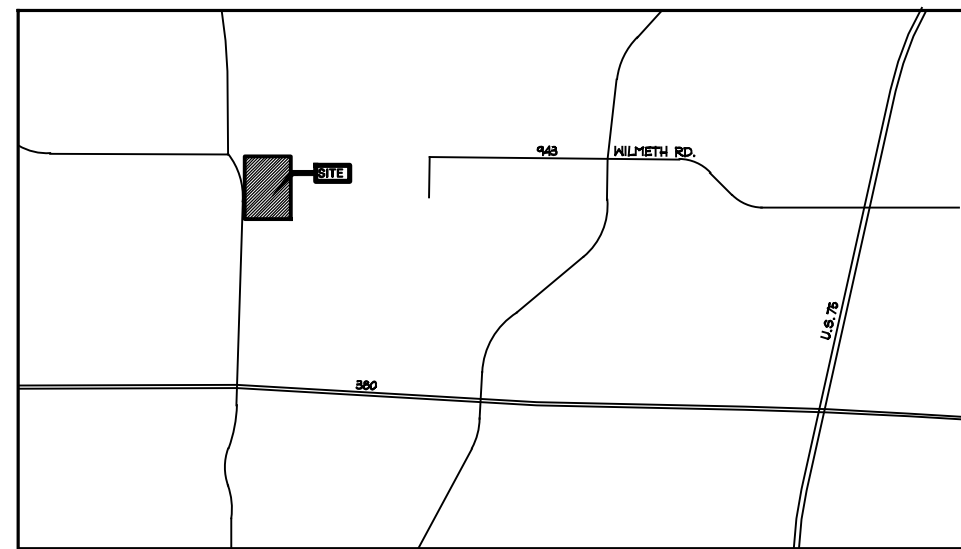




●	ADDRESS ON-UNIT
■	ADDRESS BLOCK
---	ADDRESS BLOCK BOUNDARY



VICINITY MAP

MCKINNEY LANDSCAPE TABULATIONS

STREET YARD LANDSCAPING

15% OF THE STREET YARD SHALL BE IN PERMANENT LANDSCAPE AREA

WILMETH ROAD

30' SETBACK STREET YARD AREA S.F.	30,520
REQUIRED LANDSCAPE AREA S.F.	4,578
PROVIDED STREET YARD LANDSCAPE AREA S.F.	23,646

LAKE FOREST DRIVE

30' SETBACK STREET YARD AREA S.F.	39,450
REQUIRED LANDSCAPE AREA S.F.	5,918
PROVIDED STREET YARD LANDSCAPE AREA S.F.	35,073

SITE LANDSCAPING

10% OF THE ENTIRE SITE SHALL BE DEVOTED TO LIVING LANDSCAPE AREA

TOTAL SITE AREA	1,181,957.04
REQUIRED LANDSCAPE AREA S.F.	118,195.70
PROVIDED SITE AREA LANDSCAPING S.F.	550,715.08

PARKING TREE REQUIREMENT

1 TREE PER 10 PARKING SPACES / NO TREE FURTHER THAN 65' OF ANY PARKING SPACE

PARKING SPACES PROVIDED	330
PARKING TREES REQUIRED	33
PARKING TREES PROVIDED	181
CANOPY TREES PROVIDED	181
ORNAMENTAL TREES PROVIDED	0

PERIMETER TREE REQUIREMENT

20' LANDSCAPE BUFFER ALONG THE ENTIRE PROPERTY LINE AND 1 TREE PER 30 L.F.

WILMETH ROAD

L.F. STREET FRONTAGE	1,045
REQUIRED TREES	35
TREES PROVIDED	39

EASTERN PROPERTY LINE

L.F. DISTANCE	1,221
REQUIRED TREES	41
TREES PROVIDED	42

SOUTHERN PROPERTY LINE

L.F. DISTANCE	892
REQUIRED TREES	30
TREES PROVIDED	30

LAKE FOREST DRIVE

L.F. STREET FRONTAGE	1,322
REQUIRED TREES	44
TREES PROVIDED	44

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.

SIGN NOTE
ALL SIGNAGE MUST BE APPROVED BY BUILDING INSPECTION. LOCATIONS SHOWN ON THIS PLAN DO NOT INDICATE APPROVAL.

LANDSCAPE NOTE
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

1 overall landscape site plan

plan

1" = 40' 1" = 80' 1" = 160'

SCALE: 1"=80' NORTH

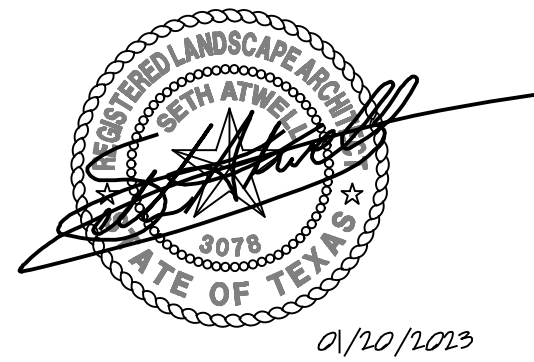


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project

Painted Tree

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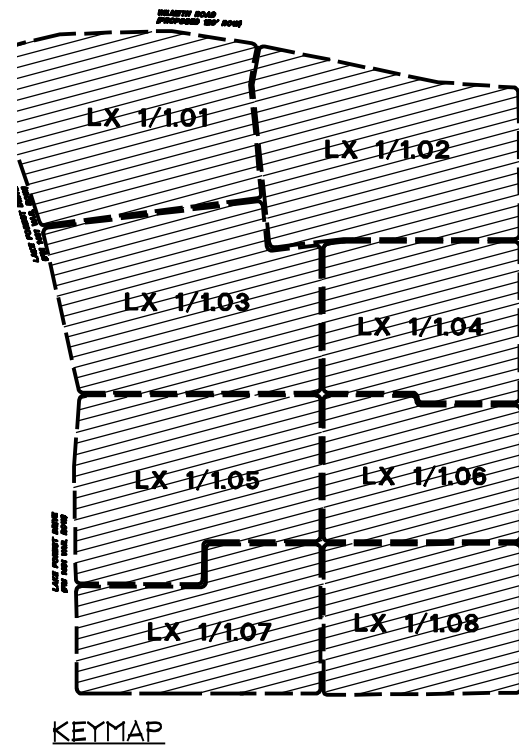
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03/27/2023 - IFC
06/11/2024 - fence variance

