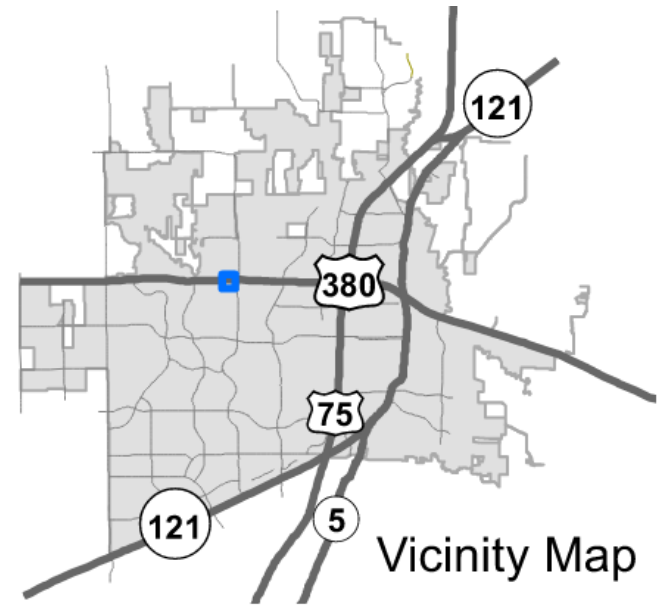
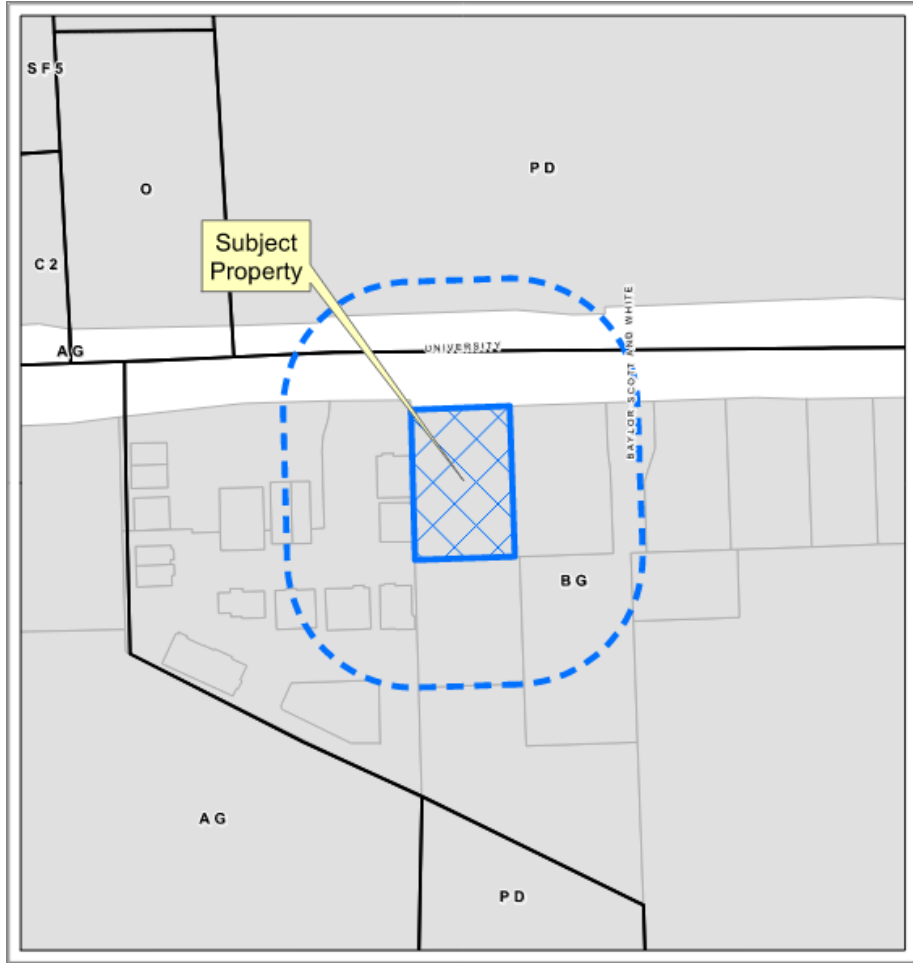


