

LOCATION MAP  
MAPSCO PAGE 358-B/F  
(N.T.S.)

McKINNEY LANDSCAPE ORDINANCE

- STREET YARD = 51,708 SF; 51,708 X 15% = 7,756 SF REQUIRED LANDSCAPE AREA IN STREET YARD; 20,870 SF PROVIDED.
- SITE AREA = 317,056 SF; 317,056 X 10% = 31,706 SF REQUIRED SITE LANDSCAPE AREA; 58,356 SF PROVIDED.
- 20 FT LANDSCAPE BUFFER REQUIRED AT STREET FRONTAGE. MINIMUM 20 FT. PROVIDED.
- STREET FRONTAGE = 438 LF; 438/40 = 11 STREET TREES REQUIRED; 11 STREET TREES AT 1 PER 40' PROVIDED.
- 347 PARKING SPACES/10 = 35 PARKING LOT TREES REQUIRED; 35 PROVIDED.
- ALL PARKING SPACES ARE WITHIN 65 FEET OF PARKING LOT TREE.
- ISLANDS/TREES PROVIDED AT ENDS OF PARKING ROWS.
- MINIMUM 75% OF PARKING LOT FRONTAGE IS SCREENED FROM PUBLIC ROW.
- 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.
- SITE WILL BE MAINTAINED PER CITY OF MCKINNEY ZONING ORDINANCE 146-135.
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED IN ACCORDANCE CITY OF MCKINNEY ZONING ORDINANCE 146-136.

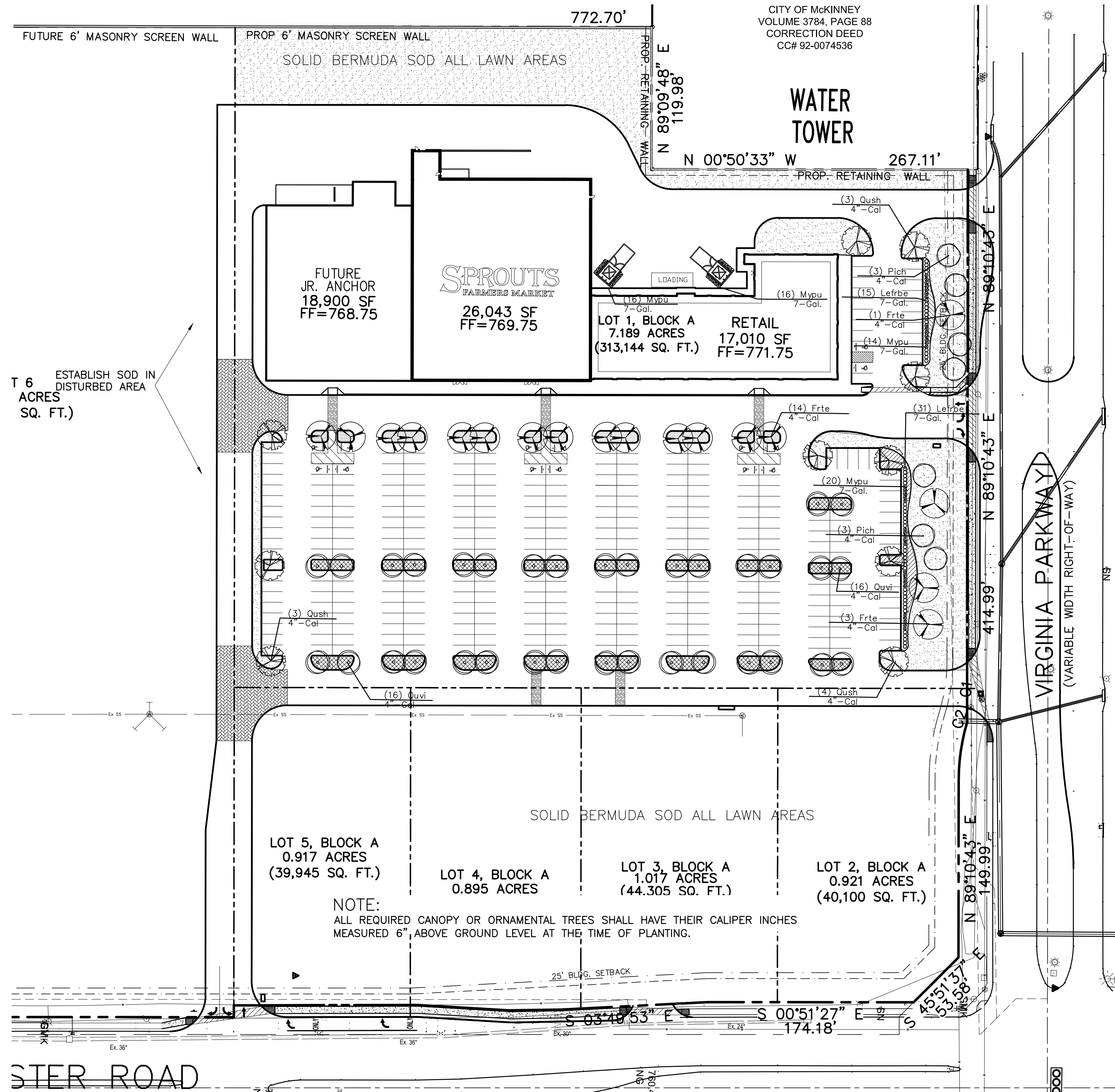
**NOTE:**  
NO LANDSCAPE PLANTINGS  
WITHIN 18" OF PARKING  
LOT CURBS.

