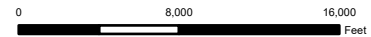
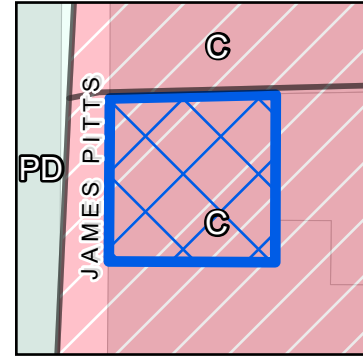
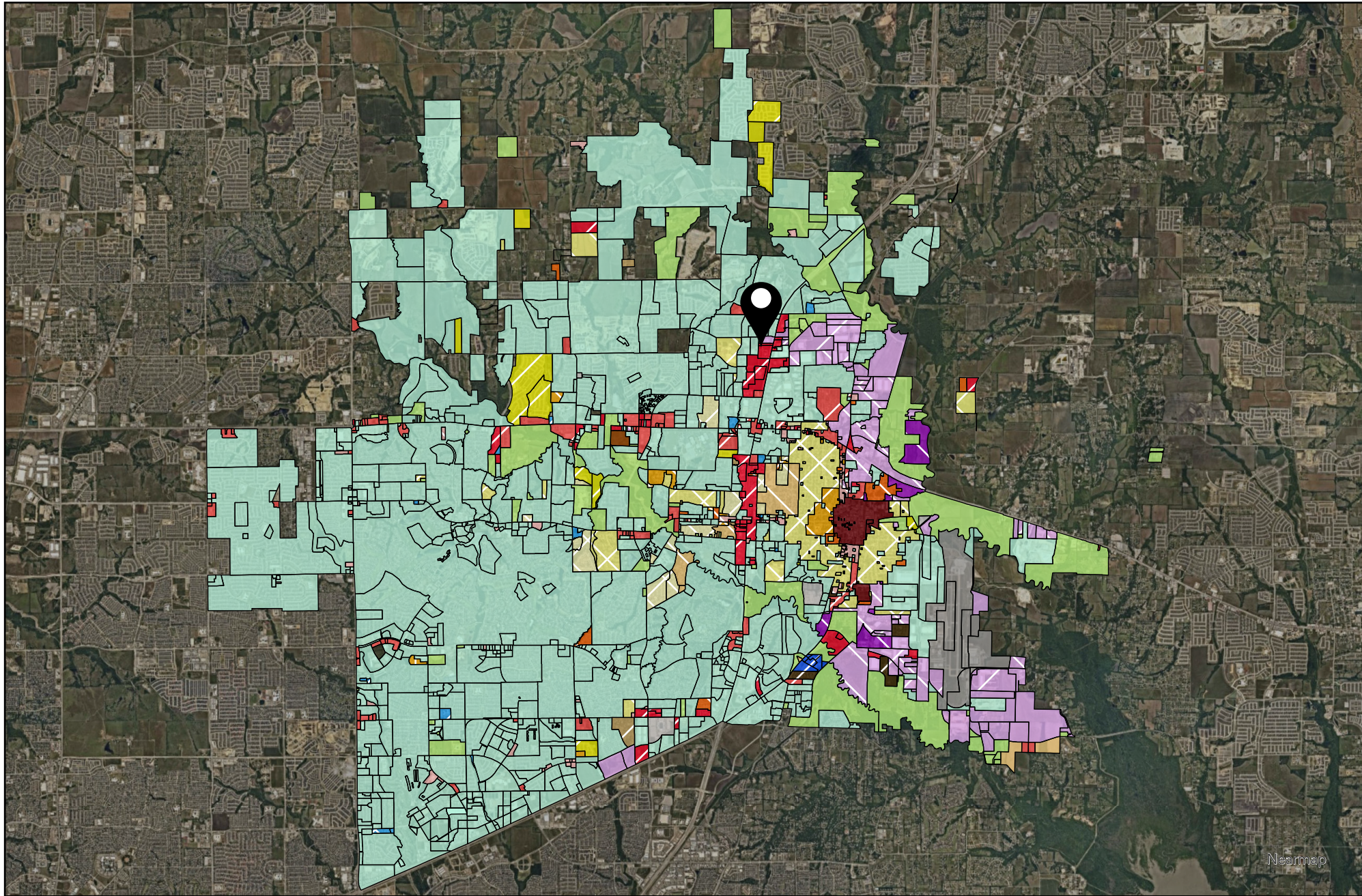


