

MATCHLINE A

MATCHLINE B

SITE DATA	
SITE AREA	575,705 SF / 13.22 AC.
10% OF ENTIRE SITE SHALL BE LANDSCAPED	57,571 SF
15% OF STREET YARD SHALL BE LANDSCAPED	21,093 SF
20' LANDSCAPE SETBACK ON MAJOR THOROUGHFARES	20'
10' LANDSCAPE SETBACK ON MINOR THOROUGHFARES	10'
10' LANDSCAPE SETBACK ON RESIDENTIAL ADJACENCY	10'
1 CANOPY TREE PER 40 LF OF STREET FRONTAGE	21 TREES
COIT ROAD 825' FRONTAGE / 40	21 TREES
PRESTONWICK 572' FRONTAGE / 40	15 TREES
1 CANOPY TREE PER 40 LF OF RESIDENTIAL ADJACENCY	24 TREES
970' RES. ADJACENCY / 40	24 TREES
6' LIVING SCREEN WALL ADJACENT RESIDENTIAL	323 SHRUBS
970' RES ADJACENCY / 3'	324 SHRUBS
1 CANOPY TREE PER 10 PARKING SPACES	58 TREES
580 SPACES / 10	58 TREES
1 CANOPY TREE AT END OF ALL PARKING	YES
ALL PARKING SPACES SHALL BE WITHIN 65' OF CANOPY TREE	YES
75% OF FRONTAGE PARKING SHALL BE SCREENED	182'
COIT ROAD 242' X 75%	242'
PRESTONWICK 555' X 75%	416'
50% OF ALL SITE TREES SHALL BE CANOPY TREES	70 CANOPY TREES
140 SITE TREES X 50%	110 CANOPY TREES

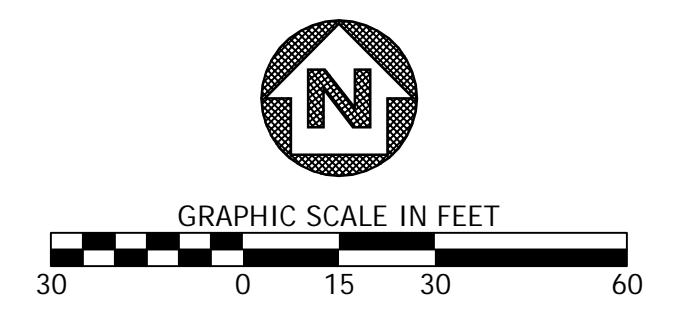
PLANT SCHEDULE

LARGE TREE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	HEIGHT	SPREAD
	19	BUR OAK	QUERCUS MACROCARPA	4"	65 GAL	12'-14'	5'-7'
	31	CEDAR ELM	ULMUS CRASSIFOLIA	4"	65 GAL	12'-14'	5'-7'
	51	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	4"	65 GAL	12'-14'	5'-7'
	7	SHUMARD RED OAK	QUERCUS SHUMARDII	4"	65 GAL	12'-14'	5'-7'
	5	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	4"	65 GAL	12'-14'	5'-7'
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	HEIGHT	SPREAD
	10	SHANGTUNG MAPLE	ACER TRUNCATUM	2"	45 GAL	8'-10'	4'-6'
	21	YAUAPON HOLLY - FEMALE	ILEX VOMITORIA	2" - 3" MULTI-TRUNK	45 GAL	8'-10'	4'-6'
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	146	ABELIA	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	5 GAL	24"	20'	36" OC.
	85	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDII NANA'	10 GAL	36" MIN. FOR SCREENING	2'-4'	48" OC.
	6	MISCANTHUS	MISCANTHUS SINENSIS 'ADAGIO'	1 GAL	12" - 18"	10'-12'	36" OC.
	324	NELLIE STEVENS HOLLY	ILEX X 'NELLIE R STEVENS'	5 GAL	3" MIN	3	36" OC.
	40	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	5 GAL	24"	20'	48" OC.
	158	WAX MYRTLE	MYRICA CERIFERA 'DON'S DWARF'	5 GAL	24"	20'	36" OC.
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	1,705	BIG BLUE LILYTURF	LIRIOPE MUSCARI 'BIG BLUE'	1 GAL	8"-12"	8"-12"	18" OC.
	1,286	WEEPING LOVEGRASS	ERAGROSTIS CURVULA	1 GAL	8"-12"	8"-12"	18" OC.
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING	
	BERMUDA	CYNODON DACTYLON	SOLID SOD	NA	NA	NA	
	DECOMPOSED GRANITE	DECOMPOSED GRANITE	NA	4" DEPTH	NA	NA	
	STEEL EDGING						

