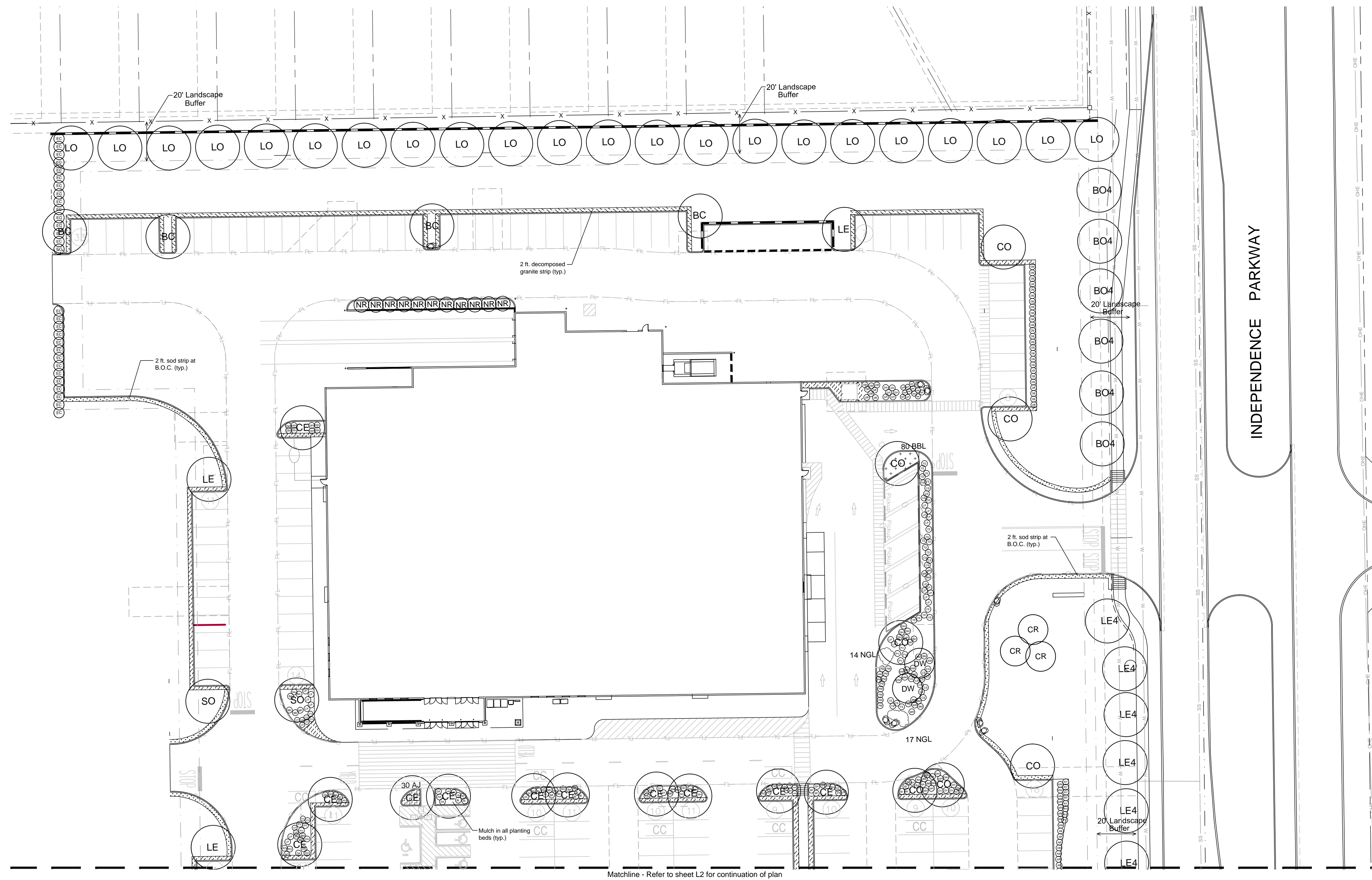


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TREE LEGEND

- Canopy Trees**
- LO Live Oak
 - CE Cedar Elm
 - LE Lacebark Elm
 - BO Bur Oak
 - CO Chinquapin Oak
 - SO Shumard Oak
 - BC Bald Cypress
 - CP Chinese Pistache
- Ornamental Trees**
- CR Crapemyrtle
 - TY Tree Yaupon
 - EC Eastern Red Cedar
 - DW Desert Willow
 - NR Nellie R. Stevens Holly

SHRUB LEGEND

- SP Spirea
- AB Abelia
- DA Dwarf Abelia
- BA Barbary
- 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
- DWH Dwarf Indian Hawthorne
- BI Butterfly Iris
- CO Coreopsis
- SD Shasta Daisy
- GL Giant Liriope
- BB Butterfly Bush
- PV Pavonia
- DY Dwarf Yaupon
- AJ Asian Jasmine
- CH Coral Honeysuckle
- HN Harbor Dwarf Nandina
- BBL Big Blue Liriope

HATCH LEGEND

- Big Blue Liriope
- Decomposed Granite
- Asian Jasmine

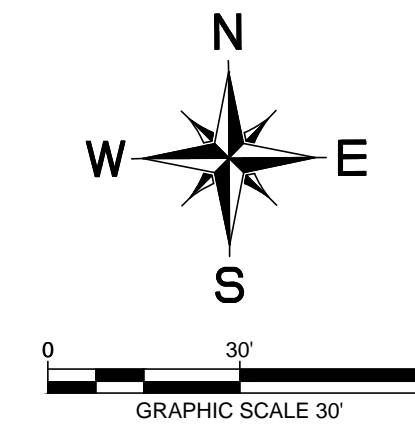
LANDSCAPE NOTES

- Hydromulch grass to be Sahara Bermuda. Solid sod 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" recycled plastic edging between all shrub beds and grass areas. Benda Board or equal.

