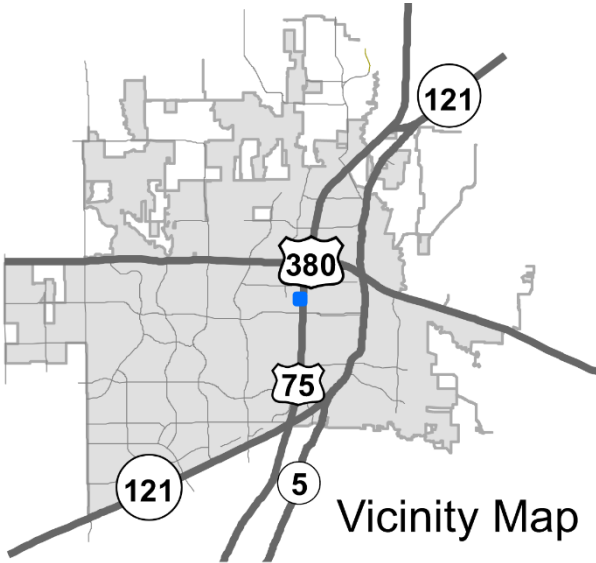
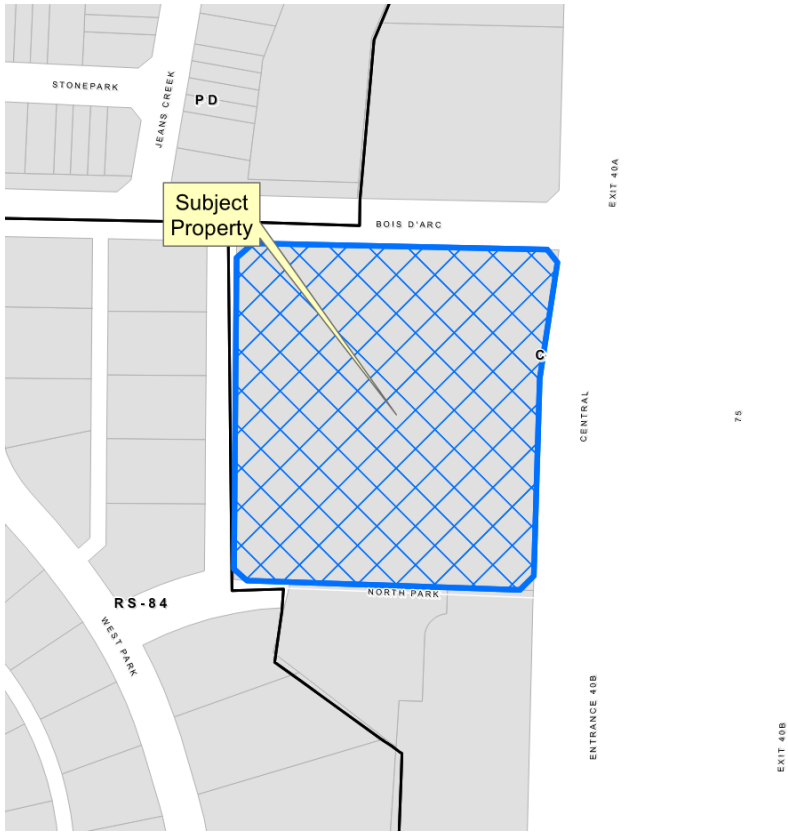


