




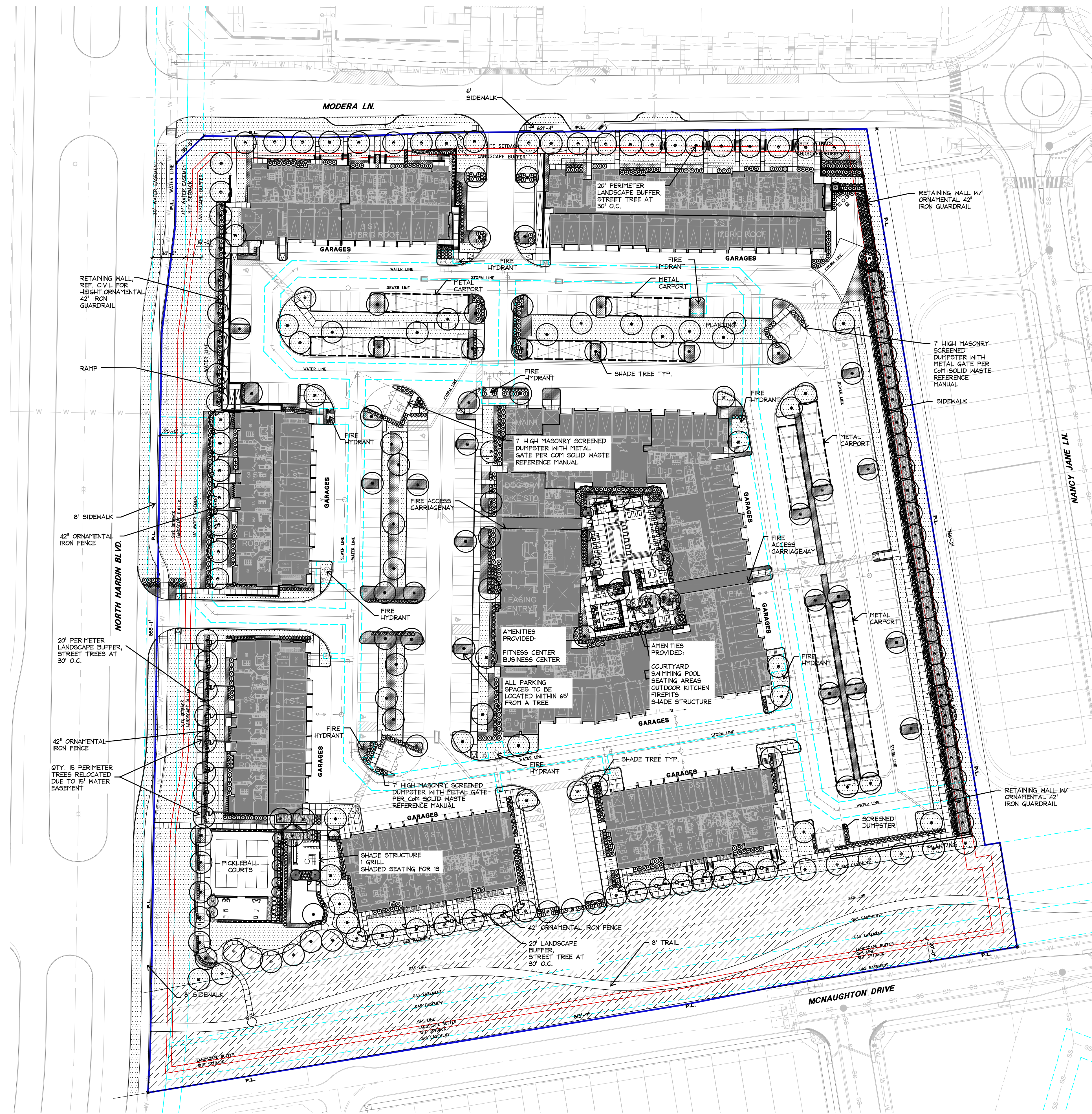
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NOTE: BBQ GRILLS SHALL NOT BE LOCATED WITHIN 10 FT. OF COMBUSTIBLE CONSTRUCTION. AS NOTED, THE STRUCTURES ABOVE THE BBQ GRILLS SHALL BE 100% WHOLLY NONCOMBUSTIBLE CONSTRUCTION.

