

BENCHMARK CONTROL POINT
 CITY OF MCKINNEY
 MONUMENT NO. 18.
 N 7,134,357.243
 E 2,545,588.885
 EL. 592.415
 At Hwy. 5 & CR 274
 cap on concrete near
 Oak Hollow Golf Course

LOT 1R, BLOCK A
 MCFARLAND ADDITION
 VOLUME R, PAGE 160 CCPR

AREA OF SITE:
 GROSS 0.4552 AC. 19,828 S.F.
 PERCENT OF STREET YARD IN PERMANENT
 LANDSCAPING= 90% MCKINNEY, 90% MCDONALD
 PERCENT OF LOT IN PERM. LANDSCAPING=38%

TREE PRESERVATION:
 Posting tree protection sign. After the tree permit is issued, the permit holder shall post a tree protection sign at each entrance to the property upon which one or more trees is situated, and at any other location designated by the landscape administrator.

TREE PROTECTION PROCEDURES
 INSTALL PROTECTIVE FENCE TO DUMP LINE OF TREE. HEAVY EQUIP. NOT TO DISTURB GROUND ABOVE ROOT SYSTEM. PLACE TREE PROTECTION SIGN AS REQUIRED.



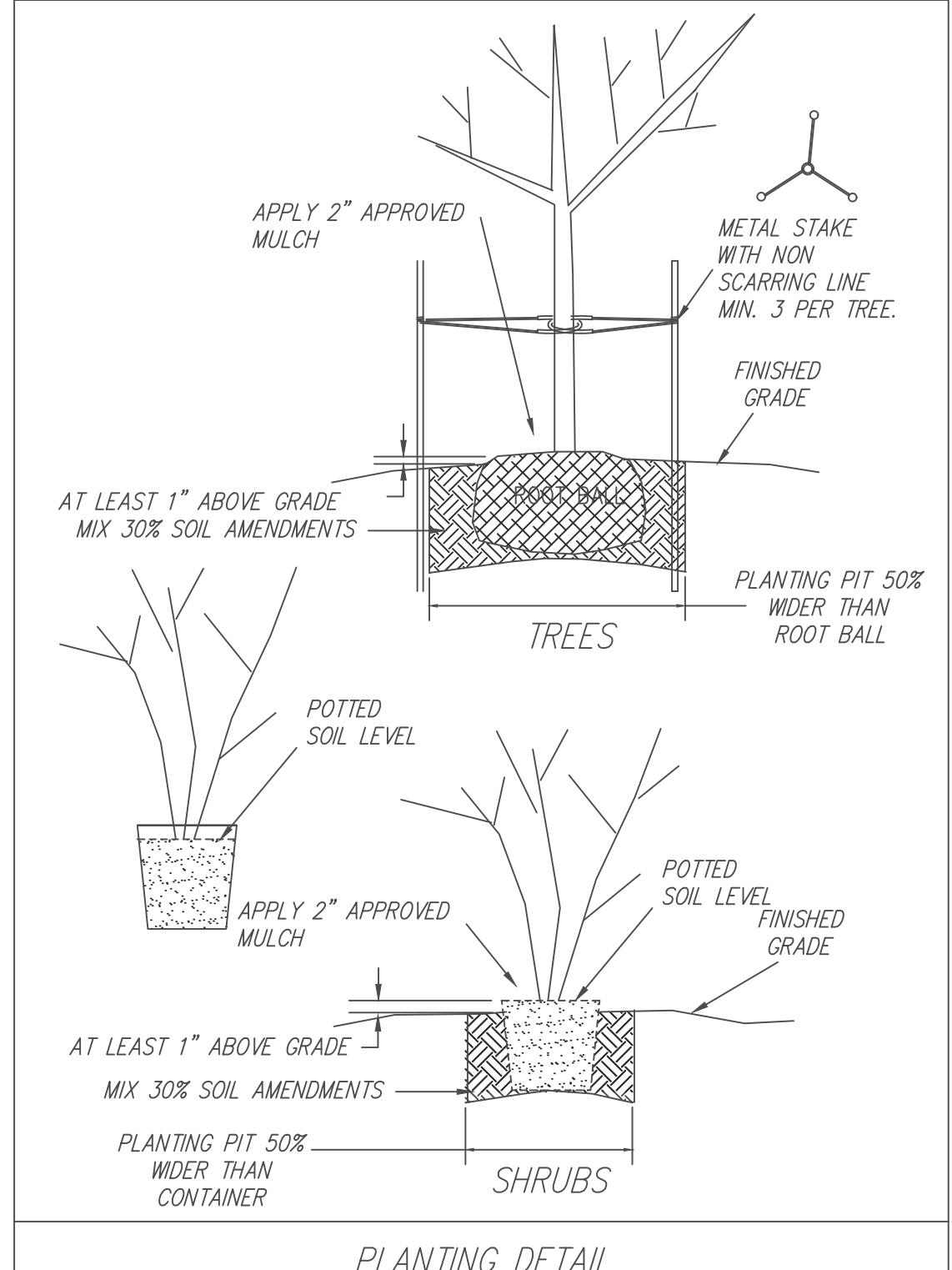
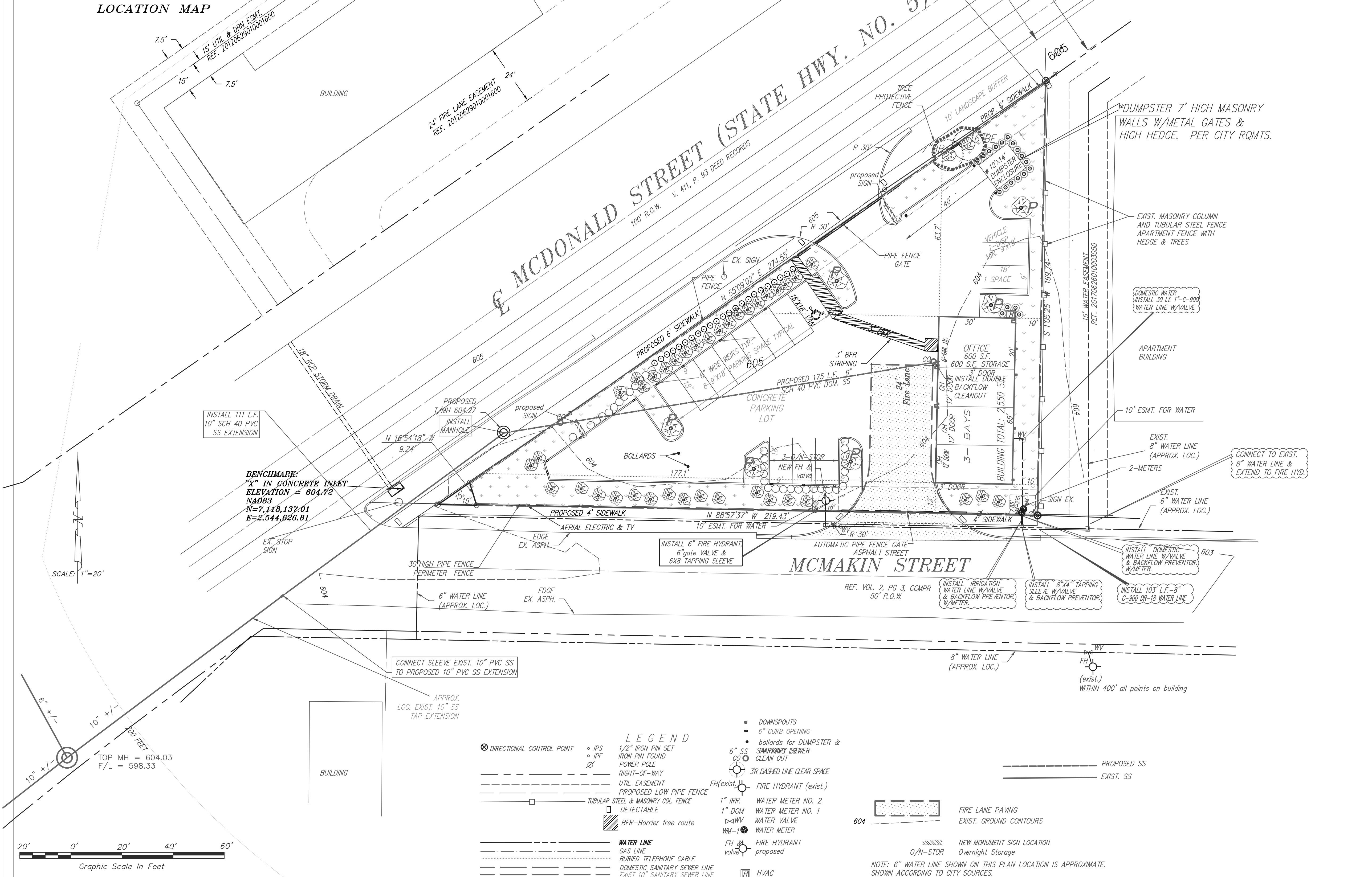
FY: Irrigation Plans must be submitted and permitted through Public Works - Water/Wastewater - 972.547.7360

