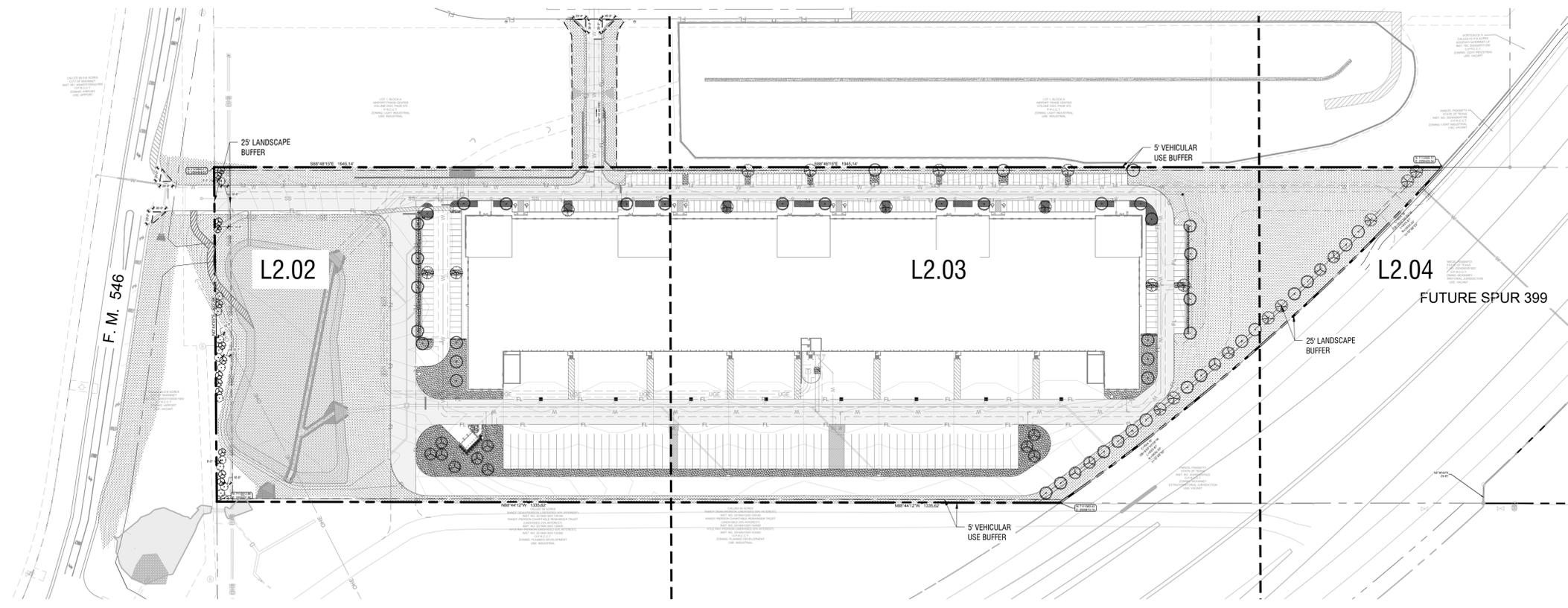
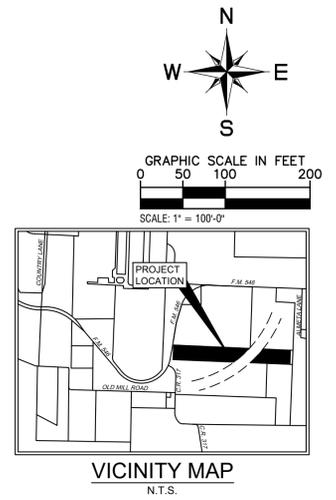


Plotted By: Thomas, Advson Date: January 27, 2026 05:39:35pm File Path: K:\DAL\Civil\064581203 - Committee FM 546 V-Design\CAD\PlanSheets\Landscapes\L2.00 LANDSCAPE PLAN.dwg
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MATERIAL LEGEND:

- METALS**
- M-1 STEEL EDGE
 - MATERIAL: 3/16" x 4" STEEL PLATE
 - COLOR: POWDERCOAT BLACK
 - SIZE: LENGTHS PER PLAN, ALL SEAMS TO BE FLUSH AND LEVEL
 - INSTALL: REF. DETAILS
 - APPROVAL: CUT SHEET
- AGGREGATES**
- AG-1 DECORATIVE ROCK
 - TYPE: CRUSHED GRAVEL
 - COLOR: KIDWA RIVER ROCK
 - SIZE: 2"-4" SIZE, 4" DEPTH
 - INSTALL: REFER DETAILS
 - SUPPLIER: MINICK MATERIALS, OR APPROVED EQUIV.
 - CONTACT: TIM SHANAHAN (405.834.8280)
 - APPROVAL: SAMPLE, MOCKUP

MCKINNEY AIRPORT CROSSROADS		
Site Data	Acres	SF
Total Site Area	20	879,598
Site Landscape Area	Required	Provided
10% of the site to be permanent landscape (SF)	87,960	357,412
General Planting Requirements	Required	Provided
Canopy Trees 4" cal & 12' height minimum	Yes	Yes
Ornamental Trees 2" cal & 8' height minimum	Yes	Yes
Evergreen Screening Shrubs 36" height min & 36" O.C. max	Yes	Yes
Tree Requirements	Required	Provided
Street Buffer Trees & Bay Door Visibility Trees		
25ft Landscape Buffer (FM 546) & 25ft Landscape Buffer (Spur 399)		
One (1) canopy tree per forty (40) linear feet of street frontage		
One (1) canopy tree per thirty (30) linear feet of street frontage (Bay)		
<i>Ornamental trees shall be provided instead of the required canopy trees at a ratio of two ornamental trees per every one required canopy tree.</i>		
(Street Buffer) FM 546 (528 LF) 528/40 = 13 trees	13 Canopy Trees	26 Ornamental Trees
(Bay Door Visibility) Future Spur 399 (806 LF) 806/30 = 27 trees	27 Canopy Trees	27 Canopy Trees
Parking Lot Landscape Requirements	Required	Provided
One (1) canopy tree per seven (7) parking spaces	32 Trees	32 Trees
222 Parking Spaces Provided (222/7 = 32 trees)		
Each parking space within 65' of a parking lot tree	Yes	Yes
75% of frontage parking lots shall be screened from ROW	Yes	Yes - Evergreen Shrub
Proposed Mitigation Trees	Required	Provided
Total Mitigation Trees Quantity		20
(4" cal., 12-14' ht. Cedar Elm, Lacebark Elm, and Live Oak)		
Total Mitigation Inches (20 x 4" cal. = 80')		80

LANDSCAPE GENERAL 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 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 NURSERMEN STANDARDS. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ANY COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
- ALL NEW PLANTING AREAS TO BE AMENDED PER SPECIFICATIONS.
- ANY PLANT MATERIAL THAT DOES NOT SURVIVE SHALL BE REPLACED WITH AN EQUIVALENT SIZE AND SPECIES WITHIN THIRTY (30) DAYS.
- 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 OPAQUE HEDGE IF REQUIRED.
- LANDSCAPE 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.
- TREES OVERHANGING PEDESTRIAN WALKWAYS AND PARKING SHALL HAVE A 7' MINIMUM CLEAR TRUNK HEIGHT TO MEET ACCESSIBILITY STANDARDS. TREES OVERHANGING PUBLIC STREETS, DRIVE AISLES, AND FIRE LANES SHALL HAVE A 14' MINIMUM CLEAR TRUNK HEIGHT.
- CONTRACTOR TO PROVIDE 12 MONTH WARRANTY AFTER ALL CONSTRUCTION IS COMPLETE.

NOTE:
 ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

CITY OF MCKINNEY MAINTENACE GENERAL NOTES:

- THE OWNER, TENANT, AND/OR THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO:
 - MOWING (OF GRASS OF SIX INCHES OR HIGHER);
 - EDGING;
 - PRUNING;
 - FERTILIZING;
 - WATERING;
 - WEEDING; AND
 - OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING.
- LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- PLANT MATERIALS USED TO MEET MINIMUM REQUIRED LANDSCAPING PROVISIONS WHICH DIE OR ARE REMOVED FOR ANY REASON SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, WITHIN 90 DAYS.
 - TREES WITH A TRUNK DIAMETER IN EXCESS OF SIX INCHES MEASURED SIX INCHES ABOVE THE GROUND MAY BE REPLACED WITH TREES OF SIMILAR VARIETY HAVING A MINIMUM TRUNK DIAMETER OF FOUR INCHES MEASURED SIX INCHES ABOVE THE GROUND.
 - IF ANY TREE, WHICH WAS PRESERVED AND USED AS A CREDIT TOWARD LANDSCAPING REQUIREMENTS IS LATER REMOVED FOR ANY REASON, IT SHALL BE REPLACED BY THE NUMBER OF TREES FOR WHICH IT WAS ORIGINALLY CREDITED. REPLACEMENT TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF FOUR INCHES MEASURED SIX INCHES ABOVE THE GROUND.
 - A TIME EXTENSION MAY BE GRANTED BY THE LANDSCAPE ADMINISTRATOR IF SUBSTANTIAL EVIDENCE IS PRESENTED TO INDICATE ABNORMAL CIRCUMSTANCES BEYOND THE CONTROL OF THE OWNER, TENANT, OR HIS AGENT.

FAILURE TO MAINTAIN ANY LANDSCAPE AREA IN COMPLIANCE WITH THIS SECTION IS CONSIDERED A VIOLATION OF THIS SECTION AND MAY BE SUBJECT TO PENALTIES OF SECTION 146-194.

