

LANDSCAPE REQUIREMENT CALCULATIONS

Required # of Min. 4" Cal/12 Trees Along Street Frontage	1 per 40'
Length of Street Frontage	250'
Number of Trees Required	6
Number of Trees Provided	6 Existing *

* 3- Crape Myrtle
3- Oak
Overhead Power Lines Along Road

Number of Site Parking Spaces	165
Number of Trees Required 1 Per 10 Spaces	17
Number of Parking Lot Trees Provided	17

PROPOSED TREES

Symbol	Key	Name	Size	Spacing	Quant.
⊗	LE	Elm, Lacebark <i>Ulmus parvifolia</i>	4" Cal/ 12 Ht.	As Scaled	17

PROPOSED PLANTS

Symbol	Key	Name	Size	Spacing	Quant.
⊗	SV	Sweet Viburnum <i>Viburnum odoratissimum</i>	7 Gal/ 3' Ht.	5'	20
⊗	ERC	Eastern Red Cedar <i>Juniperus virginiana</i>	7 Gal/ 3' Ht.	10'	16
▨		Jasmine, Asian <i>Trachelospermum asiaticum</i> or Stone Bed	4" Cont.	18"	980
		Common Bermuda Solid Sod - 1.500 s.f. +/-			2,600 s.f.

EXISTING TREES

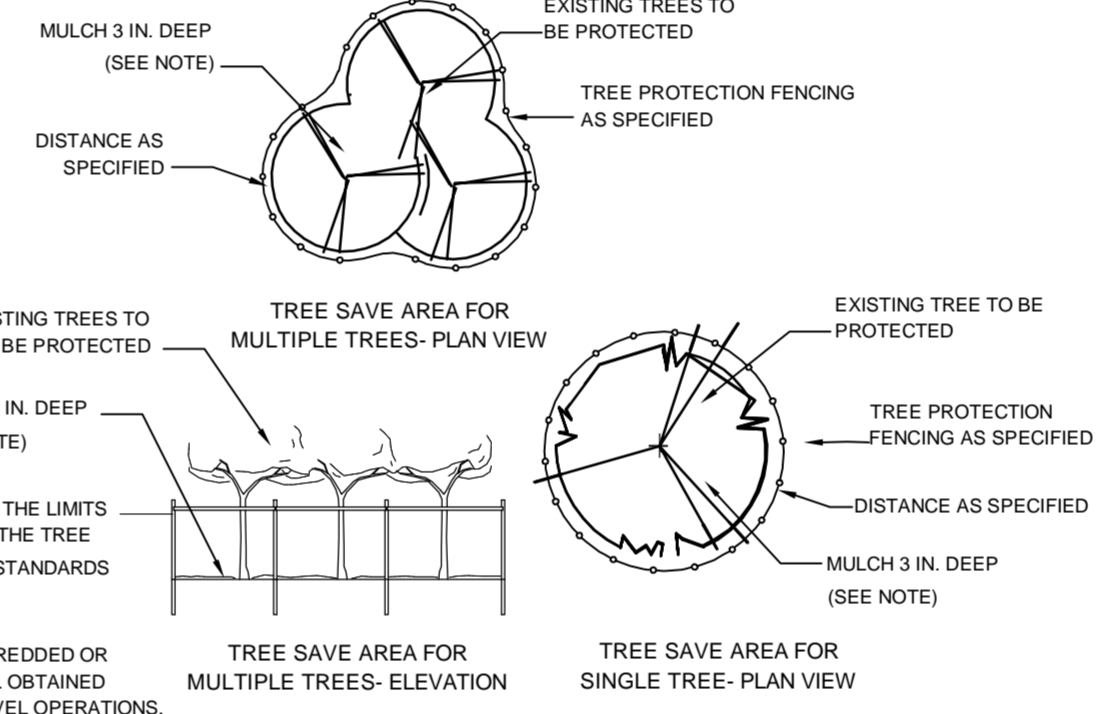
- ⊗ Denotes Existing Oak to Remain with Tree Protection Fencing
- ⊗ Denotes Existing Crape Myrtle to Remain with Tree Protection Fencing

Note:
The Contractor shall verify water restrictions with the City of McKinney at time of planting. Should water restrictions not allow for hydromulch, hydroseeding, or sprigging (Stage 3 and 4 water restrictions), an approved alternative for grassing shall be installed.