sheet title

landscape
site plan

sheet

LSP 1.00



PLANT LIST						
SHADE TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
22		CI	PECAN	CARYA ILLINOENSIS	4" CAL. MIN., 13'-14' HT. MIN., 5'-6" SPR. MIN.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. & PLANTING
20		QT	THORNLESS HONEYLOCUST	GLEDTISIA TRIACANTHOS FORTY INERTIS	4" CAL. MIN 12' HT, MIN 4' SPRD.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. & PLANTING
164		QM	BUR OAK	QUERCUS MACROCARPA	4" CAL. MIN 12' HT, MIN 4' SPRD.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. & PLANTING
7		QV	LIVE OAK	QUERCUS VIRGINIANA	6" CAL. MIN., 13'-14' HT. MIN., 5'-6" SPR. MIN.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. & PLANTING
44		UC	CEDAR ELM	ULMUS CRASSIFOLIA	4" CAL. MIN 12' HT, MIN 6' SPRD.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. & PLANTING
111		UPA	ALLEEE ELM	ULMUS PARVIFOLIA 'ALLEEE'	4" CAL. MIN., 13'-14' HT. MIN., 5'-6" SPR. MIN.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. & PLANTING
ORNAMENTAL TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
112		CL	DESERT WILLOW	CHILOPSIS LINEARIS 'BURGUNDY'	6'-7" HT., MIN 6' SPRD., 3' CAL.	MULTI-TRUNK, DBB, FULL AND UNIFORM CANOPY
147		PM	MEXICAN PLUM	PRUNUS MEXICANA	8" HT MIN 4' SPRD., 3' CAL.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 8' HT. MIN. & PLANTING
SHRUBS, ORNAMENTAL GRASSES, AND VINES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
41		LC	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI 'PYGMY'	5 GAL.	MIN. 2' HT
164		LC	DWARF LOROPETALUM	LOROPETALUM CHINENSE 'PURPLE DAYDREAM'	2 GAL.	MIN. 1' HT., 1' SPR.
64		LF	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'DESPERADO'	3 GAL.	48" O.C.
181		MA	PINK MUHLY GRASS	MULLENBERGIA CAPILLARIS	3 GAL. FULL TO POT	1.5-2' HT. 1-2' SPR.
329		MC	DWARF WAX MYRTLE	MYRTICA CERIFERA	7.5, 10"	AT THE TIME OF PLANTING 3 FT HT. AND SPACED 3' O.C., 6' MATURE HT.
34		PV	SWITCHGRASS	PANICUM VIRGATUM 'SHEWINGDOW'	3 GAL.	36" O.C.
16		SP	BRIDAL WREATH SPIREA	SPIRAEA APRUNIFOLIA	7 GAL.	48" O.C.
14		TL	MEXICAN TARRAGON	TARGETES LUCIDA	3 GAL. FULL TO POT	24" O.C.
26		YF	ADAMS NEEDLE YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GAL.	36" O.C., MIN. 1' HT, 1.25' SPR.
119		YR	SOFT LEAF YUCCA	YUCCA RECURVIFOLIA	5 GAL.	36" O.C.1.5' HT., 1.75' SPR.
PERENNIALS, GROUNDCOVERS, AND ANNUALS						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
381		EF	PURPLE WINTERCREEPER	EUONYMUS FORTUNEI 'COLORATUS'	1 GAL.	24" O.C.
81		EP	PURPLE CONEFLOWER	ECHEINACEA PURPUREA 'MAGNUS'	1 GAL.	24" O.C.
447		QI	VARIEGATED AZTEC GRASS	OPHIPOGON INTERMEDIUS	1 GAL.	24" O.C.
463		RB	DWARF MEXICAN PETUNIA	RUELLIA BRITTONIANA 'KATIE PINK DWARF'	1 GAL.	24" O.C.
241		RF	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	1 GAL.	24" O.C.
267		SSCL	SEASONAL COLOR	----	4" POTS	CONTRACTOR TO SUBMIT OPTIONS FOR LA AND OWNER APPROVAL BASED ON SEASONAL AVAILABILITY.
TURF GRASS AND SEED MIXES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
35069		CD	COTTON BERMUDA	CYNODON DACTYLON	NONE	ROLLS WHERE POSSIBLE



