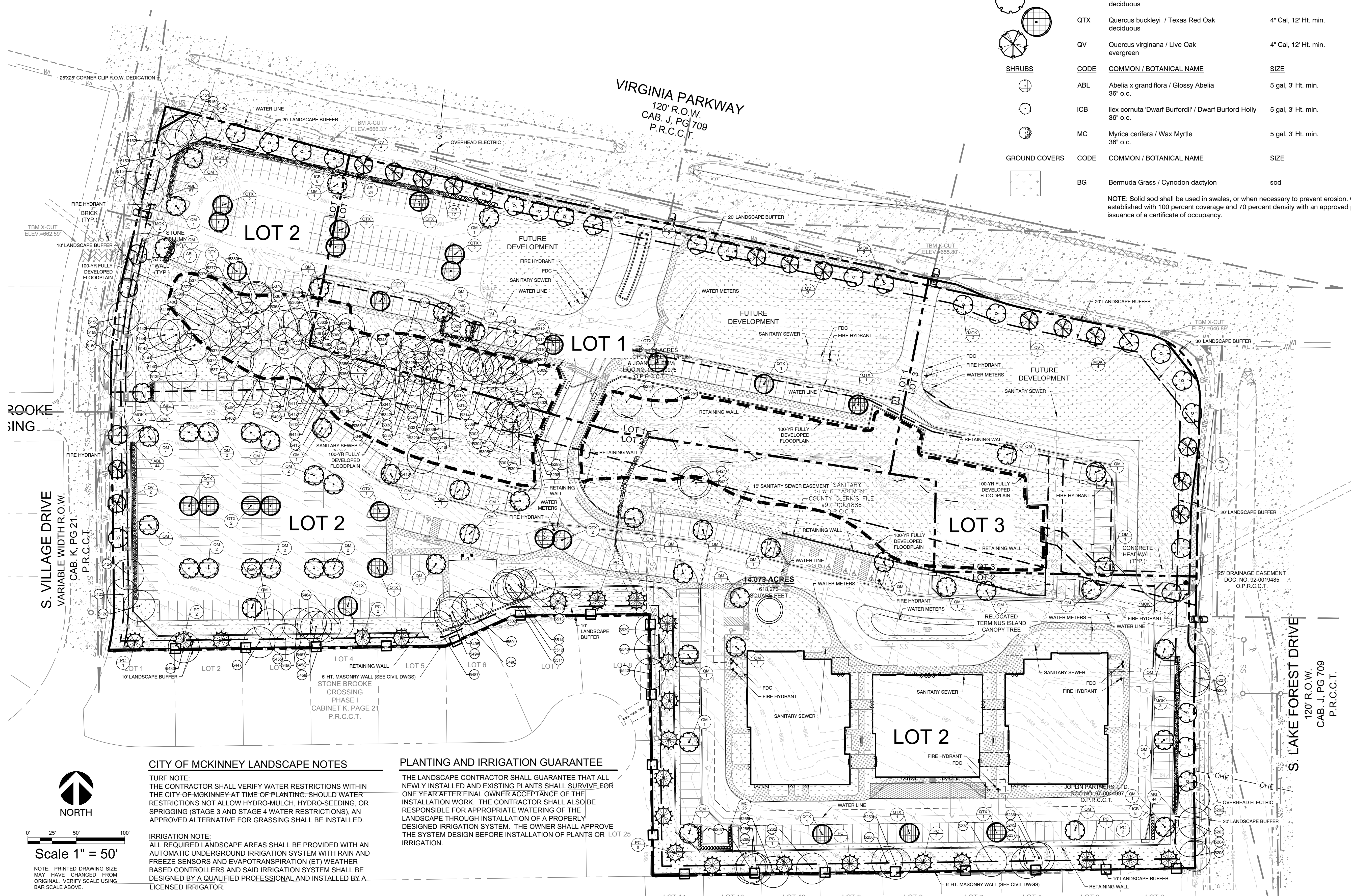


SEE SHEET LP-2 FOR
LANDSCAPE CALCULATIONS

PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	MOK	Monterey Oak / Quercus polymorpha 'Monterey' semi-evergreen	4" Cal, 12' Ht. min.	28
	PC	Pistachia chinensis / Chinese Pistache deciduous	4" Cal, 12' Ht. min.	23
	QM	Quercus muehlenbergii / Chinquapin Oak deciduous	4" Cal, 12' Ht. min.	50
	QTX	Quercus buckleyi / Texas Red Oak deciduous	4" Cal, 12' Ht. min.	25
	QV	Quercus virginiana / Live Oak evergreen	4" Cal, 12' Ht. min.	15
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	ABL	Abelia x grandiflora / Glossy Abelia 36" o.c.	5 gal, 3' Ht. min.	182
	ICB	Ilex cornuta 'Dwarf Burfordii' / Dwarf Burford Holly 36" o.c.	5 gal, 3' Ht. min.	33
	MC	Myrica cerifera / Wax Myrtle 36" o.c.	5 gal, 3' Ht. min.	48
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	BG	Bermuda Grass / Cynodon dactylon sod	sod	309,468 sf

NOTE: Solid sod shall be used in swales, or when necessary to prevent erosion. Grass areas shall be established with 100 percent coverage and 70 percent density with an approved perennial grass prior to the issuance of a certificate of occupancy.



