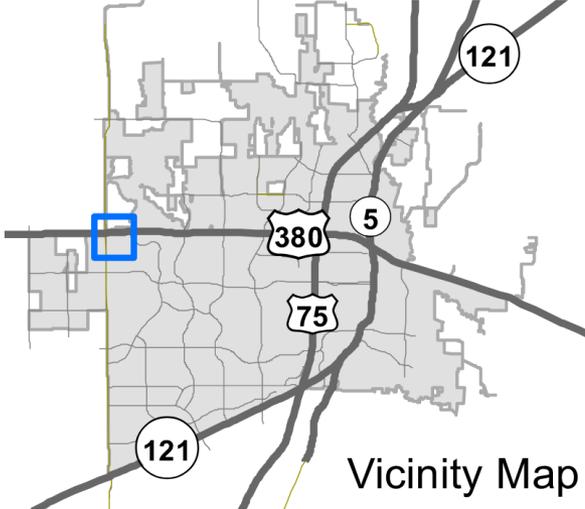


# West Grove Buildings P & Q Design Exception

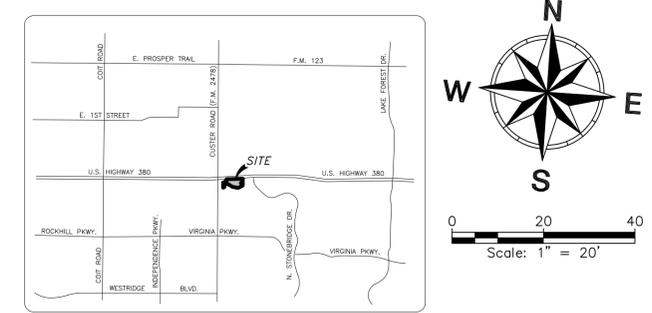
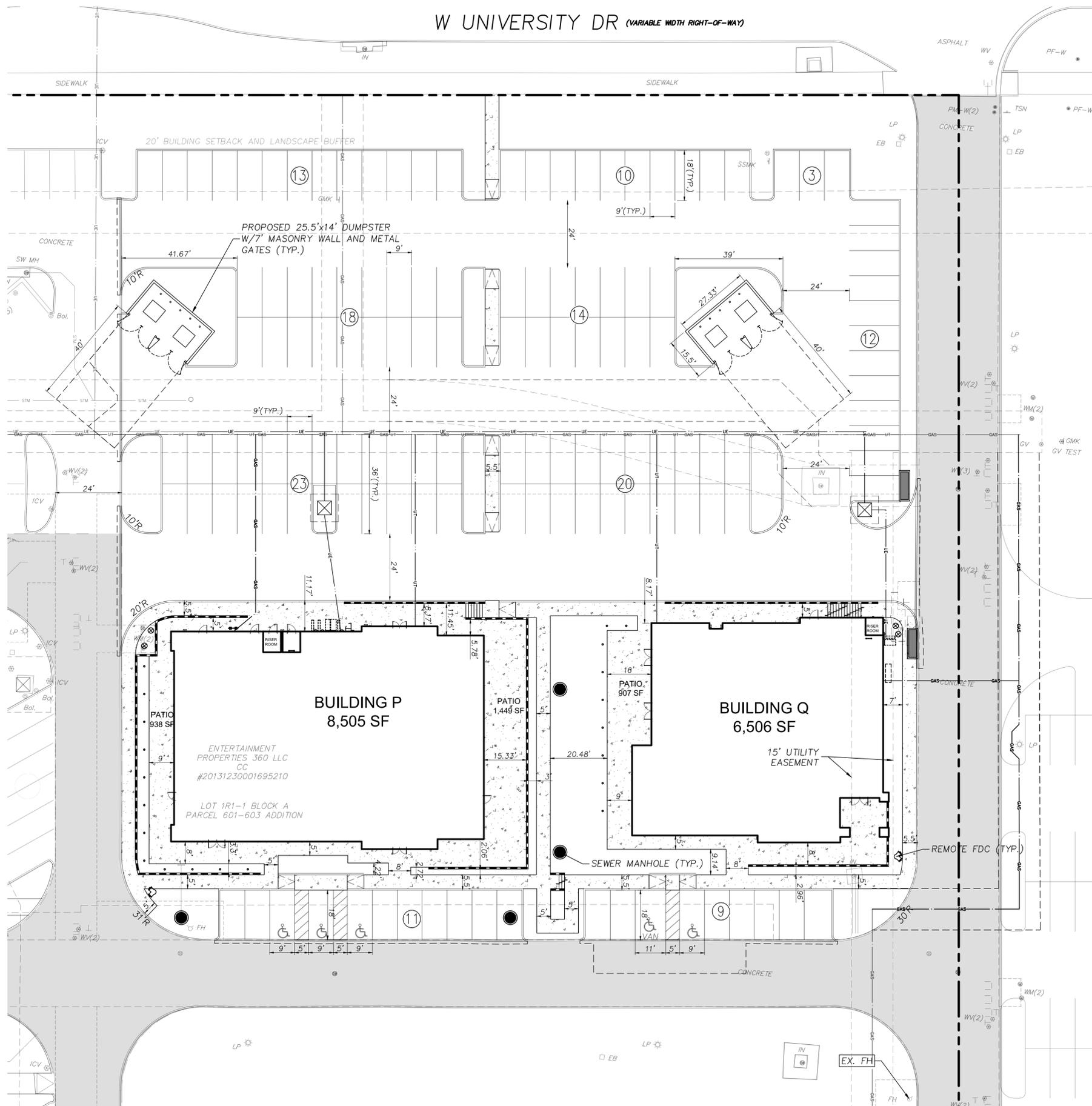
25-0094SP