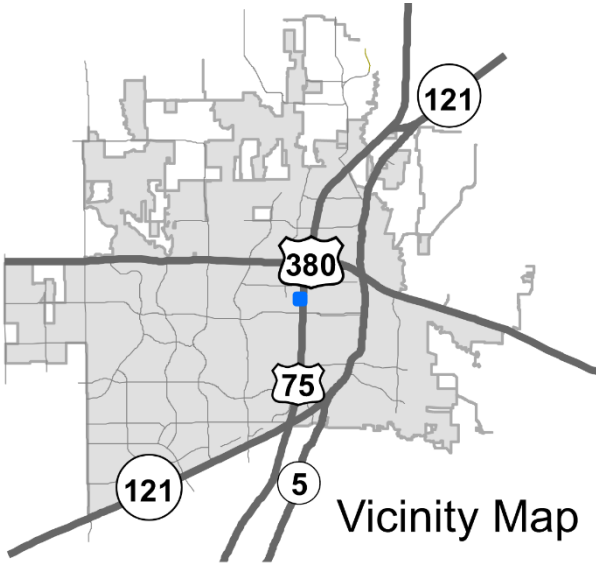
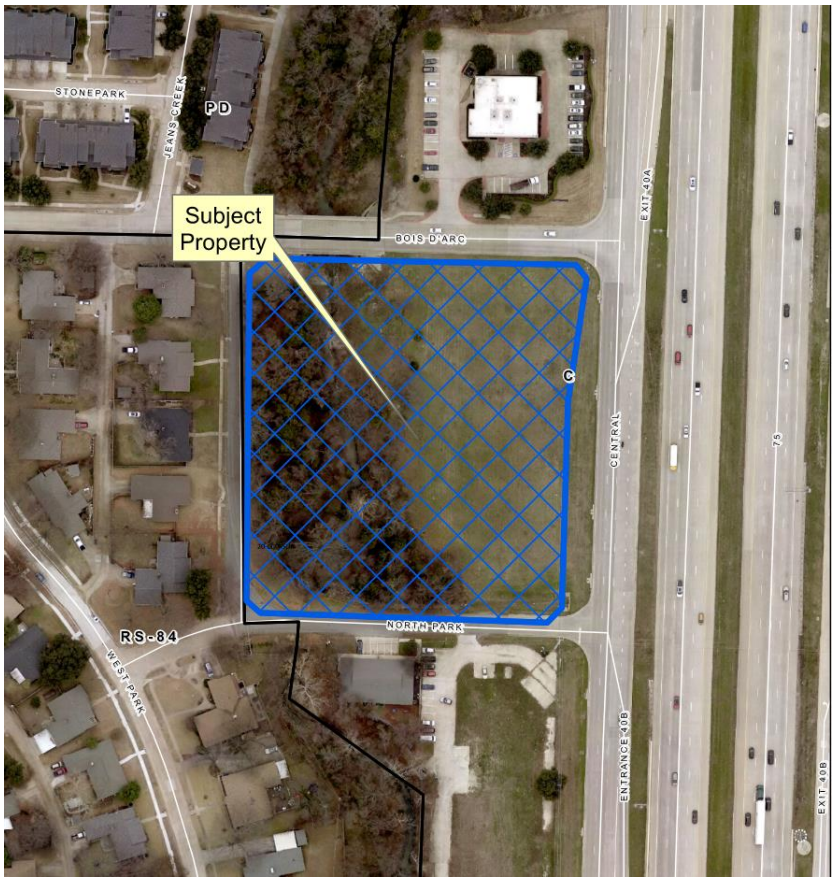
# Best Price Auto SUP