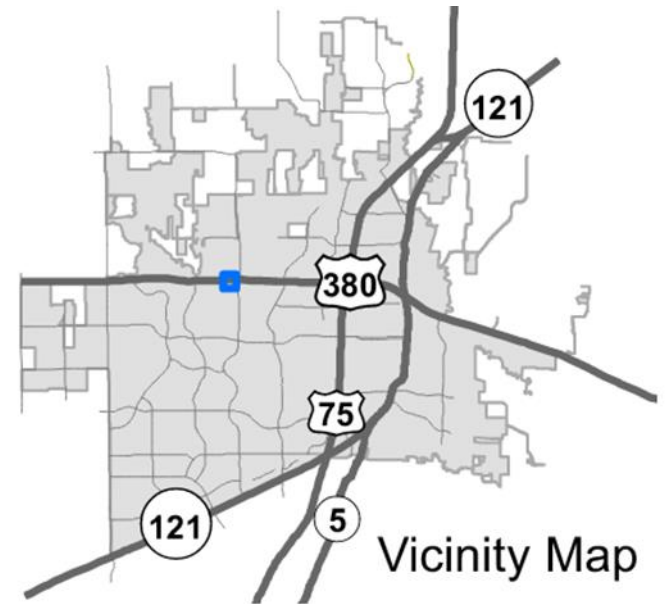
# Clear Water Car Wash Site Plan

21-0071SP

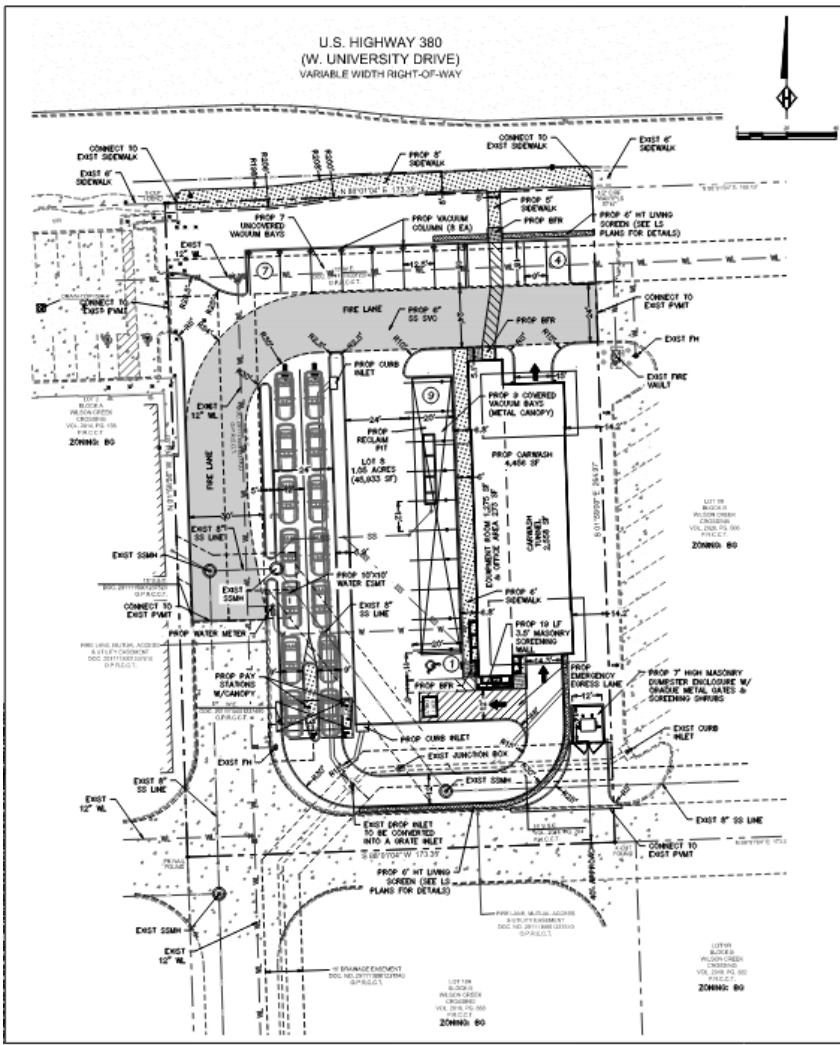
# Location Map



# Aerial Exhibit

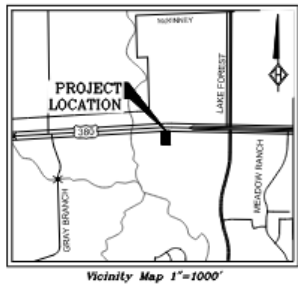


# Proposed Site Plan



**SITE INFORMATION**

LOT AREA: 45,912 SF (1.05 AC)  
 EXISTING ZONING: GENERAL BUSINESS (BG)  
 PROPOSED LAND USE: EXPRESS CARWASH  
 PROPOSED BUILDING AREA: 4,456 SF  
 OFFICE AREA: 275 SF  
 EQUIPMENT AREA: 1,455 SF  
 TUNNEL AREA: 2,559 SF  
 PROPOSED BUILDING HEIGHT: 32'-4 1/2" (32.54')  
 PROPOSED FLOOR AREA RATIO: 0.097  
 IMPERVIOUS AREA: 36,041 SF (80%)  
 PERVIOUS AREA: 9,872 SF (20%)  
 COVERED VACUUM SPACES PROVIDED: 9 SPACES  
 UNCOVERED VACUUM SPACES PROVIDED: 7 SPACES  
 STACKING REQUIRED:  
 2 LANES @ 7 SPACES / LANE = 14 SPACES  
 STACKING PROVIDED: 14 SPACES  
 PARKING REQUIRED:  
 275 SF OFFICE @ 1 SPACE / 250 SF = 2 SPACES  
 TOTAL PARKING PROVIDED: 5 SPACES  
 HANDICAP PARKING REQUIRED: 1 SPACE  
 HANDICAP PARKING PROVIDED: 1 SPACE



- LEGEND**
- IRON ROD FOUND
  - IRON ROD SET
  - X CUT X IN CONCRETE
  - FENCE CORNER POST
  - ASPHALT
