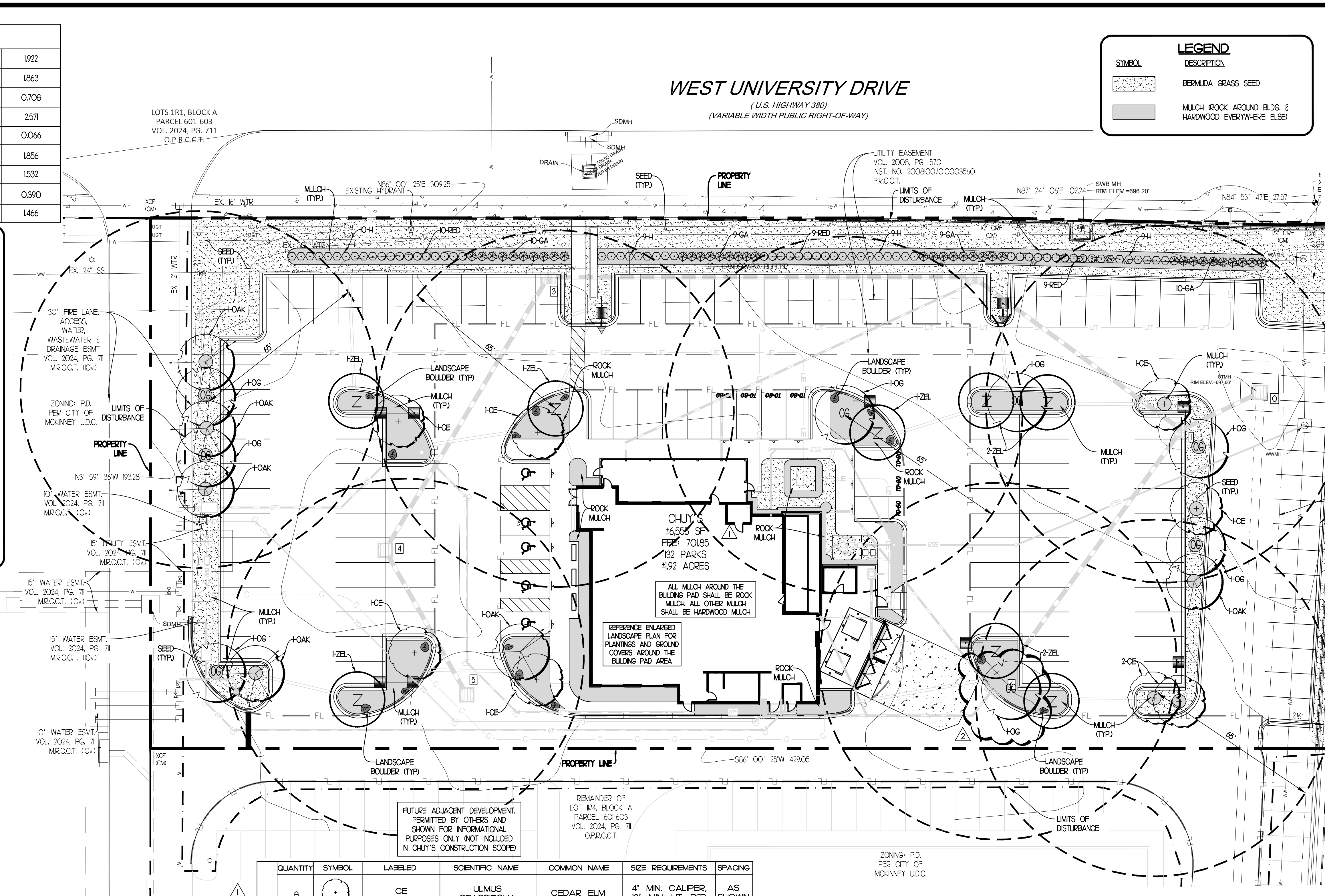


ACREAGE SUMMARY (IN ACRES)	
TOTAL PARCEL AREA	1922
ON-SITE DISTURBED AREA	1863
OFF-SITE DISTURBED AREA	0.708
TOTAL DISTURBED AREA	2.571
IMPERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	0.066
PERVIOUS AREA PRE-CONSTRUCTION (ON-SITE ONLY)	1856
IMPERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	1532
PERVIOUS AREA POST-CONSTRUCTION (ON-SITE ONLY)	0.390
IMPERVIOUS AREA INCREASE (PRE VS POST) (ON-SITE ONLY)	1.466

