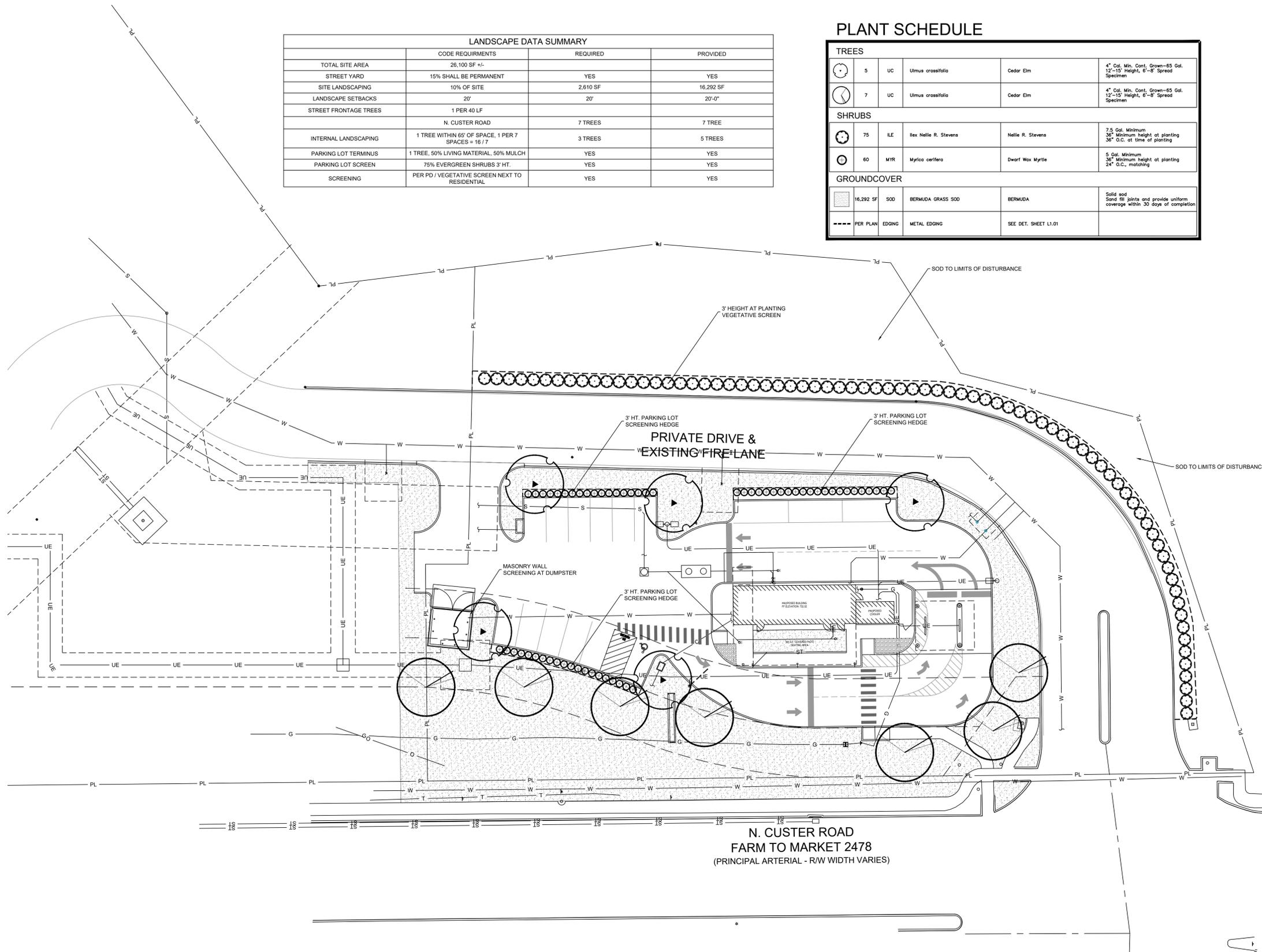


LANDSCAPE DATA SUMMARY			
	CODE REQUIREMENTS	REQUIRED	PROVIDED
TOTAL SITE AREA	28,100 SF +/-		
STREET YARD	15% SHALL BE PERMANENT	YES	YES
SITE LANDSCAPING	10% OF SITE	2,610 SF	16,292 SF
LANDSCAPE SETBACKS	20'	20'	20'-0"
STREET FRONTAGE TREES	1 PER 40 LF		
	N. CUSTER ROAD	7 TREES	7 TREE
INTERNAL LANDSCAPING	1 TREE WITHIN 65' OF SPACE, 1 PER 7 SPACES = 16 / 7	3 TREES	5 TREES
PARKING LOT TERMINUS	1 TREE, 50% LIVING MATERIAL, 50% MULCH	YES	YES
PARKING LOT SCREEN	75% EVERGREEN SHRUBS 3' HT.	YES	YES
SCREENING	PER PD / VEGETATIVE SCREEN NEXT TO RESIDENTIAL	YES	YES

PLANT SCHEDULE

TREES					
	5	UC	Ulmus crassifolia	Cedar Elm	4" Cal. Min. Cont. Grown-65 Gal. 12'-15" Height, 6"-8" Spread Specimen
	7	UC	Ulmus crassifolia	Cedar Elm	4" Cal. Min. Cont. Grown-65 Gal. 12'-15" Height, 6"-8" Spread Specimen
SHRUBS					
	75	ILE	Ilex Nellie R. Stevens	Nellie R. Stevens	7.5 Gal. Minimum 36" Minimum height at planting 36" O.C. at time of planting
	60	MYR	Myrica cerifera	Dwarf Wax Myrtle	5 Gal. Minimum 36" Minimum height at planting 24" O.C., matching
GROUNDCOVER					
