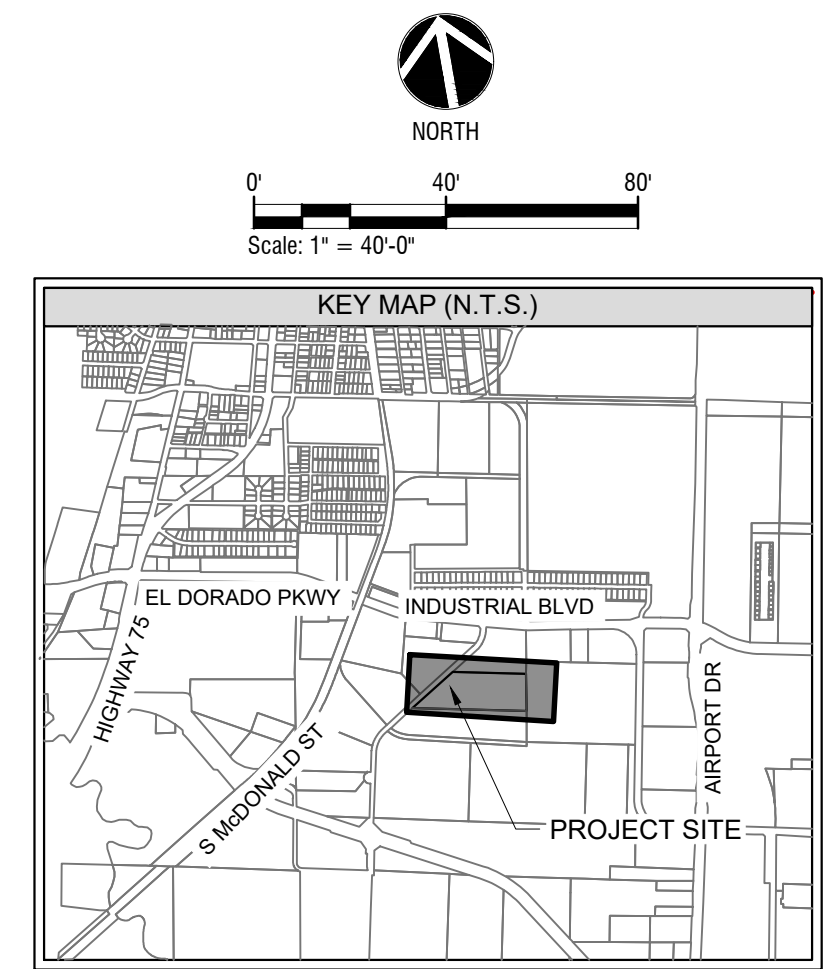
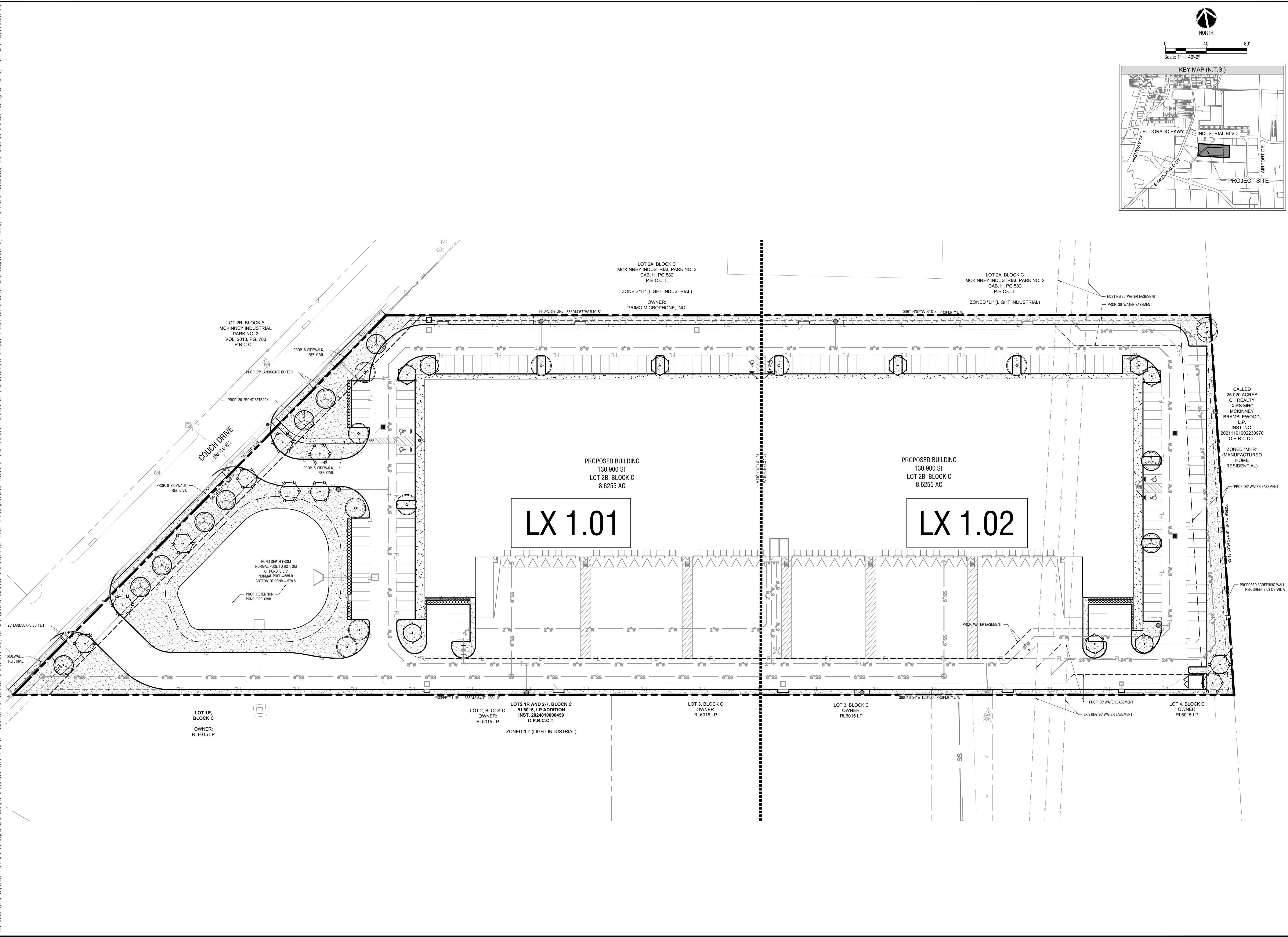


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 TEXAS REGISTERED ENGINEERING FIRM F-928

CALLED  
 25.020 ACRES  
 CH REALTY  
 IX-FS MHC  
 MCKINNEY  
 BRAMBLEWOOD,  
 LP  
 INST. NO.  
 20211101002230970  
 O.P.R.C.C.T.  
 ZONED "MHR"  
 (MANUFACTURED  
 HOME  
 RESIDENTIAL)  
 4/20/2026