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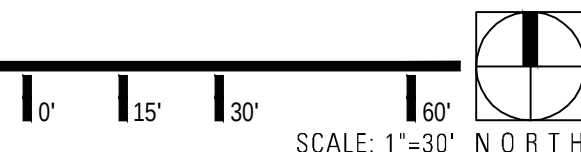
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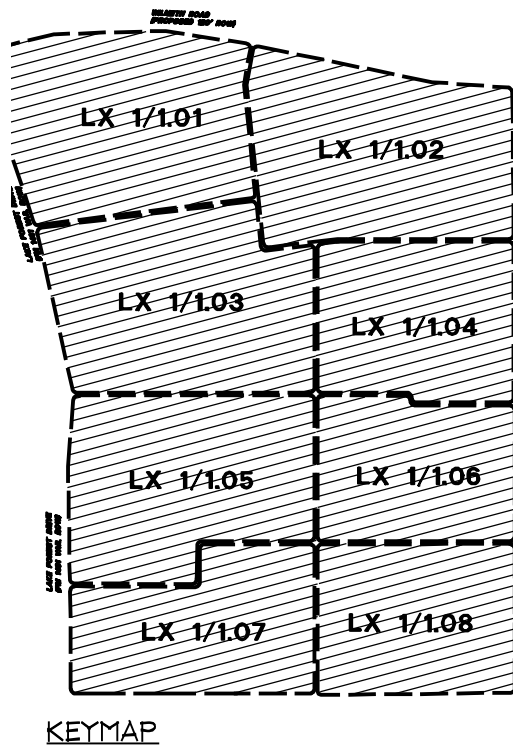
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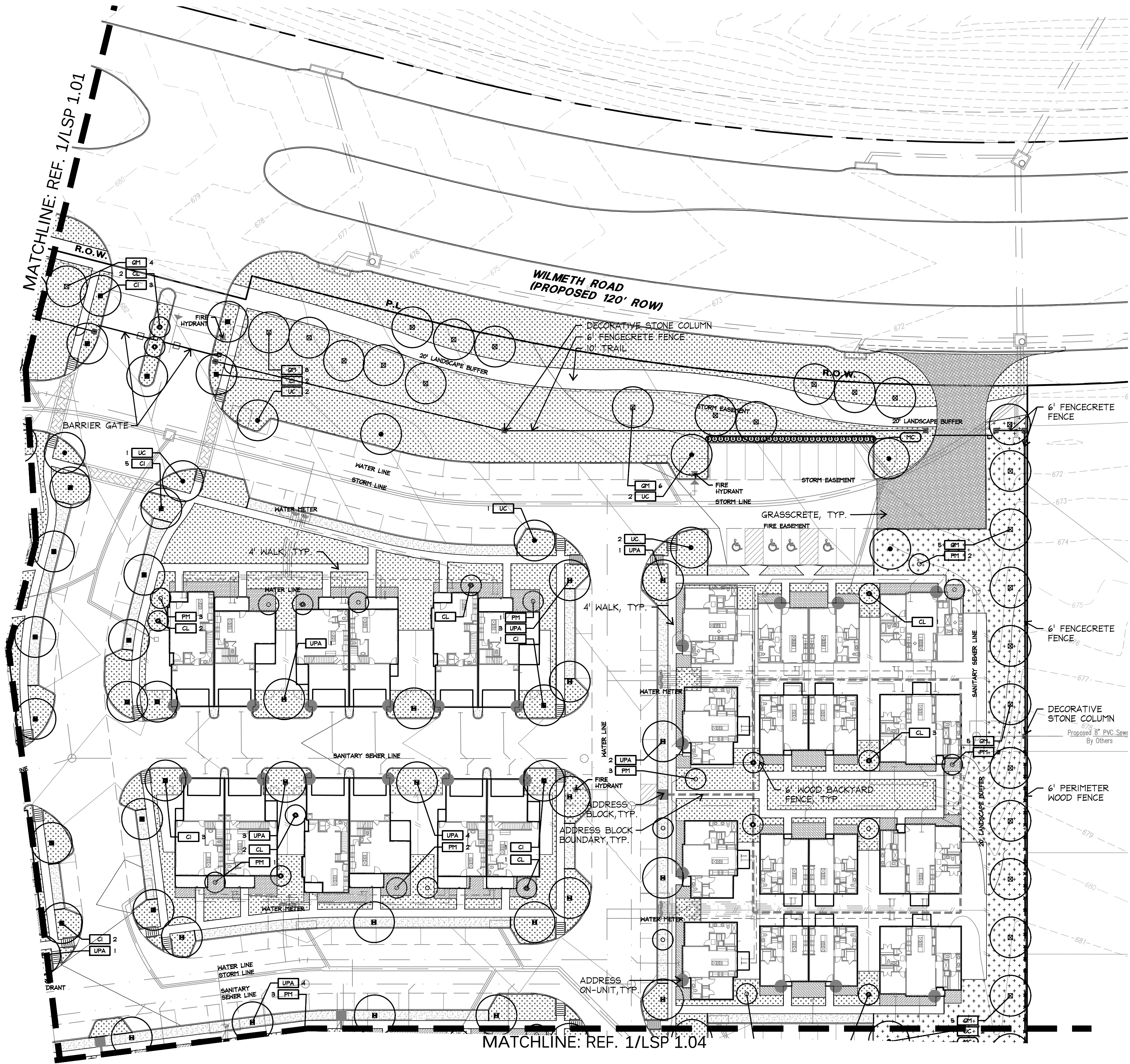
1 landscape site plan
plan



