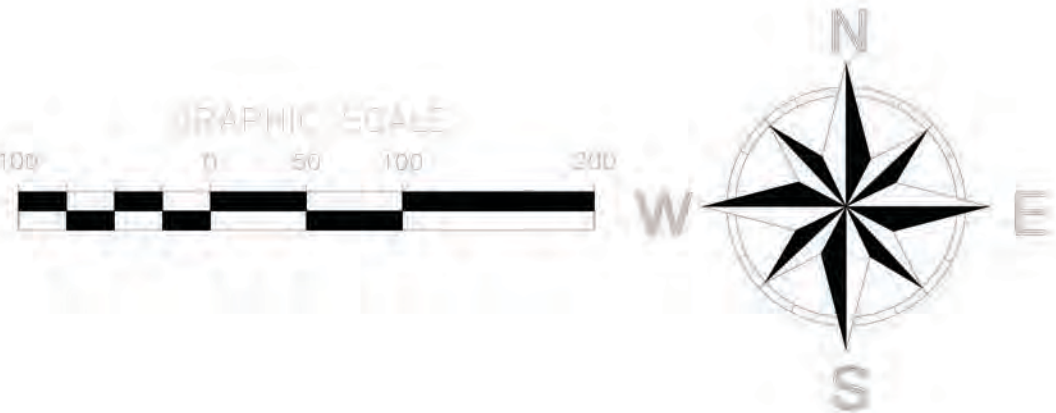


NOTE:  
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS; AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.



SITE 2025-0033



PROPERTY OWNERS:  
Haggard Rhea Mills, LLC  
800 Central Parkway East, Suite 100  
Plano, Texas 75074

SEC Custer/Frontier, Ltd.  
3102 Maple Avenue, Suite 500  
Dallas, Texas 75201



Mailing Address:  
P.O. Box 181599  
Arlington, Texas 76096

Street Address:  
2325 Belton Drive  
Arlington, Texas 76018  
P: 817-247-8226

NOTICES TO CONTRACTOR

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR REMOVAL ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

GENERAL UTILITY NOTES:

- ALL EXISTING UTILITY DATA IS PROVIDED FOR INFORMATION ONLY. ALTHOUGH THIS DATA IS SHOWN AS ACCURATELY AS POSSIBLE, THE CONTRACTOR IS CAUTIONED THAT THE OWNER AND THE ENGINEER / LA NEITHER ASSUMES NOR IMPLIES ANY RESPONSIBILITY FOR THE ACCURACY OF THIS DATA. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY AFFECTED AND VERIFY THESE LOCATIONS AND ELEVATIONS PRIOR TO CONSTRUCTION.
- CALL 1-800-344-8377 (DIG TESS) OR OTHER UTILITY LOCATING SERVICES 48 HOURS PRIOR TO CONSTRUCTION ACTIVITY. SBDS, LLC IS NOT RESPONSIBLE FOR KNOWING ALL EXISTING UTILITIES OR DEPICTING EXACT LOCATIONS OF ALL UTILITIES ON DRAWINGS.

GENERAL NOTES:

- CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO COMPLETE THE WORK SHOWN ON THE LANDSCAPE PLANS.
- ALL PROPOSED HARDSCAPE, LANDSCAPE, AND IRRIGATION SHALL BE INSTALLED PER LOCAL CITY ORDINANCES AND STATE REQUIREMENTS, WHICHEVER IS MORE STRINGENT. NOTIFY OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES AND LINE RUNS.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF ALL QUANTITIES BASED ON THE DRAWING(S) AND ACTUAL FIELD DIMENSIONS. QUANTITIES HAVE BEEN PROVIDED AS A CONVENIENCE ONLY TO THE OWNER(S) AND SHALL NOT BE CONSIDERED ABSOLUTE. CONTRACTOR SHALL FOLLOW DESIGN INTENT.
- LOCATIONS OF BUILDING, CURB AND GUTTER, UNDERGROUND UTILITIES, EASEMENTS, AND SETBACKS HAVE BEEN PROVIDED BY THE PROJECT CIVIL ENGINEER. REFER TO CIVIL ENGINEERING DRAWINGS FOR ADDITIONAL INFORMATION.

LOT 2: Kroger Fuel Center

CITY OF MCKINNEY LANDSCAPE ORDINANCE

PROPOSED USE: FUEL CENTER

GROSS SITE AREA: 1.2.65 AC / 55,119 S.F

BUILDING FOOTPRINT 183 S.F

|   | REQUIRED    | PROVIDED  |
|---|-------------|-----------|
| <b>SITE AREA</b>  |             |           |
| 10% OF SITE SHALL BE LIVING LANDSCAPE   | 5,511.9 S.F | 6686 S.F  |
| 55,119 / 10 = 5,511.9   |             |           |
| <b>STREET YARD</b>  | 20'         | 20'       |
| <b>STREET BUFFER</b>  |             |           |
| 100% OF STREET YARD SHALL BE LIVING LANDSCAPE   |             |           |
| LAUD POWELL PARKWAY VAR. ROW 60'-199'   | 3920 S.F.   | 3920 S.F. |
| 196 LF X 20 FT = 3920 S.F   |             |           |
| <b>STREET BUFFER TREES</b>  |             |           |
| 1 TREE PER 40 LF OF STREET FRONTAGE   | 4.9 TREES   | 5 TREES   |
| 196 LF / 40 = 4.9   |             |           |
| <b>PARKING LOT TREES</b>  |             |           |
| 1 TREE PER 7 PARKING SPACES   |             |           |
| 6 SPACES / 7 = .86  |             |           |
| ALL PARKING SPACES WITHIN 65' OF TREE ISLAND / TREE AT END OF PARKING ROW   | 1 TREE      | 1 TREE    |
| <b>PARKING LOT SCREEN</b>   |             |           |
| AT LEAST 75% OF THE FRONTAGE OF PARKING ADJACENT TO A PUBLIC ROW SHALL BE SCREENED WITH LOW EVERGREEN SHRUBS WITHIN THE STREET YARD |             |           |

LOT 3: RETAIL

CITY OF MCKINNEY LANDSCAPE ORDINANCE

PROPOSED USE: RETAIL

GROSS SITE AREA: 3.457 AC / 150,579 S.F

BUILDING FOOTPRINT 32,000 S.F

|   | REQUIRED      | PROVIDED         |
|---|---------------|------------------|
| <b>SITE AREA</b>  |               |                  |
| 10% OF SITE SHALL BE LIVING LANDSCAPE   | 15,057.9 S.F. | 23,754 S.F.      |
| 150,579 / 10 = 15,057.9 S.F.  |               |                  |
| <b>STREET YARD</b>  | 20'           | 20'              |
| <b>STREET BUFFER</b>  |               |                  |
| 100% OF STREET YARD SHALL BE LIVING LANDSCAPE   |               |                  |
| LAUD POWELL PARKWAY VAR. ROW 60'-199'   | 10,470 S.F.   | 12,192 S.F.      |
| 523.5 LF X 20 FT = 10,470 S.F   |               |                  |
| <b>STREET BUFFER TREES</b>  |               |                  |
| 1 TREE PER 40 LF OF STREET FRONTAGE   | 13 TREES      | 13 TREES         |
| 523.5 LF / 40 = 13  |               |                  |
| <b>ADJACENCY BUFFER</b>   |               |                  |
| 10' MIN WIDTH PARALLEL TO SIDE OR REAR PROPERTY LINES THAT ARE ADJACENT TO SINGLE FAMILY  | 10'           | AT LEAST 10' MIN |
| <b>ADJACENCY BUFFER TREES</b>   |               |                  |
| 1 TREE PER 40 LF OF ADJACENCY BUFFER  | 9 TREES       | 9 TREES          |
| 262.0 LF / 30 = 8.73  |               |                  |
| <b>PARKING LOT TREES</b>  |               |                  |
| 1 TREE PER 7 PARKING SPACES   |               |                  |
| 162 SPACES / 7 = 23.14  |               |                  |
| ALL PARKING SPACES WITHIN 65' OF TREE ISLAND / TREE AT END OF PARKING ROW   | 23 TREES      | 24 TREES         |
| <b>PARKING LOT SCREEN</b>   |               |                  |
| AT LEAST 75% OF THE FRONTAGE OF PARKING ADJACENT TO A PUBLIC ROW SHALL BE SCREENED WITH LOW EVERGREEN SHRUBS WITHIN THE STREET YARD |               |                  |

LOT 9: RETAIL

CITY OF MCKINNEY LANDSCAPE ORDINANCE

PROPOSED USE: RETAIL

GROSS SITE AREA: 2.035 AC / 88,645 S.F

BUILDING FOOTPRINT 16,000 S.F

|  | REQUIRED     | PROVIDED         |
|--|--------------|------------------|
| <b>SITE AREA</b>   |              |                  |
| 10% OF SITE SHALL BE LIVING LANDSCAPE  | 8,864.5 S.F. | 13,560 S.F.      |
| 88,645 / 10 = 8,864.5 S.F.   |              |                  |
| <b>ADJACENCY BUFFER</b>  |              |                  |
| 10' MIN WIDTH PARALLEL TO SIDE OR REAR PROPERTY LINES THAT ARE ADJACENT TO SINGLE FAMILY | 10'          | AT LEAST 10' MIN |
| <b>ADJACENCY BUFFER TREES</b>  |              |                  |
| 1 TREE PER 40 LF OF ADJACENCY BUFFER   | 11 TREES     | 11 TREES         |
| 340 LF / 30 = 11.33  |              |                  |
| <b>PARKING LOT TREES</b>   |              |                  |
| 1 TREE PER 7 PARKING SPACES  |              |                  |
| 100 SPACES / 7 = 14.28   |              |                  |
| ALL PARKING SPACES WITHIN 65' OF TREE ISLAND / TREE AT END OF PARKING ROW                | 14 TREES     | 14 TREES         |

LOT 10: KROGER SITE / RETAIL

CITY OF MCKINNEY LANDSCAPE ORDINANCE

PROPOSED USE: RETAIL

GROSS SITE AREA: 10.555 AC / 459,762 S.F

BUILDING FOOTPRINT 99,992 S.F

|  | REQUIRED      | PROVIDED  |
|--|---------------|---|
| <b>SITE AREA</b>   |               |   |
| 10% OF SITE SHALL BE LIVING LANDSCAPE  | 45,976.2 S.F. | 51,246 S.F.   |
| 459,762 / 10 = 45,976.2 S.F.   |               |   |
| <b>ADJACENCY BUFFER</b>  |               |   |
| 10' MIN WIDTH PARALLEL TO SIDE OR REAR PROPERTY LINES THAT ARE ADJACENT TO SINGLE FAMILY | 10'           | AT LEAST 10' MIN                                    |
| <b>ADJACENCY BUFFER TREES</b>  |               |   |
| 1 TREE PER 40 LF OF ADJACENCY BUFFER   | 39 TREES      | 39 TREES  |
| EAST 706 LF / 30 = 23.53   |               |   |
| SOUTH 487.76 LF / 30 = 16.25   |               |   |
| <b>PARKING LOT TREES</b>   |               |   |
| 1 TREE PER 7 PARKING SPACES  |               |   |
| 449 SPACES / 7 = 64.14   |               |   |
| ALL PARKING SPACES WITHIN 65' OF TREE ISLAND / TREE AT END OF PARKING ROW                | 64 TREES      | 67 TREES<br>(21 relocated due to space limitations) |

LANDSCAPE PLAN  
CUSTER FRONTIER MARKETPLACE  
SEC CUSTER RD & FRONTIER PARKWAY  
CITY OF MCKINNEY, TEXAS

LP.00

Winkelmann & Associates, Inc.

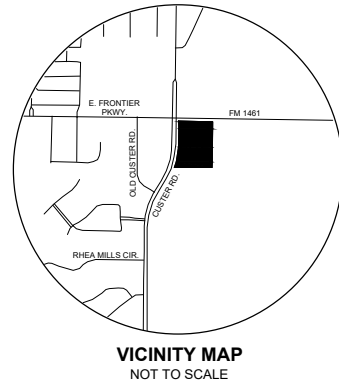
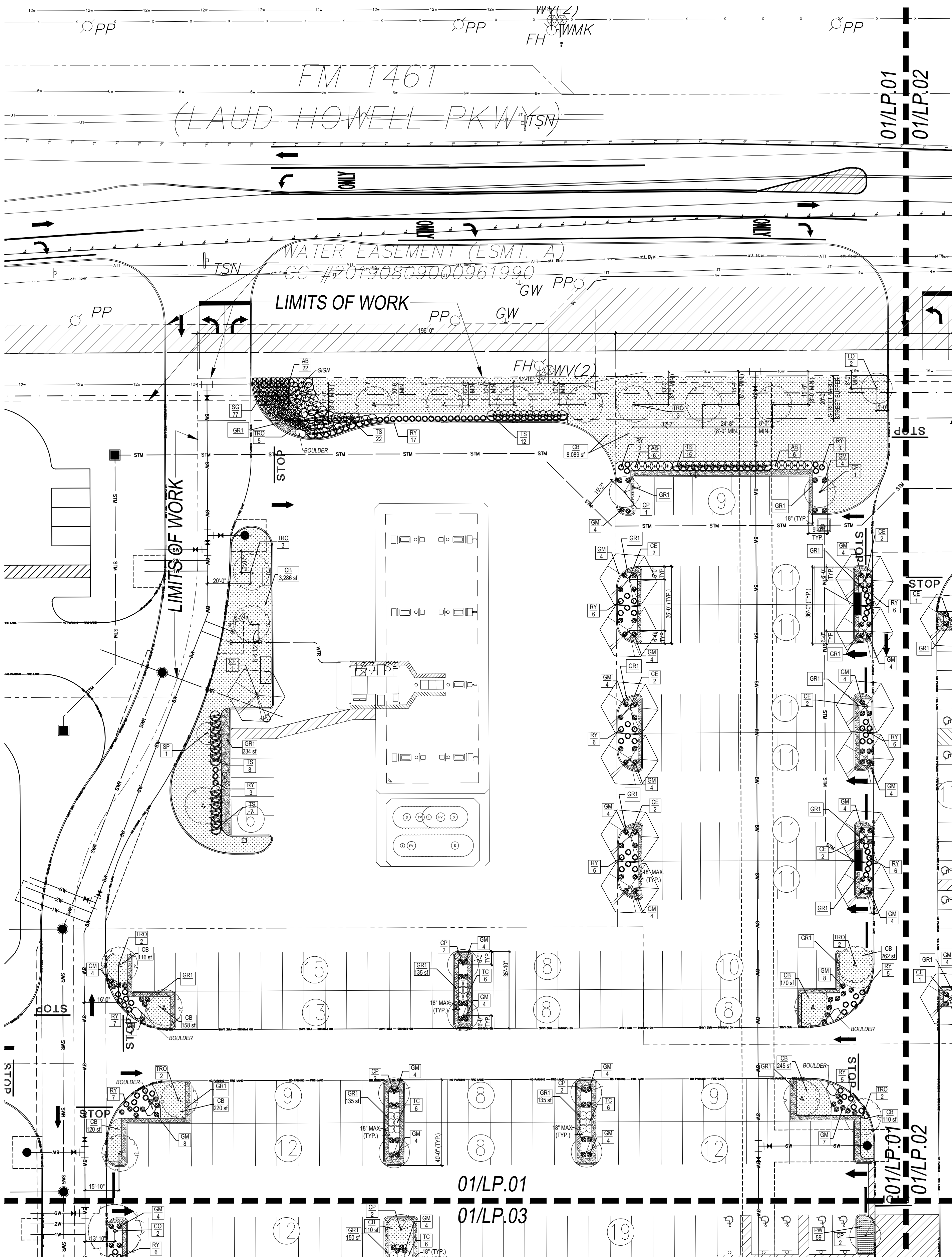


