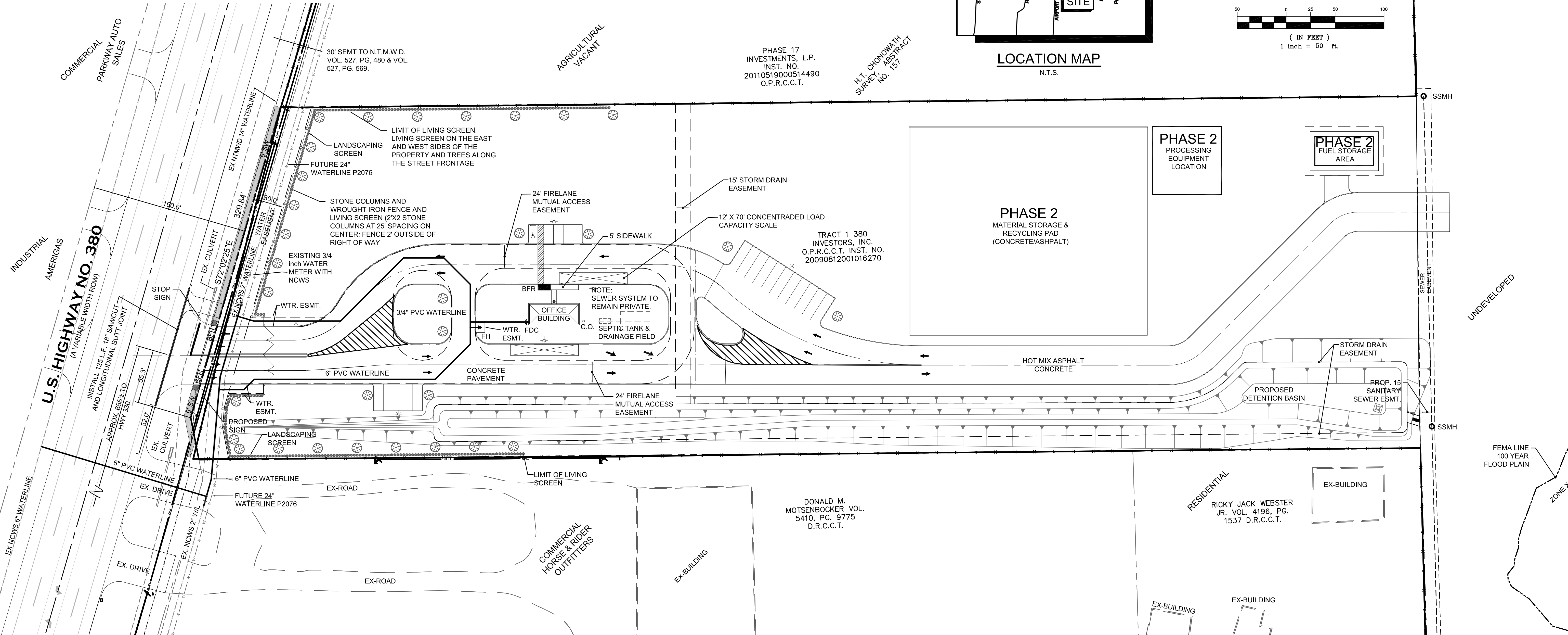


PHASE 17
INVESTMENTS, L.P.
INST. NO.
20110519000514490
O.P.R.C.C.T.

H.T. CHONKATHI
SURVEY No. 157



LANDSCAPE LEGEND

REQUIRED TREES		10		
TOTAL REQUIRED:		375		
LINEAR FOOTAGE OF US HWY 380		375		
FRONTAGE US HWY 380 (1 TREE PER 40 FT FRONTAGE)		10		
TOTAL PROVIDED US HWY 380		10		
LANDSCAPE CALCULATIONS				
LOT AREA:		10 AC./435,600 sq ft		
REQUIRED LANDSCAPE AREA:		43,560 sq ft (10% OF TOTAL AREA)		
PROVIDED LANDSCAPE AREA:		43,560 sq ft (10% OF TOTAL AREA)		
LARGE CANOPY TREES				
QUANTITY	SYMBOL	DESCRIPTION	COMMON NAME (SCIENTIFIC NAME)	SIZE
31		CANOPY TREE	CEDAR ELM ULMUS CRASSIFOL	4" CAL., 12' HEIGHT, 4'-5' PD
312		SHRUB	NELLIE R. STEVENS ILEX X	3' HT., 3' SPACING O.C.

SANITATION CONTAINER

Sec. 146-45. - Site Plan Approval
(a)(3)(a) 1b.
i. The sanitation container screening walls shall be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site shall be constructed in accordance with the city design specifications.
ii. Mechanical and heating and air conditioning equipment in non-residential uses shall be screened from view from the public right-of-way and from adjacent residential properties.
iii. The lighting for the subject property will be constructed and operated in conformance with chapter 58 of the City of McKinney Code of Ordinances.

LANDSCAPE NOTES

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH RAIN FREEZE SENSORS AND EVAPORTRANSPIRATION (ET) WEATHER BASED CONTROLLERS.
2. UNLESS OTHERWISE SPECIFIED, LANDSCAPE AREAS SHALL BE PLANTED WITH SHRUBS OR GROUND COVER WITH A MULCH BASE OR SOG AS APPROVED BY THE CITY OF MCKINNEY, TEXAS. ALL SPECIES SHALL CONFORM TO APPENDIX A, SECTION A-1, APPROVED PLANT LIST.
3. UNDER STAGE 3 OF THE DROUGHT PLAN, RESIDENTS AND BUSINESSES CAN ONLY USE IRRIGATION SYSTEMS TO WATER LANDSCAPES ONCE PER WEEK IF NEEDED ON THE SCHEDULED TRASH PICK-UP DAY. THE WATERING SCHEDULES FOR COMMERCIAL PROPERTIES ARE DETERMINED BY THE RESIDENTIAL TRASH ZONE WHERE THE PROPERTY IS LOCATED. WHILE RESIDENTS AND BUSINESSES ARE TO WATER ONE WEEKLY, THEY ARE ENCOURAGED NOT TO WATER AT ALL UNLESS NEEDED.
4. 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.

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