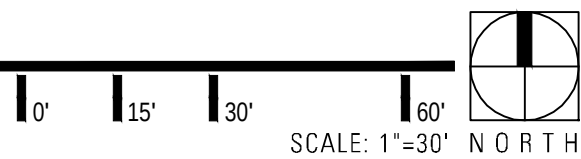
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PLANT LIST						
SHADE TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
22		CI	PECAN	CARYA ILLINOENSIS	4" CAL. MIN., 13'-14' HT. MIN, 5'-6' SPR. MIN.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. & PLANTING
20		QT	THORNLESS HONEYLOCUST	GLEDTISIA TRIACANTHOS FORTY INERTIS	4" CAL., MIN 12' HT, MIN 4' SPRD.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. & PLANTING
164		QM	BUR OAK	QUERCUS MACROCARPA	4" CAL., MIN 12' HT, MIN 4' SPRD.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. & PLANTING
7		QV	LIVE OAK	QUERCUS VIRGINIANA	6" CAL. MIN., 13'-14' HT. MIN., 5'-6' SPR. MIN.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. & PLANTING
44		UC	CEDAR ELM	ULMUS CRASSIFOLIA	4" CAL. MIN 12' HT, MIN 6' SPRD.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. & PLANTING
111		UPA	ALLEE ELM	ULMUS PARVIFOLIA ALLEE	4" CAL. MIN., 13'-14' HT. MIN., 5'-6' SPR. MIN.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. & PLANTING
ORNAMENTAL TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
112		CL	DESERT WILLOW	GILIPESIS LINEARIS BURGUNDY	6'-7" HT., MIN 6' SPRD, 3' CAL.	MULTI-TRUNK, DBB, FULL AND UNIFORM CANOPY
147		PM	MEXICAN PLUM	PRUNUS MEXICANA	8' HT MIN 6' SPRD, 3' CAL.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 8' HT. MIN. & PLANTING
SHRUBS, ORNAMENTAL GRASSES, AND VINES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
41		IC	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDI PYGMY	5 GAL	MIN. 2' HT
164		LC	DWARF LOROPETALUM	LOROPETALUM CHINENSE PURPLE DAYDREAM	2 GAL	MIN. 1' HT., 1' SPR.
64		LF	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS DESPERADO	3 GAL	48" O.C.
181		PA	PINK MUHLY GRASS	MULLENBERGIA CAPILLARIS	3 GAL. FULL TO POT	1.5-2' HT. 1-2' SPR.
329		MC	DWARF WAX MYRTLE	MYRTICA CERIFERA	76, 10"	AT THE TIME OF PLANTING 3 FT HT AND SPACED 3' O.C., 6' MATURE HT.
34		PV	SWITCHGRASS	PANICUM VIRGATUM SHENANDOAH	3 GAL	36" O.C.
16		SP	BRIDAL WREATH SPIREA	SPIRAEA APRUNIFOLIA	7 GAL	48" O.C.
14		TL	MEXICAN TARRAGON	TARGETES LUCIDA	3 GAL. FULL TO POT	24" O.C.
26		YF	ADAMS NEEDLE YUCCA	YUCCA FILAMENTOSA COLOR GUARD	5 GAL	36" O.C., MIN. 1' HT, 1.25' SPR.
119		YR	SOFT LEAF YUCCA	YUCCA RECURVIFOLIA	5 GAL	36" O.C.1.5' HT., 1.75' SPR.
PERENNIALS, GROUNDCOVERS, AND ANNUALS						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
331		EE	PURPLE WINTERCREEPER	ELONITMUS FORTUNEI COLORATUS	1 GAL	24" O.C.
81		EP	PURPLE CONEFLOWER	ECHINACEA PURPUREA MAGNUS	1 GAL	12" O.C.
447		GI	VARIEGATED AZTEC GRASS	OPHIPOGON INTERMEDIUS	1 GAL	12" O.C.
463		RD	DWARF MEXICAN PETUNIA	RUELLIA BRITTONIANA KATIE PINK DWARF	1 GAL	12" O.C.
241		RS	BLACK EYED SUSAN	RUDBECKIA FULGIDA GOLDSTURM	1 GAL	12" O.C.
267		SSCC	SEASONAL COLOR	----	4" POTS	CONTRACTOR TO SUBMIT OPTIONS FOR L.A. AND OWNER APPROVAL, BASED ON SEASONAL AVAILABILITY.
TURF GRASS AND SEED MIXES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
35069		CD	COTTON BERMUDA	CYNODON DACTYLON	NONE	ROLLS WHERE POSSIBLE



1 landscape site plan
plan



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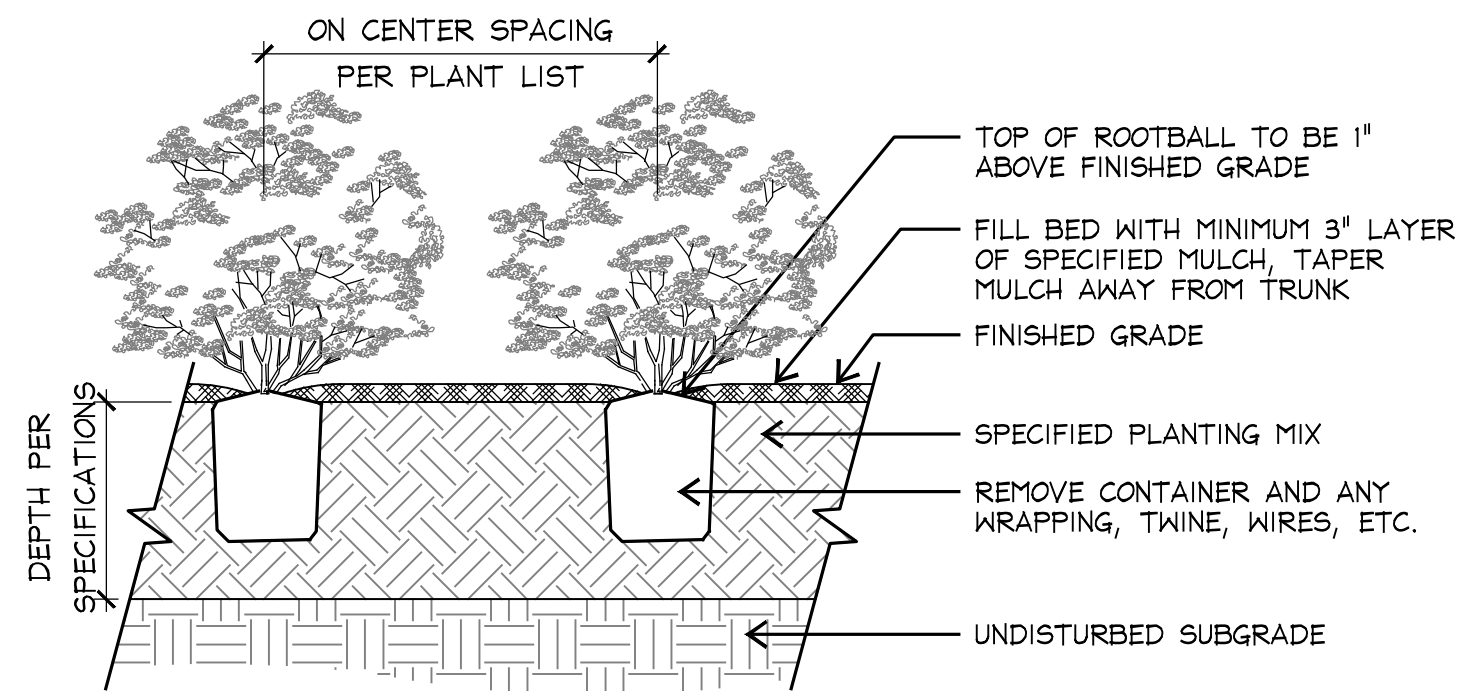
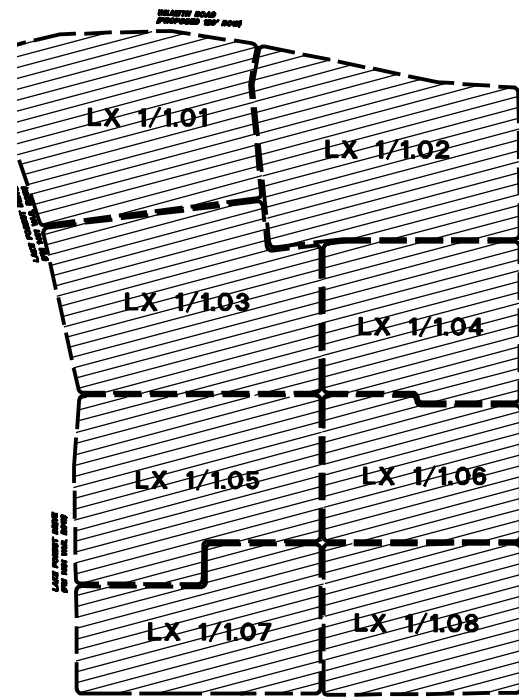
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03/27/2023 - IFC
06/11/2024 - fence variance