FOR REGULATORY REVIEW, NOT FOR CONSTRUCTION

08-07-2025

| No. | DATE | REVISION | APPROVAL |
|-----|------|----------|----------|
| 6   |      |          |          |
| 5   |      |          |          |
| 4   |      |          |          |
| 3   |      |          |          |
| 2   |      |          |          |
| 1   |      |          |          |





SITE 2025-0033



SEC Custer/Frontier, Ltd.  
3102 Maple Avenue, Suite 500  
Dallas, Texas 75201



Mailing Address:  
P.O. Box 181599  
Arlington, Texas 76096

Street Address:  
2325 Belton Drive  
Arlington, Texas 76018  
P: 817-247-8226

NOTE:

A FULLY AUTOMATED IRRIGATION  
SYSTEM WILL BE PROVIDED FOR  
ALL TREES AND PLANTING AREAS.

NOTE:

REFERENCE SHEET LP.00 FOR  
GENERAL UTILITY NOTES,  
GENERAL NOTES AND LANDSCAPE  
REQUIREMENT TABLES.

NOTE:

REFERENCE SHEET LP.05 FOR  
PLANT LISTS.

NOTE:

REFERENCE SHEETS LP.06 AND  
LP.07 FOR PLANTING DETAILS.

\*\*\*NOTICES TO CONTRACTOR\*\*\*

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE  
UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE  
PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE  
PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE  
RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES  
OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS  
BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR  
TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY  
EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES  
HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY  
OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE  
THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE  
WITHOUT FOLLOWING THE PROCEDURES ABOVE.

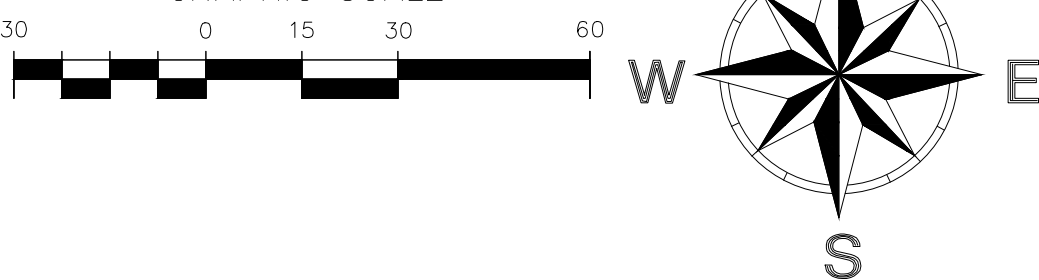
PLANTING / MATERIAL LEGEND:

|  |     |  |     |
|--|-----|--|-----|
|  | TRO |  | AB  |
|  | CE  |  | TS  |
|  | SP  |  | RY  |
|  | LO  |  | GM  |
|  | CP  |  | TC  |
|  | CO  |  | SG  |
|  | SR0 |  | DBH |
|  | BC  |  | PW  |
|  | EP  |  | CB  |
|  |     |  | AT  |

GENERAL PLANTING NOTES:

- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED  
CONFIGURATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LA  
PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL  
UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS  
REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS  
INSTALLATION AS SHOWN ON THESE PLANS.
- ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF (4") FOUR  
INCHES OF DECOMPOSED GRANITE, WITH 1" MAX ON TOP OF SHRUB ROOTBALLS.
- LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
- TREES SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM ANY UTILITY LINE, AND  
OUTSIDE UTILITY EASEMENTS, AND A FIVE (5) FEET CLEAR DIAMETER AROUND  
FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
- TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK  
HEIGHT OF SEVEN (7) FEET.
- TREES OVERHANGING VISIBILITY EASEMENTS WITHIN RIGHT-OF-WAYS SHALL  
HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE  
LANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.
- TREES PLANTED ON SLOPES WILL HAVE THE SOIL MAINTAINED AT AVERAGE  
GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3') FEET IN  
WIDTH. ALL SUCH AREAS SHALL BE GRASS, GROUND COVER OR PERENNIALS OR  
OTHER PERMANENT FIXED MATERIAL SUCH AS DECOMPOSED GRANITE OR  
GRAVEL.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED  
BY THE THOROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO  
EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE A MINIMUM  
CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING  
CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR  
VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL  
LANDSCAPING UNTIL FINAL ACCEPTANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL  
LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- CONTRACTOR IS TO PROVIDE SAMPLES FOR REVIEW OF THE FOLLOWING FOR  
APPROVAL BY THE OWNER'S REPRESENTATIVE:  
A. DECOMPOSED GRANITE  
B. COURSE GRAVEL  
C. BOULDERS  
D. COMPOST  
E. PLANTING BACKFILL
- CONTRACTOR IS TO PROVIDE PHOTOGRAPHIC SAMPLES OF ALL SPECIFIED  
PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY  
PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST  
EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE  
AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN  
AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE. IN THE  
EVENT OF DISCREPANCIES BETWEEN DRAWINGS AND PLANT LIST, THE DRAWING  
SHALL PREVAIL UNLESS AUTHORIZED OTHERWISE.
- PROVIDE GRASS SEEDING OR LAY SOD FOR PROPOSED LAWN AREAS TO ALL  
EDGES OF PAVEMENT AND / OR LIMITS OF DISTURBANCE OUTSIDE ROW OR  
PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- CONTRACTOR SHALL WARRANT PLANT MATERIAL TO REMAIN ALIVE AND  
HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY  
SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL  
CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION NOT CALL TO BE  
SODDED, SHALL BE REESTABLISHED WITH BERMUDA SEED AND IRRIGATED.
- ALL LANDSCAPE BEDS TO HAVE TOPSOIL / BEDDING MIX THAT MEETS PLANTING  
SPECIFICATIONS. INSTALL IN DEPTHS PER PLANTING DETAILS (12" DEPTH MIN).  
FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISH GRADE OF  
ADJACENT PAVEMENT.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION.  
TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4 AND FREE  
OF TRASH, DEBRIS, STONES, WEEDS, TWIGS / BRANCHES

GRAPHIC SCALE



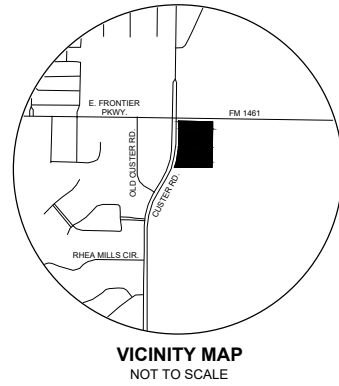
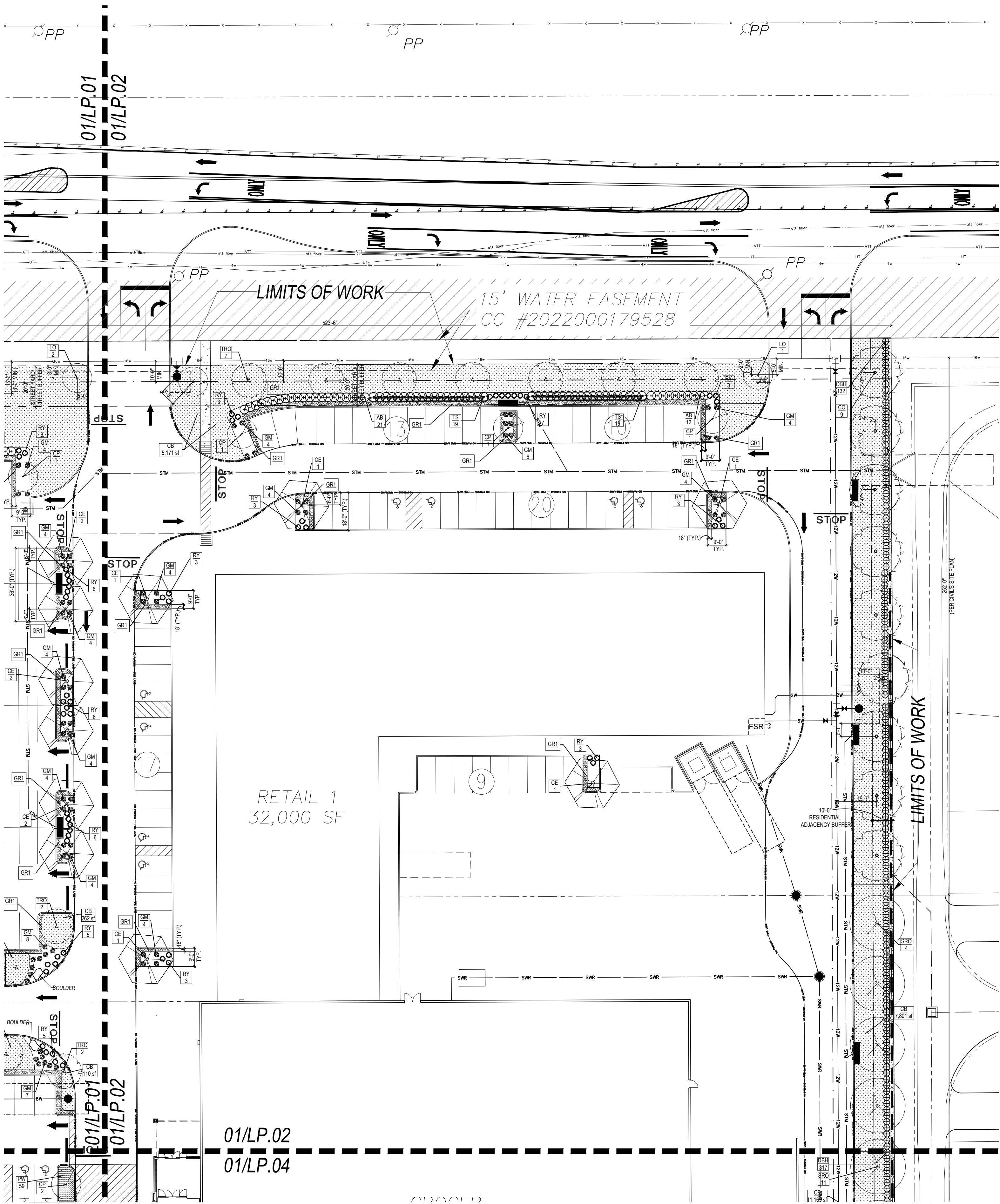
**Winkelmann  
& Associates, Inc.**



FOR REGULATORY REVIEW.  
NOT FOR CONSTRUCTION  
**08-07-2025**

**LANDSCAPE PLAN  
CUSTER FRONTIER MARKETPLACE  
SEC CUSTER RD & FRONTIER PARKWAY  
CITY OF MCKINNEY, TEXAS**

**LP.01**



SITE 2025-0033

**BEFORE YOU DIG**  
**TEXAS 811**  
PROPERTY OWNERS:  
Haggard Rhea Mills, LLC  
800 Central Parkway East, Suite 100  
Plano, Texas 75074

SEC Custer/Frontier, Ltd.  
3102 Maple Avenue, Suite 500  
Dallas, Texas 75201

**SPACE BETWEEN**  
Design Studio

Mailing Address:  
P.O. Box 181599  
Arlington, Texas 76096

Street Address:  
2325 Belton Drive  
Arlington, Texas 76018  
P: 817-247-8226

**\*\*NOTICES TO CONTRACTOR\*\***

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

**NOTE:**

A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES AND PLANTING AREAS.

**NOTE:**

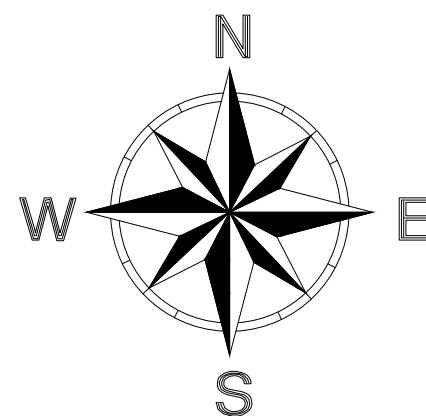
REFERENCE SHEET LP.00 FOR GENERAL UTILITY NOTES, GENERAL NOTES AND LANDSCAPE REQUIREMENT TABLES.

**NOTE:**

REFERENCE SHEET LP.05 FOR PLANT LISTS.