LANDSCAPE PLAN
MCKINNEY AIRPORT CROSSROADS
CITY PROJECT NO. SITE2025-0084
BEING 20.19 ACRES OUT OF THE:
RICHARD H. LOCKE SURVEY,
ABSTRACT NO. 517
City of McKinney,
Collin County, Texas
SUBMITTED: January 27, 2026

Owner: Martin Marietta Texas Ready-Mix, LLC 4123 ParMoke Avenue Raleigh, NC 27612 Phone: (919) 510-4779 Contact: Kirk Light, Authorized Signatory	Applicant: Kimley-Horn and Associates, Inc. 13455 Noel Road Suite 700 Dallas, Texas 75240 Phone: (972) 770-1300 Contact: Jose Gonzalez, P.E.	Engineer/Surveyor: Kimley-Horn and Associates, Inc. 13455 Noel Road Suite 700 Dallas, Texas 75240 Phone: (972) 770-1300 Contact: Jose Gonzalez, P.E.	Landscape Architect: Kimley-Horn and Associates, Inc. 260 Davis St Suite 100 Dallas, Texas 75069 Phone: (469) 221-9835 Contact: Anne Harman, ASLA, PLA, LI
--	--	--	--

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 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER, STE 700
 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 WWW.KIMLEY-HORN.COM TX F-928

NOT FOR CONSTRUCTION

KHA PROJECT	DATE	SCALE	AS SHOWN	AREA	AREA	AMH
06/09/2023	JANUARY 2026					

MCKINNEY AIRPORT CROSSROADS
 1825 FM 546
 MCKINNEY, TEXAS

OVERALL LANDSCAPE PLAN

SHEET NUMBER
L2.01

Plotted By: Thomas, Adyson Date: January 27, 2026 05:39:47pm File Path: K:\DAL\Civil\064581203 - Committee FM 546 V-Design\CAD\PlanSheets\Landscapes\L2.00 LANDSCAPE PLAN.dwg
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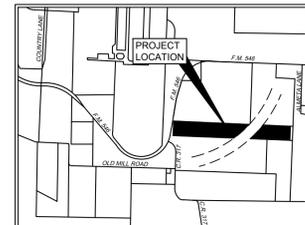
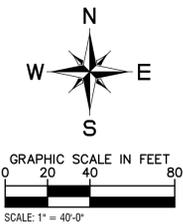
CALLED 80.516 ACRES
 CITY OF MCKINNEY
 INST. NO. 200603100421900
 O.P.R.C.C.T.
 ZONING: AIRPORT
 USE: AIRPORT

LOT 1, BLOCK A
 AIRPORT TRADE CENTER
 VOLUME 2023, PAGE 972
 P.R.C.C.T.
 ZONING: LIGHT INDUSTRIAL
 USE: INDUSTRIAL

F. M. 546

CALLLED 80.516 ACRES
 CITY OF MCKINNEY
 INST. NO. 200603100421900
 O.P.R.C.C.T.
 ZONING: AIRPORT
 USE: VACANT

CALLLED 55 ACRES
 RANDY DEAN PIERSON (UNDIVIDED 50% INTEREST)
 INST. NO. 20190913001129180
 RANDY PIERSON CHARITABLE REMAINDER TRUST
 (UNDIVIDED 25% INTEREST)
 INST. NO. 20190913001130920
 KYLE RAY PIERSON (UNDIVIDED 50% INTEREST)
 INST. NO. 20190913001133360
 O.P.R.C.C.T.
 ZONING: PLANNED DEVELOPMENT
 USE: INDUSTRIAL



VICINITY MAP
 N.T.S.

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Cedar Elm / <i>Ulmus crassifolia</i>
	Live Oak / <i>Quercus virginiana</i>
	Texas Red Oak / <i>Quercus buckleyi</i>
	Eastern Red Cedar / <i>Juniperus virginiana</i>
	Texas Redbud / <i>Cercis canadensis</i>
	Dwarf Wax Myrtle / <i>Nerium oleander</i>
	Green Chokeberry / <i>Loquatifolium holmboei</i>
	Yellow Stemmed Holly / <i>Ilex v. bella</i>
SHRUBS	
	Mexican Heather Grass / <i>Nassella floridana</i>
	Bermuda Hybridized / <i>Cynodon dactylon</i>
	Bermuda Grass / <i>Cynodon dactylon</i>

LEGEND:
 PT - PARKING TREES
 ST - STREET TREES
 MT - MITIGATION TREES

Proposed Mitigation Trees	Required	Provided
Total Mitigation Trees Quantity (4" cal., 12-14' ht. Cedar Elm, Live Oak, and Live Oak)	20	20
Total Mitigation Inches (20 x 4" cal. = 80')		80

LANDSCAPE PLAN
 MCKINNEY AIRPORT CROSSROADS
 CITY PROJECT NO. SITE2025-0084
 BEING 20.19 ACRES OUT OF THE:
 RICHARD H. LOCKE SURVEY,
 ABSTRACT NO. 517
 City of McKinney,
 Collin County, Texas
 SUBMITTED: January 27, 2026

Owner:
 Martin Marietta Texas
 Ready-Mix, LLC
 4123 ParkLake Avenue
 Raleigh, NC 27612
 Phone: (919) 516-4779
 Contact: Kirk Light,
 Authorized Signatory

Applicant:
 Kimley-Horn and Associates, Inc.
 13455 Noel Road
 Suite 700
 Dallas, Texas 75240
 Phone: (972) 770-1300
 Contact: Jose Gonzalez,
 P.E.

Engineer/Surveyor:
 Kimley-Horn and Associates, Inc.
 260 Davis St
 Suite 100
 Dallas, Texas 75069
 Phone: (469) 221-9835
 Contact: Anne Harman, ASLA,
 P.L.A., LI

Landscape Architect:
 Kimley-Horn and Associates, Inc.
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 Dallas, Texas 75069
 Phone: (469) 221-9835
 Contact: Anne Harman, ASLA,
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NO. _____

REVISIONS _____

DATE _____

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 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 WWW.KIMLEY-HORN.COM TX F-928

KHA PROJECT
064581203

DATE
JANUARY 2026

SCALE
AS SHOWN

DESIGNED BY
AEA

DRAWN BY
AEA

CHECKED BY
AMH

NOT FOR CONSTRUCTION

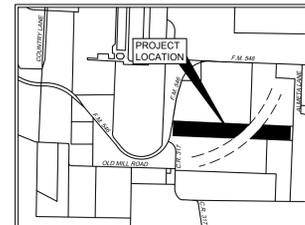
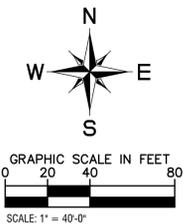
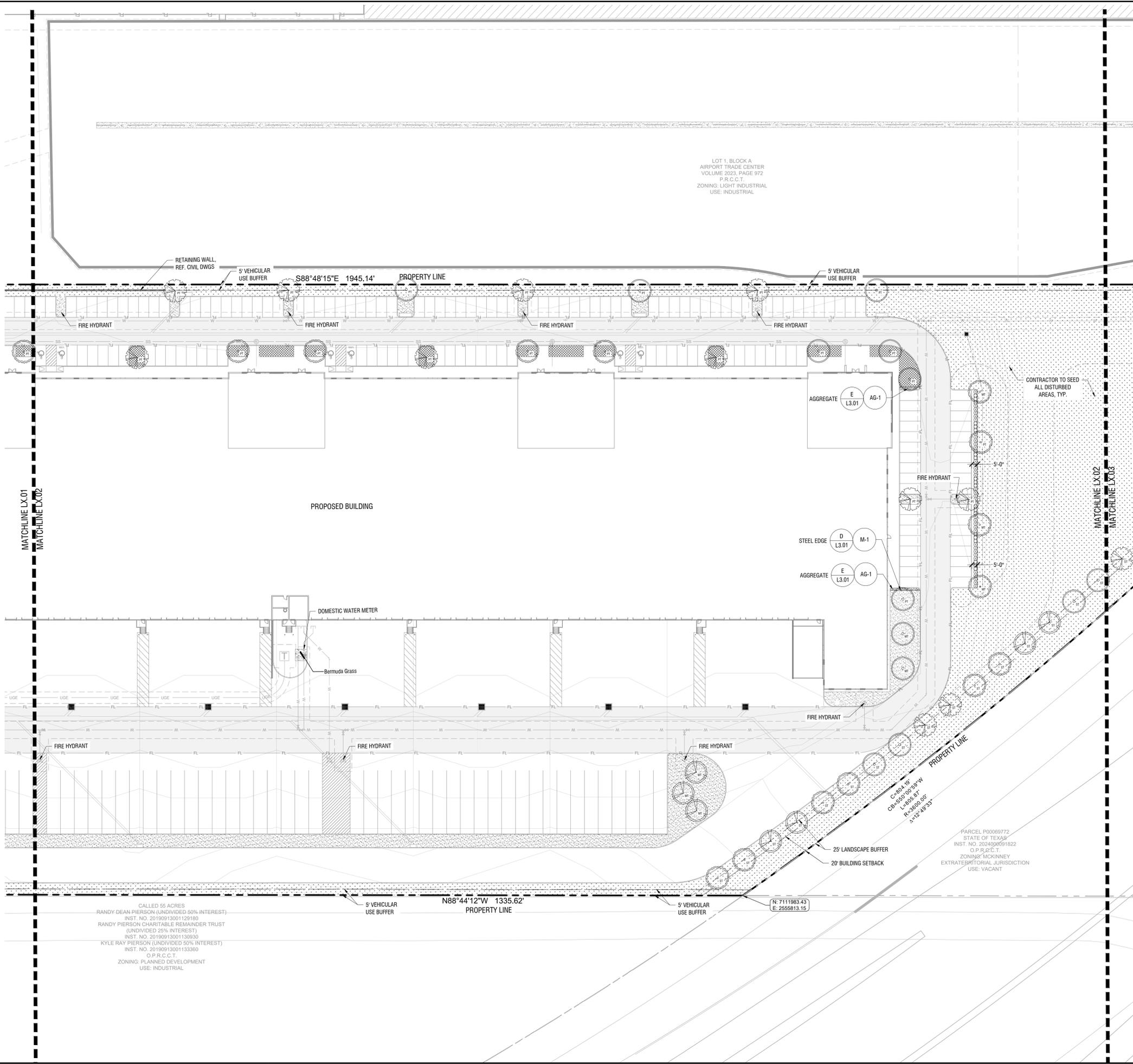
MCKINNEY AIRPORT
CROSSROADS
1825 FM 546
MCKINNEY, TEXAS

LANDSCAPE PLAN

SHEET NUMBER

L2.02

Plotted By: Thomas, Adyson Date: January 27, 2026 05:39:57pm File Path: K:\DAL\Civil\064581203 - Committee FM 546 V-Design\CAD\PlanSheets_Landscape\L2.00_LANDSCAPE_PLAN.dwg This document, together with the concepts and designs presented herein, is an instrument of service, and its use is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP
N.T.S.

