





PLANT SYMBOL LEGEND




TREES

-  CEDAR ELM
-  LIVE OAK
-  EXISTING TREE
-  EVE'S NECKLACE

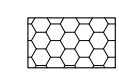
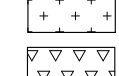




SHRUBS

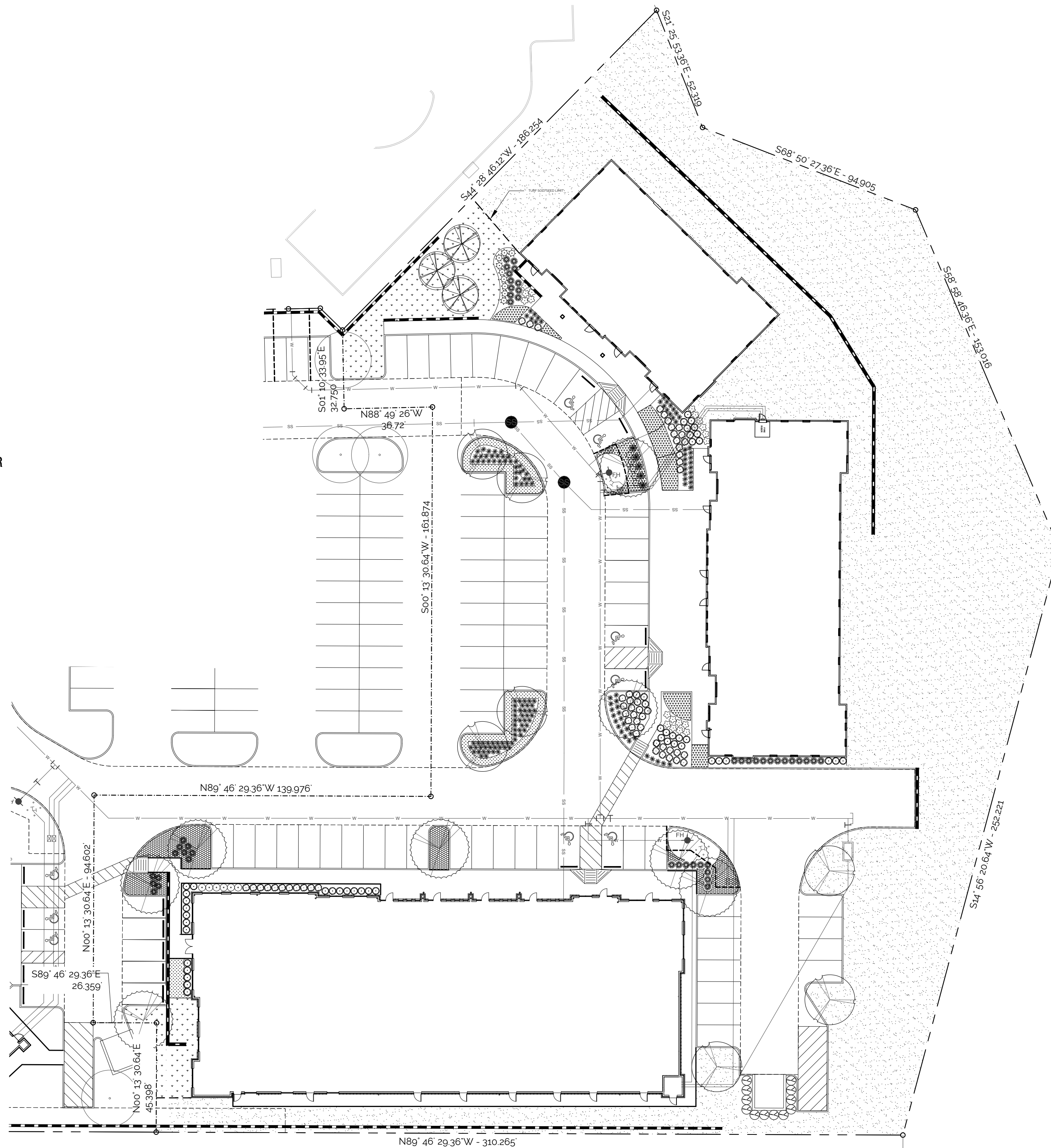
-  GLOSSY ABELIA
-  NELLIE R. STEVENS HOLLY
-  RED YUCCA
-  TEXAS SAGE
-  DWARF WAX MYRTLE

