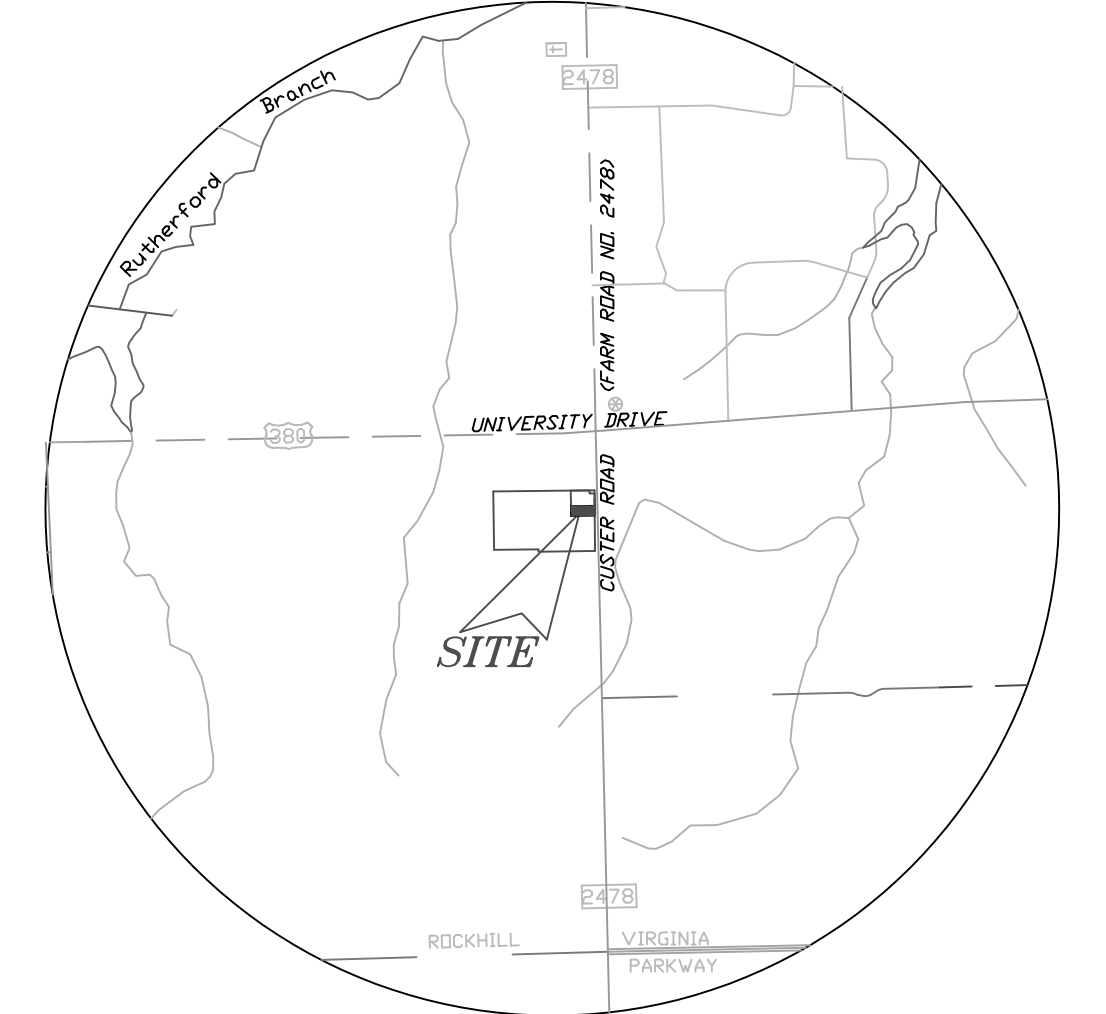


PROPOSED PLANTS & TREES		REQUIRED	PROVIDED
NOTE: LARGE CANOPY TREES 4" CAL. 12' HIGH AT TIME OF PLANTING			
TEXAS RED OAKS (QUERCUS SHUMARDII) (note crown size on drawing)	R.O.W. 3	R.O.W. 3	
LIVE OAKS (QUERCUS VIRGINIANA) (note crown size on drawing)	PARKING LOT 9	PARKING LOT 9	
6" HIGH TALL SCREENING HEDGE .36" HT. AT TIME OF PLANTING. 3" O.C. (to be 6" within 2 seasons) Myrica cerifera Wax Myrtle	REQUIRED 14	PROVIDED 0**	
LOW (3' IN 2 GROWING SEASONS) PARKING LOT SCREENING HEDGE - DWARF BURFORD HOLLY @ 3' O.C. (DWARF BURFORD)	REQUIRED 19	PROVIDED 19	
TURF - BERMUDA GRASS (CYNODON DACTYLON)			
PARKING LOT ISLANDS ADJOINING BUILDING	GROUND COVER - ASIAN JASMINE AT 12" O.C. GRID (TRACHELOSPERMUM)	12" O.C. GRID 300 PLANTS	12" O.C. GRID 300 PLANTS
	UNDER TREES AND SHRUBS, APPROVED MULCH TO BE USED. ALSO UNDER PARKING ROW SHRUBS.		