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

NOTE

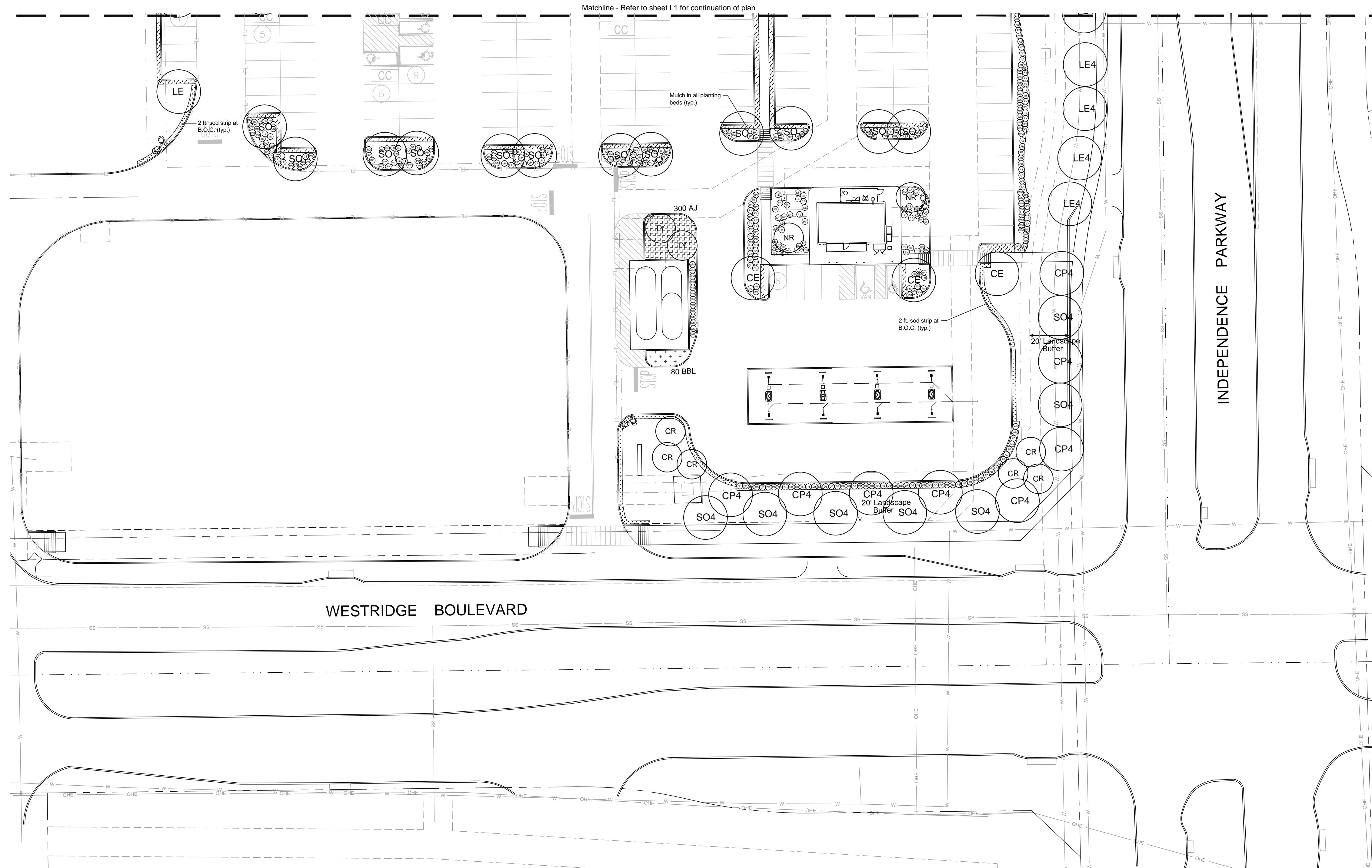
The Contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions not allow hydro-mulch, hydro-seeding, or sprigging (Stage 3 and Stage 4 water restrictions), an approved alternative for grassing shall be installed.



RECEIVED
 By Planning Department at 8:16 am, Mar 30, 2016

<p>© 2014, KIMLEY-HORN AND ASSOCIATES, INC. 5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034 PHONE: 972-335-3580 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>		REVISIONS No. _____ DATE _____
SCALE AS SHOWN DESIGNED BY DRB DRAWN BY MJC CHECKED BY MKW		LANDSCAPE PLAN
NWC OF WESTRIDGE BLVD. AND INDEPENDENCE PKWY. CITY OF MCKINNEY, TEXAS		DATE 03/29/2016 PROJECT NO. 63362501 SHEET NUMBER L-1

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Canopy Trees

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CE Cedar Elm	SO Shumard Oak
LE Lacebark Elm	BC Bald Cypress
BO Bur Oak	CP Chinese Pistache

Ornamental Trees

CR Crapemyrtle	DW Desert Willow
TY Tree Yaupon	NR Nellie R. Stevens Holly
EC Eastern Red Cedar	

SHRUB LEGEND

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

HATCH LEGEND

	Big Blue Liriope		Asan Jasmine
	Decomposed Granite		

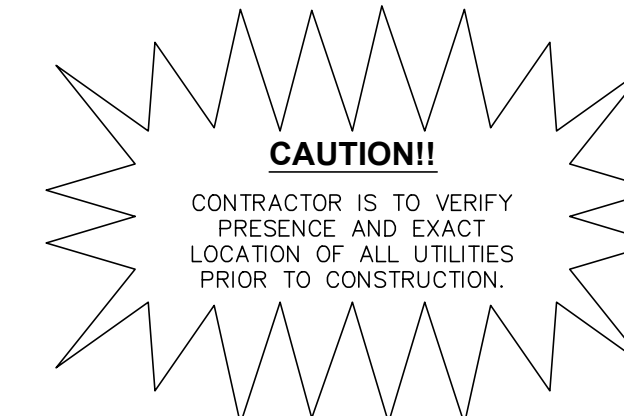
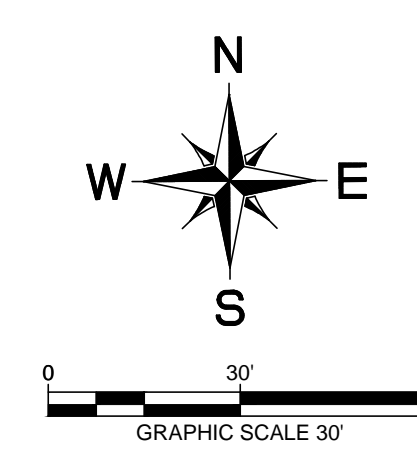
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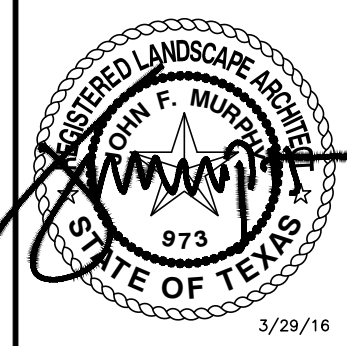


No.	REVISIONS	DATE

Kimley»Horn

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TEXAS REGISTERED ENGINEERING FIRM F-928