PROPOSED PLANTS & TREES	REQUIRED	PROVIDED
2-EXISTING TREES SHOWING existing CROWN SPREAD: 1-7" HB HACKBERRY = 2-LG. CANOPY TREES 1-16" BE ELDER = 6-LG. CANOPY TREES	2	2
location of PARKING LOT ISLAND TREES LARGE CANOPY TREE - NEW TREES - QUERCUS TEXANA TEXAS RED OAKS 4" caliper, 12' high at time of planting.	6	6
R.O.W ORNAMENTAL TREES: 3-2" caliper, 8' high at time of planting mix of REDBUDS (cercis spp.) & TEXAS MOUNTAIN LAUREL (sophora secundiflora)/40' UNDER POWER LINES MCDONALD & MCKINNEY	39	39
R.O.W. LARGE CANOPY TREES - EXISTING	2	2 EXIST
TOTAL LARGE CANOPY TREES, INCLUDING EXISTING:		8
TALL (6') HEDGE - ILEX NELLIE R. STEVENS HOLLY at 3' O.C. 3' high time of planting. DUMPSTER & HVAC	20	20
TALL (6') HEDGE - Ligustrum japonicum (WAXLEAF LIGUSTRUM) at 3' O.C. 3' high time of planting. LIVING SCREEN FOR o/n storage screening/bay door scrn.	13+22	35
buchloe dactyloides (Nutt.) BUFFALO GRASS UNDER TREES OR SHRUBS. APPROVED MULCH TO BE USED.	AS REQUIRED	AS REQUIRED
3' HIGH PARKING LOT SCREENING-2' HIGH AT TIME OF PLANTING - Ilex burfordii (DWARF BURFORD HOLLY)	23	23

LOCATION MAP

STATE HWY. NO. 5
 MCDONALD STREET

MCKINNEY STREET



LANDSCAPE IRRIGATION TO BE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WITH MOISTURE SENSORS AND FREEZE PROTECTION ALONG WITH PLACEMENT OF WATER SOURCES TO CITY OF MCKINNEY STANDARDS.

PLANT MATERIALS SHALL CONFORM TO THE STANDARDS OF THE APPROVED PLANT LIST FOR THE CITY OF MCKINNEY.

AT LEAST 50% OF THE TOTAL TREES REQUIRED FOR THE SITE SHALL BE LARGE (MINIMUM 4" CALIPER, 7' IN HEIGHT AT THE TIME OF PLANTING) CANOPY TREES AS SPECIFIED ON THE CITY'S APPROVED PLANT LIST.

TOTAL IMPERVIOUS: 0.3134 AC.

The Contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions not allow hydro-mulch, hydro-seeding, or sprigging (Stage 3 and Stage 4 water restrictions), an approved alternative for grassing shall be installed. All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and evapotranspiration (ET) weather based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator.

- LEGEND**
- DIRECTIONAL CONTROL POINT
 - 1/2" IRON PIN SET
 - IRON PIN FOUND
 - POWER POLE
 - RIGHT-OF-WAY
 - UTIL. EASEMENT
 - PROPOSED LOW PIPE FENCE
 - TUBULAR STEEL & MASONRY COIL FENCE
 - DETECTABLE
 - BFR-Barrier free route
 - WATER LINE
 - GAS LINE
 - BURIED TELEPHONE CABLE
 - DOMESTIC SANITARY SEWER LINE
 - EXIST. 10" SANITARY SEWER LINE
 - DOWNSPOUTS
 - 6" CURB OPENING
 - bollards for DUMPSTER & SPARKARAY CSEWER CLEAN OUT
 - 3R DASHED LINE CLEAR SPACE
 - FIRE HYDRANT (exist.)
 - 1" IRR. WATER METER NO. 2
 - 1" DOM WATER METER NO. 1
 - WM-1 WATER METER
 - FH (exist.) FIRE HYDRANT
 - valve proposed
 - PROPOSED SS
 - EXIST. SS
 - FIRE LANE PAVING
 - EXIST. GROUND CONTOURS
 - NEW MONUMENT SIGN LOCATION
 - O/N-STOR Overnight Storage

NOTE: 6" WATER LINE SHOWN ON THIS PLAN LOCATION IS APPROXIMATE. SHOWN ACCORDING TO CITY SOURCES.

LANDSCAPE PLAN
DA SHANG MOTORS LLC
 AUTO SALES & SERVICE
 0.4545 ACRE IN THE CITY OF MCKINNEY, IN CAROLYN'S EAST ADDITION, LOT 1, BLOCK A, COLLIN COUNTY, TEXAS REF. 20071206010004290 OPRCC.

OWNER: Da Shang Motors LLC
 1513 SOUTH MCDONALD STREET
 MCKINNEY, TEXAS 75069
 972-214-336-8887

SURVEYOR: G. M. GEER
 1101 WEST UNIVERSITY DRIVE
 MCKINNEY, TEXAS 75069
 972-562-3959