KHA PROJECT	064493227
DATE	APRIL 2026
SCALE	AS SHOWN
DESIGNED BY:	KWR
DRAWN BY:	KMR
CHECKED BY:	MRP

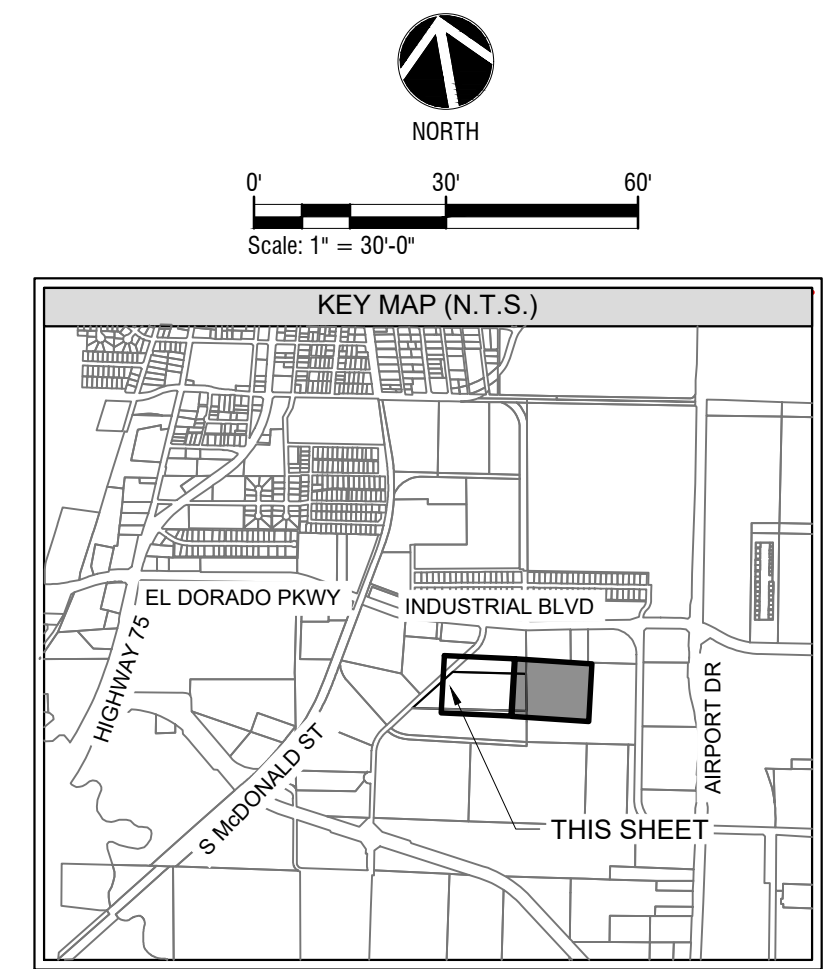
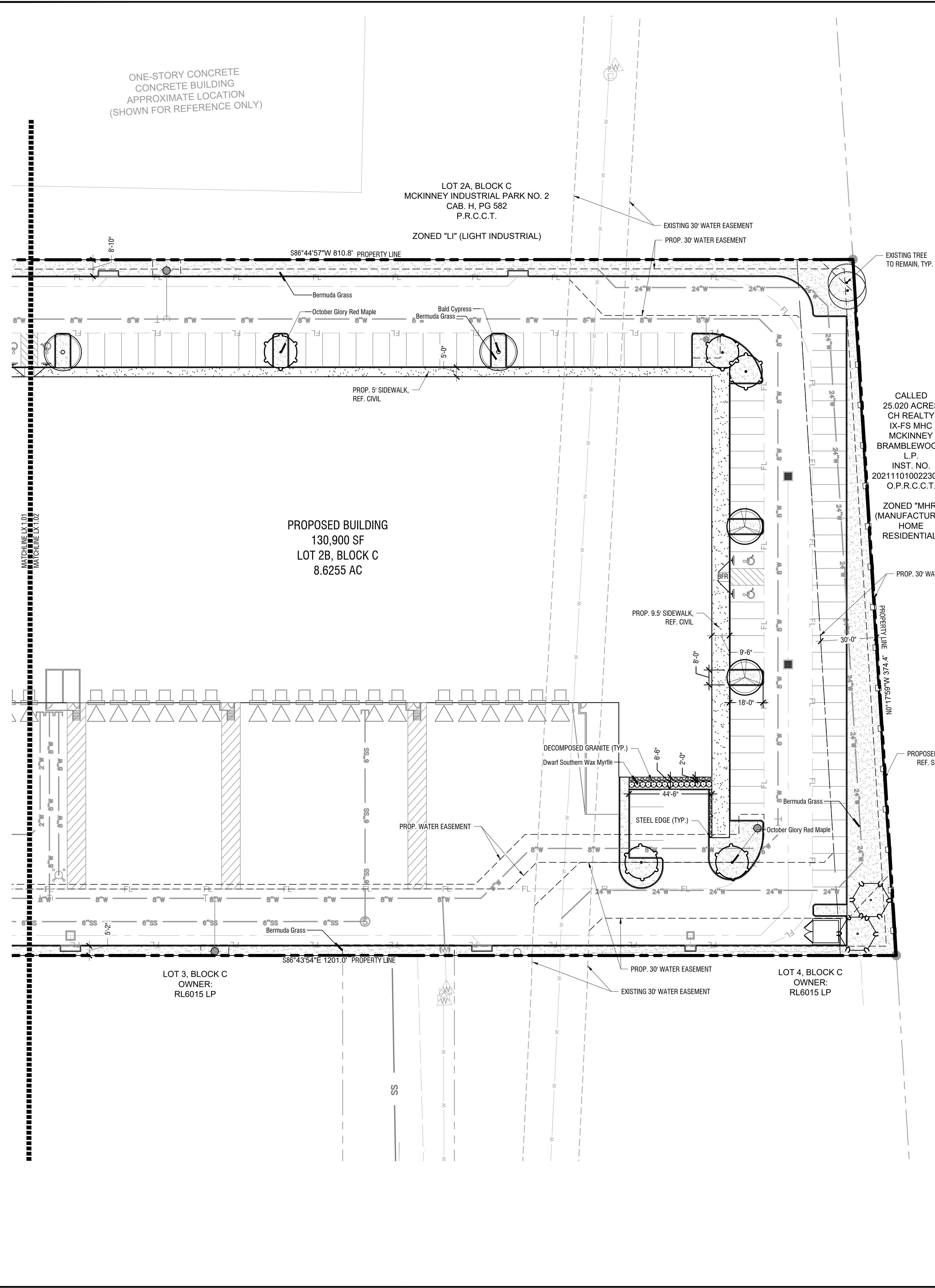
**OVERALL PLAN**

**COUCH DRIVE**  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS

SHEET NUMBER  
**LC 1.00**



Plotted By: Roberson, Katelyn Date: April 20, 2026 11:47:47am File Path: K:\MKN\_LALP\Projects\064493227 - Couch Drive McKinney\CAD\Sheets\LP 1.01.dwg  
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**PLANT SCHEDULE**

SYMBOL	COMMON / BOTANICAL NAME
<b>TREES</b>	
	Bald Cypress / Taxodium distichum
	Chinquapin Oak / Quercus muhlenbergii
	October Glory Red Maple / Acer rubrum 'October Glory'
	Princeton Elm / Ulmus americana 'Princeton'
<b>SHRUBS</b>	
	Dwarf Southern Wax Myrtle / Myrica pusilla
<b>GROUND COVERS</b>	
	Bermuda Grass / Cynodon dactylon
<b>MISC.</b>	
	Shredded Hardwood Mulch
	Steel Edging
	Decomposed Granite

