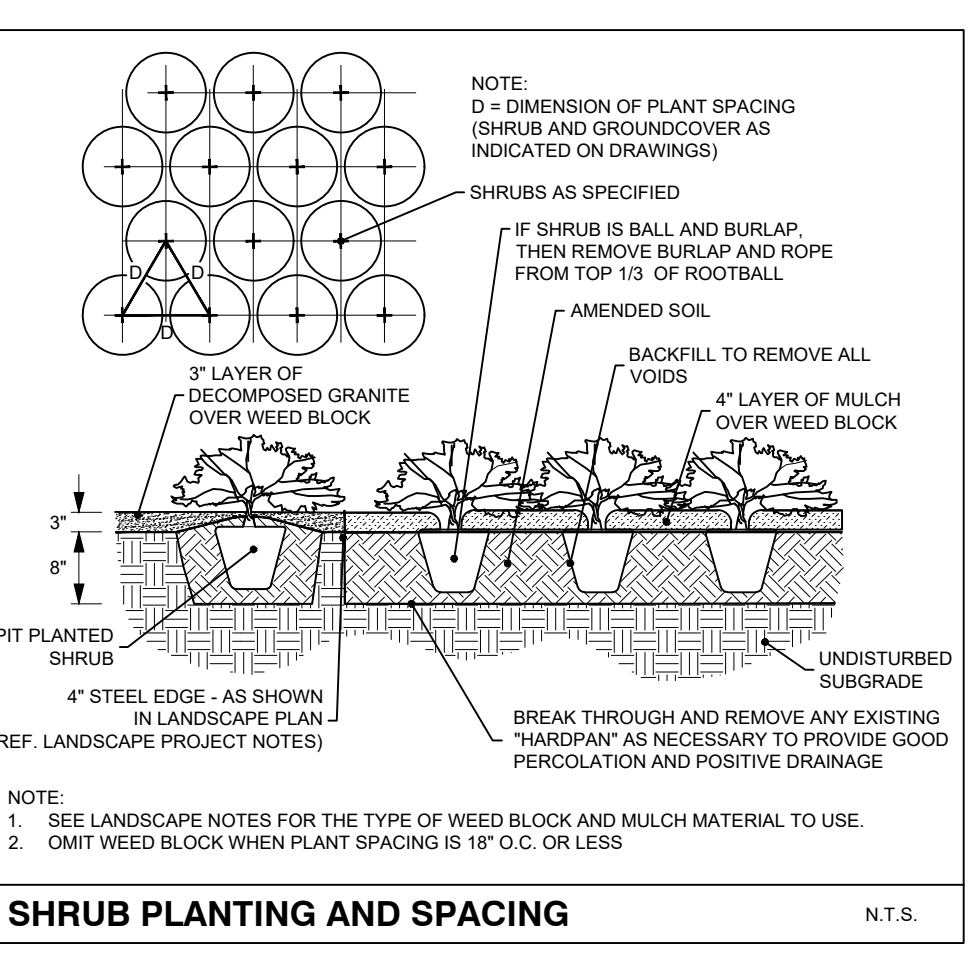