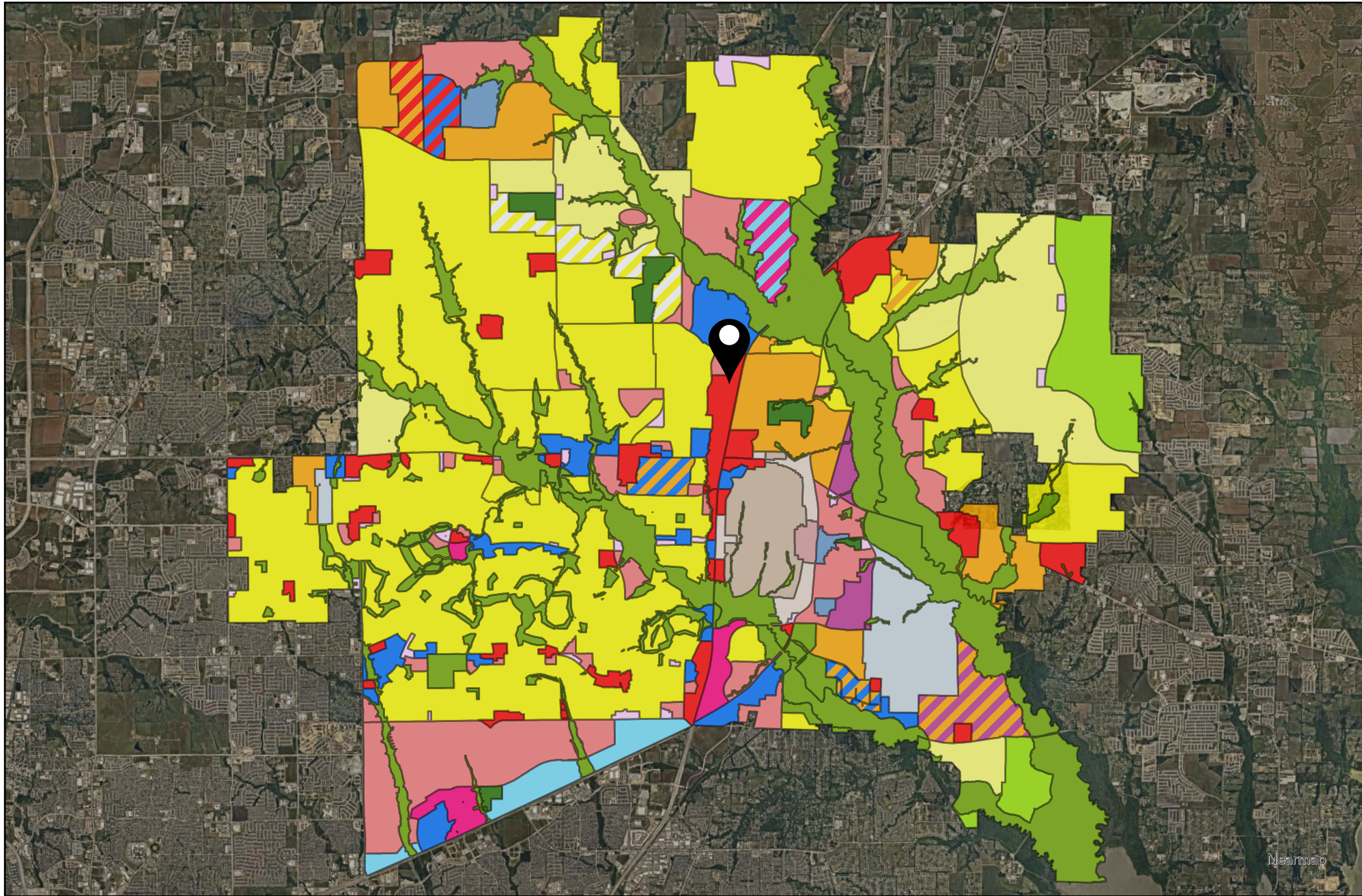
Specific Use Permit Request (Enterprise)