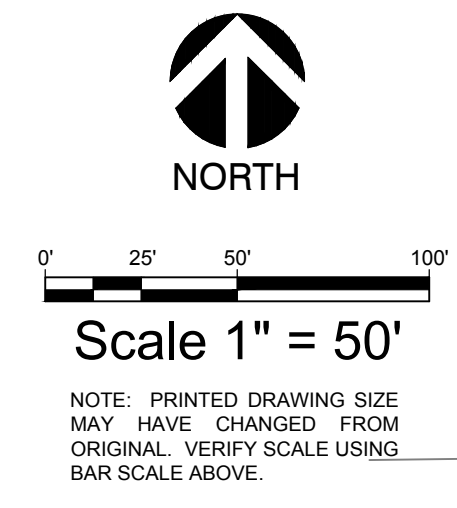
CITY OF MCKINNEY LANDSCAPE NOTES

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.

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 LOT 25 IRRIGATION.



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COLLIN COUNTY, TEXAS

07/13/2023

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Addison, TX 75001
www.EvergreenDesignGroup.com

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DATE: 06/28/19
HEI #: 19-0507
SHEET NO:
LP-1

LANDSCAPE CALCULATIONS - TOTAL SITE

SITE DATA
 TOTAL SITE AREA: 14.01 AC / 610,432 SF
 LOT 1 AREA: 2.98 AC / 129,686 SF
 LOT 2 AREA: 9.26 AC / 403,275 SF
 LOT 3 AREA: 1.78 AC / 77,471 SF

SITE LANDSCAPE AREA
 MINIMUM PERMANENT LANDSCAPE REQUIRED (TOTAL): 61,043 SF (10% OF TOTAL SITE)
 PERMANENT LANDSCAPE PROVIDED (TOTAL): 310,317 SF (51% OF TOTAL SITE)

LOT 1 PROVIDED: TO BE DETERMINED WHEN LOT 1 DEVELOPS
 LOT 2 PROVIDED: 172,380 SF (43% OF LOT AREA)
 LOT 3 PROVIDED: TO BE DETERMINED WHEN LOT 3 DEVELOPS

LANDSCAPE CALCULATIONS - LOT 1

LOT DATA
 LOT 1 AREA: 2.98 AC / 129,686 SF

LOT LANDSCAPE AREA
 LOT 1 PROVIDED: 75,685 SF (58% OF LOT AREA)

