

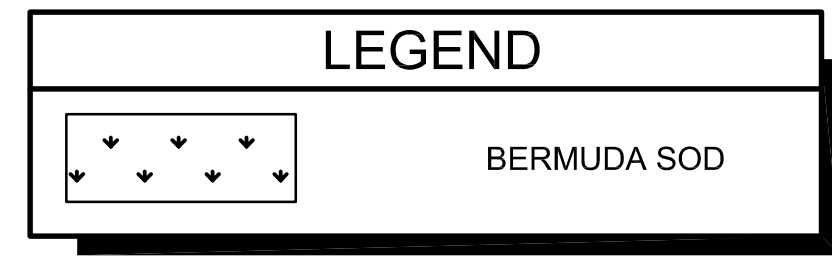
REQUIRED TREES		
TOTAL LINEAR FOOTAGE OF STREET FRONTAGE	TREES REQUIRED	TREES PROVIDED
RIDGE/MRP (436')	15	15

- NOTES**
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH RAIN FREEZE SENSORS AND EVAPORTRANSPIRATION (ET) WEATHER BASED CONTROLLERS.
 - UNLESS OTHERWISE SPECIFIED, LANDSCAPE AREAS SHALL BE PLANTED WITH SHRUBS OR GROUND COVER WITH A MULCH BASE OR SOD AS APPROVED BY THE CITY OF MCKINNEY, TEXAS. ALL SPECIES SHALL CONFORM TO APPENDIX A, SECTION A-1, APPROVED PLANT LIST.
 - ALL REQUIRED CANOPY OR ORNAMENTAL TREES SHALL HAVE THEIR CALIPER INCHES MEASURED 6 INCHES ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
 - 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.

LANDSCAPE CALCULATIONS

LOT AREA : 1.01 ACRES / 43,979 SQ. FT.
 REQUIRED LANDSCAPE AREA : 4,398 S.F. (10% OF TOTAL AREA)
 PROVIDED LANDSCAPE AREA : 13,109 S.F. (29.8% OF TOTAL AREA)

TREES & SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
21	(Symbol)	TEXAS RED OAK	QUERCUS SHUMARDII 'TEXANA'	4" CAL., 12HT., 9 SPD.
31	(Symbol)	DWARF GLOSSY ABELIA	ABELIA GRANDIFLORA	36" HT., INSTALLED 4" ON CENTER
94	(Symbol)	NELLY R. STEVENS HOLLY	ILEX X NELLIE R. STEVENS	36" HT., INSTALLED 3" ON CENTER



S. RIDGE ROAD
 (VARIABLE WIDTH ROW)
 VOLUME 2007, PAGE 587 &
 INSTRUMENT #200712140100400
 P.R.C.C.T.

$\Delta=60^{\circ}58'48"$
 $R=67.00'$
 $L=71.31'$
 $T=39.45'$
 $CB=S60^{\circ}06'59"E$
 $CH=67.99'$

LANDSCAPE PLAN FOR MEINEKE CAR CARE CENTER
 BEING 1.01 ACRES OUT OF THE OLIVER HEDGE COXE SURVEY, ABSTRACT NO. 392 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 PREPARED 8/13/2019

OWNER:
 HSM MCKINNEY RANCH RETAIL LP
 14001 DALLAS PARKWAY, 11th FLOOR
 DALLAS, TEXAS 75240-4346
 (972) 386-1480
 ATTN: STEVE DONOSKY

ENGINEER:
 SANCHEZ AND ASSOCIATES, LLC.
 2000 N MCDONALD STREET
 MCKINNEY, TEXAS 75071
 (469) 424-5900
 ATTN: CASEY GREGORY, PE

APPLICANT:
 SANCHEZ AND ASSOCIATES, LLC.
 2000 N MCDONALD STREET
 MCKINNEY, TEXAS 75071
 (469) 424-5900
 ATTN: CASEY GREGORY, PE

Master Planning
 Civil Engineering
 Land Development

SANCHEZ & ASSOCIATES

3000 N. McDonald Street, Suite 100
 McKinney, TX 75071
 Tel 469 424 5900
 Fax 214 544 5200
 Certificate of Registration No. F-8665

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

MEINEKE CAR CARE CENTER

LANDSCAPE PLAN

Scale: SEE GRAPHIC SCALE
 Designed by: CDR
 Drawn by: CDR
 Checked by: RGS
 Date: 8/13/2019
 Project No.: 02-154-001

EXHIBIT