22-0003SUP

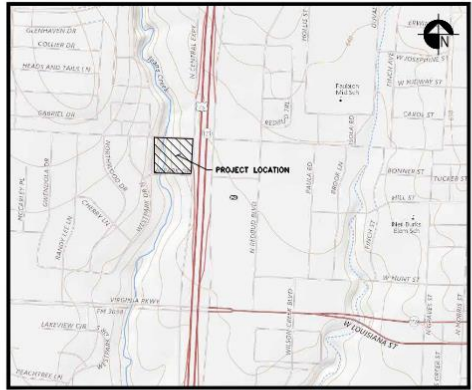
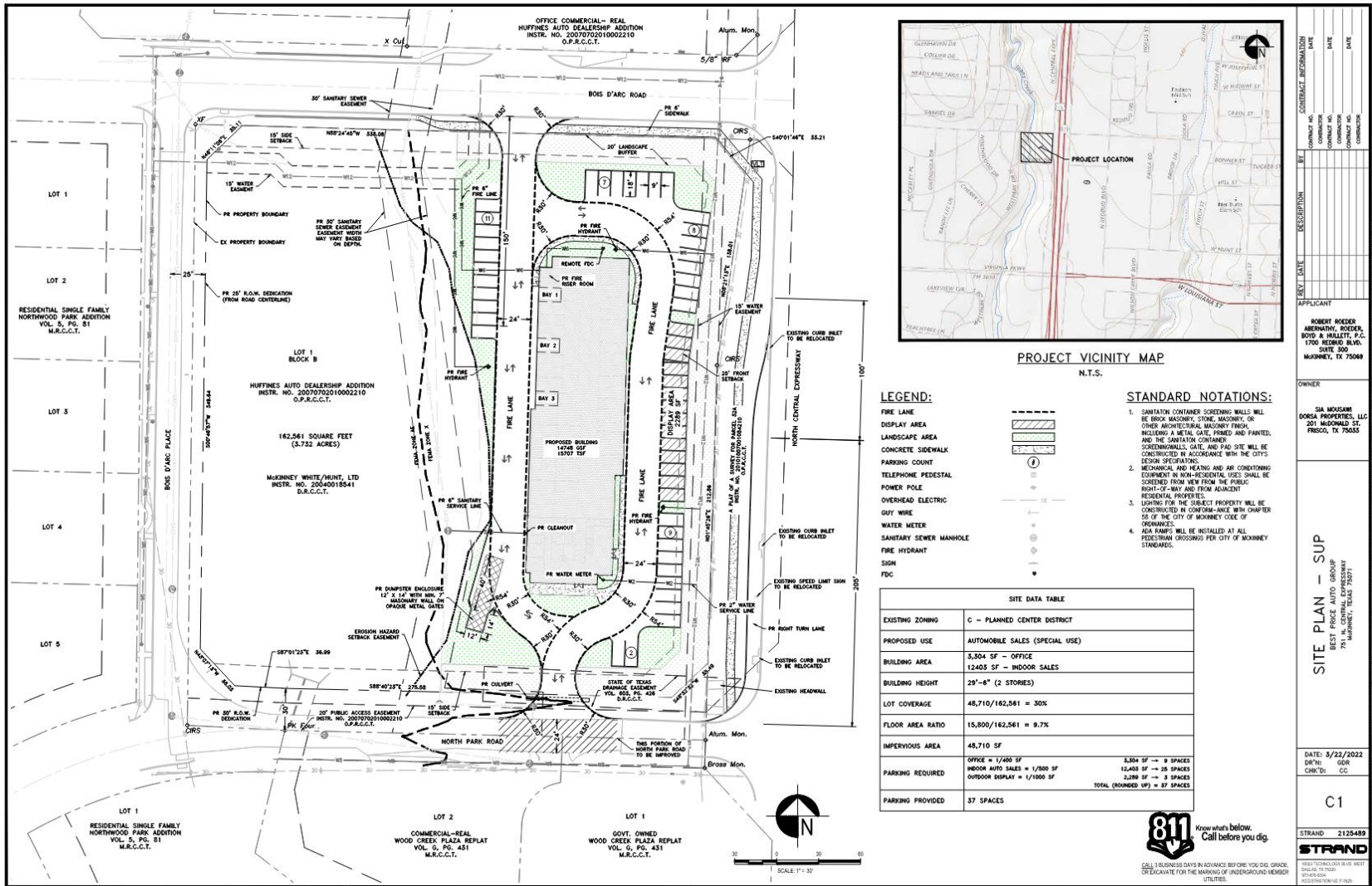
# Location Map



# Aerial Exhibit



# Proposed SUP Exhibit



PROJECT VICINITY MAP  
N.T.S.