	16,292 SF	SOD	BERMUDA GRASS SOD	BERMUDA	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion
	PER PLAN	EDGING	METAL EDGING	SEE DET. SHEET L1.01	

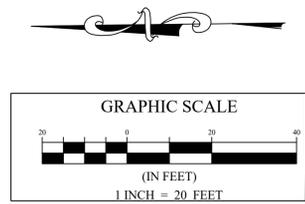


TREE PLACEMENT AND CLEARANCES:

- IF A REQUIRED CANOPY TREE IS PROPOSED WITHIN 12 FEET OF A BUILDING FOUNDATION, AN ALTERNATE PLANTING LOCATION ON-SITE MAY BE APPROVED BY THE DIRECTOR OF PLANNING.
- NO TREE SHALL BE PLANTED CLOSER THAN 4 FEET TO A RIGHT-OF-WAY LINE, NOR CLOSER THAN 8 FEET TO ANY PUBLIC WATER LINE, WASTEWATER LINE, FIRE PROTECTION CONNECTION, OR DRAINAGE LINE, NOR WITHIN ANY DETENTION POND, UNLESS APPROVED BY THE DIRECTOR OF ENGINEERING.
- A LANDSCAPE AREA IN WHICH TREES ARE TO BE PROVIDED SHALL NOT OVERLAP OR OTHERWISE INFRINGE UPON A UTILITY EASEMENT, UNLESS NO ALTERNATIVE IS AVAILABLE.
- NO TREE THAT HAS A MATURE HEIGHT OF 25 FEET OR GREATER SHALL BE PLANTED WITHIN TEN FEET OF AN EXISTING OR PROPOSED OVERHEAD UTILITY LINE, WHERE CANOPY TREES ARE REQUIRED ADJACENT TO OR UNDERNEATH OVERHEAD UTILITY LINES. ORNAMENTAL TREES SHALL BE PROVIDED INSTEAD OF THE REQUIRED CANOPY TREES AT A RATIO OF TWO ORNAMENTAL TREES PER EVERY ONE REQUIRED CANOPY TREE.