# Location Map





W UNIVERSITY DR (VARIABLE WIDTH RIGHT-OF-WAY)



VICINITY MAP  
N.T.S.



**\*\*\*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.

**ABBREVIATION LEGEND**

PP Power Pole	IRF Iron Rod Found
CW Guy Wire	IRS Iron Rod Set
MH Manhole	CIRS Iron Rod Set w/ cap "WAI"
WV Water Valve	XCS Iron Rod Found w/ cap
TP Telephone Pedestal	X Cut in Concrete Set
WM Water Meter	XCF Cut in Concrete Found
FH Fire Hydrant	PKS PK Nail Set
LP Light Pole	PKF PK Nail Found
IV Irrigation Valve	SS Sanitary Sewer
CO Clean Out	SW Storm Sewer
AC Air Conditioner	TF Transformer pad
TV Cable Box	GM Gas Meter
SB Signal Box	GMK Gas Marker
SP Signal Pole	TSN Traffic Sign
SN Sign	UCC Underground Cable Marker
CM Control Monument	EB Electric Box
	EM Electric Meter

**Site Data Table**

	Lot 1R1-1
Lot Area	22.669 Acres 987,468 SF
Existing Zoning	PD 2021-09-095
Building Use	Restaurant
Total Area	18,305 SF
Building P Area	8,505 SF
Building Q Area	6,506 SF
Patio P Area	2,387 SF
Patio Q Area	907 SF
Building P Height	26'
Building Q Height	28'
Required Parking Ratio	1/150
Parking Required	123 Spaces
Parking Provided	133 Spaces
Handicap Required	5 Spaces
Handicap Provided	5 Spaces

Note: Building height measured to top of parapet



**BENCH MARKS:**

BM#1 - "X" cut inside of square cut on the Southeast corner of a wheel chair ramp, ±21.3 feet East of the Northwest corner of Lot 1R4, Block A, situated in the South right-of-way line of U.S. Highway 380.  
ELEVATION - 706.54 feet