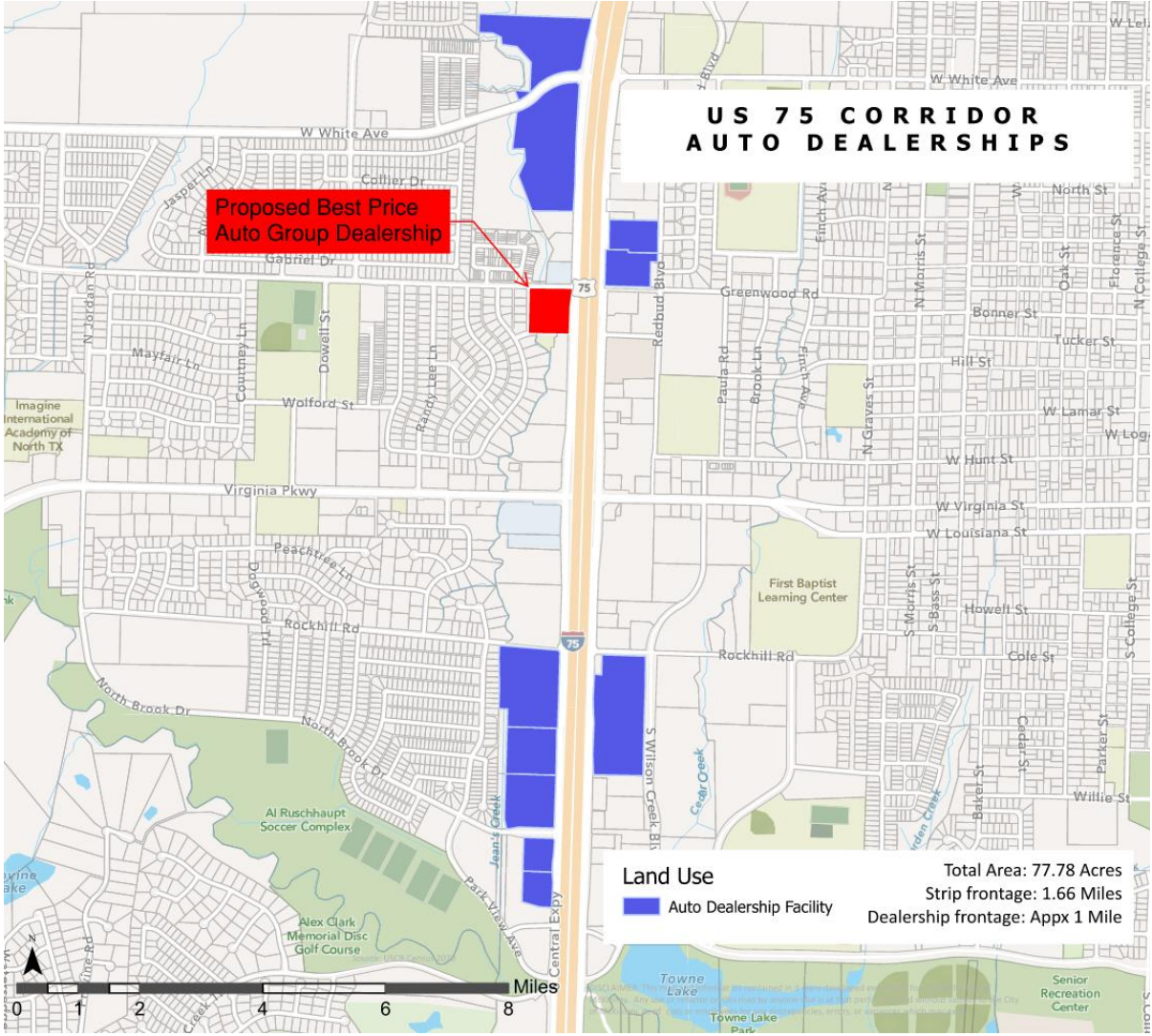
- LEGEND:**
- FIRE LANE
  - DISPLAY AREA
  - LANDSCAPE AREA
  - CONCRETE SIDEWALK
  - PARKING COUNT
  - TELEPHONE PEDESTAL
  - POWER POLE
  - OVERHEAD ELECTRIC
  - GUY WIRE
  - WATER METER
  - SANITARY SEWER MANHOLE
  - FIRE HYDRANT
  - SIGN
  - FDC
- STANDARD NOTATIONS:**
- SANITARY CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH INCLUDING A METAL GATE, FINISHED AND PAINTED, AND THE SANITARY CONTAINER SCREENING WALLS, GATE, AND GAB 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 59 OF THE CITY OF MONHEY CODE OF ORDINANCES.
  - ADA RAMPING WILL BE INSTALLED AT ALL PEDESTRIAN CROSSINGS PER CITY OF MONHEY STANDARDS.