**PLANTING / MATERIAL LEGEND:**

|  |     |  |     |
|--|-----|--|-----|
|  | TRO |  | AB  |
|  | CE  |  | TS  |
|  | SP  |  | RY  |
|  | LO  |  | GM  |
|  | CP  |  | TC  |
|  | CO  |  | SG  |
|  | SRO |  | DBH |
|  | BC  |  | PW  |
|  | EP  |  | CB  |
|  |     |  | AT  |



**GENERAL PLANTING NOTES:**

- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LA PRIOR TO INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
- ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF (4") FOUR INCHES OF DECOMPOSED GRANITE, WITH 1" MAX ON TOP OF SHRUB ROOTBALLS.
- LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
- TREES SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM ANY UTILITY LINE, AND OUTSIDE UTILITY EASEMENTS, AND A FIVE (5) FEET CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
- TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- TREES OVERHANGING VISIBILITY EASEMENTS WITHIN RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
- TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET.
- TREES PLANTED ON SLOPES WILL HAVE THE SOIL MAINTAINED AT AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3') FEET IN WIDTH. ALL SUCH AREAS SHALL BE GRASS, GROUND COVER OR PERENNIALS OR OTHER PERMANENT FIXED MATERIAL SUCH AS DECOMPOSED GRANITE OR GRAVEL.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THOROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWNING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- CONTRACTOR IS TO PROVIDE SAMPLES FOR REVIEW OF THE FOLLOWING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE:
  - A. DECOMPOSED GRANITE
  - B. COURSE GRAVEL
  - C. BOULDERS
  - D. COMPOST
  - E. PLANTING BACKFILL
- CONTRACTOR IS TO PROVIDE PHOTOGRAPHIC SAMPLES OF ALL SPECIFIED PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
- NO SUBSTITUTIONS IN PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWINGS AND PLANT LIST, THE DRAWING SHALL PREVAIL UNLESS AUTHORIZED OTHERWISE.
- PROVIDE GRASS SEEDING OR LAY SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND / OR LIMITS OF DISTURBANCE OUTSIDE ROW OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
- CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
- ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION NOT CALL TO BE SODDED, SHALL BE RESEED/ABUSHED WITH BERMUDA SEED AND IRRIGATED.
- ALL LANDSCAPE BEDS TO HAVE TOPSOIL / BEDDING MIX THAT MEETS PLANTING SPECIFICATIONS. INSTALL IN DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISH GRADE OF ADJACENT PAVEMENT.
- ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4 AND FREE OF TRASH, DEBRIS, STONES, WEEDS, TWIGS / BRANCHES

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75231  
(972) 480-7990  
(972) 480-7991 FAX  
Texas Engineers Registration No. 89  
Texas Surveyors Registration No. 10866-00  
Copyright © 2025, Winkelmann & Associates, Inc.



FOR REGULATORY REVIEW,  
NOT FOR CONSTRUCTION

08-07-2025

**LANDSCAPE PLAN**  
**CUSTER FRONTIER MARKETPLACE**  
**SEC CUSTER RD & FRONTIER PARKWAY**  
**CITY OF MCKINNEY, TEXAS**

**LP.02**

APPROV

REVISION

DATE

No.

1.

2.

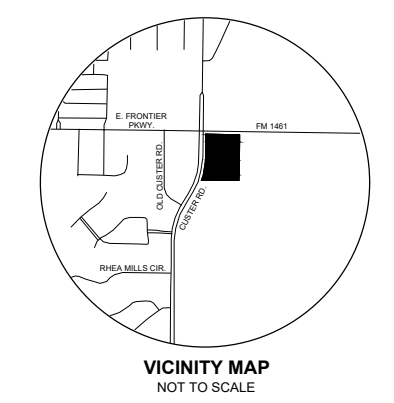
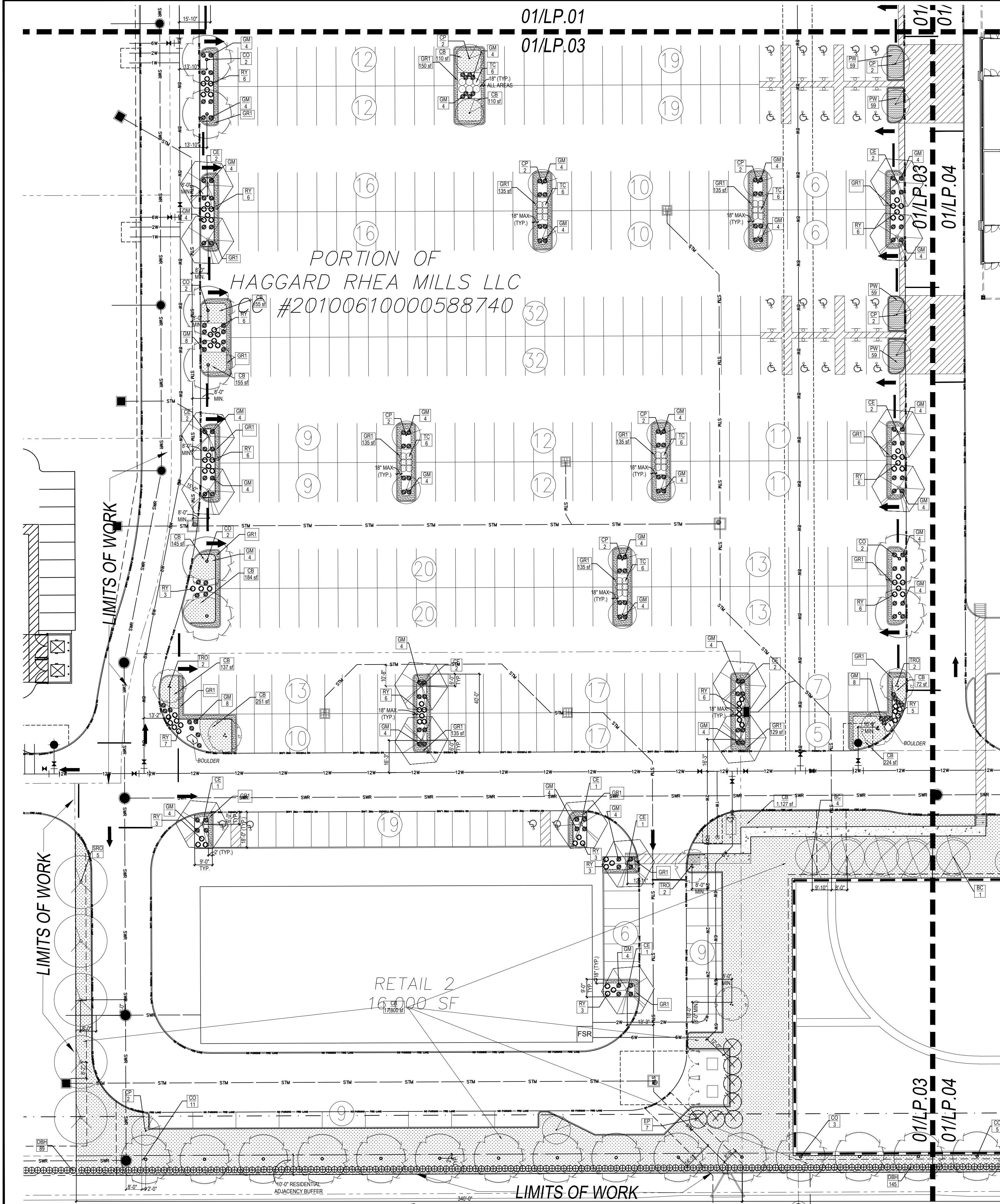
3.

4.

5.

6.





SITE 2025-0033

**BEFORE YOU DIG**  
**TEXAS 811**  
PROPERTY OWNERS:  
Haggard Rhea Mills, LLC  
800 Central Parkway East, Suite 100  
Plano, Texas 75074  
SEC Custer/Frontier, Ltd.  
3102 Maple Avenue, Suite 500  
Dallas, Texas 75201

**SPACE BETWEEN**  
Design Studio  
Mailing Address:  
P.O. Box 181599  
Arlington, Texas 76096  
Street Address:  
2325 Belton Drive  
Arlington, Texas 76018  
P: 817-247-8226

**NOTE:**  
A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES AND PLANTING AREAS.

**NOTE:**  
REFERENCE SHEET LP.00 FOR GENERAL UTILITY NOTES, GENERAL NOTES AND LANDSCAPE REQUIREMENT TABLES.

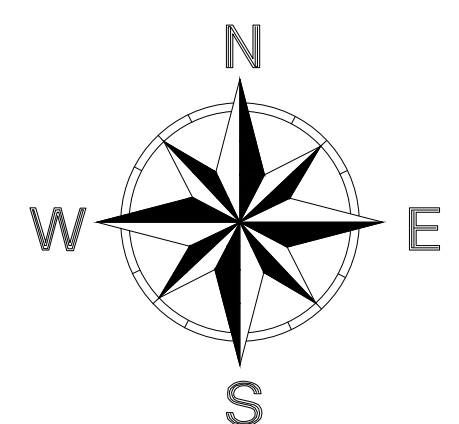
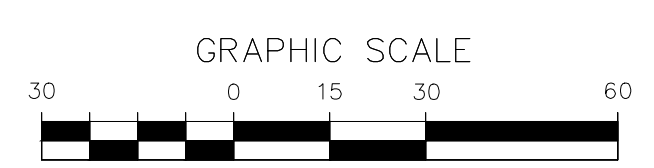
**NOTE:**  
REFERENCE SHEET LP.05 FOR PLANT LISTS.

**NOTE:**  
REFERENCE SHEETS LP.06 AND LP.07 FOR PLANTING DETAILS.

**\*\*\*NOTICES TO CONTRACTOR\*\*\***  
EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.  
CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.  
CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

| PLANTING / MATERIAL LEGEND: |     |     |
|-----------------------------|-----|-----|
|                             | TRO | AB  |
|                             | CE  | TS  |
|                             | SP  | RY  |
|                             | LO  | GM  |
|                             | CP  | TC  |
|                             | CO  | SG  |
|                             | SRO | DBH |
|                             | BC  | PW  |
|                             | EP  | CB  |
|                             |     | AT  |

- GENERAL PLANTING NOTES:**
- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LA PRIOR TO INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
  - ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF (4") FOUR INCHES OF DECOMPOSED GRANITE, WITH 1" MAX ON TOP OF SHRUB ROOTBALLS.
  - LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
  - TREES SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM ANY UTILITY LINE, AND OUTSIDE UTILITY EASEMENTS, AND A FIVE (5) FEET CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
  - TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
  - TREES OVERHANGING VISIBILITY EASEMENTS WITHIN RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
  - TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14) FEET.
  - TREES PLANTED ON SLOPES WILL HAVE THE SOIL MAINTAINED AT AVERAGE GRADE OF SLOPE.
  - NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3) FEET IN WIDTH. ALL SUCH AREAS SHALL BE GRASS, GROUND COVER OR PERENNIALS OR OTHER PERMANENT FIXED MATERIAL SUCH AS DECOMPOSED GRANITE OR GRAVEL.
  - A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THOROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
  - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE.
  - ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
  - AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
  - CONTRACTOR IS TO PROVIDE SAMPLES FOR REVIEW OF THE FOLLOWING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE:
    - A. DECOMPOSED GRANITE
    - B. COURSE GRAVEL
    - C. BOULDERS
    - D. COMPOST
    - E. PLANTING BACKFILL
  - CONTRACTOR IS TO PROVIDE PHOTOGRAPHIC SAMPLES OF ALL SPECIFIED PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
  - ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - NO SUBSTITUTIONS IN PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWINGS AND PLANT LIST, THE DRAWING SHALL PREVAIL UNLESS AUTHORIZED OTHERWISE.
  - PROVIDE GRASS SEEDING OR LAY SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND / OR LIMITS OF DISTURBANCE OUTSIDE ROW OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
  - CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
  - ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION NOT CALL TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SEED AND IRRIGATED.
  - ALL LANDSCAPE BEDS TO HAVE TOPSOIL / BEDDING MIX THAT MEETS PLANTING SPECIFICATIONS. INSTALL IN DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISH GRADE OF ADJACENT PAVEMENT.
  - ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4 AND FREE OF TRASH, DEBRIS, STONES, WEEDS, TWIGGS / BRANCHES



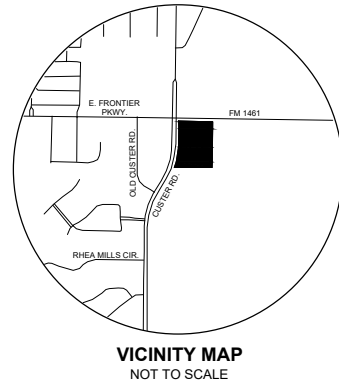
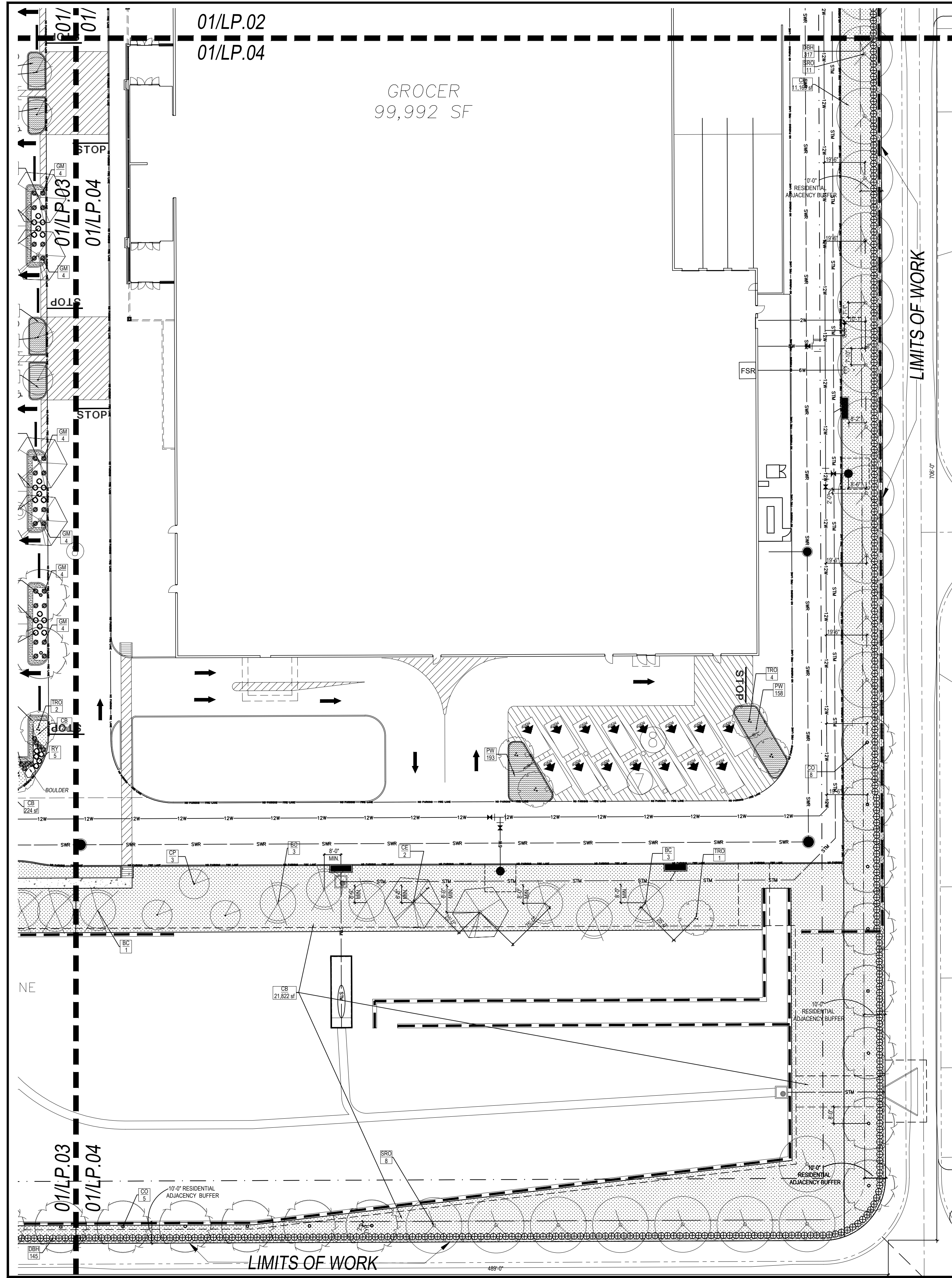
**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
(972) 480-7990  
FAX (972) 480-7999  
www.winkelmanna.com