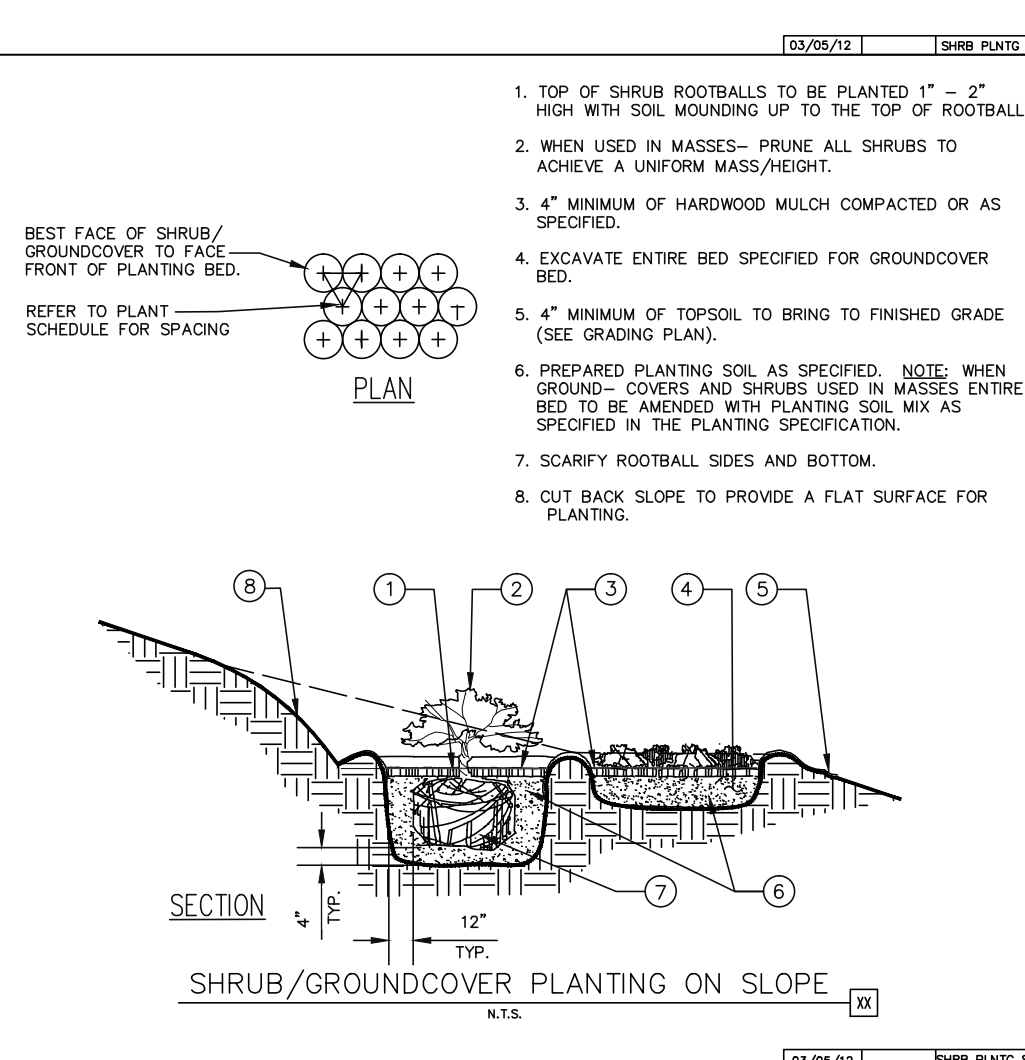
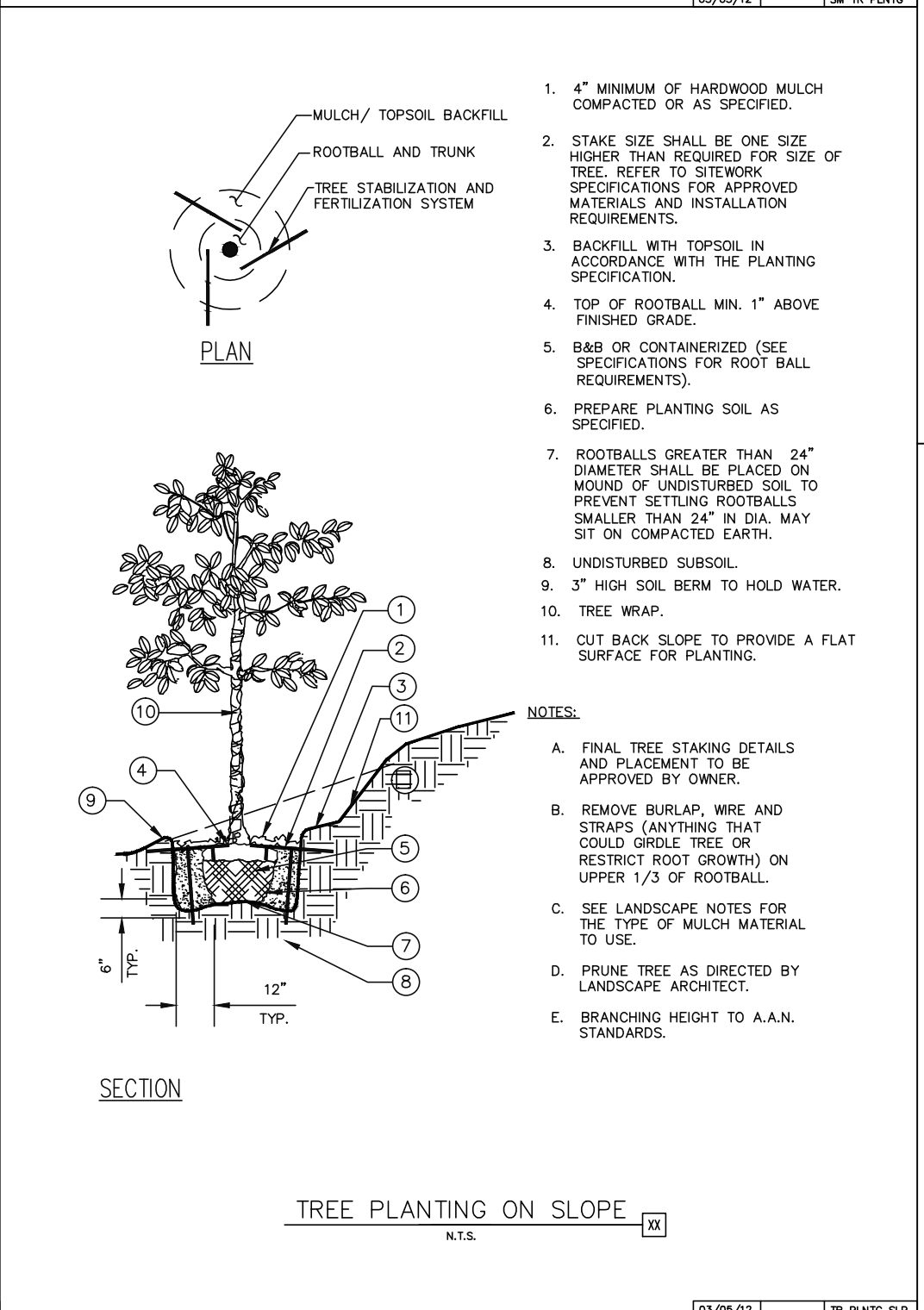
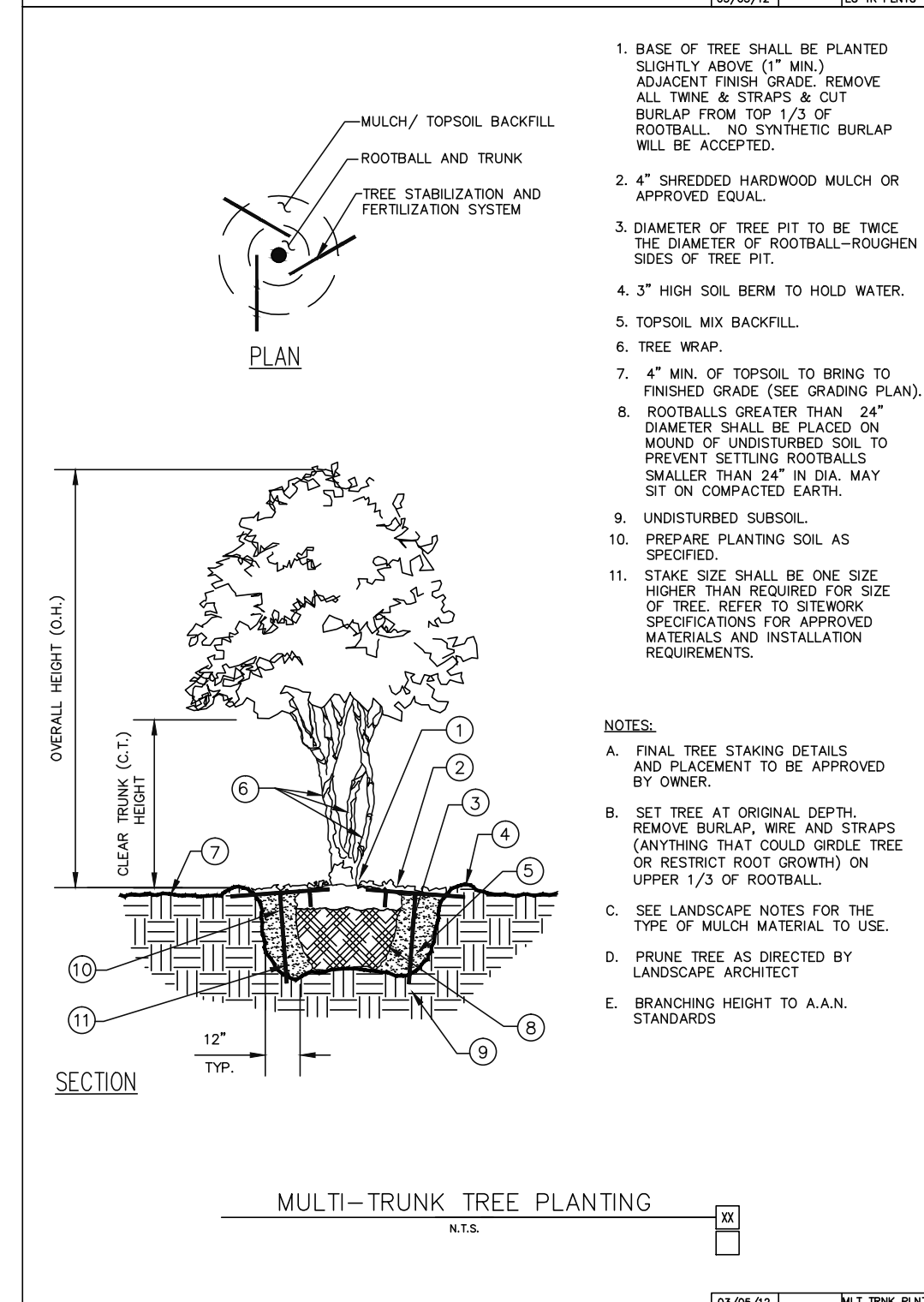