SITE DATA TABLE	
EXISTING ZONING	C - PLANNED CENTER DISTRICT
PROPOSED USE	AUTOMOBILE SALES (SPECIAL USE)
BUILDING AREA	5,504 SF - OFFICE
BUILDING HEIGHT	12405 SF - INDOOR SALES
LOT COVERAGE	29'-6" (2 STOREYS)
FLOOR AREA RATIO	48,710/162,561 = 30%
IMPERVIOUS AREA	15,800/162,561 = 9.7%
PARKING REQUIRED	OFFICE = 1/400 SF INDOOR AUTO SALES = 1/1000 SF OUTDOOR DISPLAY = 1/1000 SF
PARKING PROVIDED	57 SPACES
	5,504 SF = 9 SPACES 12,405 SF = 28 SPACES 2,289 SF = 3 SPACES TOTAL (ROUNDED UP) = 37 SPACES

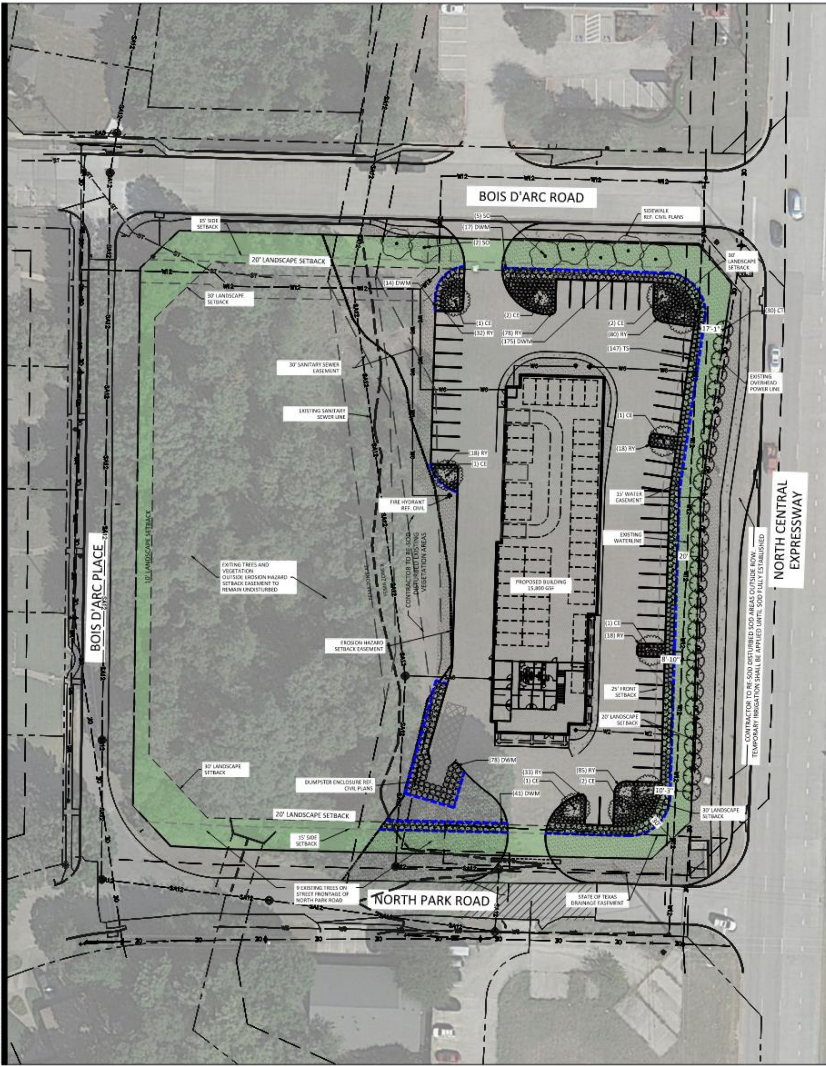
CONTRACT NO.		DATE	
CONTRACTOR		DATE	
CONTRACT NO.		DATE	
CONTRACTOR		DATE	
DESCRIPTION			
PROJECT DATE			
APPLICANT	ROBERT KOLBY AGENT/PROPERTY, ROBERT BOY & HULLITT, P.C. 1700 REDWOOD BLVD. SUITE 300 MONHEY, TX 75068		
OWNER	SIA MOWAWI DORSA PROPERTIES, LLC 301 WOODWARD ST. FRISCO, TX 75033		
SITE PLAN - SUP			
BEST PRICE AUTO GROUP 175 MARSHNEY, TEXAS 75037			
DATE: 5/22/2022	DRN: GDR		
	CHK'D: CC		
C1			
STRAND 2125489			
<b>STRAND</b>			
CALL FOR BUSINESS DATA IN ADVANCE BEFORE YOU DIG. GOOGLE OR OTHER DATA PROVIDERS FOR THE MARKING OF UNDERGROUND UTILITY LINES. UTILITY LOCATIONS MAY VARY FROM AS SHOWN. CALL YOUR LOCAL UTILITY COMPANIES FOR THE MARKING OF UNDERGROUND UTILITY LINES.			