sheet title

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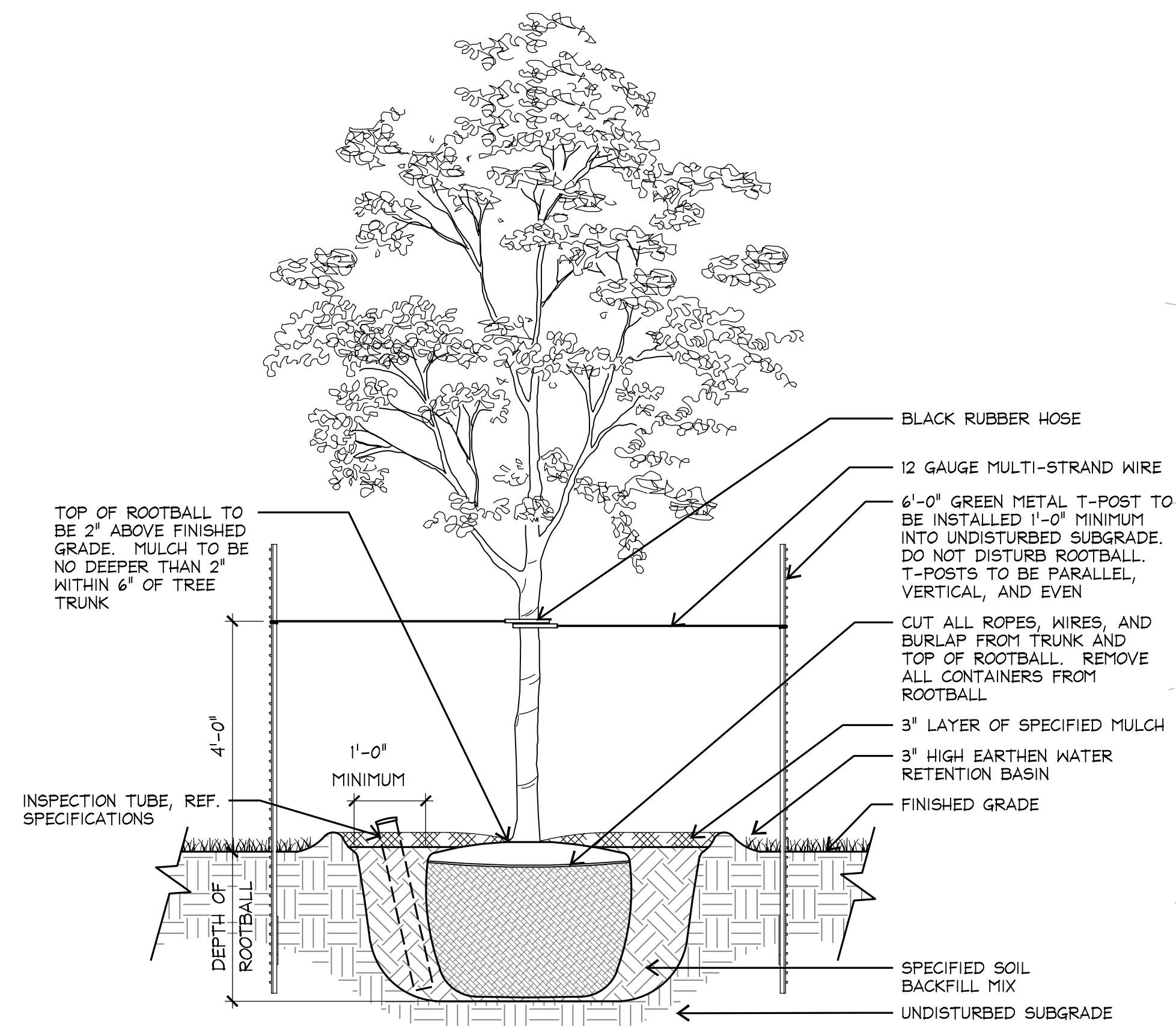
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3 Standard Shrub Planting Detail

