

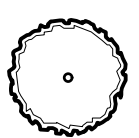
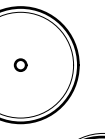
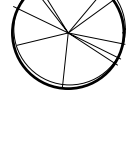



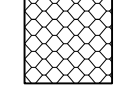
PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AND MUST BE REPLACED WITH PLANT MATERIAL OF SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- FINAL FINISH GRADING SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION PRIOR TO PLANTING.
- ALL PLANT QUANTITIES LISTED ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED IN THE PLANT SCHEDULE AND VERIFY ALL QUANTITIES.
- LANDSCAPE CONTRACTOR TO PROVIDE STEEL EDGING (REFER TO MATERIALS PAGE) BETWEEN ALL PLANTING BEDS AND LAWN AREAS.
- ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS AND SIZES GIVEN IN THE PLANT LIST AND SHALL BE NURSERY GROWN IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK. LATEST EDITION AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
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- PLANT MATERIAL SHALL BE PRUNED AS NECESSARY TO CONTROL SIZE BUT NOT TO DISRUPT THE NATURAL GROWTH PATTERN OR CHARACTERISTIC FORM OF THE PLANT EXCEPT AS NECESSARY TO ACHIEVE HEIGHT CLEARANCE FOR VISIBILITY AND PEDESTRIAN PASSAGE OR TO ACHIEVE A CONTINUOUS OPACQUE HEDGE IF REQUIRED.
- LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
- ALL LIME STABILIZED SOIL & INORGANIC SELECT FILL FOR BUILDING SHOULD BE REMOVED FROM PLANTING AREAS TO A DEPTH OF 24" & REPLACED WITH ORGANIC IMPORTED TOPSOIL FILL.
- CONTRACTOR TO PROVIDE SUBMITTAL WITH PHOTOS OF ALL PLANT MATERIAL FOR APPROVAL.
- 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.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY (NOT INCLUDED IN PLANTING PLANS) TO BE FINED GRADED AND SEEDED WITH BERMUDA GRASS PER SPECIFICATIONS.

IRRIGATION NOTES:

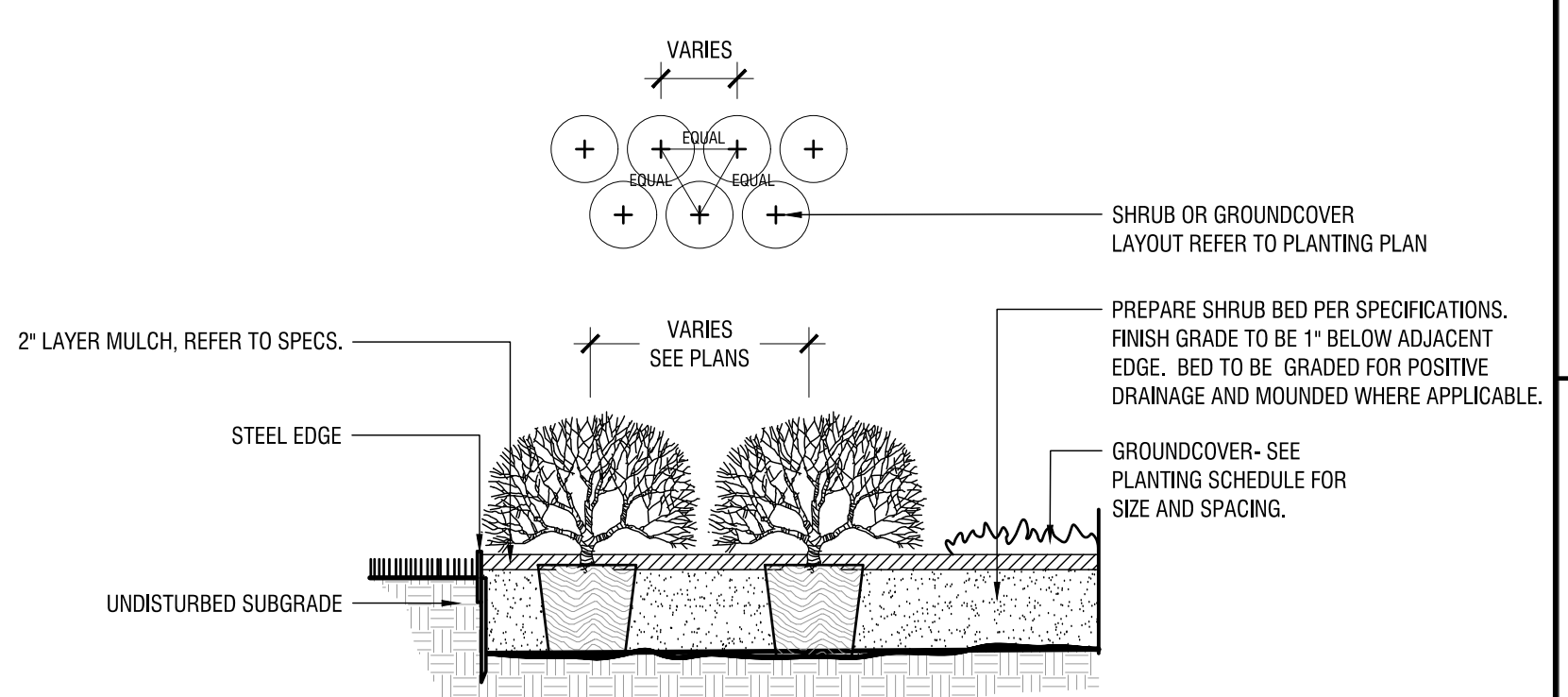
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PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	REMARKS
	Cedar Elm / <i>Ulmus crassifolia</i>	4"	12' - 14' ht		B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7" CLEAR AT SIDEWALKS, 14" CLEAR AT FIRELANE
	Live Oak Tree / <i>Quercus virginiana</i>	4"	12' - 14' ht		B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Shumard Red Oak 'Texana' / <i>Quercus shumardii</i>	4"	12' - 14' ht		B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
SHRUBS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	REMARKS
	Dwarf Southern Wax Myrtle / <i>Myrica pusilla</i>	5 gal	24" h x 24" w	36" OC	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED, TO BE 3' HT & CONTINUOUS SCREEN WITHIN 2 YEARS
	Nellie Stevens Holly / <i>Ilex x 'Nellie R Stevens'</i>	15 gal	36" ht. min.	36" OC	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	REMARKS
	Bermuda Grass / <i>Cynodon dactylon</i>	sod			REFER TO SPECIFICATIONS
	Parking Island Mix / Parking Island Mix	Varies			Parking Island Mix of 5 gal, 3 gal, and 1 gal plants and turf. Mulch or decomposed granite not to exceed 50% of island