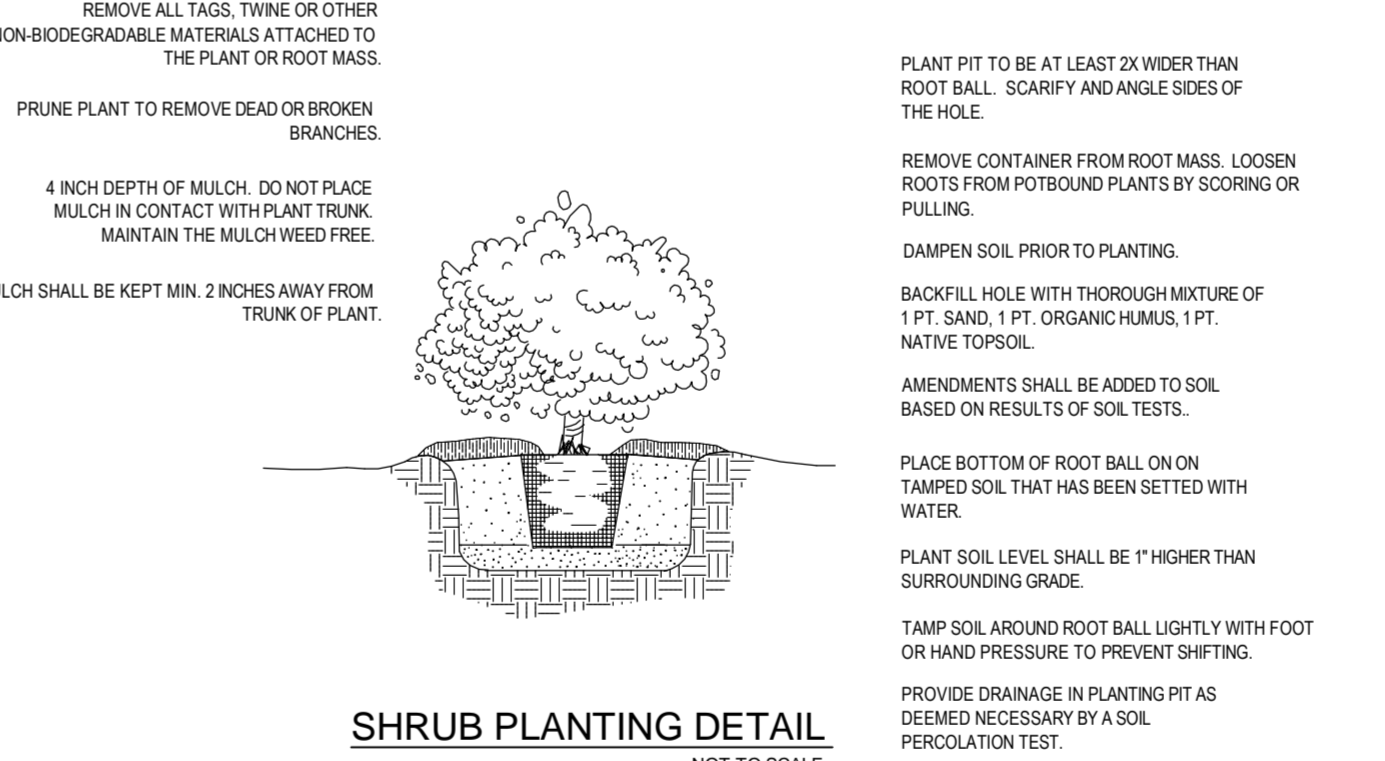
Irrigation Affidavit
All landscaped areas shown on plan shall be irrigated by an automatic underground with rain and freeze sensors and evapotranspiration (ET) weather based controller and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

