

davidbaca  
STUDIO

# Manner Plastics Expansion

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100 NORTH TRAVIS STREET, NO. 500A,



PROJECT NUMBER

1213

DATE

07.25.12

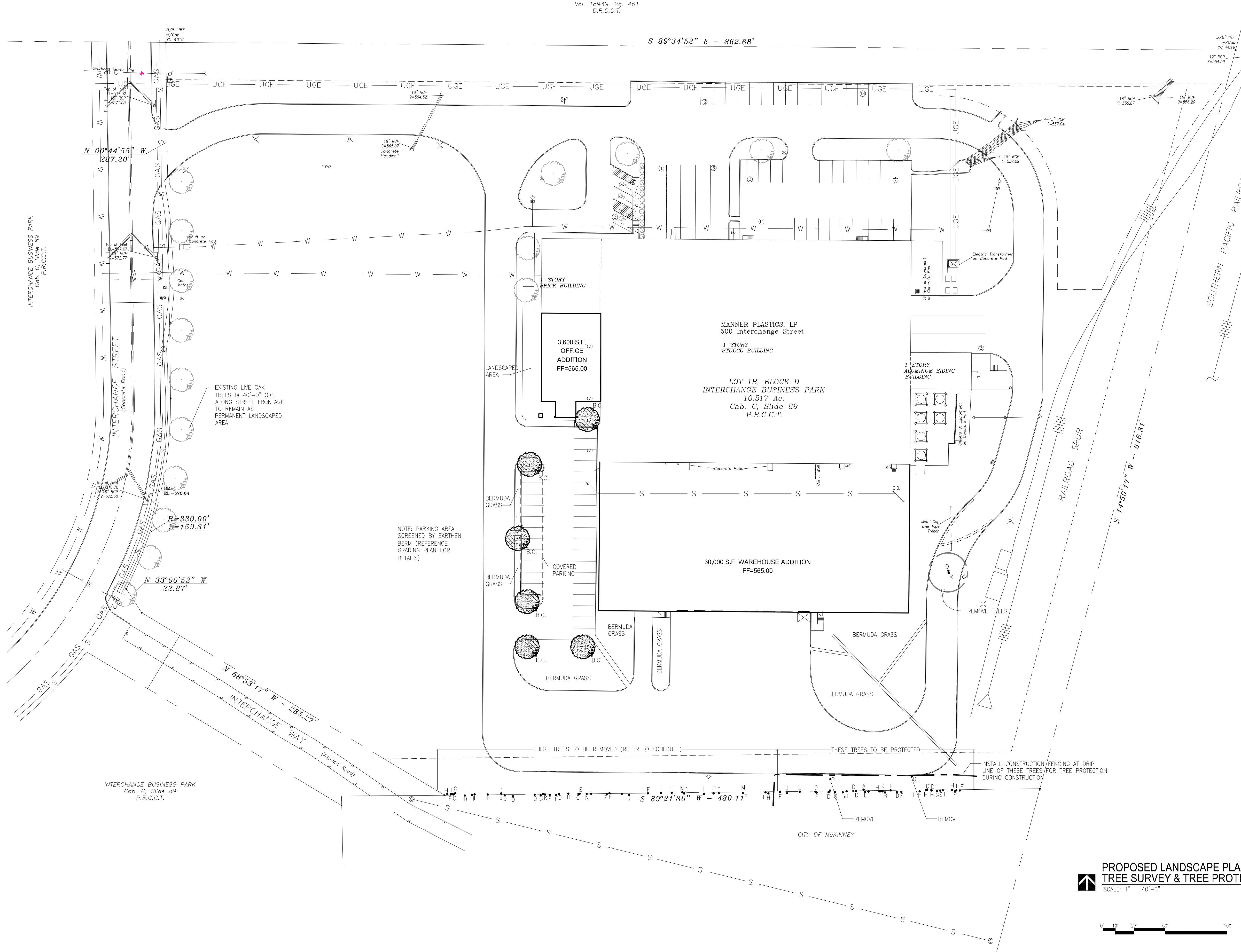
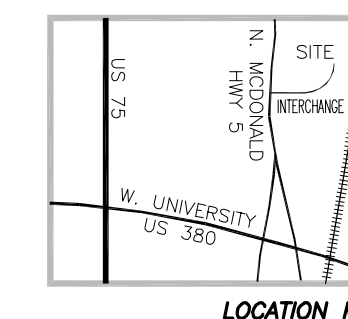
SHEET NUMBER

LP1.0

proposed landscape plan, tree survey, & tree protection plan REVISED 08.14.2012 and 08.20.2012

WILLIAM DAVIS SURVEY  
A-248

LOT 1, BLOCK 2  
MCKINNEY/HIGHWAY 5  
INDUSTRIAL PARK  
73.7514 Ac. Tr.  
Vol. 1893N, Pg. 461  
D.R.C.C.T.



