

LANDSCAPE NOTES

- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE PLANS.
- ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
- LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON THE PLAN.
- TREES SHALL BE PLANTED A LEAST (5) FIVE FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3') FOOT CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
- ALL TREE PLANTED WITHIN FIVE (5') FEET OF A CURB, WALK OR DRIVE MUST INCLUDE AN APPROVED RIGID PLASTIC ROOT BARRIER APPROVED BY THE CITY OF MCKINNEY.
- ALL TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
- TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
- TREES OVERHANGING PUBLIC STREET PAVING, DRIVE AISLES, AND FIRE LANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.
- TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAYING AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3') FEET IN WIDTH. ALL SUCH AREA SHALL BE GRASS OR OTHER PERMANENT FIXED MATERIALS SUCH AS PAVERS.
- MULTI-TRUNK AND ORNAMENTAL TREES WILL BE ALLOWED IN THE CITY'S RIGHT-OF-WAY WITH STAFF APPROVAL ONLY. MUST BE OUTSIDE OF VISIBILITY TRIANGLES.
- IN MEDIAN, ALL LANDSCAPE MATERIALS, EXCLUSIVE OF TREES, SHALL NOT EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THOROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE TO A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- ALL SIGNAGE AND FENCING SHALL BE CONTINGENT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREET AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.

WATER METER & SEWER SCHEDULE

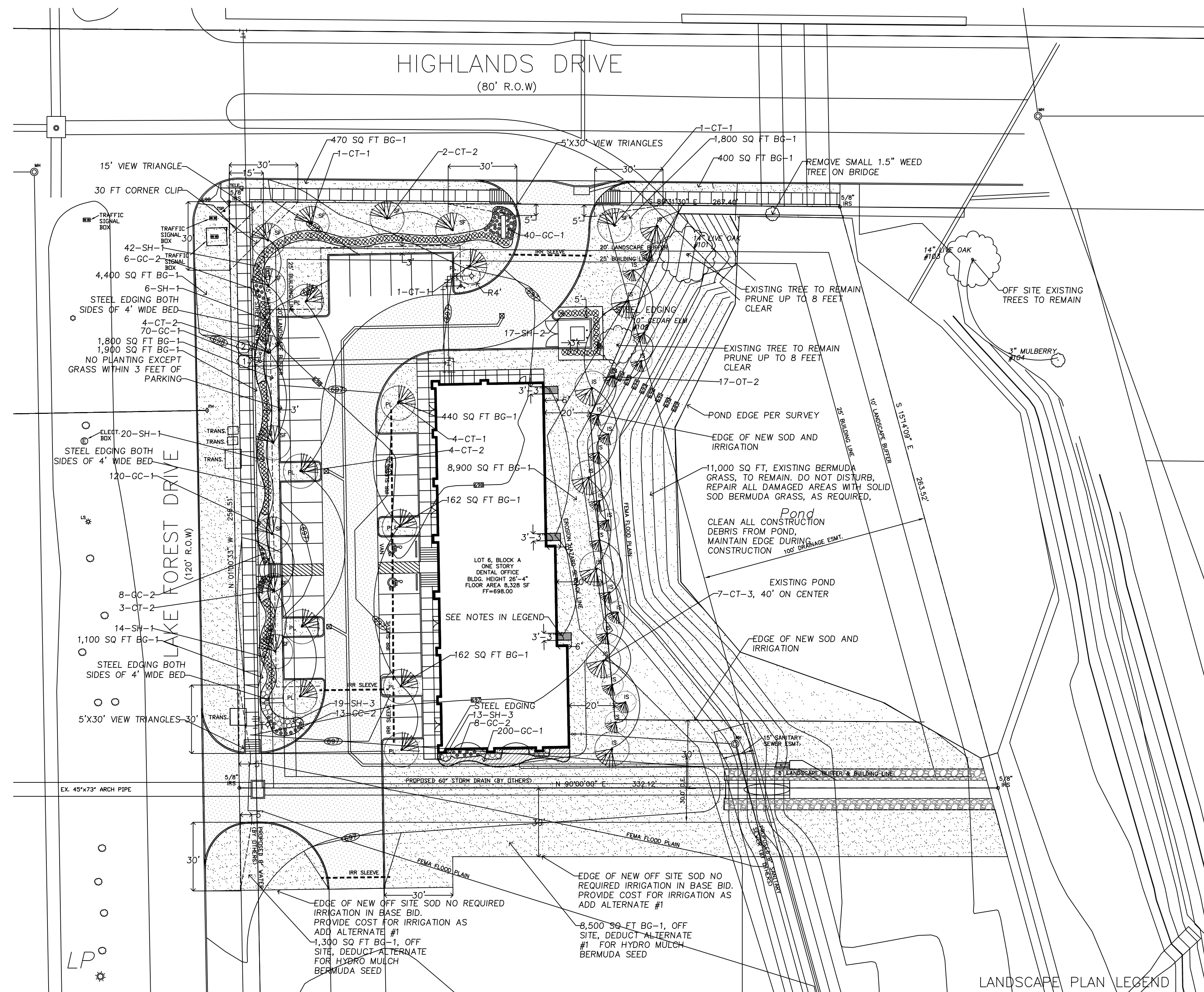
I.D. Number	Type	Size	No.	Sewer	Remarks
①	Domestic	2"	1	6"	Proposed
②	Irrigation	1"	1	N.A.	Proposed