**LANDSCAPE PLAN**  
**CUSTER FRONTIER MARKETPLACE**  
**SEC CUSTER RD & FRONTIER PARKWAY**  
**CITY OF MCKINNEY, TEXAS**

**LP.03**

6. 5. 4. 3. 2. 1. No. DATE REVISION APPROVAL





SITE 2025-0033

**BEFORE YOU DIG**  
**TEXAS 811**

PROPERTY OWNERS:  
Haggard Rhea Mills, LLC  
800 Central Parkway East, Suite 100  
Dallas, Texas 75074

**SPACE BETWEEN**  
Design Studio

Mailing Address:  
P.O. Box 181599  
Arlington, Texas 76096

Street Address:  
2325 Belton Drive  
Arlington, Texas 76018  
P: 817-247-8226

**NOTE:**  
A FULLY AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED FOR ALL TREES AND PLANTING AREAS.

**NOTE:**  
REFERENCE SHEET LP.00 FOR GENERAL UTILITY NOTES, GENERAL NOTES AND LANDSCAPE REQUIREMENT TABLES.

**NOTE:**  
REFERENCE SHEET LP.05 FOR PLANT LISTS.

**NOTE:**  
REFERENCE SHEETS LP.06 AND LP.07 FOR PLANTING DETAILS.

**\*\*\*NOTICES TO CONTRACTOR\*\*\***

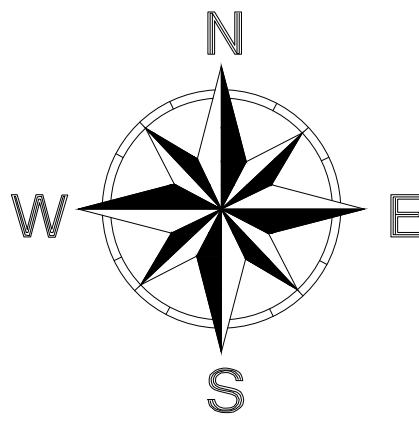
EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

| PLANTING / MATERIAL LEGEND: |     |  |     |
|-----------------------------|-----|--|-----|
|                             | TRO |  | AB  |
|                             | CE  |  | TS  |
|                             | SP  |  | RY  |
|                             | LO  |  | GM  |
|                             | CP  |  | TC  |
|                             | CO  |  | SG  |
|                             | SRO |  | DBH |
|                             | BC  |  | PW  |
|                             | EP  |  | CB  |
|                             |     |  | AT  |

- GENERAL PLANTING NOTES:**
- CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATIONS FOR APPROVAL BY OWNER'S REPRESENTATIVE OR LA PRIOR TO INSTALLATION.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.
  - ALL SHRUB AND GROUND COVER BEDS SHALL HAVE A MINIMUM OF (4") FOUR INCHES OF DECOMPOSED GRANITE, WITH 1" MAX ON TOP OF SHRUB ROOTBALLS.
  - LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.
  - TREES SHALL BE PLANTED AT LEAST FIVE (5) FEET FROM ANY UTILITY LINE, AND OUTSIDE UTILITY EASEMENTS, AND A FIVE (5) FEET CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.
  - TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
  - TREES OVERHANGING VISIBILITY EASEMENTS WITHIN RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.
  - TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.
  - TREES PLANTED ON SLOPES WILL HAVE THE SOIL MAINTAINED AT AVERAGE GRADE OF SLOPE.
  - NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3) FEET IN WIDTH. ALL SUCH AREAS SHALL BE GRASS, GROUND COVER OR PERENNIALS OR OTHER PERMANENT FIXED MATERIAL SUCH AS DECOMPOSED GRANITE OR GRAVEL.
  - A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THOROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.
  - ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE.
  - ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.
  - AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
  - CONTRACTOR IS TO PROVIDE SAMPLES FOR REVIEW OF THE FOLLOWING FOR APPROVAL BY THE OWNER'S REPRESENTATIVE:
    - A. DECOMPOSED GRANITE
    - B. COURSE GRAVEL
    - C. BOULDERS
    - D. COMPOST
    - E. PLANTING BACKFILL
  - CONTRACTOR IS TO PROVIDE PHOTOGRAPHIC SAMPLES OF ALL SPECIFIED PLANT MATERIAL TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.
  - ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
  - NO SUBSTITUTIONS IN PLANT MATERIAL SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER OR OWNER'S REPRESENTATIVE. IN THE EVENT OF DISCREPANCIES BETWEEN DRAWINGS AND PLANT LIST, THE DRAWING SHALL PREVAIL UNLESS AUTHORIZED OTHERWISE.
  - PROVIDE GRASS SEEDING OR LAY SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE ROW OR PROPOSED LANDSCAPE EASEMENT. PROVIDE IRRIGATION AS NECESSARY.
  - CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
  - ALL DISTURBED AREAS WITHIN THE LIMITS OF CONSTRUCTION NOT CALL TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SEED AND IRRIGATED.
  - ALL LANDSCAPE BEDS TO HAVE TOPSOIL / BEDDING MIX THAT MEETS PLANTING SPECIFICATIONS. CALL IN DEPTHS PER PLANTING DETAILS (12" DEPTH MIN). FINISHED GRADES OF PLANTING BEDS TO BE 1" BELOW FINISH GRADE OF ADJACENT PAVEMENT.
  - ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4 AND FREE OF TRASH, DEBRIS, STONES, WEEDS, TWIGS / BRANCHES



**Winkelmann & Associates, Inc.**

CONSULTING CIVIL ENGINEERS ■ SURVEYORS

6750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75231  
(972) 480-7990  
Texas Engineers Registration No. 89  
Texas Surveyors Registration No. 10866-00  
Copyright © 2025 Winkelmann & Associates, Inc.



FOR REGULATORY REVIEW,  
NOT FOR CONSTRUCTION





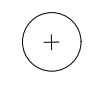



**08-07-2025**

**LANDSCAPE PLAN**  
**CUSTER FRONTIER MARKETPLACE**  
**SEC CUSTER RD & FRONTIER PARKWAY**  
**CITY OF MCKINNEY, TEXAS**


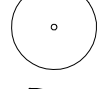

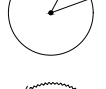

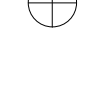
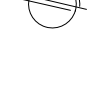
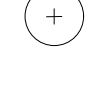



**LP.04**




LOT 2: KROGER FUEL CENTER  
PLANT LIST

| SYMBOL  | QTY  | KEY     | COMMON NAME         | SCIENTIFIC NAME                            | SIZE       | REMARKS   |
|---|------|---------|---------------------|--|------------|---|
| TREES / ORNAMENTAL TREES  |      |         |                     |  |            |   |
|  | 8    | TRO     | Texas Red Oak       | Quercus buckleyi                           | 4" caliper | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched |
|  | 1    | CE      | Cedar Elm           | Ulmus crassifolia                          | 4" caliper | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched |
|  | 1    | SP      | Sabal Palm          | Sabal texana                               |            | B&B or Cont., 6'-8' ht. clear trunk, 6-7 fronds minimum             |
| SHRUBS / ORNAMENTAL GRASSES / TURF  |      |         |                     |  |            |   |
|  | 49   | TS      | Texas Sage          | Leucophyllum candidum 'Microburst' PP33437 | 5 gallon   | 26"-30"min ht., 24"-26" sp., full pot, well rooted, 36" o.c spacing |
|  | 22   | AB      | Brilliantina Abelia | Abelia x grandiflora 'Brilliantina'        | 5 gallon   | 26"-30"min ht., 26"-28" sp., full pot, well rooted, 36" o.c spacing |
|  | 20   | RY      | Red Yucca           | Hesperaloe parviflora                      | 5 gallon   | 20"-22" ht., 20"-24" sp., full pot, well rooted, 30" o.c. spacing   |
|  | 77   | SG      | Autumn Sage         | Salvia greggi                              | 3 gallon   | 15"-18" ht., 15"-18" sp., full pot well rooted, 24" o.c. spacing    |
|  | 6266 | S.F. CB | Common Bermuda      | Cynodon dactylon                           | Sod        |   |



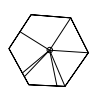
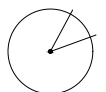



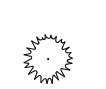


LOT 3: RETAIL  
PLANT LIST

| SYMBOL  | QTY    | KEY     | COMMON NAME         | SCIENTIFIC NAME                            | SIZE       | REMARKS  |
|---|--------|---------|---------------------|--|------------|--|
| TREES / ORNAMENTAL TREES  |        |         |                     |  |            |  |
|   | 12     | TRO     | Texas Red Oak       | Quercus buckleyi                           | 4" caliper | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
|  | 3      | LO      | Live Oak            | Quercus virginiana                         | 4" caliper | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
|  | 17     | CE      | Cedar Elm           | Ulmus crassifolia                          | 4" caliper | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
|  | 5      | CP      | Chinese Pistache    | Pistacia chinensis                         | 4" caliper | B&B or Cont., 12' min. ht., 5'-6' sp.,single straight trunk, matched                     |
|  | 9      | CO      | Chinquapin Oak      | Quercus muhlenbergii                       | 4" caliper | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
| SHRUBS / ORNAMENTAL GRASSES / TURF  |        |         |                     |  |            |  |
|  | 132    | DBH     | Dwarf Burford Holly | Ilex cornuta 'Burfordii nana'              | 7 gallon   | 36"-38" min ht. at time of planting, 26"-32" sp., full pot, well rooted, 36" o.c spacing |
|  | 53     | TS      | Texas Sage          | Leucophyllum candidum 'Microburst' PP33437 | 5 gallon   | 26"-30"min ht., 24"-26" sp., full pot, well rooted, 36" o.c spacing                      |
|  | 45     | AB      | Brilliantina Abelia | Abelia x grandiflora 'Brilliantina'        | 5 gallon   | 26"-30"min ht., 26"-28" sp., full pot, well rooted, 36" o.c spacing                      |
|  | 75     | RY      | Red Yucca           | Hesperaloe parviflora                      | 5 gallon   | 20"-22" ht., 20"-24" sp., full pot, well rooted, 30" o.c. spacing                        |
|  | 94     | GM      | Gulf Muhly          | Muhlenbergia capillaris                    | 3 gallon   | 15"-18" ht., 15"-18" sp., full pot well rooted, 24" o.c. spacing                         |
|  | 15,658 | S.F. CB | Common Bermuda      | Cynodon dactylon                           | Sod        |  |

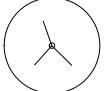

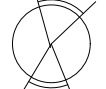

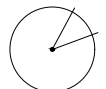
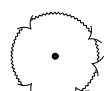



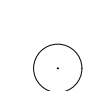


LOT 8:  
PLANT LIST

| SYMBOL  | QTY | KEY | COMMON NAME         | SCIENTIFIC NAME               | SIZE     | REMARKS  |
|---|-----|-----|---------------------|-------------------------------|----------|--|
| SHRUBS / ORNAMENTAL GRASSES / TURF  |     |     |                     |                               |          |  |
|  | 89  | DBH | Dwarf Burford Holly | Ilex cornuta 'Burfordii nana' | 7 gallon | 36"-38" min ht. at time of planting, 26"-32" sp., full pot, well rooted, 36" o.c spacing |