Section Elevation

SCALE: 3/8"=1'-0"



- NOTE:
1. REFERENCE TECHNICAL SPECIFICATION SECTION "LANDSCAPE PLANTING" FOR ADDITIONAL REQUIREMENTS
 2. TREES LESS THAN 4" CALIPER = (2) T-POSTS
 3. TREES 4" CALIPER AND GREATER = (3) T-POSTS

2 Standard Tree Planting Detail

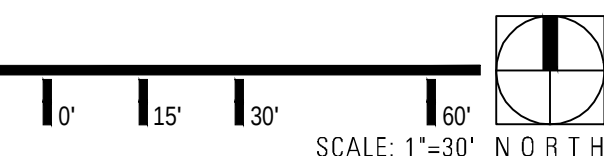
Section Elevation

SCALE: 1/2"=1'-0"



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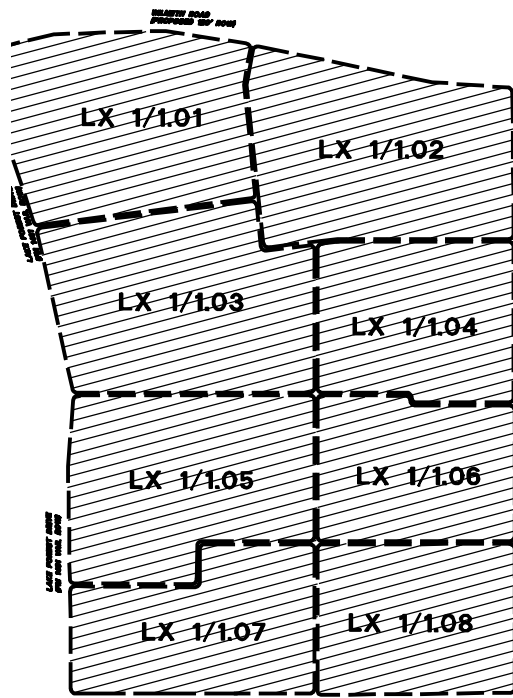
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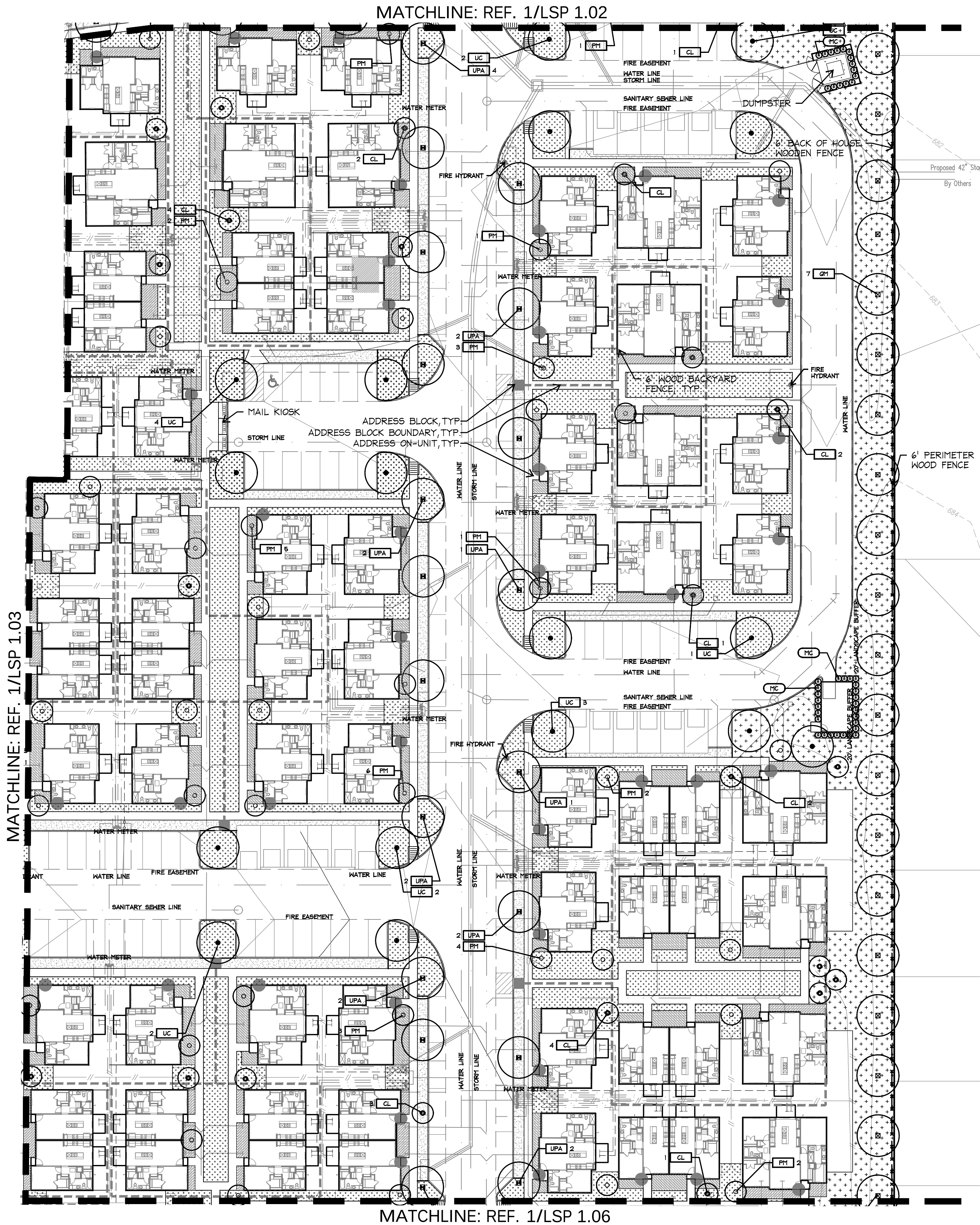
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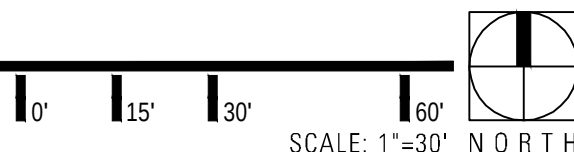