REF. LP 3.04 FOR FULL PLANT SCHEDULE AND CODE CHART

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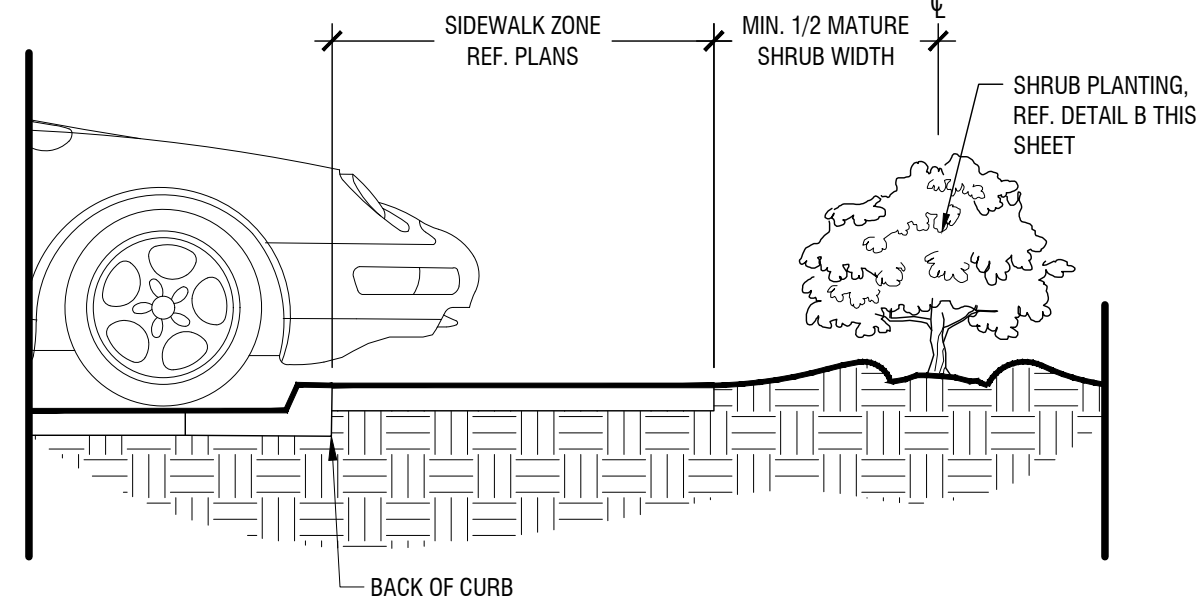
KHA PROJECT 064493227	DATE APRIL 2026
SCALE: AS SHOWN	DESIGNED BY: KMR
DRAWN BY: KMR	CHECKED BY: MRP

**LANDSCAPE PLAN**

**COUCH DRIVE**  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS



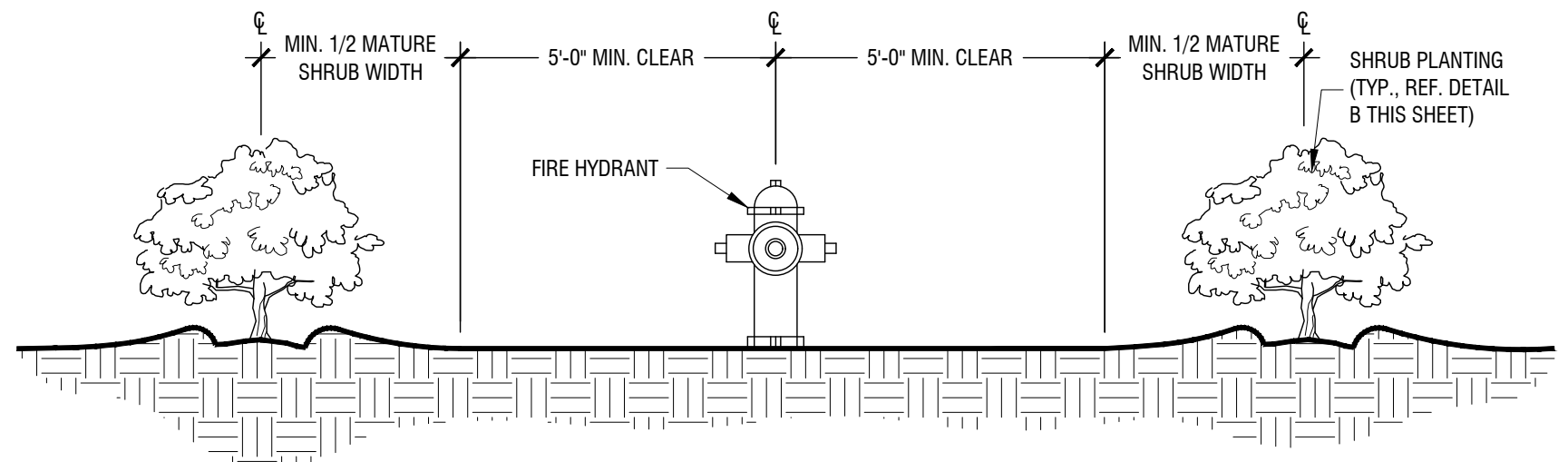
- NOTES:**
1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
  2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.
  3. WHEN SHRUBS ARE MASSES TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



**Shrub Planting at Sidewalk**

Scale: NTS

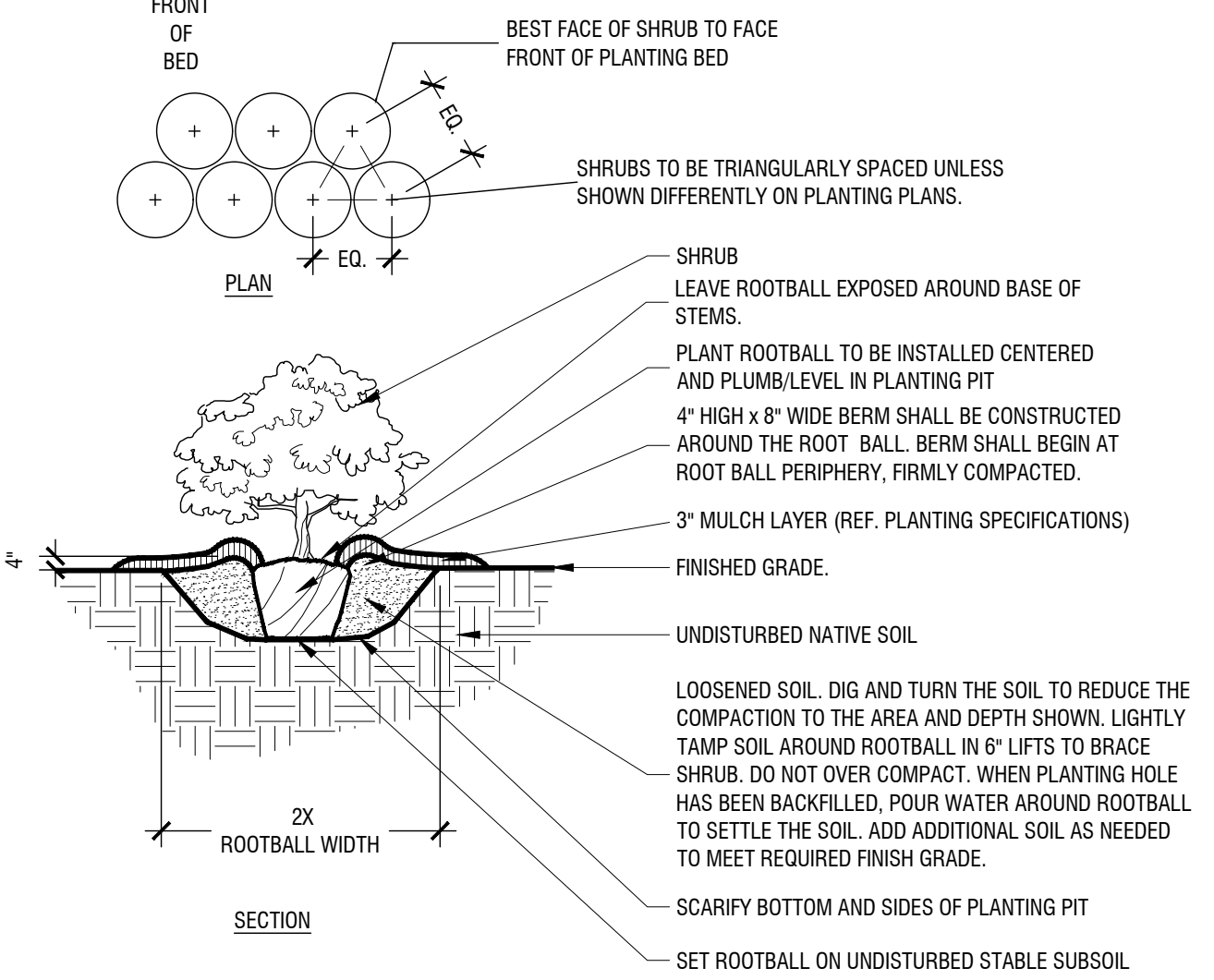
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**Shrub Planting at Fire Hydrant**