Landscape Plan Prepared By:
 Larry O'Flinn, ASLA
 LA Texas Reg. No. 696
 Dunaway Associates, L.P.
 550 Bailey Ave., Suite 400
 Fort Worth, Texas 76107

NOTE:
 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 ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

SEE SHEET L2.0 FOR NOTES AND DETAILS



RECEIVED
 By Planning Department at 3:02 pm, Nov 24, 2015

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN AREA A

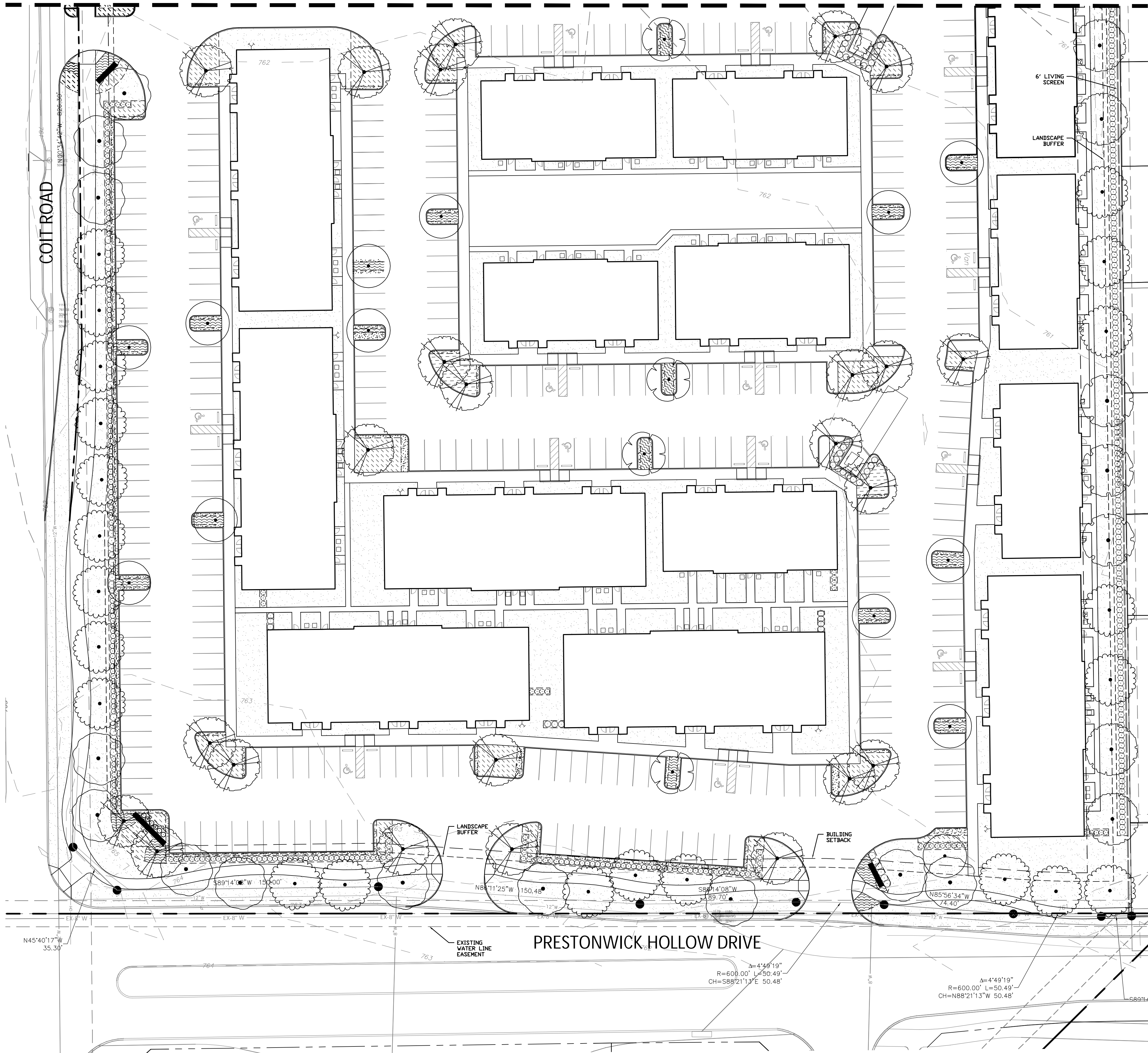
DUNAWAY
 170 N. Preston Road • Suite 10 • Prosper, Texas 75078
 (TX REG. #1114)