BM#2 - "X" cut inside of square cut, North edge of sidewalk, ±14.7 feet West of the Northeast property corner of Lot 1R4, Block A and ±8.0 feet North of the South right-of-way line of U.S. Highway 380.  
ELEVATION - 691.71 feet

CITY OF MCKINNEY CASE NUMBER: SITE2025-0094

**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS ■ SURVEYORS  
6750 HILLCREST PLAZA DR., SUITE 215 (972) 498-7999  
Texas Engineers Registration No. 89366-03 (972) 498-7999 FAX  
CORPORATE OFFICE: 2025 W. UNIVERSITY DR., SUITE 200, MCKINNEY, TEXAS 75071

**1-14-2026**

**SITE PLAN**

**WEST GROVE RETAIL BUILDINGS P & Q**  
**MCKINNEY, TX 75071**

REVISION  
DATE  
No.

APPROV.  
LAST SAVED BY: ABARDACHUK January 14, 2026



**COMPLETE**  
LANDSCULPTURE  
2000 SANDY LANE  
DALLAS, TEXAS 75220  
TEL: 214-358-5296  
FAX: 214-357-5121  
WWW.COMPLETELANDSCULPTURE.COM

**PRELIMINARY**

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COMPLETE LANDSCULPTURE OF TEXAS, L.P.

Project  
**WEST GROVE RETAIL BUILDINGS P & Q**

Address  
**8701 W. UNIVERSITY DR. MCKINNEY, TX 75071**

Consultant  
**SG**

Designed  
**RR**

Date Issued  
**01.26.2026**

No.	Date	Revision
1	01.26.2026	DESIGN DEVELOPMENT

Sheet Title

**PLANTING PLAN**

Sheet Number

**L2.0**

**LANDSCAPE REQUIREMENTS & CALCULATIONS**

SITE INFORMATION	REQUIRED	PROVIDED
TOTAL SITE AREA	---	87,051.37 SF
MINIMUM LANDSCAPE AREA (SITE AREA X 0.10)	8,705.13 SF	14,910.15 SF
STREET YARD (15% OF TOTAL (7266.25 SF) TO BE PERMANENT LANDSCAPE)	1,089.93 SF	5,516.84 SF