Scale: NTS

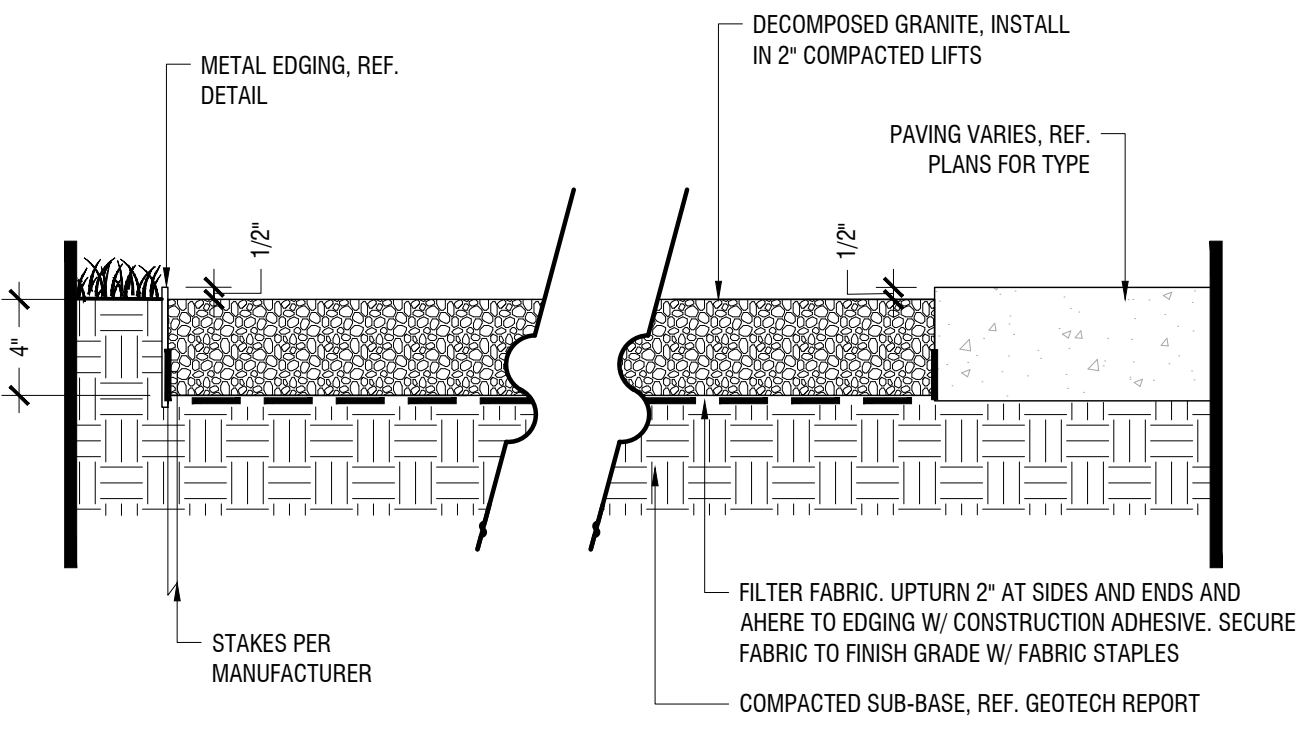
**E**



**Typical Shrub Planting**

Scale: NTS

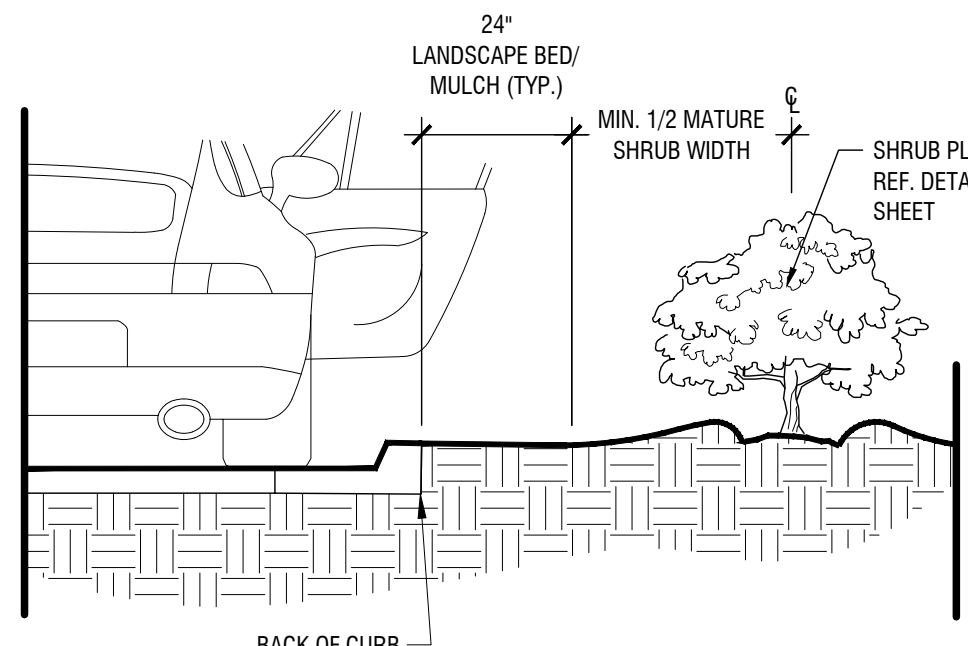
**B**



**Decomposed Granite**

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