STREET FRONTAGE
 LOT 1:
 VIRGINIA PKWY - 611 LF
 LANDSCAPE BUFFER REQUIRED / PROVIDED: 20 FT
 TREES REQUIRED: 16 TREES (1 CANOPY TREE / 40 LF)
 TREES PROVIDED: 16 TREES

STREET YARD
 LOT 1:
 VIRGINIA PKWY
 STREET YARD AREA: TO BE DETERMINED WHEN LOT 1 DEVELOPS
 MINIMUM PERMANENT LANDSCAPE REQUIRED: TO BE DETERMINED WHEN LOT 1 DEVELOPS
 PERMANENT LANDSCAPE PROVIDED: TO BE DETERMINED WHEN LOT 1 DEVELOPS

PARKING LOT TREES
 TREES WITHIN 65-FT OF EVERY PARKING SPACE: REQUIRED & PROVIDED

LOT 1:
 TOTAL PARKING SPACES: 78
 TREES REQUIRED: 8 TREES (1 TREE/10 SPACES)
 TREES PROVIDED: 13 TREES

LANDSCAPE CALCULATIONS - LOT 2

LOT DATA
 LOT 2 AREA: 9.26 AC / 403,275 SF

LOT LANDSCAPE AREA
 LOT 2 PROVIDED: 172,380 SF (43% OF LOT AREA)

STREET FRONTAGE
 LOT 2:
 VIRGINIA PKWY - 204 LF
 LANDSCAPE BUFFER REQUIRED / PROVIDED: 20 FT
 TREES REQUIRED: 5 TREES (1 CANOPY TREE / 40 LF)
 TREES PROVIDED: 4 TREES + 3 EXISTING TREES

EX TREE #	TREE TYPE	SCIENTIFIC NAME	DBH
5150	Cedar Elm	Ulmus crassifolia	15
5151	Cedar Elm	Ulmus crassifolia	12
5149	Cedar Elm	Ulmus crassifolia	12.5

VILLAGE DRIVE - 545 LF
 LANDSCAPE BUFFER REQUIRED / PROVIDED: 10 FT
 TREES REQUIRED: 14 TREES (1 CANOPY TREE / 40 LF)
 TREES PROVIDED: 6 TREES + 8 EXISTING TREES

TREE #	TREE TYPE	SCIENTIFIC NAME	DBH
5123	Cedar Elm	Ulmus crassifolia	13
5152	American Elm	Ulmus americana	24
5153	Live Oak	Quercus virginiana	23
5154	Live Oak	Quercus virginiana	21
5155	Live Oak	Quercus virginiana	21
5158	Live Oak	Quercus virginiana	18
5159	Live Oak	Quercus virginiana	16
5160	Live Oak	Quercus virginiana	18

LAKE FOREST DRIVE - 301 LF
 LANDSCAPE BUFFER REQUIRED / PROVIDED: 20 FT
 TREES REQUIRED: 8 TREES (1 CANOPY TREE / 40 LF)
 TREES PROVIDED: 4 TREES + 6 EXISTING TREES

TREE #	TREE TYPE	SCIENTIFIC NAME	DBH
5202	Hackberry	Celtis occidentalis	13
5203	Hackberry	Celtis occidentalis	13
5204	Mimosa	Mimosa pudica	9
5205	Hackberry	Celtis occidentalis	8.5
5225	Hackberry	Celtis occidentalis	12
5227	Cedar Elm	Ulmus crassifolia	11

STREET YARD
 LOT 2:
 VIRGINIA PKWY
 STREET YARD AREA: 4,631 SF
 MINIMUM PERMANENT LANDSCAPE REQUIRED: 695 SF (15%)
 PERMANENT LANDSCAPE PROVIDED: 4,453 SF (96%)
 VILLAGE DRIVE
 STREET YARD AREA: 13,509 SF
 MINIMUM PERMANENT LANDSCAPE REQUIRED: 2,026 SF (15%)
 PERMANENT LANDSCAPE PROVIDED: 11,863 SF (88%)
 LAKE FOREST DRIVE
 STREET YARD AREA: 7,149 SF
 MINIMUM PERMANENT LANDSCAPE REQUIRED: 1,072 SF (15%)
 PERMANENT LANDSCAPE PROVIDED: 5,901 SF (83%)