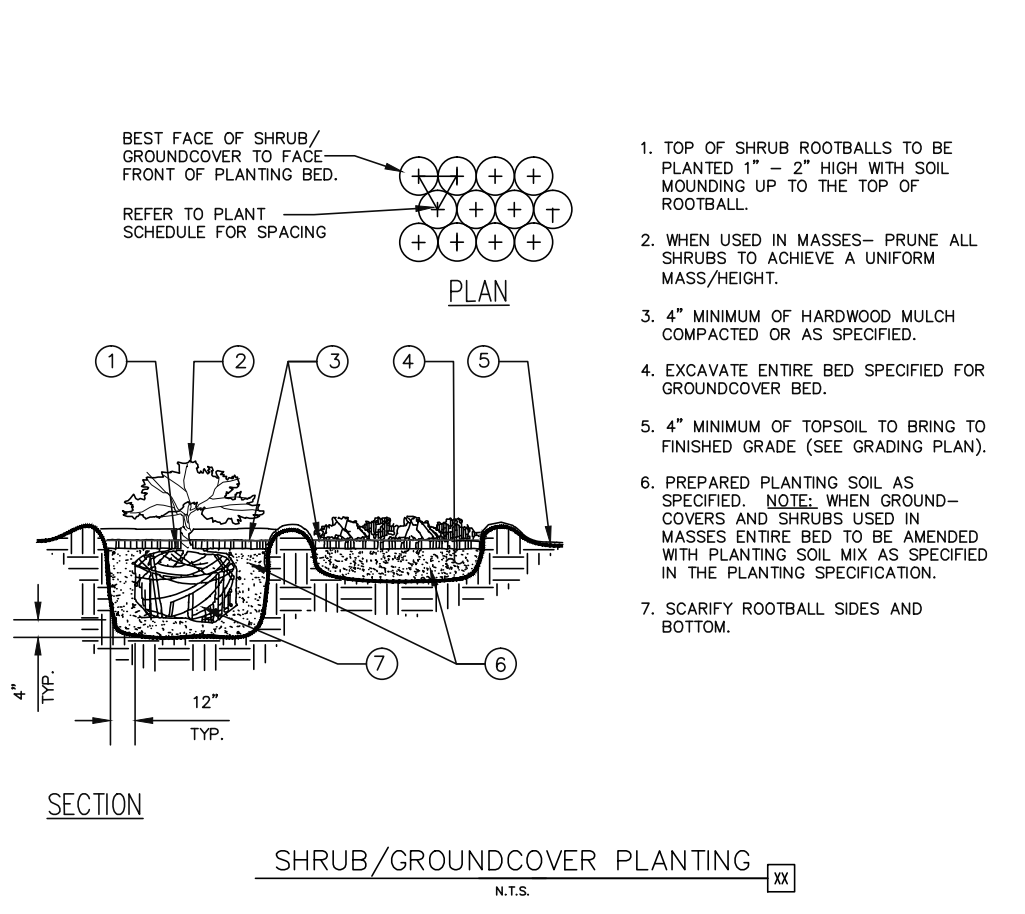
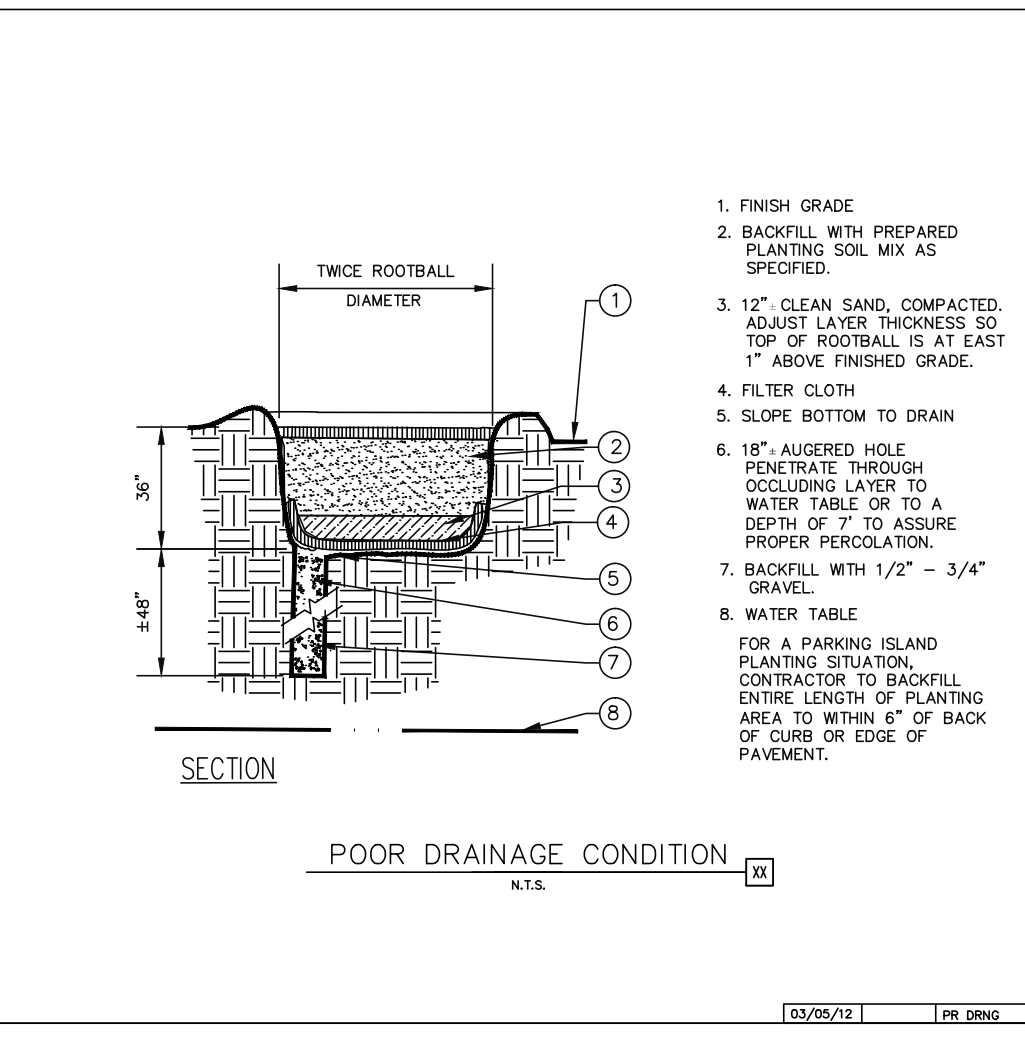
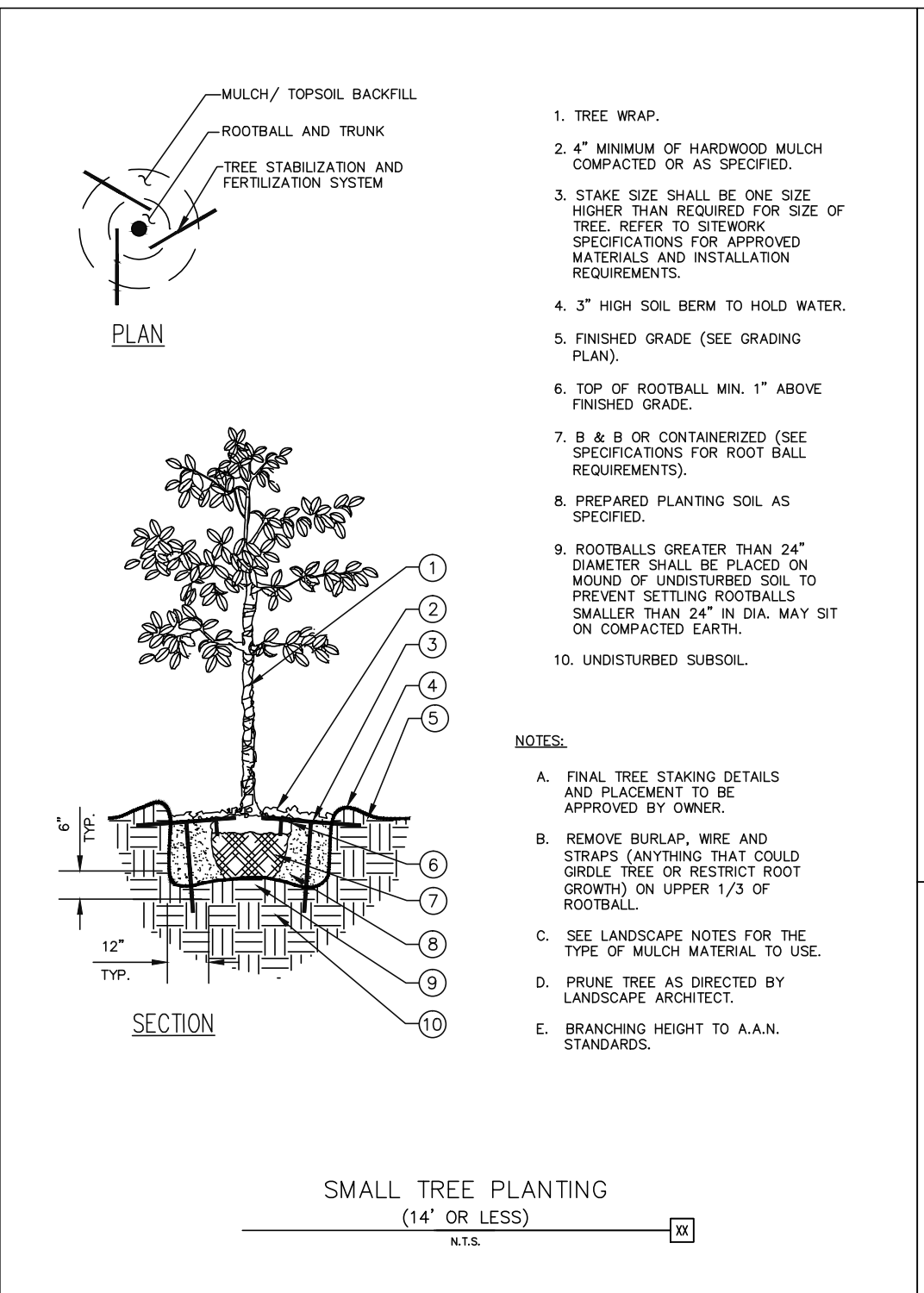
