

PROPOSED PLANTS & TREES	REQUIRED	PROVIDED
<p>LARGE CANOPY TREE - NEW TREES - LIVE OAKS(Quercus virginiana), RED OAKS(Quercus shumardii "Texana"), & CEDAR ELMS(Ulmus crassifolia) To be 4" cal. at 24" from ground & 12' high at time of planting. Right-of-way trees on Sherman Street spaced one per 30' or as shown. Ornamentals on Berry Street & Coleman Street spaced every 10'. ORNAIMENTAL TREE - NEW TREES - TEXAS MOUNTAIN LAUREL(Sophora secundiflora), RED BUD(Cercis canadensis), & VITEX(Vitex angustifolia) To be minimum of two inches in caliper as measured six inches above the ground and eight feet in height at the time of planting. ABELIA is for screening of bay door. To be 3' feet high at planting and spaced 3' feet apart.</p> <p>● A DENOTES ABELIA ● T DENOTES TEXAS MOUNTAIN LAUREL ● R DENOTES RED BUD ● V DENOTES VITEX ● LD DENOTES LIVE OAK TREE ● RD DENOTES RED OAK TREE ● CE DENOTES CEDAR ELM TREE</p> <p>LOW (3') PARKING LOT SCREENING HEDGE - TEXAS SAGE(Lycophyllum frutescens) @ 3' O.C. to be 2' high at time of planting and 3' high after 2 years. Planted 3 feet from edge of concrete as shown.</p> <p>(6') DUMPSTER SCREENING HEDGE - NELLIE STEVENS HOLLY(Ilex xNellie R. Stevens) @ 3' O.C. to be 3' high at time of planting and 6' high after 2 years. Planted as shown.</p> <p>BERMUDA GRASS (Cynodon dactylon) Planted as shown.</p>	80	PROVIDED 80
	17	PROVIDED 17
		14,782 SQ. FT.

Scale: 1" = 30'

FIRM: BRUCE GEER, SURVEYOR
FIRM REGISTRATION # 10150700

BURNSIDE AC & HEATING ADDITION LANDSCAPE REQUIREMENTS & CALCULATIONS			
SITE DATA	ACRES	SQUARE FEET	
TOTAL SITE AREA	1.068	46,551	
SITE LANDSCAPE AREA	REQUIRED(SQ.FT.)	PROVIDED(SQ.FT.)	
15% OF THE ENTIRE SITE TO BE PERMANENT LANDSCAPING	6983	46,551	
STREET FRONTAGE	REQUIRED	PROVIDED	
BERRY AVE. 364 LF 12 CANOPY TREES REQUIRED			
10 FT. LANDSCAPE BUFFER	10 FT.	10 FT.	
3 ORNAIMENTAL TREES/40 FT. DUE TO AERIAL POWER LINE	36	36	
163 LF SHERMAN STREET 6 CANOPY TREES REQUIRED			
25' PECAN TREE=4 CREDITS, 3 STREET FRONTAGE	10 FT.	10 FT.	
10 FT. LANDSCAPE BUFFER	10 FT.	10 FT.	
1 CANOPY TREE/30 FT.	6	6	
COLEMAN STREET 81 LF 3 CANOPY TREES REQUIRED			
10 FT. LANDSCAPE BUFFER	10 FT.	10 FT.	
3 ORNAIMENTAL TREES/30 FT. DUE TO AERIAL POWER LINE	9	9	
STREET YARD	REQUIRED	PROVIDED	
BERRY AVE.			
20% OF THE STREET YARD TO BE PERMANENT LANDSCAPING	1382 SQ. FT.	3861 SQ. FT.	
SHERMAN STREET			
20% OF THE STREET YARD TO BE PERMANENT LANDSCAPING	605 SQ. FT.	1732 SQ. FT.	
COLEMAN STREET			
20% OF THE STREET YARD TO BE PERMANENT LANDSCAPING	324 SQ. FT.	1539 SQ. FT.	
PARKING LOT	REQUIRED	PROVIDED	
TREES MUST BE WITHIN 65' OF EVERY PARKING SPACE	YES	YES	
TOTAL PARKING SPACES	9	21	
1 TREE/ 10 PARKING SPACES	3	6	
441 LF SOUTHERN BORDER			
8' AMERICAN ELM = 2 TREE CREDITS			
15-2 = 13	13		
ABELIA FOR SCREENING OF BAY DOOR	15	15	