# Existing Dealership Exhibit



# Proposed Landscape Plan



### LANDSCAPE REQUIREMENTS

#### STREET TREE REQUIREMENTS

STREET FRONTAGE	LINEAR FEET	REQUIREMENTS	REQUIRED	PROVIDED
BOIS D'ARC ROAD	370	1 CANOPY TREE / 40 LF	10	7 PROPOSED TREES PLUS 3 EXISTING TREES
NORTH CENTRAL EXPRESSWAY	387	1 CANOPY TREE / 40 LF	10	10
NORTH PARK ROAD	350	1 CANOPY TREE / 40 LF	9	9 EXISTING TREES
BOIS D'ARC PLACE	383	1 CANOPY TREE / 40 LF	10	EXISTING TREES

#### STREET YARD LANDSCAPE AND LANDSCAPE SETBACK REQUIREMENTS

LOCATION	STREET YARD	STREET YARD LANDSCAPE PROVIDED	LANDSCAPE SETBACK REQUIRED	LANDSCAPE SETBACK PROVIDED
BOIS D'ARC ROAD	15' SETBACK	96%	20 FT	20 FT
NORTH CENTRAL EXPRESSWAY	25' SETBACK	82%	20 FT	20 FT
NORTH PARK ROAD	15' SETBACK	96%	20 FT	20 FT
BOIS D'ARC PLACE	15' SETBACK	100%	10 FT	10 FT
ROW CORNER CLIP			30 FT	30 FT

#### PARKING LOT LANDSCAPE REQUIREMENTS

PARKING LANDSCAPE	REQUIREMENTS	REQUIRED	PROVIDED
ISLAND	ONE ISLAND / TERMINUS PARKING ROW	10	10
PARKING TREE	ONE TREE / 30 SPACES ONE CANOPY TREE / PARKING ISLAND; ONE TREE 65' WITHIN EVERY PARKING	10	10
LANDSCAPE IN ISLAND	MINIMUM 50% LIVING PLANT MATERIAL; MAXIMUM 50% MULCH OR DECOMPOSED GRANITE		YES

SEC 146-135(E)(4):  
 NO TREE SHALL BE PLANTED CLOSER THAN FOUR FEET TO A RIGHT-OF-WAY LINE NOR CLOSER THAN EIGHT FEET TO A PUBLIC UTILITY LINE, WATER OR SEWER.