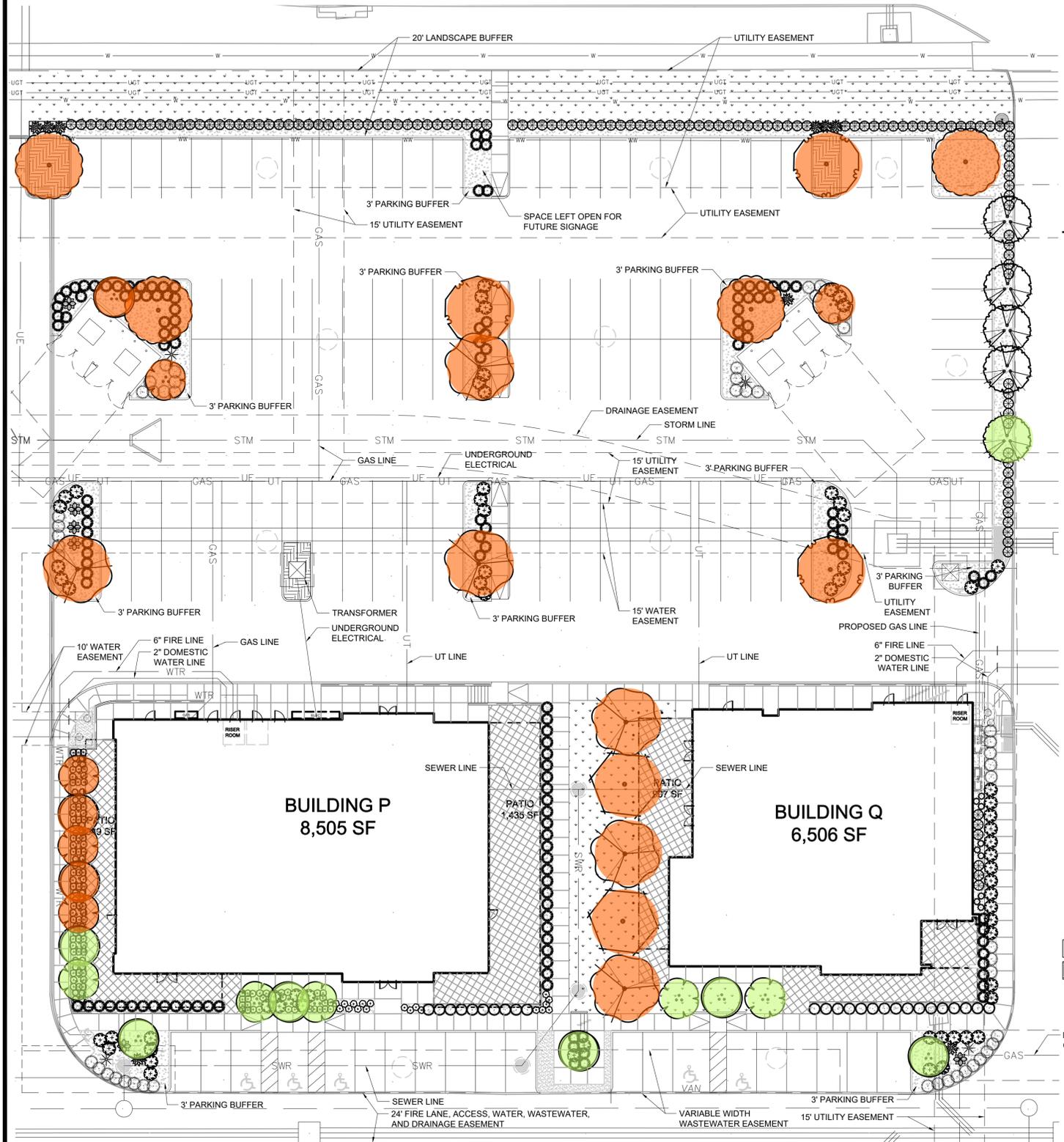
TREES - STREET FRONTAGE (292 LF) (1 CANOPY TREE/40 LF) 8 8

TREES - PARKING (1 CANOPY TREE / 7 PARKING SPACES (133 TOTAL)) 19 19

- TREES - STREET FRONTAGE
- TREES - PARKING

NOTE:  
IF PLANT SPECIES SHALL CHANGE OR BE SUBSTITUTED, THE REPLACEMENT PLANTS WILL BE SELECTED FROM THE CITY OF MCKINNEY APPROVED PLANT LIST.

NOTE:  
UTILITY LABELS ARE FOR REFERENCE ONLY. THEY DO NOT INDICATE ANY PROPOSED WORK BY THE LANDSCAPE ARCHITECT, NOR ARE THEY COVERED UNDER THE LANDSCAPE SCOPE OF WORK. ALL UTILITIES SHALL BE FIELD VERIFIED.



