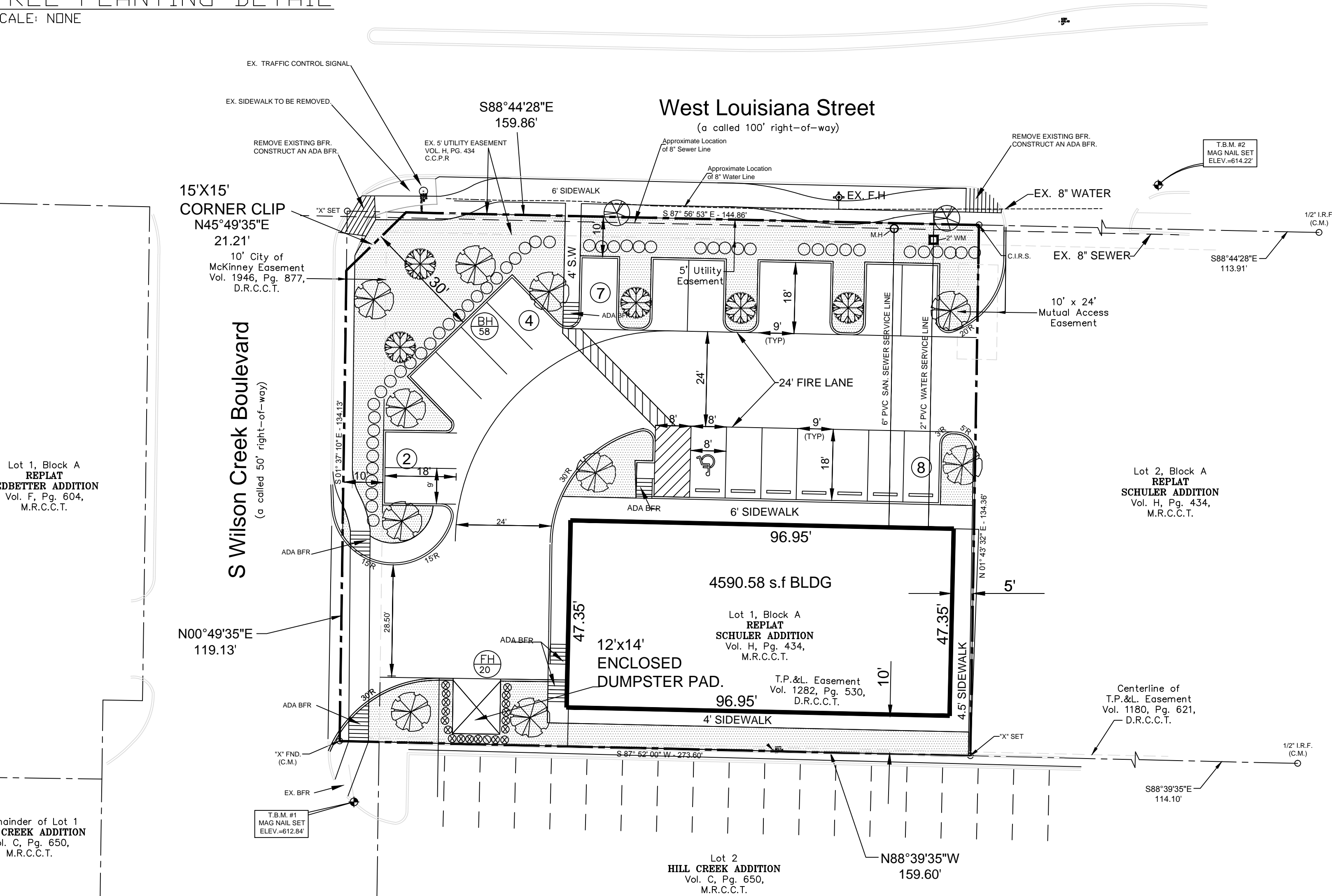


01 TREE PLANTING DETAIL

SCALE: NONE



LANDSCAPE NOTES:

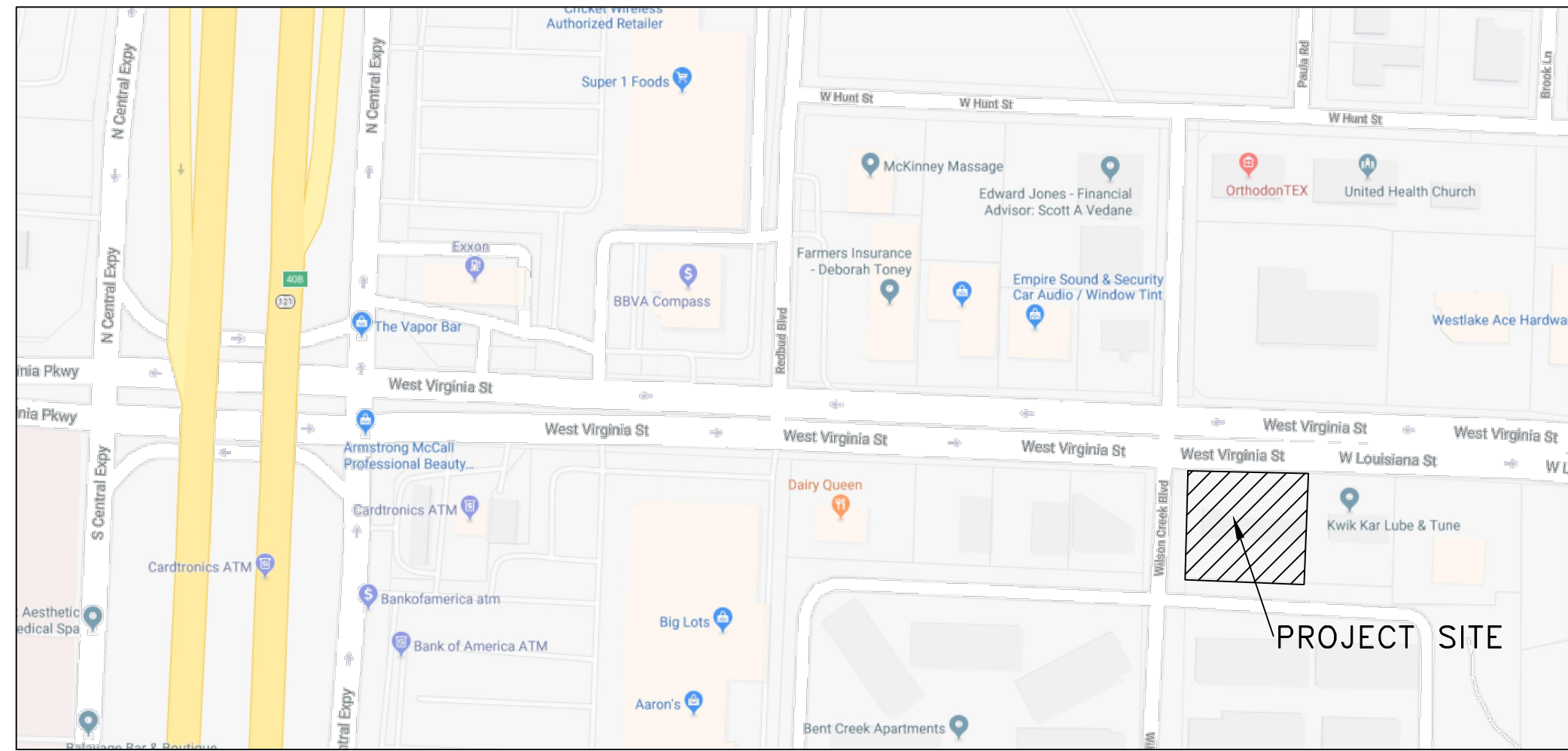
- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- ALL SHRUB AND GROUND COVER VEDS SHALL HAVE MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.
- LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
- TREES SHALL BE PLANTED AT LEAST FIVE (5") FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3") FEET CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
- ALL TREES PLANTED WITHIN FIVE (5') FEET OF A CURB, WALK OR DRIVE MUST INCLUDE AN APPROVED RIGID PLASTIC ROOT BARRIER APPROVED BY THE CITY OF PLANO.
- TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
- TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAY SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7') FEET.
- TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.
- TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3') FEET IN WIDTH. ALL SUCH AREAS SHALL BE GRASS OR OTHER PERMANENT FIXED MATERIAL SUCH AS PAVERS.
- MULTI-TRUNK AND ORNAMENTAL TREES WILL BE ALLOWED IN THE CITY'S RIGHT-OF-WAY WITH STAFF APPROVAL ONLY. MUST BE OUTSIDE OF VISIBILITY TRIANGLES.
- IN MEDIANS, ALL LANDSCAPE MATERIAL, EXCLUSIVE OF TREES, SHALL NOT EXCEED TWO (2) FEET SIX INCHES (2'-6") IN HEIGHT.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7') FEET.

EXISTING TREE NOTE:
ALL EXISTING TREES ON SITE TO REMAIN.

GROUND COVER NOTE:
ALL UNPAVED AREAS TO BE COVERED WITH BERMUDA SOD

- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- ALL SIGNAGE AND FENCING SHALL BE CONTINGENT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.
- 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

WATER RESTRICTION NOTE:
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN CITY OF MCKINNEY AT THE 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.



VICINITY MAP
(N.T.S)

EXISTING PLANTING SCHEDULE (ORNAMENTAL TREES AND SHRUB)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/ CAL.	HEIGHT	SPACING
	2	CRAPPE MYRTLE (RED)	Lagerstroemia Indica	2" MULTI-TRUNK	8' MIN.	AS SHOWN

PLANTING SCHEDULE (LARGE TREES)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/ CAL.	HEIGHT	SPACING
	5	LIVE OAK	Quercus virginiana	4"	12' MIN.	AS-SHOWN' MIN
	10	CHINESE PISTACHIO	PISTACHIA CHINENSIS	4"	12' MIN.	AS-SHOWN' MIN

PLANTING SCHEDULE (SHRUBS)						
SYMBOL	QUANTITY	COMMON NAME	BOTANICAL NAME	SIZE/ CAL.	HEIGHT	SPACING
	53	BURFORD HOLLY	Ilex cornuta "Burfordii"	7 GAL.	36"	3' O.C
	19	FOSTER HOLLY	Ilex attenuate "FOSTER"	7 GAL.	36"	3' O.C

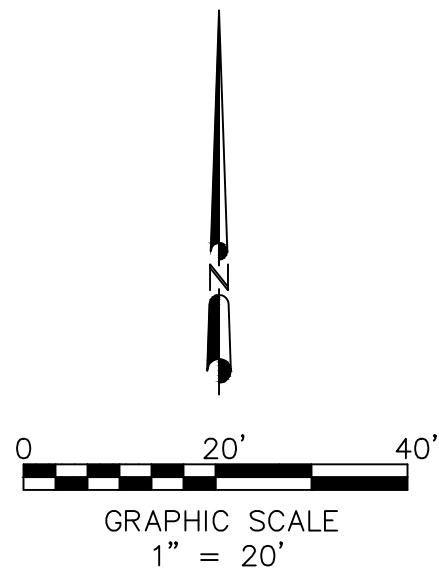
VARIANCE:

10' LANDSCAPE BUFFER ALONG SOUTH WEST LOUISIANA STREET SOUTH RIGHT OF RIGHT-OF-WAY AND ALONG SOUTH WILSON CREEK BOULEVARD EAST RIGHT-OF-WAY.

Site Data	Acres	Square Footage
Total Site Area	0.492	21,440.00
Site Landscape Area	Required (Sgft / %)	Provided (Sgft / %)
10% of entire site to be permanent landscaping	2,144 / 10%	4,766 / 22%
Street Yard	Required (Sgft / %)	Provided (Sgft / %)
15% of street yard to be permanent landscaping	2,337 / 15%	4,196 / 27%
Street Frontage	Required	Provided
W Louisiana Street (144.86 LF)	20	10
20' Landscape Buffer	4	4
South Wilson Boulevard (134.13 LF)	20	10
20' Landscape Buffer	4	4
Parking Lot	Required	Provided
Trees within every 65' of parking spaces.	6	9
Total number of parking spaces.	19	20
One (1) per 10 parking spaces.	2	9

LEGEND:

= LANDSCAPE AREA



Owner: Louisiana Creek LLC.
9702 Brockbank Drive
Dallas, Texas 75220
Tel. (414) 418-3556
A1pantry@gmail.com

Person to contact: Rahim Metalwala

CITY PROJECT # SITE2022-0044

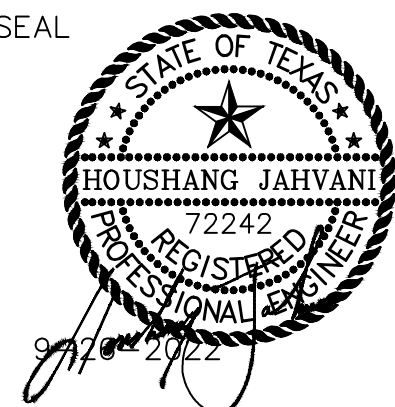
Louisiana Retail Addition
1719 W. Louisiana Street
Lot 1, Block 1, Replat Schuler Addition
McKinney, Texas

JAHVANI CONSULTING
ENGINEERS, INC.
TYPE REGISTRATION NO. F-10198

CONSULTING ENGINEERS
2121 N. JOSEY LANE, #100
CARROLLTON, TEXAS 75006
TEL. (214) 718-9469
jahvani@hotmail.com

REVISIONS DATE

SEAL



DWG. TITLE:
LANDSCAPE PLAN

DRAWN BY: HJ
SCALE: 1" = 20'

DATE 9-26-2022

L1
SHEET NUMBER