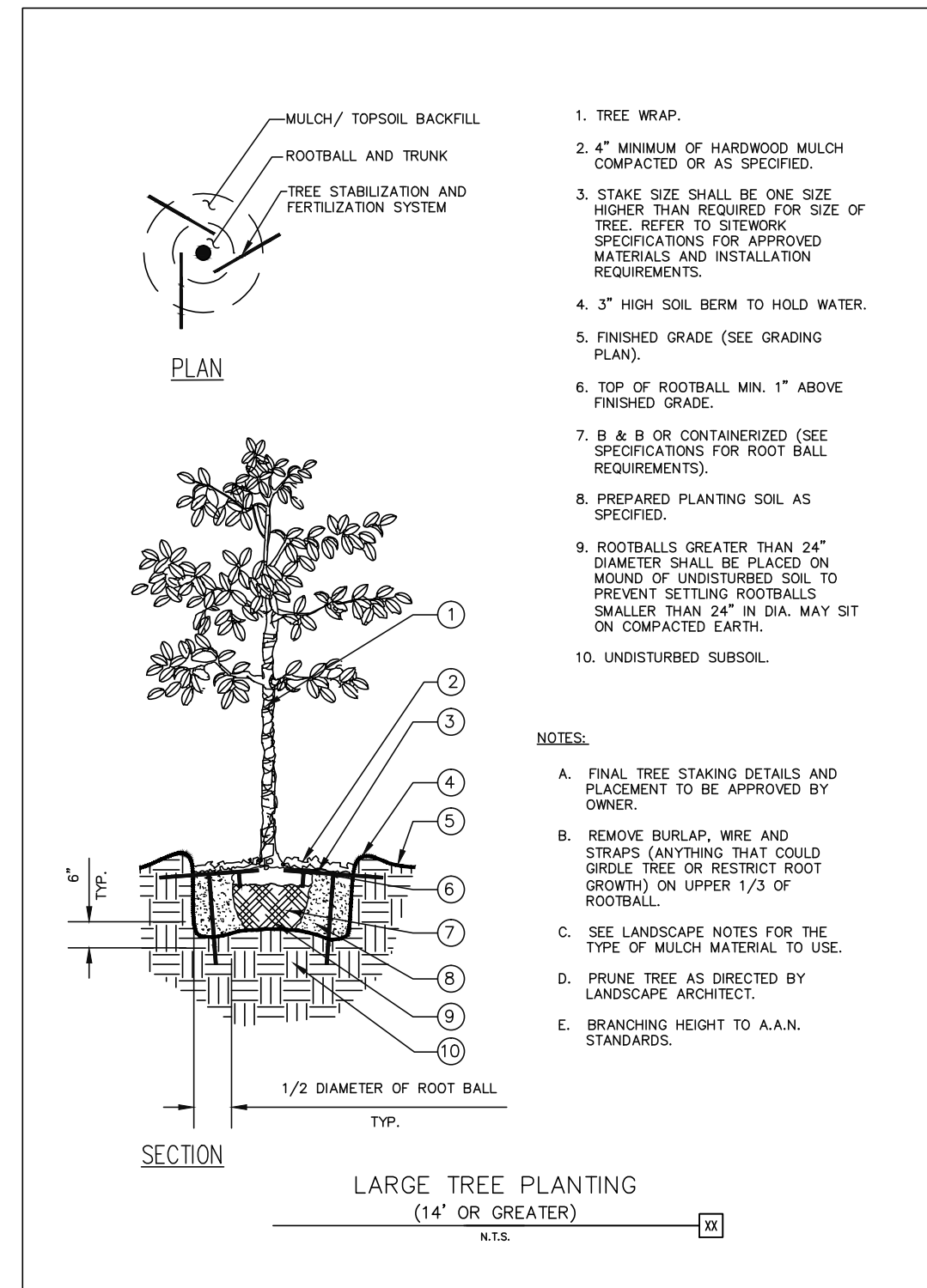
SCALE	AS SHOWN
DESIGNED BY	DRBW
DRAWN BY	MJC
CHECKED BY	MKW