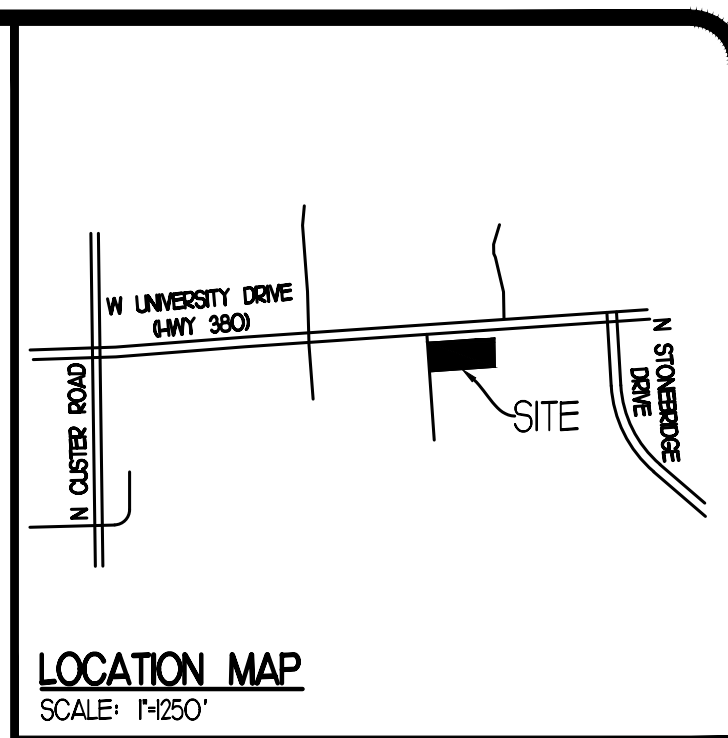
- SITE NOTES**
- ANY TREES OR SHRUBS THAT ARE DEAD, DYING OR MISSING OUTSIDE THE SCOPE OF THE CURRENT WORK WILL NEED TO BE REPLACED PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY.
 - ALL LANDSCAPE BEDS TO HAVE NEATLY TRENCHED BED EDGE AND HAVE 4" MINIMUM DEPTH OF HARDWOOD PINE BARK MULCH, EXCEPT FOR THOSE LANDSCAPE BEDS AROUND THE BUILDING.
 - ALL TREES AND SHRUBS SHALL BE COORDINATED WITH LIGHTING PLAN PRIOR TO INSTALLATION.
 - ALL NEW PLANT MATERIAL AND SOD AREAS SHALL BE IRRIGATED.
 - ALL SHRUBS TO BE 3" BACK OF CURB, EXCEPT AS SHOWN AROUND BUILDING PAD.
 - ALL AREAS OF DISTURBANCE OUTSIDE OF LANDSCAPE BEDS SHALL BE REPAIRED WITH REBEL II FESCUE SEED OR SOD.
 - ANY UTILITY STRUCTURE, LIGHT POLES, SIGN, OR OTHER FEATURE MAY NOT BE ADDED TO ANY REQUIRED LANDSCAPE ISLAND IN SUCH A MANNER THAT WOULD DISPLACE THE REQUIRED ELEMENTS (TREES, SHRUBS, ETC.)
 - PROPERTY OWNER IS RESPONSIBLE FOR MAINTAINING ALL LANDSCAPING MATERIALS, INCLUDING TURF, AND IRRIGATION MATERIALS BOTH ON SITE AND INSIDE THE ROW.



