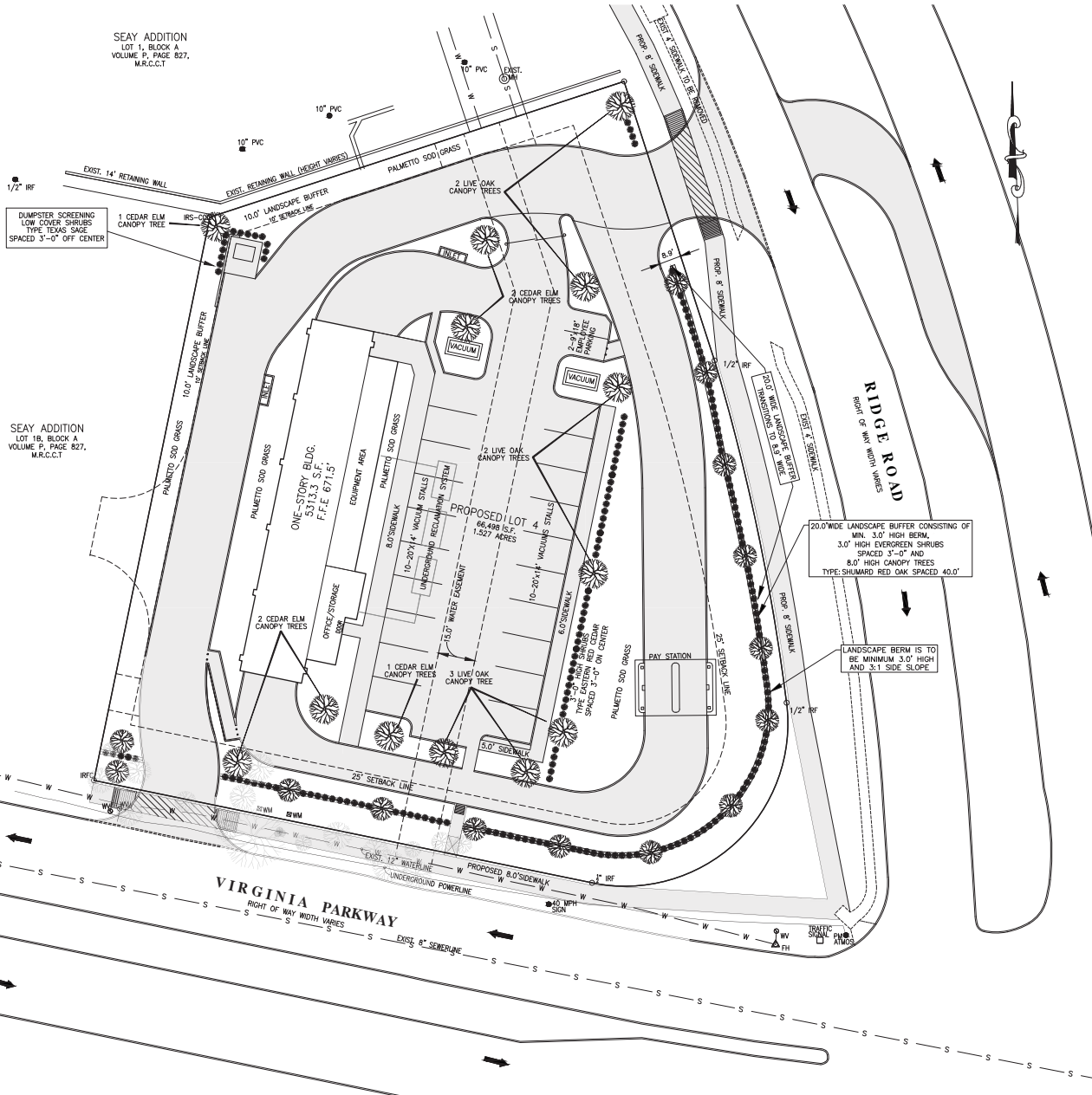


SEAY ADDITION
LOT 1, BLOCK A
VOLUME P. PAGE 827.
M.R.C.C.T



SEAY ADDITION
LOT 19, BLOCK A
VOLUME P. PAGE 827.
M.R.C.C.T

LANDSCAPE REQUIREMENTS:

- 1 MINIMUM CANOPY TREE PER 40' OF STREET FRONTAGE
- 592,0565 LF FRONTAGE/40 = 15 TREES
- 15% OF DEVELOPED AREA MUST BE LANDSCAPED 15% OF 86,516.12 SQFT = 9,977.42 SQFT
- MINIMUM 1 TREE WITHIN 65' FEET OF EVERY PARKING SPACE=8 TREES
- MINIMUM 1 TREE PLANTED IN PARKING AREA FOR EVERY 10 PARKING SPACES. 23 PARKING SPACES = 3 TREES.
- MINIMUM 1 CANOPY TREE AT THE TERMINUS OF EACH PARKING ROW=4 TREES
- TOTAL REQUIRED TREES =28 TREES

LANDSCAPE PROPOSED:

- 27 - CANOPY TREES MINIMUM 4" CALIPER AND 12' TALL
 - 14 - SHUMARD RED OAK
 - 7 - LIVE OAK
 - 6 - CEDAR ELM
- 183 - EVERGREEN SHRUBS MINIMUM 3' TALL
 - 169 - EASTERN RED CEDAR
 - 14 - TEXAS SAGE (LOW COVER SHRUBS)

PROPOSED LANDSCAPED AREA = 20,237.6 S.F. = 30.12% OF SITE
**OWNER MAY SUBSTITUTE PER CITY APPROVAL

EXIST. TREE - TYPE: VARIES (SEE TREE SURVEY PLAN)
CANOPY TREE - TYPE: VARIES SEE LANDSCAPE PLAN
EVERGREEN SHRUB - TYPE: EASTERN RED CEDAR

**OWNER MAY SUBSTITUTE SPECIES OF EVERGREEN SHRUBS AS PER CITY OF MCKINNEY APPROVED LIST FOR "EVERGREEN SHRUBS ACCEPTABLE SCREENING 6.0' OR GREATER" (CITY OF MCKINNEY CODE OF ORDINANCES-SUBPART B, CHAPTER 146, APPENDIX A, SECTION A-1)

NOTE:

1. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS, AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
2. CANOPY TREES SHALL BE A MINIMUM 4" IN CALIPER AS MEASURED 6 INCHES ABOVE THE GROUND AND MINIMUM 12"-0" TALL AT THE TIME OF PLANTING.
3. PERIMETER SHRUBS SHALL REACH 3 FEET HIGH AT THE TIME OF PLANTING.
4. ALL GRASS SHALL BE TYPE "PALMETTO" SOD
5. ALL EVERGREEN SHRUBS SHALL BE TYPE "EASTERN RED CEDAR"
6. ALL SHRUBS MUST BE SPACED 3'-0" ON CENTER

REVISIONS



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LANDSCAPE PLAN FOR:
MCKINNEY CAR WASH
6330 VIRGINIA PARKWAY
CITY OF MCKINNEY, TEXAS 75071
EMMONS CONSTRUCTION
1400 W. US HWY. 75
MULLEN, TX 76549



FOR
9/18/19
SCALE: 1"=20'
DRAWN.: AM
ELEC. DRAWING FILE
C:\18039*.DWG
DATE: 9/18/19
JOB NO.: 18039
11 OF 24

LANDSCAPE PLAN FOR:
MCKINNEY CAR WASH
1.527 AC. 66,498 S.F.
LOT 1C, BLOCK A,
SEAY ADDITION CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