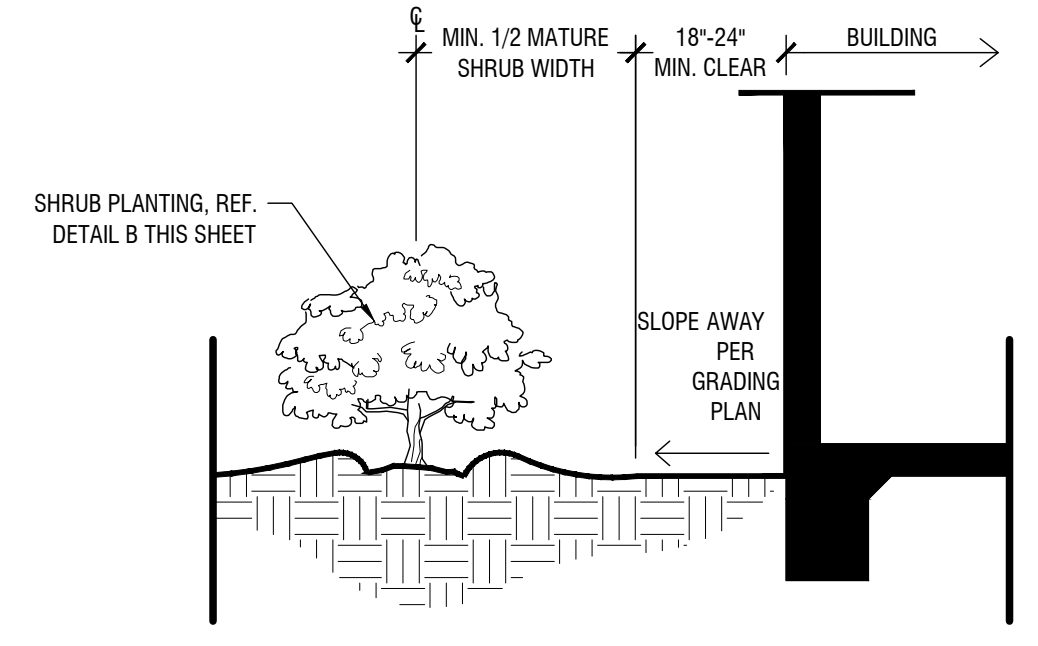
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**Shrub Planting at Curbside**

Scale: NTS

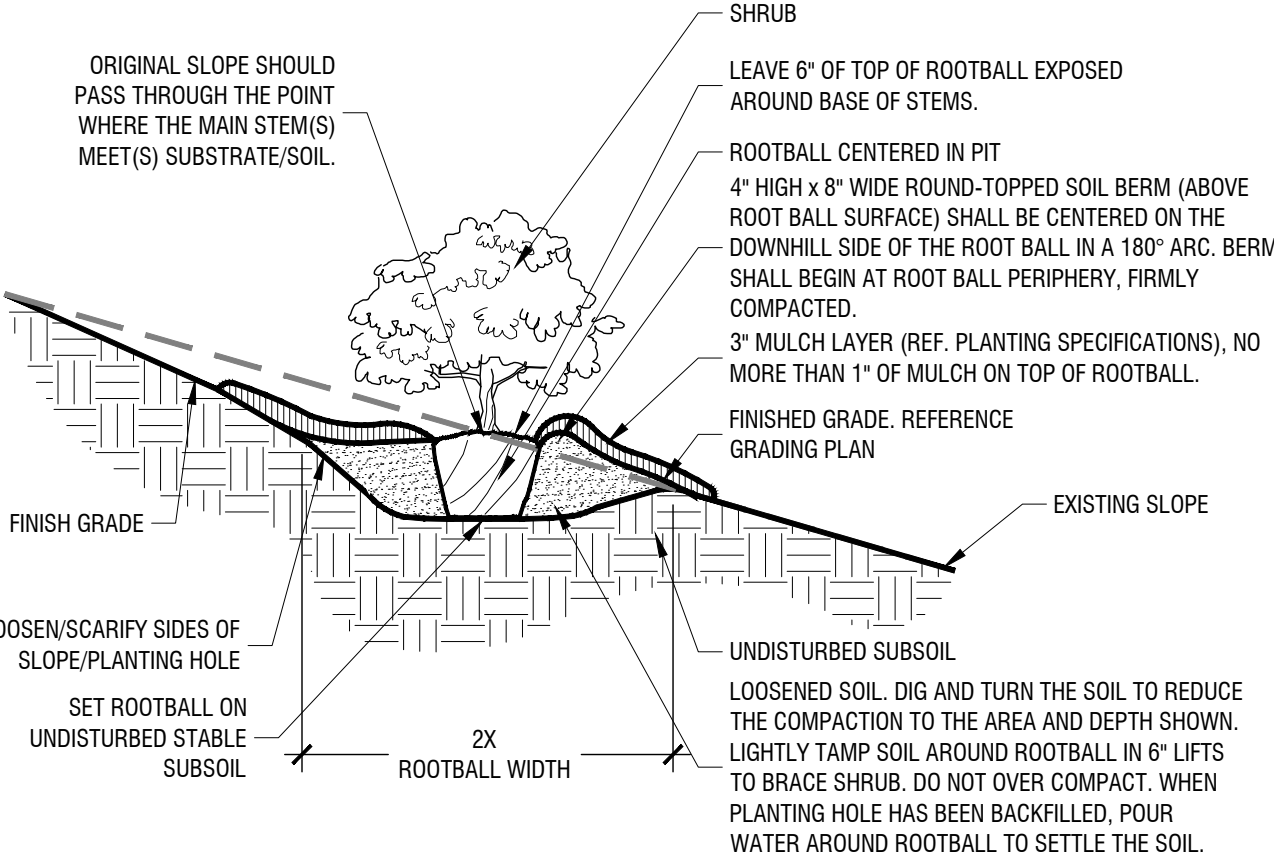
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**Shrub Planting at Building Edge**