TREE NUMBER	BOTANICAL NAME	COMMON NAME	DBH(")	STATUS	QUALITY	MITIGATION REQUIRED	EXEMPT REASON	MITIGATION INCHES
1	Ulmus americana	ELM	8"	REMAIN	NO	NO	NA	NA
2	Carya illinoensis	PECAN	25"	REMAIN	YES	NO	NA	NA

LEGEND

- ✱ LIGHT POLE
- ⊗ POWER POLE
- ⊙ SANITARY SEWER CLEANDUT
- ✕ FENCE
- ☒ PHONE CABLE BOX
- ⊗ WATER METER
- ⊕ WATER VALVE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ FIRE HYDRANT
- TB TOP BERM
- BB BOTTOM BERM
- FG FINISH GRADE
- TC TOP CURB
- GT GUTTER

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.

PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MCKINNEY.

TOTAL LOT AREA: 46,551 SQ. FT.

TOTAL IMPERVIOUS: 31,694 SQ. FT.

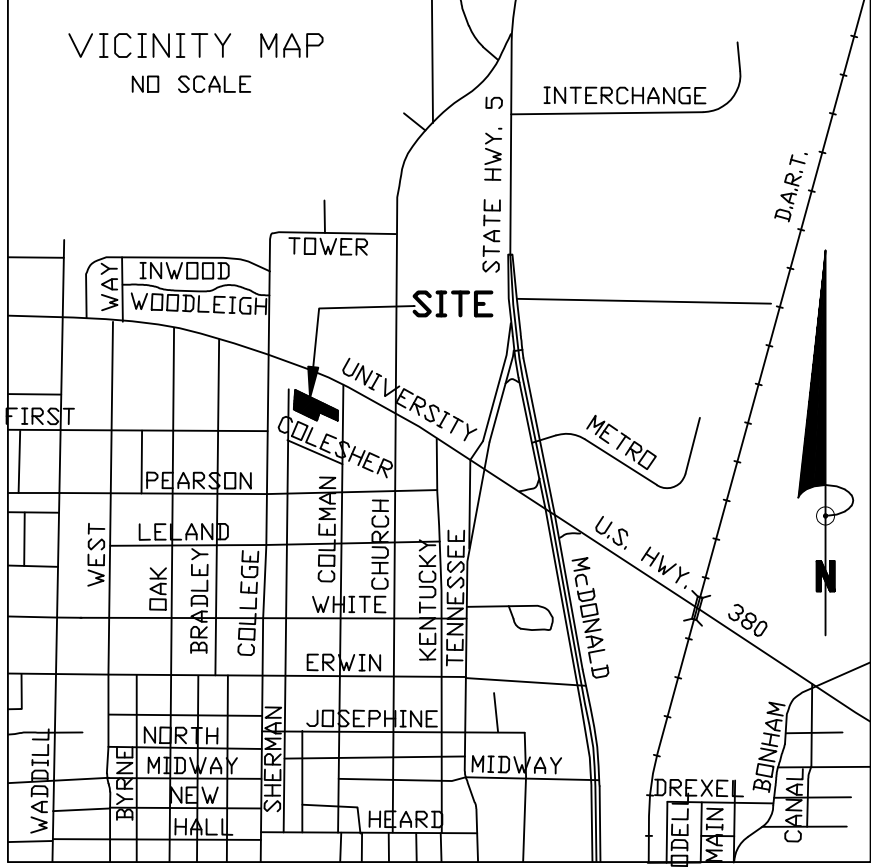
PERCENT OF STREET YARD IN PERMANENT LANDSCAPING = 75.99%

PERCENT OF LOT IN PERM. LANDSCAPING = 31.91%

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.
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.

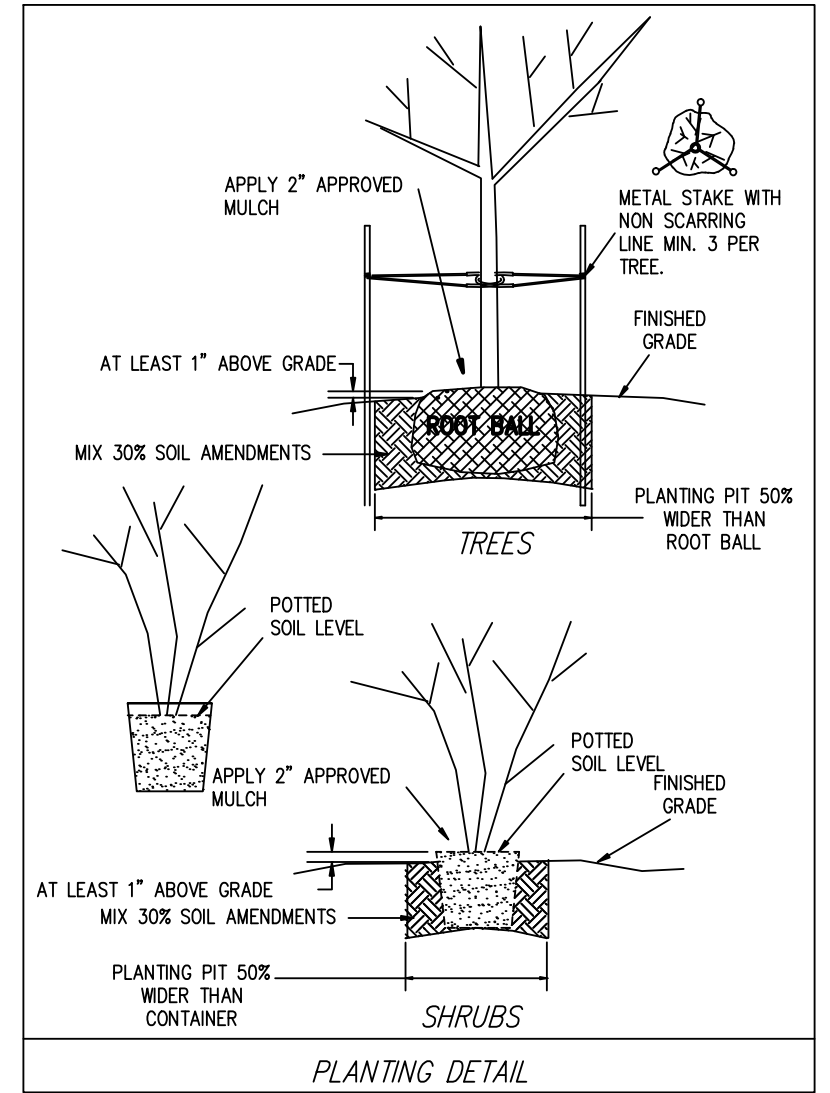
SPOT ELEVATIONS TAKEN FROM GRADING PLAN BY JESSE GEER, PE. REFER TO GRADING PLAN FOR FURTHER DETAILS.

OWNER SEEKS VARIANCE TO NOT SCREEN THE FRONT VIEW OF A BAY DOOR FROM THE PUBLIC RIGHT-OF-WAY ALONG THE NORTH SIDE OF THE EASTERN BUILDING, AS THIS DOOR WILL NOT BE ASSOCIATED WITH A LOADING DOCK OR STRUCTURE.



BEARING BASE: WEST LINE OF 1.2939 ACRE TRACT RECORDED IN VOLUME 5023, PAGE 2796 CONTROLLING MONUMENTS: "X" IN CONCRETE SET AT SOUTHWEST CORNER AND 1/2-INCH IRON PIN SET AT NORTHWEST CORNER OF SAID 1.2939 ACRE TRACT.

ACCORDING TO FEMA MAP NO. 48085C0280J, DATED 6-02-2009 THE 1.051 ACRE TRACT OF LAND SHOWN HEREON IS NOT IN THE 100 YEAR FLOOD PLAIN.



Developer/Owner:
3B Ranch LTD.
209 W. University Drive
McKinney, Texas 75069
972-562-7789
OCTOBER 22, 2021
REVISED MAY 24, 2022
REVISED JULY 12, 2022
REVISED AUGUST 23, 2022
REVISED SEPTEMBER 19, 2022
REVISED OCTOBER 6, 2022
REVISED NOVEMBER 1, 2022

Surveyor:
Bruce Geer
Registered Professional Land Surveyor, No. 4117
1101 W. University Drive(U.S. Highway 380)
McKinney, Texas 75069
972-562-3959

LANDSCAPE PLAN
OF
BURNSIDE AC & HEATING ADDITION
LOT 1, BLOCK A
BEING A REPLAT OF
LOTS 22, 25, 26, 27, 28, & 29, PART OF LOT 23,
AND PART OF AN ABANDONED ALLEY
BLOCK A, MILLIE MUSE ADDITION,
AN ADDITION TO THE
CITY OF MCKINNEY
BEING 1.075 ACRE OF LAND LOCATED IN THE
WILLIAM DAVIS SURVEY, ABSTRACT NO. 248
COLLIN COUNTY, TEXAS