FIRE PITS IF PROVIDED SHALL NOT BE LOCATED WITHIN 15 FT. OF COMBUSTIBLE CONSTRUCTION. REFERENCE SECTION 42-65 OF THE OPEN BURNING ORDINANCE FOR ADDITIONAL REQUIREMENTS.

ALL FIRE PITS SHOWN ON THE SITE PLAN SHALL MEET THE MINIMUM REQUIREMENTS OF THE OPEN BURNING ORDINANCE AND CONSTRUCTED OF 100% NON-COMBUSTIBLE MATERIALS, AND EXTENDING 10 FT. FROM THE FIRE PIT. ADJACENT SHADE STRUCTURES SHALL BE NONCOMBUSTIBLE MATERIALS AND/OR FIRE RETARDANT.

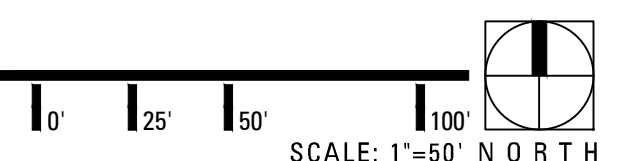
LEGEND:	
	LANDSCAPE BUFFER / SITE SETBACK
	PROPERTY LINE
	UTILITY EASEMENTS



P:\D23002 - Modera's McKinney Phase 2\09 Permit\00 CAD\0 Sheets\2 Planting Plan\D23002-L2-01.dwg | ANSI A (8.50 X 11.00 Inches)

1 PLANTING PLAN

PLAN



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project
**Modera
 Ridgeline**