LOT 9: RETAIL  
PLANT LIST

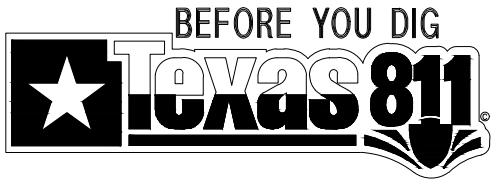
| SYMBOL  | QTY    | KEY     | COMMON NAME         | SCIENTIFIC NAME               | SIZE         | REMARKS  |
|---|--------|---------|---------------------|-------------------------------|--------------|--|
| TREES / ORNAMENTAL TREES  |        |         |                     |                               |              |  |
|  | 5      | SRO     | Shumard Red Oak     | Quercus shumardii             | 4" caliper   | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
|  | 4      | TRO     | Texas Red Oak       | Quercus buckleyi              | 4" caliper   | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
|  | 8      | CE      | Cedar Elm           | Ulmus crassifolia             | 4" caliper   | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
|  | 2      | CP      | Chinese Pistache    | Pistacia chinensis            | 4" caliper   | B&B or Cont., 12' min. ht., 5'-6' sp.,single straight trunk, matched                     |
|  | 11     | CO      | Chinquapin Oak      | Quercus muhlenbergii          | 4" caliper   | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
|  | 7      | EP      | Eldarica Pine       | Pinus eldarica                | 1.5" caliper | B&B or Cont., 6'-7' ht., 3'-5' sp.,full and matched                                      |
| SHRUBS / ORNAMENTAL GRASSES / TURF  |        |         |                     |                               |              |  |
|  | 145    | DBH     | Dwarf Burford Holly | Ilex cornuta 'Burfordii nana' | 7 gallon     | 36"-38" min ht. at time of planting, 26"-32" sp., full pot, well rooted, 36" o.c spacing |
|  | 27     | RY      | Red Yucca           | Hesperaloe parviflora         | 5 gallon     | 20"-22" ht., 20"-24" sp., full pot, well rooted, 30" o.c. spacing                        |
|  | 40     | GM      | Gulf Muhly          | Muhlenbergia capillaris       | 3 gallon     | 15"-18" ht., 15"-18" sp., full pot well rooted, 24" o.c. spacing                         |
|  | 12,618 | S.F. CB | Common Bermuda      | Cynodon dactylon              | Sod          |  |

LOT 10: KROGER SITE  
PLANT LIST

| SYMBOL  | QTY    | KEY     | COMMON NAME          | SCIENTIFIC NAME                      | SIZE       | REMARKS  |
|---|--------|---------|----------------------|--------------------------------------|------------|--|
| TREES / ORNAMENTAL TREES  |        |         |                      |                                      |            |  |
|   | 23     | SRO     | Shumard Red Oak      | Quercus shumardii                    | 4" caliper | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
|  | 13     | TRO     | Texas Red Oak        | Quercus buckleyi                     | 4" caliper | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
|  | 11     | BC      | Bald Cypress         | Taxodium distichum                   | 4" caliper | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
|  | 10     | CE      | Cedar Elm            | Ulmus crassifolia                    | 4" caliper | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
|  | 25     | CP      | Chinese Pistache     | Pistacia chinensis                   | 4" caliper | B&B or Cont., 12' min. ht., 5'-6' sp.,single straight trunk, matched                     |
|  | 24     | CO      | Chinquapin Oak       | Quercus muhlenbergii                 | 4" caliper | B&B or Cont., 12'-14' ht., 5'-6' sp.,single straight trunk, matched                      |
| SHRUBS / ORNAMENTAL GRASSES / TURF  |        |         |                      |                                      |            |  |
|  | 317    | DBH     | Dwarf Burford Holly  | Ilex cornuta 'Burfordii nana'        | 7 gallon   | 36"-38" min ht. at time of planting, 26"-32" sp., full pot, well rooted, 36" o.c spacing |
|  | 80     | RY      | Red Yucca            | Hesperaloe parviflora                | 5 gallon   | 20"-22" ht., 20"-24" sp., full pot, well rooted, 30" o.c. spacing                        |
|  | 176    | GM      | Gulf Muhly           | Muhlenbergia capillaris              | 3 gallon   | 15"-18" ht., 15"-18" sp., full pot well rooted, 24" o.c. spacing                         |
|  | 54     | TC      | Turks Cap            | Malvaviscus arboreus var. drummondii | 2 gallon   | 15"-18" ht., 15"-18" sp., full pot well rooted, 36" o.c. spacing                         |
|  | 587    | PW      | Purple Wintercreeper | Euonymus fortunei 'Coloratus'        | 1 gallon   | 10"-12" ht., 13"-15" sp., full pot well rooted, 18" o.c. spacing                         |
|  | 45,174 | S.F. CB | Common Bermuda       | Cynodon dactylon                     | Sod        |  |

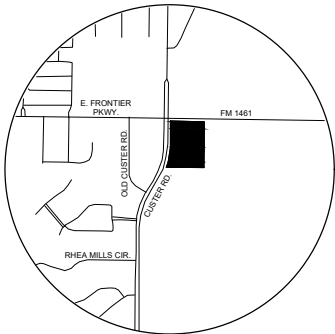
MATERIAL SCHEDULE

| KEY | NAME                         | SIZE / COLOR /  | REMARKS   |
|-----|------------------------------|---|---|
| GR1 | Course Gravel @ Island Bands | New Mexico Cobble Small: Size: 2"- 3" x 3" -7"              | Supplier: Wiz-Q-Stone (or equal)<br>Provide sample for approval 4" min depth with filter fabric   |
|     | Steel Edging                 | Type: Cleanline<br>Size: 1/8" x 4"<br>Color: Black Duraflex | Manufacturer: Permoloc (or equal)<br>Install at all locations where planting areas are separated from turf, and between planting areas and GR1 bands.<br>Install per manufacturer directions. Provide sample for approval |



PROPERTY OWNERS:  
Haggard Rhea Mills, LLC  
800 Central Parkway East, Suite 100  
Plano, Texas 75074

SEC Custer/Frontier, Ltd.  
3102 Maple Avenue, Suite 500  
Dallas, Texas 75201



VICINITY MAP  
NOT TO SCALE

SITE 2025-0033



Mailing Address:  
P.O. Box 181599  
Arlington, Texas 76096

Street Address:  
2325 Belton Drive  
Arlington, Texas 76018  
P: 817-247-8226

**Winkelmann & Associates, Inc.**



CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6720 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75231  
Texas Engineers Registration No. 89  
Texas Surveyors Registration No. 108662-00  
CUSTODY OF 2025, INFORMATION & RECORDS, INC.



FOR REGULATORY REVIEW.  
NOT FOR CONSTRUCTION

08-07-2025

LANDSCAPE PLAN  
CUSTER FRONTIER MARKETPLACE  
SEC CUSTER RD & FRONTIER PARKWAY  
CITY OF MCKINNEY, TEXAS

LP.05

APPROVAL

REVISION

DATE

No.

1.

2.

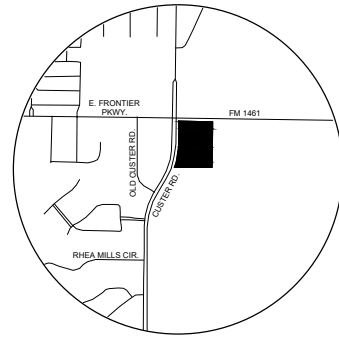
3.

4.

5.

6.





SITE 2025-0033



PROPERTY OWNERS:  
Haggard Rhea Mills, LLC  
800 Central Parkway East, Suite 100  
Plano, Texas 75074

SEC Custer/Frontier, Ltd.  
3102 Maple Avenue, Suite 500  
Plano, Texas 75201



Mailing Address:  
P.O. Box 181599  
Arlington, Texas 76096

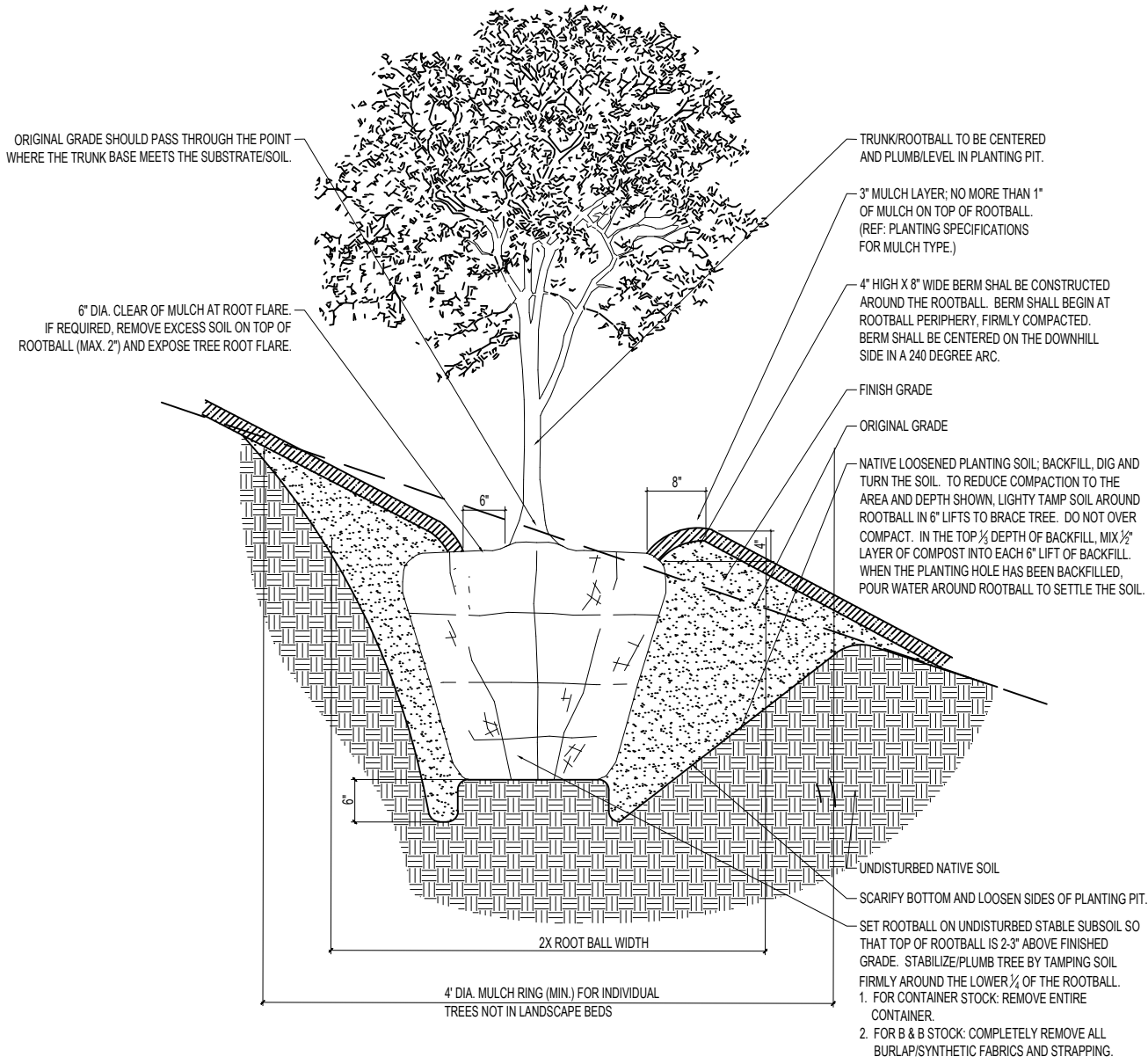
Street Address:  
2325 Belton Drive  
Arlington, Texas 76018  
P: 817-247-8226

\*\*\*NOTICES TO CONTRACTOR\*\*\*

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

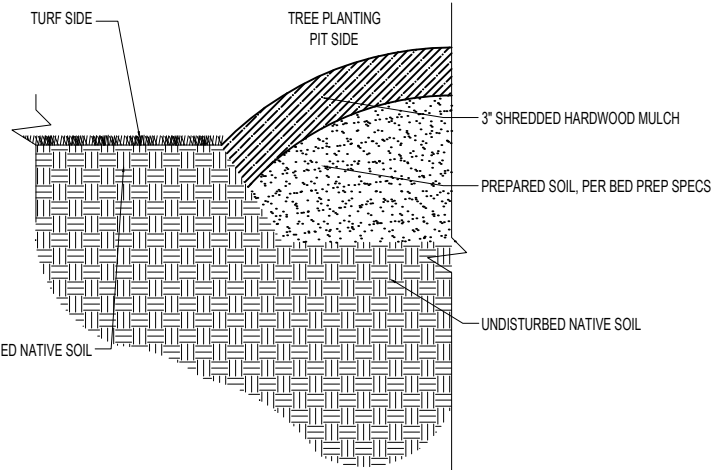
CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.



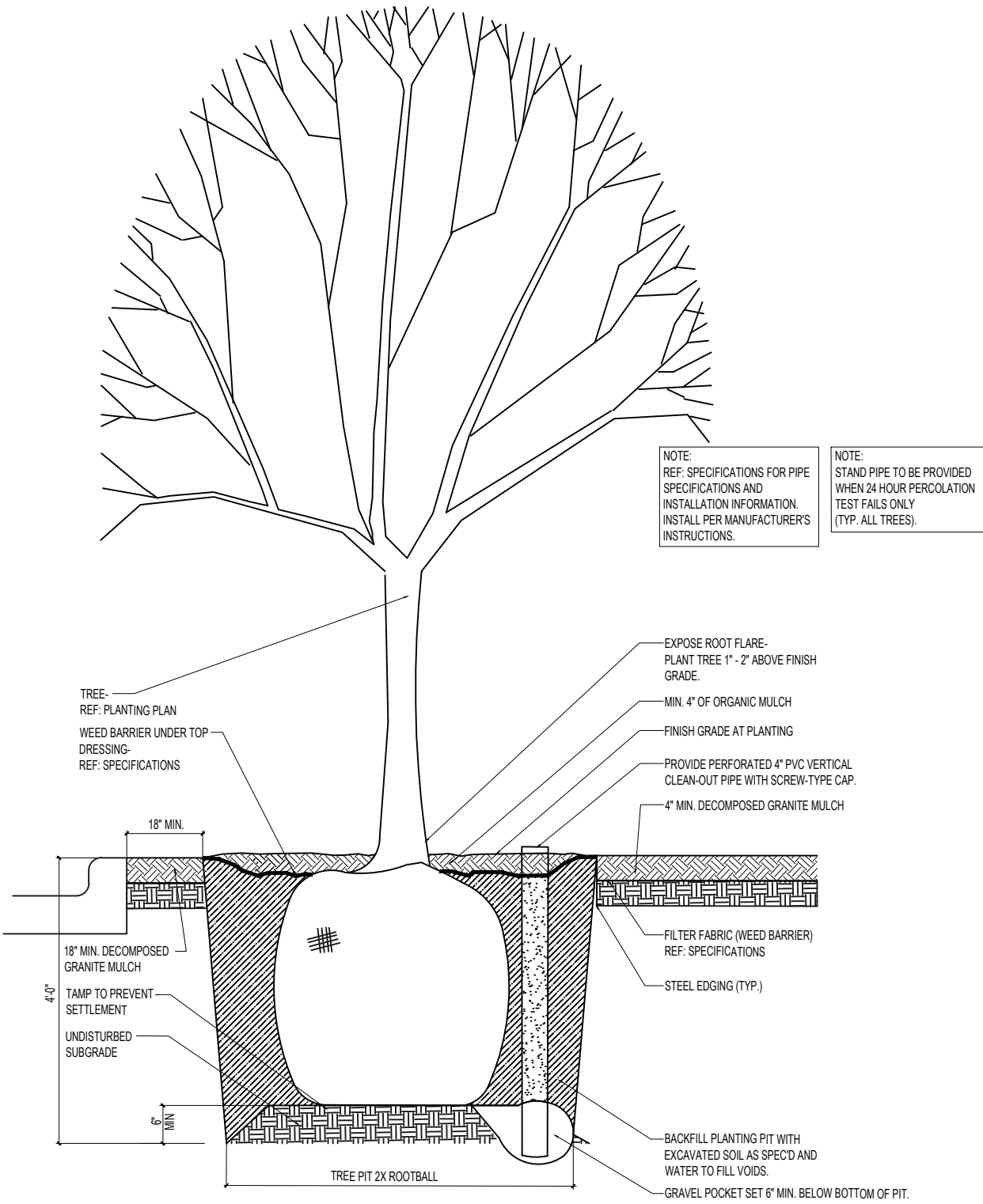
03| SECTION: TREE PLANTING ON 5-25% SLOPES (20:1 TO 4:1 SLOPES)

SCALE: N.T.S.



