinese Pistachio	<i>Pistacia chinensis</i>	3" caliper, 10'-12' Ht./ 4'-5' spread, B&B straight trunk container, female - heavy berried
SHRUBS					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
417		NELLIE	Nellie R. Stevens Holly	<i>Ilex vomitoria 'Nellie R. Stevens'</i>	36" Min. Ht., 24" spread, bushy, full to ground
GROUND COVER					
QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
AS SHOWN		SOD	Common Bermuda Grass	<i>Cynodon dactylon</i>	Sod refer to specifications
MISCELLANEOUS					
AS SHOWN		EDGE	L.F. Ryerson steel edge	1/8" x 4" with 12" stakes, green in color	
AS SHOWN		R. ROCK	4"-6" size river rock, 6"-1" deep.	Provide need barrier mat below rock. Separate at grass/bed areas with edging.	

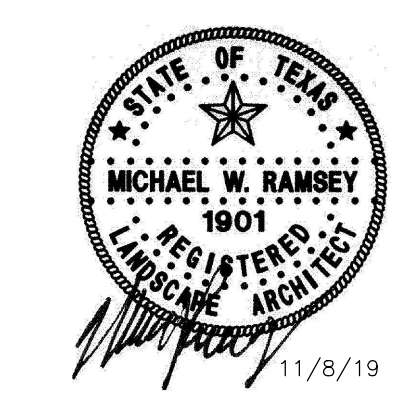
LANDSCAPE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES

LANDSCAPE NOTES

LANDSCAPE CONTRACTOR SHALL REPLACE ALL AREAS DISTURBED BY CONSTRUCTION. THE DISTURBED AREAS SHALL BE REPLACED WITH SOD OR HYDRO PER THE SPECIFICATIONS UNLESS NOTED OTHERWISE ON THE PLANS.

LANDSCAPE CONTRACTOR SHOULD VISIT SITE AND REFERENCE CIVIL ENGINEER'S GRADING PLAN PRIOR TO BIDDING AND COMMENCEMENT OF CONSTRUCTION TO VERIFY AREAS TO BE DISTURBED BY CONSTRUCTION ACTIVITIES.

REFERENCE CIVIL PLANS FOR FINAL GRADING AND UTILITIES.



11/8/19

APPLICANT RLK Engineering, INC 111 West Main Allen, Texas 75013 972 359-1733 Fax 972 359-1833	OWNER McKinney ISD #1 Duval Street McKinney, Texas 75069 469 742 4132 Fax 469 742-4066	REVISION	DATE	DESCRIPTION	RAMSEY LANDSCAPE ARCHITECTS, LLC 11914 WISHING WELL CT. FRISCO, TEXAS 75035 PHONE (972) 335-0889	LANDSCAPE DETAILS MISD TRANSPORTATION FACILITY McKinney Independence School District McKinney, Texas	DESIGNED BY: RLA	DRAWING SCALE: AS SHOWN	SHEET: L6 OF
								DRAWN BY: RLA	DRAWING DATE: 11/08/2019