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Cedar Elm / Ulmus crassifolia
	Live Oak / Quercus virginiana
	Texas Red Oak / Quercus buckleyi
ORNAMENTAL TREES	
	Eastern Red Cedar / Juniperus virginiana
	Texas Redbud / Cercis canadensis texensis
SHRUBS	
	Dwarf Wax Myrtle / Myrica pauciflora
	Green Dwarf Texas Sage / Leucophyllum thomsonii - Green Dwarf
	White Starburst Holly / Ilex x 'White Starburst'
GROUND COVERS	
	Mexican Feather Grass / Nassella tenuiflora
SEED	
	Bermuda Hybridseed / Cynodon dactylon
SOIL	
	Bermuda Grass / Cynodon dactylon

LEGEND:

PT	- PARKING TREES
ST	- STREET TREES
MT	- MITIGATION TREES

No.	REVISIONS	DATE

Kimley-Horn
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 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
06-659-203	JANUARY 2026	AS SHOWN	AEA	AEA	AMH

MCKINNEY AIRPORT CROSSROADS
 1825 FM 546
 MCKINNEY, TEXAS

LANDSCAPE PLAN
 SHEET NUMBER
 L2.03

Proposed Mitigation Trees	Required	Provided
Total Mitigation Trees Quantity	20	80
(4" cal., 12-14' ht. Cedar Elm, Live Oak, and Live Oak)		
Total Mitigation Inches (20 x 4" cal. = 80')		

LANDSCAPE PLAN
 MCKINNEY AIRPORT CROSSROADS
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 ABSTRACT NO. 517
 City of McKinney,
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 SUBMITTED: January 27, 2026

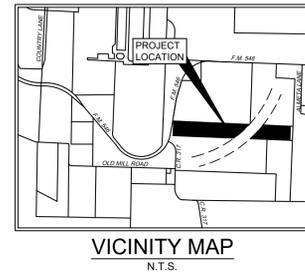
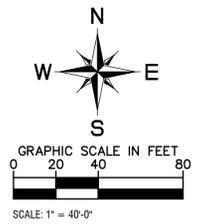
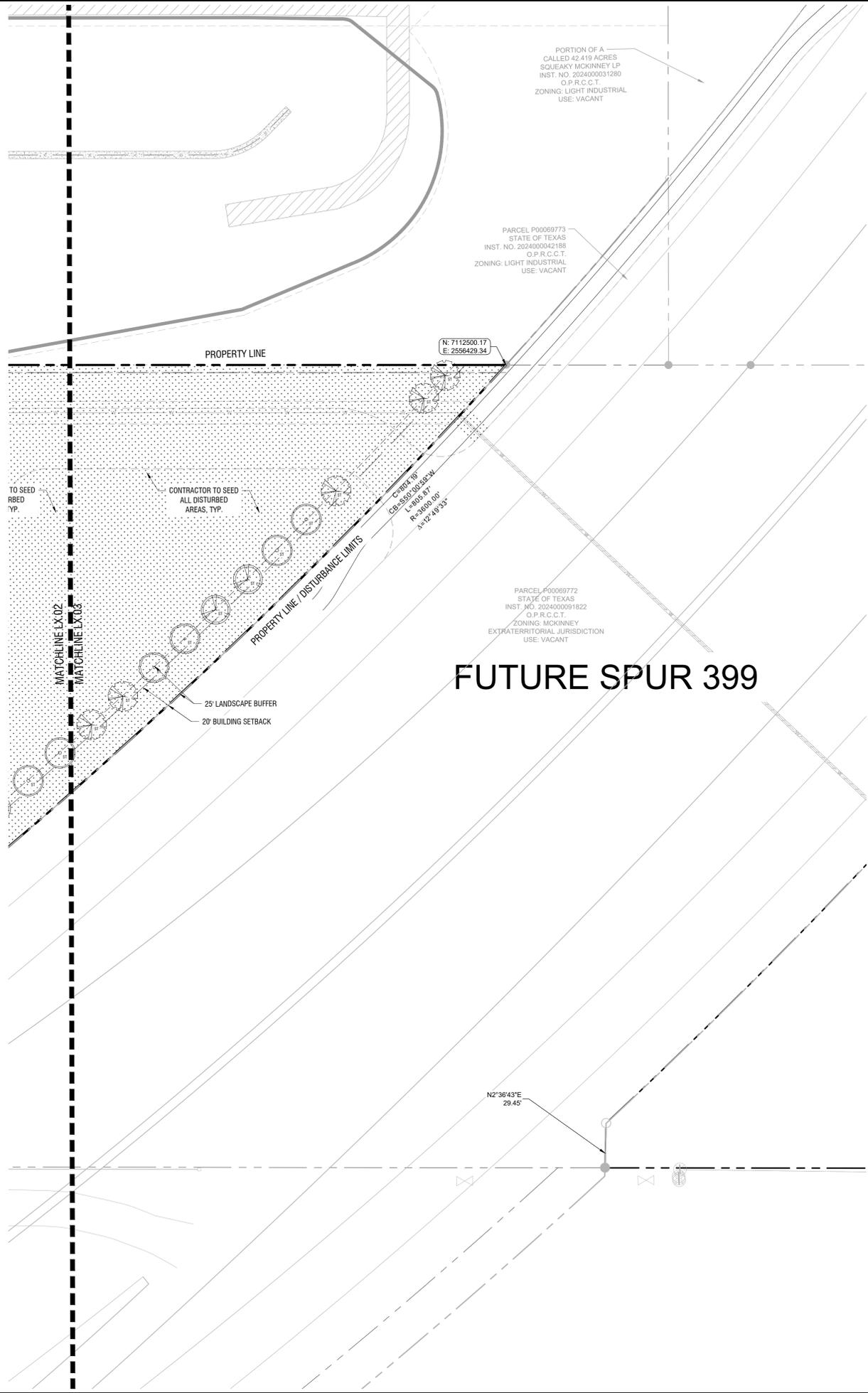
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 PLA, LI

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PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME
TREES	
	Cedar Elm / <i>Ulmus crassifolia</i>
	Lacebark Elm / <i>Ulmus parvifolia</i>
	Live Oak / <i>Quercus virginiana</i>
	Texas Red Oak / <i>Quercus buckleyi</i>
ORNAMENTAL TREES	
	Eastern Red Cedar / <i>Juniperus virginiana</i>
	Texas Redbud / <i>Cercis canadensis texensis</i>
SHRUBS	
	Dwarf Wax Myrtle / <i>Nerita pauciflora</i>
	Green Chokeberry / <i>Leucocorydon holosericeus</i>
	Holly Shrub / <i>Ilex x. Ilex x. Ilex</i>
GROUND COVERS	
	Mexican Heather Grass / <i>Nassella tenuiflora</i>
	Bermuda Hybrid Grass / <i>Cynodon dactylon</i>
	Bermuda Grass / <i>Cynodon dactylon</i>

LEGEND:
 PT - PARKING TREES
 ST - STREET TREES
 MT - MITIGATION TREES

FUTURE SPUR 399

Proposed Mitigation Trees	Required	Provided
Total Mitigation Trees Quantity (4" cal., 12-14" ht, Cedar Elm, Lacebark Elm, and Live Oak)		20
Total Mitigation Inches (20 x 4" cal. = 80')		80

LANDSCAPE PLAN
 MCKINNEY AIRPORT CROSSROADS
 CITY PROJECT NO. SITE2025-0084
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 PHONE: 972-770-1300
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NO.	REVISIONS	DATE

MCKINNEY AIRPORT CROSSROADS
 1825 FM 546
 MCKINNEY, TEXAS

LANDSCAPE PLAN

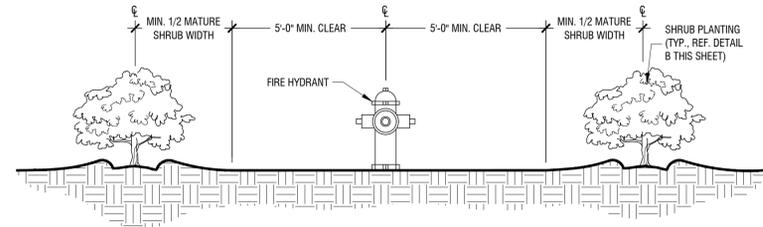
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PLANT SCHEDULE

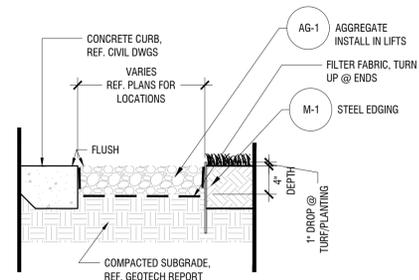
SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
TREES						
	Cedar Elm / <i>Ulmus crassifolia</i>	4" cal	12' - 14' ht	As Shown	24	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
	Lacebark Elm / <i>Ulmus parvifolia</i>	4" cal	12' - 14' ht	As Shown	16	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR
	Live Oak / <i>Quercus virginiana</i>	4" cal	12' - 14' ht	As Shown	20	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
	Texas Red Oak / <i>Quercus buckleyi</i>	4" cal	12' - 14' ht	As Shown	19	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, 7' CLEAR AT SIDEWALKS, 14' CLEAR AT FIRELANE
ORNAMENTAL TREES						
	Eastern Red Cedar / <i>Juniperus virginiana</i>	2" cal	8' - 10' ht	As Shown	13	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED,
	Texas Redbud / <i>Cercis canadensis texensis</i>	2" cal	8' - 10' ht	As Shown	13	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
SHRUBS						
	Dwarf Wax Myrtle / <i>Myrica pusilla</i>	7 gal	36" ht. min.	36" OC	79	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED, 3FT HT @ PLANTING
	Green Cloud Texas Sage / <i>Leucophyllum frutescens</i> 'Green Cloud'	7 gal	36" ht. min.	36" OC	46	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED, 3FT HT @ PLANTING
	Nellie Stevens Holly / <i>Ilex x 'Nellie R Stevens'</i>	15 gal	4' ht min.	60" OC	12	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS						
	Mexican Feather Grass / <i>Nassella tenuissima</i>	1 gal	12" h x 12" w	18" o.c.	2,142	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
SEED						
	Bermuda Hydroseed / <i>Cynodon dactylon</i>	seed			290,492 sf	FROM HANCOCK SEED SUPPLY; SOIL RETENTION BLANKET TO BE USED ON SLOPES OVER 25%; BID ALT PROPLUS PRESCRIPTIVE SOLUTIONS AND PROGNANCS BIOTIC SOIL MEDIA
SOD						
	Bermuda Grass / <i>Cynodon dactylon</i>	sod			32,446 sf	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS

- NOTES:**
- REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 - REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT
 - WHEN SHRUBS ARE MASSES TOGETHER WITH GROUND COVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)

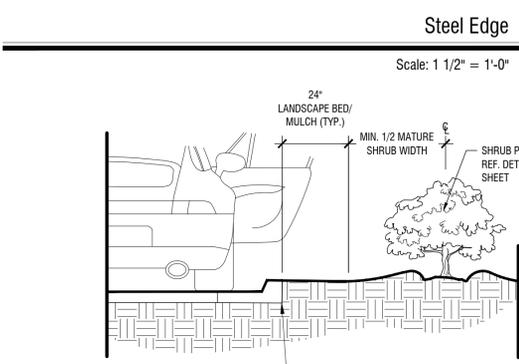


Shrub Planting at Fire Hydrant
Scale: NTS

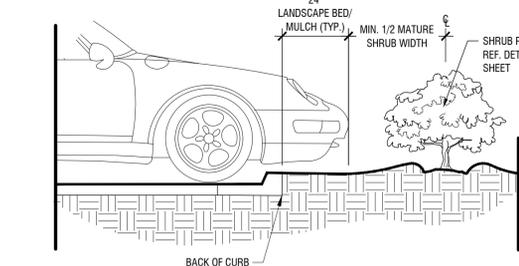
- NOTES:**
- AGGREGATE MUST BE UNIFORM IN COLOR AND IN TEXTURE. REFERENCE PLANS FOR TYPES LOCATIONS.



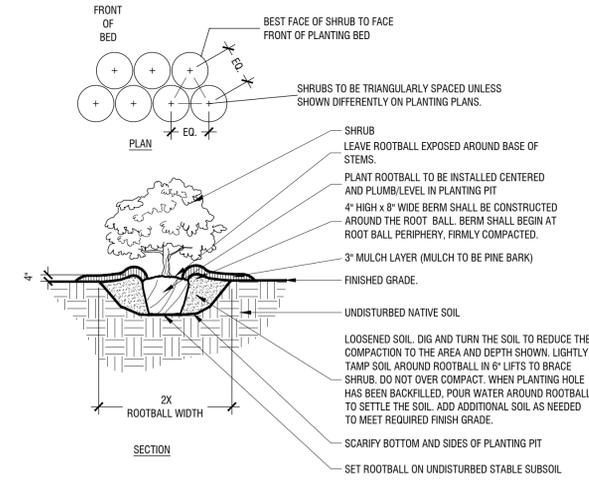
Aggregate
Scale: 1" = 1'-0"



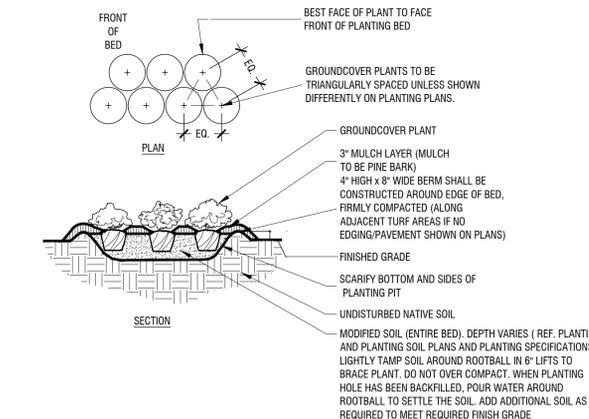
Steel Edge
Scale: 1 1/2" = 1'-0"



Shrub Planting at Curb
Scale: NTS



Typical Shrub Planting
Scale: NTS



Typical Groundcover Planting
Scale: NTS

LANDSCAPE PLAN
MCKINNEY AIRPORT CROSSROADS
CITY PROJECT NO. SITE2025-0084
BEING 20.19 ACRES OUT OF THE:
RICHARD H. LOCKE SURVEY,
ABSTRACT NO.517
City of McKinney,
Collin County, Texas
SUBMITTED: January 12, 2026

Owner: Martin Marietta Texas Ready-Mix, LLC 4123 ParkLake Avenue Raleigh, NC 27612 Phone: (919) 510-4779 Contact: Kirk Light, Authorized Signatory	Applicant: Kimley-Horn and Associates, Inc. 13455 Noel Road Suite 700 Dallas, Texas 75240 Phone: (972)770-1300 Contact: Jose Gonzalez, P.E.	Engineer/Surveyor: Kimley-Horn and Associates, Inc. 13455 Noel Road Suite 700 Dallas, Texas 75240 Phone: (972)770-1300 Contact: Jose Gonzalez, P.E.	Landscape Architect: Kimley-Horn and Associates, Inc. 260 Davis St Suite 100 Dallas, Texas 75069 Phone: (469)221-9835 Contact: Anne Harman, ASLA, PLA, LI
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SHEET NUMBER
L3.01

DATE

REVISIONS

No.

KIMLEY-HORN

NOT FOR CONSTRUCTION

12/08/2025

KIMLEY-HORN PROJECT
06/09/2023

DATE
JANUARY 2026

SCALE
AS SHOWN

DESIGNED BY
AEA

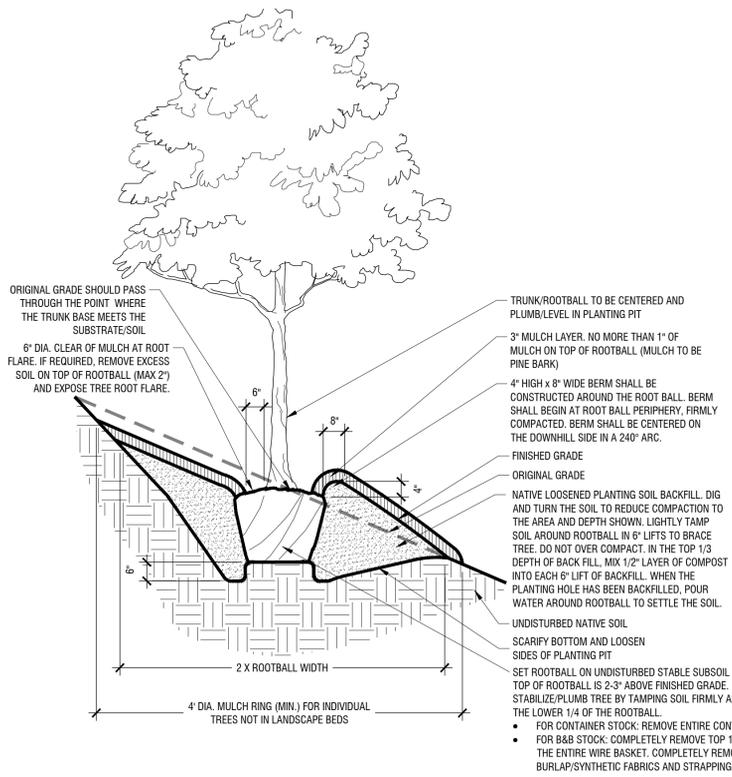
DRAWN BY
AEA

CHECKED BY
AMH

MCKINNEY AIRPORT CROSSROADS
1825 FM 546
MCKINNEY, TEXAS

LANDSCAPE DETAILS

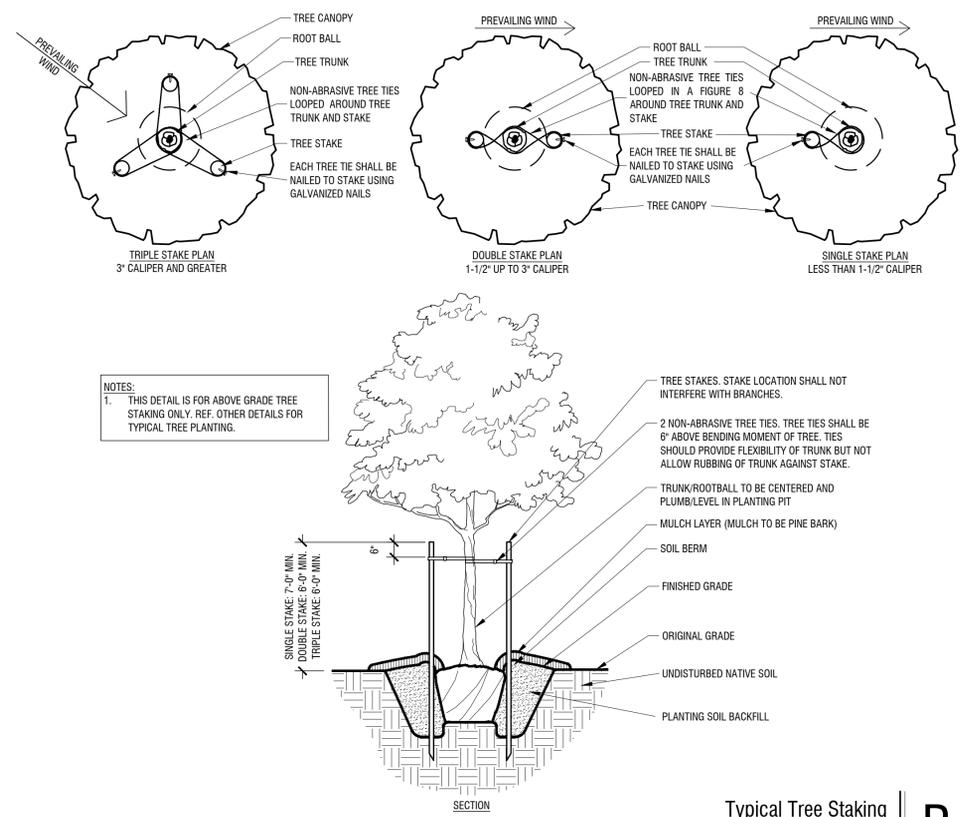
Plotted By: Kappelman, Julia Date: January 27, 2026 02:25:28pm File Path: K:\DAL\Civil\064591203 - Committed EM 545 V4 - Design\CAD\PlanSheets\Landscape\3.00 Landscape DETAIL.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Tree Planting On 5-25% Slopes (20:1 to 4:1 Slopes)