THE CRESCENT EXECUTIVE OFFICE SUITES
 PRESTONWICK HOLLOW DRIVE
 MCKINNEY, TEXAS

PRELIMINARY FOR REVIEW ONLY
 These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
 Larry P. O'Flinn
 L.A.#696
 11/24/2015

JOB NO:	B0002147
DRAWN BY:	TDD
DESIGNED BY:	LPO
CHECKED BY:	LPO
DATE:	11/24/2015
SHEET:	L1.0

MATCHLINE A



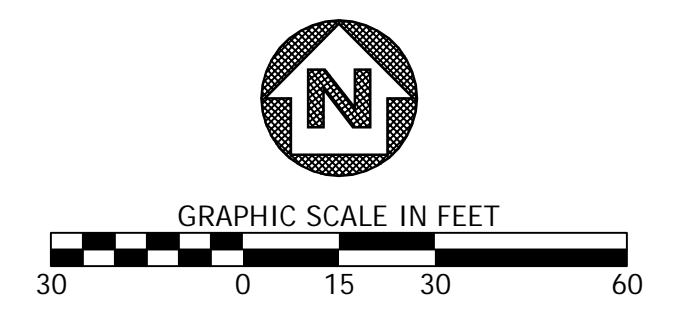
PLANT SCHEDULE

LARGE TREE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	HEIGHT	SPREAD
	19	BUR OAK	QUERCUS MACROCARPA	4"	65 GAL	12'-14'	5'-7'
	31	CEDAR ELM	ULMUS CRASSIFOLIA	4"	65 GAL	12'-14'	5'-7'
	51	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	4"	65 GAL	12'-14'	5'-7'
	7	SHUMARD RED OAK	QUERCUS SHUMARDII	4"	65 GAL	12'-14'	5'-7'
	5	SOUTHERN LIVE OAK	QUERCUS VIRGINIANA	4"	65 GAL	12'-14'	5'-7'
ORNAMENTAL TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	CONT.	HEIGHT	SPREAD
	10	SHANGTUNG MAPLE	ACER TRUNCATUM	2"	45 GAL	8'-10'	4'-6"
	21	YALPON HOLLY - FEMALE	ILEX VOMITORIA	2"-3" MULTI-TRUNK	45 GAL	8'-10'	4'-6"
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	146	ABELIA	ABELIA X GRANDIFLORA 'EDWARD GOUCHER'	5 GAL	24"	20"	36" OC.
	85	DWARF BURFORD HOLLY	ILEX CORNUTA 'BURFORDI NANA'	10 GAL	36" MIN FOR SCREENING	2'-4'	48" OC.
	6	MISCANTHUS	MISCANTHUS SINENSIS 'ADAOI'	1 GAL	12" - 18"	10" - 12"	36" OC.
	324	NELLIE STEVENS HOLLY	ILEX X NELLIE STEVENS	5 GAL	3' MIN	3	36" OC.
	40	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	5 GAL	24"	20"	48" OC.
	158	WAX MYRTLE	MYRICA CERIFERA 'DON'S DWARF'	5 GAL	24"	20"	36" OC.
SHRUB AREAS	QTY	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING
	1,705	BIG BLUE LILYTURF	LIRIOPE MUSCARI 'BIG BLUE'	1GAL	8"-12"	8"-12"	18" OC.
	1,286	WEeping LOVEGRASS	ERAGROSTIS CURVILA	1GAL	8"-12"	8"-12"	18" OC.
GROUND COVERS	COMMON NAME	BOTANICAL NAME	CONT.	HEIGHT	SPREAD	SPACING	
	BERMUDA	CYNODON DACTYLON	SOLID SOO	NA	NA	NA	
	DECOMPOSED GRANITE	DECOMPOSED GRANITE	NA	4" DEPTH	NA	NA	
--- STEEL EDGING							

