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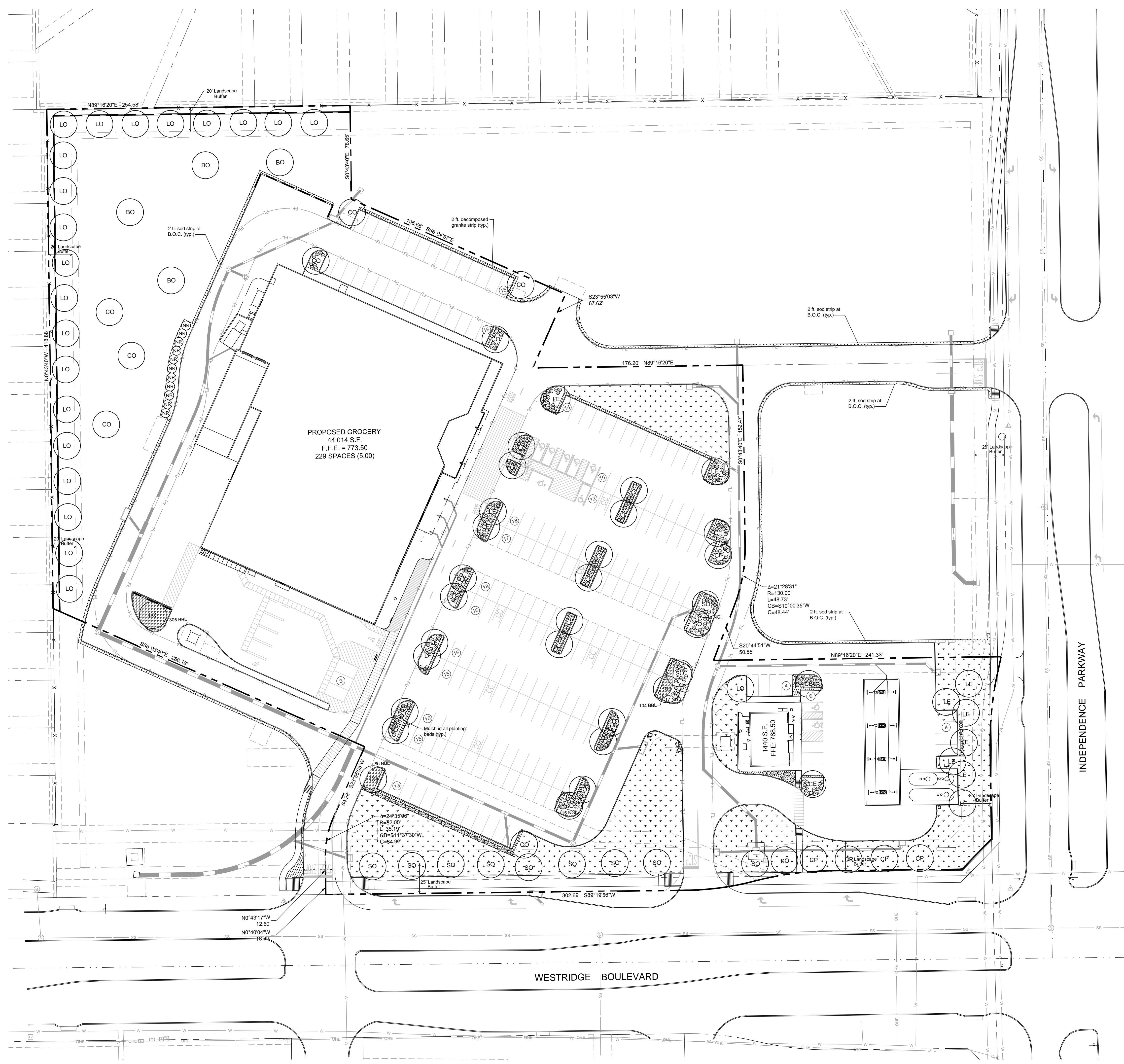


site integration studio
Landscape Architecture - Sustainable Site Planning - Natural Resource Design

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TREE LEGEND

- Canopy Trees**
- LO Live Oak
 - CE Cedar Elm
 - LE Lacebark Elm
 - BO Bur Oak
 - CO Chinquapin Oak
 - SO Shumard Oak
 - CP Chinese Pistache
- Ornamental Trees**
- NR Nellie R. Stevens Holly

SHRUB LEGEND

- SP Spirea
- AB Abelia
- DA Dwarf Abelia
- BA Banyan
- WM Dwarf Wax Myrtle
- RO Rosemary
- TS Texas Sage
- MF Mexican Feather Grass
- BM Big Muhly
- PM Pink Muhly
- CS Cherry Sage
- LP Chinese Fringe Shrub
- RY Red Yucca
- DB Dwarf Burford Holly
- NGL New Gold Lantana
- DH Dwarf Indian Hawthorne
- BI Butterfly Iris
- CO Coreopsis
- SD Shasta Daisy
- GL Giant Liriope
- BB Butterfly Bush
- PV Pavonia
- DY Dwarf Yaupon
- BBL Big Blue Liriope
- HN Harbor Dwarf Nandina

HATCH LEGEND

- Solid Sod Bermuda
- Decomposed Granite
- Big Blue Liriope

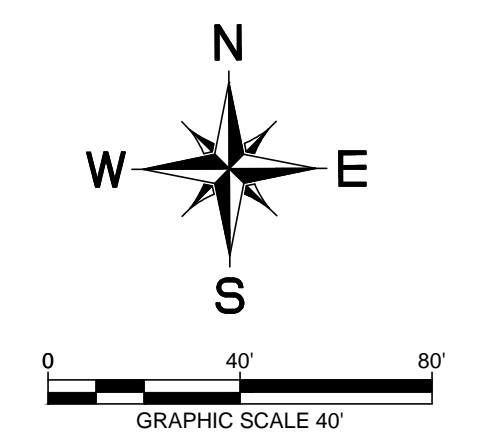
LANDSCAPE NOTES

1. Hydromulch grass to be Sahara Bermuda. Solid sod behind curbs as shown on the plans with Bermuda grass.
2. The project will have an underground automatic irrigation system to water all new plantings.
3. Install 4" layer of shredded hardwood mulch to all planting beds.
4. Install 4" steel edging between all shrub beds and grass areas.

Note: Refer to sheet L3 for Plant List, Planting Details, Calculations, and Notes.

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.



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WWW.KIMLEY-HORN.COM
PHONE: 972-335-3590
TEXAS REGISTERED ENGINEERING FIRM F-928