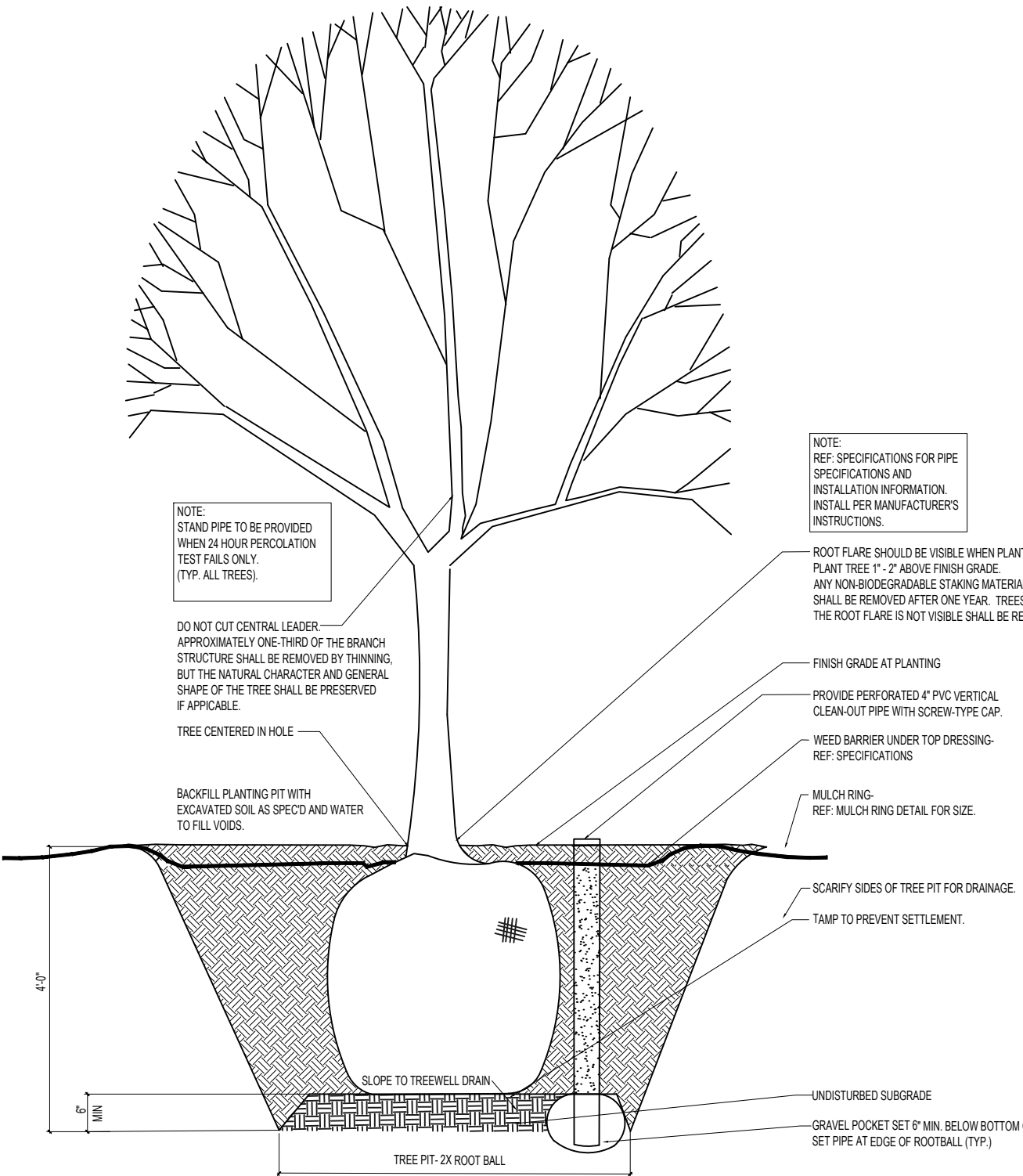
04| SECTION: SHOVEL CUT EDGE @ MULCHING RING IN TURF AREAS

SCALE: N.T.S.



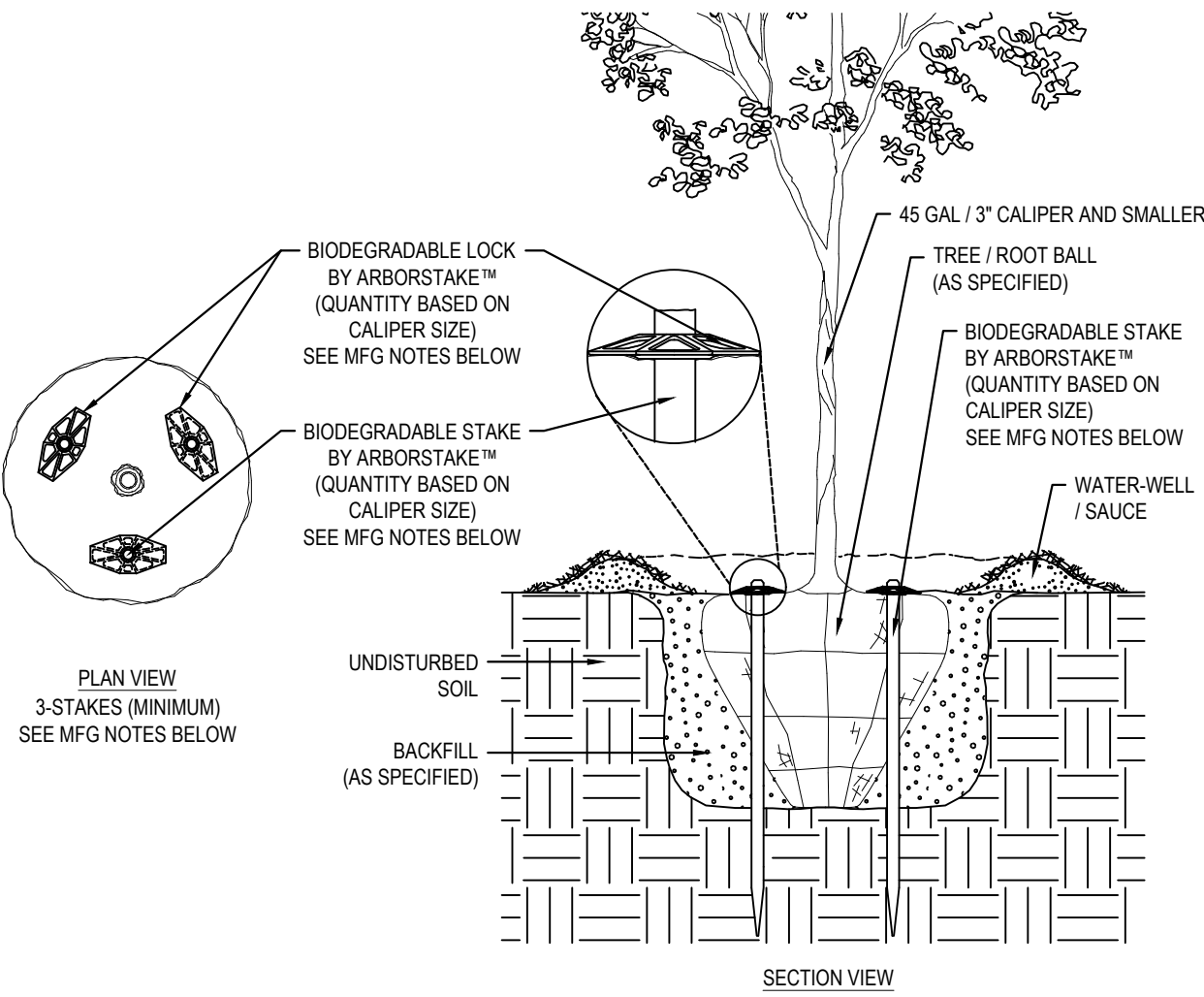
01| SECTION: TREE PLANTING @ TREE ISLANDS

SCALE: N.T.S.



02| SECTION: TREE PLANTING @ TURF AREAS

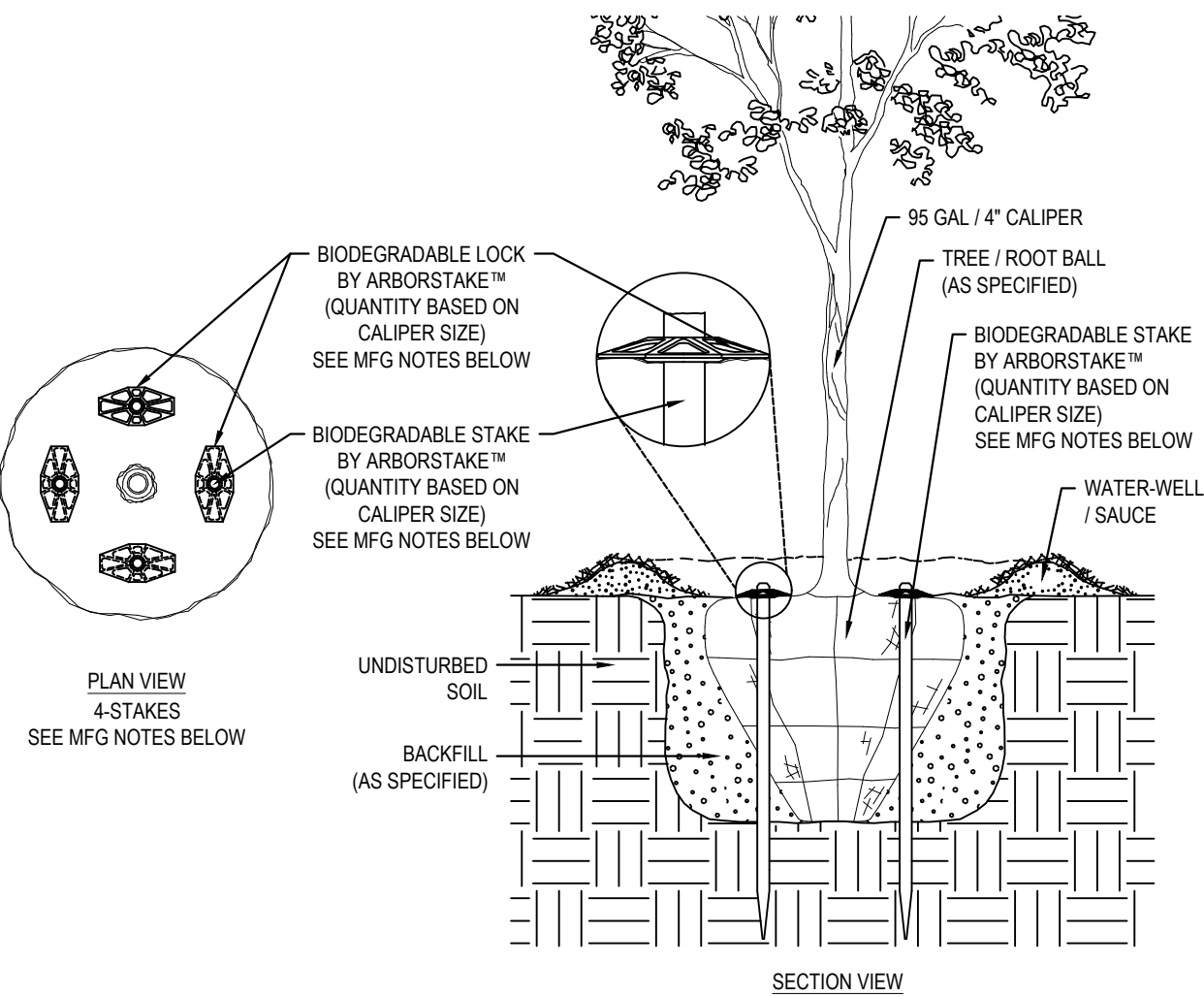
SCALE: N.T.S.