LANDSCAPE PLAN

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

DATE	03/29/2016
PROJECT NO.	63362501
SHEET NUMBER	L-2

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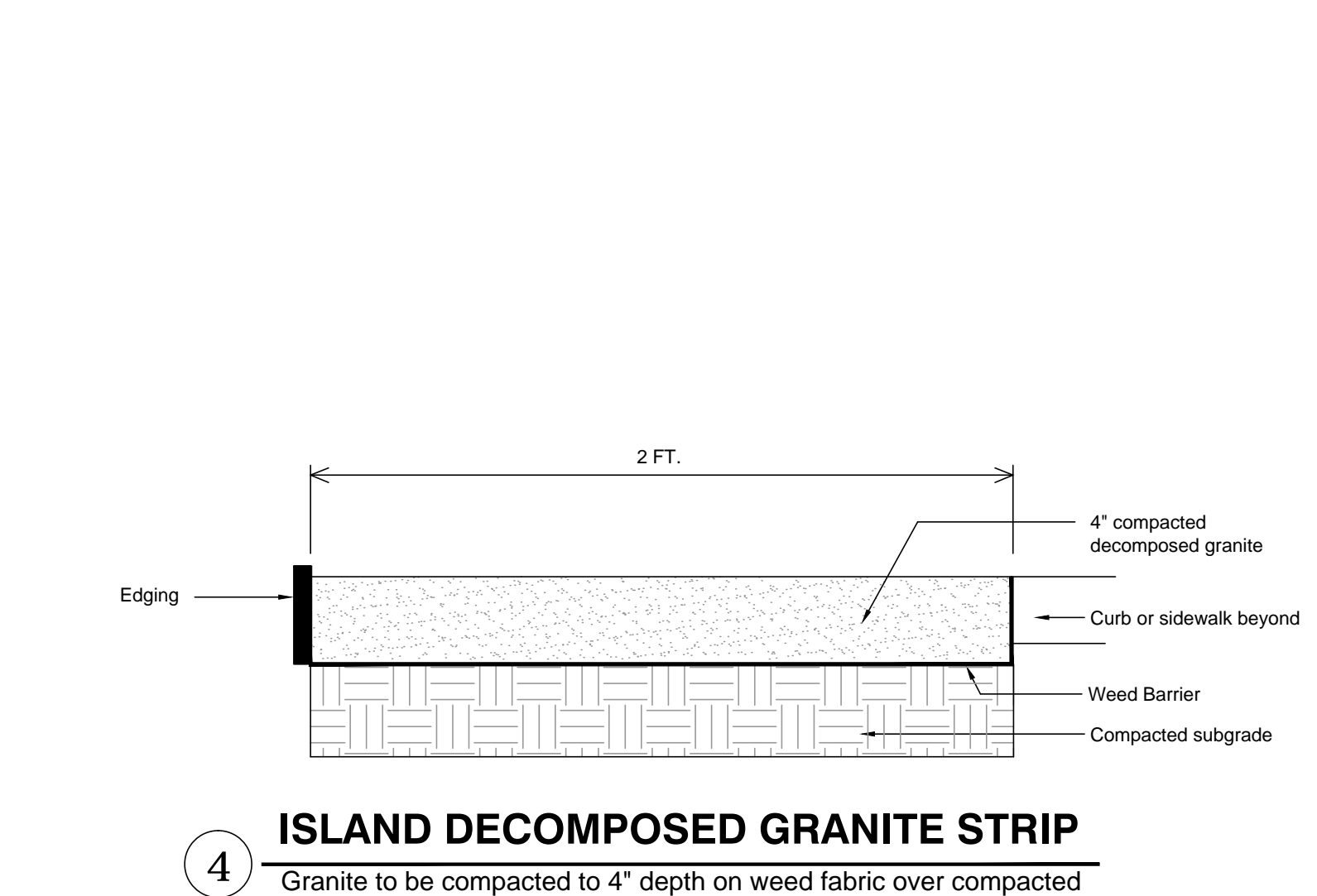
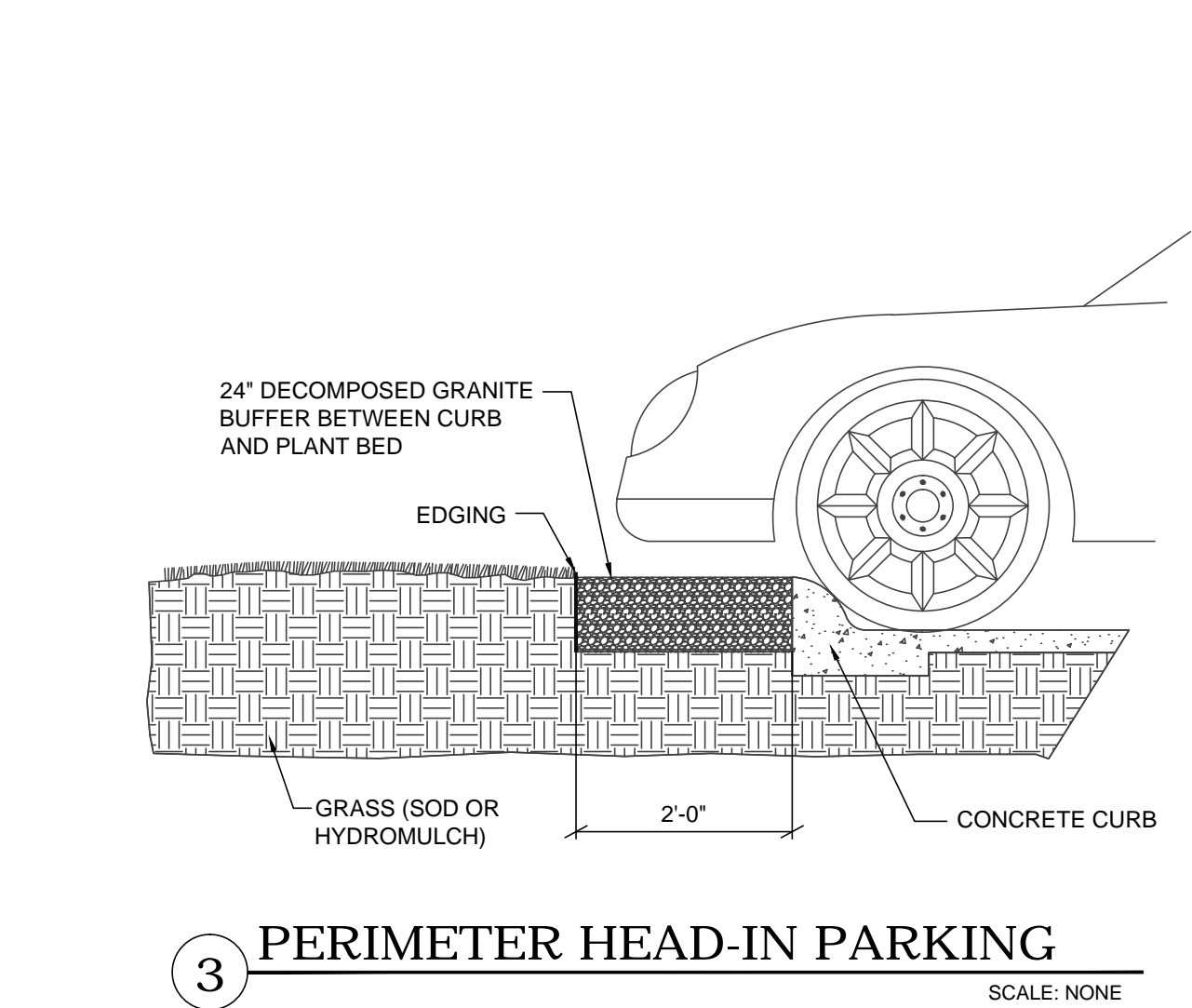
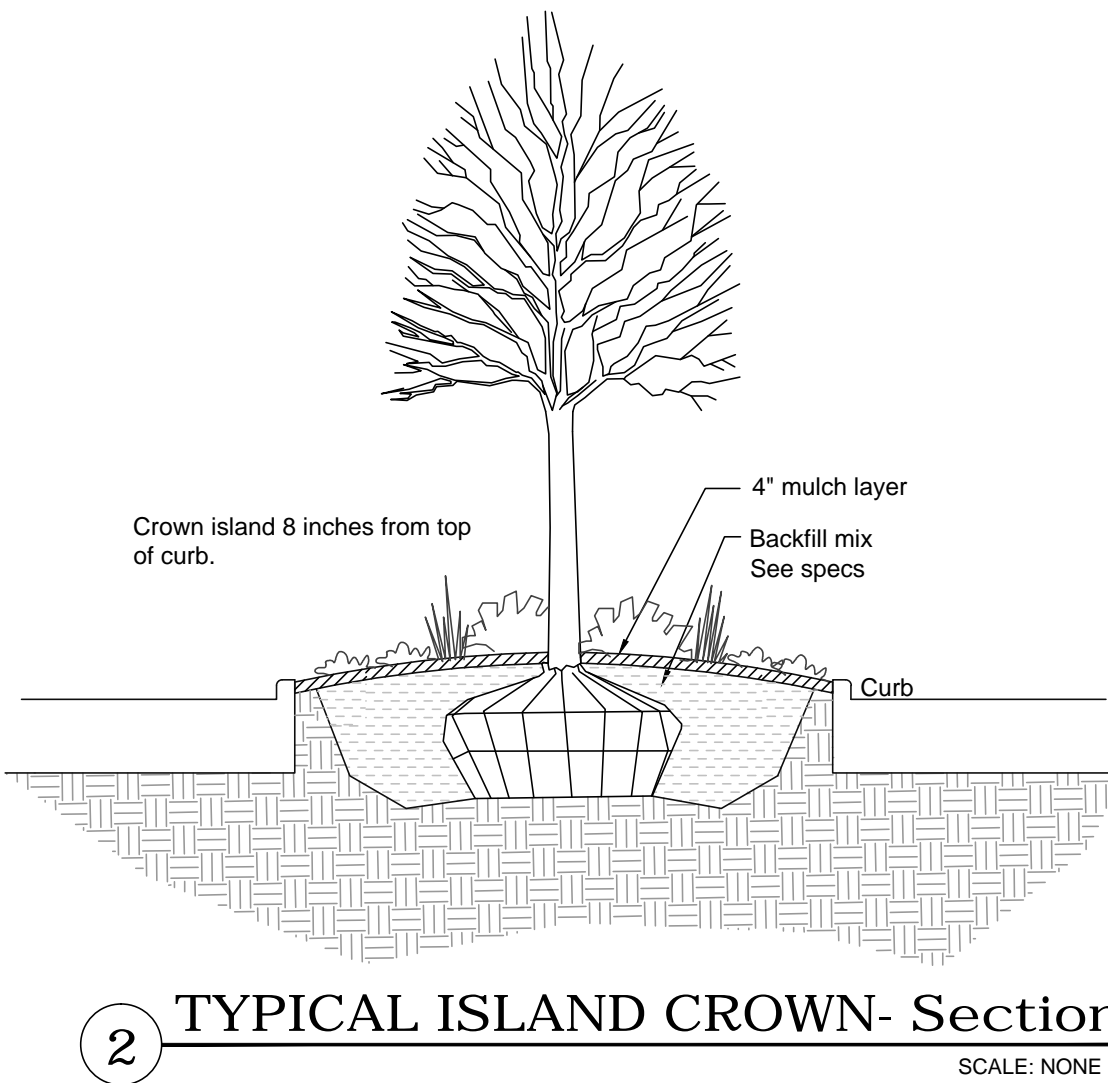
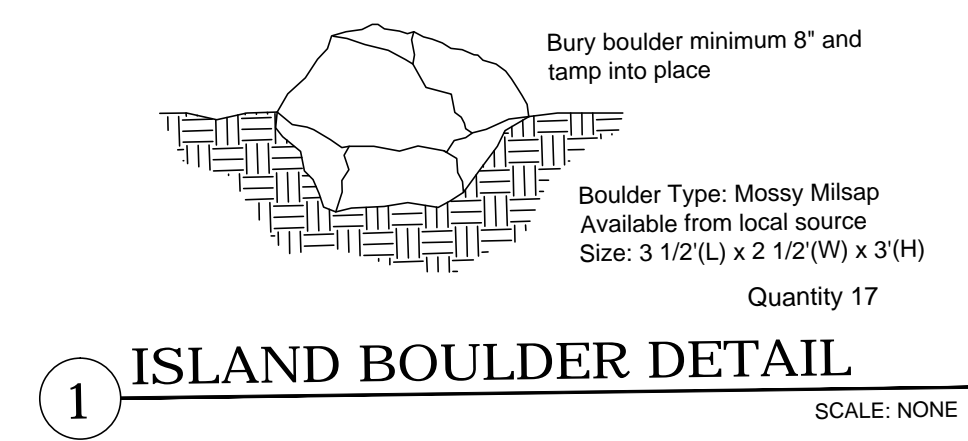