PHASE 2

Mill Creek
 McKinney, TX

project number
D23002

issue date

designed: ED, ML, NS
 drawn: NS
 reviewed: ED, ML, SA

sheet title
planting plan

sheet
L2-01

OPEN SPACE		
REQUIREMENT:	REQUIRED	PROVIDED
LANDSCAPE AREA:		
AT LEAST 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA.	TOTAL STREET YARD AREA: 23,602 SF. REQUIRED LANDSCAPE AREA: 3,540 SF.	PROVIDED LANDSCAPE AREA: 21,477 SF.
A MINIMUM OF 10% OF THE ENTIRE SITE SHALL BE DEVOTED TO LIVING LANDSCAPE, WHICH SHALL INCLUDE GRASS, GROUND COVER, PLANTS, SHRUBS, OR TREES.	TOTAL SITE AREA: 592,274 SF. REQUIRED LANDSCAPE AREA: 59,227 SF.	PROVIDED LANDSCAPE AREA: 207,845 S.F. (NOT INCLUDING PRESERVED NATURAL AREA)
STREET FRONTAGE:		
A 30' LANDSCAPE BUFFER SHALL BE PROVIDED PARALLEL TO THE CORNER CLIP RIGHT-OF-WAY DEDICATION.	30' LANDSCAPE BUFFER	30' LANDSCAPE BUFFER
A MINIMUM 20' LANDSCAPE BUFFER ADJACENT TO THE RIGHT-OF-WAY OF ANY MAJOR THROUGHFARE IS REQUIRED.	20' LANDSCAPE BUFFER	20' LANDSCAPE BUFFER
WHENEVER A NON-RESIDENTIAL USE, MOBILE HOME USE, OR MULTIPLE FAMILY USE IS ADJACENT TO A PROPERTY USED OR ZONED FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL USES, THE MORE INTERSIVE LAND USE SHALL PROVIDE A LANDSCAPED AREA OF AT LEAST TEN FEET IN WIDTH ALONG THE COMMON PROPERTY LINE PLANTED WITH ONE CANOPY TREE FOR EACH 40 LINEAR FEET OR PORTION THEREOF OF ADJACENT EXPOSURE. THESE TREES MAY NOT BE CLUSTERED.	N HARDIN BLVD: 29 (859 LF.) MODERA LANE 21 (630 LF.) RESIDENTIAL ADJACENCY: SOUTH SIDE: 28 (814 LF.) RESIDENTIAL ADJACENCY: EAST SIDE: 26 (766 LF.) PERIMETER BUFFER: 20'	N HARDIN BLVD: 31 MODERA LANE 22 RESIDENTIAL ADJACENCY: SOUTH SIDE: 28 RESIDENTIAL ADJACENCY: EAST SIDE: 26 PERIMETER BUFFER: 20'
SITE TREES:		
A MINIMUM OF 50% OF THE TOTAL TREES REQUIRED FOR THE PROPERTY SHALL BE CANOPY TREES AS SPECIFIED ON THE APPROVED PLANT LIST.	TOTAL TREES PROVIDED: 236 REQUIRED CANOPY TREE: 104	PROVIDED CANOPY TREE: 207
PARKING LOT LANDSCAPING:		
IN PARKING LOTS WITH MORE THAN 20 SPACES, A MINIMUM OF TREE SHALL BE PLANTED IN THE PARKING AREA FOR EVERY 10 PARKING SPACES WITHIN THE PARKING LOT. LANDSCAPE ISLAND WITH A MINIMUM OF ONE TREE SHALL BE PROVIDED WITHIN 65 FEET OF EVERY PARKING SPACE. CANOPY TREE IS REQUIRED AT THE END OF EACH TERMINUS ISLAND.	TOTAL PARKING SPACES: 431 REQUIRED CANOPY TREES: 44	PROVIDED CANOPY TREE: 60 (ONE TREE BE PROVIDED WITHIN 65 FEET OF EVERY PARKING SPACE)
AMENITIES:		
DEVELOPMENTS WITH 260 OR MORE DWELLING UNITS BUT LESS THAN 520 DWELLING UNITS SHALL PROVIDED AT LEAST FIVE AMENITIES.	AMENITIES ARE PROVIDED: 1. 1,406 SF SWIMMING POOL (MINIMUM 1000 SF.) 2. 4 BBQ GRILLS WITH SHADED SEATING FOR 16 PEOPLE (MINIMUM FOUR BARBEQUE GRILLS WITH SHADED SEATING AREAS FOR AT LEAST 16 PEOPLE.) 3. 3 ELECTRIC VEHICLE CHARGING STATIONS 4. FITNESS CENTER AND/OR WEIGHT ROOM (MINIMUM 500 SQUARE FEET); 5. LIBRARY AND BUSINESS CENTER (MINIMUM 500 SQUARE FEET)	

IRRIGATION NOTE:
1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND SAID IRRIGATION SYSTEM WILL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
3. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
4. ALL PLANTING AREAS TO BE FULLY IRRIGATED.
5. IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
6. ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
7. IF THE EXISTING IRRIGATION SYSTEM IS DAMAGED OR TURNED OFF DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAND WATER ALL PLANT MATERIAL AS NEEDED.
PLANTING NOTE:
1. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
3. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
4. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
5. FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
6. ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTORS RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
7. LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
9. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
10. ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
11. ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
12. PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPAQUE HEDGE IF REQUIRED.
13. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
14. ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
15. IF/WHEN PLANT SPECIES CHANGE, THEY WILL BE SELECTED FROM THE CITY OF MCKINNEY APPROVED PLANT LIST.

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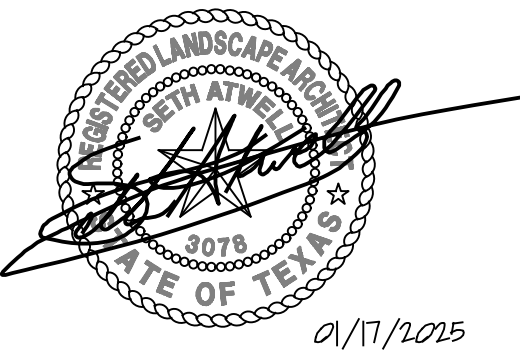
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NOTE: THE PLANT MATERIAL PROVIDED BELOW IS REPRESENTATIVE OF WHAT WILL BE USED IN THE FINAL PLANTING DESIGN. ANY DEVIATION FROM THIS LIST WILL COME FROM THE CITY OF MCKINNEY APPROVED LANDSCAPE PLANTING LIST.