DESIGNED BY: DRBW
DRAWN BY: MJC
CHECKED BY: MKW

LANDSCAPE PLAN

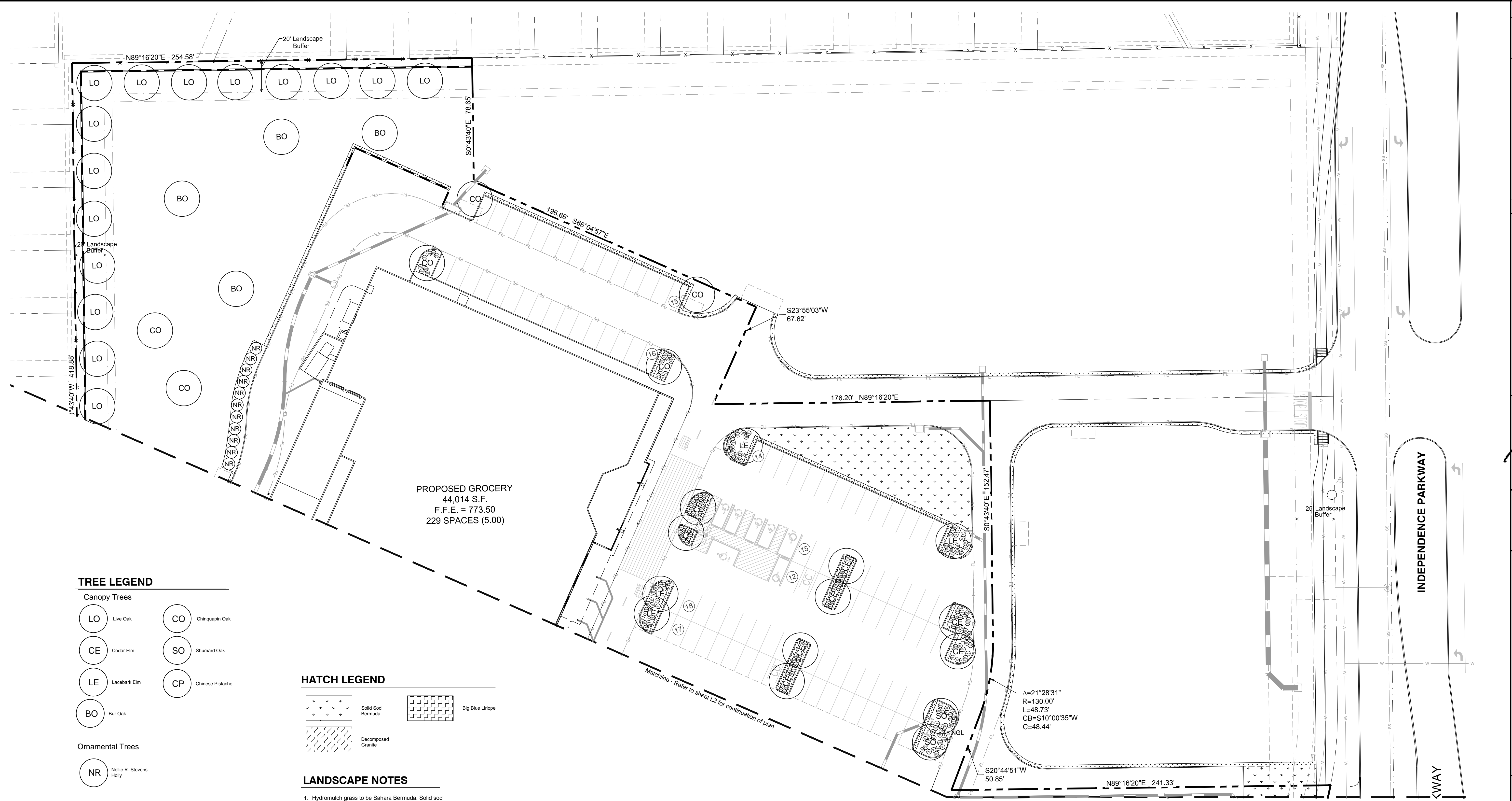
NWC OF WESTRIDGE BLVD.
AND INDEPENDENCE PKWY.
CITY OF MCKINNEY, TEXAS

DATE: 10/27/2016
PROJECT NO. 63362501
SHEET NUMBER L-0

No.	REVISIONS	DATE

RECEIVED
By Planning Department at 9:57 am, Oct 28, 2016

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PROPOSED GROCERY
44,014 S.F.
F.F.E. = 773.50
229 SPACES (5.00)

TREE LEGEND

- Canopy Trees**
- LO Live Oak
 - CE Cedar Elm
 - LE Lacebark Elm
 - BO Bur Oak
 - NR Nellie R. Stevens Holly
 - CO Chinquapin Oak
 - SO Shumard Oak
 - CP Chinese Pistache
- Ornamental Trees**

HATCH LEGEND

- Solid Sod Bermuda
- Big Blue Liriope
- Decomposed Granite

LANDSCAPE NOTES

1. Hydromulch grass to be Sahara Bermuda. Solid sod behind curbs as shown on the plans with Bermuda grass.
2. The project will have an underground automatic irrigation system to water all new plantings.
3. Install 4" layer of shredded hardwood mulch to all planting beds.
4. Install 4" steel edging between all shrub beds and grass areas.

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.

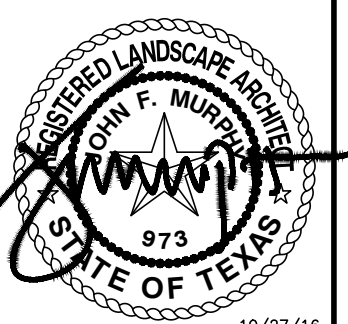
SHRUB LEGEND

- SP Spirea
- AB Abelia
- DA Dwarf Abelia
- BA Barberry
- WM Dwarf Wax Myrtle
- RO Rosemary
- TS Texas Sage
- MF Mexican Feather Grass
- BM Big Muhly
- PM Pink Muhly
- CS Cherry Sage
- LP Chinese Fringe Shrub
- RY Red Yucca
- DB Dwarf Burford Holly
- NGL New Gold Lantana
- DIH Dwarf Indian Hawthorne
- BI Butterfly Iris
- CO Coreopsis
- SD Shasta Daisy
- GL Giant Liriope
- BB Butterfly Bush
- PV Pavonia
- DY Dwarf Yaupon
- BBL Big Blue Liriope
- HN Harbor Dwarf Nandina

Note: Refer to sheet L3 for Plant List, Planting Details, Calculations, and Notes.

No.	REVISIONS	DATE

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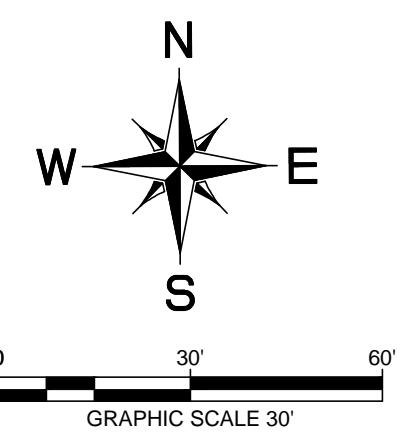


SCALE	AS SHOWN
DESIGNED BY	DRBW
DRAWN BY	MJC
CHECKED BY	MKW

LANDSCAPE PLAN

NWC OF WESTRIDGE BLVD.
AND INDEPENDENCE PKWY.
CITY OF MCKINNEY, TEXAS

DATE	10/27/2016
PROJECT NO.	63362501
SHEET NUMBER	L-1



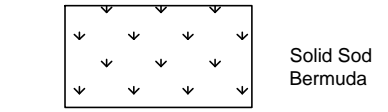
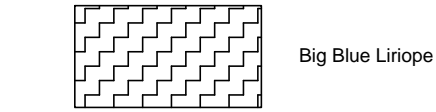
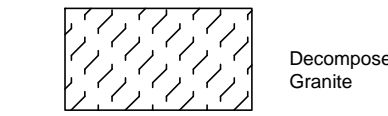
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TREE LEGEND

- Canopy Trees**
- LO Live Oak
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 - CE Cedar Elm
 - SO Shumard Oak
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 - CP Chinese Pistache
 - BO Bur Oak
- Ornamental Trees**
- NR Nellie R. Stevens Holly

HATCH LEGEND

-  Solid Sod Bermuda
-  Big Blue Liriope
-  Decomposed Granite

LANDSCAPE NOTES

- Hydromulch grass to be Sahara Bermuda. Solid sod in hatched areas and behind curbs as shown on the plans with Bermuda grass.
- The project will have an underground automatic irrigation system to water all new plantings.
- Install 4" layer of shredded hardwood mulch to all planting beds.
- Install 4" steel edging between all shrub beds and grass areas.

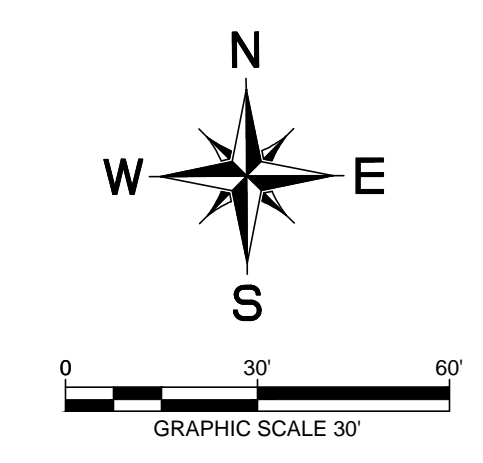
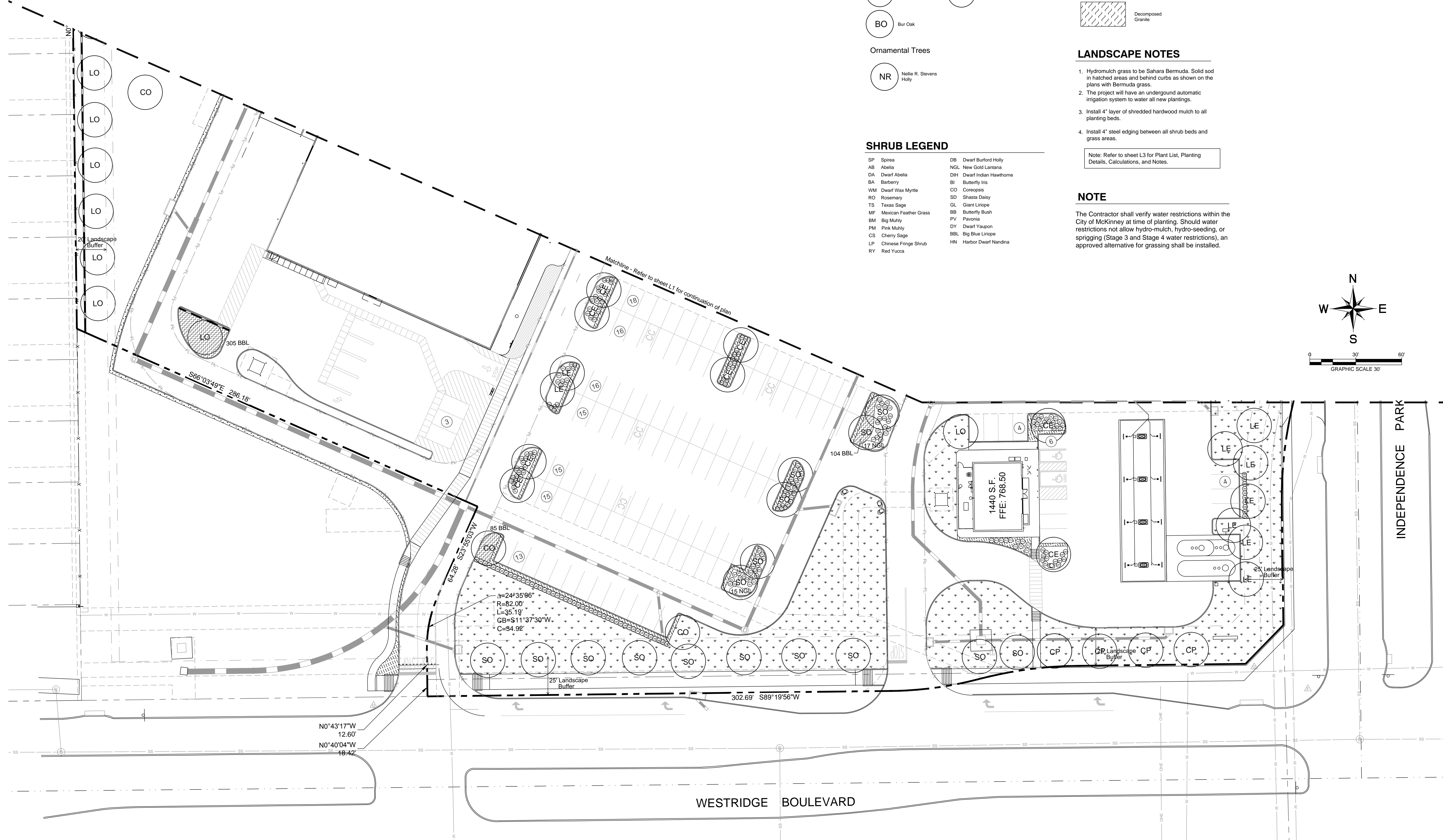
Note: Refer to sheet L3 for Plant List, Planting Details, Calculations, and Notes.

