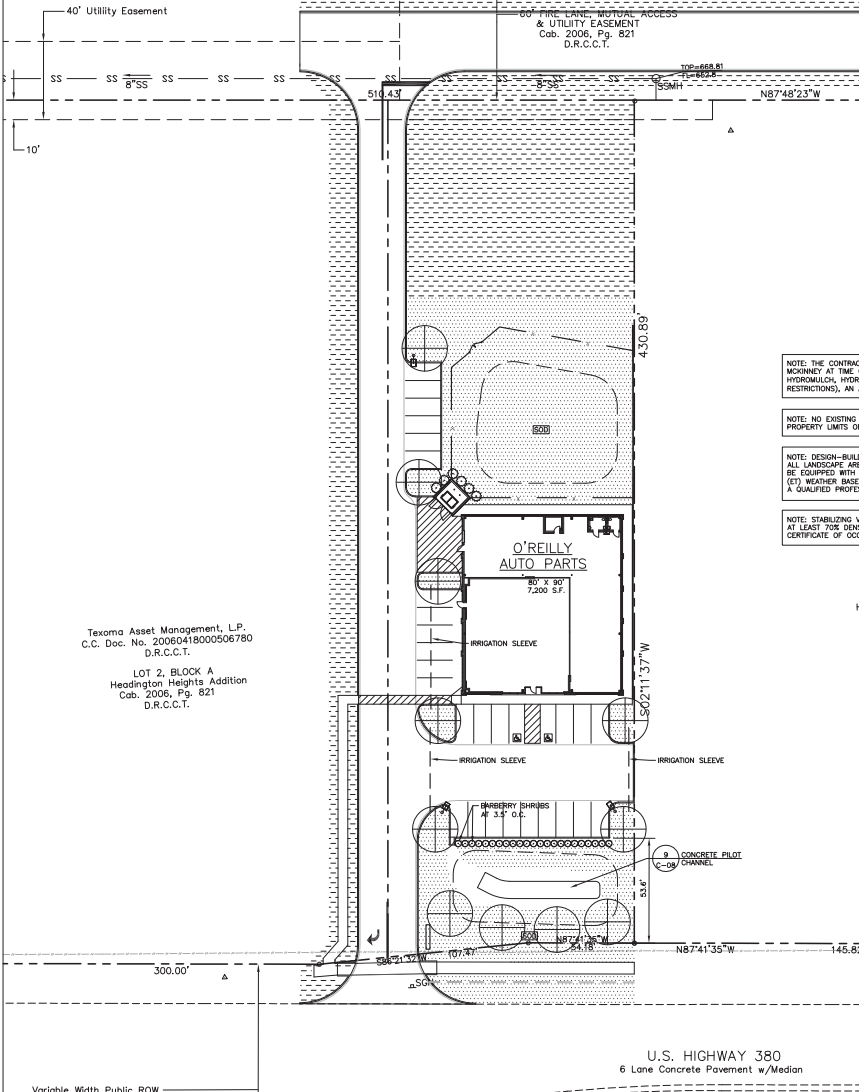


LOT 3, BLOCK A  
Headington Heights Addition  
Cob. 2006, Pg. 821  
D.R.C.C.T.

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Vol. 4836, Pg. 851  
D.R.C.C.T.



NOTE: THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NO ALLOW HYDRANOLDS, HYDROSEEDING, OR SPRINGING (SPACE 3 & 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

NOTE: NO EXISTING TREES LOCATED WITHIN PROPOSED PROPERTY LIMITS OF LIMITS OF CONSTRUCTION.

NOTE: DESIGN-BUILD IRRIGATION SYSTEM SHALL PROVIDE FULL COVERAGE OF ALL LANDSCAPE AREAS WITHIN THE PROPERTY LIMITS. IRRIGATION SYSTEM MUST BE EQUIPPED WITH RAIN AND FREEZE SENSORS AND AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLER. IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE: STABILIZING VEGETATION MUST BE ESTABLISHED WITH 100% COVERAGE AND AT LEAST 70% DENSITY WITH PERENNIAL GRASS PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

Headington Realty & Capital, L.P.  
Vol. 4836, Pg. 851  
D.R.C.C.T.

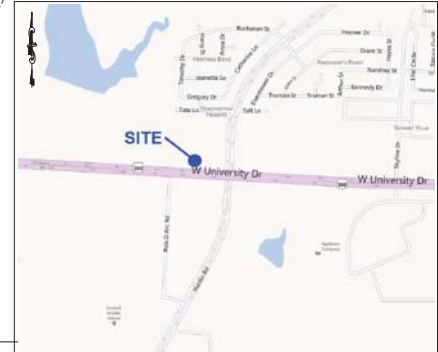
LOT 1, BLOCK A  
Headington Heights Addition  
Cob. 2006, Pg. 821  
D.R.C.C.T.

Texoma Asset Management, L.P.  
C.C. Doc. No. 20060418000506780  
D.R.C.C.T.

LOT 2, BLOCK A  
Headington Heights Addition  
Cob. 2006, Pg. 821  
D.R.C.C.T.