PLANT LIST					
SHADE TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	AG2	BIGTOOTH MAPLE (PARKING LOT TREE)	ACER GRANDIDENTATUM	4" B&B MIN. , 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL
	AS	'CADD0' SUGAR MAPLE	ACER SACCHARUM 'CADD0'	4" B&B MIN. , 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL
	PC	CHINESE PISTACHE (PARKING LOT TREE)	PISTACIA CHINESE	4" B&B MIN. , 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL
	QS	SHUMARD OAK (FOCAL TREE)	QUERCUS SHUMARDII	4" B&B MIN. , 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL
	QV	LIVE OAK (PARKING LOT TREE)	QUERCUS VIRGINIANA	4" B&B MIN. , 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL
	UAP	AMERICAN ELM 'PRINCETON' (STREET TREE)	ULMUS AMERICANA 'PRINCETON'	4" B&B MIN. , 16' MIN. HEIGHT AND 10' MIN. SPRD.	NURSERY GROWN, STANDARD, MATCHED, FULL
ORNAMENTAL TREES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	CMR	WATERMELON RED CRAPE MYRTLE	LAGERSTROEMIA INDICA 'WATERMELON RED'	15 GAL.; 4' MIN. HT.; 3' MIN. SPREAD	10' O.C.
	MCE	WAX MYRTLE	MYRICA CERIFERA	15 GAL.; 4' MIN. HT.; 3' MIN. SPREAD	10' O.C.
SHRUBS, ORNAMENTAL GRASSES, AND VINES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	AJ	GOLD DUST AUCUBA	AUCUBA JAPONICA 'VARIEGATA'	3 GAL.	36" O.C.
	BM	WINTER GEM BOXWOOD	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM'	3 GAL.	24" O.C.
	FJ	JAPANESE ARALIA	FATSIA JAPONICA	5 GAL.; FULL	48" O.C.
	HP	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.; 30" MIN. HT.; 24" MIN. SPREAD	36" O.C.
	IC	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL.; FULL	36" O.C.
	LFS	TEXAS SAGE 'SILVER STAR'	LEUCOPHYLLUM CANDIDUM 'SILVER STAR'	5 GAL.; FULL	36" O.C.
	LFD	TEXAS SAGE 'DESPERADO'	LEUCOPHYLLUM CANDIDUM 'DESPERADO'	5 GAL.; FULL	48" O.C.
	LI	PETITE RED IMP CRAPEMYRTLE	LAGERSTROEMIA INDICA 'MONIMP'	5 GAL.; FULL	36" O.C.
	LMG	LINDHEIMER MUHLY GRASS	MUHLENBERGIA LINDHEIMERI	3 GAL.	48" O.C.
	MC	GULF MUHLY	MUHLENBERGIA CAPILLARIS	5 GAL.; FULL	36" O.C.
	MP	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL.; FULL	48" O.C.
	MP3	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL. ; FULL	36" O.C.
	RA	GRO-LOW FRAGRANT SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL.; FULL	48" O.C.
	SG	WHITE AUTUMN SAGE	SALVIA GREGGII 'ALBA'	3 GAL.; FULL	24" O.C.
	TJ	STAR JASMINE	TRACHELOSPERMUM JASMINOIDES	3 GAL. STAKED	60" O.C.
PERENNIALS, GROUNDCOVERS, AND ANNUALS					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	CD	BERKELEY SEDGE	CAREX DIVULSA	1 GAL.; FULL TO POT	18" O.C.
	NT	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	3 GAL.; FULL	18" O.C.
	RO	CREEPING ROSEMARY	ROSMARINUS OFFICINALIS	5 GAL.	None
	SSC	LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	3 GAL.; FULL	18" O.C.
TURF GRASS AND SEED MIXES					
GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
	NTH	NATIVE TEXAS MIX	----	SEED MIX	NATIVE AMERICAN SEED NATIVE TEXAS MIX (ITEM #1001), SEED AT 8 LB PER ACRE.



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project
**Modera
Ridgeline**

PHASE 2

Mill Creek
McKinney, TX

project number
D23002

issue date

designed: ED, ML, NS
drawn: NS
reviewed: ED, ML, SA

sheet title
**planting
schedule and
notes**

sheet
L2-00