Scale: NTS

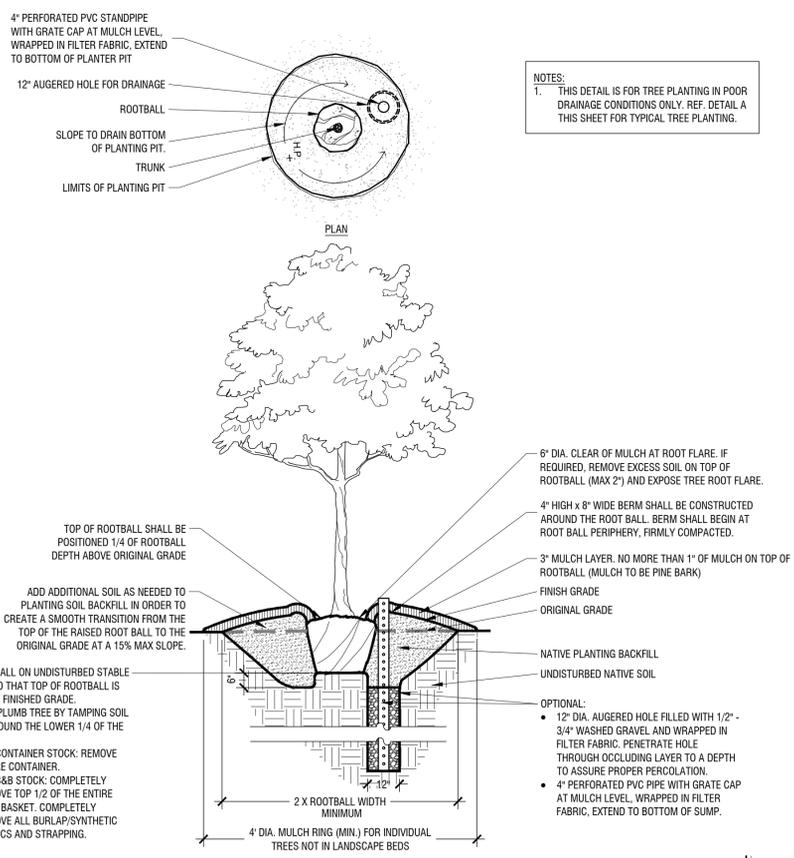
D



Typical Tree Staking

Scale: NTS

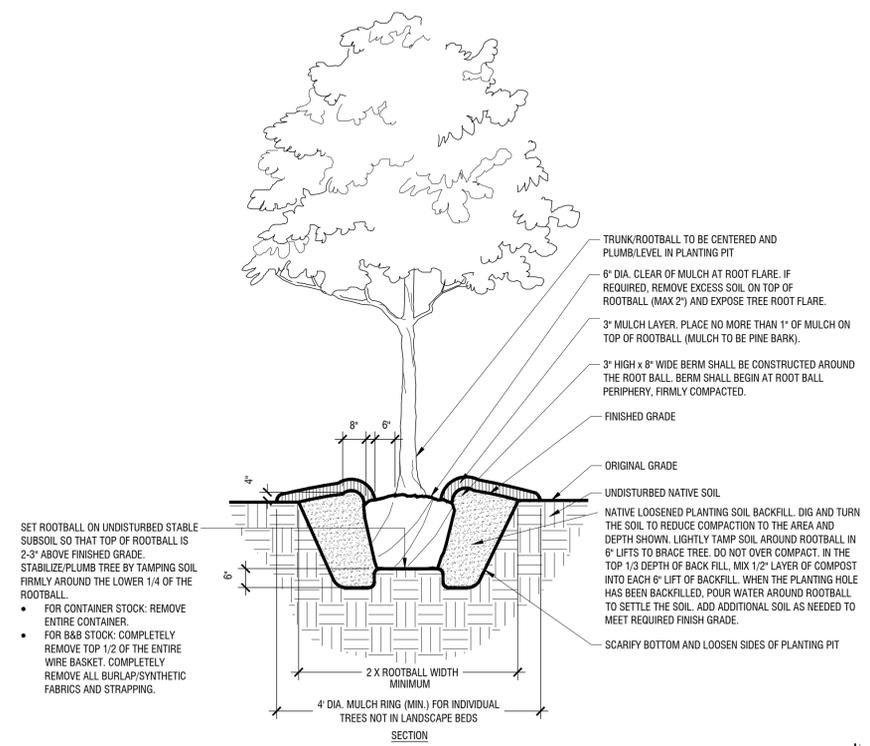
B



Tree Planting (Poor Drainage Condition)

Scale: NTS

C



Typical Tree Planting (Up to 3" Caliper)

Scale: NTS

A

LANDSCAPE PLAN
 MCKINNEY AIRPORT CROSSROADS
 CITY PROJECT NO. SITE2025-0084
 BEING 20.19 ACRES OUT OF THE:
 RICHARD H. LOCKE SURVEY,
 ABSTRACT NO. 517
 City of McKinney,
 Collin County, Texas
 SUBMITTED: January 12, 2026

Owner:
 Martin Marietta Texas
 Ready-Mix, LLC
 4123 ParkLake Avenue
 Raleigh, NC 27612
 Phone: (919) 510-4779
 Contact: Kirk Light,
 Authorized Signatory

Applicant:
 Kimley-Horn and Associates, Inc.
 13455 Noel Road
 Suite 700
 Dallas, Texas 75240
 Phone: (972) 770-1300
 Contact: Jose Gonzalez,
 P.E.

Engineer/Surveyor:
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 Kimley-Horn and Associates, Inc.
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 Dallas, Texas 75069
 Phone: (469) 221-9835
 Contact: Anne Harman, ASLA,
 PLA, LI

No.	REVISIONS	DATE

Kimley-Horn
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 DALLAS, TEXAS 75240
 PHONE: 972-770-1300
 WWW.KIMLEY-HORN.COM TX F-928