- MANUFACTURER NOTES:
1. MINIMUM STAKE QUANTITY IS (3) - THEN - ADD (1) STAKE PER CALIPER INCH GREATER THAN 3"
  2. STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AS SHOWN.
  3. ENSURE TRUNK BASE (ROOT FLARE) IS FREE FROM STAKING AND OTHER MATERIALS.
  4. ABOVEGROUND GUYING AND/OR METALLIC STAKING SYSTEMS NOT ALLOWED AND SHALL BE REJECTED.
  5. INSTALL STAKING SYSTEM AS PER MANUFACTURER'S INSTRUCTIONS.
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWING.
  3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER

05| SECTION: TREE STAKING DETAIL (3-STAKES)

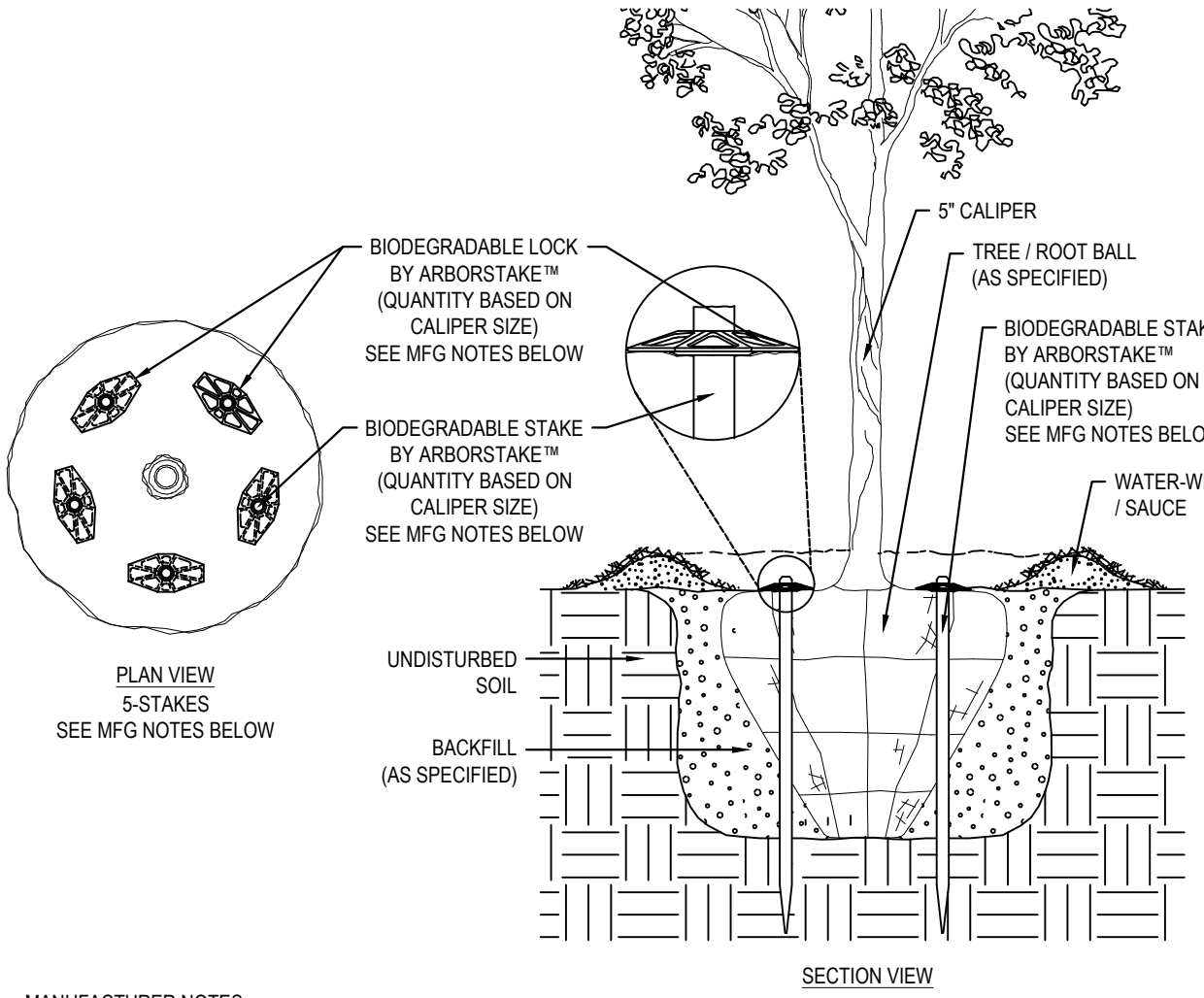
SCALE: N.T.S.



- MANUFACTURER NOTES:
1. MINIMUM STAKE QUANTITY IS (3) - THEN - ADD (1) STAKE PER CALIPER INCH GREATER THAN 3"
  2. STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AS SHOWN.
  3. ENSURE TRUNK BASE (ROOT FLARE) IS FREE FROM STAKING AND OTHER MATERIALS.
  4. ABOVEGROUND GUYING AND/OR METALLIC STAKING SYSTEMS NOT ALLOWED AND SHALL BE REJECTED.
  5. INSTALL STAKING SYSTEM AS PER MANUFACTURER'S INSTRUCTIONS.
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWING.
  3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER

06| SECTION: TREE STAKING DETAIL (4-STAKES)

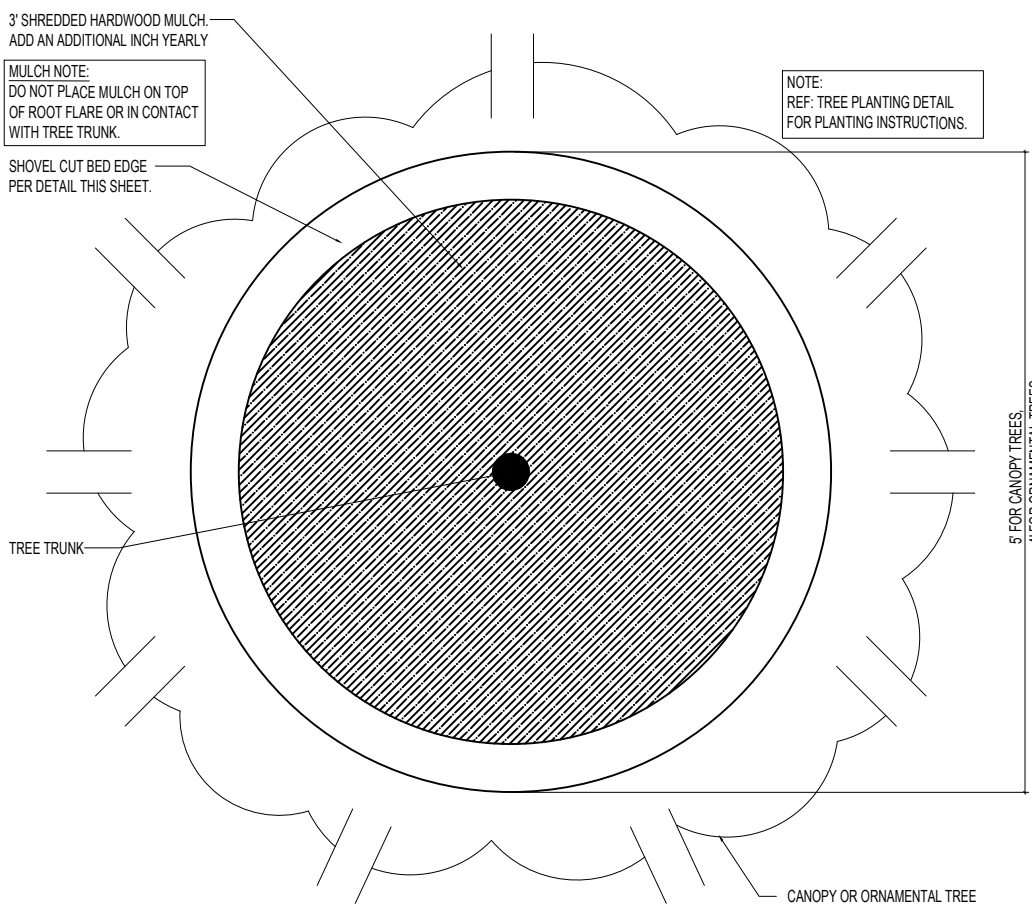
SCALE: N.T.S.



- MANUFACTURER NOTES:
1. MINIMUM STAKE QUANTITY IS (3) - THEN - ADD (1) STAKE PER CALIPER INCH GREATER THAN 3"
  2. STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AS SHOWN.
  3. ENSURE TRUNK BASE (ROOT FLARE) IS FREE FROM STAKING AND OTHER MATERIALS.
  4. ABOVEGROUND GUYING AND/OR METALLIC STAKING SYSTEMS NOT ALLOWED AND SHALL BE REJECTED.
  5. INSTALL STAKING SYSTEM AS PER MANUFACTURER'S INSTRUCTIONS.
- NOTES:
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. DO NOT SCALE DRAWING.
  3. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY. THIS DRAWING MAY NOT BE USED FOR CONSTRUCTION.
  4. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.
  5. CONTRACTOR'S NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT [www.CADdetails.com/info](http://www.CADdetails.com/info) AND ENTER REFERENCE NUMBER

07| SECTION: TREE STAKING DETAIL (5-STAKES)

SCALE: N.T.S.



08| SECTION: MULCH RING @ TREES IN TURF AREAS

SCALE: N.T.S.

**WinkelmANN & Associates, Inc.**



CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
Ft. Worth, Texas 76116  
(972) 480-7890  
(972) 480-7891 FAX  
Texas Engineers Registration No. 100866-00  
Surveyors Registration No. 100866-00  
Copyright © 2025, WinkelmANN & Associates, Inc.



FOR REGULATORY REVIEW.  
NOT FOR CONSTRUCTION  
**08-07-2025**

**LANDSCAPE PLAN**  
**CUSTER FRONTIER MARKETPLACE**  
**SEC CUSTER RD & FRONTIER PARKWAY**  
**CITY OF MCKINNEY, TEXAS**

**LP.06**



SITE 2025-0033



PROPERTY OWNERS:  
Haggard Rhea Mills, LLC  
800 Central Parkway East, Suite 100  
Plano, Texas 75074

SEC Custer/Frontier, Ltd.  
3102 Maple Avenue, Suite 500  
Dallas, Texas 75201

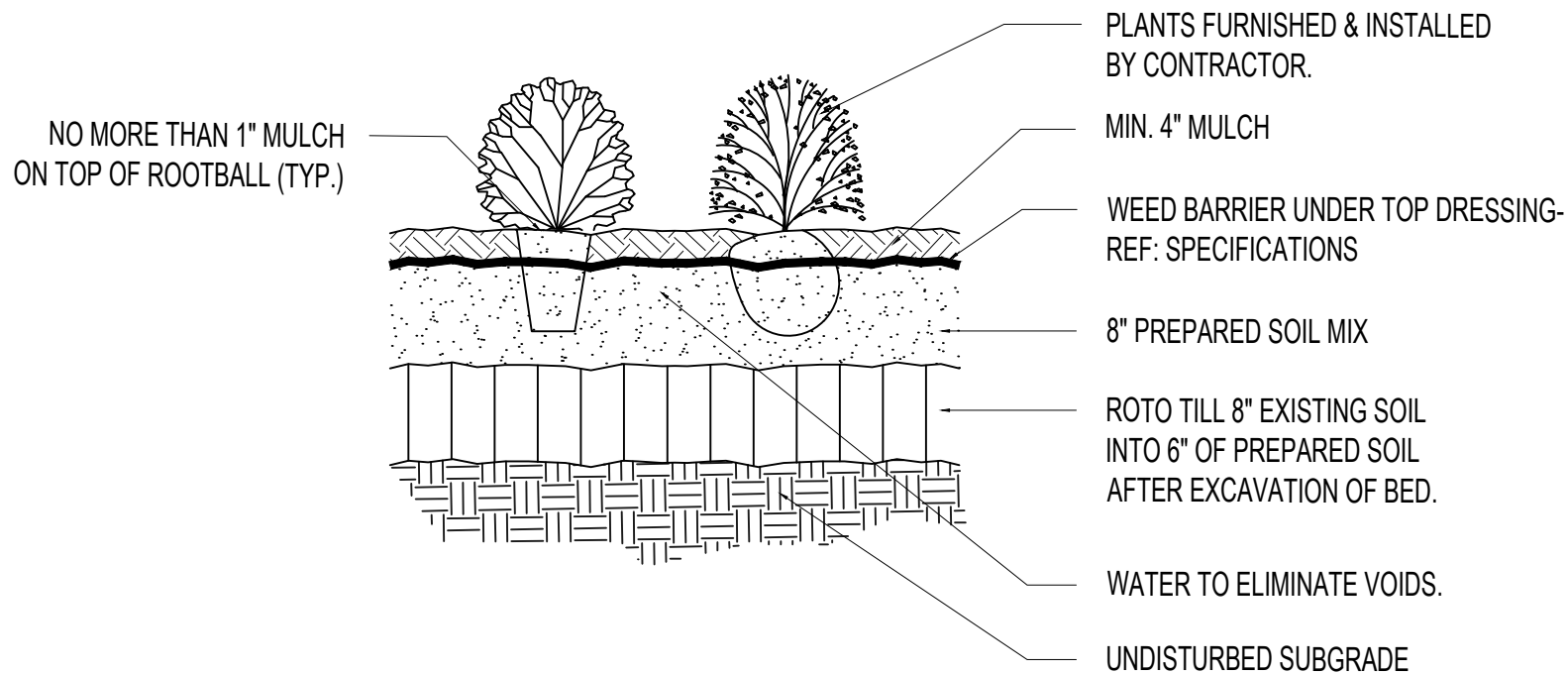


Mailing Address:  
P.O. Box 181599  
Arlington, Texas 76096

Street Address:  
2325 Belton Drive  
Arlington, Texas 76018  
P: 817-247-8226

NOTE:  
CONTRACTOR TO NOTIFY CLIENT REPRESENTATIVE WHEN ROTOTIL  
8" OF EXISTING SOIL INTO 6" PREPARED SOIL AFTER EXCAVATION OF  
BEDS TAKE PLACE AND, WHEN ROTOTIL OF 2" EXISTING SOIL INTO  
4" OF PREPARED SOIL AFTER EXCAVATION OF BEDS TAKE PLACE.

