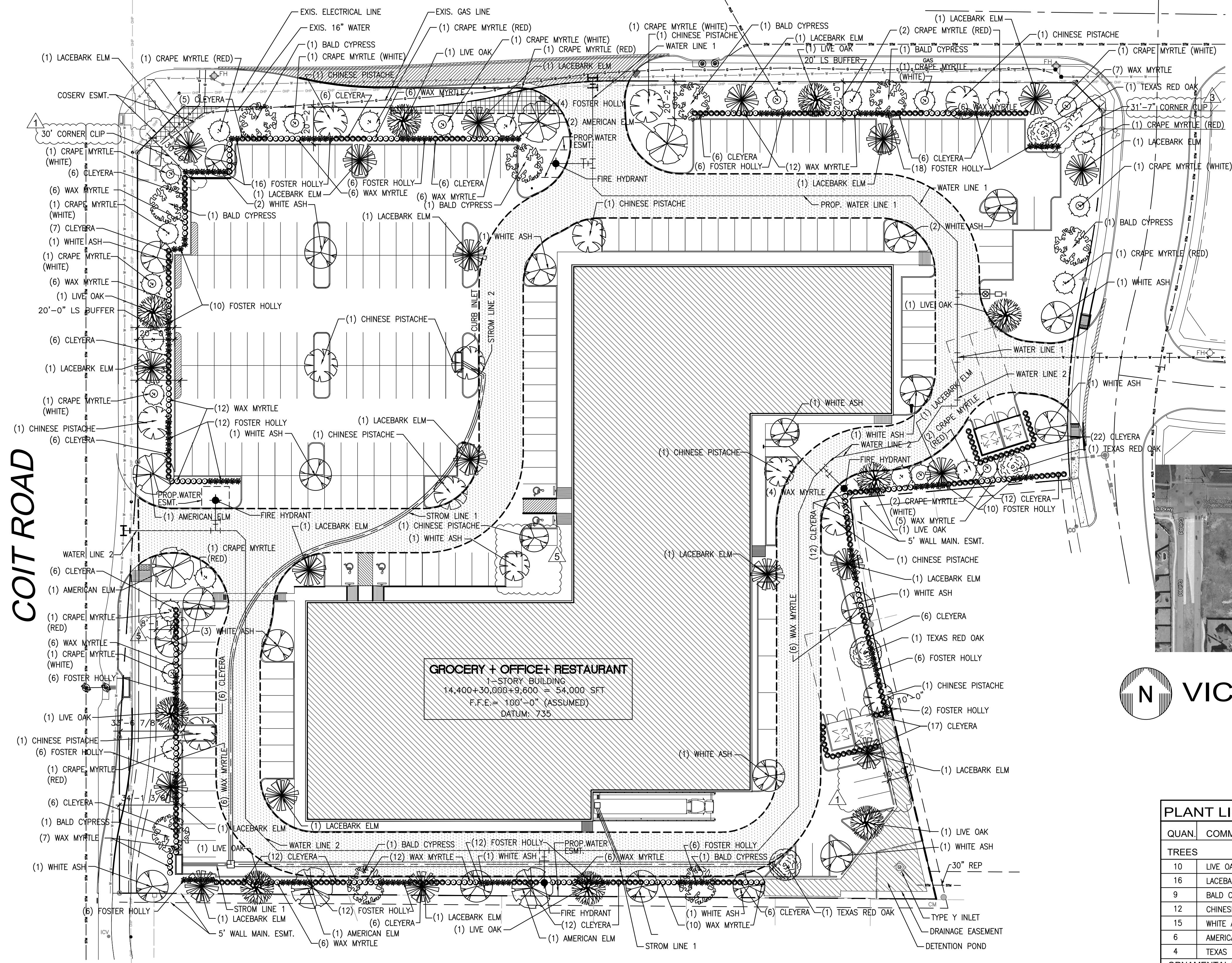
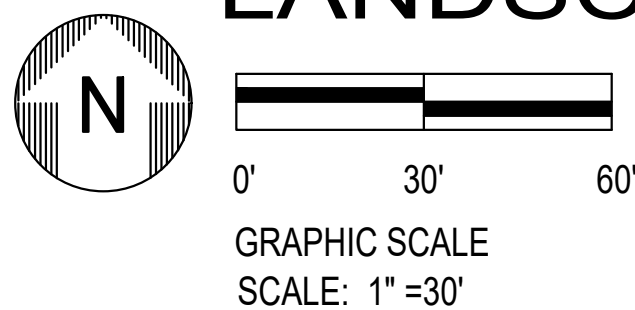


WESTRIDGE BLVD.



LANDSCAPE PLAN



PLANTING RQUIREMENTS:

STREET FRONTAGE LANDSCAPE BUFFERS ARE REQUIRED TO BE 20' WIDE
AND CANOPY TREES ARE REQUIRED AT A RATE OF 1 PER 40 LF.

WESTRIDGE BLVD. AND CUSTER ROAD LANDSCAPE 20' BUFFER WITH
1 CANOPY TREE PER 40 LF.

TREES:

CANOPY TREES REQUIRED (WESTRIDGE BLVD.) : $485' / 40 = 12.125$ (MIN 4 CAL)
CANOPY TREES PROVIDED: 13 (MIN 4 CAL)

CANOPY TREES REQUIRED (COIT ROAD) : $428' / 40 = 10.7$ (MIN 4 CAL)
CANOPY TREES PROVIDED: 11 (MIN 4 CAL)

RESIDENTIAL ADJACENCY BUFFERS ARE REQUIRED TO BE A MINIMUM 10' WIDE
AND CANOPY TREES ARE REQUIRED AT A RATE OF 1 PER 40 LF.