KHA PROJECT	DATE	SCALE	DESIGNED BY	DRAWN BY	CHECKED BY
06-691203	JANUARY 2026	AS SHOWN	AEA	AEA	AMH

MCKINNEY AIRPORT
 CROSSROADS
 1825 FM 546
 MCKINNEY, TEXAS

LANDSCAPE DETAILS

SHEET NUMBER
 L3.02

329310 - PLANTS	329310 - PLANTS (CONT.)	329200 - TURF AND GRASSES	328400 - PLANTING IRRIGATION	329510 - LANDSCAPE MAINTENANCE	329510 - LANDSCAPE MAINTENANCE (CONT.)
<p>PART 1 - GENERAL</p> <p>1.1 SECTION INCLUDES</p> <p>A. Furnish all labor, material, equipment, related services and supervision necessary for or incidental to the installation of the trees and plants as shown or indicated on the Drawings and/or as specified.</p> <p>B. Work Included:</p> <ol style="list-style-type: none"> Tree Mulching Bed Preparation <p>1.2 REFERENCE STANDARDS</p> <p>A. American Standard for Nursery Stock, Edition approved May 2, 1986 by American National Standards Institute, Inc. - plant material.</p> <p>1.3 SUBMITTALS</p> <p>A. Delivery Receipts and Invoices: Submit original delivery receipts and invoices for materials used.</p> <p>B. Product Data: Submit manufacturer's product data sheets for proprietary products</p> <p>C. Samples</p> <ol style="list-style-type: none"> Submit photos of trees and source nursery information to the Landscape Architect for review prior to tree tagging. Submit for approval sufficient representative quantities of sandy loam, composted organic material, steel edging, mulch, peat moss and crushed rock. Samples shall be approved by the Landscape Architect before use on project. <p>D. Soil Fertility Test Reports:</p> <ol style="list-style-type: none"> Submit analysis, test results and corrective recommendations to Landscape Architect. Two tests required of existing soil taken at different locations on the project site as directed by the Landscape Architect. One test required of the specified composted organic material mixed in equal parts with the existing topsoil. <p>1.4 DELIVERY, STORAGE AND HANDLING</p> <p>A. Delivered materials in containers showing weight, analysis and name of manufacturer.</p> <p>B. Protect materials from deterioration during delivery and while stored at the site.</p> <p>1.5 PROJECT CONDITIONS</p> <p>A. Site Inspection:</p> <ol style="list-style-type: none"> It is the bidding contractor's responsibility to review all site conditions, as they relate to the proposed project, prior to submission of a bid. Any issues or concerns will be submitted to the Landscape Architect prior to bidding. Submission of a bid will indicate that the bidding contractor has made a site inspection. <p>B. Utilities:</p> <ol style="list-style-type: none"> Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Do not permit heavy equipment such as trucks to damage utilities. Hand excavate, as required to minimize possibility of damage to underground utilities. Maintain grade stakes until removal is directed. Coordinate with irrigation work to prevent damage to temporary risers of underground sprinkling system and obstruction of work located in landscape areas. <p>C. Protections:</p> <ol style="list-style-type: none"> Do not move equipment over existing or newly placed structures without the Landscape Architect's approval. Provide board railing as required to protect paving and soft soil. Protect other improvements from damage, with protection boards, ramps and protective sheathing as required. Locate and stake irrigation heads, valve risers and equipment prior to beginning soil preparation work. During work and maintenance period, maintain topsoil and prepared soil in place at established grades. Replace topsoil, prepared soil and mulch due to erosion. <p>D. Delivery and Storage:</p> <ol style="list-style-type: none"> Store materials in area covered with protective sheathing. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sawdust or other approved material. <p>1.6 SUBSTANTIAL COMPLETION & PROJECT CLOSEOUT</p> <p>A. A Certificate of Substantial Completion will be issued when the Work performed under the Contract has been reviewed and found, to the Landscape Architect's best knowledge, information and belief, to be substantially complete. Substantial Completion is the stage in the progress of the Work when the Work or designated portion thereof is sufficiently complete in accordance with the Contract Documents so the Owner can occupy or utilize the Work for its intended use. The date of Substantial Completion of the Project or portion thereof is also the date of commencement of applicable warranties as specified.</p> <p>B. A list of items to be completed or corrected will be attached to the Certificate of Substantial Completion. The failure to include any items on such list does not alter the responsibility of the Contractor to complete all Work in accordance with the Contract Documents.</p> <p>C. The Contractor will complete or correct the Work on the list of items within a specific number of days as shown on the Certificate of Substantial Completion.</p> <p>D. Upon completion and re-inspection of all corrected items listed, the Landscape Architect will recommend to the Owner that the work of this Section is ready for final acceptance.</p> <p>1.7 QUALITY ASSURANCE</p> <p>A. General: Comply with applicable Federal, state, county and local regulations governing landscape materials and work.</p> <p>B. Installer Qualifications: The bidding company will specialize in landscape installation with 5 years documented experience. The contractor will staff the project with a competent superintendent and the necessary assistants as approved by the Landscape Architect. The superintendent will not be changed except with the consent of the Landscape Architect and Owner. The superintendent must have a minimum 5 years' experience with similar projects.</p> <p>C. Personnel: Employ only experience personnel who are familiar with the required work. Provide adequate supervision by a qualified foreman.</p> <p>1.8 GUARANTEE</p> <p>A. Guarantee plants and trees for one year after date of Final Acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by the Landscape Architect. Replace plants, including trees, which have partially died thereby damaging shape, size or symmetry.</p> <p>B. Replace plants and trees with same kind and sizes as originally planted, at no cost to the Owner. At direction of the Landscape Architect, trees may be replaced at start of next year's planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping, conduit or other work during replacement. Repair damage immediately.</p> <p>1.9 PROGRESS MEETINGS</p> <p>A. Contractor shall attend all progress meetings as requested by the Landscape Architect/Owner during installation.</p> <p>1.10 QUANTITY VERIFICATION</p> <p>A. The bidding contractor is responsible for the inclusion of all materials, labor, and equipment as outlined in the plans and specification. The plant list is provided to the bidding contractor as a convenience and the quantities are approximate.</p> <p>B. VERIFICATION OF ALL QUANTITIES IS THE SOLE RESPONSIBILITY OF THE BIDDING CONTRACTOR. Any discrepancies must be reported to the Landscape Architect prior to submit of bid.</p> <p>C. The Contractor is required to install the specified type and quantity of composted organic material purchased from the specified supplier. Soil Building Systems will e-mail the Landscape Architect, as orders are being placed, for verification that the specified material, quantity and supplier are being used.</p> <p>PART 2 - PRODUCTS</p> <p>2.1 PLANTS</p> <p>A. General: Plants shall be well-formed No. 1 grade or better nursery stock in accordance with requirements of reference standards, subject to the Landscape Architect's approval. Listed plant heights are from tops of plant balls to the nominal tops of plants.</p> <p>B. Caliper: Trees 4 inches and less are measured 6 inches above top of root ball.</p> <p>C. Trees connected to stakes at the nursery are not acceptable and will be rejected.</p> <p>2.2 SOIL PREPARATION MATERIALS</p> <p>A. Sandy Loam: Fertile, dark sandy loam free of rubble, stones, lumps, plant roots and reasonably free of weeds. Loam containing nut grass or Dallisgrass shall be rejected.</p> <p>B. Commercial Fertilizer: Complete fertilizer, uniform in composition, dry and free flowing. Deliver to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis. Lesco 14-14-14 landscape and ornamental fertilizer with micronutrients.</p> <p>C. Composted Organic Material: Soil Building Systems -or- The Organic Recycler: Ph Balance: Compost with a pH of 5.5 to 6.5 and shall be free of treated or used lumber, pine bark or mushroom compost waste. 97% of the material shall pass through a 5 inch screen and 100% shall pass through a 75 inch screen.</p> <p>2.3 MISCELLANEOUS MATERIALS</p> <p>A. Crushed Rock: Washed .75 inch to 1.5 inches in diameter.</p> <p>B. Tree Staking: Arborguy @ (866) 272-6771.</p> <ol style="list-style-type: none"> Trees up to 4 inch caliper - Arborguy PRO40HD. Mulch: As noted per plans. <p>C. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Co. or equal.</p> <p>D. Fertilizer Tablets: BioPlex Planting Tablets, 15 gram, 12-8-8, BioPlex @ 1-800-441-3573</p> <p>E. 4 inch PVC pipe and cap CUA 55 200.</p> <p>F. Technical Concentrate and Plant Enhancer: BioPlex @ 1-800-441-3573 Pre-Emergent Herbicide: Barracade or Pre-M.</p>	<p>PART 3 - EXECUTION</p> <p>3.1 EXAMINATION AND PREPARATION</p> <p>A. Examine sub-grade and other related construction for defects that adversely affect Work.</p> <p>B. Do not proceed until unsatisfactory conditions have been corrected.</p> <p>C. Plant trees during normal seasons for such work in the project location and only when weather conditions are suitable.</p> <p>D. Plant trees after final grades are established and prior to planting of lawns.</p> <p>E. Additional soil amendments may be required per soil test results.</p> <p>3.2 BED PREPARATION</p> <p>A. When grassy or broadleaf weeds are present, spray with Roundup, a non-selective systemic herbicide, for 100% control. When Nut Sedge is present, spray with Managac, a selective post emergent herbicide, for 100% control. Application of post emergent herbicides is to be performed by a licensed applicator.</p> <p>B. Layout and stake beds for the Landscape Architect's approval prior to installation of steel edging and planting.</p> <p>C. Excavate existing soil from beds as needed to allow for installation of the specified organic compost and mulch. Excavated materials will be removed from the site as required by the Landscape Architect and Owner.</p> <p>D. IMPORTANT!: Provide 4 inches of composted organic material in shrub and groundcover beds.</p> <p>E. Till to a depth of 8 inches.</p> <p>F. Add commercial fertilizer at 7 pounds per 1,000 square feet of bed area and apply prior to application of mulch.</p> <p>G. The fertilizer type and rate specified herein is applicable unless countermanded by the soil fertility test corrective recommendations, in which case they will be applicable.</p> <p>H. Grade beds to allow for free flow of surface water to the bed edge and away from buildings. Beds will be mounded 2 inches to 3 inches and tapered at the edges to meet existing grade.</p> <p>3.4 PLANTING</p> <p>A. Trees</p> <ol style="list-style-type: none"> Plant trees in pits 3 times greater in diameter than root ball. Top 1/3 of backfill will be 20% compost mixed with 80% native soil. Bottom 2/3 of backfill will be 100% native soil. Carefully settle by watering to prevent air pockets. Add fertilizer tablets at the rate of four (4) per 1 inch caliper for trees. Follow label directions for placement of tablets. Carefully prune trees to remove dead and broken branches. Place root ball in the center of the hole. Do not handle tree by the trunk to place in hole. Straighten and roughen sides of hole where glazed by mechanical excavation. Make sure the root flare is 2 inches higher than the adjacent soil elevation. The top of the terminal roots at the outer edge of the root ball should be even with or slightly higher than the adjacent soil elevation. Set root ball on undisturbed soil. <p>3.5 SUMMER DIGGING & TRANSPLANTING</p> <p>B. To minimize transplant shock, plant decline, defoliation or loss to all balled and burlaped plants.