PLANT LIST			
CANOPY TREES			
14	LE	Lacebark Elm	Ulmus parviflora
7	CO	Chinquapin Oak	Quercus muhlenbergia
14	CE	Cedar Elm	Ulmus crassifolia
14	LO	Live Oak	Quercus virginiana
7	BO	Bur Oak	Quercus macrocarpa
9	CP	Chinese Pistache	Ficus chinensis
21	SO	Shumard Oak	Quercus shumardi
4	BC	Bald Cypress	Taxodium distichum
ORNAMENTAL TREES			
29	EC	Eastern Red Cedar	Juniperus virginiana
2	DW	Desert Willow	Chilopsis linearis
9	CR	Crapeymrtle	Lagerstroemia indica 'Cherokee'
2	TY	Tree Yucca	Ilex vomitoria
11	NR	Nellie R. Stevens Holly	Nellie R. Stevens Holly
SHRUBS & GROUNDCOVERS			
9	SP	Spirea	Spirea 'Anthony Waterer'
41	AB	Abelia	Abelia grandiflora
24	DA	Dwarf Abelia	Abelia grandiflora 'Ed. Goucher'
22	BA	Barberry	Berberis sp.
55	WM	Dwarf Wax Myrtle	Myrica pusilla
12	RO	Rosemary	Rosmarinus prostratus
37	TS	Texas Sage	Leucophyllum frutescens 'Silverado'
27	MF	Mexican Feather Grass	Nassella tenuissima
17	BM	Big Muhly	Muhlenbergia lindheimeri
35	PM	Pink Muhly	Muhlenbergia capillaris
38	CS	Cherry Sage	Salvia greggii 'Pink'
35	LP	Chinese Fringe Shrub	Loropetalum Ruby
51	RY	Red Yucca	Hesperaloe parviflora
63	DB	Dwarf Burford Holly	Ilex cornuta 'Burfordii'
31	NGL	New Gold Lantana	Lantana 'New Gold'
28	DH1	Dwarf Indian Hawthorne	Raphanopsis indica 'Bay Breeze'
14	BI	Butterfly Iris	Dietsa bicolor
23	CO	Coreopsis	Coreopsis lanceolata 'Early Sunrise'
9	SD	Shasta Daisy	Leucanthemum superbum
13	GL	Giant Liriope	Liriope gigantea
20	BB	Burford Bush	Buddleya davidii
19	PV1	Pavonia	Pavonia lasiopetalata
15	DY	Dwarf Yucca	Ilex vomitoria 'nana'
330	AJ	Asian Jasmine	Trachelospermum asiaticum
12	CH	Coral Honeysuckle	Lonicera sempervirens
31	HN	Harbor Dwarf Nandina	Nandina domestica 'Harbour Dwarf'
160	BBL	Big Blue Liriope	Liriope muscaris 'Big Blue'

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.

City of McKinney, Texas LANDSCAPE CALCULATIONS

Area	Required	Provided
Total Lot Area	6.57 AC	286,189 SF
Landscape Area 10%	28,619 SF	75,416 SF (26%)
Streetyard Landscape Area 20 ft. width min.		
Independence Pkwy 654 LF	1,962 sf (15%)	10,054 sf (77%)
Westridge Road 247 LF	741 sf (15%)	4,501 sf (91%)
Street Trees		
1 tree 4" cal. every 30 ft.		
Independence Pkwy 654 LF	22	22
Westridge Road 247 LF	9	10
Parking Lot Landscape		
1 tree per 10 spaces	19	42
1 tree within 65 ft of every space		
1 tree at terminus of row		
Buffer Trees		
1 tree 4" cal. every 25 ft.		
North property line 550 LF	22	22



CAUTION!
CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

811
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WWW.KIMLEY-HORN.COM
TEXAS REGISTERED ENGINEERING FIRM F-928

LANDSCAPE DETAILS

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

SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
		DRB/W	MJC	MMW

DATE: 03/29/2016
PROJECT NO: 63362501
SHEET NUMBER: L-3