PARKING LOT TREES
 TREES WITHIN 65-FT OF EVERY PARKING SPACE: REQUIRED & PROVIDED

LOT 2:
 TOTAL PARKING SPACES: 360
 TREES REQUIRED: 36 TREES (1 TREE/10 SPACES)
 TREES PROVIDED: 59 TREES

RESIDENTIAL BUFFER - 1,393 LF
 10' LANDSCAPE BUFFER ALONG RESIDENTIAL AREAS: 10' BUFFER PROVIDED
 TREES REQUIRED: 35 TREES (1 TREE / 40 LF)
 TREES PROVIDED: 23 TREES + 12 EXISTING TREES

TREE #	TREE TYPE	SCIENTIFIC NAME	DBH
5236	Cedar	Juniperus virginiana	14
5237	Cedar	Juniperus virginiana	12
5238	Bois d'arc	Osage orange	39
5245	Hackberry	Celtis occidentalis	12.5
5253	Hackberry	Celtis occidentalis	8
5256	Cedar	Juniperus virginiana	7.5
5262	Cedar	Juniperus virginiana	7
5266	Cedar Elm	Ulmus crassifolia	7
5267	Hackberry	Celtis occidentalis	9
5268	Hackberry	Celtis occidentalis	10
5447	Cottonwood	Populus deltoides	28
5455	Cedar Elm	Ulmus crassifolia	12

LANDSCAPE CALCULATIONS - LOT 3

LOT DATA
 LOT 3 AREA: 1.78 AC / 77,471 SF

LOT LANDSCAPE AREA
 LOT 3 PROVIDED: 62,252 SF (80% OF LOT AREA)

STREET FRONTAGE
 LOT 3:
 VIRGINIA PKWY - 307 LF
 LANDSCAPE BUFFER REQUIRED / PROVIDED: 20 FT
 TREES REQUIRED: 8 TREES (1 CANOPY TREE / 40 LF)
 TREES PROVIDED: 8 TREES
 LAKE FOREST DRIVE - 201 LF
 LANDSCAPE BUFFER REQUIRED / PROVIDED: 20 FT
 TREES REQUIRED: 5 TREES (1 CANOPY TREE / 40 LF)
 TREES PROVIDED: 5 TREES

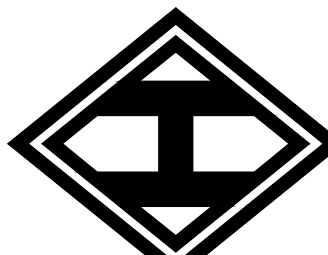
STREET YARD
 LOT 3:
 VIRGINIA PKWY
 STREET YARD AREA: TO BE DETERMINED WHEN LOT 3 DEVELOPS
 MINIMUM PERMANENT LANDSCAPE REQUIRED: TO BE DETERMINED WHEN LOT 3 DEVELOPS
 PERMANENT LANDSCAPE PROVIDED: TO BE DETERMINED WHEN LOT 3 DEVELOPS
 LAKE FOREST DRIVE
 STREET YARD AREA: TO BE DETERMINED WHEN LOT 3 DEVELOPS
 MINIMUM PERMANENT LANDSCAPE REQUIRED: TO BE DETERMINED WHEN LOT 3 DEVELOPS
 PERMANENT LANDSCAPE PROVIDED: TO BE DETERMINED WHEN LOT 3 DEVELOPS

PARKING LOT TREES
 TREES WITHIN 65-FT OF EVERY PARKING SPACE: REQUIRED & PROVIDED


LOT 3:
 TOTAL PARKING SPACES: 17
 TREES REQUIRED: 2 TREES (1 TREE/10 SPACES)
 TREES PROVIDED: 3 TREES

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