</p> <ol style="list-style-type: none"> Apply Technical Concentrate and Plant Enhancer to plants 24 to 96 hours prior to digging or transplanting. Apply with both a foliar and root drench at identical dilutions of 1.0 fl. oz. (low stress conditions) to 3.0 fl. oz. (high stress conditions) per inch of trunk diameter or each 24 inches of plant height. Mix into 5 to 10 gallons of water for each 1 inch of trunk diameter and 24 inches of plant height. Re-apply in 15 to 30 days or sooner if extreme environmental stress requires Re-apply at either a rate of 1 to 3 fl. oz. per inch of trunk diameter or 5 to 7 fl. oz. per 5 to 10 gallons of water. <p>3.6 TREE SUMPS</p> <p>A. Perform percolation test for each tree pit and install sump detail only when satisfactory drainage does not occur within 24 hours.</p> <p>B. Excavate sump pit to a minimum depth of 4 feet 6 inches below bottom of root ball and a minimum of 12 inch diameter.</p> <p>C. Install 4 inch diameter PVC pipe and cap. The portion of pipe in crushed rock is to be perforated.</p> <p>D. Place crushed rock per tree planting detail.</p> <p>E. Place filter fabric over top of crushed rock and 12 inches up side of tree pit.</p> <p>F. Paint PVC cap, color to be selected. Drill 5/8 inch diameter hole in top of cap.</p> <p>3.7 STAKING TREES</p> <p>A. Stake trees immediately after planting as shown on planting details.</p> <p>B. All container grown and containerized trees will be staked per the tree planting detail.</p> <p>C. All balled and burlap trees are not required to be staked but maybe guyed with the Landscape Architect's approval.</p> <p>D. It will be the Landscape Contractor's responsibility to maintain trees in a plumb position through the warranty period whether they are guyed or not.</p> <p>3.8 MULCHING</p> <p>A. After planting has been completed and approved by Landscape Architect, cover all bare soil around plants. The depth shall vary depending on the plants being mulched. Large plants will receive a 3 inch depth and plants in 4 inch pots and smaller will receive a 1 inch depth. At no time will mulch come in contact with the stems of plants. Delay mulching in shrub beds until after application of pre-emergent herbicide and near substantial completion of the project.</p> <p>3.9 CLEANUP</p> <p>A. During work, keep premises neat and orderly including organization of storage areas. Trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants, shall be removed from site daily as work progresses.</p> <p>B. Keep sidewalks, streets and courtyard areas clean by sweeping or hosing.</p> <p>3.10 MAINTENANCE</p> <p>A. Water will be provided by the Owner. Provide necessary hoses and other watering equipment required to complete work.</p> <p>B. Until Final Acceptance, maintain plantings and trees by watering, cultivating, weeding, spraying, cleaning and replacing as necessary to keep the landscape in a vigorous, healthy condition and rake bed areas as required.</p> <p>C. Follow landscape maintenance procedures outlined in Specifications Section 329510 - Planting Maintenance.</p> <p>3.11 PLANT SCHEDULE</p> <p>A. Refer to schedule on drawings.</p> <p style="text-align: center;">END OF SECTION</p>	<p>PART 1 - GENERAL</p> <p>1.1 SUMMARY</p> <p>A. Section Includes:</p> <ol style="list-style-type: none"> Soil Preparation. Soil Seed. Hydro-mulch. Temporary irrigation. <p>1.2 DEFINITIONS</p> <p>A. Finish Grade: Elevation of finished surface of planting soil.</p> <p>B. Planting Soil: Native or imported topsoil, manufactured topsoil, or surface soil modified to become topsoil; mixed with soil amendments.</p> <p>C. Subgrade: Surface or elevation of subsoil remaining after completing excavation, or top surface of a fill or backfill immediately beneath planting soil.</p> <p>D. Subsoil: All soil beneath the topsoil layer of the soil profile, and typified by the lack of organic matter and soil organisms.</p> <p>1.3 SUBMITTALS</p> <p>A. Any deviation from this specification and drawings must be approved in writing by the Owner via submittal.</p> <ol style="list-style-type: none"> Certification of seed source. Certification of soil source. Soil Test Results. <p>1.4 QUALITY ASSURANCE</p> <p>A. Installer's Field Supervisor: Require Installer to maintain an experienced full-time supervisor on Project site when planting is in progress.</p> <p>B. Topsoil Analysis: Contractor shall furnish soil analysis from (2) locations of stockpiled existing topsoil to be re-used on site. If imported topsoil is proposed, a soil analysis shall be provided from the source material as well. Test shall be performed by a qualified soil-testing laboratory, such as the Texas A&M Extension service.</p> <p>1. Test Type: Report suitability of topsoil for Turf Grass. State recommended quantities on nitrogen, phosphorus, and potash nutrients and soil amendments to be added to produce satisfactory turfgrass.</p> <p>1.5 MAINTENANCE SERVICE</p> <p>A. Initial Lawn Maintenance Service: Provide full maintenance by skilled employees of landscape installer. Maintain as required in Part 3. Begin maintenance immediately after each area is planted and continue until acceptable lawn is established, but for not less than the following periods:</p> <ol style="list-style-type: none"> Sodded Lawns: 30 days from date of Substantial Completion. Seeded Lawns: 40 days from date of Substantial Completion. <p>PART 2 - PRODUCTS</p> <p>2.1 SOG</p> <p>A. Sod per the planting schedule.</p> <p>2.2 SEED</p> <p>A. Seed per the planting schedule.</p> <p>2.3 HYDRO-MULCH CAP</p> <p>A. Pro Matrix by Profile, or approved equal. Application rate per manuf.</p> <p>2.4 TOPSOIL</p> <p>A. On site soil, striped prior to mass grading, or imported meeting criteria herein.</p> <ol style="list-style-type: none"> 1. Irrigation Main Piping: Minimum depth of 18 inches. 2. Lateral Piping: 12 inches. 3. Sleeves: 18 inches. <p>C. Place and compact initial backfill of satisfactory soil, free of particles larger than 1 inch in any dimension, to a height of 12 inches over the lateral and mainline pipes. Place and compact final backfill of satisfactory soil to final subgrade elevation.</p> <p>3.2 PIPING APPLICATIONS</p> <p>A. Underground Irrigation Main Piping: As indicated on plans, socket fittings and solvent-cemented joints per the drawings.</p> <p>B. Lateral Piping: Class 200 PVC pipe and socket fittings per the drawings and details.</p> <p>C. Sleeves: Schedule 40 PVC pipe and socket fittings; and solvent-cemented joints.</p> <p>3.3 VALVE APPLICATIONS</p> <p>A. Control Valves: Per the drawings.</p> <p>3.4 INSTALLATION</p> <p>A. Install piping free of sags and bends.</p> <p>B. Install groups of pipes parallel to each other, spaced to permit valve servicing.</p> <p>C. Install fittings for changes in direction and branch connections.</p> <p>D. Install unions adjacent to valves and to final connections to other components.</p> <p>E. Lay piping on soil base, uniformly sloped without humps or depressions.</p> <p>F. Control Valves: Install in control-valve box.</p> <p>G. Flush circuit piping with full head of water and install sprinklers after hydrostatic test is completed.</p> <p>H. Locate sprinkler heads to maintain a minimum distance of 2 inches from paved surfaces.</p> <p>I. Lay piping in trench in same trench as irrigation piping and at least 2 inches below or beside piping. Provide conductors of size not smaller than recommended by controller manufacturer. Install cable in separate sleeve under paved areas if irrigation piping is installed in sleeve.</p> <p>3.5 FIELD QUALITY CONTROL</p> <p>A. Perform the following field tests and inspections and prepare test reports:</p> <ol style="list-style-type: none"> 1. Leak Test: After installation, charge system and test for leaks. Repair leaks and retest until no leaks exist. 2. Operational Test: After electrical circuitry has been energized, operate controllers and automatic control valves to confirm proper system operation. 3. Test and adjust controls and safeties. Replace damaged and malfunctioning controls and equipment. <p>B. Remove and replace unions and re-inspect as specified above.</p> <p>3.6 ADJUSTING</p> <p>A. Adjust settings of controllers.</p> <p>B. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.</p> <p>C. Adjust sprinklers so they will be flush with, or not more than 1/2 inch above, finish grade.</p> <p style="text-align: center;">END OF SECTION</p>	<p>PART 1 - GENERAL</p> <p>1.1 SECTION INCLUDES</p> <p>A. Landscape Maintenance Contractor shall furnish all labor, equipment, chemicals and fertilizer necessary to maintain newly planted landscaping leaving plants in a vigorous, healthy state through the end of the stated maintenance period. Landscape shall consist of watering, weeding, fertilizing, disease and insect pest control, pruning, aeration, protective spraying and any other procedures consistent with good horticultural practice necessary to insure normal, vigorous and healthy growth of all landscape materials under this contract. Trash and debris will be removed from the project during each regular site visit. Maintenance shall begin following final acceptance of the landscape installation.</p> <p>B. The Landscape Maintenance Contractor shall be responsible for the use of all his/her materials, labor and equipment. Injury to plant material caused by such maintenance, labor and equipment shall be corrected and repaired by the Landscape Maintenance Contractor at his/her expense. This includes both reseeding areas damaged by tractor treats when mowing is conducted at an inappropriate time, as determined by the Owner or his/her agent, and replacement of any plants, hardware, or other amenities on the site when damaged by the Contractor's equipment, materials or agents).</p> <p>1.2 INSURANCE</p> <p>A. Contractor shall provide to the Owner, at his own expense, evidence of adequate Workman's Compensation, General Liability and Property Damage Liability, subject to approval of the Owner.</p> <p>1.3 CLEAN UP</p> <p>A. All debris, tools, surplus materials, equipment, etc. shall be removed after each regular visit from the maintenance crew. The site shall be left in a neat, acceptable condition such as to meet the approval of the Owner.</p> <p>1.4 LICENSE REQUIREMENTS</p> <p>A. Pesticide: The Contractor shall be a licensed pesticide applicator or employ a licensed certified pesticide applicator for the treatment of insects and diseases if required by the Texas Pesticide Use and Application Regulations of the Texas Department of Agriculture. The Owner may require documentation of such certification as necessary for his records.</p> <p>B. Herbicide: The Contractor shall possess a permit or employ a person who possesses a permit to apply herbicide if required by the Texas Pesticide Use and Application Act of the Texas Department of Agriculture. The Owner may require documentation of such certification as necessary for his records.</p> <p>C. Irrigation: The Contractor shall possess an irrigation license issued by the State of Texas or employ such a licensed irrigator to perform the irrigation system maintenance. The irrigation system shall be maintained under the supervision of the licensed irrigator who shall be on the site at all times during this work. The Owner may require documentation of such license for his records. The Contractor shall verify and adhere to the requirements and codes of any controlling utility authorities.</p> <p>PART 2 - PRODUCTS</p> <p>2.1 COMMERCIAL FERTILIZER</p> <p>A. Complete fertilizer, uniform with composition, dry and free flowing, delivered to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis.</p> <ol style="list-style-type: none"> 1. Turf at 15-5-10 analysis. 2. Turf at 21-0-0 analysis. 3. Trees at 32-7-7 analysis (Injecto-Feed). 4. Trees at 0-4-4 analysis (Agri-Plex). <p>2.2 SOIL FERTILITY TEST</p> <p>A. The Contractor will be required to furnish the Owner with two (2) soil fertility reports including corrective recommendations.