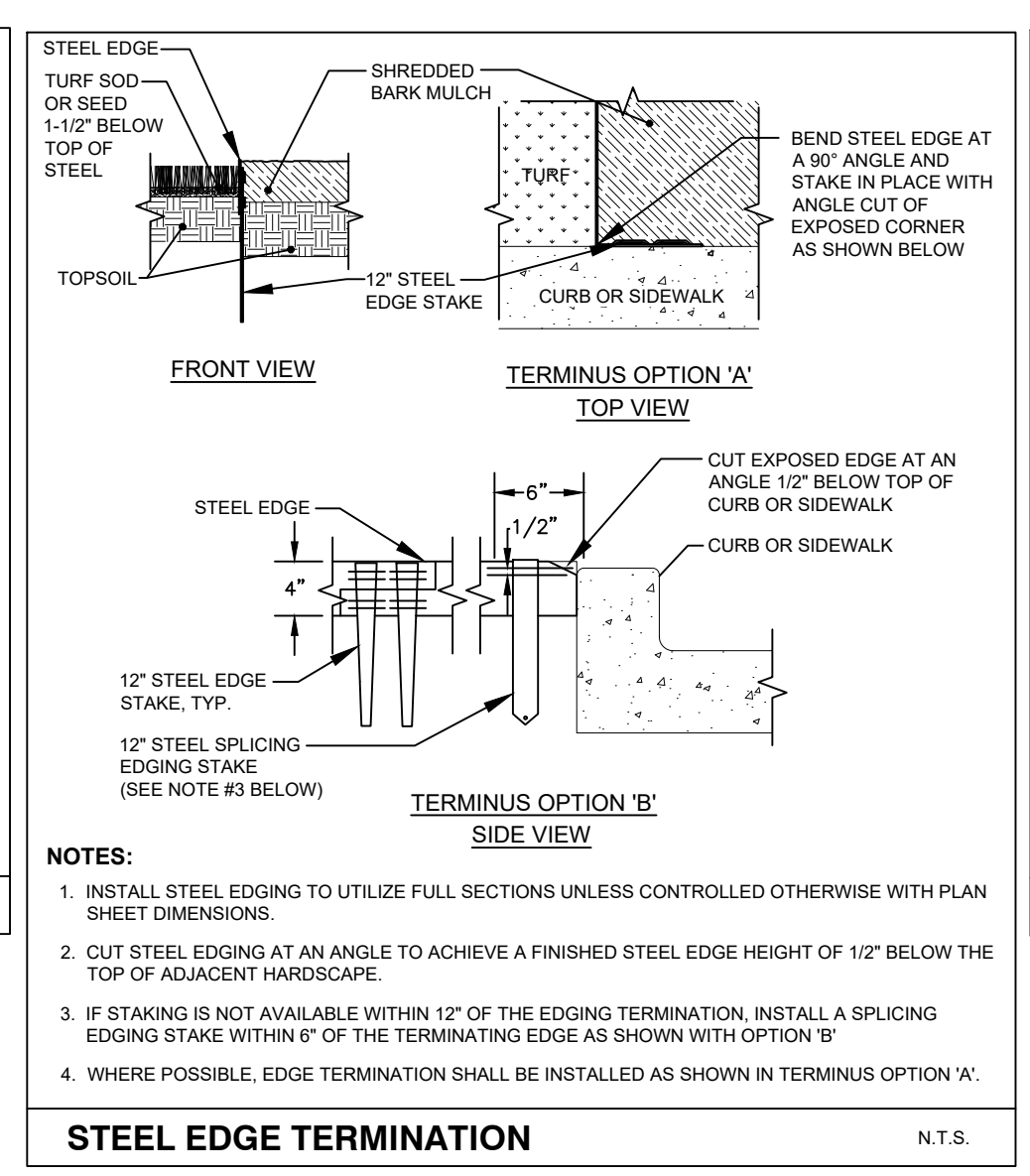
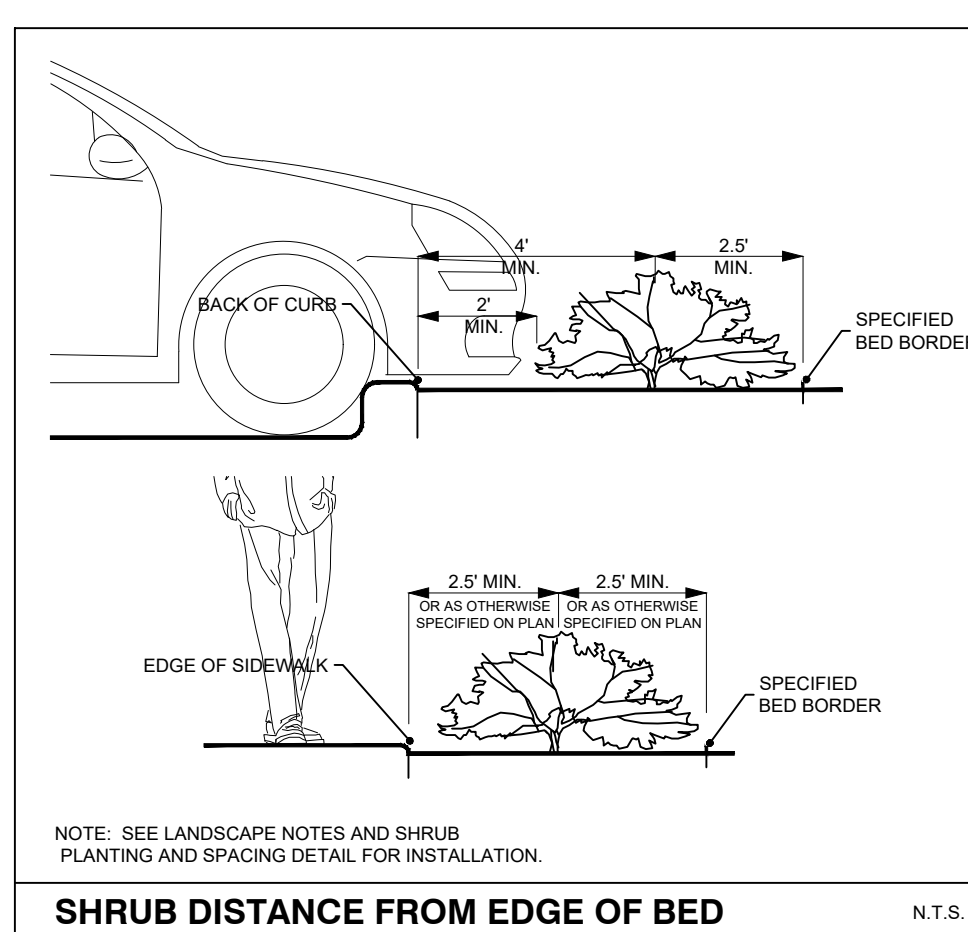