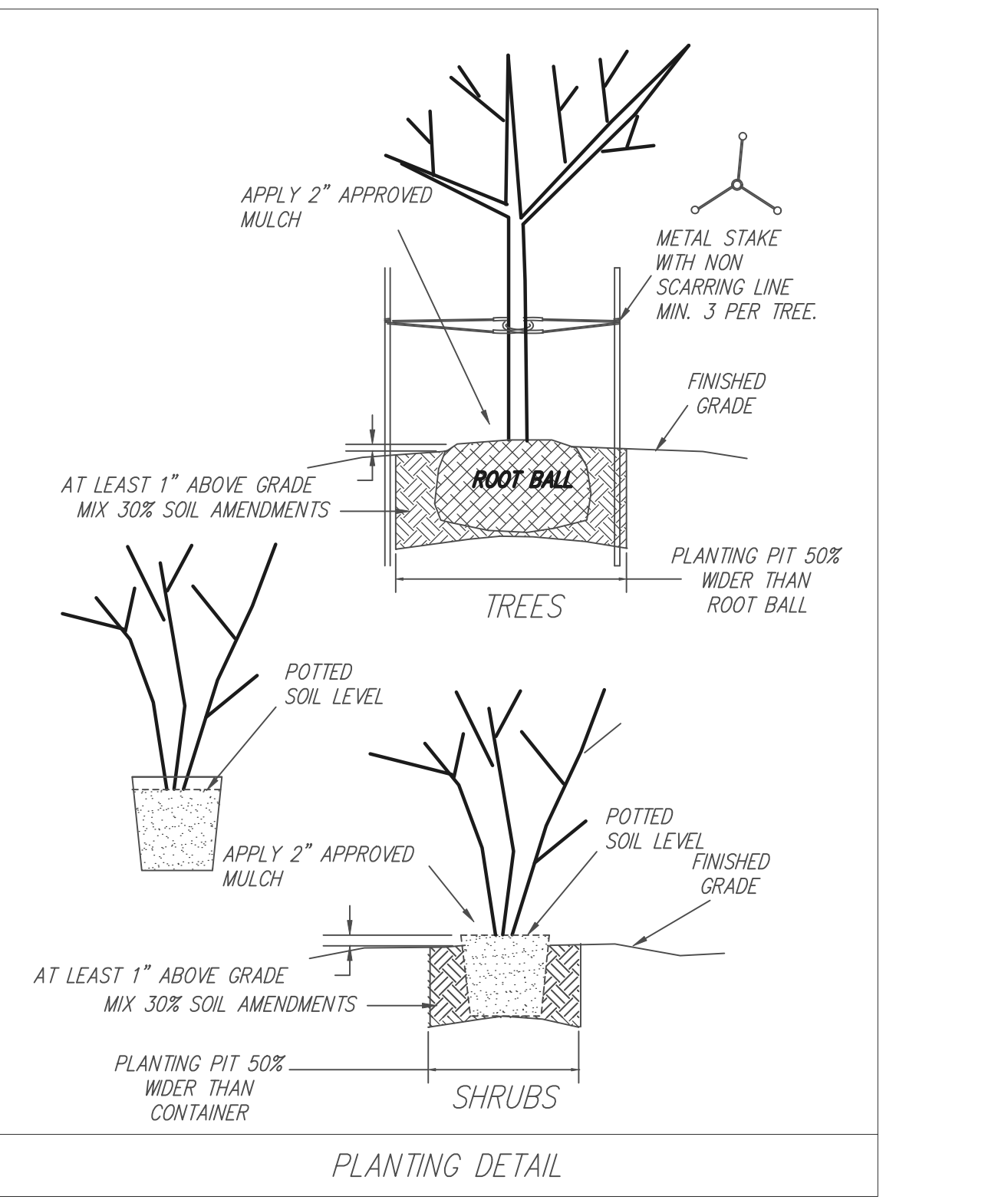


LOCATION MAP
SCALE 1"=2000'

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

**NOTE: WE ARE REQUESTING TO USE TOTERS IN LIEU OF THE DUMPSTER FACILITY AND ASSOCIATED LANDSCAPING. THE LOCATION FOR THE DUMPSTER IS SHOWN AS GREYED OUT ALONG WITH THE LOCATION OF THE ASSOCIATED LANDSCAPING.

AREA OF SITE:
GROSS 0.57398 AC. 25,000 S.F.
PERCENT OF STREET YARD IN PERMANENT LANDSCAPING=100%
PERCENT OF LOT IN PERM. LANDSCAPING=78%

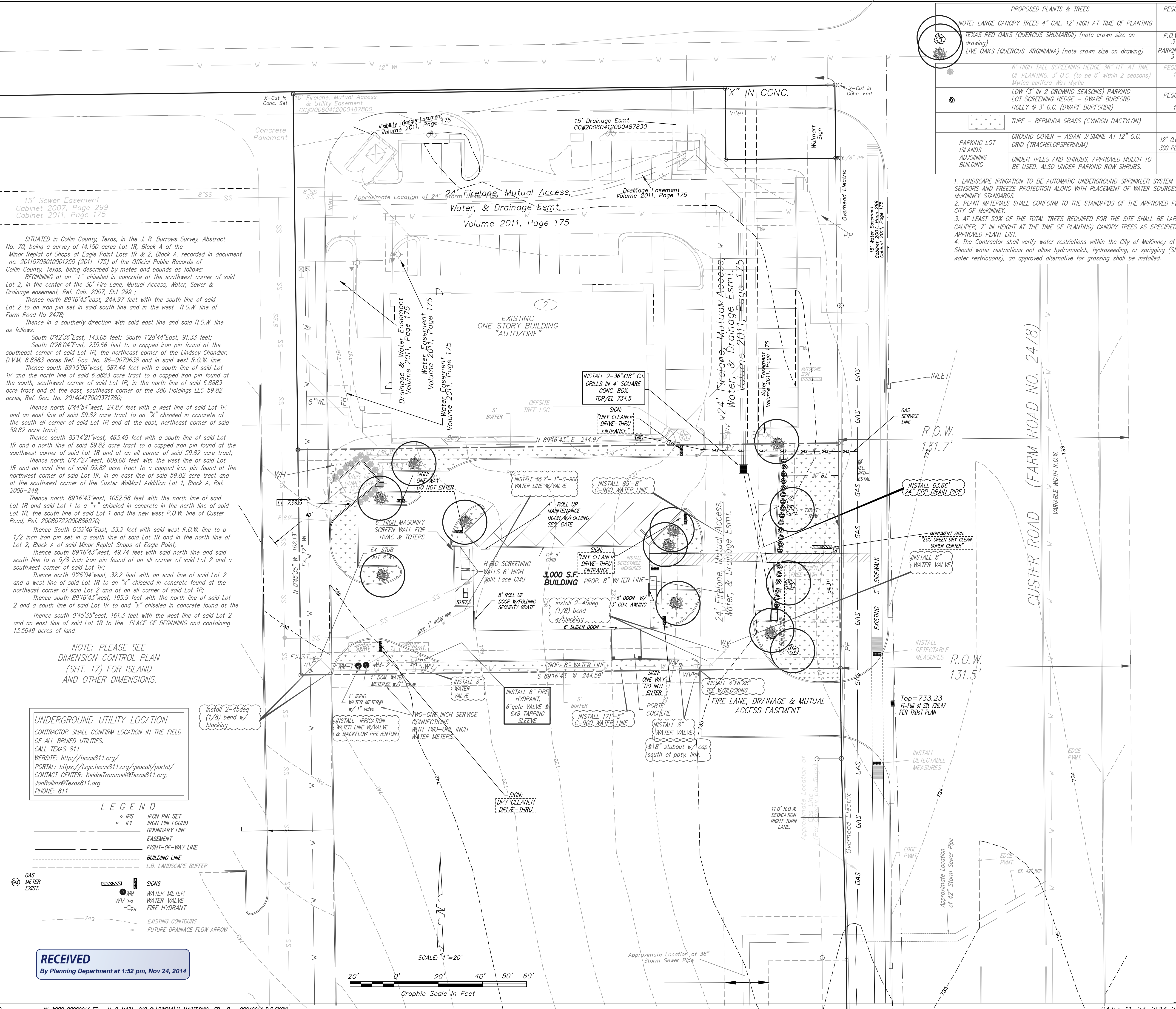


LANDSCAPE PLAN

ECO GREEN DRY CLEAN SUPER CENTER
SHOPS AT EAGLE POINT
CUSTER ROAD, MCKINNEY, TEXAS
0.5739 ACRE IN THE J.R. BURROWS SURVEY,
ABSTRACT NO. 70, IN THE CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS.