Scale: NTS

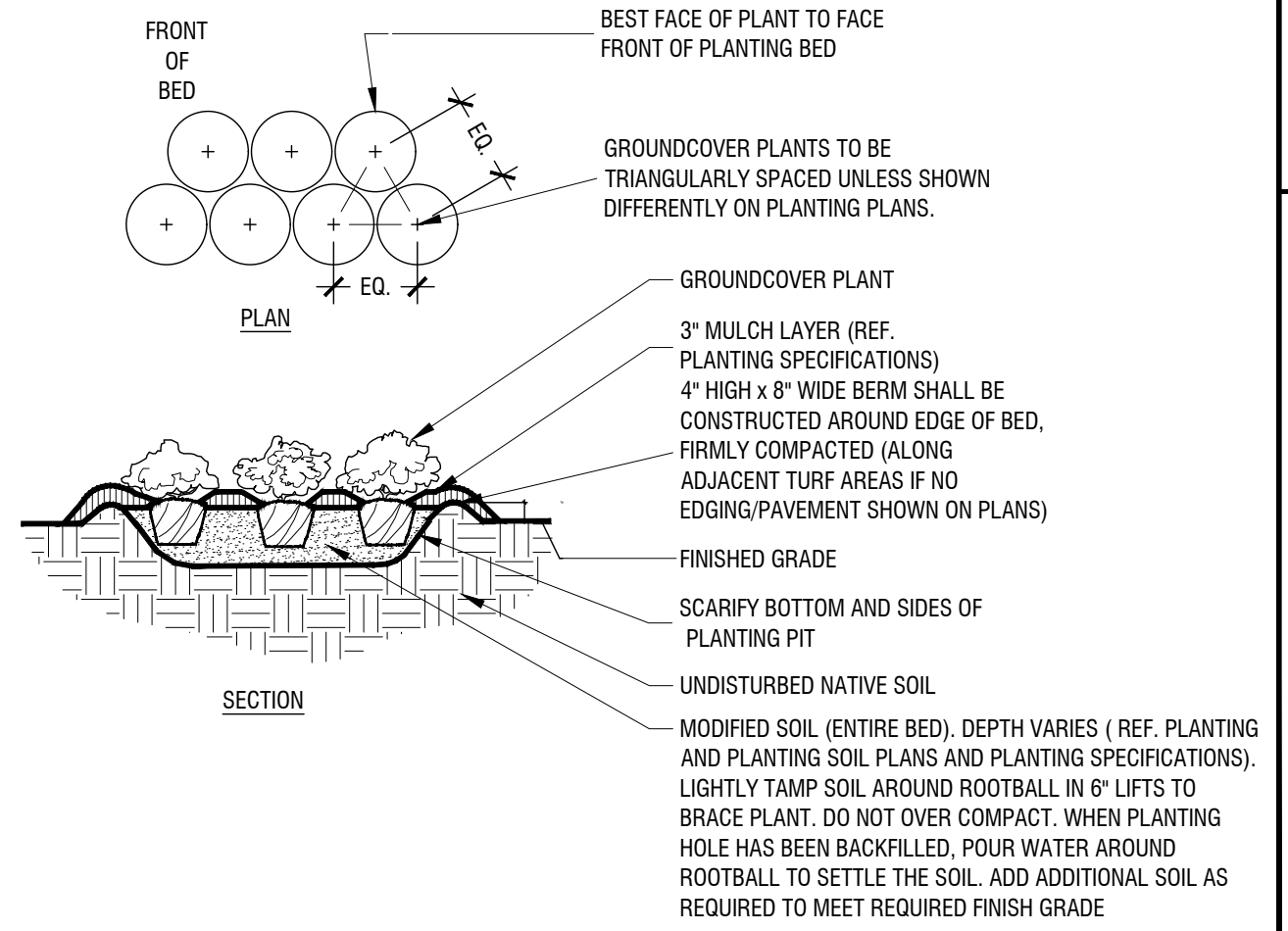
**D**



**Shrub Planting On 5-50% (20:1 TO 2:1) Slope**

Scale: NTS

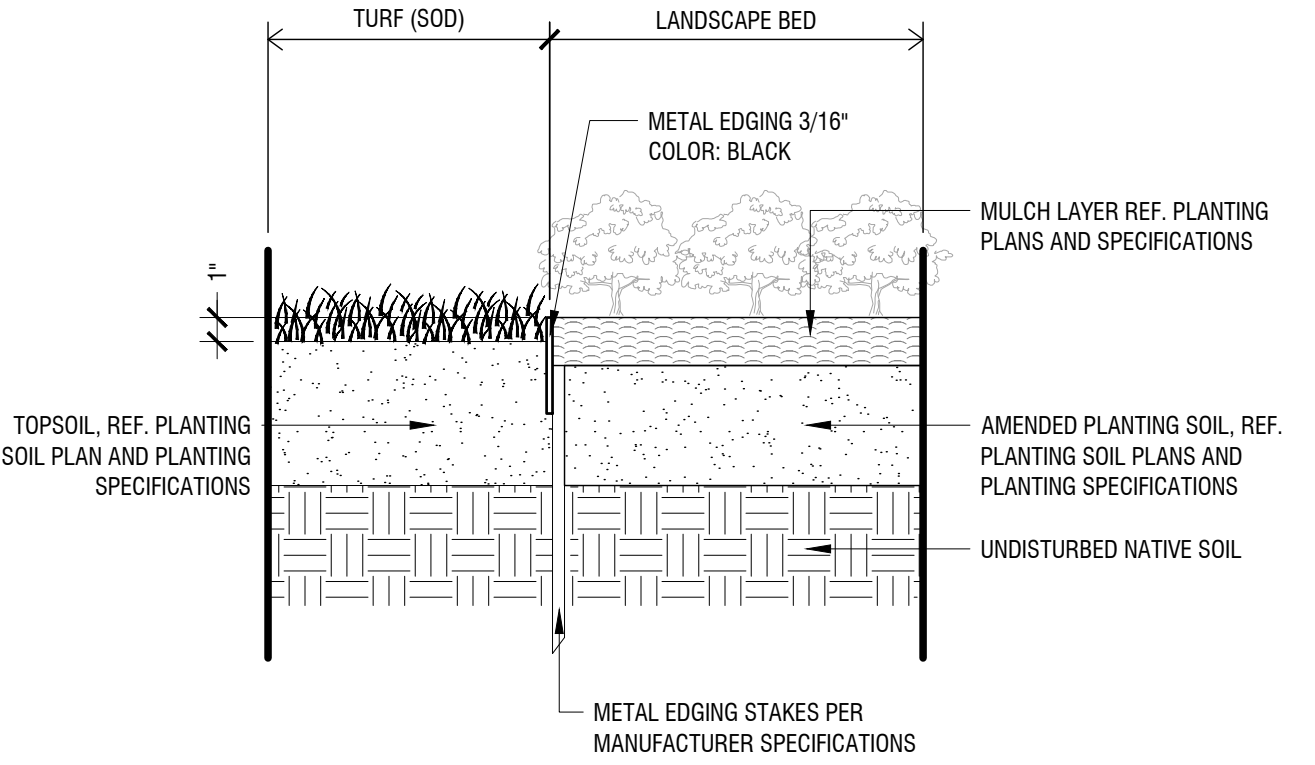
**C**



**Typical Groundcover Planting**

Scale: NTS

**A**



**METAL EDGING (AT TURF & LANDSCAPE BED)**

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

**H**

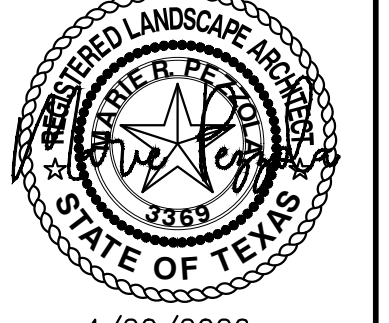
Plotted By: McMoran, Ava Date: April 20, 2026 09:06:03am File Path: K:\MKN\LALP\Projects\064493227 - Couch Drive McKinney\CAD\Sheets\LP\_3.01.dwg  
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KHA PROJECT	064493227
DATE	APRIL 2026
SCALE	AS SHOWN
DESIGNED BY	KMR
DRAWN BY	KMR
CHECKED BY	MRP

**PLANTING DETAILS**

**COUCH DRIVE**  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS

SHEET NUMBER  
**LP 3.02**



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**GENERAL NOTES:**

- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- THE CONTRACTOR BEARS ALL RESPONSIBILITY FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO UTILITIES THAT ARE TO REMAIN SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER. LANDSCAPE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY NOT SHOWN ON PLANS.
- ALL PROPOSED AND FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND/OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO THE LANDSCAPE ARCHITECT IMMEDIATELY.
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN FIELD FOR REVIEW BY LANDSCAPE ARCHITECT. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION ACTIVITIES.
- CONTRACTOR IS RESPONSIBLE FOR ALL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDSCAPE ARCHITECT ARE PROVIDED FOR CONVENIENCE ONLY. CONTRACTORS ARE TO BID THEIR OWN VERIFIED QUANTITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
- EASEMENTS SETBACKS, BUILDING, CURB AND GUTTER, UNDERGROUND UTILITIES HAVE BEEN SUPPLIED TO LANDSCAPE ARCHITECT BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEERS DRAWINGS FOR ADDITIONAL INFORMATION.