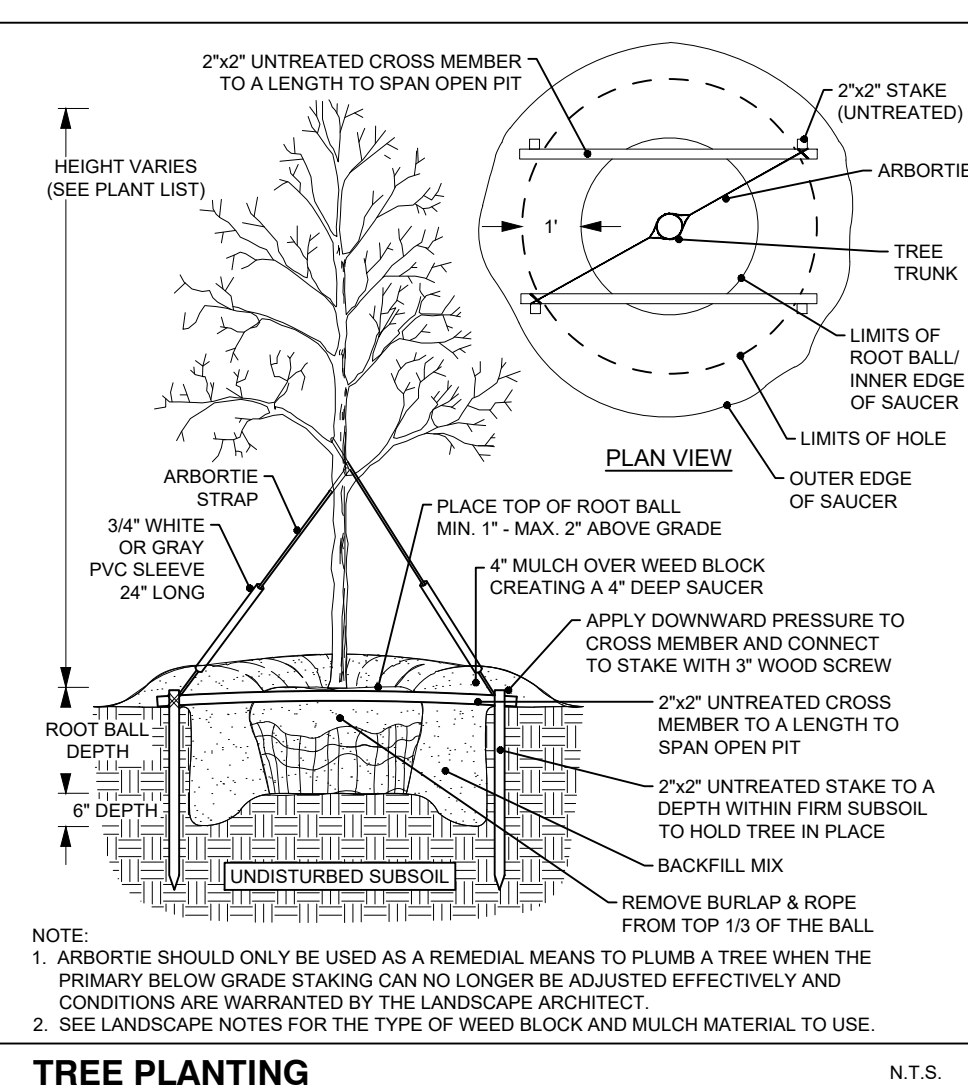