NOTE

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SHRUB LEGEND

- SP Spirea
- AB Abelia
- DA Dwarf Abelia
- BA Barberrry
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- RO Rosemary
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- PV Paveria
- DY Dwarf Yaupon
- BBL Big Blue Liriope
- HN Harbor Dwarf Nandina



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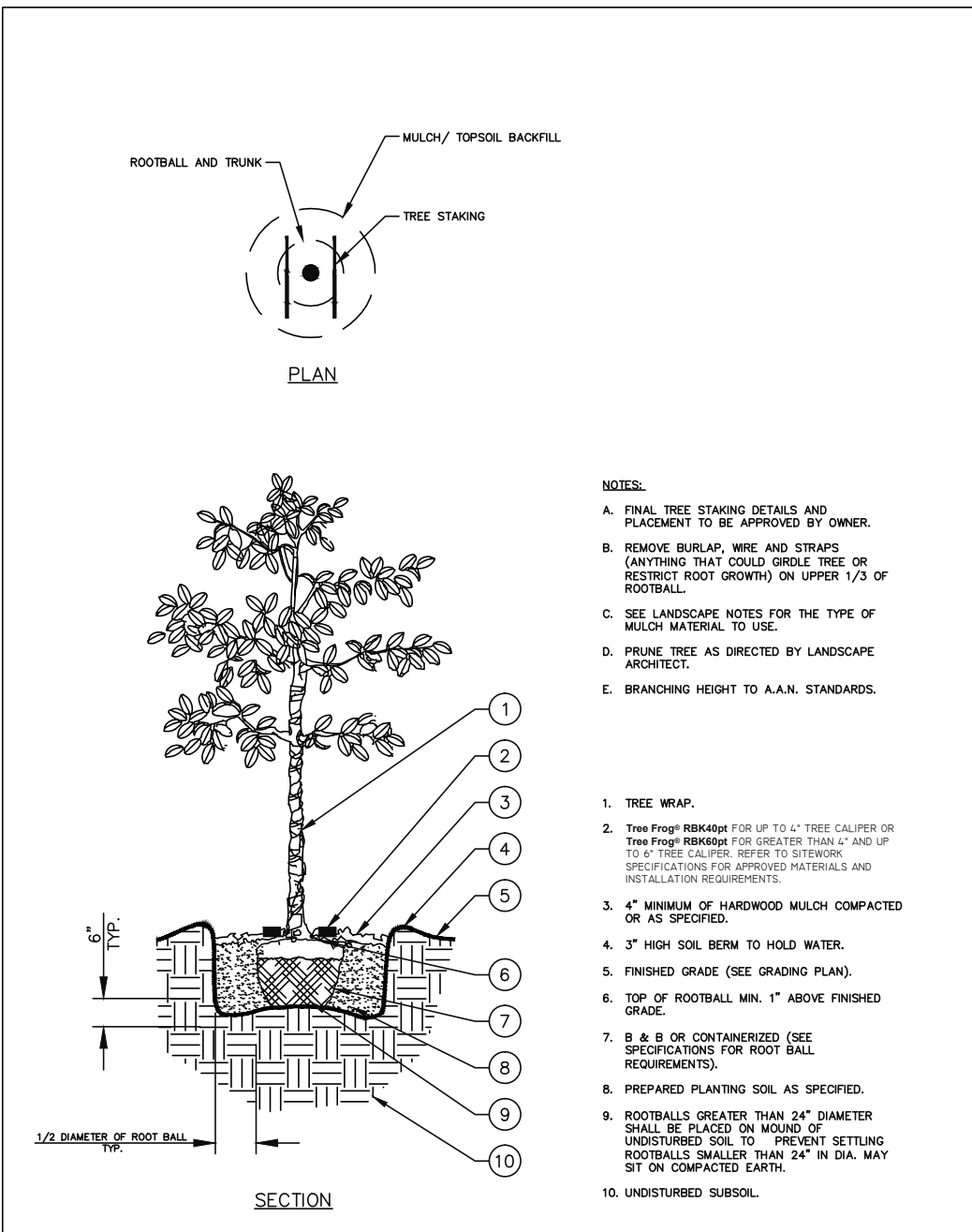
DATE: 10/27/2016
PROJECT NO. 63362501
SHEET NUMBER L-2

LANDSCAPE PLAN

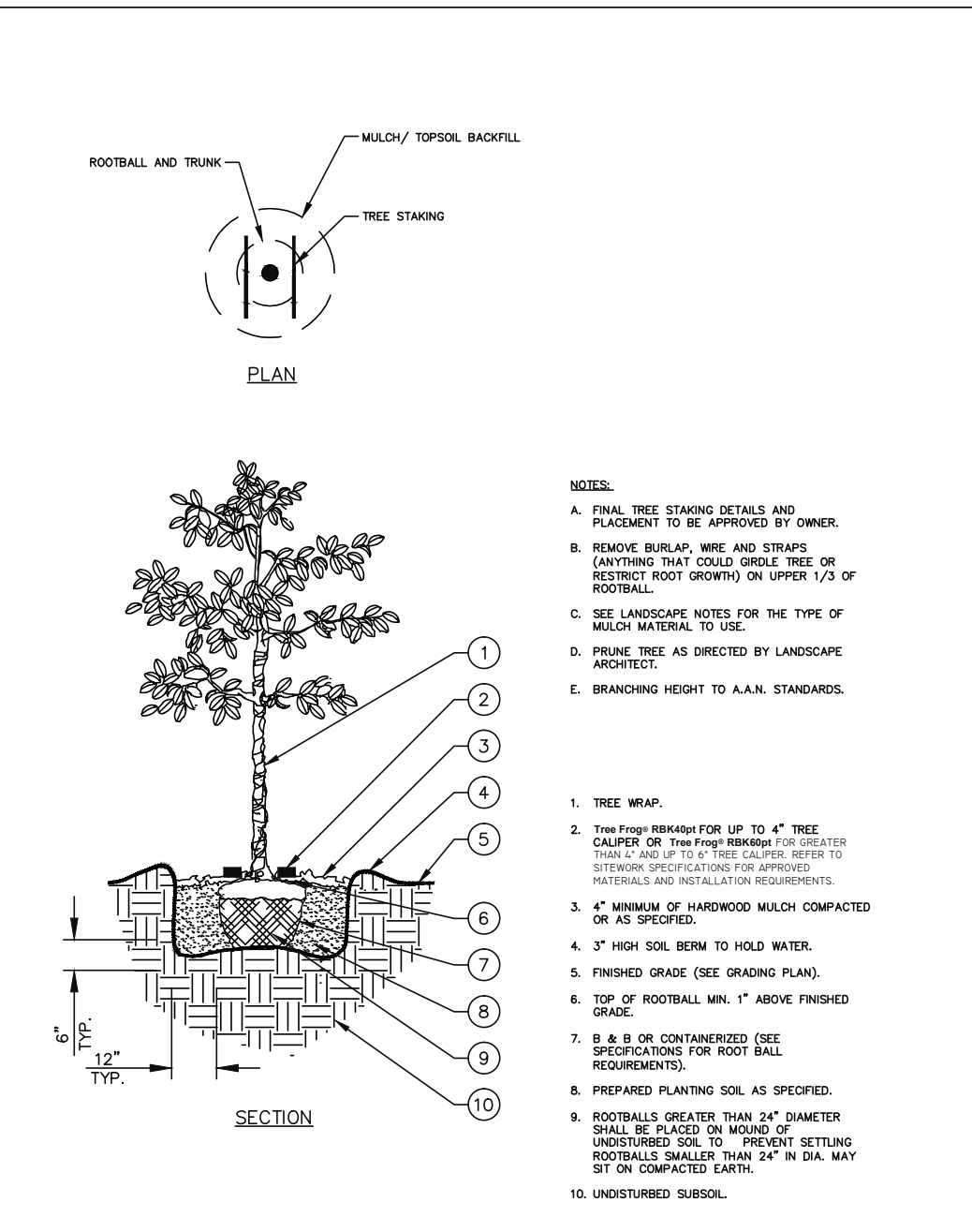
NWC OF WESTRIDGE BLVD.
AND INDEPENDENCE PKWY.
CITY OF MCKINNEY, TEXAS

SCALE	AS SHOWN	DESIGNED BY	DRBN	DRAWN BY	MJC	CHECKED BY	MKW
NO.	REVISIONS	DATE					

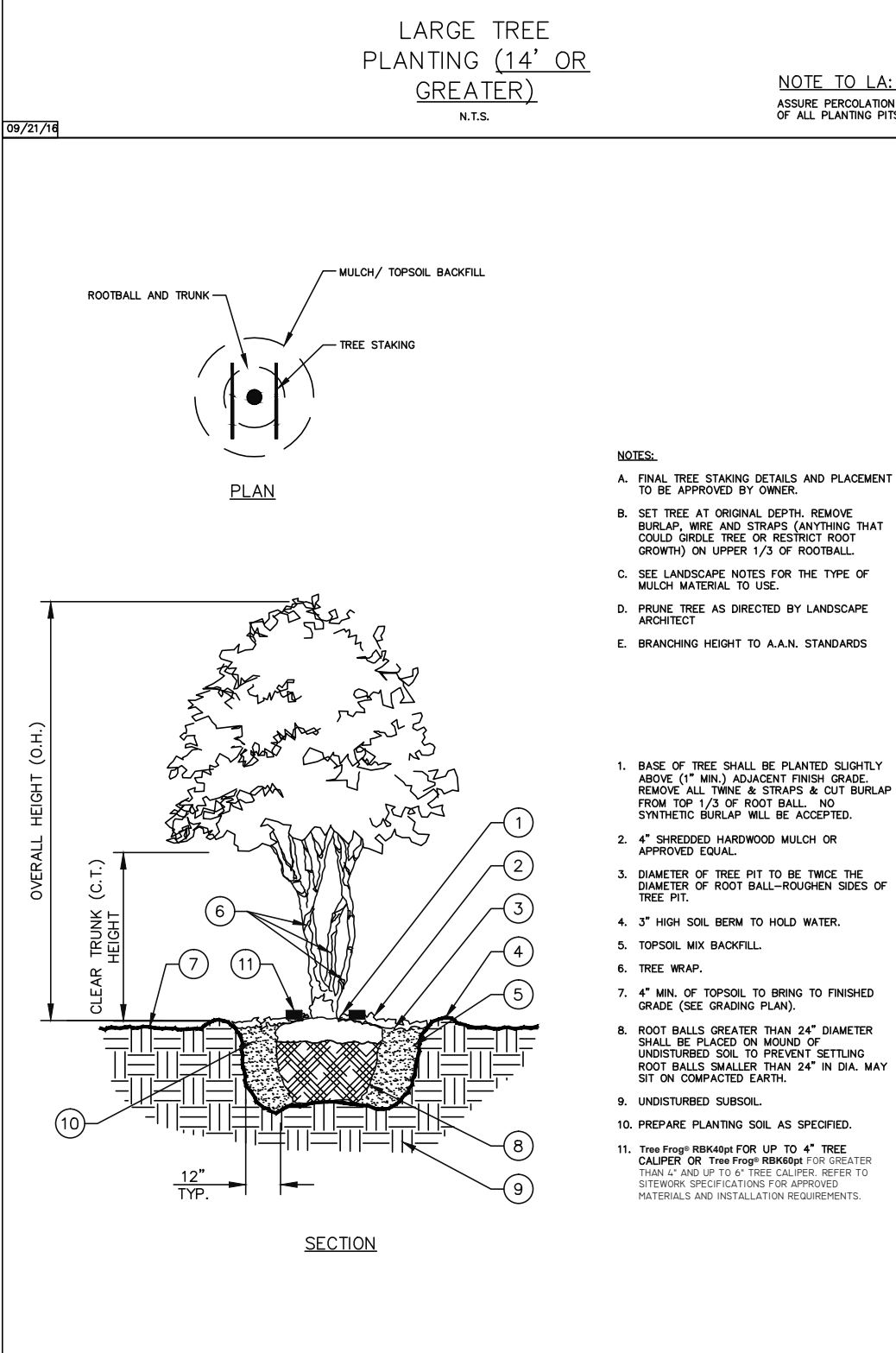
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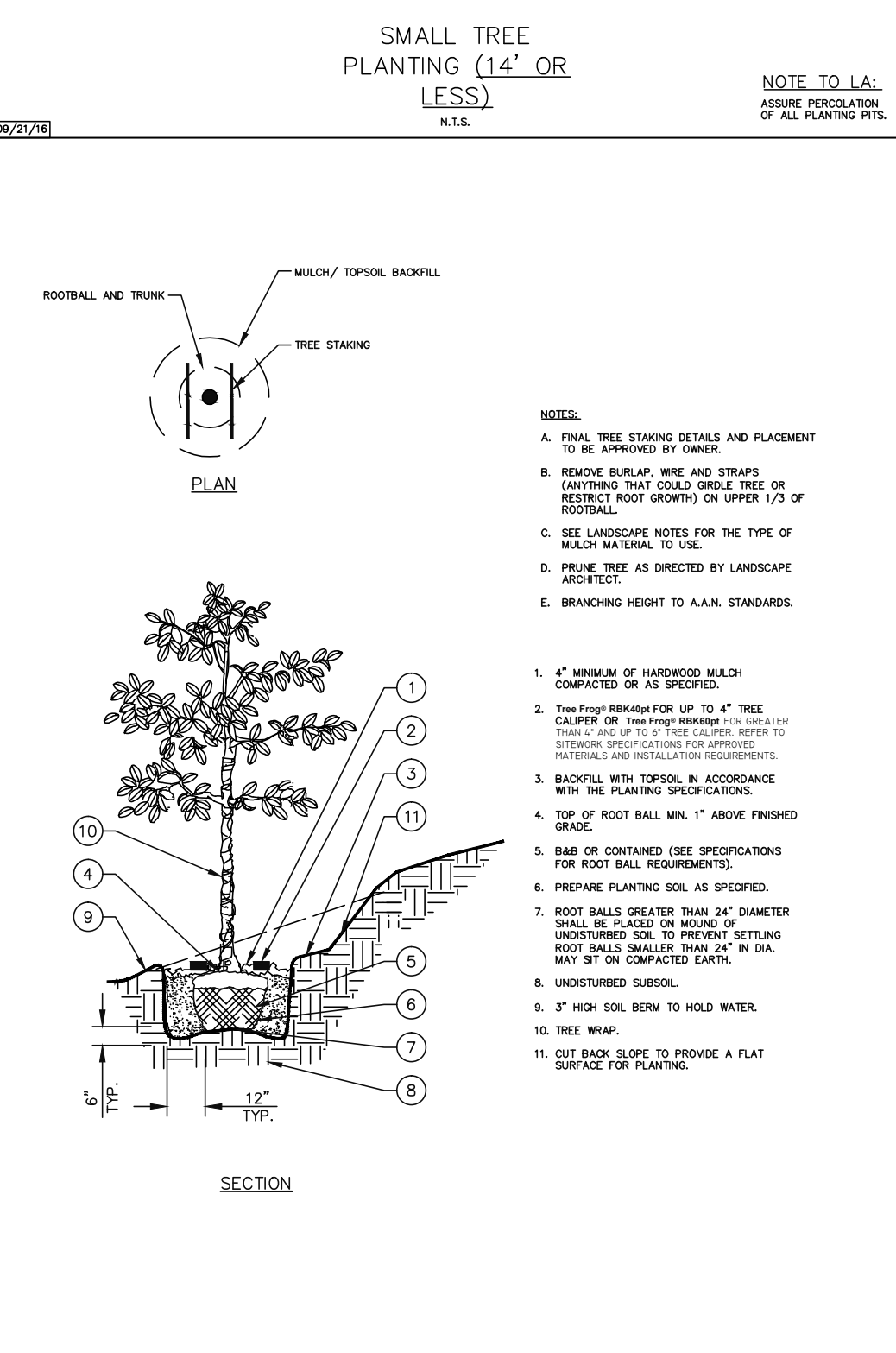
LARGE TREE PLANTING (14" OR GREATER)
N.T.S.



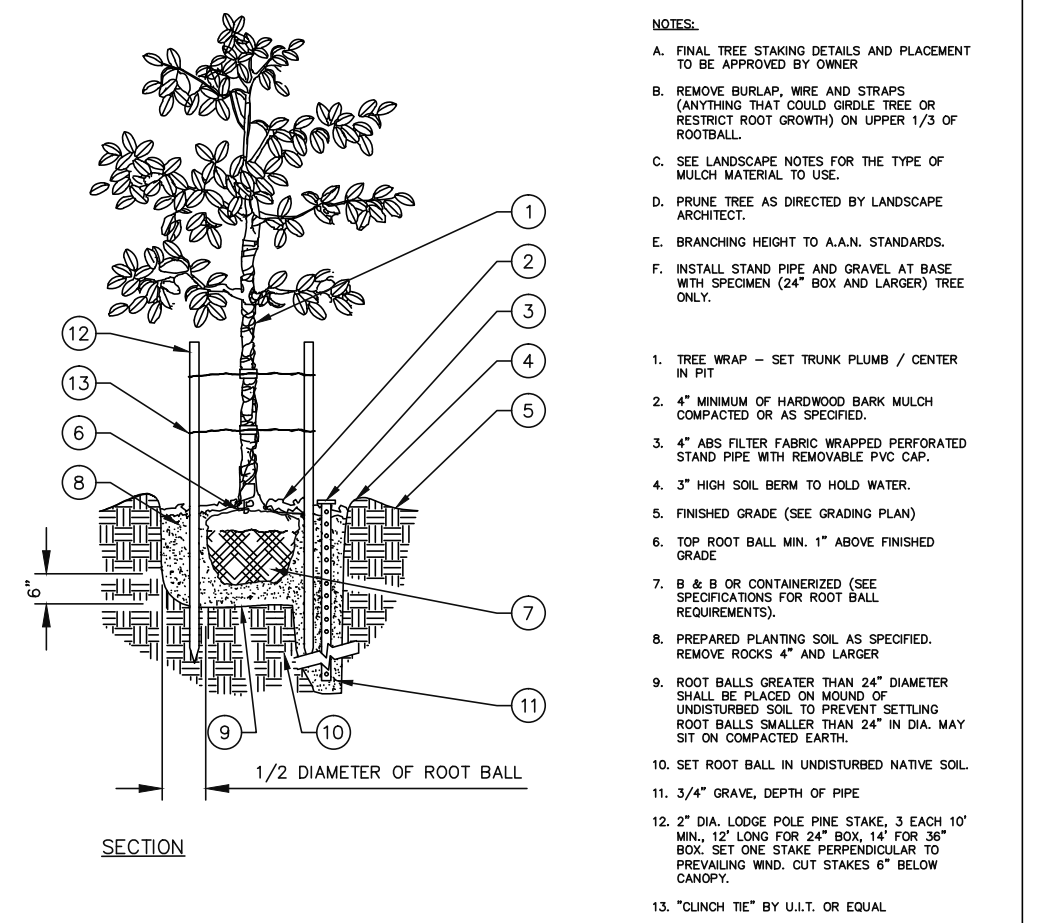
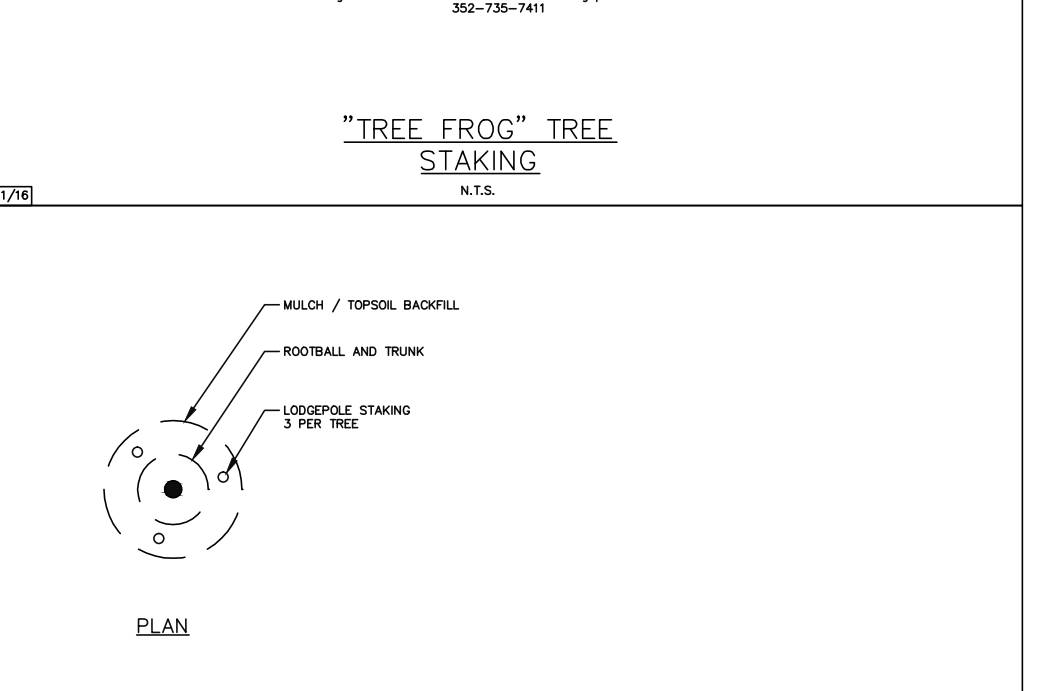
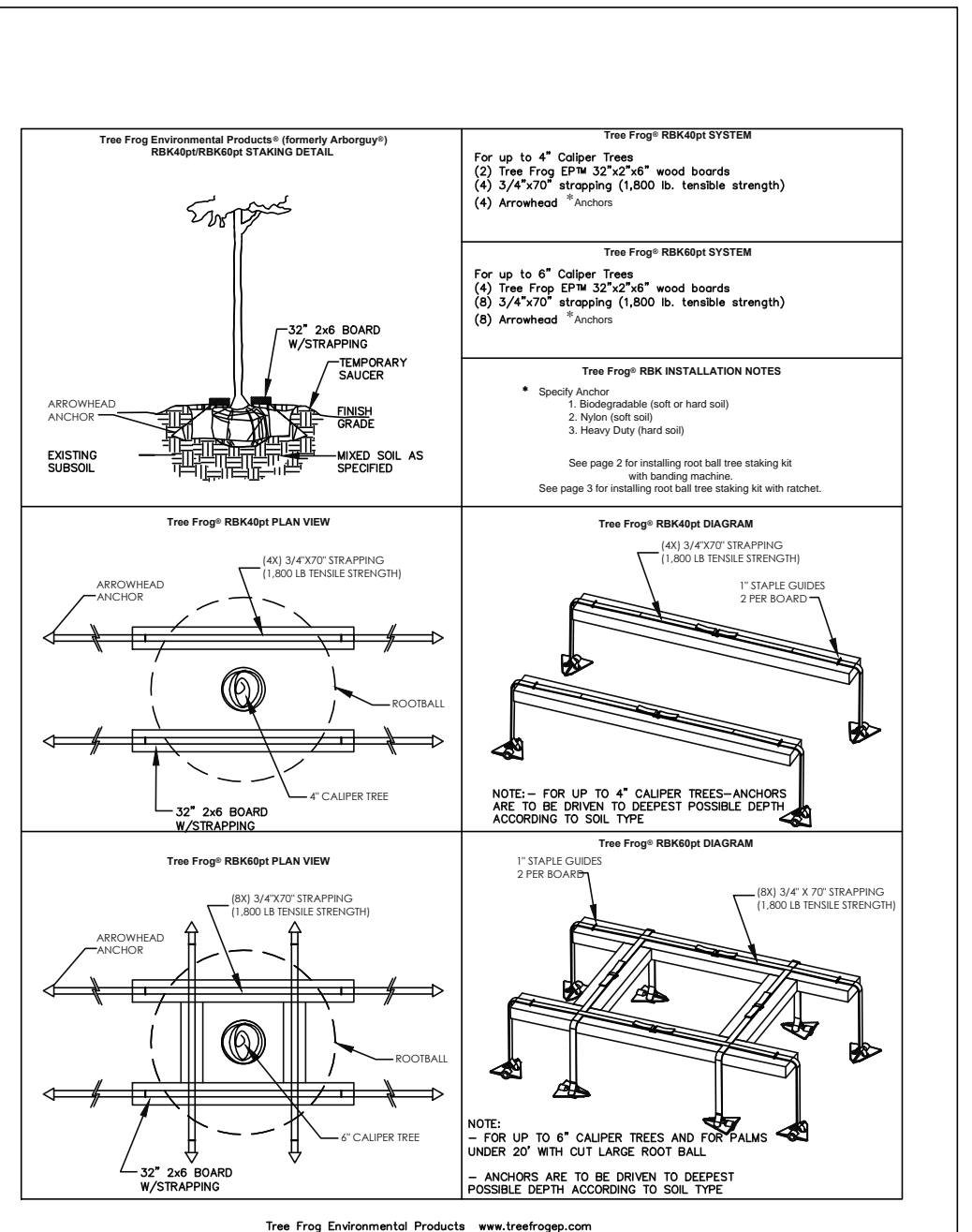
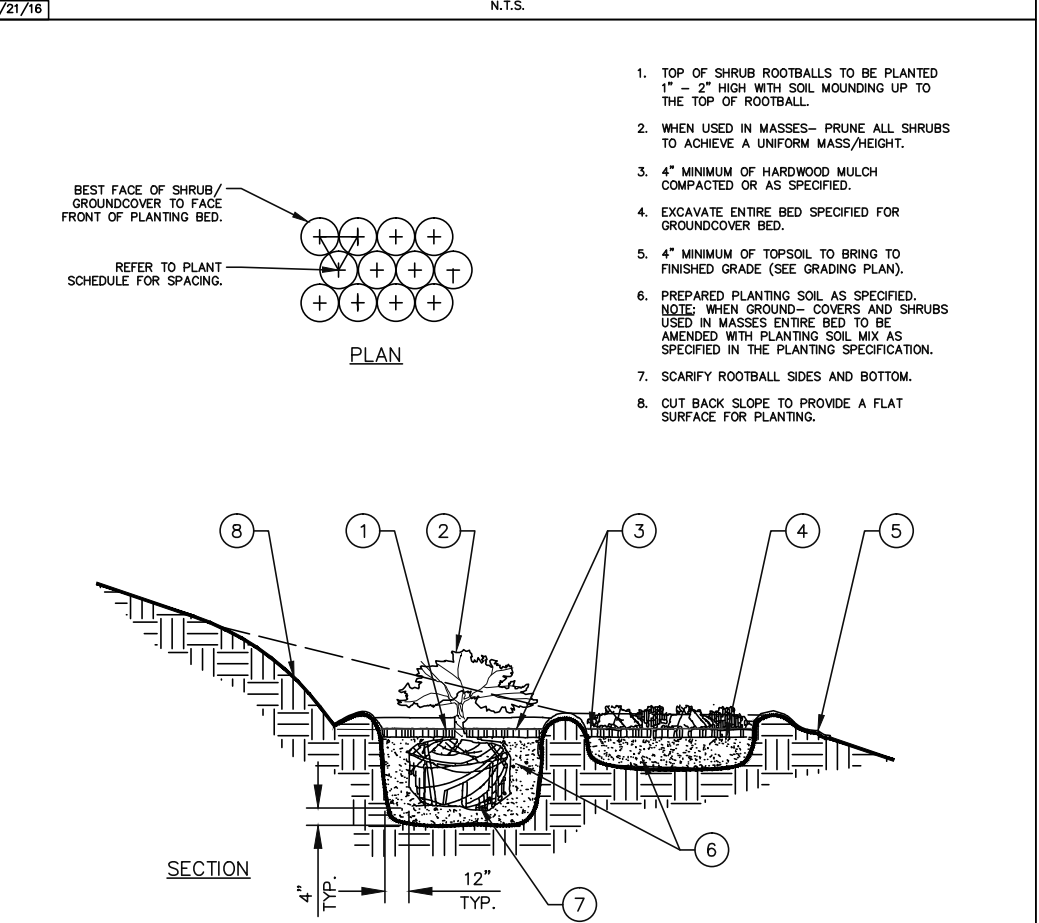
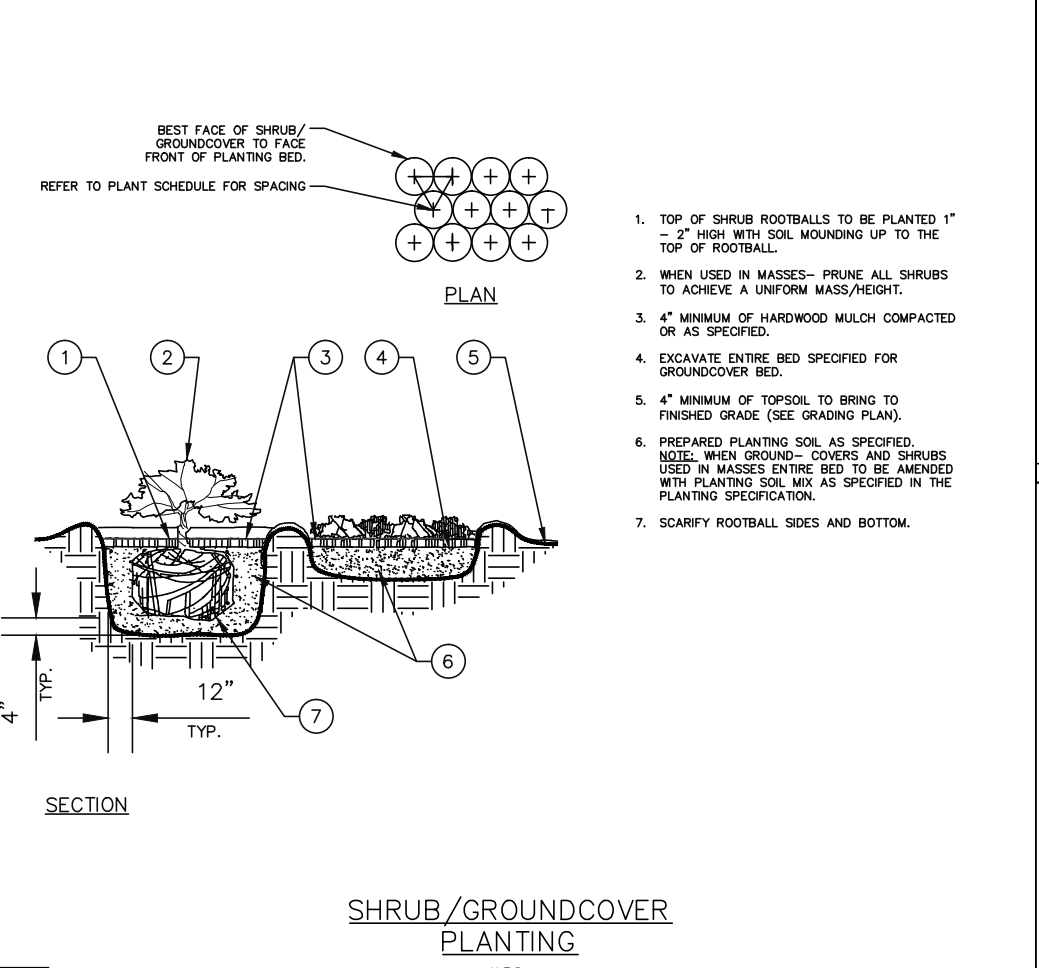
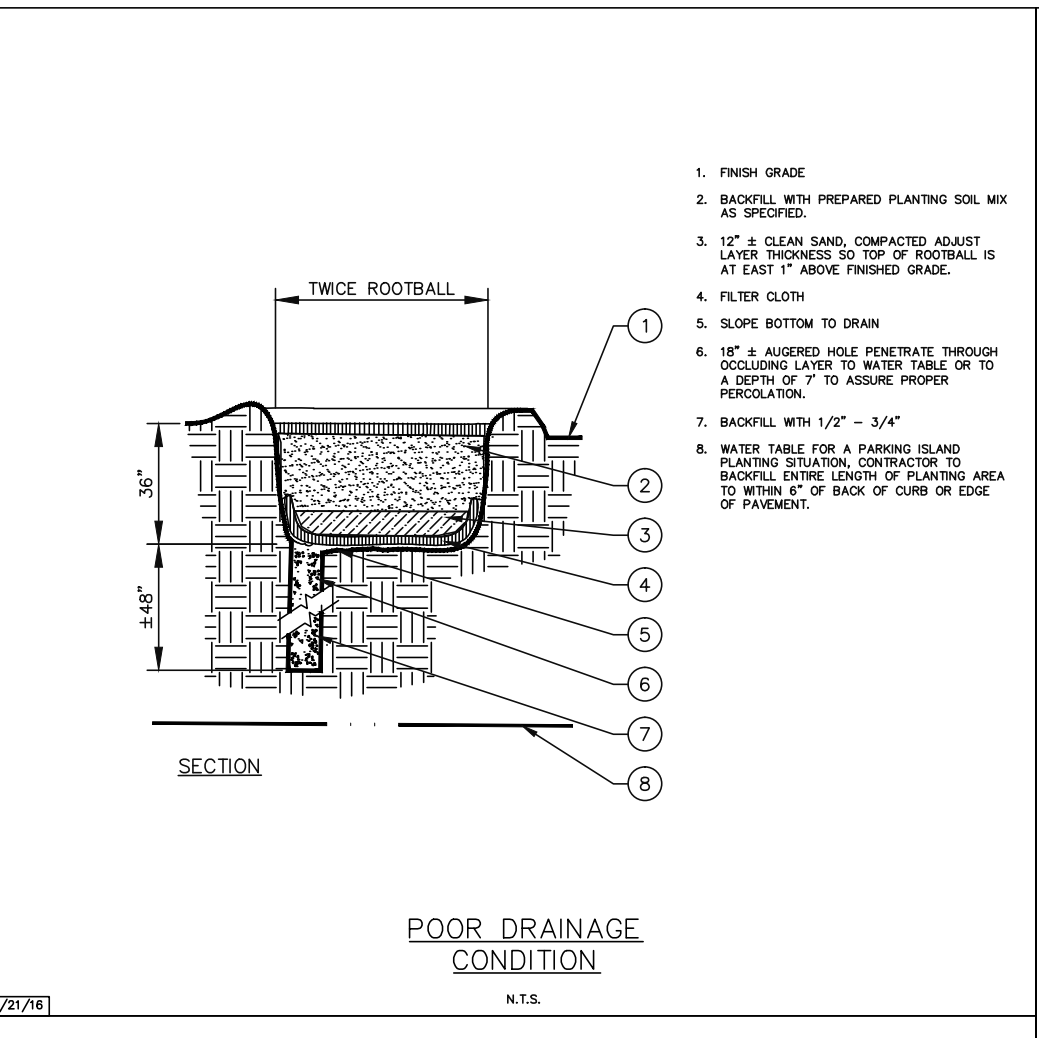
SMALL TREE PLANTING (14" OR LESS)
N.T.S.



MULTI-TRUNK TREE PLANTING
N.T.S.



TREE PLANTING ON SLOPE
N.T.S.



PLANT LIST

CANOPY TREES			
13	LE	Lacebark Elm	Ulmus parviflora
4	BO	Bur Oak	Quercus macrocarpa
6	CO	Chinquapin Oak	Quercus muhlenbergii
16	CE	Cedar Elm	Ulmus crassifolia
23	LO	Live Oak	Quercus virginiana
4	CP	Chinese Pistache	Fatsia chinensis
19	SO	Shumard Oak	Quercus shumardi

ORNAMENTAL TREES

11	NR	Nellie R. Stevens Holly	Nellie R. Stevens Holly	45 gal. 8' ht. single trunk 2 1/2" cal. min. Splice at 3' or to screen truck dock.
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SHRUBS & GROUNDCOVERS

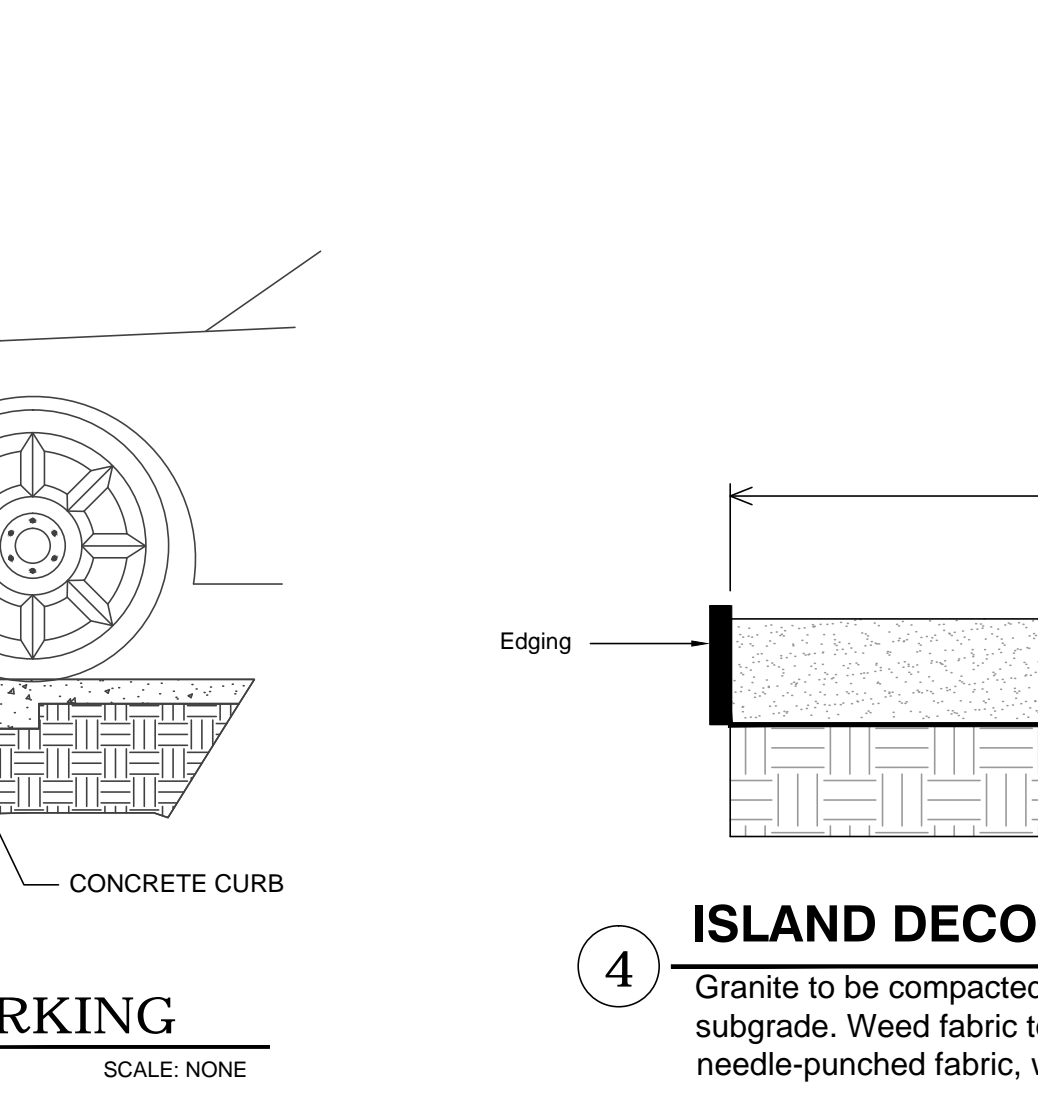
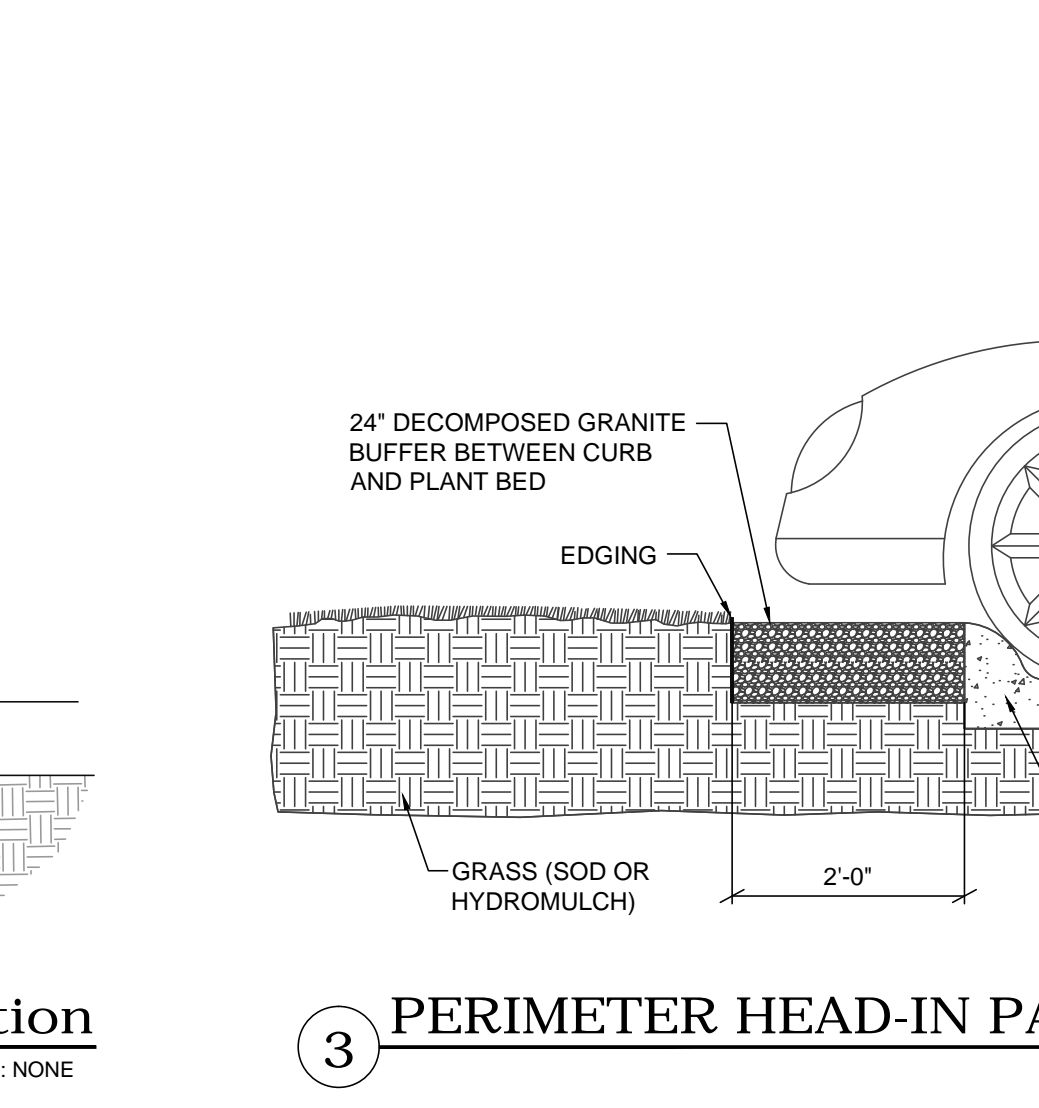
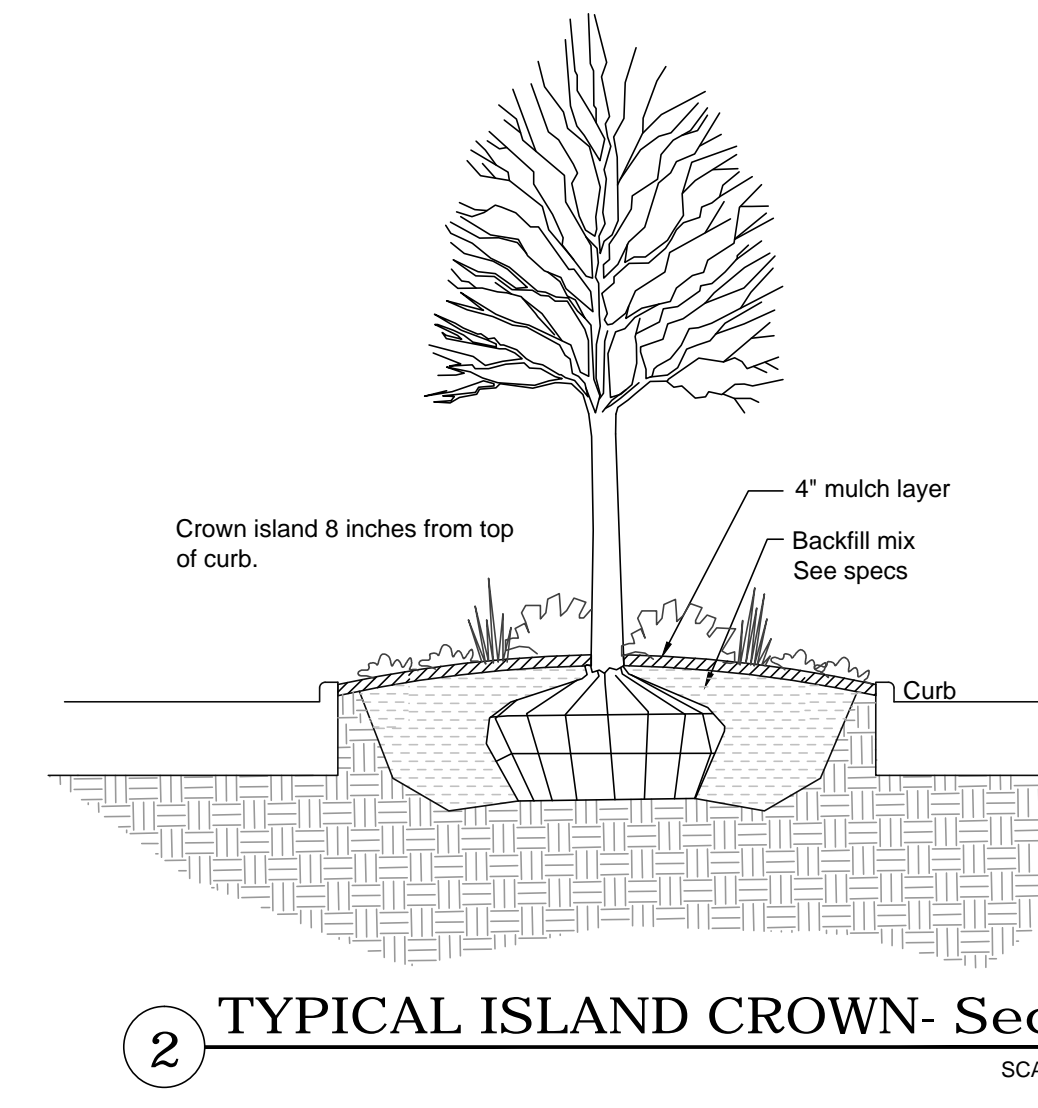
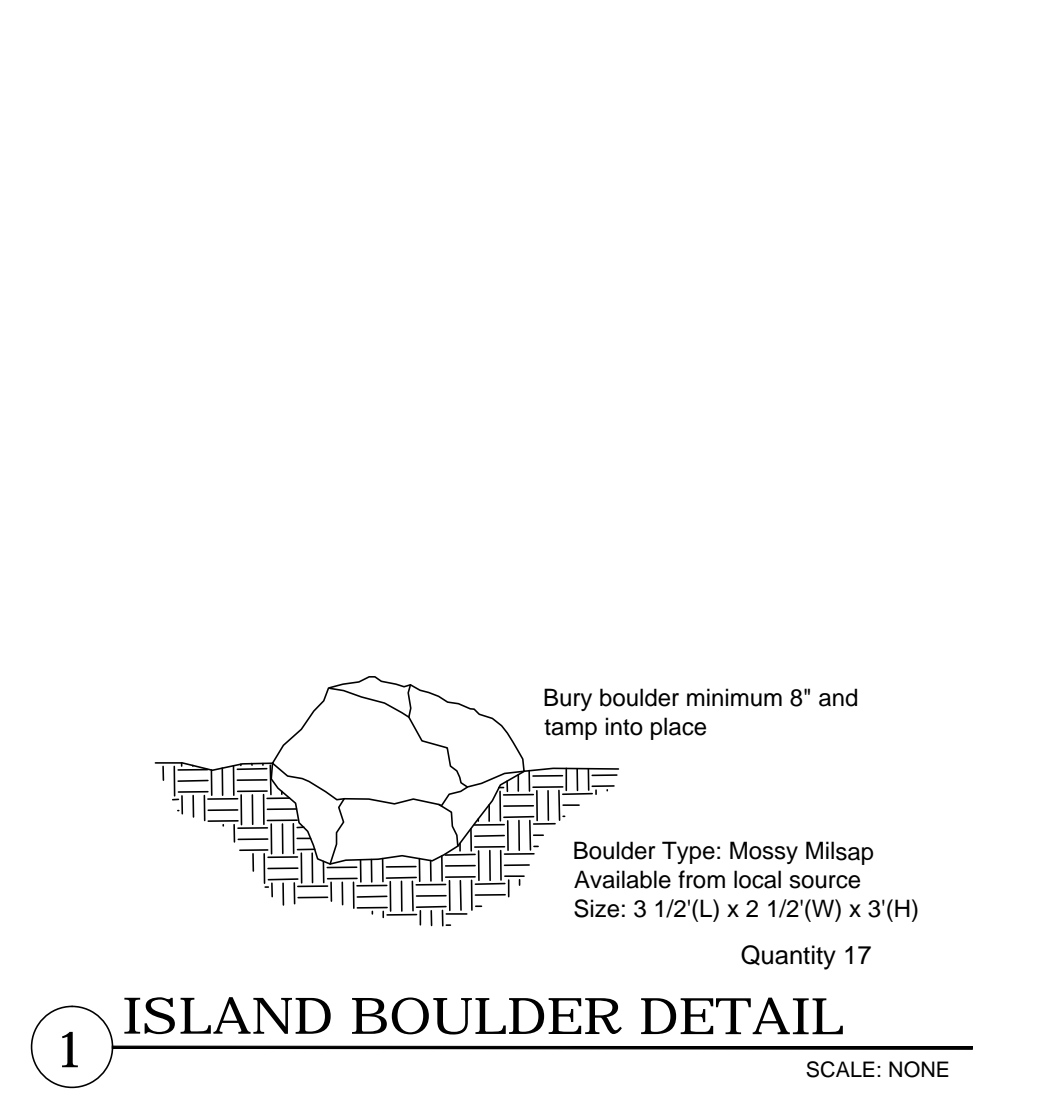
9	SP	Spiraea	Spiraea 'Anthony Waterer'	5 gal. 36" oc
24	AB	Abelia	Abelia grandiflora	10 gal. 36" oc 24" Ht. min.
30	DA	Dwarf Abelia	Abelia grandiflora 'Ed. Goucher'	5 gal. 36" oc
13	BA	Barberry	Berberis sp.	5 gal. 36" oc
21	WM	Dwarf Wax Myrtle	Myrica pusilla	5 gal. 36" oc
4	RO	Rosemary	Rosmarinus prostratus	5 gal. 36" oc
14	TS	Texas Sage	Leucophyllum frutescens 'Silverado'	5 gal. 36" oc
53	MF	Mexican Feather Grass	Nassella tenuissima	1 gal. 18" oc
11	EM	Big Bluff	Muhlenbergia lindheimeri	5 gal. 36" oc
7	PM	Pink Muhly	Muhlenbergia capillaris	5 gal. 36" oc
18	CS	Cherry Sage	Salvia greggii 'Pink'	1 gal. 30" oc
5	LP	Chinese Fringe Shrub	Loropetalum 'Ruby'	5 gal. 36" oc
13	RY	Red Yucca	Hesperaloe parviflora	5 gal. 36" oc
32	DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii'	10 gal. 36" oc 24" Ht. min.
40	NGL	New Gold Lantana	Lantana 'New Gold'	1 gal. 24" oc
31	DH	Dwarf Indian Hawthorne	Raphiolepis indica 'Bay Breeze'	5 gal. 36" oc
17	BI	Butterfly Iris	Dietrichia bicolor	5 gal. 36" oc
16	CO	Coreopsis	Coreopsis lanceolata 'Early Sunrise'	1 gal. 18" oc
11	SD	Shasta Daisy	Leucanthemum superbum	5 gal. 36" oc
35	GL	Liantio Grape	Liriope gigantea	5 gal. 36" oc
7	BB	Butterfly Bush	Buddleia davidii	5 gal. 36" oc
9	PV	Pavonia	Pavonia lappaceola	5 gal. 36" oc
26	DY	Dwarf Yaupon	Ilex vomitoria 'nana'	5 gal. 36" oc
484	BSL	Big Blue Liriope	Liriope muscari 'Big Blue'	1 gal. 18" oc
26	HN	Harbor Dwarf Nandina	Nandina domestica 'Harbour Dwarf'	1 gal. 24" oc

NOTE

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City of McKinney, Texas LANDSCAPE CALCULATIONS

	Required	Provided	
Total Lot Area	7.35 AC	320,166 SF	
Landscape Area 10%	32,017 SF	97,827 SF (30%)	
Streetyard Landscape Area	25 ft. width min.	Required	Provided
Independence Pkwy 195 LF	SY 3,900 sf	585 sf (15%)	2,725 sf (70%)
Westridge Road 546 LF	SY 10,920 sf	1,638 sf (15%)	8,773 sf (80%)
Street Trees	Required	Provided	
1 tree 4" cal. every 40 ft.			
Independence Pkwy 189 LF	5	5	
Westridge Road 535 LF	14	14	
Parking Lot Landscape	229 spaces	Required	Provided
1 tree per 10 spaces	23	40	
1 tree within 65 ft of every space			
1 tree at terminus of row			
Buffer Trees	Required	Provided	
1 tree 4" cal. every 40 ft.			
West property line 420 LF	11	13	
North property line 254 LF	7	8	



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DATE: 10/27/2016
PROJECT NO: 63362501
SHEET NUMBER: L-3

SCALE: AS SHOWN
DESIGNED BY: DRBW
DRAWN BY: MJC
CHECKED BY: MKW

LANDSCAPE DETAILS

REVISIONS

No. DATE