	REQUIRED	PROVIDED
10% OF ENTIRE SITE SHALL BE LANDSCAPED 575,705 X 10%	57,571 SF	151,012 SF
15% OF STREET YARD SHALL BE LANDSCAPED 70,319 X 15%	10,548 SF	21,093 SF
20' LANDSCAPE SETBACK ON MAJOR THOROUGHFARES	20'	20'
10' LANDSCAPE SETBACK ON MINOR THOROUGHFARES	10'	10'
10' LANDSCAPE SETBACK ON RESIDENTIAL ADJACENCY	10'	10'
1 CANOPY TREE PER 40 LF OF STREET FRONTAGE COIT ROAD 825' FRONTAGE / 40 PRESTONWICK 572' FRONTAGE / 40	21 TREES 15 TREES	21 TREES 15 TREES
1 CANOPY TREE PER 40 LF OF RESIDENTIAL ADJACENCY 970' RES. ADJACENCY / 40	24 TREES	24 TREES
6' LIVING SCREEN WALL ADJACENT RESIDENTIAL 970' RES ADJACENCY / 3'	323 SHRUBS	324 SHRUBS
1 CANOPY TREE PER 10 PARKING SPACES 580 SPACES / 10	58 TREES	*107 TREES *ADDITIONAL TREES TO PROVIDED TO SATISFY TREE REQUIREMENTS BELOW
1 CANOPY TREE AT END OF ALL PARKING	YES	*YES
ALL PARKING SPACES SHALL BE WITHIN 65' OF CANOPY TREE	YES	*YES
75% OF FRONTAGE PARKING SHALL BE SCREENED COIT ROAD 242' X 75% PRESTONWICK 555' X 75%	182' 416'	242' 555'
50% OF ALL SITE TREES SHALL BE CANOPY TREES 140 SITE TREES X 50%	70 CANOPY TREES	110 CANOPY TREES

NOTE:
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 ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

SEE SHEET L2.0 FOR NOTES AND DETAILS



NO.	DATE	DESCRIPTION

LANDSCAPE PLAN AREA B



THE CRESCENT
EXECUTIVE OFFICE SUITES
PRESTONWICK HOLLOW DRIVE
MCKINNEY, TEXAS

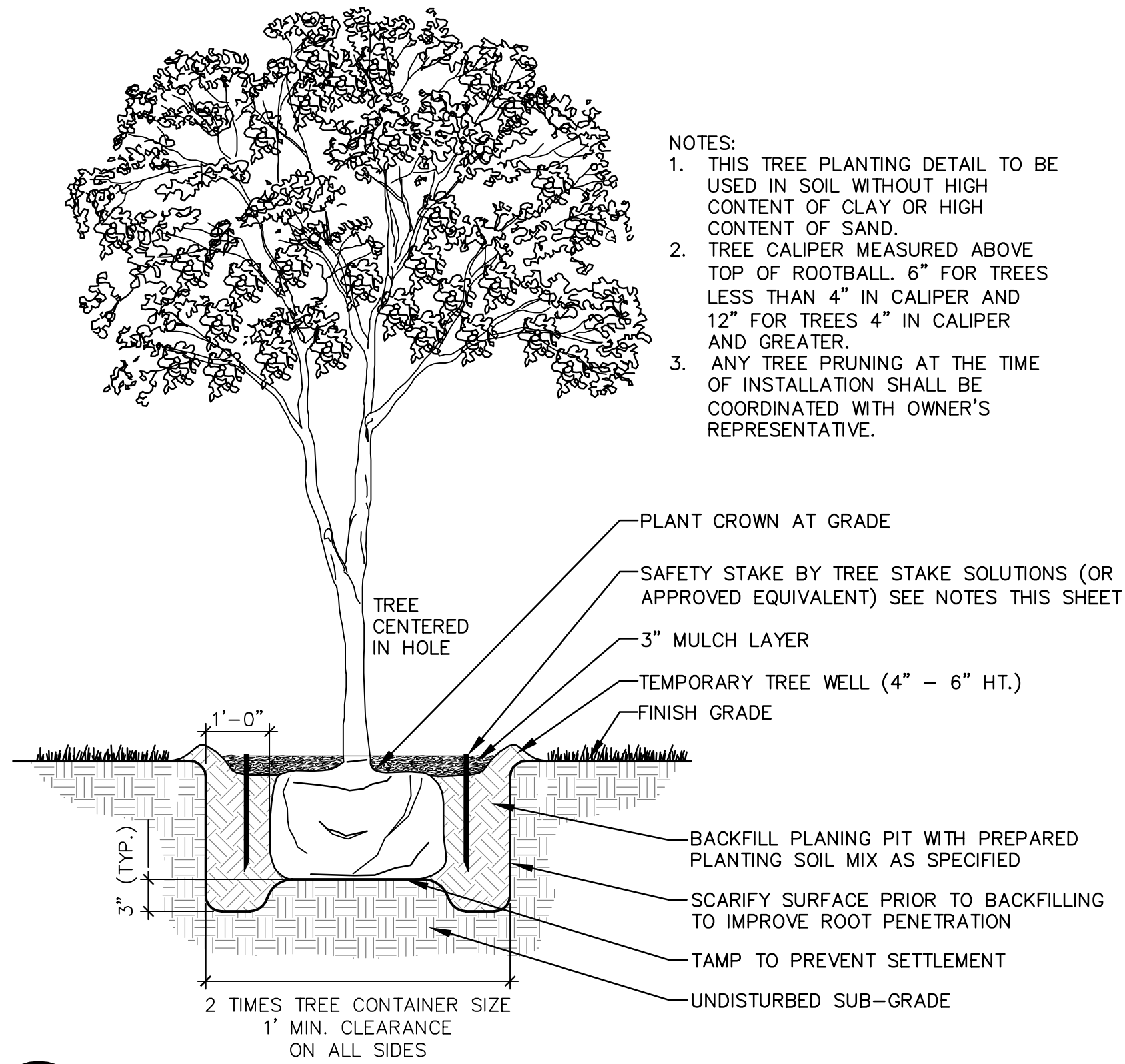
PRELIMINARY FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Larry P. O'Flinn
L.A.#696
11/24/2015