  - ⊙ TELEPHONE MANHOLE
  - ⊙ POWER POLE
  - ⊙ LIGHT POLE
  - ⊙ WATER VALVE
  - ⊙ SANITARY SEWER MANHOLE
  - ⊙ FIRE HYDRANT
  - ⊙ WATER METER

**DEVELOPER**  
 CROSS DEVELOPMENT  
 4336 MARSH RIDGE RD  
 CARROLLTON, TEXAS 75010  
 CONTACT: HEATHER RIMMER  
 PHONE: 214-614-8252

**OWNER**  
 UCD/NA (LAKE FOREST), LP  
 7001 PRESTON ROAD, SUITE 500  
 DALLAS, TEXAS 75205  
 CONTACT: TERRY PIPER  
 PHONE: 214-224-4600

**ENGINEER**  
 HOMEYER ENGINEERING, INC  
 P.O. BOX 294527  
 LEWISVILLE, TEXAS 75029  
 CONTACT: STEVEN R. HOMEYER, PE  
 PHONE: 972-906-9985

**STANDARD NOTATIONS**

SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH INCLUDING A METAL GATE, FINISHED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND FAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**PRELIMINARY PLANS**

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.  
 STEVEN R. HOMEYER, PE # 86942  
 DATE: 01/07/2022

**HOMEYER ENGINEERING, INC.**  
 1000 W. UNIVERSITY DRIVE, SUITE 200  
 LEWISVILLE, TEXAS 75029  
 P.O. BOX 294527, LEWISVILLE, TEXAS 75029  
 972-906-9985, FAX 972-906-9987  
 WWW.HOMEYER-PE.COM