SEC 146-135(D)(2)(E):  
 ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

### PLANT SCHEDULE

CANOPY TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	SO	7	QUERCUS SHUMBRON SHUMBRON RED OAK	100GAL, 6" CAL.	12'-14'	8'-10'	CONTAINER GROWN; FULL HEAD; BRANCHING AT 4' & 8'; MATCHED.
	CE	11	ULMUS CRASSIFOLIA CROWN ULM	100GAL, 6" CAL.	12'-14'	8'-10'	CONTAINER GROWN; FULL HEAD; MATCHED.
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	CT	36	YUCCA AETHIOPICA CASTLE TREE	10GAL, 2" CAL.	8'-10'	4'-6'	MULTI TRUNK; WELL ROOTED
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	HEIGHT	SPREAD	REMARKS
	RY	362	HEPERALDE PARVIFLORA RED YUCCA	3G	18"	18"	FULL-TO-GROUND; PLANT 24" O.C.
	TS	247	LEUCOPHYLLUM CANADICUM TEXAS SAGE	3G	12"	18"	FULL PLANT 30" O.C.
	DWM	808	AFRICA FULGIDA DWARF SCOTCH BROOM	3G	30"	24"	TAWARDON PLANT FARM PLANT 30" O.C.
MULCH/SAND/VEL	CODE	QTY	BOTANICAL / COMMON NAME				
	MUL	6,075 SF	SHREDED HARDWOOD MULCH				
	SND	24,338 SF	CYNODON DACTYLON TIPWAY 413 TIPWAY 433 BERBERIS GRASS				
STEEL EDGING	CODE	QTY	DESCRIPTION				
	SED	925 LF	INSTALL STEEL EDGING 1/2" X 4" WITH 12" STAKES, GREEN IN COLOR. ONLY INSTALL WHERE SHOWN ON PLANS.				



STRAND TECHNOLOGY GROUP  
 10000 WEST OAKLAND, TX 75220  
 972-252-2000  
 WWW.STRAND.COM

STRAND PROPERTIES, LLC.  
 10000 WEST OAKLAND, TX 75220  
 972-252-2000  
 WWW.STRAND.COM

NO.	DATE	DESCRIPTION

THIS DOCUMENT IS BELONGED TO THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF STRAND PROPERTIES, LLC.  
 THIS DOCUMENT IS NOT VALID UNLESS SIGNED AND DATED BY THE PROJECT MANAGER.  
 CONTRACT NO. 2023-001