Tree Preservation Notes

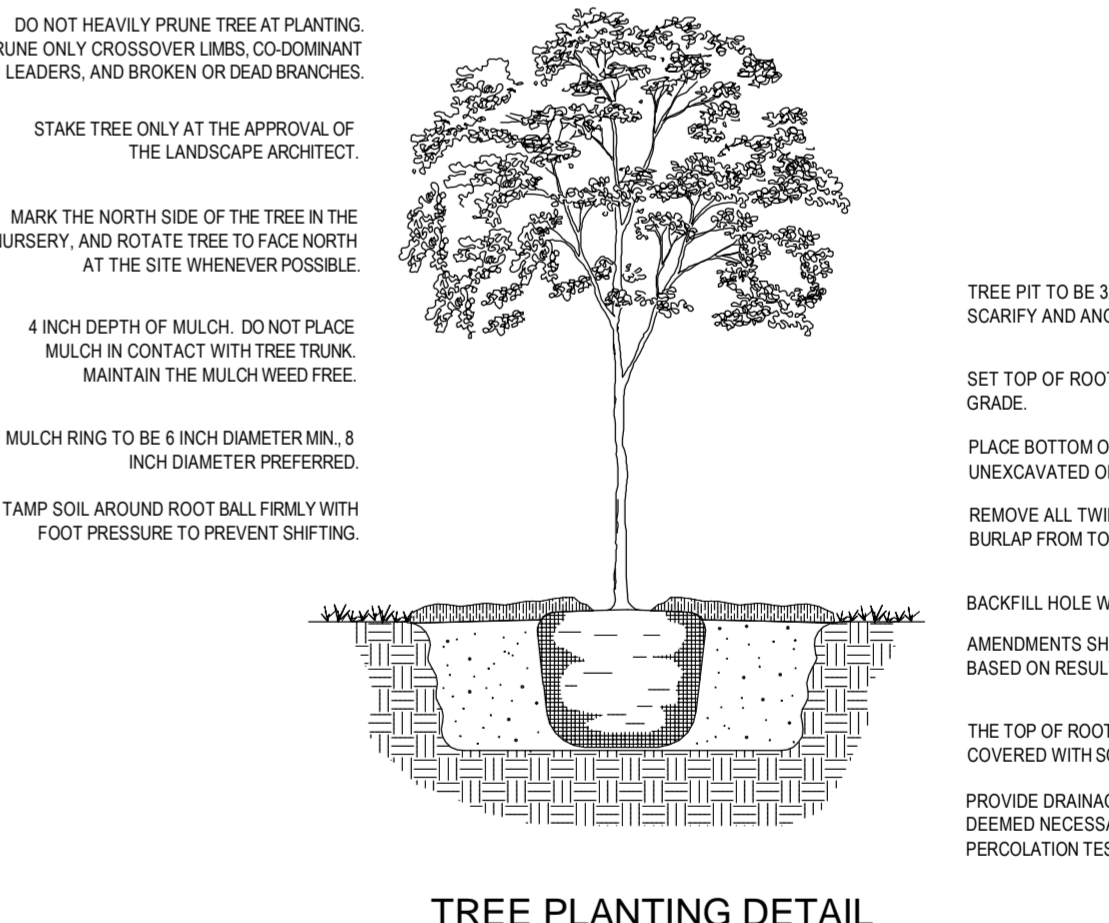
- All tree protection fencing shall be installed prior to and maintained throughout the land disturbing and construction process. The fencing shall not be removed until final landscaping is installed.
- Tree protection fencing shall consist of chain link, orange laminated plastic, wooden post, two rail fencing or equivalent restraining material.
- The tree protection area shall include not less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees. The tree protection area may only be changed with prior approval from the Owner.
- Trenching shall not be allowed within tree protection areas without prior approval from the Owner.
- No soil compaction or any other activity of disturbance is allowed within tree protection areas.
- Posting "Tree Save Area" signs is recommended in tree protection areas. Signs requesting sub-contractor cooperation and compliance with tree protection standards are recommended for site entrances.