WEST UNIVERSITY DRIVE
(U.S. HIGHWAY 380)
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

LEGEND

SYMBOL	DESCRIPTION
[Pattern]	BERMUDA GRASS SEED
[Pattern]	MULCH (ROCK AROUND BLDG. & HARDWOOD EVERYWHERE ELSE)



REVISIONS

NO.	DATE	BY	DESCRIPTION
1	03/09/2026	AMP	CITY COMMENTS
2	04/07/2026	BAC	CITY COMMENTS

IRRIGATION SYSTEM NOTE
CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE A DESIGN-BUILD IRRIGATION SYSTEM FOR THIS PROJECT. THE SYSTEM SHALL BE AUTOMATICALLY CONTROLLED AND SHALL PROVIDE ADEQUATE COVERAGE FOR ALL GRASS AND OTHER PLANTINGS. CONTROLLER SHALL BE LOCATED INSIDE THE BUILDING AT A LOCATION APPROVED BY THE OWNER. REFER TO THE UTILITY PLAN FOR THE IRRIGATION SOURCE/METER LOCATION.

WEED BARRIER NOTE
PLACE BLACK COMMERCIAL GRADE WEED BARRIER FILTER FABRIC IN ALL LANDSCAPE TREE, SHRUB, AND GROUND COVER PLANTING AREAS. ANCHOR FABRIC WITH COMMERCIAL GRADE LANDSCAPE FABRIC ANCHOR PINS.

PERMANENT SEEDING
SEEDING RATE:
BERMUDA GRASS (MULLED) (ALONE) - 8-12 LBS. PER 1000 SF

QUANTITY	SYMBOL	LABELLED	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING
8	CE	CE	LINUM CRASSIFOLIA	CEDAR ELM	4" MIN. CALIPER, 12' MIN. HT, B&B	AS SHOWN
8	OG	OG	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	4" MIN. CALIPER, 12' MIN. HT, B&B	AS SHOWN
8	ZEL	ZEL	ZELKOVA SERRATA 'GREEN VASE'	JAPANESE ZELKOVA	4" MIN. CALIPER, 12' MIN. HT, B&B	AS SHOWN
6	OAK	OAK	QUERCUS SHUMARDII	SHUMARD OAK	4" MIN. CALIPER, 12' MIN. HT, B&B	AS SHOWN
37	H	H	ILEX VOMITORIA 'NANA'	DWARF YALPON HOLLY 'NANA'	MIN. 3-GAL. MIN. 24" HT.	AS SHOWN
34	RED	RED	HESPERALOE PARVIFLORA	RED YUCCA	MIN. 24" HT. MIN. 3-GAL.	AS SHOWN
38	GA	GA	ABELIA GRANDIFLORA	DWARF GLOSSY ABELIA	MIN. 24" HT. MIN. 3-GAL.	AS SHOWN
43	MFG	MFG	STIPA TENUISSIMA	MEXICAN FEATHERGRASS	MIN. 3-GAL. MIN. 8" HT.	AS SHOWN
53	LM	LM	LIRIOPE MUSCARI	LILYTURF	6" POTS	18" O.C.
85	SED	SED	SEDUM 'ROCK N' LOW'	STONECROP	4" CELL PACKS	18" O.C.

BUFFER LANDSCAPING
SECTION 206-A-TABLE 2-32

REQUIRED:
ONE (1) CANOPY TREE PER 40 FEET OF STREET BUFFER OR PORTION THEREOF. TREES SHALL BE SET BACK AT LEAST 20 FEET, FROM ESTABLISHED RIGHT-OF-WAY, WHERE OVERHEAD UTILITIES EXIST ORNAMENTAL TREES SHALL BE PROPOSED. 439' / 40' - 10.97' = 11 TREES

PROVIDED:
IF CANOPY TREES (PROVIDED STREET BUFFER TREES HAVE BEEN LOCATED IN THE INTERIOR OF THE SITE AS PER CITY OF MCKINNEY'S PLANNER JAKE BENNETT'S APPROVAL)

PARKING LOT LANDSCAPING
SECTION 206-A-TABLE 2-35

REQUIRED:
AT LEAST 75 PERCENT OF THE FRONTAGE OF PARKING LOTS ADJACENT TO A PUBLIC RIGHT-OF-WAY SHALL BE SCREENED FROM PUBLIC STREETS WITH LOW EVERGREEN SHRUBS (MEETING THE PLANTING REQUIREMENTS IN TABLE 2-3), EARTHEN BERM, A LOW MASONRY WALL, OR A COMBINATION OF THE ABOVE WITHIN THE STREET YARD.

