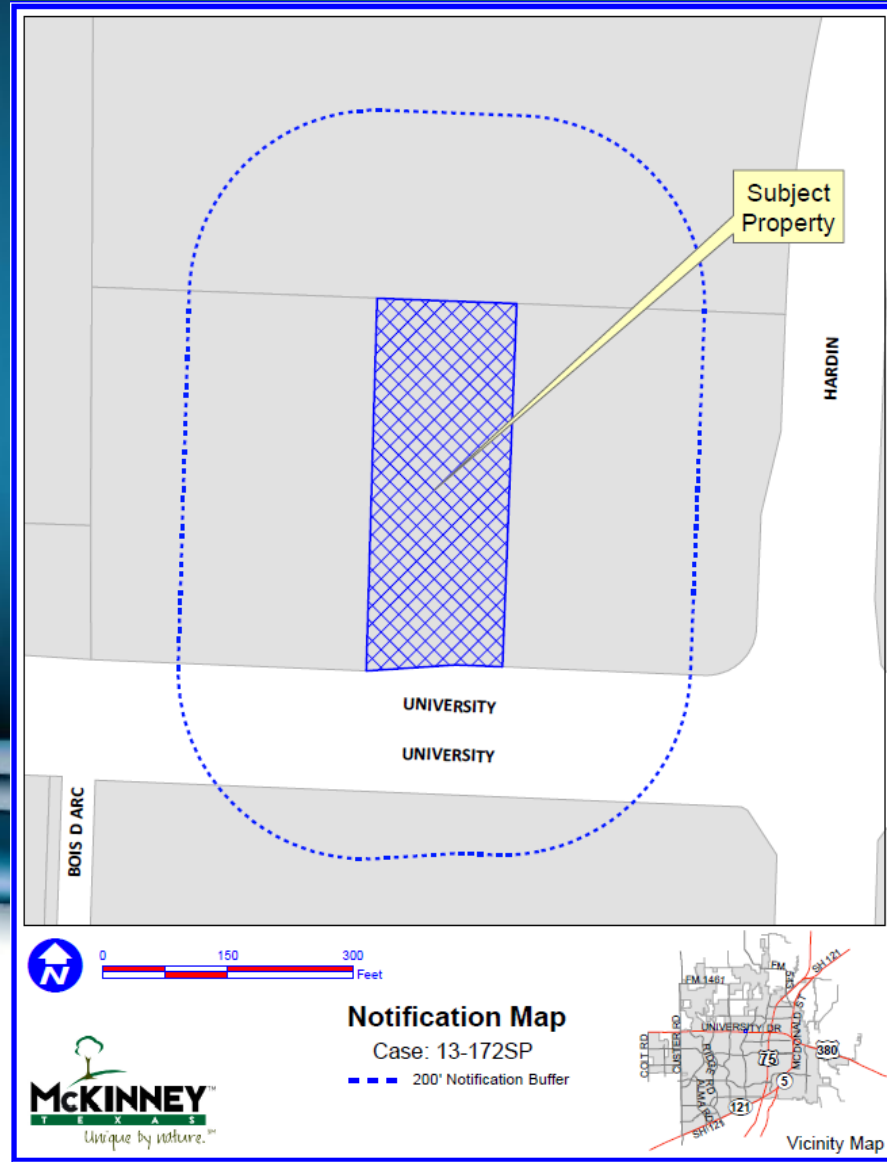


Case No. 13-172SP

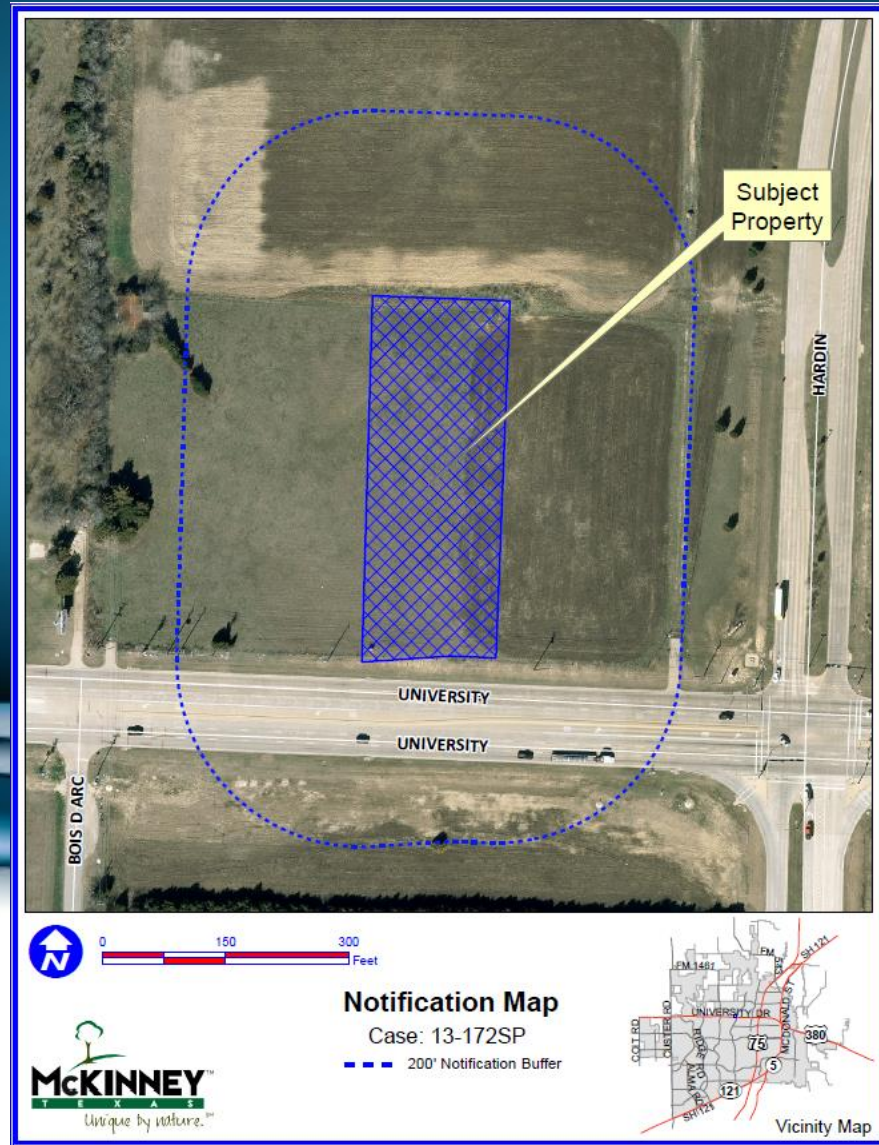
O'Reilly Auto Parts



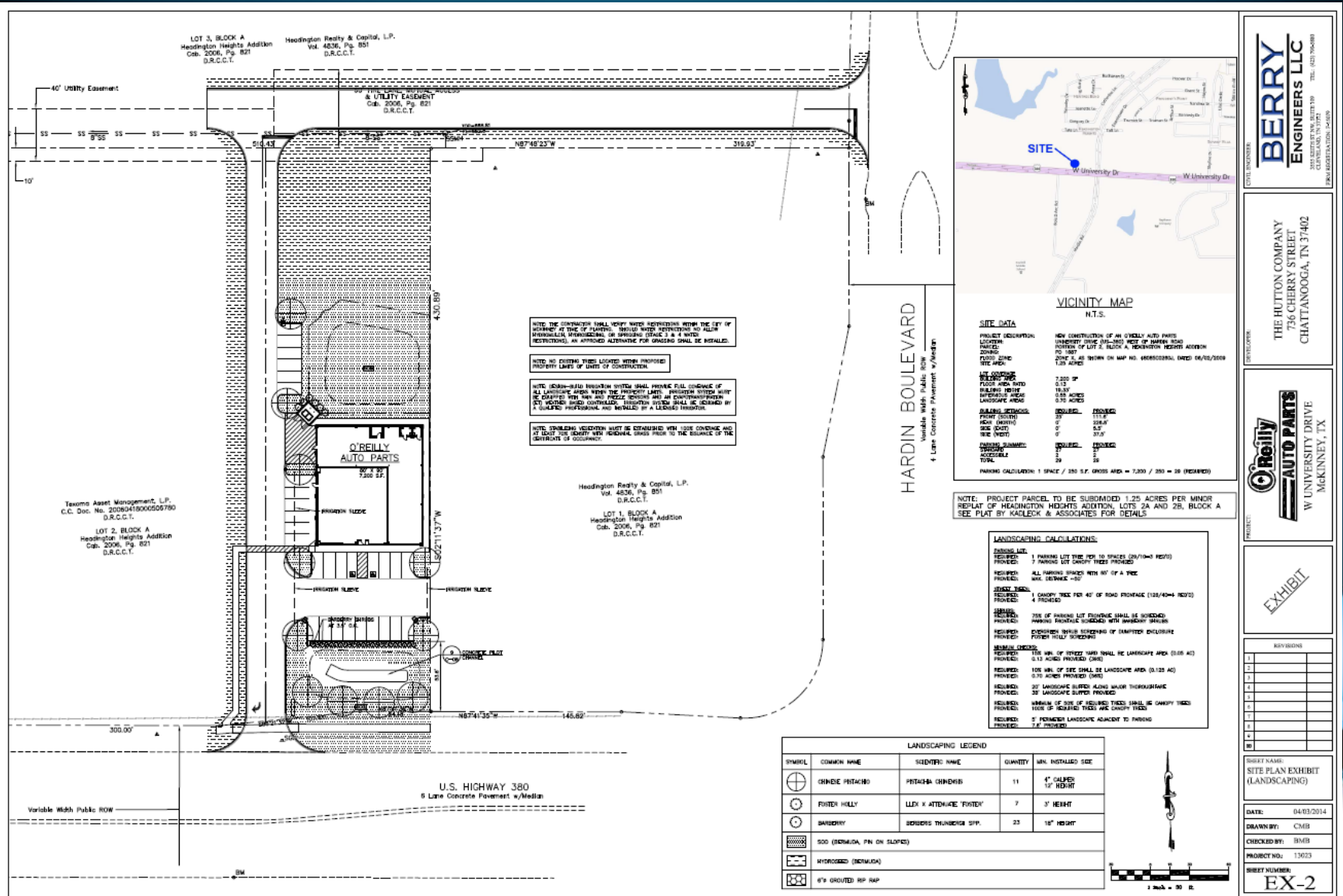
Location Map



Aerial Exhibit



Proposed Landscape Plan

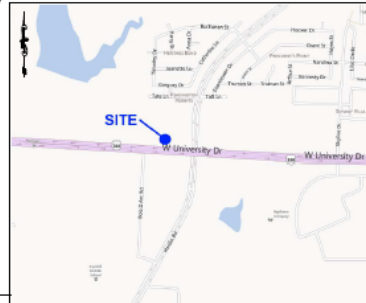


NOTE: THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITH THE CITY OF HEADINGTON AT THE TIME OF PLANTING. IRRIGATION WATER RESTRICTIONS DO ALLOW IRRIGATION (WATERING) OR SPRINKLING (SPACE 1 & 4) WITH RESTRICTIONS. AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

NOTE: NO EXISTING UTILITY LINES WERE PROVIDED. PROPERTY LINES OF LIMITS OF CONSTRUCTION.

NOTE: DESIGN-DRIVEN IRRIGATION SYSTEM SHALL PROVIDE FULL COVERAGE OF ALL LANDSCAPE AREAS WITHIN THE PROPERTY LIMITS. IRRIGATION SYSTEM MUST BE CAPABLE TOY RUN AND FILL/EMPTY AND AN AUTOMATICALLY CONTROLLED SYSTEM MUST BE INSTALLED BY A LICENSED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

NOTE: STAMBLING VEGETATION MUST BE ESTABLISHED WITHIN ONE COVENANT AND AT LEAST TWO HOURS WITH AERIAL SPRAY FROM THE TO THE SURFACE OF THE SUBSTRATE OF OCCUPANCY.



VICINITY MAP
N.T.S.