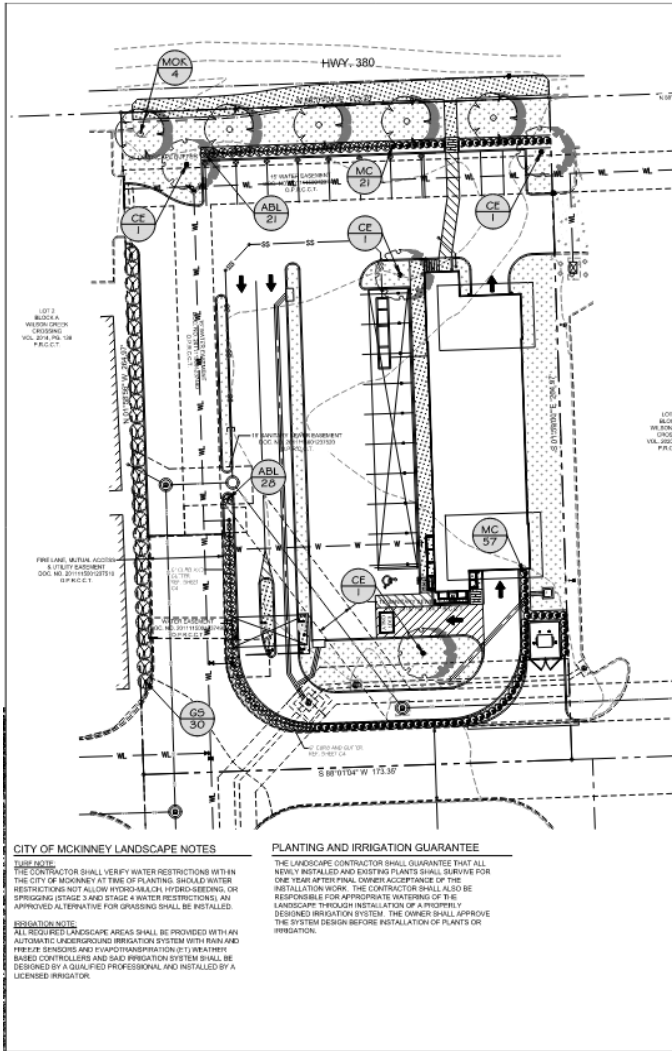


CLEAR WATER CARWASH - LAKE FOREST  
 LOT 6, BLOCK B  
 WILSON CREEK CROSSING  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS

SITE PLAN

DRAWN: JAA  
 DATE: 06/17/2021  
 HEI #: 21-0506  
 SHEET NO:  
 C2

# Proposed Landscape Plan



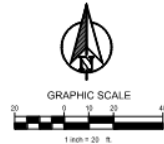
### CITY OF MCKINNEY LANDSCAPE NOTES

**NOTE:**  
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITH THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 2 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

**REGULATION NOTE:**  
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC, UNDERGROUND IRRIGATION SYSTEM WITH MAIN AND HEADLINE SPINDERS AND VAPORIZATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

### PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.



### PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINERS	QTY
	MCK	Monterey Oak / <i>Quercus polymorpha</i> 'Monterey' min. 14 ft. unrooted	CONT.	4' gal	6
	CE	Cedar Elm / <i>Ulmus crassifolia</i> min. 14 ft. parking lot tree	CONT.	4' gal	4
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	ABL	Abelia / <i>Abelia grandiflora</i> 36" c.c. 30" ht.	pot	49	
	MY	Myrtle / <i>Myrica carolinensis</i> 36" c.c. 30" ht.	pot	79	
	GS	Nella Stevens Holly / <i>Ilex c. Nella R. Stevens</i> 36" c.c. 30" ht.	5 gal	30	
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	Bermuda Grass / <i>Cynodon dactylon</i> 18" x 18"	sqd	7,760 sq	

### LANDSCAPE CALCULATIONS

<b>SITE</b>		
TOTAL SITE AREA	45,930 SF	
MINIMUM PERMANENT LANDSCAPE REQUIRED	4,593 SF (10%)	
PERMANENT LANDSCAPE PROVIDED	8,676 SF (19%)	
<b>STREET YARD</b>		
TOTAL STREET YARD AREA	11,886 SF	
MINIMUM PERMANENT LANDSCAPE REQUIRED	1,189 SF (10%)	
PERMANENT LANDSCAPE PROVIDED	3,840 SF (32%)	
<b>PARKING LOT TREES</b>		
TREES REQUIRED (10' - 15')	2 TREES	
TREES PROVIDED	2 TREES	
<b>STREET TREES</b>		
US 30 @ 17' x 17'	5 TREES	
TREES REQUIRED (1' TREE @ 14')	5 TREES	
TREES PROVIDED	5 TREES	

### GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ AND WILL COMPLY WITH THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION EXCEPT WHERE NOTED TO REMAIN.
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.5% OF THE FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURE AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE SUPPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST), PER SPECIFICATIONS, AND THE FINISH GRADES TO BE ESTABLISHED.
  - AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 2" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 1' AWAY FROM THE SURFACE.
  - AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 1' AWAY FROM THE SURFACE.
  - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES, PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGENDS, THE PLANT QUANTITIES AS SHOWN ON THE PLAN FOR INDIVIDUAL SPECIES OR CALLOUT FOR GROUNDCOVER PATTERNS SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT BY WRITING FOR PROPER CHANNELS.
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**HOMEYER ENGINEERING, INC.**  
 10700 W. STATE ST. SUITE 100  
 DALLAS, TX 75243  
 P: 972.906.9915 FAX: 972.906.9917  
 WWW.HOMEYER.COM



CLEAR WATER CARWASH - LAKE FOREST  
 LOT 8, BLOCK B  
 WILSON CREEK CROSSING  
 1.05 ACRES  
 CITY OF MCKINNEY,  
 COLLIN COUNTY, TEXAS

LANDSCAPE PLANTING



1-16-22  
 DRAWN: JAA  
 DATE: 06/17/2021  
 HET #: 21-0506  
**SHEET NO:**  
 LP-1