GENERAL LANDSCAPE PLAN NOTES:

- LANDSCAPE PLAN PREPARED BY DAVID BACA, ARCHITECT, OF DAVID BACA STUDIO, LLC.
- 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.
- THE IRRIGATION SYSTEM SHALL COMPLY WITH THE CITY OF MCKINNEY'S WATER CONSERVATION ORDINANCE.
- GRASS AREAS SHALL BE ESTABLISHED WITH 100% COVERAGE AND 70% DENSITY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- CANOPY TREES SHALL HAVE A MINIMUM CROWN OF 25 FEET AT MATURITY.
- SITE AREA: 457,282 S.F.  
LANDSCAPE AREA: 238,470 S.F.  
PERCENTAGE COVERAGE: 52%
- 7,929 S.F. OF EXISTING LANDSCAPING HAS BEEN PROVIDED ALONG STREET YARD (21 %).
- 20 FOOT LANDSCAPE BUFFER HAS BEEN PROVIDED ALONG INTERCHANGE STREET.

NEW PARKING LOT LANDSCAPE TABULATIONS:

FOR ALL NON-RESIDENTIAL PARCELS, INTERNAL LANDSCAPE AREAS SHALL HAVE A LANDSCAPED AREA WITH AT LEAST ONE TREE WITHIN 65' OF EVERY PARKING SPACE AND A MINIMUM OF ONE TREE PLANTED IN THE PARKING AREA FOR EVERY TEN PARKING SPACES WITHIN PARKING SPACES WITH MORE THAN TWENTY SPACES. A LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EVERY PARKING ROW. NUMBER REQUIRED: 5 NUMBER PROVIDED: 7

THE NEW PARKING LOT DOES NOT FALL WITHIN THE STREET YARD.

LANDSCAPE MATERIALS KEY				
MARK	TYPE/USE	DESCRIPTION	SIZE	NO.
B.C.	CANOPY TREE	BALD CYPRESS	4" CAL. & 12" HEIGHT	6
		GROUND COVER	BERMUDA GRASS (HYDROMULCH)	

EXISTING TREES SCHEDULE				
MARK	SPECIES	CAL.	REMARKS	# REQUIRED
A	BOIS D'ARC	6"		1
B	ELM	7"		1
C	ELM	12"		1
D	HACKBERRY	6"		6
E	HACKBERRY	7"		2
F	HACKBERRY	6"		8
G	HACKBERRY	9"		3
H	HACKBERRY	10"		5
I	HACKBERRY	12"		6
J	HACKBERRY	14"		2
K	HACKBERRY	15"		1
L	HACKBERRY	16"		1
M	HACKBERRY	24"		1
N	HACKBERRY (TRIPLE-TRUNK)	7"		1
O	DAK	7"		2
P	DAK	10"		1
Q	WILLOW	6"		1
R	WILLOW	12"		1

TREE PRESERVATION NOTES:

ALL TREES OUTSIDE OF THE AREA TO RECEIVE CONSTRUCTION FENCING, WHERE LOCATED ON THIS PLAN, ARE NOT ANTICIPATED TO BE REMOVED OR HARMED BY NEARBY CONSTRUCTION. SHOULD IT BECOME KNOWN THAT A TREE(S) NEED TO BE REMOVED DURING THE COURSE OF CONSTRUCTION, THE ARBORIST FOR THE CITY OF MCKINNEY SHALL BE NOTIFIED BEFORE PROCEEDING WITH THE WORK TO PROPERLY SECURE THE PROPER DOCUMENTS FOR REMOVING TREES UNDER THE CITY OF MCKINNEY JURISDICTION.

PROPOSED LANDSCAPE PLAN  
TREE SURVEY & TREE PROTECTION PLAN  
SCALE: 1" = 40'-0"