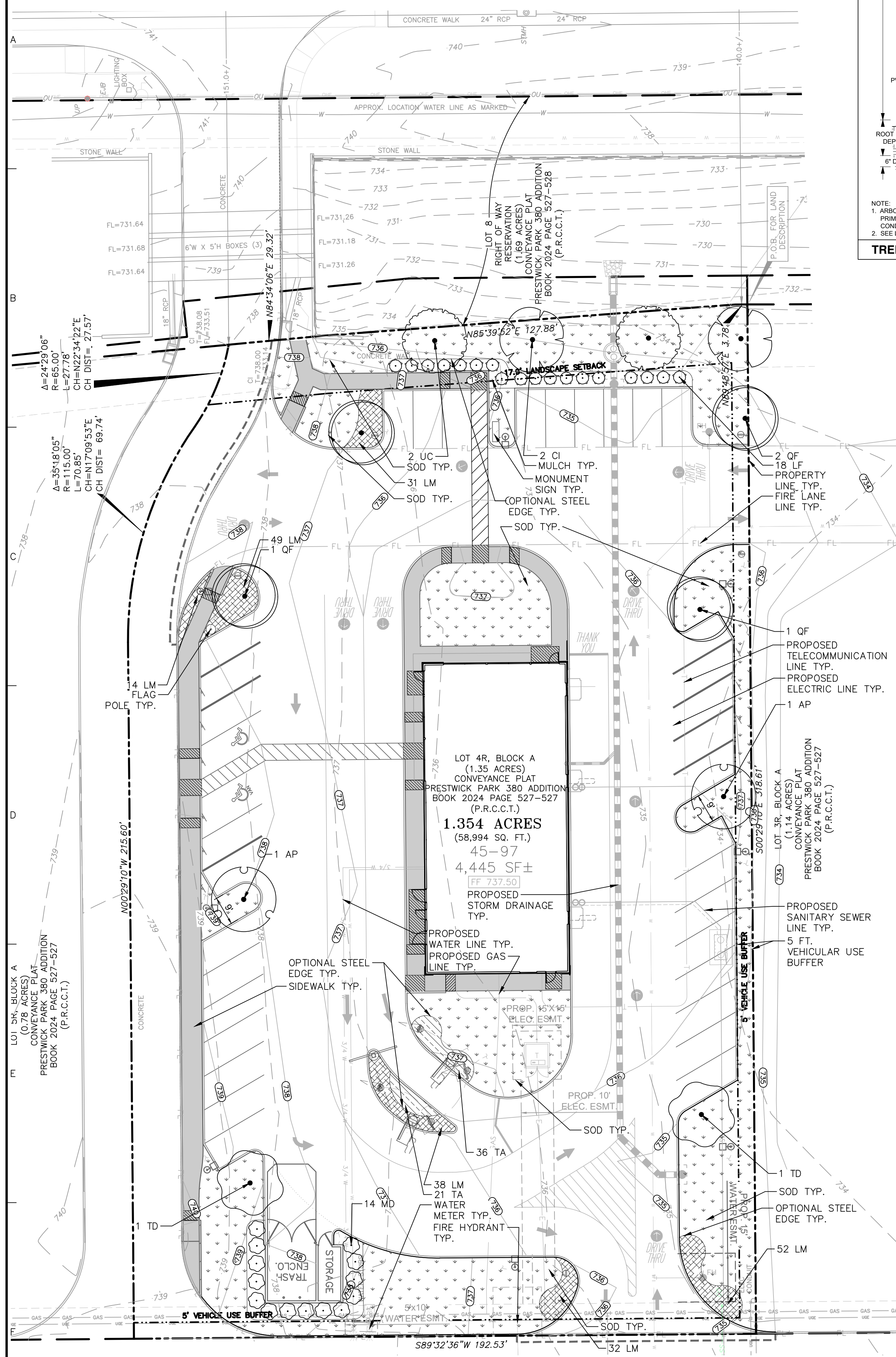