ORNAMENTAL GRASSES

-  GULF MUHLY
-  LINDHEIMER MUHLY
-  MEXICAN FEATHER GRASS

PERENNIALS & GROUNDCOVER

-  FROGFRUIT
-  FOUR NERVE DAISY
-  BLACKFOOT DAISY
-  PURPLE AUTUMN SAGE
-  BERMUDA GRASS SOD
-  BERMUDA GRASS SEED



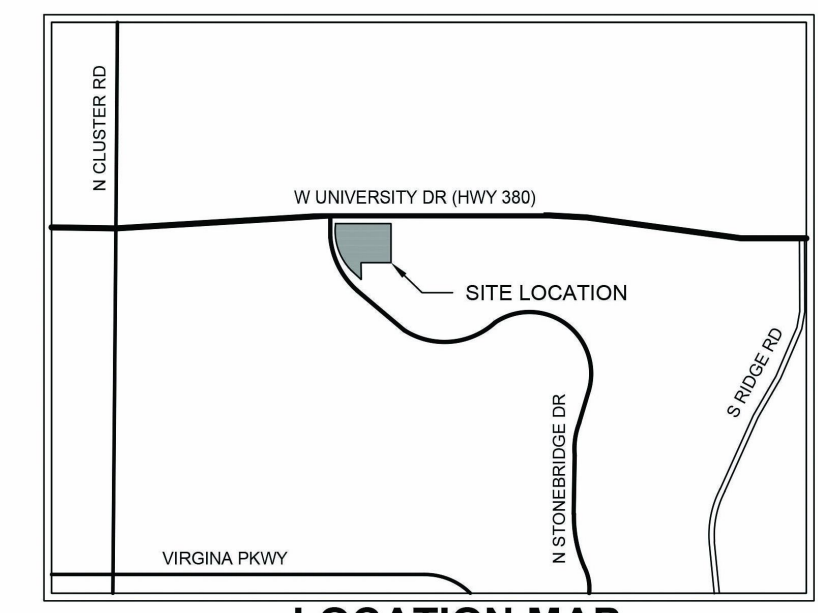
RETAIL 3 LOT LANDSCAPE DATA TABLE

CITY OF MCKINNEY LANDSCAPE REQUIREMENTS

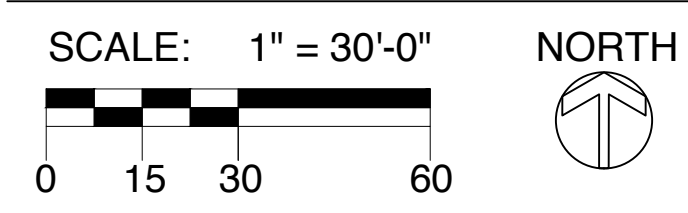
| TYPE | REQUIREMENT | AREA / MEASUREMENT | QUANTITY REQUIRED | QUANTITY PROVIDED |
|-------------------|---|--------------------------------|-------------------|-----------------------|
| GENERAL LANDSCAPE | 10% OF TOTAL LOT AREA SHALL BE LANDSCAPED | 114,403 SF | 11,440 SF | 43,313 SF |
| | 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA | N/A | N/A | N/A |
| | ONE CANOPY TREE PER 40 LF OF STREET FRONTAGE PLANTED IN STREET YARD | NO STREET FRONTAGE | NA | NA |
| PARKING LANDSCAPE | ONE TREE IN PARKING AREA FOR EVERY 10 PARKING SPACES | 74 SPACES | 7 TREES | 15 TREES |
| | 75% OF PARKING LOT STREET FRONTAGE SCREENED FROM VIEW | NO STREET FRONTAGE | NA | NA |
| SCREENING | 1 CANOPY TREE PER END ISLAND AND MIN. 50% OF ISLAND TO BE COVERED WITH LIVING PLANT MATERIAL. | 16 TERMINUS ISLANDS | 16 TREES | 16 TREES (1 EXISTING) |
| | EVERGREEN SHRUBS REQUIRED AROUND DUMPSTER SCREENING WALL | REQUIRED = YES, PROVIDED = YES | | |