TREE TABLE

NO.	CALIPER	SPECIES	STATUS
101			

THERE ARE NO EXISTING TREES ON THIS SITE

TOTAL INCHES TO BE MITIGATED = 0"  
TOTAL INCHES PLANTED = 216"



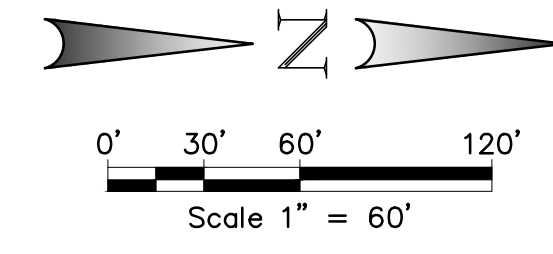
T 6 ESTABLISH SOD IN  
DISTURBED AREA  
ACRES  
SQ. FT.)

STER ROAD

Plant Table

Quantity	Symbol	Scientific Name	Common Name	Code Name	Planting Size	Comments
7	○	<i>Pistacia chinensis</i>	Chinese pistache	Pich	4"-Cal	12' Min. Full, Single straight trunk
10	⊗	<i>Quercus shumardii</i>	Shumard oak	Qush	4"-Cal	12' Min. Full, Single straight trunk
34	○	<i>Quercus virginiana</i>	Southern live oak	Quvi	4"-Cal	12' Min. Full, Matched
18	⊗	<i>Fraxinus texensis</i>	Texas ash	Frte	4"-Cal	12' Min. Full, Single straight trunk
46	○	<i>Leucophyllum frutescens</i> 'Bertstar dwarf'	'Bertstar dwarf' sage	Lefrbe	7-Gal.	24" Ht Min. 36" D.C.
54	⊗	<i>Myrica pusilla</i>	Dwarf Wax Myrtle	Mypu	Min. 7-Gal.	36" Ht Min. 36" D.C.
6100	⊗	<i>Euonymus fortunei</i> 'Coloratus'	Purple winter creeper	Eufoco	4"-Pots	12" OC
3330	⊗	<i>Liriope muscari</i> 'Big Blue'	'Big Blue' liriope	Limu	4"-Pots	12" OC
415	⊗	<i>Eragrostis curvula</i>	Weeping lovegrass	Ercu	3-Gal	24" OC

CITY OF MCKINNEY  
VOLUME 3784, PAGE 88  
CORRECTION DEED  
CC# 92-0074536



PLANTING NOTES:

1. PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
2. ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
3. CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
4. ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
5. ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
6. CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
7. MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
8. PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURB, SET SHRUBS BACK FROM CURB 3 FT.
9. SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
10. CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELEGRAPH, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
11. EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SUCKER GROWTH; DEAD AND DISEASED BRANCHES AND LIMBS; VINES, BRIARS AND OTHER INVASIVE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE AND CITY ARBORIST.
12. QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
13. INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
14. INSTALL CURLEX BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUND COVER/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
15. AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
16. BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN.)

IRRIGATION SHALL BE PROVIDED TO ALL PLANTED AREAS. IRRIGATION SHALL HAVE AN ET BASED CONTROLLER. TEMPORARY IRRIGATION WILL BE REQUIRED TO ESTABLISH TURF IN ALL DISTURBED AREAS WITHOUT A PERMANENT IRRIGATION SYSTEM. SEED BERMUDA IN ALL DISTURBED AREAS AS IDENTIFIED ON GRADING AND EROSION CONTROL PLANS.

RECEIVED  
By Kathy Wright at 4:14 pm, Oct 18, 2012



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NO.	DATE	REVISION	CITY COMMENTS	M.B.	APPROV.
1.	10-18-12				



G.S. BACCUS SURVEY, ABSTRACT No. 119  
CITY OF MCKINNEY, TEXAS  
COLLIN COUNTY, TEXAS  
MALOUF INTERESTS, INC.  
3811 TURTLE CREEK BLVD, SUITE 1800  
DALLAS, TEXAS 75219  
(214) 219-4800

LANDSCAPE PLAN  
WATER TOWER PLACE ADDITION  
MCKINNEY, TEXAS

Scale: 1" = 60'  
Date: SEPTEMBER 24, 2012  
File: 47602-LAN.DWG  
Project No.: 47602.00

SHEET  
1-1