26-0006SUP

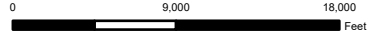


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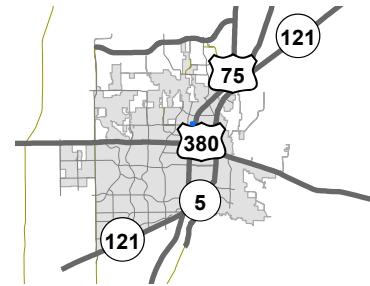
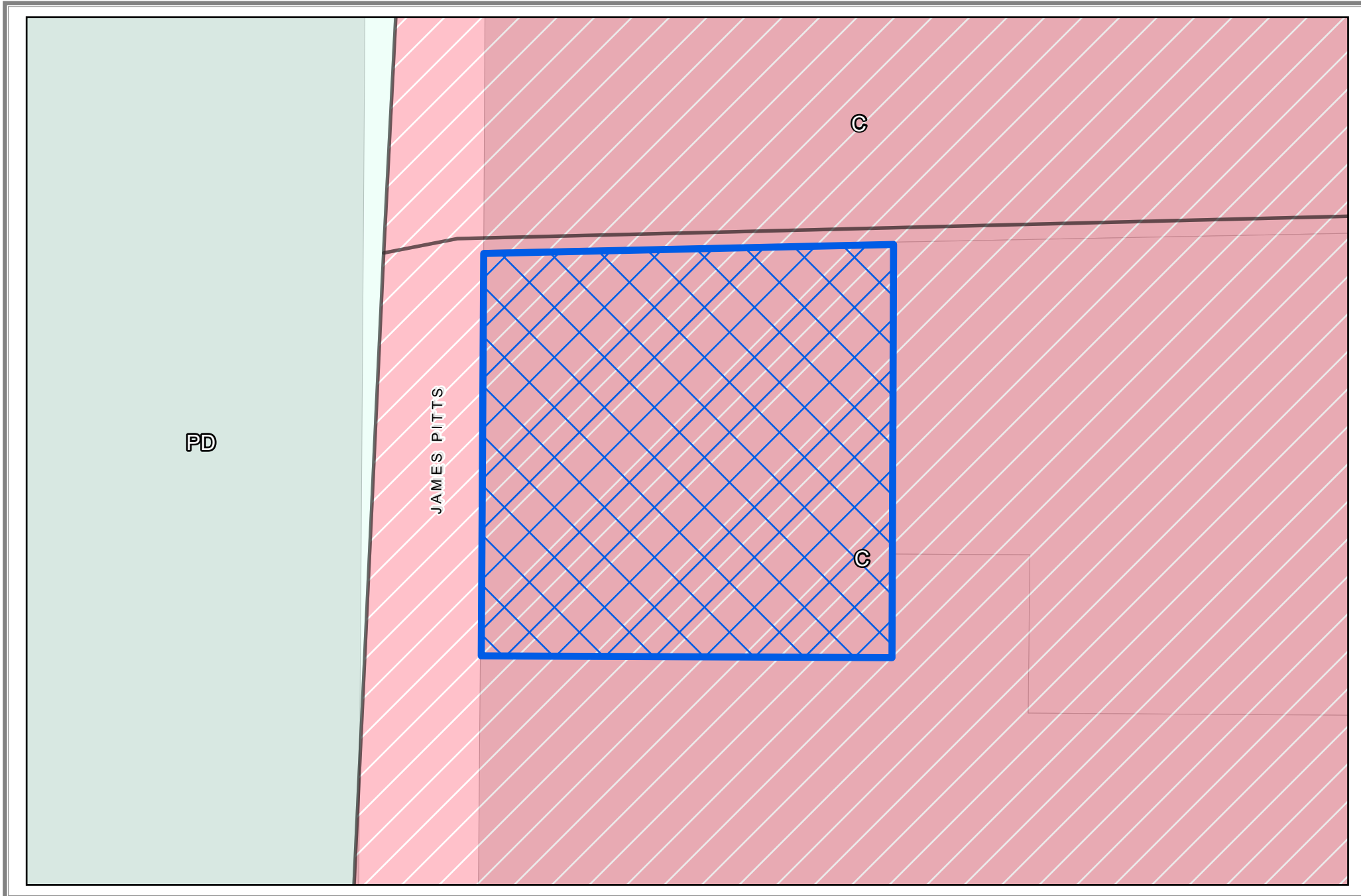
- Placetype
- Aviation
 - Commercial Center
 - Employment Mix
 - Entertainment Center
 - Estate Residential
 - Historic Town Center - Downtown
 - Historic Town Center - Mix
 - Historic Town Center - Residential
 - Manufacturing & Warehousing
 - Mixed Use Center
 - Neighborhood Commercial
 - Professional Center
 - Professional Center
 - Rural Residential
 - Suburban Living
 - Transit-Ready Development
 - Urban Living
 - Floodplain / Amenity Zone
 - Floodplain / Amenity Zone
 - Park
 - Employment Mix / Commercial Center
 - Entertainment Center / Mixed Use Center
 - Manufacturing & Warehousing / Employment Mix
 - Suburban Living / Employment Mix
 - Suburban Living / Estate Residential
 - Professional Center / Commercial Center
 - Professional Center / Employment Mix
 - Professional Center / Commercial Center
 - Professional Center / Employment Mix
 - Manufacturing & Warehousing