SCREENING REQUIREMENTS

ORDINANCE SECTION	DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE
McKinney, TX Landscape Requirements- Unified Development Code- SEC. 206 Development Standards	C. Screening- d. Site Feature Screening Required	REQUIRED: Minimum of 3' tall evergreen shrubs PROVIDED: 3' tall evergreen shrubs	COMPLIES



PLANT SCHEDULE

TREES	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	HEIGHT	
	AP	2	ACER PSEUDOPLATANUS / SYCAMORE MAPLE	4" CAL.	B&B	12-14' HT.	
	CI	2	CARYA ILLINOINENSIS / PECAN	4" CAL.	B&B	12-14' HT.	
	QF	4	QUERCUS FUSIFORMIS / TEXAS LIVE OAK	4" CAL.	B&B	12-14' HT.	
	TD	2	TAXODIUM DISTICHUM / BALD CYPRESS	4" CAL.	B&B	12-14' HT.	
	UC	2	ULMUS CRASSIFOLIA / CEDAR ELM	4" CAL.	B&B	12-14' HT.	
SHRUBS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	HEIGHT/WIDTH
	LF	18	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL.	CONTAINER	36" o.c.	24" h x 24" w
	MD	14	MYRICA PUMILA / DWARF WAX MYRTLE	5 GAL.	CONTAINER	36" o.c.	30" h x 24" w
GROUND COVERS	KEY	QTY	BOTANICAL / COMMON NAME	SIZE	ROOT	SPACING	
	LM	221	LIRIOPE MUSCARI / LILYTURF	1 GAL.	CONTAINER	24" o.c.	
	TA	57	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL.	CONTAINER	24" o.c.	
	SOD	11,777 sf	BERMUDA GRASS/CYNODON DACTYLON				

LANDSCAPE ORDINANCE COMPLIANCE CHART

ORDINANCE SECTION	DESCRIPTION	REQUIRED/PROVIDED	COMPLIANCE
McKinney, TX Landscape Requirements- Unified Development Code- SEC. 206 Development Standards	Minimum of 10 percent of the site area shall be devoted to living landscape.	REQUIRED: 61,593 x 10= 6,159.3 SF PROVIDED: 15,650 SF (25.4%)	COMPLIES
	No tree species can account for more than 25% of the total trees planted on site	REQUIRED: max 25% of one tree specie PROVIDED: max 20% of one tree specie	COMPLIES
	Street Buffer: When the ROW width is between 60-199 LF then the buffer width would equal 20 LF	REQUIRED: 20' wide buffer PROVIDED: 17.9' wide buffer	DOES NOT COMPLY
	Vehicle Use Buffer: Minimum of a 5' wide landscape area where parking or drive aisles abut a property line	REQUIRED: 5' wide landscape area PROPOSED: 5' wide landscape area	COMPLIES
	Street Trees: 1 canopy Tree per 40 LF where it is planted within the street buffer	REQUIRED: 160 LF/40 LF= 4 Trees PROPOSED: 4 Trees	COMPLIES
	Parking Lot: 1 Canopy Tree every 7 parking spaces Every parking space shall be located within 65 feet of a tree	REQUIRED: 36 spaces/7 spaces= 5.1 Trees PROPOSED: 6 Canopy Trees	COMPLIES

LANDSCAPE PROJECT NOTES

Refer to Sitework Specifications for all information needed for landscape work. Notify Landscape Architect or designated representative of any layout discrepancies or any condition which may prohibit the installation as shown.

Verify and locate all utilities and site lighting conduits before landscape construction begins. Protection of all utilities is the responsibility of the Contractor.

General Contractor shall grade to two (2) inches below top of all walks and curbs; Refer to general notes.

In all landscape planting areas illustrated General Contractor shall provide three inches (3") of topsoil and three inches (3") of compost applied and consistently blended (tiled) to a depth of nine inches (9") below finished grade. If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. Excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch.

In landscape areas, Landscape Contractor to provide top two (2) inches of material, perform finished grading, and install sprinkler system. All beds shall be crowned to anticipate settlement and ensure drainage without disrupting surrounding planned drainage paths. Any areas disturbed for any reason prior to final acceptance of the project shall be corrected by the Contractor at no additional expense to the Owner.

All landscape areas will be irrigated with an underground automatic system.

Quantities shown on these plans are for reference only. Plant spacing is as indicated in the Plant Material List unless otherwise noted. The Contractor has full responsibility to provide coverage in all planting areas as specified.