APPLICANT:
Dream Works USA
CELINA, TEXAS
972-979-5295

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



15' Sewer Easement
Cabinet 2007, Page 299
Cabinet 2011, Page 175

SITUATED in Collin County, Texas, in the J. R. Burrows Survey, Abstract No. 70, being a survey of 14.150 acres Lot 1R, Block A of the Minor Replat of Shops at Eagle Point Lots 1R & 2, Block A, recorded in document no. 20110708010001250 (2011-175) of the Official Public Records of Collin County, Texas, being described by metes and bounds as follows:
BEGINNING at an "X" chiseled in concrete at the southwest corner of said Lot 2, in the center of the 30' Fire Lane, Mutual Access, Water, Sewer & Drainage easement, Ref. Cab. 2007, Sh. 299 ;
Thence north 89°16'43" east, 244.97 feet with the south line of said Lot 2 to an iron pin set in said south line and in the west R.O.W. line of Farm Road No. 2478;
Thence in a southerly direction with said east line and said R.O.W. line as follows:
South 0°42'36" east, 143.05 feet; South 128°44' east, 91.33 feet; South 0°26'04" east, 235.66 feet to a capped iron pin found at the southeast corner of said Lot 1R, the northeast corner of the Lindsey Chandler, D.V.M. 6.8883 acres Ref. Doc. No. 96-0070638 and in said west R.O.W. line;
Thence south 89°15'06" west, 587.44 feet with a south line of said Lot 1R and the north line of said 6.8883 acre tract to a capped iron pin found at the south, southwest corner of said Lot 1R, in the north line of said 6.8883 acre tract and at the east, southeast corner of the 380 Holdings LLC 59.82 acres, Ref. Doc. No. 20140417000371780;
Thence north 0°44'54" west, 24.87 feet with a west line of said Lot 1R and an east line of said 59.82 acre tract to an "X" chiseled in concrete at the south ell corner of said Lot 1R and at the east, northeast corner of said 59.82 acre tract;
Thence south 89°14'21" west, 463.49 feet with a south line of said Lot 1R and a north line of said 59.82 acre tract to a capped iron pin found at the southwest corner of said Lot 1R and at an ell corner of said 59.82 acre tract;
Thence north 0°47'27" west, 608.06 feet with the west line of said Lot 1R and an east line of said 59.82 acre tract to a capped iron pin found at the northwest corner of said Lot 1R, in an east line of said 59.82 acre tract and at the southwest corner of the Custer WalMart Addition Lot 1, Block A, Ref. 2006-249;
Thence north 89°16'43" east, 1052.58 feet with the north line of said Lot 1R and said Lot 1 to a "+" chiseled in concrete in the north line of said Lot 1R, the south line of said Lot 1 and the new west R.O.W. line of Custer Road, Ref. 20080722000886920;
Thence South 0°32'46" east, 33.2 feet with said west R.O.W. line to a 1/2 inch iron pin set in a south line of said Lot 1R and in the north line of Lot 2, Block A of said Minor Replat Shops at Eagle Point;
Thence south 89°16'43" west, 49.74 feet with said north line and said south line to a 5/8 inch iron pin found at an ell corner of said Lot 2 and a southwest corner of said Lot 1R;
Thence north 0°26'04" west, 32.2 feet with an east line of said Lot 2 and a west line of said Lot 1R to an "X" chiseled in concrete found at the northeast corner of said Lot 2 and at an ell corner of said Lot 1R;
Thence south 89°16'43" west, 195.9 feet with the north line of said Lot 2 and a south line of said Lot 1R to an "X" chiseled in concrete found at the
Thence south 0°45'35" east, 161.3 feet with the west line of said Lot 2 and an east line of said Lot 1R to the PLACE OF BEGINNING and containing 13.5649 acres of land.

NOTE: PLEASE SEE DIMENSION CONTROL PLAN (SHT. 17) FOR ISLAND AND OTHER DIMENSIONS.

UNDERGROUND UTILITY LOCATION
CONTRACTOR SHALL CONFIRM LOCATION IN THE FIELD OF ALL BRUIED UTILITIES.
CALL TEXAS 811
WEBSITE: <http://texas811.org/>
PORTAL: <https://txgc.texas811.org/geocal/portal/>
CONTACT CENTER: Keidre.frammel@Texas811.org; JanRollins@Texas811.org
PHONE: 811

LEGEND

- IPS IRON PIN SET
- IPF IRON PIN FOUND
- BOUNDARY LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING LINE
- L.B. LANDSCAPE BUFFER
- GAS METER EXIST.
- WATER METER
- WV WATER VALVE
- FH FIRE HYDRANT
- EXISTING CONTOURS
- FUTURE DRAINAGE FLOW ARROW

RECEIVED
By Planning Department at 1:52 pm, Nov 24, 2014