**IRRIGATION NOTES:**

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED FOR ALL PLANTING AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- IRRIGATION SYSTEMS SHALL BE MAINTAINED AND REPLACED AS NECESSARY.
- ALL PLANTING AREAS TO BE FULLY IRRIGATED.
- IRRIGATION SYSTEM TO HAVE A FULLY AUTOMATED CONTROL SYSTEM.
- ANY EXISTING PLANTING DAMAGED DURING CONSTRUCTION IS TO BE REPLACED AT NO COST THE OWNER.
- IF THE EXISTING IRRIGATION SYSTEM IS DAMAGED OR TURNED OFF DURING CONSTRUCTION ACTIVITIES, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAND WATER ALL PLANT MATERIAL AS NEEDED.
- 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 A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

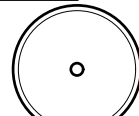


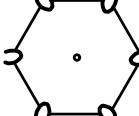
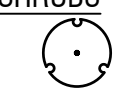
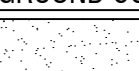
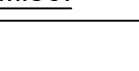

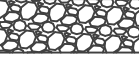
**PLANTING NOTES:**

- 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 PLANT 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 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.
- 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.
- 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.
- CONTRACTOR TO PROVIDE 12 MONTH WARRANTY AND MAINTENANCE AFTER ALL CONSTRUCTION IS COMPLETE.
- ALL AREAS DISTURBED BY CONSTRUCTION ACTIVITY (NOT ALREADY INCLUDED IN PLANTING PLANS) TO BE FINE GRADED, AND PLANTED WITH PLANTED WITH PLANTS OR SOD TO MATCH EXISTING CONDITIONS.

**LANDSCAPE CODE CALCULATIONS:**

Couch Drive - Code Chart		
Land Use: Office & Warehouse, Zoning: Light Industrial		
<b>Site Data</b>	<b>Acres</b>	<b>SF</b>
Total Site Area	8.63	375,728
<b>Site Landscape Area</b>	<b>Percentage Permanently Landscaped</b>	
Site Area Permanently Landscaped		15%
Required 10% of site to be landscaped		54,799 SF
Street Yard Permanently Landscaped		100%
<b>General Planting Requirements</b>		
Canopy Trees 4" cal & 12' height minimum		
Ornamental Trees 2" cal & 8' height minimum		
Evergreen Screening Shrubs 36" height min & 36" O.C. max		
<b>Street Frontage</b>	<b>Required</b>	<b>Provided</b>
<b>Couch Drive</b>		
25ft Landscape Buffer	25 ft	25 ft
75% Frontage of Parking Lots Screened	Yes	Yes
1 canopy tree / 40 linear feet (524 LF)	13 Trees	13 Trees
<b>Parking Lot Landscape Requirements</b>	<b>Required</b>	<b>Provided</b>
One (1) canopy tree per seven (7) parking spaces	25 Trees	25 Trees
175 Parking Spaces Provided		
Each parking space within 65' of a parking lot tree	Yes	Yes

**PLANTING SCHEDULE:**

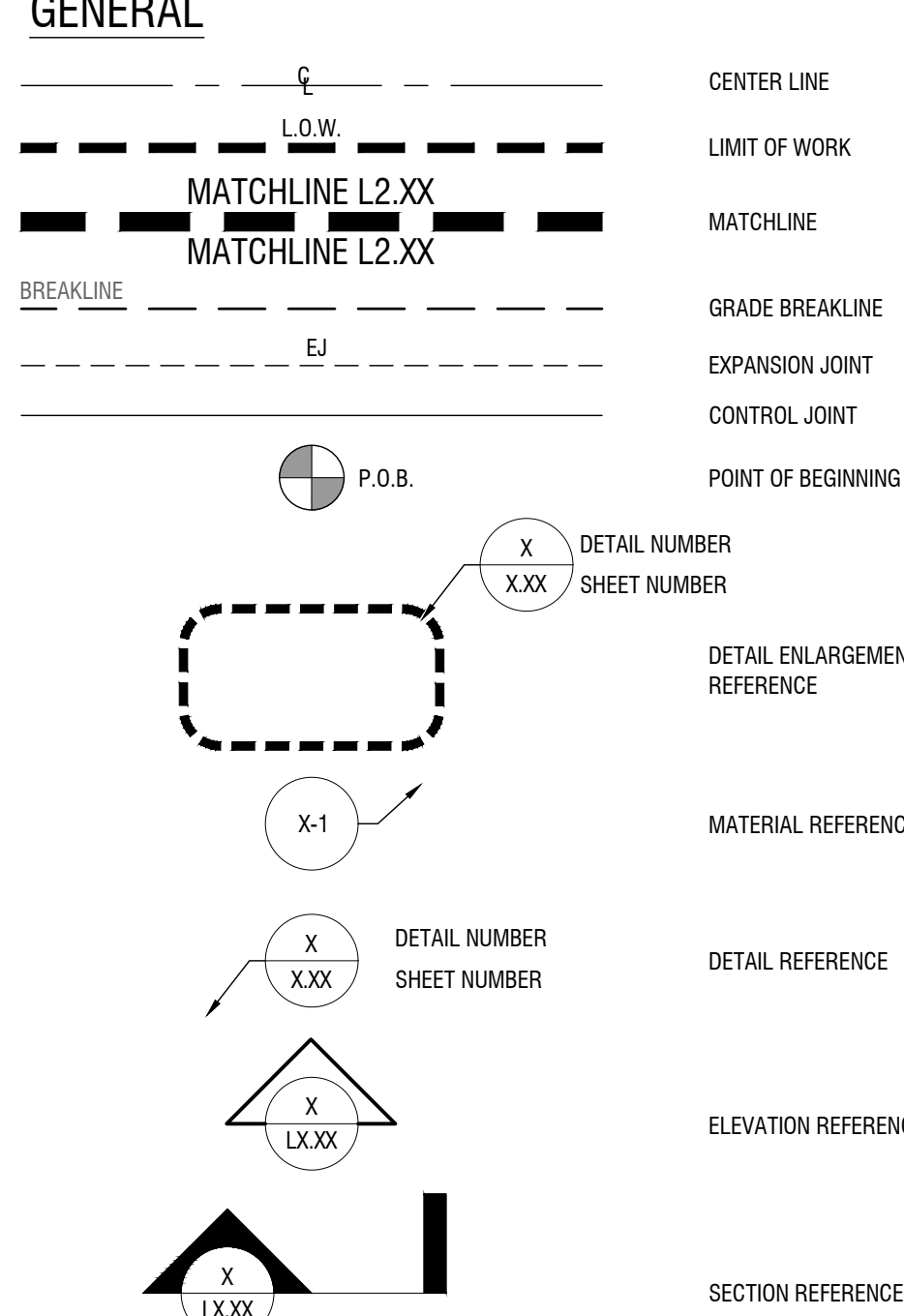
PLANT SCHEDULE						
SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
<b>TREES</b>						
	Bald Cypress / Taxodium distichum	4" cal	12' - 14' ht		9	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Chinquapin Oak / Quercus muhlenbergii	4" cal	12' - 14' ht		10	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	October Glory Red Maple / Acer rubrum 'October Glory'	4" cal	12' - 14' ht		9	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED
	Princeton Elm / Ulmus americana 'Princeton'	4" cal	12' - 14' ht		10	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
<b>SHRUBS</b>						
	Dwarf Southern Wax Myrtle / Myrica pusilla	5 gal	36" h X 36" w	36" OC	79	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
<b>GROUND COVERS</b>						
	Bermuda Grass / Cynodon dactylon	sod				REFER TO SPECIFICATIONS
<b>MISC.</b>						
	Shredded Hardwood Mulch				TBD	MIN. 3" DEPTH, TREES IN SOD TO RECEIVE 4" DIA. MULCH RING, DARK BROWN IN COLOR.
	Steel Edging				TBD	3/16" X 4", BLACK
	Decomposed Granite				TBD	5/8"-2" DIA., TEJAS BLACK