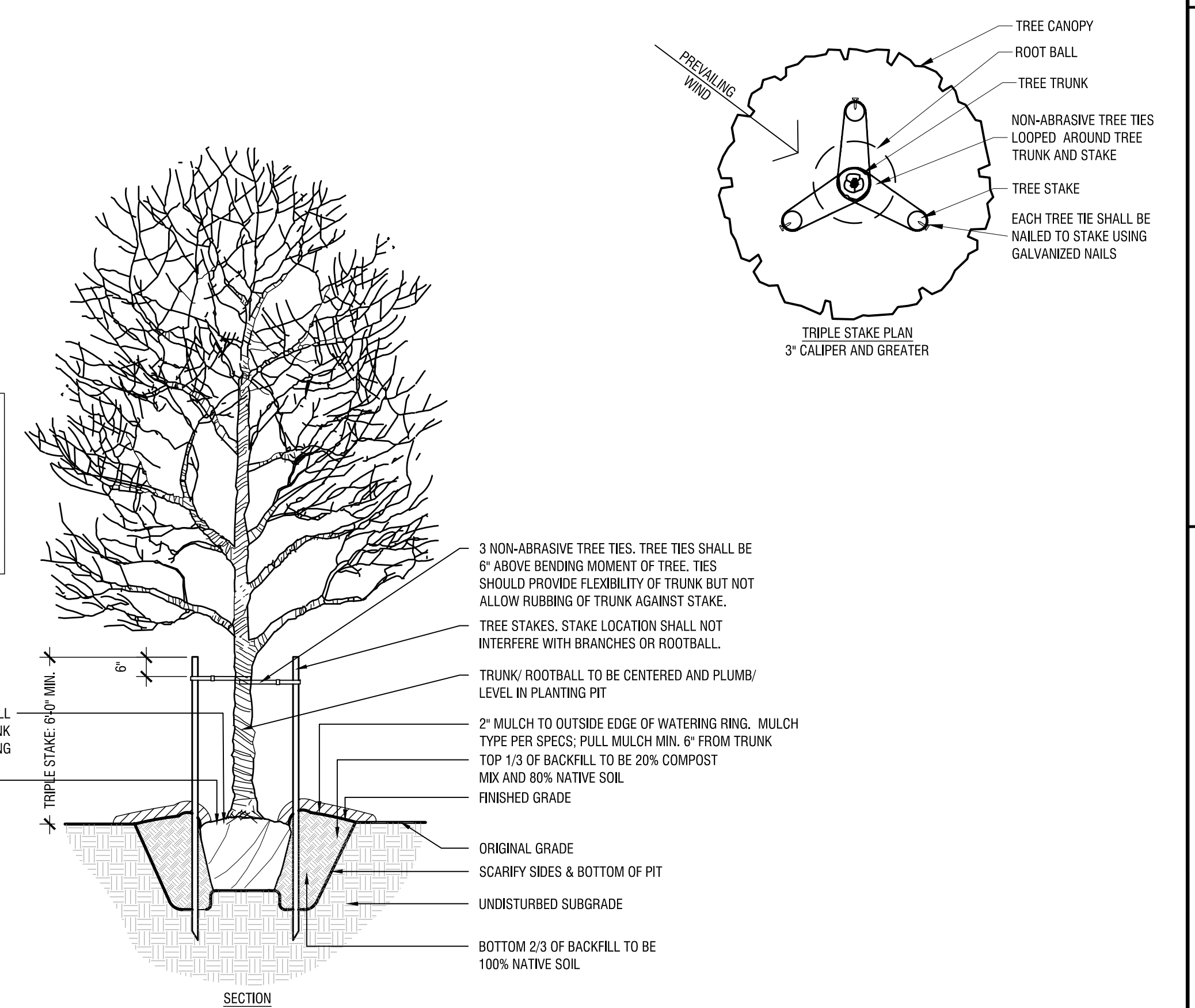
Site Data	AC	SF
Total Site Area	1.27	55,524
Site Landscape Area	Required (% / SF)	Provided (% / SF)
10% of site to be landscaped	10%	30%
	5,552	16,635
Street Frontage	Required	Provided
Virginia Parkway (180LF)		
1 tree/ 40 LF	5	5
Hardin Boulevard (263LF)		
1 tree/ 40 LF	7	8
Street Yard	Required (% / SF)	Provided (% / SF)
Permanent landscape area within street yard	15%	100%
Parking Lot	Required	Provided
Surface Parking Spaces	20	26
1 shade tree/ 10 parking spaces	2	5

NOTE: Tree must be within 65' of every parking space



Shrubs & Groundcover
Scale: 1/2" = 1'-0"

- NOTES:
- REFERENCE PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - LOCATE ALL STAKES OUTSIDE OF ROOTBALL. DO NOT DRIVE STAKES INTO ROOTBALL.
 - STAKE MUST BE DRIVEN MIN. 24" INTO SOIL.
 - ALL MULTI-TRUNK TREES SHALL BE TRIPLE STAKED.



Canopy Tree - 5" or Smaller
Scale: 1/2" = 1'-0"

Kimley»Horn
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Kimley»Horn
P.L.L.C. Courtney L. Smith
A No. 3323 Exp. 12/27/2019

KHA PROJECT: 065705121
DATE: 01/27/2019
SCALE: AS SHOWN
DESIGNED BY: EJM
DRAWN BY: EJM
CHECKED BY: CLS

7-ELEVEN
VIRGINIA PARKWAY AND
HARDIN BOULEVARD
(MCKINNEY, TX)
COLLIN COUNTY

CODE PLANTING NOTES
AND DETAILS

SHEET NUMBER
L1.01

IMAGES: Kimley-Horn, Inc. 2019
DRAWN BY: COURTNEY L. SMITH
CHECKED BY: COURTNEY L. SMITH
DATE: 01/27/2019
SCALE: AS SHOWN
DESIGNED BY: EJM
DRAWN BY: EJM
CHECKED BY: CLS