JOB NO:	B0002147
DRAWN BY:	TDD
DESIGNED BY:	LPO
CHECKED BY:	LPO
DATE:	11/24/2015
SHEET:	L1.1

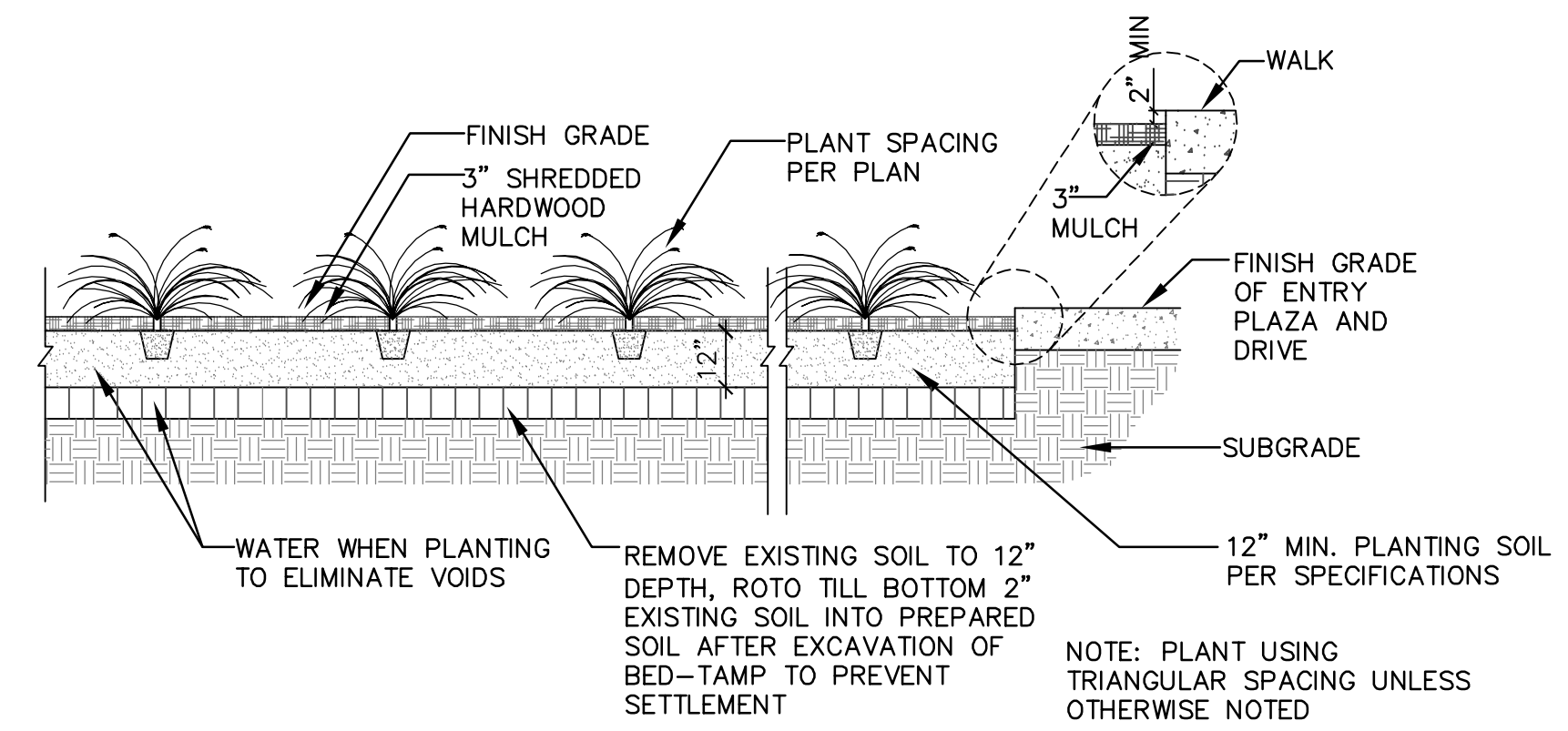
FILE PATH: C:\Projects\Office\Projects\10000141\Design\01\DWG\PLN\10000141_01_L1.dwg
 PLOT NAME: LANDSCAPE PLAN
 PLOTTED ON: Tuesday, November 24, 2015