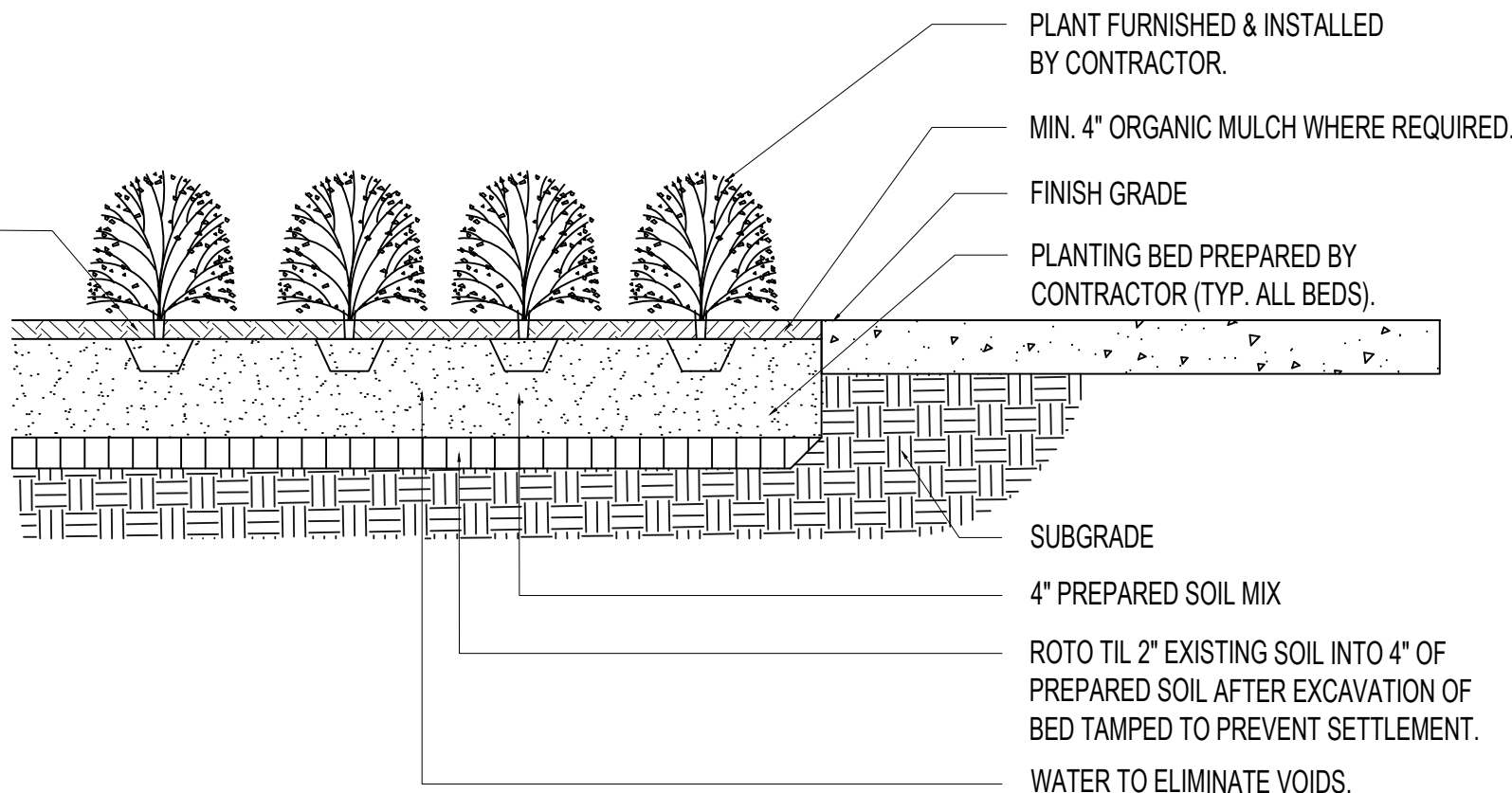
NOTE:  
USE TRIANGULAR SPACING  
WHEN PLANTING SHRUBS.



## 01| SECTION: SHRUB PLANTING W/ MULCH

SCALE: N.T.S.

NO MORE THAN 1" DECOMPOSED GRANITE  
MULCH ON TOP OF ROOTBALL (TYP.)



### \*\*\*NOTICES TO CONTRACTOR\*\*\*

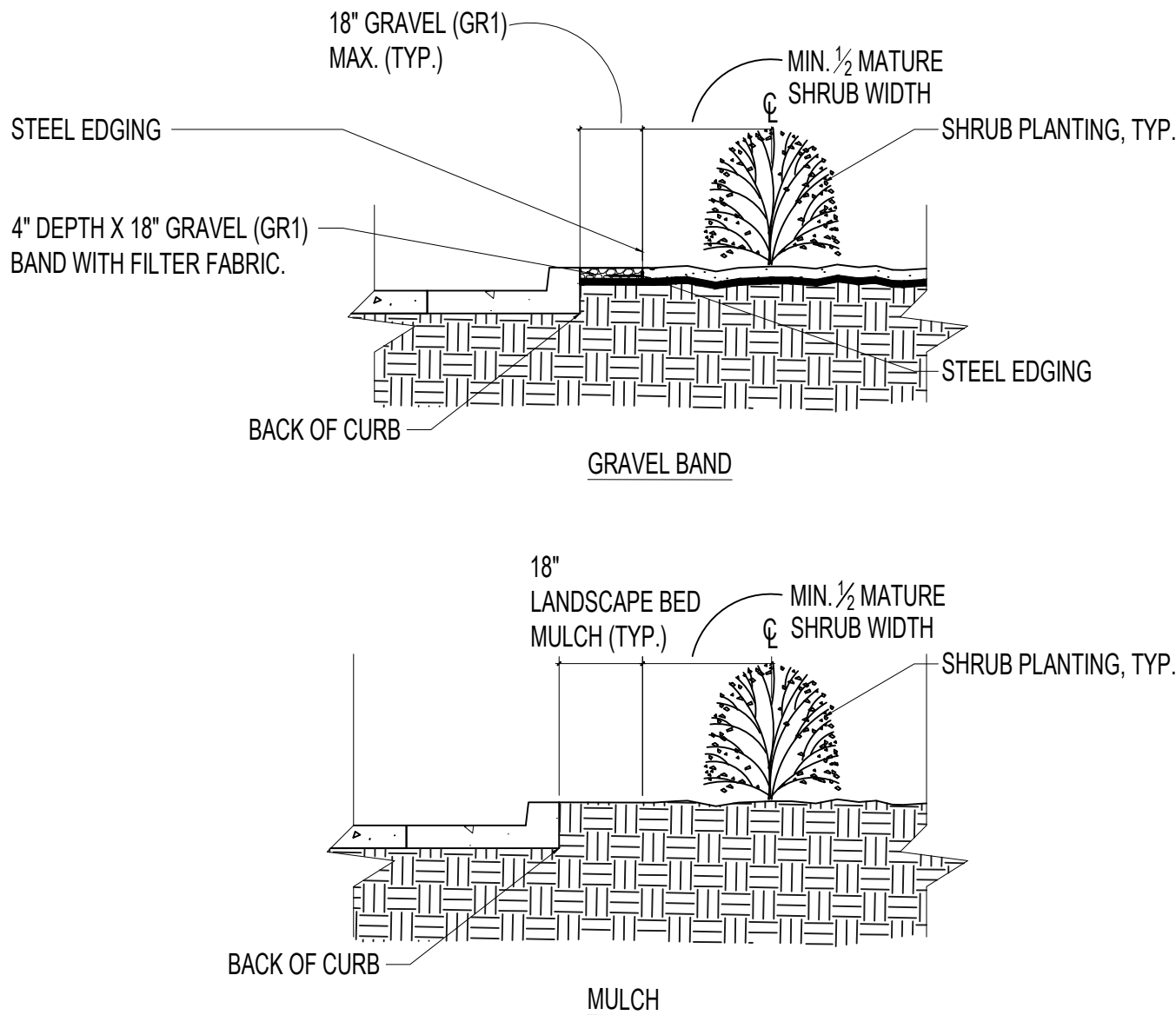
EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

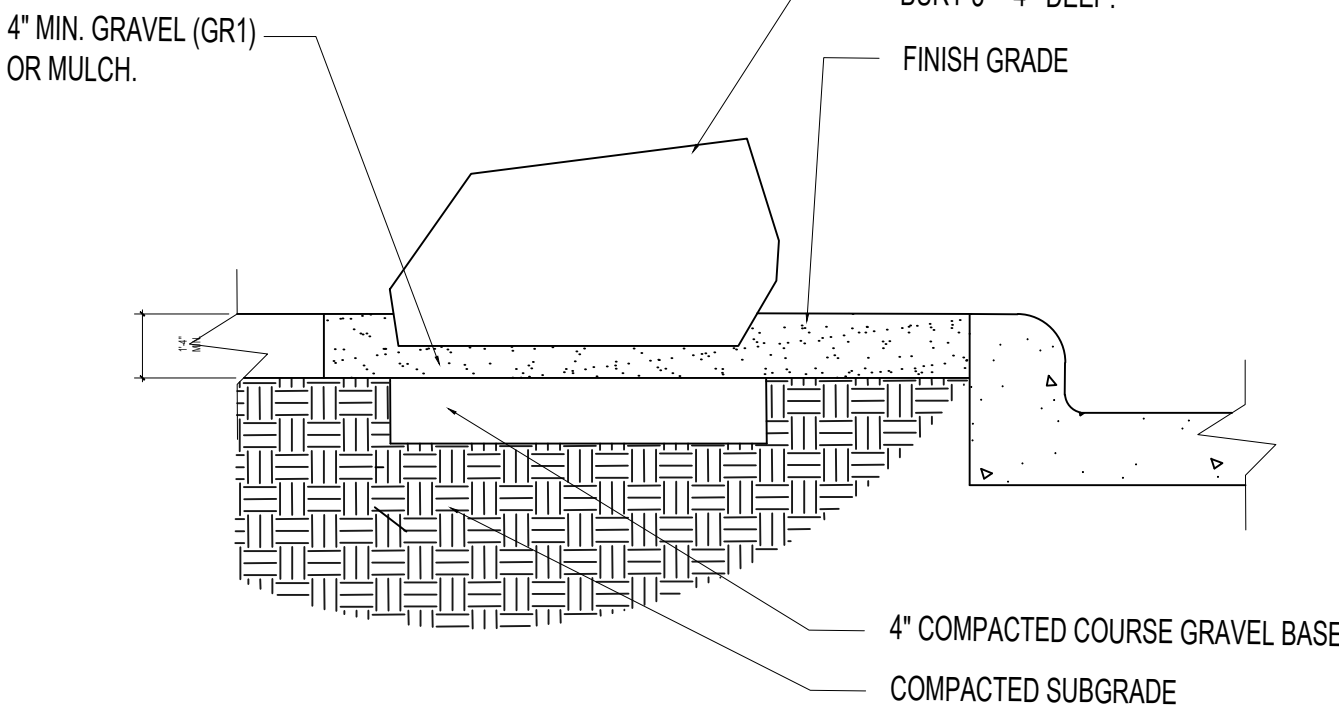
CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

## 02| SECTION: TYP. GROUND COVER PLANTING W/ MULCH

SCALE: N.T.S.

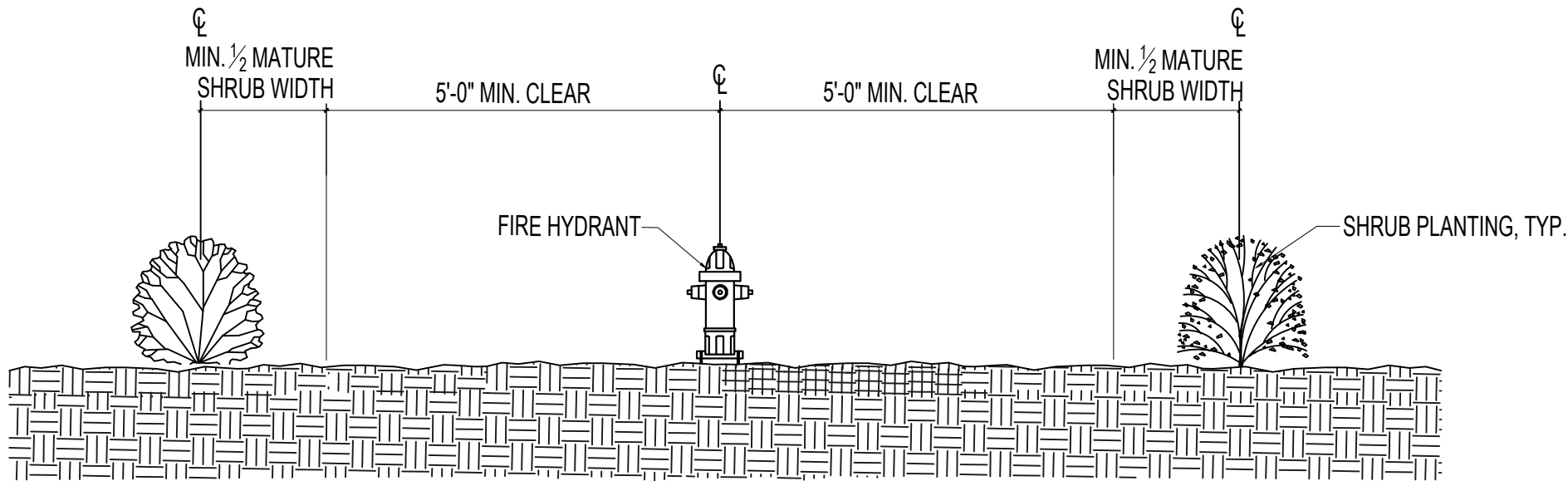


NOTE:  
USE METAL EDGING TO SEPARATE  
GRAVEL (GR1) FROM TURF PLANTING.



## 03| SECTION: SHRUB PLANTING @ FIRE HYDRANT

SCALE: N.T.S.



## 04| SECTION: SHRUB PLANTING @ CURB

SCALE: N.T.S.

## 05| SECTION: BOULDERS SET IN GRAVEL OR MULCH

SCALE: N.T.S.

**Winkelmann & Associates, Inc.**



FOR REGULATORY REVIEW.  
NOT FOR CONSTRUCTION

08-07-2025

LANDSCAPE PLAN  
CUSTER FRONTIER MARKETPLACE  
SEC CUSTER RD & FRONTIER PARKWAY  
CITY OF MCKINNEY, TEXAS

LP.07