CITY OF MCKINNEY LANDSCAPE NOTES

- No tree shall be planted closer than four feet to a right-of-way line nor closer than eight feet to a public utility line (water or sewer), unless no other alternative is available. Further, a landscape area in which trees are to be provided shall not conflict with a utility easement, unless no alternative is available. Tree Permit Application shall be submitted for all properties.
- No tree that has a mature height of 25 feet or greater shall be planted beneath an existing or proposed overhead utility line. Where canopy trees are required adjacent to or underneath overhead utility lines, ornamental trees (a minimum of two inches in caliper as measured six inches above the ground) shall be provided instead of the required canopy trees.
- Any new irrigation system installed on or after September 1, 2007, must be equipped with rain and freeze sensors. Said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator after receiving a permit, as may be required under the construction code. Irrigation systems shall comply with the city's water conservation ordinance as it exists or may be amended.
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- The Contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions not allow hydro-mulch, hydro-seeding, or sprigging (Stage 3 and Stage 4 water restrictions), an approved alternative for grassing shall be installed.

CITY OF MCKINNEY MAINTENANCE NOTES

- The owner, tenant, and/or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include, but not be limited to:
 - Mowing (of grass of six inches or higher);
 - Edging;
 - Pruning;
 - Fertilizing;
 - Watering;
 - Weeding; and
 - Other such activities common to the maintenance of landscaping.
- Landscape areas shall be kept free of trash, litter, weeds, and other such material or plants not a part of the landscaping. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.



SELECTED PLANT LIST

SYMBOL KEY	COMMON NAME	BOTANICAL NAME	SIZE
CT-1	CANOPY TREES		
CT-1	CEDAR ELM	ULMAS CRASSIFOLIA	SINGLE TRUNK, 100 GAL, 4-4.25" CAL., 12-14 FT CANOPY HEIGHT
CT-2	LIVE OAK	QUERCUS VIRGINIANA	SINGLE TRUNK, 100 GAL, 4-4.25" CAL., 12-14 FT CANOPY HEIGHT
CT-3	LEYLANDI CYPRESS	CUPRESSOCYPARIS 'LEYLANDI'	SINGLE TRUNK, 100 GAL, 4-4.25" CAL., 12-14 FT CANOPY HEIGHT, FULL TO GROUND
OT-1	ORNAMENTAL TREES		
OT-2	CREPE MYRTLE, WHITE	LAGERSTROMIA INDICA	35 GAL, 3.0-3.5" CAL, 8 HIGH, MULTI TRUNK, MAX CANE 3, CLEAR 4 FEET
OT-2	EASTERN RED CEDAR	JUNIPERUS VIRGINIANA	65 GAL, 3.0-3.5" CAL, 12 HIGH, FULL TO THE GROUND
SH-1	SHRUBS, EVERGREEN		
SH-2	DWARF BURFORD HOLLY	ILEX CORNUTA, BURFORDII	7 GAL, 36" HIGH, FULL HEAD, PLANT 1" HIGH AND MULCH, PRUNE LEVEL
SH-3	NELLIE R STEVENS TEXAS RED YUCCA	ILEX OPACA, N.R.STEVENS HESPERALOE PARVIFOLIA	25 GAL, 46"-52" HIGH AT TIME OF PLANTING, FULL TO GROUND, 36" O.C. 5 GAL, 24" HIGH, WITH SPIKES, PLANT 1" HIGH AND MULCH
PR-1	PERENNIALS		
PR-2	TRAILING LANTANA, "GOLDEN"	LANTANA MONTEVIDENSIS	1 GAL, "GOLDEN" 24" O.C FULL SPREADING WITH 3" MULCH.
PR-2	TRAILING LANTANA, "WHITE LIGHTING"	LANTANA MONTEVIDENSIS	1 GAL, "WHITE LIGHTING" 24" O.C FULL SPREADING WITH 3" MULCH.
GC-1	GRASS		
GC-1	PURPLE WINTER CREEPER	EUONYMUS FORTUNIE COLORATA	4" POTS, 12" O.C FULL SPREADING WITH 3" MULCH.
BG-1	BERMUDA GRASS	CYNODON DACTYLON,	SOLID SOD, ROLLED SAME DAY AS INSTALLED
BG-2	BERMUDA SEED, AS REQUIRED	CYNODON DACTYLON,	HYDRO MULCH, 1 LB PER 1000 SQ FEET

ALL TREES TO REMAIN ON SITE

TREE CREDITS	TREE NO	TYPE	TREE CREDITS
	101	LIVE OAK	3
	102	CEDAR ELM	3
		TOTAL	6

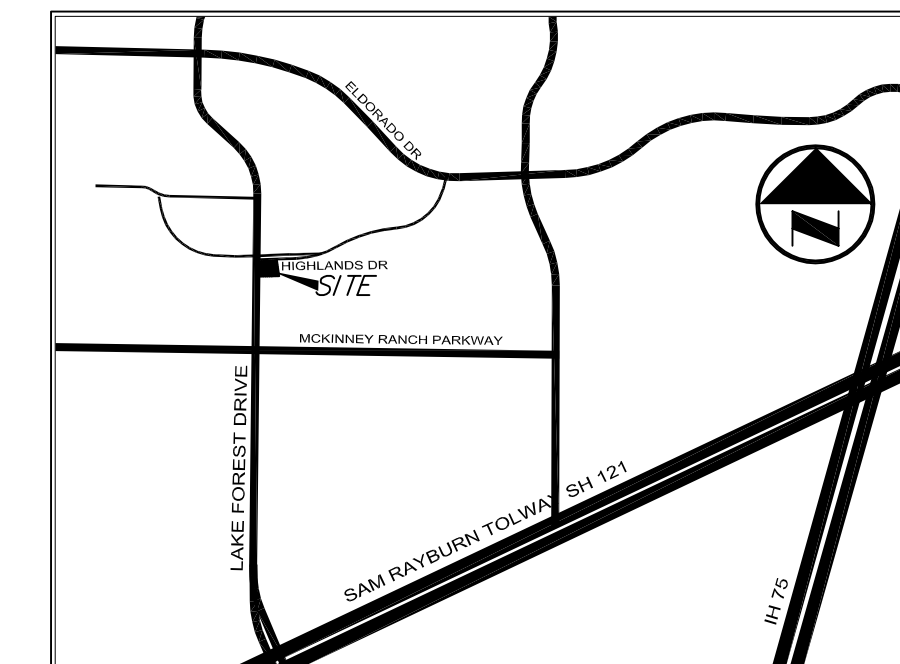
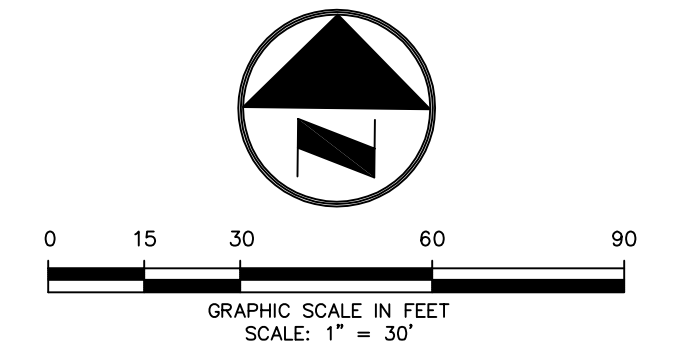
NO MITIGATION TREES REQUIRED NO TREE REMOVAL PERMIT REQUIRED

FRANCHISE UTILITY NOTES:
 1. ATMOS ENERGY (GAS) - BOBBY ROGERS (972) 881-4179
 2. ONCOR UTILITY COMPANY - JIM BRAY (972) 569-6327
 3. VERIZON - RICKY MONTGOMERY (972) 317-3969

CAUTION!!!
 UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG!
 TEXAS EXCAVATION SAFETY SYSTEM (TESS)
 1-800-344-8377
 TEXAS ONE CALL SYSTEMS
 1-800-245-4545
 LONE STAR NOTIFICATION CENTER
 1-800-669-8344 EXT. 5



BEFORE YOU DIG...

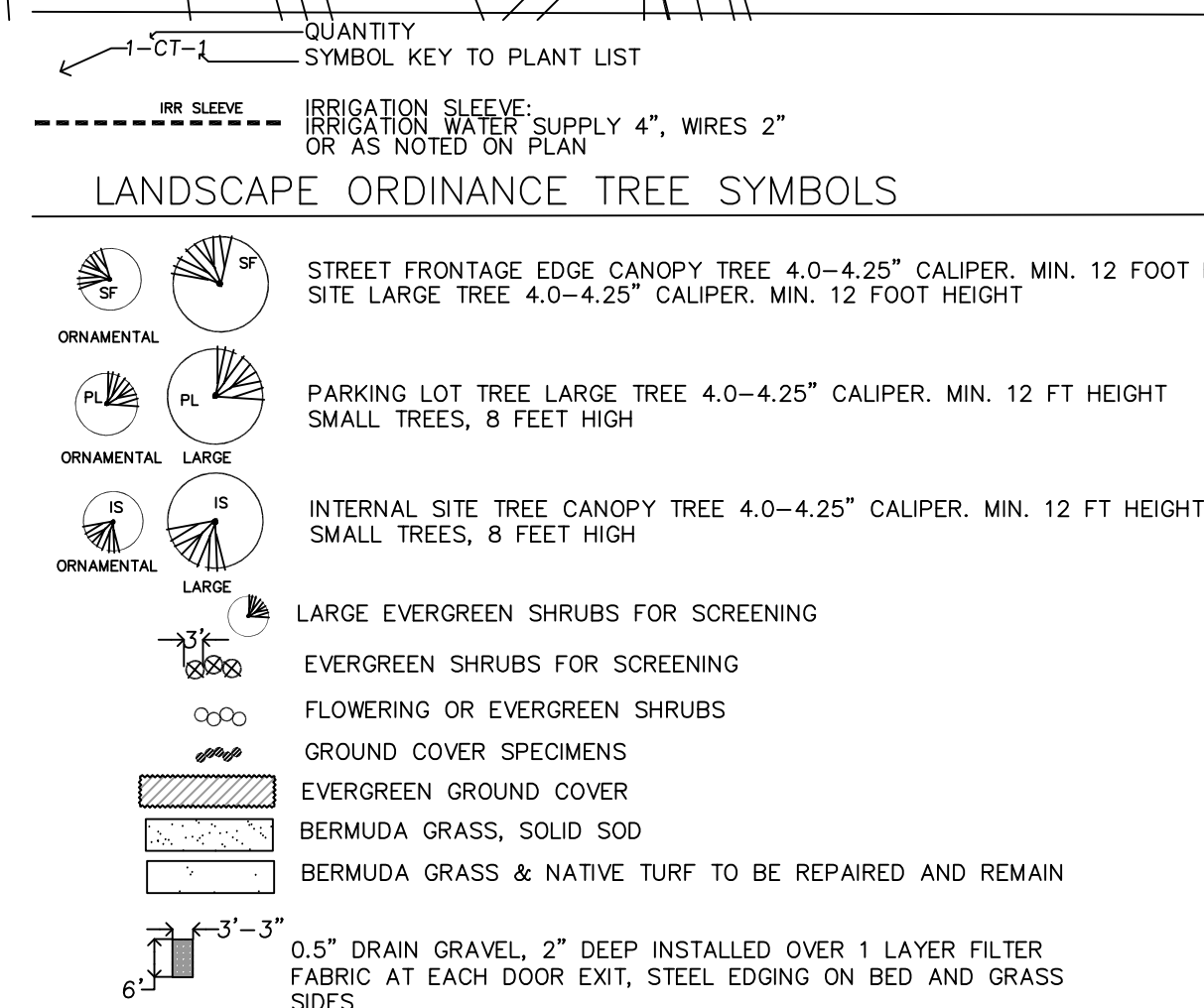


VICINITY MAP
N.T.S.

CITY OF MCKINNEY LANDSCAPE REQUIREMENTS

MINIMUM LANDSCAPING REQUIREMENTS	REQUIRED	PROVIDED
TOTAL GROSS AREA OF THE SITE LOT AREA 1.75 ACRES		76,507 SQ. FT.
(1) FOR ALL NON-RESIDENTIAL PARCELS, AT LEAST 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA STREET YARD AREA =	10,001 SQ FT	7,644 SQ FT, 76%
(2) FOR ALL NON-RESIDENTIAL PARCELS AT INTERSECTIONS OF TWO DEDICATED PUBLIC STREETS, A (30) THIRTY FT LANDSCAPE BUFFER CORNER CLIP SHALL BE PROVIDED	YES	YES
(3) FOR ALL NON-RESIDENTIAL PARCELS A MINIMUM OF (10) TEN PERCENT OF THE ENTIRE SITE SHALL BE DEVOTED TO LANDSCAPE	7,651 SQ FT PLUS POND AREA	29,649 SQ FT, 38.8% 18,800 SQ FT, 24.6% 48,449 SQ FT, 63.3%
(4) LANDSCAPE SETBACKS ON THOROUGHFARES SHALL COMPLY WITH THE FOLLOWING		
a. LANDSCAPE SETBACKS ON MINOR THOROUGHFARES, A MINIMUM (10) TEN FT LANDSCAPE BUFFER ADJACENT TO THE RIGHT OF WAY.	NO	NO
b. LANDSCAPE SETBACKS ON MAJOR THOROUGHFARES, A MAJOR (20) TWENTY FT LANDSCAPE BUFFER ADJACENT TO THE RIGHT OF WAY.	YES	YES
c. LANDSCAPE SETBACK VARIANCES	NONE	NONE
(5) FOR ALL NON-RESIDENTIAL PARCELS REQUIRED ONE (1) CANOPY TREE PER (40) FORTY LINEAR FT. OF STREET FRONTAGE HIGHLAND DRIVE LN FT= 267 LF LAKE FOREST DRIVE LN FT= 256 LF	7 TREES 7 TREES	4 TREES, 3 CREDITS 7 TREES
(6) LANDSCAPE AREAS WITH-IN PARKING LOTS MUST BE AT LEAST (162) SQUARE FEET	YES	YES
(7) NO LANDSCAPE ARE COUNTING TOWARD MINIMUM LANDSCAPE REQUIREMENTS SHALL BE LESS THAN (25) SQUARE FEET IN AREA OR LESS THAN (5) FIVE FEET IN WIDTH	YES	NONE
(8) FOR ALL NON-RESIDENTIAL PARCELS, INTERNAL LANDSCAPE AREA SHALL: (a) HAVE A LANDSCAPE AREA WITH AT LEAST ONE TREE WITHIN (65) FEET OF EVERY PARKING SPACE. (b) HAVE A MINIMUM OF ONE (1) TREE PLANTED FOR EVERY (10) TEN PARKING SPACES 34 SPACES	4 TREES	6 TREES
(9) WITHIN PARKING LOTS, LANDSCAPE AREAS CURBS AND GUTTERS SHALL BE PROVIDED	YES	YES
(10) A LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH PARKING ROW AND SHALL INCLUDE THE FOLLOWING: (a) A MINIMUM OF ONE (1) CANOPY TREE (b) A MINIMUM OF 50 PERCENT OF THE ISLAND COVERED WITH LIVING PLANT MATERIAL (c) A MINIMUM OF 50 PERCENT OF THE PARKING ISLAND COVERED WITH BARK MULCH OR DECOMPOSED GRANITE MATERIAL	YES YES YES	YES YES YES
(11) ALL EXISTING TREE THAT ARE NOT CONSIDERED FOR CREDIT SHALL BE PROVIDED PERMEABLE SURFACE WITHIN (5) FT RADIUS. ALL NEW TREES SHALL BE PROVIDED WITH A MIN. 2.5 FT RADIUS FROM TRUNK OF THE TREE	YES	YES
(12) AT LEAST (75) PERCENT OF THE STREET FRONTAGE OF PARKING LOTS, ADJACENT TO STREET WITHIN THE STREET YARD SHALL BE SCREENED WITH EVERGREEN SHRUBS MIN. (3) THREE FEET IN HEIGHT. HIGHLAND DRIVE LN FT= 160 LF LAKE FOREST DRIVE LN FT= 60 LF	YES 120 LN FT 45 LN FT	YES 120 LN FT 50 LN FT
(13) A MINIMUM OF (50) PERCENT OF TOTAL TREES REQUIRED SHALL BE CANOPY TREES	YES	YES
(14) NECESSARY DRIVEWAYS FROM PUBLIC STREETS SHALL BE ALLOWED THROUGH ALL REQUIRED LANDSCAPE AREAS	YES	YES
(15) FOR ALL NON-RESIDENTIAL PARCELS, WHEN EVER AN OFF STREET PARKING AREA A PERIMETER LANDSCAPE AREA OF AT LEAST (5) FIVE FEET SHALL BE MAINTAINED BETWEEN THE EDGE OF THE PARKING AREA AND ADJACENT PARKING LOT.	YES	YES

LANDSCAPE PLAN LEGEND



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY T. H. PRITCHETT, R.L.A. NO. 2115 ON 08/25/2017



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 KELLY@KRGCVIL.COM
 FIRM REGISTRATION F-9131

LANDSCAPE PLAN
 MCKINNEY DENTAL
 LOT 6, BLOCK A
 LAKE FOREST CROSSING ADDITION
 COLLIN COUNTY, TEXAS

NO.	DATE	REVISION / DESCRIPTION
1	08.25.17	CITY COMMENTS
2	09.01.17	CITY BUFFER COMMENTS

PROJECT INFORMATION
 1.756 ACRES
 LOT 6, BLOCK A
 LAKE FOREST CROSSING ADDITION
 LAKE FOREST DRIVE & HIGHLANDS DRIVE
 MCKINNEY, TEXAS

CLIENT
 MR. CUONG PHAN
 c/o GREENROAD DEVELOPMENT
 222 MUNICIPAL DRIVE
 SUITE 150
 RICHARDSON, TEXAS 75082

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