**PLANT SCHEDULE**

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	REMARKS
<b>TREES</b>							
	GL	2	Ginkgo Biloba / Ginkgo Biloba	60"box	4"Cal	14'-16' HT	TREE SHALL BE CONTAINER GROWN, IN GOOD HEALTH, WITH A STRONG CENTRAL LEADER.
	QV	4	Quercus virginiana / Southern Live Oak	60"box	4"Cal	14'-16' HT	TREE SHALL BE CONTAINER GROWN, IN GOOD HEALTH, WITH A STRONG CENTRAL LEADER.
	SA	10	Sophora affinis / Eve's Necklacepod	65 gal	2"Cal	8'-10' HT.	TREE SHALL BE IN GOOD HEALTH, WITH A MINIMUM OF THREE, AND MAXIMUM OF FIVE TRUNKS.
	SS3	9	Sophora secundiflora / Texas Mountain Laurel	65 gal	2"Cal	8'-10' HT.	TREE SHALL BE IN GOOD HEALTH, WITH A MINIMUM OF THREE, AND MAXIMUM OF FIVE TRUNKS.
	UP	6	Ulmus americana 'Princeton' / Princeton American Elm	60"box	4"Cal	14'-16' HT	TREE SHALL BE CONTAINER GROWN, IN GOOD HEALTH, WITH A STRONG CENTRAL LEADER.
	UC	3	Ulmus crassifolia / Cedar Elm	60"box	4"Cal	14'-16' HT	TREE SHALL BE CONTAINER GROWN, IN GOOD HEALTH, WITH A STRONG CENTRAL LEADER.
	VS	5	Vilox agnus-castus 'Shoal Creek' / Shoal Creek Chaste Tree	65 gal	2"Cal	9' ht.	TREE SHALL BE IN GOOD HEALTH, WITH A MINIMUM OF THREE, AND MAXIMUM OF FIVE TRUNKS.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	REMARKS
<b>SHRUBS</b>					
	AO	6	Agave ovatifolia / Whale's Tongue Agave	5 gal	PLANTS SHALL BE CONTAINER GROWN, WELL ROOTED, AND IN GOOD HEALTH.
	BB	50	Bouteloua gracilis 'Blonde Ambition' / Blonde Ambition Blue Grama	1 gal	PLANTS SHALL BE CONTAINER GROWN, WELL ROOTED, AND IN GOOD HEALTH.
	HP	4	Hesperaloe parviflora / Red Yucca	3-5 gal	PLANTS SHALL BE CONTAINER GROWN, WELL ROOTED, AND IN GOOD HEALTH.
	IN	19	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	5 gal	PLANTS SHALL BE CONTAINER GROWN, WELL ROOTED, AND IN GOOD HEALTH.
	LC	65	Lantana camara 'New Gold' / New Gold Lantana	1 gal	PLANTS SHALL BE CONTAINER GROWN, WELL ROOTED, AND IN GOOD HEALTH.
	LG	89	Liriope gigantea / Giant Liriope	1 gal	PLANTS SHALL BE CONTAINER GROWN, WELL ROOTED, AND IN GOOD HEALTH.
	MC	135	Muhlenbergia capillaris / Pink Muhly Grass	3 gal	PLANTS SHALL BE CONTAINER GROWN, WELL ROOTED, AND IN GOOD HEALTH.
	MW	26	Muhlenbergia capillaris 'White Cloud' / White Cloud Muhly Grass	3 gal	PLANTS SHALL BE CONTAINER GROWN, WELL ROOTED, AND IN GOOD HEALTH.
	MF	127	Myrica cerifera 'Nana' / Dwarf Southern Wax Myrtle	2' height, min.	PLANTS SHALL BE CONTAINER GROWN, WELL ROOTED, AND IN GOOD HEALTH. SHRUBS SHALL BE PLANTED 3' O.C., MAX SPACING, AND SHALL BE MAINTAINED AT 3' IN HEIGHT WITHIN TWO YEARS AFTER TIME OF PLANTING.
	OE	9	Opuntia ellisiana / Spineless Prickly Pear	3 gal	PLANTS SHALL BE CONTAINER GROWN, WELL ROOTED, AND IN GOOD HEALTH.
	YR	41	Yucca recurvifolia / Soft Leaf Yucca	3 gal	PLANTS SHALL BE CONTAINER GROWN, WELL ROOTED, AND IN GOOD HEALTH.

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	REMARKS
<b>GROUND COVERS</b>						
	CD2	6,717 sf	Cynodon dactylon / Bermudagrass	Sod		
	EC	488	Euonymus fortunei 'Coloratus' / Purple-leaf Wintercreeper	flat	12" o.c.	

CONCEPT PLANS NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

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SIGNATURE OF ACKNOWLEDGMENT BY CLIENT: \_\_\_\_\_ DATE: \_\_\_\_\_