PLANTING NOTES

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE BEFORE, DURING AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL NULLITIES DURING THE COURSE OF THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGE TO THE NULLITIES, STRUCTURES, SITE APPURTENANCES, ETC., WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- ALL PLANT MATERIAL QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING, INCLUDING BUT NOT LIMITED TO: WATERING, MOWING, EDGING, SPRAYING, MULCHING, WEEDING, FERTILIZING, ETC. OF THE PLANTING AREAS AND LAWN UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE OWNER.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF TWO (2) YEARS BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE CONTRACTOR SHALL STAKE THE PROPOSED LOCATION OF ALL TREES AND PLANTING BEDS AND RECEIVE APPROVAL OF THE OWNER PRIOR TO INSTALLATION.
- AFTER BEING DUG AT HE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE. THE REPLACEMENT MATERIAL SHALL MEET ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN THE "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- THE CONTRACTOR IS CAUTIONED THAT LOCAL CITY STANDARDS MAY DIFFER FROM THOSE SHOWN HEREIN. CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH LOCAL, CITY, STATE OR FEDERAL SPECIFICATIONS AND DETAILS SHOULD BE MORE STRINGENT THAN THOSE REPRESENTED HEREIN.
- ALL SHRUB, GROUND COVER AND SEASONAL COLOR AND ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH MULCH TO A MINIMUM DEPTH OF THREE INCHES.
- STEEL EDGING SHALL BE INSTALLED FOR THE FOLLOWING INTERFACES:
 - TURF to SHRUB
 - TURF to GROUND COVER
 - GROUND COVER to SHRUB
 - GROUND COVER to SEASONAL
 - GROUND COVER to GROUND COVER
- IF LANDSCAPE CONTRACTOR DEMONSTRATES THAT ALL KNOWN RESOURCES HAVE BEEN EXHAUSTED FOR SPECIFIED PLANT MATERIAL AND AVAILABILITY OR QUALITY DOES NOT MEET OR EXCEED CRITERIA, CONTACT OWNER'S REPRESENTATIVE FOR ALTERNATIVE PLANT MATERIAL POSSIBILITIES.
- PLANT MATERIALS
 - PLANTING SOIL: "ACID GRO READY-TO-PLANT" BY SOIL BUILDING SYSTEMS, INC. (214)239-4777 OR APPROVED EQUAL.
 - AZALEAS: PLANT 100% PEAT MOSS. PLANT ALL OTHER PLANTINGS IN PLANTING SOIL.
 - MYCORRHIZAL SUPPLEMENT: "DIEHARD-TRANSPLANT," BY HORTICULTURAL ALLIANCE, INC. (800)628-6377, WWW.HORTICULTURALALLIANCE.COM. APPLY TO ALL PLANTINGS DURING THE PLANTING OPERATION AT THE RATES SPECIFIED BY THE MANUFACTURER. THE CONTRACTOR SHALL CALCULATE THE REQUIRED AMOUNT OF "DIEHARD TRANSPLANT," FOR THE PROJECT USING THE MANUFACTURER'S SPREADSHEET AND SUBMIT THE SPREADSHEET WITH THE PROJECT SUBMITTALS. THE CONTRACTOR SHALL SUBMIT RECEIPTS OF THE ACTUAL PURCHASE OF THE "DIEHARD TRANSPLANT," MATERIAL AT TIME OF PROJECT PURCHASE.
 - MULCH: "FINE CUT HARDWOOD MULCH" BY SOIL BUILDING SYSTEMS, INC. (214)239-4777 OR APPROVED EQUAL.