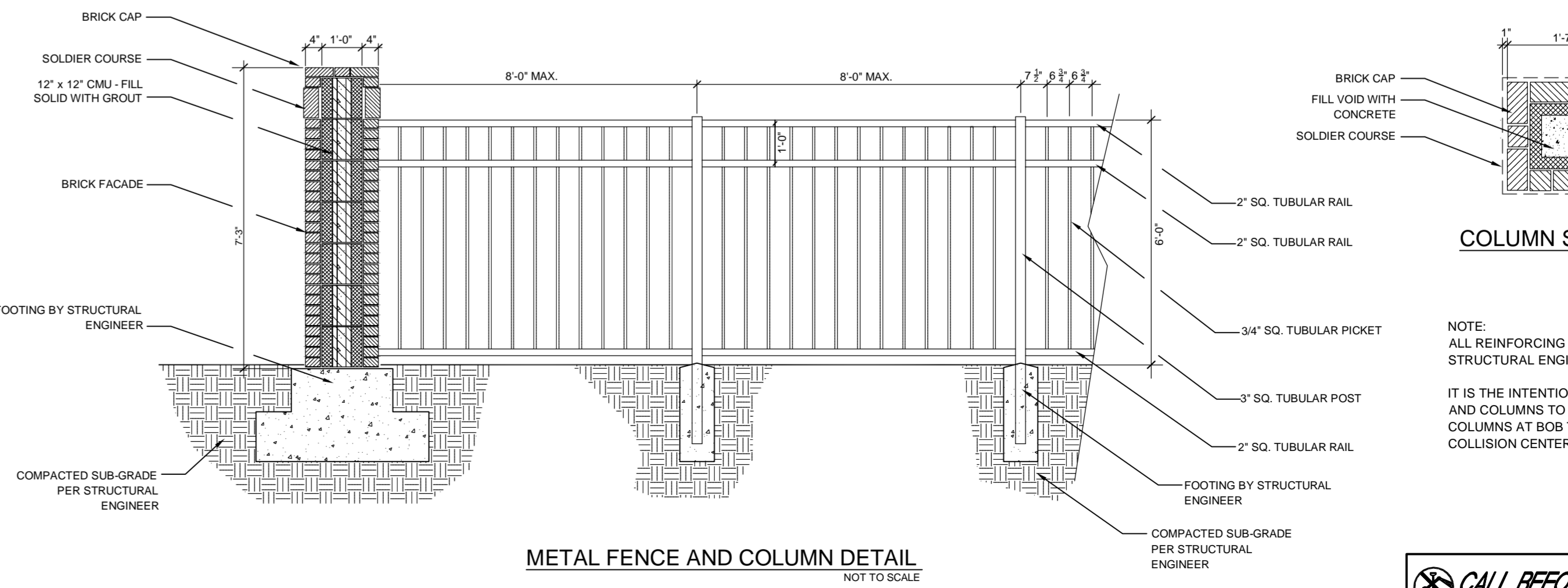
TREE PRESERVATION DETAILS
Not to Scale



SHRUB PLANTING DETAIL
NOT TO SCALE



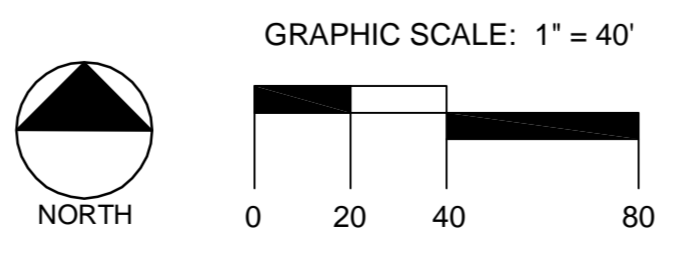
TREE PLANTING DETAIL
NOT TO SCALE



METAL FENCE AND COLUMN DETAIL
NOT TO SCALE

VARIANCE REQUEST NOTE - MUST BE APPROVED BY P&Z *

- BAY DOOR SCREENING - 6 FOOT WROUGHT IRON FENCE WITH MASONRY COLUMNS 20 FEET ON CENTER WITH EVERGREEN LIVING SCREEN.
- 20 FOOT LANDSCAPE SETBACK - TO A VARIABLE WIDTH FROM 14.5 FEET TO 16.3 FEET ALONG THE SOUTHERN DISPLAY AREA FOR A TOTAL LENGTH OF 190 FEET.



COLUMN SECTION
NOT TO SCALE

NOTE:
ALL REINFORCING TO BE DESIGNED BY STRUCTURAL ENGINEER.
IT IS THE INTENTION TO MATCH FENCING AND COLUMNS TO EXISTING FENCE AND COLUMNS AT BOB TOMES FORD COLLISION CENTER.

RECEIVED
By Planning Department at 12:19 pm, Mar 10, 2016

WILLIAMS DESIGN GROUP
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LANDSCAPE PLAN

BOB TOMES FORD SERVICE EXPANSION
McKINNEY, TEXAS

REVISION DESCRIPTION
REV. DATE
3-4-2016 PER CITY COMMENTS DATED 2-22-2016
3-10-2016 PER CITY COMMENTS DATED 3-7-2016

DATE: 2-19-2016
LANDSCAPE PLAN

SHEET NO: L1.01

CALL BEFORE YOU DIG: 811