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT, SPREAD, AND CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

**SYMBOLS LEGEND:**

**GENERAL**



- CENTER LINE
- LIMIT OF WORK
- MATCHLINE
- GRADE BREAKLINE
- EXPANSION JOINT
- CONTROL JOINT
- POINT OF BEGINNING
- DETAIL NUMBER SHEET NUMBER
- DETAIL ENLARGEMENT REFERENCE
- MATERIAL REFERENCE
- DETAIL REFERENCE
- ELEVATION REFERENCE
- SECTION REFERENCE

**MATERIAL LEGEND:**

**BRICK**

**BR-1 FULL DEPTH BRICK**

COLOR: ALLENDALE  
 SIZE: KING SIZE - HERITAGE TEXTURE  
 SUPPLIER: ACME BRICK  
 CONTACT: SCOTT YOUNG (940.391.2410)  
 APPROVAL: SAMPLE

NO.	REVISIONS	DATE	BY

**Kimley»Horn**

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KHA PROJECT 064493227	DATE APRIL 2026
SCALE: AS SHOWN	DESIGNED BY: KMR
DRAWN BY: KMR	CHECKED BY: MRP

**PLANT SCHEDULE & NOTES**

**COUCH DRIVE**  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS

SHEET NUMBER  
**LP 3.04**

SPECIFICATIONS:

PLANTING
PART 1 - GENERAL
SECTION INCLUDES
A. Furnish all labor, material, equipment, related services and supervision necessary for incidental to the installation of the trees, plants and groundcovers as shown or indicated on the Drawings and/or as specified.

PLANTING (CONT.)
I. Technical Concrete and Plant Enhancer: BioPlex @ 1-800-441-3573 Pre-Emergent Herbicide: Barricade or Pre-M.
2.4 MAINTENANCE
G. Water will be provided by the Owner. Provide necessary hoses and other watering equipment required to complete work.

TURF AND GRASSES (CONT.)
1.2 SUBMITTALS
C. Delivery Receipts and Invoices: Submit original delivery receipts and invoices for materials used.
D. Product Data: Submit sample label or specification of fertilizer.

TURF AND GRASSES (CONT.)
A. Sod Second Application (Saint Augustine Only):
5. 15% nitrogen.
6. 5% phosphoric acid.
7. 10% potash.

LANDSCAPE MAINTENANCE
PART 1 - GENERAL
SECTION INCLUDES
A. Landscape Maintenance Contractor shall furnish all labor, equipment, chemicals and fertilizer necessary to maintain newly planted landscape retaining plants in a vigorous, healthy state throughout the end of the stated maintenance period.

LANDSCAPE MAINTENANCE (CONT.)
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.

PLANTING (CONT.)
PART 3 - EXECUTION
3.1 EXAMINATION AND PREPARATION
A. Examine sub-grade and other related construction for defects that adversely affect Work.
B. Do not proceed until unsatisfactory conditions have been corrected.

TURF AND GRASSES (CONT.)
PART 1 - GENERAL
SECTION INCLUDES
A. Furnish all labor, material, equipment related services and supervision necessary for incidental to the installation of the lawns and grasses as shown or indicated on the Drawings and/or as specified.

TURF AND GRASSES (CONT.)
PART 2 - PRODUCTS
1.1 SECTION INCLUDES
A. Furnish all labor, material, equipment related services and supervision necessary for incidental to the installation of the lawns and grasses as shown or indicated on the Drawings and/or as specified.

TURF AND GRASSES (CONT.)
PART 2 - PRODUCTS
A. Bermuda Grass: Cynodon dactylon (Common Bermuda Grass). Seed shall be harvested within one year prior to planting. Seed is allowable under the Federal Seed Act and applicable seed laws.

LANDSCAPE MAINTENANCE
PART 2 - PRODUCTS
A. Commercial Fertilizer
1. Complete fertilizer, uniform in composition, dry and free flowing, delivered to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis.

LANDSCAPE MAINTENANCE (CONT.)
PART 2 - PRODUCTS
A. Commercial Fertilizer
1. Complete fertilizer, uniform in composition, dry and free flowing, delivered to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis.

PLANTING (CONT.)
PART 2 - PRODUCTS
A. General: Plants shall be well-formed No. 1 grade or better nursery stock in accordance with requirements of reference standards, subject to the Architect's approval. Listed plant heights are from top of plant balls to the normal top of plants.

TURF AND GRASSES (CONT.)
PART 1 - GENERAL
SECTION INCLUDES
A. Furnish all labor, material, equipment related services and supervision necessary for incidental to the installation of the lawns and grasses as shown or indicated on the Drawings and/or as specified.

TURF AND GRASSES (CONT.)
PART 2 - PRODUCTS
A. General:
1. Fertilizer shall be commercial product, uniform in composition, free flowing, and suitable for application with approved equipment.

TURF AND GRASSES (CONT.)
PART 2 - PRODUCTS
A. General:
1. Fertilizer shall be commercial product, uniform in composition, free flowing, and suitable for application with approved equipment.

LANDSCAPE MAINTENANCE
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A. Commercial Fertilizer
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LANDSCAPE MAINTENANCE (CONT.)
PART 2 - PRODUCTS
A. Commercial Fertilizer
1. Complete fertilizer, uniform in composition, dry and free flowing, delivered to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis.

PLANTING (CONT.)
PART 2 - PRODUCTS
A. General: Plants shall be well-formed No. 1 grade or better nursery stock in accordance with requirements of reference standards, subject to the Architect's approval. Listed plant heights are from top of plant balls to the normal top of plants.

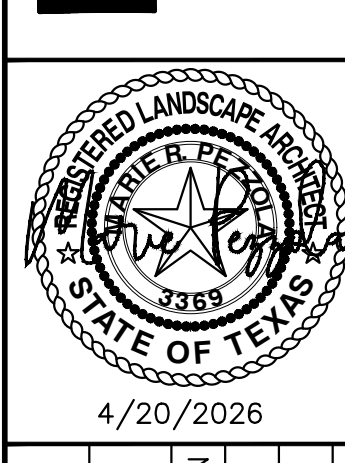
TURF AND GRASSES (CONT.)
PART 1 - GENERAL
SECTION INCLUDES
A. Furnish all labor, material, equipment related services and supervision necessary for incidental to the installation of the lawns and grasses as shown or indicated on the Drawings and/or as specified.

TURF AND GRASSES (CONT.)
PART 2 - PRODUCTS
A. General:
1. Fertilizer shall be commercial product, uniform in composition, free flowing, and suitable for application with approved equipment.

TURF AND GRASSES (CONT.)
PART 2 - PRODUCTS
A. General:
1. Fertilizer shall be commercial product, uniform in composition, free flowing, and suitable for application with approved equipment.

LANDSCAPE MAINTENANCE
PART 2 - PRODUCTS
A. Commercial Fertilizer
1. Complete fertilizer, uniform in composition, dry and free flowing, delivered to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis.

LANDSCAPE MAINTENANCE (CONT.)
PART 2 - PRODUCTS
A. Commercial Fertilizer
1. Complete fertilizer, uniform in composition, dry and free flowing, delivered to site in original unopened containers, each bearing manufacturer's guaranteed statement of analysis.



LANDSCAPE SPECIFICATIONS

COUCH DRIVE
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS