

| BENCHMARKS | |
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| BM: | CITY OF MCKINNEY SURVEY MONUMENT NO. 38 AT THE SOUTHWEST CORNER OF VIRGINIA PARKWAY AND PEREGRINE IN CONCRETE CURB INLET. PUBLISHED ELEV. = 740.77' |
| TBM 110: | "T" SET IN CONCRETE ON A CURB INLET ON THE WEST SIDE OF INDEPENDENCE PARKWAY APPROXIMATELY 150 FEET SOUTH OF THE INTERSECTION OF INDEPENDENCE PARKWAY AND MILLBEND DRIVE. ELEV. = 762.97' |
| TBM 111: | "T" SET IN CONCRETE ON A CURB INLET AT THE SOUTHWEST CORNER OF THE INTERSECTION OF INDEPENDENCE PARKWAY AND WESTRIDGE BOULEVARD. ELEV. = 763.95' |
| TBM 112: | "T" SET IN CONCRETE ON A CURB INLET ON THE SOUTH SIDE OF WESTRIDGE BOULEVARD APPROXIMATELY 800 FEET WEST OF THE INTERSECTION OF INDEPENDENCE PARKWAY AND WESTRIDGE BOULEVARD. ELEV. = 770.42' |

RECEIVED
By Planning Department at 9:30 am, Oct 28, 2016

| NO. | REVISIONS | DATE |
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Kimley»Horn
Engineer: LAUREN NUFFER
P.E. No. 11181D Date: 10/25/2016

| SCALE | DESIGNED BY | DRAWN BY | CHECKED BY |
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| AS SHOWN | CAKINJW | CAKINJW | LAN |

**WESTRIDGE RETAIL
CONCEPT PLAN**

**WESTRIDGE RETAIL
CITY OF MCKINNEY, TEXAS**

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**WESTRIDGE RETAIL
CONCEPT PLAN**
16-309CP
PD-1621, R-1
12.02 ACRES

DATE: 10/27/2016
PROJECT NO. 63362501
SHEET NUMBER **CP**

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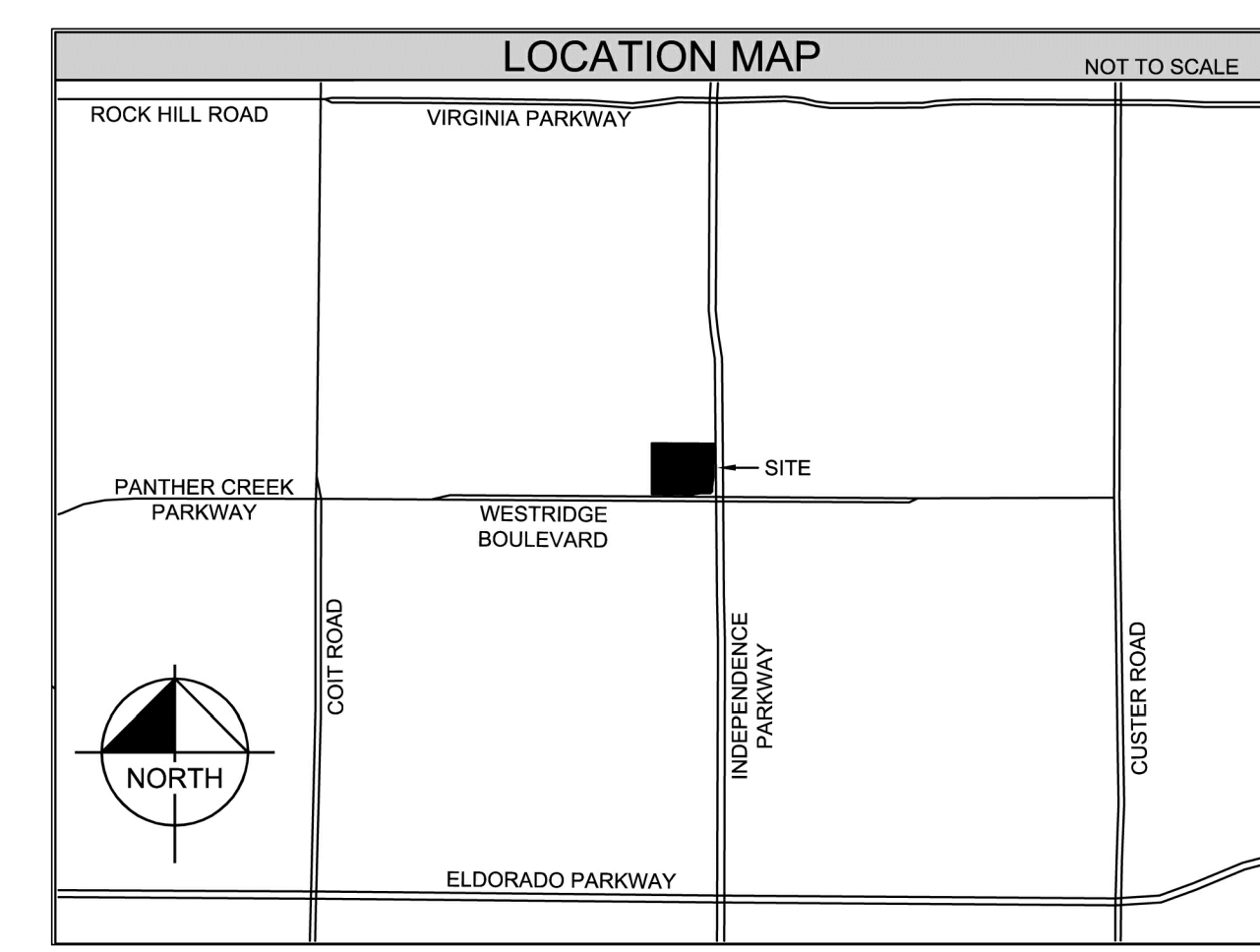
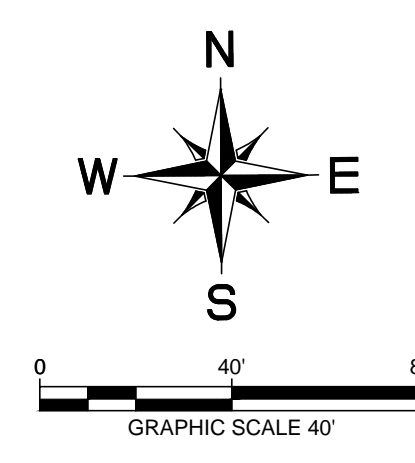
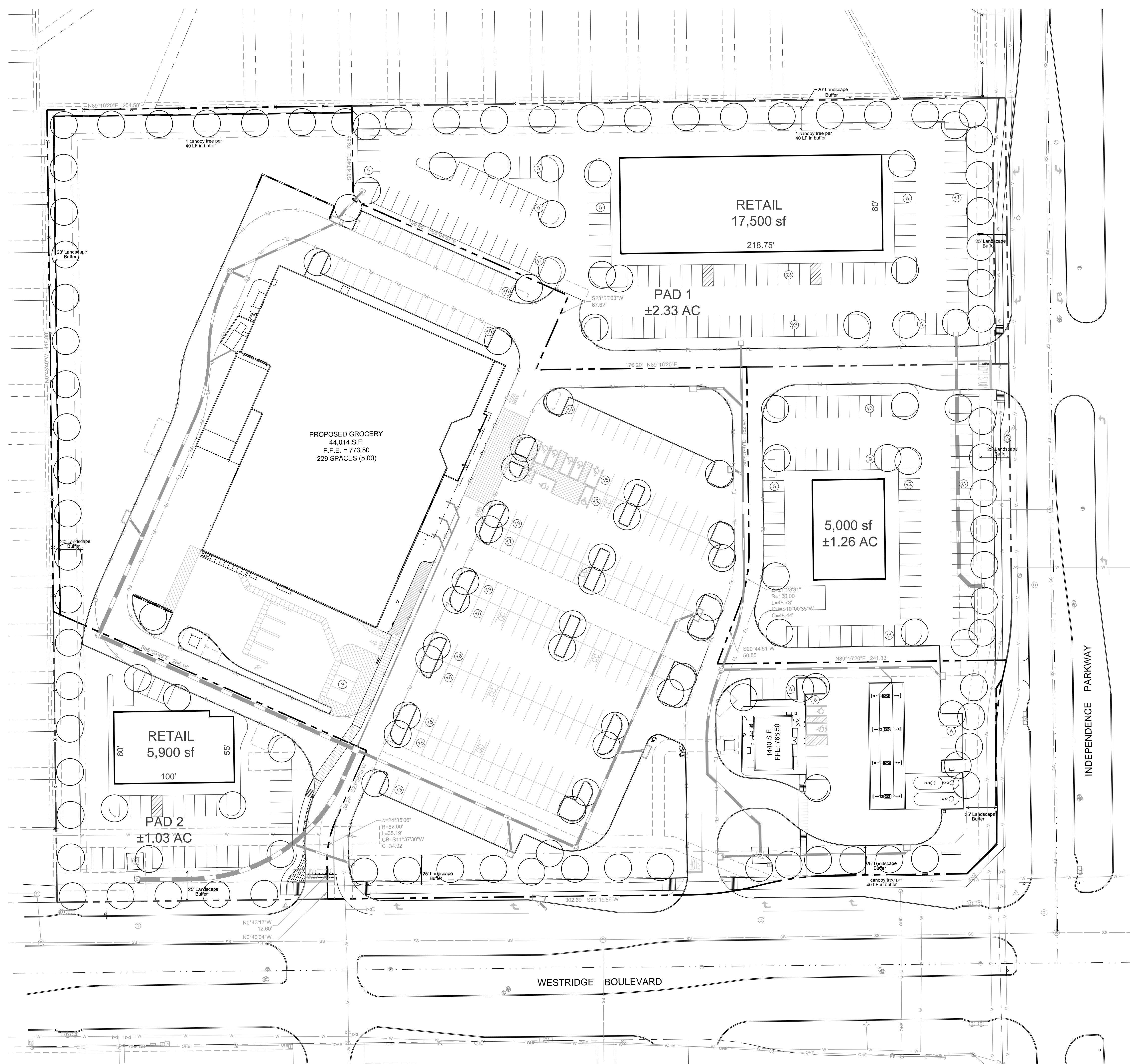
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LANDSCAPE NARRATIVE


This development will incorporate drought tolerant native and adapted plants with reduced turf areas. Islands will feature a mix of flowering and evergreen native plants to provide visual interest for a majority of the year. Parking will be screened from view along street frontages using hardy evergreen shrubs.

There will be a variety tree types to create a texture and color difference and promote a healthy urban forest. The landscape design will meet or exceed code requirements for the City of McKinney, Texas.

The Irrigation system will be designed with drip zones for all islands and planting beds and high efficiency heads for grass areas. Trees will be on separate drip zones for efficient deep watering during hot summer months. The controller will be ET (evapotranspiration) based and will adjust site watering using real time weather data. There will be a flow sensor and master valve which will shut down the system in case of high or low flow alerts.



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| | SCALE AS SHOWN DESIGNED BY DRBW DRAWN BY MJC CHECKED BY MKW |
| WESTRIDGE RETAIL CONCEPT LANDSCAPE PLAN | |
| WESTRIDGE RETAIL CITY OF MCKINNEY, TEXAS | |
| DATE 10/27/2016 PROJECT NO. 63362501 SHEET NUMBER CLP | |