PLANT LIST						
SHADE TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
22		CI	FIG	CARYA ILLINOENSIS	4" CAL. MIN., 13'-14' HT. MIN., 5'-6" SPR. MIN.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. # PLANTING
20		GT	THORNLESS HONEYLOCUST	GLADISTIA TRIACANTHOS FORM 'INERTIS'	4" CAL. MIN 12' HT. MIN. 4' SPRD.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. # PLANTING
164		Q1	BUR OAK	QUERCUS MACROCARPA	4" CAL. MIN 12' HT. MIN 4' SPRD.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. # PLANTING
7		QV	LIVE OAK	QUERCUS VIRGINIANA	6" CAL. MIN., 13'-14' HT. MIN., 5'-6" SPR. MIN.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. # PLANTING
44		UC	CEDAR ELM	ULMUS CRASSIFOLIA	4" CAL. MIN 12' HT. MIN 6' SPRD.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. # PLANTING
111		UPA	ALLEE ELM	ULMUS PARVIFOLIA 'ALLEE'	4" CAL. MIN., 13'-14' HT. MIN., 5'-6" SPR. MIN.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 12' HT. MIN. # PLANTING
ORNAMENTAL TREES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
112		CL	DESERT WILLOW	GILIPHSIS LINEARIS 'BURGUNDY'	6'-7' HT., MIN 6' SPRD., 3' CAL.	MULTI-TRUNK, DBB, FULL AND UNIFORM CANOPY
147		PM	MEXICAN PLUM	PRUNUS MEXICANA	8' HT. MIN 6' SPRD., 3' CAL.	SINGLE TRUNK, DBB, MATCHED, STRAIGHT CENTRAL LEADER, FULL AND UNIFORM CANOPY, 8' HT. MIN. # PLANTING
SHRUBS, ORNAMENTAL GRASSES, AND VINES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
41		UC	DWARF BURFORD HOLLY	ILEX CORNUTA BURFORDII 'PICTA'	5 GAL.	MIN. 2' HT
154		UC	DWARF LOROPETALUM	LOROPETALUM CHANDENSE 'PURPLE DAYDREAM'	2 GAL.	MIN. 1' HT., 1' SPR.
69		LT	TEXAS SAGE	LEUCOPHYLLUM FRUTICOSUS 'DESPERADO'	3 GAL.	48" O.C.
131		TA	PINK MUHLY GRASS	MULLENBERGIA CAPILLARIS	3 GAL. FULL TO POTT	1.5-2' HT. 1-2' SPR.
324		TC	DWARF WAX MYRTLE	MYRTICA CERIFERA	7G, 10"	AT THE TIME OF PLANTING 3 FT. HT. AND SPACED 3' O.C., 6' MATURE HT.
34		BV	SWITCHGRASS	PANICUM VIRGATUM 'SHEVANDOW'	3 GAL.	36" O.C.
15		SP	BRIDAL WREATH SPIREA	SPIRAEA APRUNIFOLIA	7 GAL.	48" O.C.
14		TL	MEXICAN TARRAGON	TARGETES LUCIDA	3 GAL. FULL TO POTT	24" O.C.
26		YT	ADAM'S NEEDLE YUCCA	YUCCA FILAMENTOSA 'COLOR GUARD'	3 GAL.	36" O.C., MIN. 1' HT, 1.25' SPR.
119		YR	SOFT LEAF YUCCA	YUCCA RECURVIFOLIA	5 GAL.	36" O.C.1.5' HT., 1.75' SPR.
PERENNIALS, GROUNDCOVERS, AND ANNUALS						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
331		EF	PURPLE WINTERCREEPER	ELONITUS FORTUNEI 'COLORATUS'	1 GAL.	24" O.C.
61		EP	PURPLE CONEFLOWER	ECHINACEA PURPUREA 'MAGNUS'	1 GAL.	2" O.C.
447		CI	VARIEGATED AZTEC GRASS	OPHIPOGON INTERMEDIUS	1 GAL.	2" O.C.
653		RB	DWARF MEXICAN PETUNIA	RUELLIA BRITTONIANA 'KATIE PINK DWARF'	1 GAL.	2" O.C.
241		RF	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTURM'	1 GAL.	2" O.C.
267		ESCL	SEASONAL COLOR	----	4" POTS	CONTRACTOR TO SUBMIT OPTIONS FOR LA AND OWNER APPROVAL BASED ON SEASONAL AVAILABILITY
TURF GRASS AND SEED MIXES						
QTY	GRAPHIC	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS



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plan

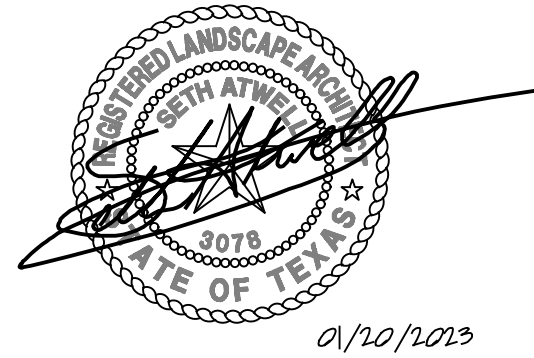


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project

1 painted tree

Avanta Development Group, LLC
McKinney, TX

project number

D21028

issue date
December 6, 2022

designed: HD, LW
drawn: LW, TL, JG, TML, IF
reviewed: WJ, KH, JH, SA

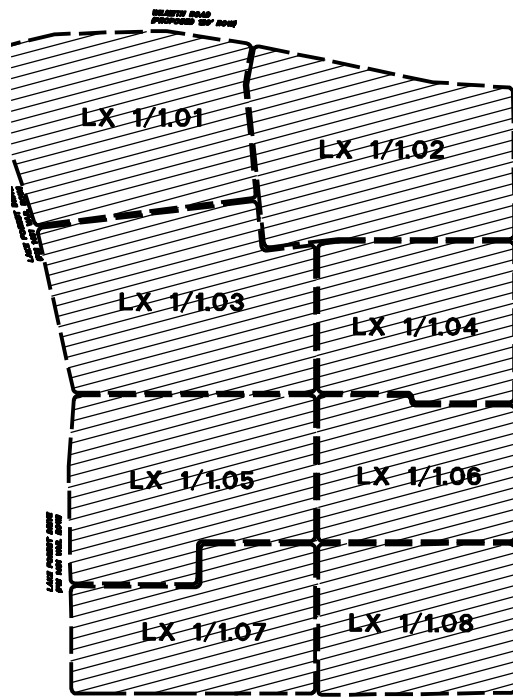
07/02/2021 - city resubmittal
07/29/2021 - city resubmittal
08/09/2022 - city resubmittal
12/06/2022 - city resubmittal
01/20/2023 - city resubmittal
03/27/2023 - IFC
06/11/2024 - fence variance

sheet title

landscape
site plan

sheet

LSP 1.04



KEYMAP



TBG

landscape architects, planners & designers

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dallas, tx 75201

[214] 744-0757
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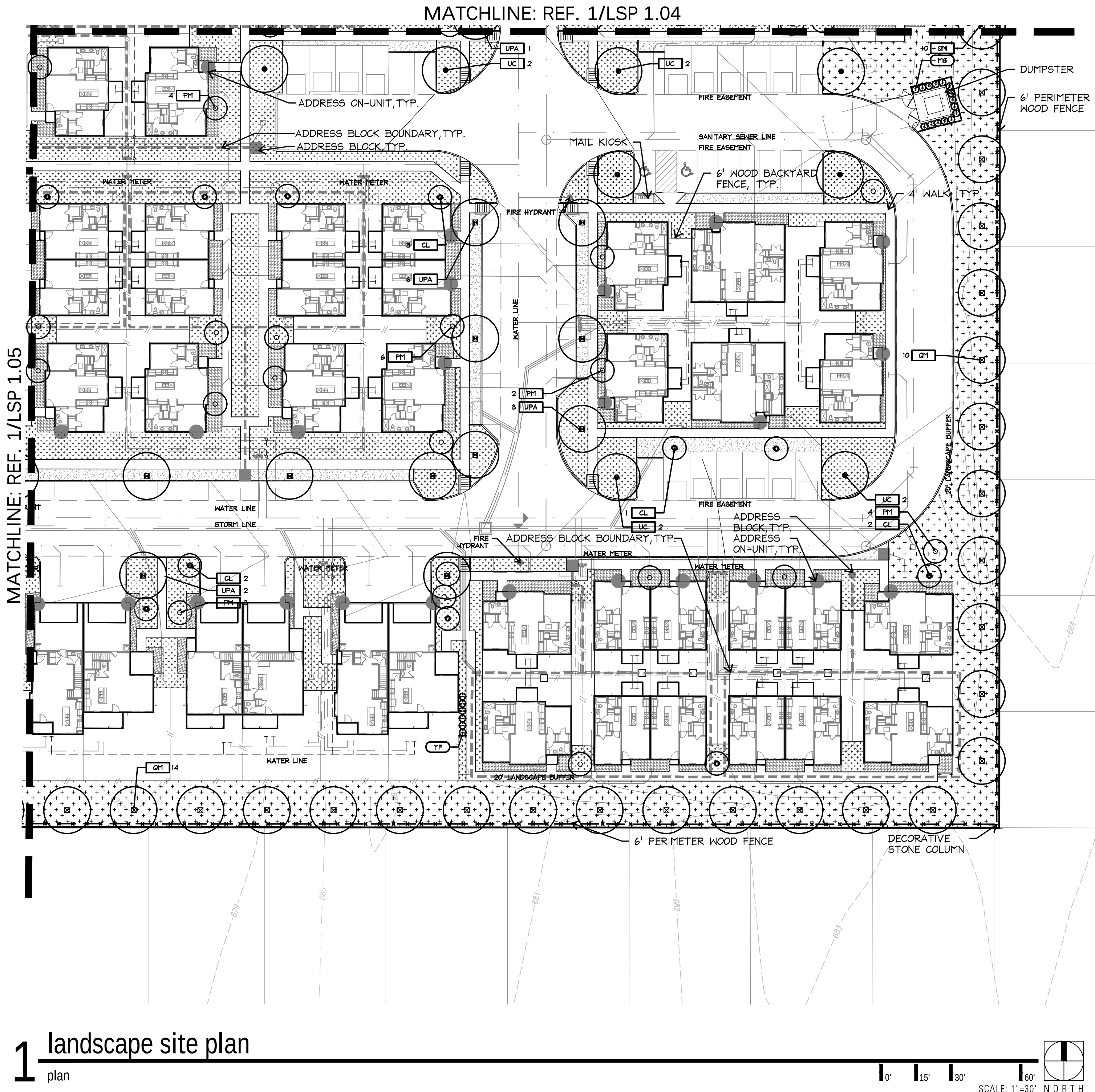
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sheet title
landscape
site plan

sheet
LSP 1.06



1 landscape site plan
plan

0' 15' 30' 60'
SCALE: 1"=30' NORTH

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