B DECIDUOUS TREE PLANTING AND STAKING
SCALE: 1/2" = 1'-0"



C GRASS AND PERENNIAL SPACING AND DETAIL
N.T.S.

GRASS SODDING/SEEDING NOTES:

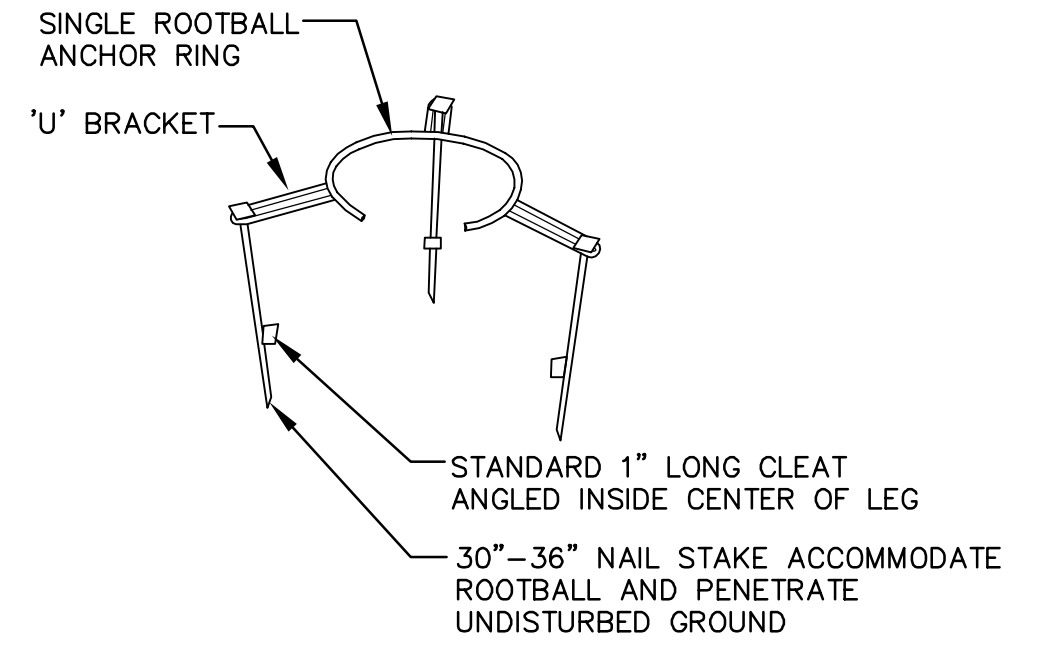
- ALL SOD SHALL BE COMMON BERMUDA, CYNODON DACTYLON.
- BID SHOULD INCLUDE BOTH STEPS (SODDING AND OVERSEEDING) IF PROJECT POSSESSION DATE OCCURS BETWEEN SEPT. 15 AND APRIL 15.
- ALL UNSURFACED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SOD/SEED, MULCH, AND WATERED UNTIL HEALTHY STAND OF GRASS IS OBTAINED.
- PROVIDE TEMPORARY IRRIGATION AS NEEDED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED OR UNTIL PERMANENT IRRIGATION IS FUNCTIONAL.

IRRIGATION NOTES:

- ALL PLANTED AREAS SHALL BE WATERED WITH AN UNDERGROUND IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE AUTOMATICALLY CONTROLLED WITH A FULLY PROGRAMMABLE ET BASED CONTROLLER WITH RAIN AND FREEZE SENSORS.
- THE IRRIGATION SYSTEM AND INSTALLATION SHALL MEET ALL OF THE APPROPRIATE REQUIREMENTS OF THE LOCAL MUNICIPALITY.

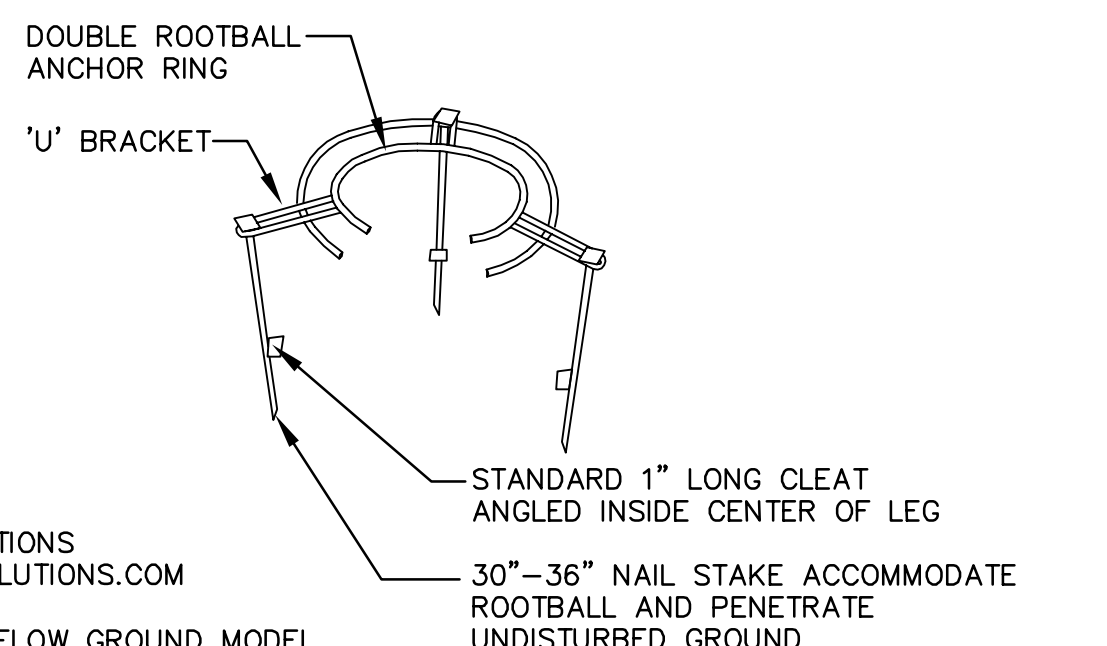
30 BG-NS
#4 RE-BAR
13" DIAMETER SINGLE ROOTBALL ANCHOR RING TO ACCOMMODATE 22" ROOTBALL
6" U BRACKET
(3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM FOR EASY INSTALL

45 BG-NS
#4 RE-BAR
15" & 18" DIAMETER DOUBLE ROOTBALL ANCHOR RING TO ACCOMMODATE 27" ROOTBALL
6" U BRACKET
(3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM FOR EASY INSTALL



65 BG-NS
#4 RE-BAR
ROOTBALL ANCHOR RINGS
18" & 21" DIAMETER DOUBLE ROOTBALL ANCHOR RING TO ACCOMMODATE 30" ROOTBALL
6" U BRACKET
(3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM FOR EASY INSTALL

100 BG-NS
#4 RE-BAR
21" & 24" DIAMETER DOUBLE ROOTBALL ANCHOR RING TO ACCOMMODATE 36" ROOTBALL
6" U BRACKET
(3) SEPARATE 36" NAIL STAKES WITH ANGLED TIP AT BOTTOM FOR EASY INSTALL



NOTES:
TREE STAKE SOLUTIONS
WWW.TREESTAKESOLUTIONS.COM
281-723-9081
"SAFETY STAKE"/BELOW GROUND MODEL

E TREE STAKE DETAIL
N.T.S.

A SHRUB PLANTING DETAIL AND SPACING DIAGRAM
N.T.S.

D STEEL EDGING & DECOMPOSED GRANITE DETAIL
N.T.S.

NO.	DATE	DESCRIPTION

LANDSCAPE NOTES & DETAILS

DUNAWAY
170 N. Preston Road • Suite 10 • Prosper, Texas 75078
(TX REG. 8-11-14)

THE CRESCENT
EXECUTIVE OFFICE SUITES
PRESTWICK HOLLOW DRIVE
MCKINNEY, TEXAS

PRELIMINARY FOR REVIEW ONLY
These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of:
Larry P. O'Flinn
L.A.#696
11/24/2015

JOB NO:	B0002147
DRAWN BY:	TD
DESIGNED BY:	LPO
CHECKED BY:	LPO
DATE:	11/24/2015
SHEET:	L2.0

FULL PATH: C:\ProgramData\Autodesk\LT2015\Drawings\14-Dwg\14-Dwg.dwg
 PLOT DATE: 11/24/2015 10:00:00 AM
 PLOT TIME: 11/24/2015 10:00:00 AM
 PLOT BY: TD