HARDIN BOULEVARD  
Variable Width Public ROW  
4 Lane Concrete Pavement w/Median

U.S. HIGHWAY 380  
6 Lane Concrete Pavement w/Median



VICINITY MAP  
N.T.S.

SITE DATA

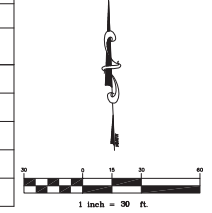
PROJECT DESCRIPTION:	NEW CONSTRUCTION OF AN O'REILLY AUTO PARTS
LOCATION:	UNIVERSITY DRIVE (US-380) WEST OF HARDIN ROAD
PARCEL:	PORTION OF LOT 2, BLOCK A, HEADINGTON HEIGHTS ADDITION
ZONING:	PD 1487
FLOOD ZONE:	ZONE X, AS SHOWN ON MAP NO. 4808500260, DATED 06/02/2009
SITE AREA:	1.25 ACRES
LOT COVERAGE	
BUILDING AREA	7,200 SF
FLOOR AREA RATIO	0.13
BUILDING HEIGHT	19.53'
IMPERVIOUS AREAS	0.55 ACRES
LANDSCAPE AREAS	0.70 ACRES
BUILDING SETBACKS:	REQUIRED PROVIDED
FRONT (SOUTH)	111.6'
REAR (NORTH)	25'
SIDE (EAST)	3.5'
SIDE (WEST)	37.5'
PARKING SUMMARY:	REQUIRED PROVIDED
STANDARD	27
ACCESSIBLE	2
TOTAL	29
PARKING CALCULATION:	1 SPACE / 250 S.F. GROSS AREA = 7,200 / 250 = 29 (REQUIRED)

NOTE: PROJECT PARCEL TO BE SUBDIVIDED 1.25 ACRES PER MINOR REPLAT OF HEADINGTON HEIGHTS ADDITION, LOTS 2A AND 2B, BLOCK A SEE PLAT BY KADLECK & ASSOCIATES FOR DETAILS

LANDSCAPING CALCULATIONS:

PARKING LOT:	REQUIRED: 1 PARKING LOT TREE PER 10 SPACES (29/10=3 REQ'D)
PROVIDED:	7 PARKING LOT CANOPY TREES PROVIDED
REQUIRED:	ALL PARKING SPACES WITH 65' OF A TREE
PROVIDED:	MAX. DISTANCE -00'
STREET TREES:	REQUIRED: 1 CANOPY TREE PER 40' OF ROAD FRONTAGE (126/40=4 REQ'D)
PROVIDED:	4 PROVIDED
SHRUBS:	REQUIRED: 75% OF PARKING LOT FRONTAGE SHALL BE SCREENED.
PROVIDED:	PARKING FRONTAGE SCREENED WITH BARBERY SHRUBS
REQUIRED:	EVERGREEN SHRUB SCREENING OF DUMPSTER ENCLOSURE
PROVIDED:	FOSTER HOLLY SCREENING
MINIMUM CHECKS:	REQUIRED: 15% MIN. OF STREET YARD SHALL BE LANDSCAPE AREA (0.05 AC)
PROVIDED:	0.13 ACRES PROVIDED (39%)
REQUIRED:	10% MIN. OF SITE SHALL BE LANDSCAPE AREA (0.125 AC)
PROVIDED:	0.70 ACRES PROVIDED (56%)
REQUIRED:	25' LANDSCAPE BUFFER ALONG MAJOR THOROUGHFARE
PROVIDED:	38' LANDSCAPE BUFFER PROVIDED
REQUIRED:	MINIMUM OF 50% OF REQUIRED TREES SHALL BE CANOPY TREES
PROVIDED:	100% OF REQUIRED TREES ARE CANOPY TREES
REQUIRED:	5' PERIMETER LANDSCAPE ADJACENT TO PARKING
PROVIDED:	7.6' PROVIDED

LANDSCAPING LEGEND			
SYMBOL	COMMON NAME	SCIENTIFIC NAME	QUANTITY MIN. INSTALLED SIZE
	CHINESE PISTACHO	PISTACHIA CHINENSIS	11 4" CALIPER 12" HEIGHT
	FOSTER HOLLY	LLEX X ATTENUATE 'FOSTER'	7 3" HEIGHT
	BARBERRY	BERBERIS THUNBERGII SPP.	23 18" HEIGHT
	SOD (BERMUDA, PIN ON SLOPES)		
	HYDROSEED (BERMUDA)		
	6" GROUTED RIP RAP		



**BERRY ENGINEERS LLC**  
CIVIL ENGINEER  
555 KATHLEEN WAY, SUITE 100  
CLEVELAND, TN 37312  
TEL: (423) 766-9880  
FIRM REGISTRATION: 151879

THE HUTTON COMPANY  
736 CHERRY STREET  
CHATTANOOGA, TN 37402

**O'Reilly AUTO PARTS**  
W UNIVERSITY DRIVE  
MCKINNEY, TX

EXHIBIT

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

SHEET NAME:  
SITE PLAN EXHIBIT (LANDSCAPING)

DATE: 04/03/2014

DRAWN BY: CMB

CHECKED BY: BMB

PROJECT NO.: 13023

SHEET NUMBER:  
**EX-2**