SOUTH AND EAST SIDE OF THE PROPERTY LANDSCAPE 10' BUFFER WITH
1 CANOPY TREE PER 40 LF.

TREES:

CANOPY TREES REQUIRED (EAST SIDE OF PROPERTY) : $223/40 = 5.57$ (MIN 4 CAL)
CANOPY TREES PROVIDED: 6 (MIN 4 CAL)

CANOPY TREES REQUIRED (SOUTH SIDE OF PROPERTY) :
 $(120+445) = (120/40 + 444/40) = (3 + 11.1) = 14.1$ (MIN 4 CAL)

ORNAMENTAL TREES REQUIRED (ENTIRE SITE): 0

GENERAL PLANT NOTES:

1. USE 1/8" STEEL EDGING (PAINTED GREEN).
2. USE 3" OF SANDY LOAM AND 3" OF ORGANIC MULCH FOR BED PREPARATIONS. TOTAL BED MIX TO THE DEPTH OF 8" MINIMUM.
3. SOLID SOD ALL THE LAWN AREAS WITH ST. AUGUSTINE GRASS. REPLACE ALL EXISTING LAWN AREAS DAMAGED IN THE CONSTRUCTION PROCESS.
4. TOP DRESS ALL THE PLANTING BED AREAS WITH 2" DEEP HARD WOOD MULCH, AFTER THE PLANTING OPERATIONS.
5. ALL THE PLANTING BED AND LAWN AREAS TO HAVE AUTOMATIC IRRIGATION SYSTEM AS PER STATE OF TEXAS AND CITY OF MCKINNEY CODES AND REQUIREMENTS.

TREE LEGEND

	LIVE OAK		AMERICAN ELM
	LACEBARK ELM		TEXAS RED OAK
	BALD CYPRESS		GRAPE MYRTLE (RED)
	CHINESE PISTACHE		GRAPE MYRTLE (WHITE)
	WHITE ASH		
EVERGREEN SHRUBS			
	CLEYERA		FOSTER HOLLY
	WAX MYRTLE		
VINE			
	ASIAN JASMINE		BIG BLUE LIRIOPE
	GRASS LAWN		
	CONC SIDEWALK		
	STEEL EDGING		

PLANT LIST

QUAN.	COMMON NAMES	BOTANICAL NAME	SIZE	REMARKS
TREES			(AT THE TIME OF PLANTING)	
10	LIVE OAK	QUERCUS VERGINIANA	8" CAL.	CONT. GROWTH 14' TO 16' HT, 6' TO 8' SPR.
16	LACEBARK ELM	ULMUS PARVIFOLIA	8" CAL.	CONT. GROWTH 12' TO 14' HT, 6' TO 7' SPR.
9	BALD CYPRESS	TAXODIUM DISICHUM	8" CAL.	CONT. GROWTH 12' TO 14' HT, 6' TO 7' SPR.
12	CHINESE PISTACHE	PISTACHIA CHINENSIS	8" CAL.	CONT. GROWTH 12' TO 14' HT, 6' TO 7' SPR.
15	WHITE ASH	FRAXINUS AMERICANA	8" CAL.	CONT. GROWTH 12' TO 14' HT, 6' TO 7' SPR.
6	AMERICAN ELM	ULMUS AMERICANA	8" CAL.	CONT. GROWTH 12' TO 14' HT, 6' TO 7' SPR.
4	TEXAS RED OAK	QUERCUS SHUMARDI 'TEXANA'	8" CAL.	CONT. GROWTH 12' TO 14' HT, 6' TO 7' SPR.
ORNAMENTAL TREES				
13	GRAPE MYRTLE (RED)	LAGESTROEMIA INDICA	8" CAL.	CONT. GROWTH 8' HT, 3 TRUNK FULL.
12	GRAPE MYRTLE (WHITE)	LAGESTROEMIA INDICA	8" CAL.	CONT. GROWTH 8' HT, 3 TRUNK FULL.
SHURBS				
106	FOSTER HOLLY	ILEX X ATTENUATE 'FOSTER'	36" HT	CENTER TO CENTER IS 3'
139	CLEYERA	TERNSTROEMIA JAPONICA	36" HT	CENTER TO CENTER IS 3'
97	WAX MYRTLE	MYRICA CERIFERA	36" HT	CENTER TO CENTER IS 3'
GROUND COVERS AND VINES				
10	ASIAN JASMINE	TRACHELOSPERMUM ASIATICUM	4" POTS	FULL.
10	BIG BLUE LIRIOPE	LIRIOPE MUSCARI	4" POTS	FULL.

NOTE: THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

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 REGISTERED ARCHITECT
 No. 21790
 AS

SEAL ONLY VALID IF SIGNED AND DATED

Original Date:

OCTOBER 15, 2021

Issue Log	
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ISSUED FOR PERMIT	09/26/2022
ISSUED FOR CONSTRUCTION	09/26/2022

ISSUED FOR CONSTRUCTION	09/26/2022
CITY COMMENTS	01/30/2023

CITY COMMENTS 04/03/2023

CITY COMMENTS	05/16/2023
CITY COMMENTS	05/15/2023

CITY COMMENTS	06/15/2023
CITY COMMENTS	07/7/2023

DRAWN BY:	CHECKED BY:
AD	MFK

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SUBZI MANDI
SHELL AND INTERIOR FINISH-OUT
AT LOT 33R, BLOCK U
MCKINNEY, TEXAS

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