All trees and shrubs shall be installed per planting details.

Trees shall be planted at least five feet (5') from any utility line or sidewalk, and to the outside of utility easements with a clear ten feet (10') around fire hydrants. Furthermore, planting within areas of utility easements shall be avoided. If adequate or sufficient topsoil is not available on site, the Contractor shall provide topsoil per the specifications and approved by the Owner. Excavation may be necessary to accept the required depth of topsoil/compost mix with surface dressing or mulch.

All plant material shall be maintained in a healthy and growing condition, and must be replaced with similar variety and size if damaged or removed. Container grown plant material is preferred, however ball and burlap material may be substituted as indicated in the plant material list.

All planting beds as designated shall be bordered by Owner approved four inch (4") steel edging w/ 3/4" min. thickness unless bed is bordered by concrete. Steel edging adjacent to river rock beds shall have a 1/2" min. thickness. Terminate edging flush with paved surface with no sharp corners exposed.

A four inch (4") dressing of Shredded hardwood mulch over a 4.1 oz. woven polypropylene, needle-punched fabric or equal weed barrier shall be used in all plant beds and around all trees. Single trees or shrubs shall be mulched to the outside edge of the saucer or landscape island (See planting details).

Fertilize all plants at the time of planting with 10-10-10 time release fertilizer.

SOD PROJECT NOTES

EROSION CONTROL:
Throughout the project and the maintenance period for turfgrass, it is the Contractor's responsibility to maintain the topsoil in place at specified grades. Topsoil and turfgrass losses due to erosion will be replaced by the Contractor until ESTABLISHMENT and ACCEPTANCE is achieved.

SOIL PREPARATION:
General Contractor shall grade to two (2) inches below top of all walks and curbs; Refer to general notes.

All slopes and areas disturbed by construction, except those occupied by buildings, structures, or paving shall have four (4") inches of topsoil applied. If adequate topsoil is not available onsite, the Contractor shall provide topsoil as approved by the Owner. The area shall be dressed to typical sections and plowed to a depth of six (6") inches below finish grade. Soil shall be further prepared by the removal of debris, weeds and stones larger than 3/4 inch in diameter.

Landscape Contractor to provide top two (2") inches of material. After tillage and cleaning, all areas to receive turf shall be leveled, fine graded, and drag with a weighted spike harrow or float drag.

GRASS SOD:
Turfgrass sod shall be 100% "Cynodon dactylon" (Common Bermuda grass). Sod shall consist of stolons, leaf blades, rhizomes and roots with a healthy, viable system of dense, thickly matted roots throughout the soil of the sod for a thickness not less than three-quarters (3/4") inch. Sod shall be alive, healthy, vigorous, free of insects, disease, stones, and undesirable foreign materials and grasses. The grass shall have been mowed prior to sod cutting so that the height of grass shall not exceed two (2") inches. Sod shall have been produced on growing beds of clay-loam topsoil. Sod shall not be harvested or planted when its moisture condition is so excessively wet or dry that its survival will be affected. All sod is to be harvested, covered, and planted within a thirty-six (36) hour period of time. Sod shall be protected from exposure to wind, sun, and freezing. Should installation occur between November and March, sod shall include an over-seed of Annual Rye for a grown-in appearance.

IRRIGATION:
In the absence of an irrigation system or areas beyond the coverage limits of a permanent irrigation system, Contractor shall water sod temporarily to develop adequate growth and establishment before regular maintenance begins. Turf shall be watered until firmly established.

Water shall be furnished by the Contractor with means and methods available to achieve acceptable turf. The water source shall be clean and free of industrial wastes or other substances harmful to the growth of the turf.

MAINTENANCE REQUIREMENTS:
Vegetation should be inspected regularly to ensure that plant material is established properly and remains healthy. Mowing, trimming and supervision of water applications shall be the responsibility of the Contractor until the Owner or Owner's Representative accepts and assumes regular maintenance.

McDonald's USA, LLC

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McDonald's NEW RESTAURANT
L/C #042-3390 / NSN 40757
PRESTWICK PARK 380 ADDITION
LOT 4, BLOCK A 1.41 ACRES
12081 WEST UNIVERSITY DRIV

COLLIN COUNTY MCKINNEY TEXAS

LANDSCAPE PLAN

Project No. 520054601 Drawing No. L1.0
Date JUN 2023
Drawn By DH
Checked By JS

Sheet 18 of 36