439 X 0.75 = 329.25
329.25 LINEAR FEET OF LOW EVERGREEN SHRUB SCREENING

PROVIDED:
345 LINEAR FEET OF LOW EVERGREEN SHRUB SCREENING

DETENTION/RETENTION POND LANDSCAPING
SECTION 206-A

REQUIRED:
DETENTION/RETENTION EASEMENTS SHALL NOT BE LOCATED IN A REQUIRED STREET OR ADJACENT BUFFER UNLESS OTHERWISE APPROVED BY THE DIRECTORS OF ENGINEERING AND PLANNING.

BUILDING DESIGN LANDSCAPING
SECTION 206-A

REQUIRED:
A MINIMUM OF 10 PERCENT OF THE SITE AREA SHALL BE LIVING LANDSCAPING INCLUDING GRASS, GROUND COVER, PLANTS, SHRUBS, OR TREES. NO SINGLE SPECIES MAY ACCOUNT FOR MORE THAN 25 PERCENT OF THE TOTAL REQUIRED TREES TO BE PLANTED ON A SITE.

PARKING LOT LANDSCAPING
SECTION 206-A-TABLE 2-32

REQUIRED:
ONE (1) CANOPY TREE FOR EVERY 7 SURFACE PARKING SPACES AND EVERY PARKING SPACE SHALL BE LOCATED WITHIN 65 FEET OF A TREE. LANDSCAPED AREAS ARE REQUIRED AT THE END OF EVERY PARKING ROW. LANDSCAPING, EXCEPT REQUIRED GRASS AND LOW GROUND COVER, SHALL NOT BE LOCATED ANY CLOSER THAN 3 FEET TO A PARKING SPACE, DRIVE AISLE, OR FIRE LANE.
132 / 7 = 18.86 = 19 TREES

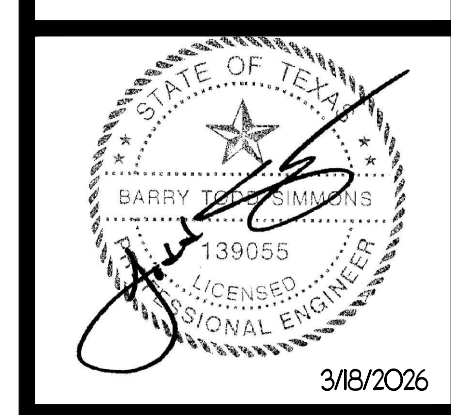
PROVIDED:
19 CANOPY TREES

DUMPSTER ENCLOSURE LANDSCAPING
SECTION 206-D

REQUIRED:
ALL CONTAINERS AND BARRELS SHALL BE FULLY SCREENED ON ALL SIDES BY AN ENCLOSURE. ENCLOSURE SHALL BE CONSTRUCTED USING MASONRY AND A SIMILAR COLOR AS THE EXTERIOR WALLS OF THE PRIMARY STRUCTURE.



FREELAND & KAUFFMAN, INC.
Engineers & Landscape Architects
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497



ISSUED FOR
BID
02/16/2026

CHUY'S FINE TEX MEX
8405 W UNIVERSITY DR
MCKINNEY, TEXAS 75071
APOGEE ARCHITECTURAL PARTNERS
16775 ADDISON ROAD, SUITE 350
ADDISON, TX 75001

DRAWN: AMP
CHECKED: TMB
DATE: 04/07/2026
SCALE: AS SHOWN
DRAWING: L11

LANDSCAPE PLAN

SCALE: 1" = 20'