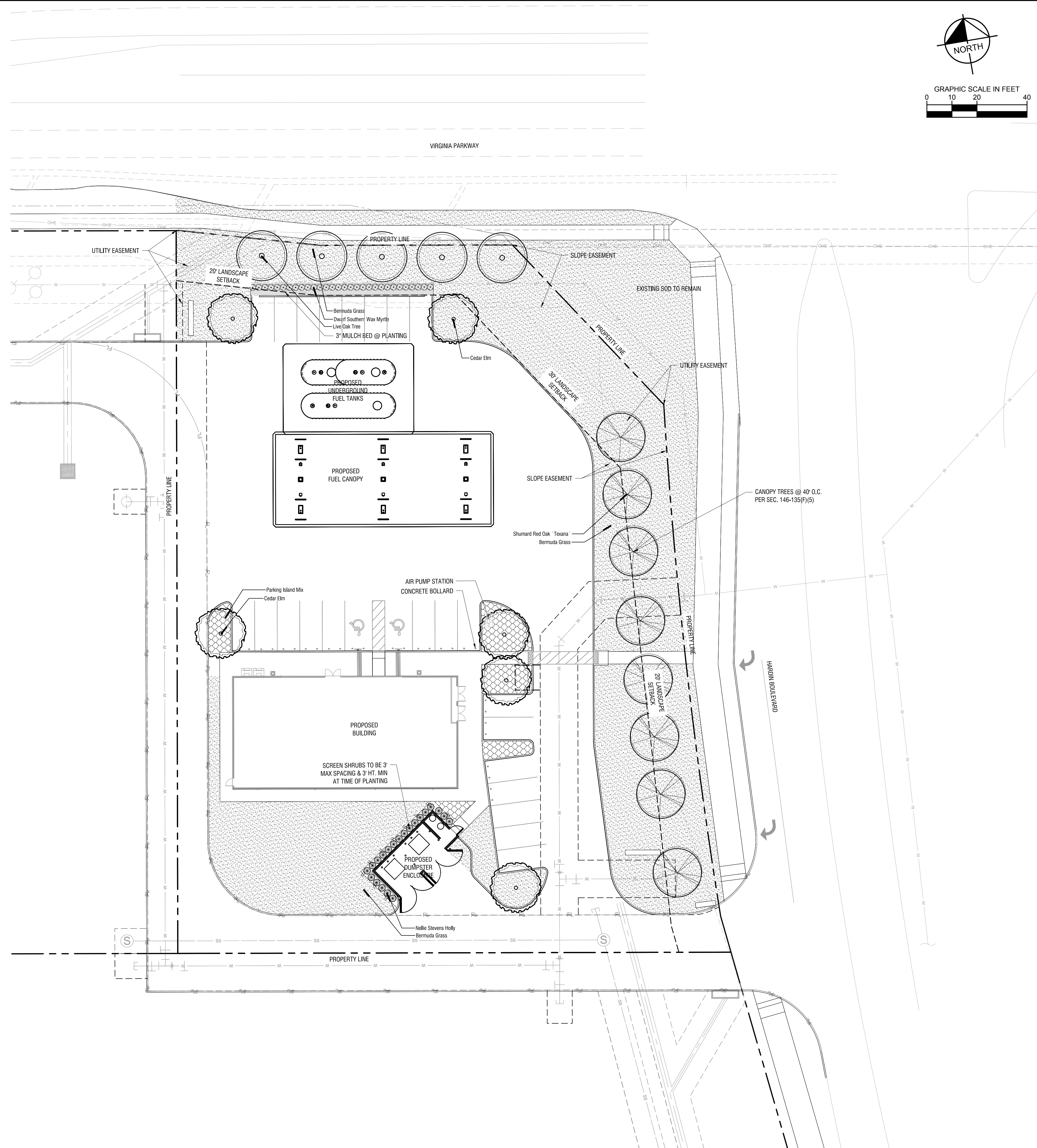
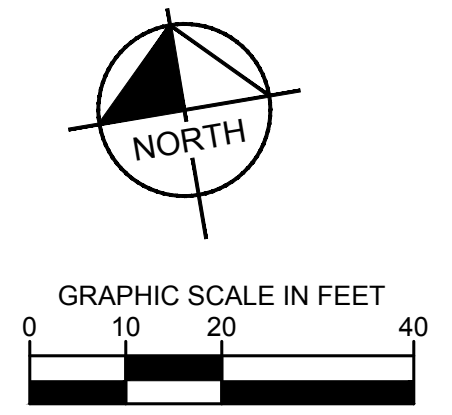
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KIMLEY-HORN AND ASSOCIATES, INC. 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TEXAS 75244-3820 PHONE: 972.776.1300 FAX: 972.239.3820 WWW.KIMLEY-HORN.COM