SITE DATA

PROJECT LOCATION: NEW CONTRIBUTION OF AN UNCLEY AUTO PARTS UNEMPLOYED FIVE (5) - 200' WEST OF MARKET ROAD

LOCATION: PORTION OF LOT 1, BLOCK A, HEADINGTON HEIGHTS ADDITION TO 1987 ZONING

PARCEL ID: ZONE 4, AS SHOWN ON MAP NO. 4868000000, DATED 06/20/2009

DATE: 1.25 ACRES

BLDG. DATA

BLDG. TYPE: 2,500 SF

FOOT. AREA WITH: 18.3V

BLDG. HEIGHT: 12.00 ACRES

INTERESTED ACRES: 0.75 ACRES

LANDSCAPE AREA

BLDG. FOOTPRINT

FRONT (SOUTH): 111.4

REAR (NORTH): 228.4

SIDE (EAST): 5.7

SIDE (WEST): 37.2

PARKING SUMMARY:

REQUIRE: 7

PROVIDED: 7

ACCESSIBLE: 2

TOY:

PARKING CALCULATION: 1 SPACE / 250 S.F. GROSS AREA = 7,200 / 250 = 28 (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 (20/100+ FEET)

PROVIDED: 7 PARKING LOT CANOPY TREES PROVIDED

REQUIRED: ALL PARKING SPACES WITH 40' OF A TREE

PROVIDED: MAX. SPACING = 45'

STREET TREES:

REQUIRED: 1 CANOPY TREE PER 40' OF ROAD FRONTAGE (100/40+ FEET)

PROVIDED: 4 PROVIDED

PERCENT COVER:

REQUIRED: 75% OF PARKING LOT FRONTAGE SHALL BE IRRIGATED. PARKING FRONTAGE SCREENING WITH SHADY TREES.

PROVIDED: EVERGREEN SHADE SCREENING OF EXISTING EXPOSURE. FORTIER HILLY SCREENING

PERCENT COVER:

REQUIRED: 10% MIN. OF TOTAL AREA SHALL BE LANDSCAPE AREA (0.100 AC)

PROVIDED: 2.12 ACRES PROVIDED (20%)

REQUIRED: 10% MIN. OF SITE SHALL BE LANDSCAPE AREA (0.125 AC)

PROVIDED: 0.75 ACRES PROVIDED (20%)

REQUIRED: 30' LANDSCAPE BUFFER ALONG MAJOR THROUGHWAY

PROVIDED: 30' LANDSCAPE BUFFER PROVIDED

REQUIRED: MINIMUM OF ONE (1) OF REQUIRED TREES SHALL BE CANOPY TREE

PROVIDED: THREE (3) REQUIRED TREES ARE CANOPY TREES

REQUIRED: 5' PERIMETER LANDSCAPE ADJACENT TO PARKING

PROVIDED: 7.8' PROVIDED

LANDSCAPING LEGEND

SYMBOL	COMMON NAME	SYMBOL NAME	QUANTITY	MIN. INSTALLED SIZE
	CHINESE PISTACHE	PISTACHE CHINDRIS	11	4" CALIPER 12" HEIGHT
	FOSTER HOLLY	LLYX X ATTENCAE 'FOSTER'	7	3' HEIGHT
	BANYAN TREE	SEBODIA THURBERGII SPP.	23	18" HEIGHT
	SOD (BERMUDA, FN ON SLOPE)			
	HYDROSEED (BERMUDA)			
	6\"/>			

BERRY ENGINEERS LLC
736 CHERRY STREET
CHATTANOOGA, TN 37402
TEL: 423.764.8400
FAX: 423.764.8401

THE HUTTON COMPANY
736 CHERRY STREET
CHATTANOOGA, TN 37402

O'Reilly AUTO PARTS
W UNIVERSITY DRIVE
MCKINNEY, TX

EXHIBIT

REVISIONS

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		

SHEET NAME:
SITE PLAN EXHIBIT
(LANDSCAPING)

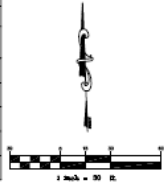
DATE: 04/03/2014

DRAWN BY: CMB

CHECKED BY: BMB

PROJECT NO.: 13023

SHEET NUMBER:
EX-2



Texas Asset Management, L.P.
C.C. Doc. No. 20090418000500790
D.R.C.C.T.

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

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.

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

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