</p> <p>B. The exact location of each soil sample taken will be provided by the Landscape Architect or Owner.</p> <p>C. Soil fertility testing will be conducted by a laboratory specializing in this type of testing and approved by the Landscape Architect or Owner.</p> <p>2.3 MULCH</p> <p>A. Partially decomposed dark brown, fine shredded hardwood bark mulch, reference plans for type.</p> <p>2.4 WATER</p> <p>A. Water will be supplied by the Owner.</p> <p>2.5 PLANT REPLACEMENT</p> <p>A. It will be the responsibility of the Landscape Maintenance Contractor to replace any and all plant material that is dead or damaged due to non-performance of the contractor scope of work, un-supervised personnel or un-supervised subcontractors.</p> <p>2.6 PESTICIDES AND HERBICIDES</p> <p>A. Pesticides and herbicides shall be of the type that is commercially available.</p> <p>PART 3 - EXECUTION</p> <p>3.1 TREE MAINTENANCE</p> <p>A. The Scope of Work for plant maintenance includes all possible means required to preserve the plants and vegetative material existing within the site in a healthy and vigorous growing condition to insure their successful establishment. Plant maintenance shall include, as a minimum, the following items:</p> <ol style="list-style-type: none"> 1. Pruning: All trees within the limits of landscape maintenance, shall be pruned by the Contractor to the satisfaction of the Owner. Pruning shall be done in accordance with accepted pruning practices as set forth by the National Arborist Association in Pruning Standards for Shade Trees (current edition). Dead or damaged limbs on trees, including sucker-growth on trunks of trees, are to be removed. Suckers will be removed as needed throughout the year. All pruned materials shall become the property of the Contractor and shall be disposed of in a manner acceptable to the Owner. Unless directed differently in the contract documents, pruning shall be accomplished once during the term of this contract. 2. Insect, Disease, and Animal Control: The Contractor shall inspect the plants and planted areas once each two (2) weeks or as approved by the Owner. The Contractor shall be required to notify the Owner in writing of problems with insects, diseases, or animals as such problems arise. The Contractor also shall recommend corrective measures in writing. 3. The Contractor shall treat the plants and/or the planted areas in accordance with accepted methods of horticultural practices and the Texas Department of Agriculture guidelines regarding the use of pesticides. The Contractor also shall follow the manufacturer's instructions for the use and application of any pesticides. 4. Bed Maintenance: The Contractor shall maintain the plant basins and beds free of weeds and grass or other material detrimental to the growth of the plants or appearance at the site. Herbicides, when used by the Contractor, will under no circumstances be used on days where the wind could cause drift hazard to desirable plants. The Contractor shall also follow the manufacturer's instructions for the use and application of any herbicide. Two pre-emergent herbicide applications will be made per year along with manual weeding and post emergent herbicide applications as required. All shrub and groundcover beds shall be fertilized two (2) times per year at a rate of 2 lbs. per 1,000 square feet. Hardwood mulch shall be maintained to a minimum depth of two (2) inches, in all bed areas. 5. Re-staking and re-bracing of Plants: Any damaged or destroyed stakes, guys or braces shall be replaced by the Contractor. This shall include any adjustments to the staking or guying to prevent grinding of plants. Adjustment will be made to tighten wires and cables as required. 6. Tree Mulching and Fertilization: <ol style="list-style-type: none"> a) Maintain a 2" layer of shredded hardwood mulch over all tree root balls in turf areas. Add new mulch as required. b) Deep root fertilize all trees with a combination of Injecto-Feed 32-7-7 and Agri-Plex 0-4-4 with 2 percent magnesium, 2 percent water soluble magnesium, 3 percent sulfur, .02 percent boron, 5 percent iron, 5 percent manganese and 5 percent zinc. Mix 20 pounds of Injecto-Feed and 1 gallon of Agri-Plex in 100 gallons of water. Apply this solution at the rate of 5 gallons per inch trunk diameter measured at breast height. Space injection points at 2.5 foot intervals starting 2 feet beyond the drip line. Apply .5 gallon of solution per injection site. Soil injections should be made 6 to 8 inches deep using an injector probe at 150 to 200 PSI. Keep fertilizer solution agitated during application. Where trees are closely spaced and have overlapping treatment areas, inject only once in those areas. Do not double inject these areas. For trees growing in wells surrounded by concrete, water or other hard surfaces, drench the top of the root ball with 10 to 15 gallons of fertilizer solution. <p>3.2 TURF AND GRASS MAINTENANCE</p> <p>A. Sod:</p> <ol style="list-style-type: none"> 1. Mowing and Trimming: All lawns shall be mowed approximately every seven days April thru September, three (3) times per month in March and October and once monthly November thru February. All sidewalks and curbs shall be edged, and trimming around all trees and other objects within turf areas shall occur in concurrence with the maximum mowing cycles. The Contractor shall use power equipment as approved by the Owner. Nylon cord trimmers shall not be used inside plant basins or beds around plant material. 2. Fertilization: All sod shall be fertilized in March, May, July and September for a total of four (4) applications. Approximately 1.5 to 2 lbs. nitrogen will be applied per 1,000 square feet per application. Various analyses and blends of fertilizers can be used based on soil tests results. 3. Weed Control: All sod shall be treated with two (2) pre-emergent herbicide and four (4) post-emergent herbicide applications for a total of six (6) applications. Herbicide applications will only be required on established stands of grass. 4. Insect, Disease and Animal Control: The Contractor shall inspect all lawn areas once each two (2) weeks or as approved by the Owner. The Contractor shall be required to notify the Owner in writing of problems with insects, diseases, or animals as such problems arise. The Contractor also shall recommend corrective measures in writing. 	<p>3.3 IRRIGATION SYSTEM OPERATION AND MAINTENANCE</p> <p>A. The scope of work for the operation and maintenance of the permanent irrigation system shall consist of the monitoring, adjustment, repair and proper operation of the existing irrigation system as required insuring adequate moisture to the plant material existing on the project. The existing condition of the system and any known deficiencies will be corrected by the Contractor upon approval by the Owner. The Contractor shall insure that all irrigation zones, rain sensors and freeze sensors are operating correctly. Include seasonal draining and winterizing of irrigation system when required.</p> <p>B. System repairs will include monitoring of the system on a year round bi-weekly basis and reporting of all damaged or trouble areas to the Owner. The Contractor's personnel shall repair any damage that may have occurred during the mowing cycle and set automatic systems to correct time requirements. Any damage not the fault of the Landscape Maintenance Contractor shall be assessed and brought to the attention of the Owner with an estimate of the subsequent costs to make the repairs. In the event the irrigation system fails due to the Contractor's actions or neglect, the Contractor shall furnish plant irrigation by a method and quantity approved by the Owner.</p> <p style="text-align: center;">END OF SECTION</p> <p style="text-align: center;">329119 - TOP SOIL</p> <p>PART 1 - GENERAL</p> <p>1.1 SECTION INCLUDES</p> <p>A. This section specifies all soil material designated as Topsoil on the drawings or in the specifications.</p> <p>1.2 SUBMITTALS</p> <p>A. Samples</p> <ol style="list-style-type: none"> 1. Provide (3) 1-gallon samples for each soil type. 4. Each sample to be a composite of five to seven (5-7) sub-samples taken the full depth of proposed source. On stockpiles, discard upper 6 inches of soil before sampling. <p>B. Test Reports</p> <ol style="list-style-type: none"> 1. Prior to starting work, submit 2 certified copies of soil test reports to the Landscape Architect for approval. 2. Costs of all tests to be borne by the Contractor. <p>1.3 QUALITY ASSURANCE</p> <p>A. All soil samples and testing shall comply with procedures specified in:</p> <ol style="list-style-type: none"> 1. U.S.D.A. Ag. Handbook 60: Diagnosis and Improvement of Saline and Alkali Soils. <p>B. Testing Laboratories</p> <ol style="list-style-type: none"> 1. Certified facilities normally engaged in agronomic soil testing shall be utilized. <p>A. Required Topsoil Tests</p> <ol style="list-style-type: none"> 1. Chemical analysis including: <ol style="list-style-type: none"> a. Fertility: pH, nitrate nitrogen, ammonia nitrogen, phosphate phosphorus, potassium, calcium, magnesium, zinc, iron, and manganese. b. Stability: total salinity, boron, sodium, potassium, calcium, magnesium, chloride, and sulfate. 2. Physical properties include: <ol style="list-style-type: none"> a. Organic content b. Particle size distribution <p>PART 2 - PRODUCTS</p> <p>2.1 TOPSOIL</p> <p>NOTE: Topsoil needs to be from Living Earth, or approved equal. 2" in all turf areas amended and tilled to a depth of 4", and 4" in all planting beds, amended and tilled to a depth of 8".</p> <p>A. On-grade topsoil for the work shall conform to the requirements included in this Section</p> <ol style="list-style-type: none"> 1. A natural, friable, loamy soil, typical of local topsoil which produces heavy vegetative growth, free from subsoil, weeds, seeds, stiff clay, stones larger than 1/4 inch, toxic substances, debris, or other substances which may be harmful to plant growth. 2. The pH range shall be 6.5 to 7.5. <p>B. Grading Analysis: Two inch sieve, 100 percent passing. Number 4 sieve, 90 percent minimum passing. Number 10 sieve, 80 percent minimum passing</p> <p>C. Sand, silt and clay content:</p> <ol style="list-style-type: none"> 1. Sand: 20 to 75 percent. 2. Silt: 10 to 60 percent. 3. Clay: 5 to 30 percent. <p>D. All topsoil shall be free from all herbicides and insecticides which may adversely affect growth of lawn or planting, or which may contain toxic materials.</p> <p>E. Do not deliver in muddy condition.</p> <p>F. The Contractor shall not use materials which do not conform to these criteria. At the discretion of the Landscape Architect, such material can either be amended to meet these requirements, or will be removed from the site and replaced with suitable material as specified.</p> <p>PART 3 - EXECUTION</p> <p>3.1 Not Used</p> <p style="text-align: center;">END OF SECTION</p>	<p>NO. _____</p> <p>DATE _____</p> <p>REVISIONS</p>
<p style="text-align: center;">LANDSCAPE PLAN MCKINNEY AIRPORT CROSSROADS CITY PROJECT NO. SITE2025-0084 BEING 20.19 ACRES OUT OF THE: RICHARD H. LOCKE SURVEY, ABSTRACT NO. 517 City of McKinney, Collin County, Texas SUBMITTED: January 12, 2026</p> <p>Owner: Martin Marietta Texas Ready-Mix LLC, 4123 ParkLake Avenue Raleigh, NC 27612 Phone: (919) 510-4779 Contact: Kirk Light, Authorized Signatory</p> <p>Applicant: Kimley-Horn and Associates, Inc. 13455 Noel Road Suite 700 Dallas, Texas 75240 Phone: (972)770-1300 Contact: Jose Gonzalez, P.E.</p> <p>Engineer/Surveyor: Kimley-Horn and Associates, Inc. 13455 Noel Road Suite 700 Dallas, Texas 75240 Phone: (972)770-1300 Contact: Jose Gonzalez, P.E.</p> <p>Landscape Architect: Kimley-Horn and Associates, Inc. 2901 Eastwood Suite 100 Dallas, Texas 75069 Phone: (469)221-9835 Contact: Anne Harman, ASLA, PLA, LI</p>					
<p style="text-align: center;">SHEET NUMBER L3.03</p>					

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