NO.	REVISIONS	DATE	BY

Kimley»Horn

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 DALLAS, TEXAS 75244-3820
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Kimley»Horn

P.L.A. County L. Smith
 A.No. 3323 Plan No. 02.27.2019

KHA PROJECT 068705121	DATE 01/27/2019	SCALE AS SHOWN	DESIGNED BY EJM	DRAWN BY EJM	CHECKED BY CLS
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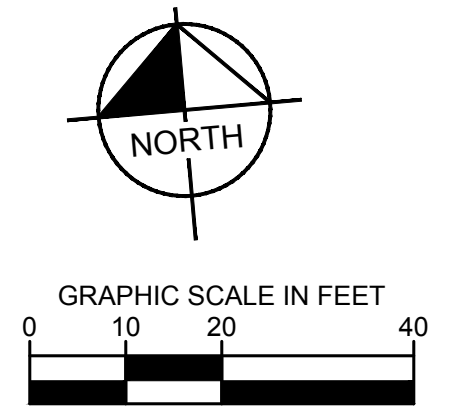
7-ELEVEN
 VIRGINIA PARKWAY AND
 HARDIN BOULEVARD
 (MCKINNEY, TX)
 COLLIN COUNTY

CODE PLANTING PLAN

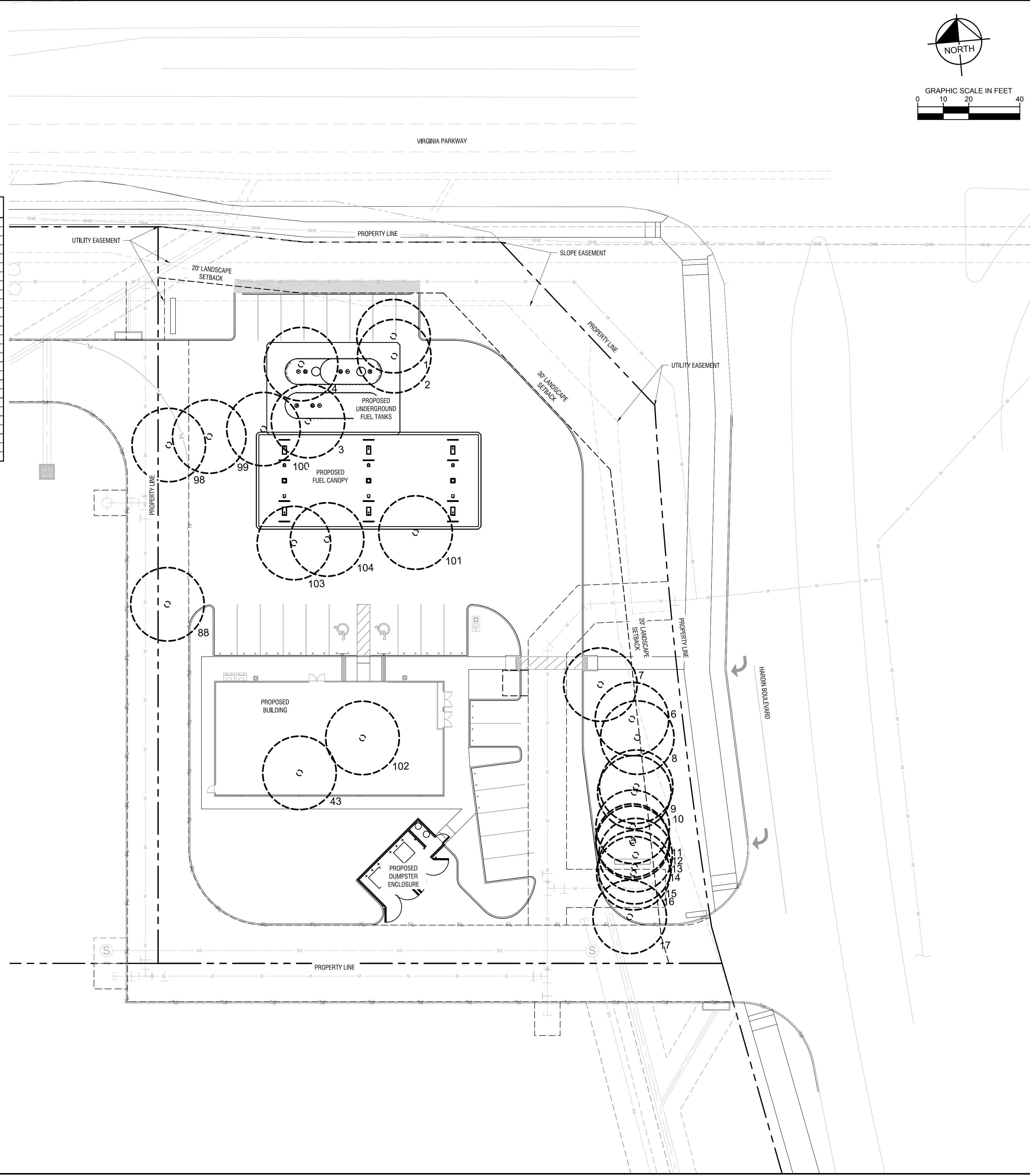
SHEET NUMBER
L1.02

SYMBOL LEGEND:

	EXISTING TREE TO BE REMOVED
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TAG#	DBH	COMMON NAME	SCIENTIFIC NAME	CONDITION	REMOVE/REMAIN	MULTIPLE-STEMMED	MITIGATION REQUIRED	REPLACEMENT INCHES (6"-16")	REPLACEMENT INCHES (17"+)
1	7.6	White Ash	<i>Fraxinus americana</i>	Healthy	Remove	Single	Construct Required Parking		
2	9.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Single	No		
3	12.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Multi Trunk	No		
4	6.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Single	No		
6	6.0	Catalpa	<i>Catalpa bignonioides</i>	Healthy	Remove	Single	No		
7	-	Dead - Unknown	Dead - Unknown	Hazard	Remove	Single	No		
8	17.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Multi Trunk	No		
9	7.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Single	No		
10	9.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Single	No		
11	7.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Single	No		
12	7.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Single	No		
13	10.5	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Multi Trunk	No		
