



**CITY OF MCKINNEY LANDSCAPE NOTES**

**TURF NOTE:**  
 THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

**IRRIGATION NOTE:**  
 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.

**PLANT SCHEDULE**

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	BRO	Burr Oak / <i>Quercus macrocarpa</i> min. 14' ht; buffer/parking lot tree		CONT. 4'Cal	15
	MOK	Monterey Oak / <i>Quercus polymorpha</i> "Monterey" min. 14' ht; buffer tree		CONT. 4'Cal	26
	CE	Cedar Elm / <i>Ulmus crassifolia</i> min. 14' ht.; parking lot tree		CONT. 4'Cal	14
	LO	Live Oak / <i>Quercus virginiana</i> min. 14' ht; buffer tree		CONT. 4'Cal	9
	AME	American Elm / <i>Ulmus americana</i> min. 14' ht; buffer tree		CONT. 4'Cal	4
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	ABL	Glossy Abelia / <i>Abelia x grandiflora</i> 36" o.c.; min. 36" ht.		per ht.	50
	WXM	Southern Wax Myrtle / <i>Myrica cerifera</i> 36" o.c.; min. 36" ht.		per ht.	17
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	Bermuda Grass / <i>Cynodon dactylon</i> `trf 419`		sod	67,411 sf

**LANDSCAPE CALCULATIONS**

<b>SITE</b>		
TOTAL SITE AREA:	140,219 SF	
MINIMUM PERMANENT LANDSCAPE REQUIRED:	14,022 SF (10%)	
PERMANENT LANDSCAPE PROVIDED:	57,121 SF	
<b>STREET YARD</b>		
TOTAL STREET YARD AREA:	20,915 SF	
MINIMUM PERMANENT LANDSCAPE REQUIRED:	4,183 SF (15%)	
PERMANENT LANDSCAPE PROVIDED:	8,140 SF (39%)	
<b>PARKING LOT TREES</b>		
TREES REQUIRED (146 / 10)	15 TREES	
TREES PROVIDED:	30 TREES	
<b>STREET TREES/BUFFER</b>		
HWY 380 @ 226 LF	6 TREES	
TREES REQUIRED (1 TREE/40 LF):	7 TREES	
TREES PROVIDED:	7 TREES	
<b>RESIDENTIAL BUFFER A 1093 LF:</b>		
	28 TREES REQUIRED	
	28 TREES PROVIDED (5 EXISTING + 23 PROPOSED)	

LEGEND	
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER AND MANHOLE
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE AND MANHOLE
	PROPOSED SANITARY SEWER LINE AND CLEAN OUT
	PROPOSED COMMUNICATION LINE
	PROPOSED UNDERGROUND ELECTRICAL LINE
	EXISTING OVERHEAD POWER LINE
	FIRE HYDRANT
	FIRE DEPARTMENT CONNECTION

**PLANTING AND IRRIGATION GUARANTEE**

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.



6-21-23

**URBAN GARAGES MCKINNEY  
 U.S HIGHWAY 380 AND LAKE FRONT RD.  
 MCKINNEY, TX**

No.	DATE	REVISION	BY
1	6-21-23	REVISED WATER SERVICES	

LANDSCAPE PLANTING

DESIGN:	AMA
DRAWN:	AMA
CHECKED:	CLC
DATE:	6/21/2023

SHEET

LP-1