## BEST PRICE AUTO GROUP

705 McCLINTOCK EXPRESSWAY  
 MCKINNEY, TEXAS 75071

SCALE: AS SHOWN

DATE: 8/23/2022  
 DRAWN: KB  
 CHECKED: KB

PROJECT TITLE:  
 LANDSCAPE PLANTING PLAN

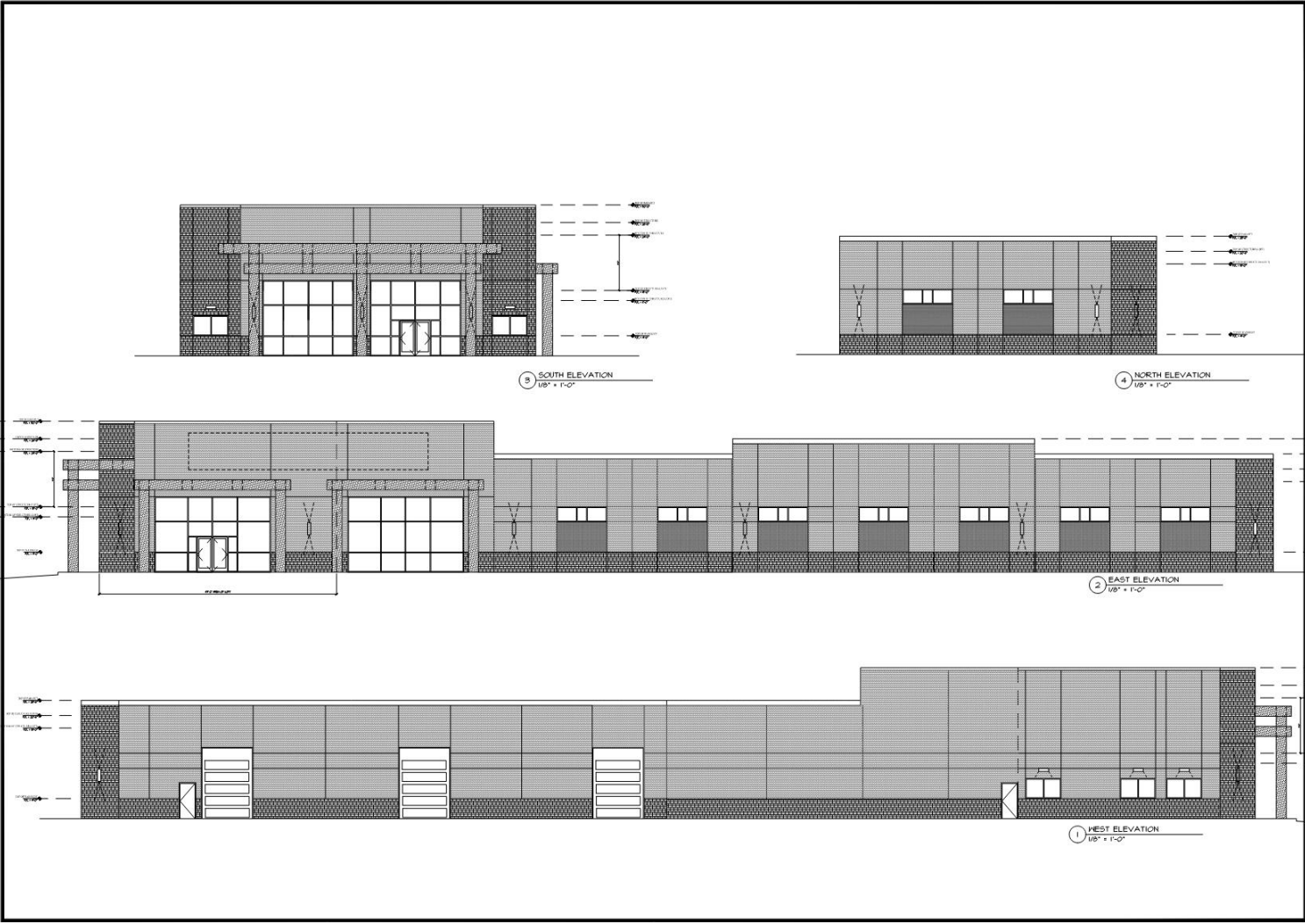
SHEET NO.:  
 LP1.01

STRAND: 2123489





# Proposed Elevations



BEST PRICE AUTO GROUP  
 751 N. CENTRAL EXPRESSWAY  
 MCKINNEY, TX 75071

**78**  
 ARCHITECTS  
 10000 W. HICKORY STREET, SUITE 110  
 FORT WORTH, TEXAS 76133  
 TEL: 817.342.1000 FAX: 817.342.1001  
 WWW.78ARCHITECTS.COM

PROFESSIONAL STAMPS  
  
 LICENSE NUMBER: 10862

REVISIONS  
 NO. DATE BY  
 10 APR 2021 PERMIT SET

DATE: 21 APR 2021  
 EXTERIOR ELEVATIONS  
**A5.1**