14	7.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Single	No		
15	7.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Single	No		
16	8.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Single	No		
17	20.5	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Multi Trunk	No		
43	7.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Single	No		
88	18.0	Pecan	<i>Carya illinoensis</i>	Healthy	Remove	Single	Firelane		
98	7.0	Hackberry	<i>Celtis occidentalis</i>	Healthy	Remove	Single	No		
99	16.0	White Ash	<i>Fraxinus americana</i>	Healthy	Remove	Multi Trunk	Driveway		
100	25.0	Catalpa	<i>Catalpa bignonioides</i>	Healthy	Remove	Multi Trunk	No		
101	35.0	Pecan	<i>Carya illinoensis</i>	Declining	Remove	Single	Driveway		
102	25.0	American Elm	<i>Ulmus americana</i>	Healthy	Remove	Single	No		
103	18.0	Red Oak	<i>Quercus rubra</i>	Declining	Remove	Single	Driveway		
104	21.0	Red Oak	<i>Quercus rubra</i>	Declining	Remove	Single	Driveway		
TOTAL REPLACEMENT INCHES REQUIRED:								0.0	0.0



IMAGES: Aerial, 1/20/2019, 10:00 AM, 1080x1080, 100%
 REFERENCES: 1/20/2019, 10:00 AM, 1080x1080, 100%
 FILED BY: J. L. HORN, 1/20/2019, 10:00 AM, 1080x1080, 100%
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 DRAWN BY: J. L. HORN, 1/20/2019, 10:00 AM, 1080x1080, 100%
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 PROJECT: 7-ELEVEN VIRGINIA PARKWAY AND HARDIN BOULEVARD (MCKINNEY, TX)
 SHEET: TREE MITIGATION PLAN
 SCALE: AS SHOWN
 DATE: 01/27/2019
 PROJECT: KVA PROJECT 068705121

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<p>7-ELEVEN</p> <p>VIRGINIA PARKWAY AND</p> <p>HARDIN BOULEVARD</p> <p>(MCKINNEY, TX)</p> <p>COLLIN COUNTY</p>	
<p>TREE MITIGATION PLAN</p>	
<p>SHEET NUMBER</p> <p>L1.03</p>	