PLANT MATERIAL SCHEDULE

| QUANTITY | COMMON NAME | BOTANICAL NAME | CAL. | HT. | SPREAD | CONT. | REMARKS |
|-------------------------------------|-------------------------|--------------------------------------|------|----------|----------------|--------|---|
| CANOPY TREES | | | | | | | |
| 7 | CEDAR ELM | ULMUS CRASSIFOLIA | 4" | 13' | 8' | B&B | FULL & MATCHED, STRAIGHT TRUNK |
| 8 | LIVE OAK | QUERCUS VIRGINIANA | 4" | 13' | 8' | B&B | FULL & MATCHED, STRAIGHT TRUNK |
| ORNAMENTAL TREES | | | | | | | |
| 3 | EVE'S NECKLACE | SOPHORA AFFINIS | 2" | 8' MIN. | 6'-8' | B&B | FULL & MATCHED, STRAIGHT TRUNK |
| SHRUBS | | | | | | | |
| 6 | GLOSSY ABELIA | ABELIA X GRANDIFLORA | - | 36" MIN. | 36" MIN. | 5 GAL. | 36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS |
| 12 | NELLIE R. STEVENS HOLLY | ILEX X NELLIE R. STEVENS | - | 48" MIN. | 48" MIN. | 7 GAL. | 48" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS |
| 5 | RED YUCCA | HESPERALOE PARVIFLORA | - | 24" MIN. | 24" MIN. | 7 GAL. | 48" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS |
| 19 | TEXAS SAGE | LEUCOPHYLLUM FRUTESCENS TEXAS RANGER | - | 36" MIN. | 36" MIN. | 5 GAL. | 36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS |
| 50 | DWARF WAX MYRTLE | MYRICA PUSILLA | - | 36" MIN. | 36" MIN. | 5 GAL. | 36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS |
| ORNAMENTAL GRASSES | | | | | | | |
| 43 | GULF MUHLY | MUHLENBERGIA CAPILLARIS | - | 24" | 24" | 3 GAL. | 36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS |
| 52 | LINDHEIMER MUHLY | MUHLENBERGIA LINDHEIMERI | - | 24" | 24" | 3 GAL. | 36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS |
| 150 | MEXICAN FEATHERGRASS | NASSELLA TENUISSIMA | - | 18" | 12" | 1 GAL. | 36" O.C. SPACING, OR AS INDICATED ON PLANS |
| PERENNIALS & GROUNDCOVER | | | | | | | |
| 1,454 SF | FROG FRUIT | PHYLA NODIFLORA | - | 6"-12" | 12" | 1 QT. | 12" O.C. TRIANGULAR SPACING. |
| 1,348 SF | FOUR NERVE DAISY | TETRANEURIS SCAPOSA | - | 8" | 8" | 1 GAL. | 12" O.C. TRIANGULAR SPACING. |
| 1,242 SF | BLACKFOOT DAISY | MELAMPODIUM LEUCANTHUM | - | 8" | 8" | 1 GAL. | 18" O.C. TRIANGULAR SPACING. |
| 14 | PURPLE AUTUMN SAGE | SALVIA GREGGII 'PURPLE' | - | 24" MIN. | 18" MIN. | 5 GAL. | 36" O.C. TRIANGULAR SPACING, OR AS INDICATED ON PLANS |
| TURF GRASS | | | | | | | |
| 2,688 SF | BERMUDA GRASS SOD | CYNODON DACTYLON | | | | | HAND-LAID SOD PANELS |
| 3,520 SF | BERMUDA GRASS SEED | CYNODON DACTYLON | | | | | HYDRO-SEED APPLICATION |
| OTHER | | | | | | | |
| 196 LF | BED EDGING | STEEL | | | 4" GREEN COLOR | | INSTALL 1" ABOVE ADJACENT GRADE WITH STAKES |



LANDSCAPE PLAN



LOCATION
Victory at Stonebridge, LLC
Southeast Corner of Stonebridge Dr. and Highway 380 (W University Dr)
Lot 1

OWNER/APPLICANT
Victory at Stonebridge, LLC
825 LBJ Fwy, Ste. 400
Dallas, TX 75251
Telephone: (214) 708-0707
Contact: Kris Ramji

ENGINEER
Kirkman Engineering
4821 Merlot Ave., Suite 210
Grapevine, Texas 76051
Telephone: (817) 488-4960
TBPE No. 15874
Contact: Shea Kirkman, P.E.



JOB NUMBER: VIC17005_Stonebridge Ph3
DESIGNED BY: AC
DRAWN BY: AC
CHECKED BY: JB
ISSUE DATE: 11-14-2018
REV:

Interim review documents.
Not for regulatory approval, permitting or construction.
Andrew A. Cousins
Texas RLA No. 2704
11/14/2018

VICTORY AT STONEBRIDGE MOB
MCKINNEY, TEXAS

LANDSCAPE PLAN

SHEET:
LP1.0