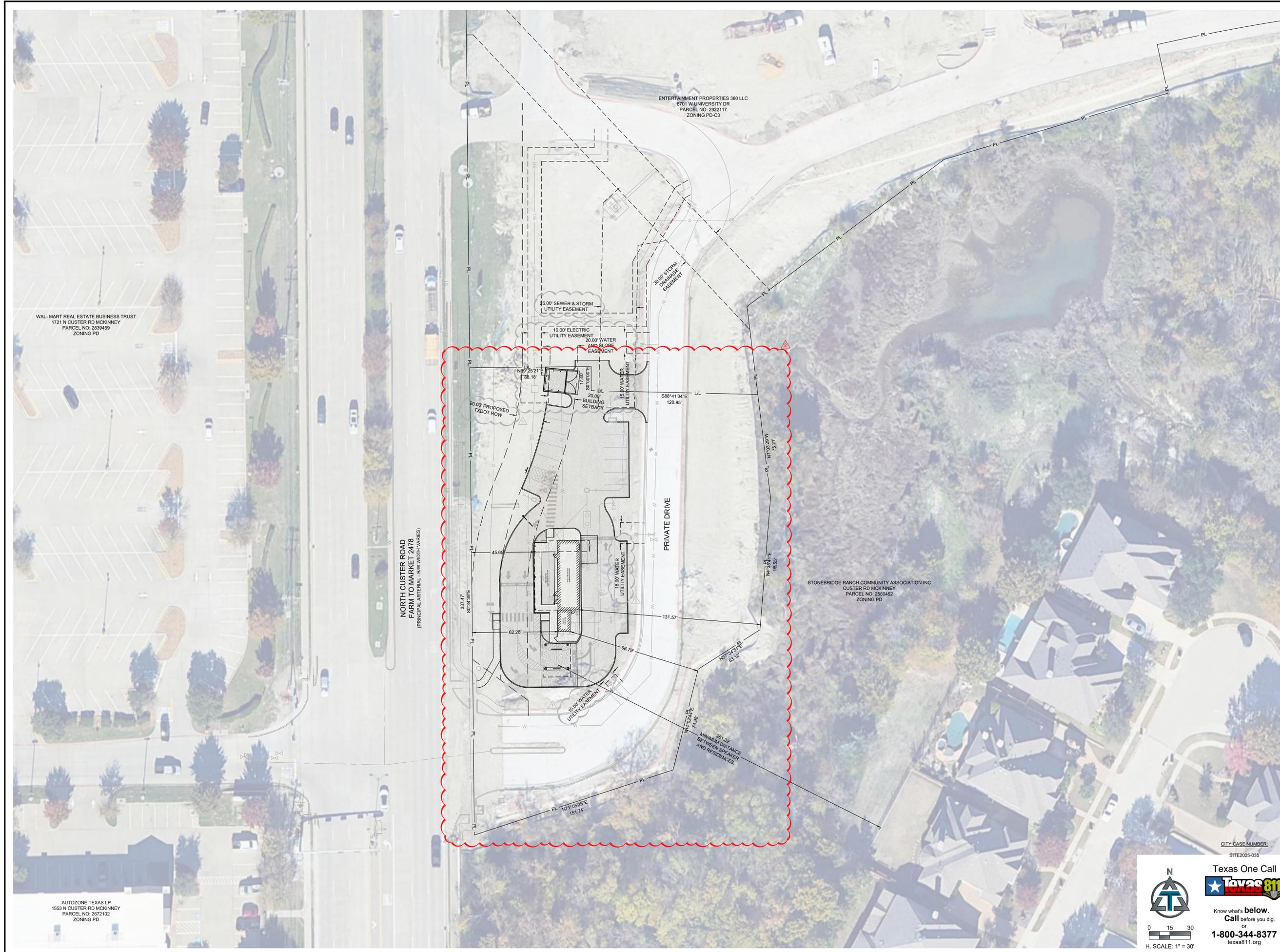
IRRIGATION NOTE:
 ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE: ALL PLANT BEDS MUST BE SEPARATED FROM LAWN AREAS BY STEEL EDGING OR OTHER HARD EDGE.



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 WWW.ATOTHOASSOCIATES.COM
 TX# F-13229
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 Drawings and specifications are not intended for construction without written approval of the engineer.



ENGINEER OF RECORD:
 NAME: SHAWN W. BARRY
 LICENSE NO. TX# PE-144525

PROJECT NUMBER:
 111.001

REVISION:	CITY REVIEW COMMENTS	CITY REVIEW COMMENTS
08/09/2025		
08/30/2025		

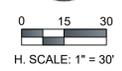
SMALLS SLIDERS
MCKINNEY TX
 1700 NORTH CUSTER ROAD
 MCKINNEY, TX 75071

C0.2
 AREA PLAN

DATE: MAY 8, 2025



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CITY CASE NUMBER:
 SITE2025-035