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Nearmap



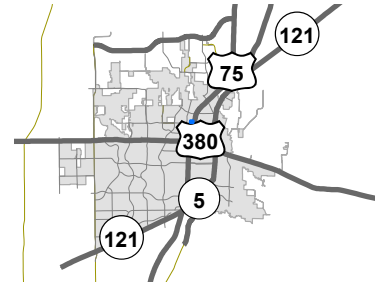
Vicinity Map

 SUP2026-0006



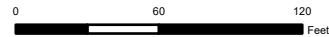
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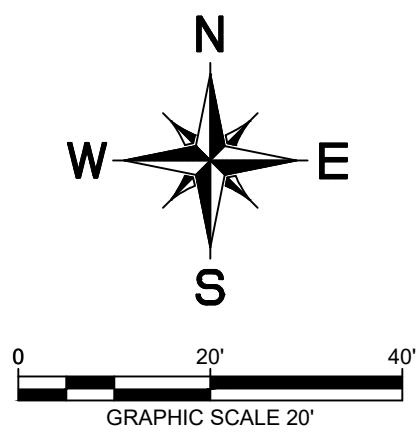
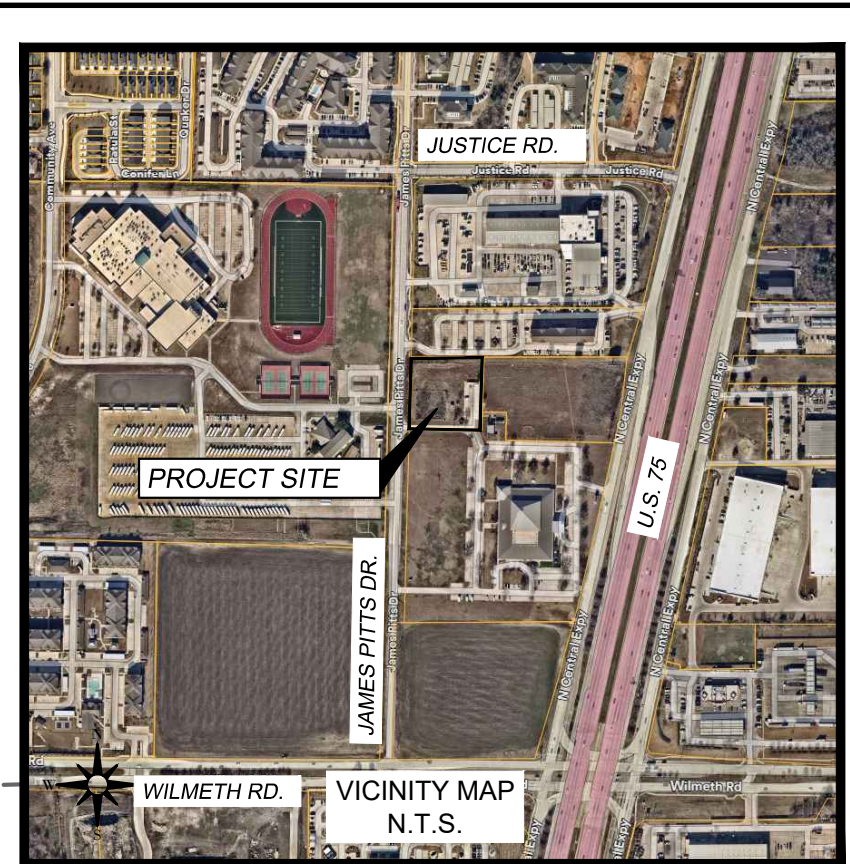
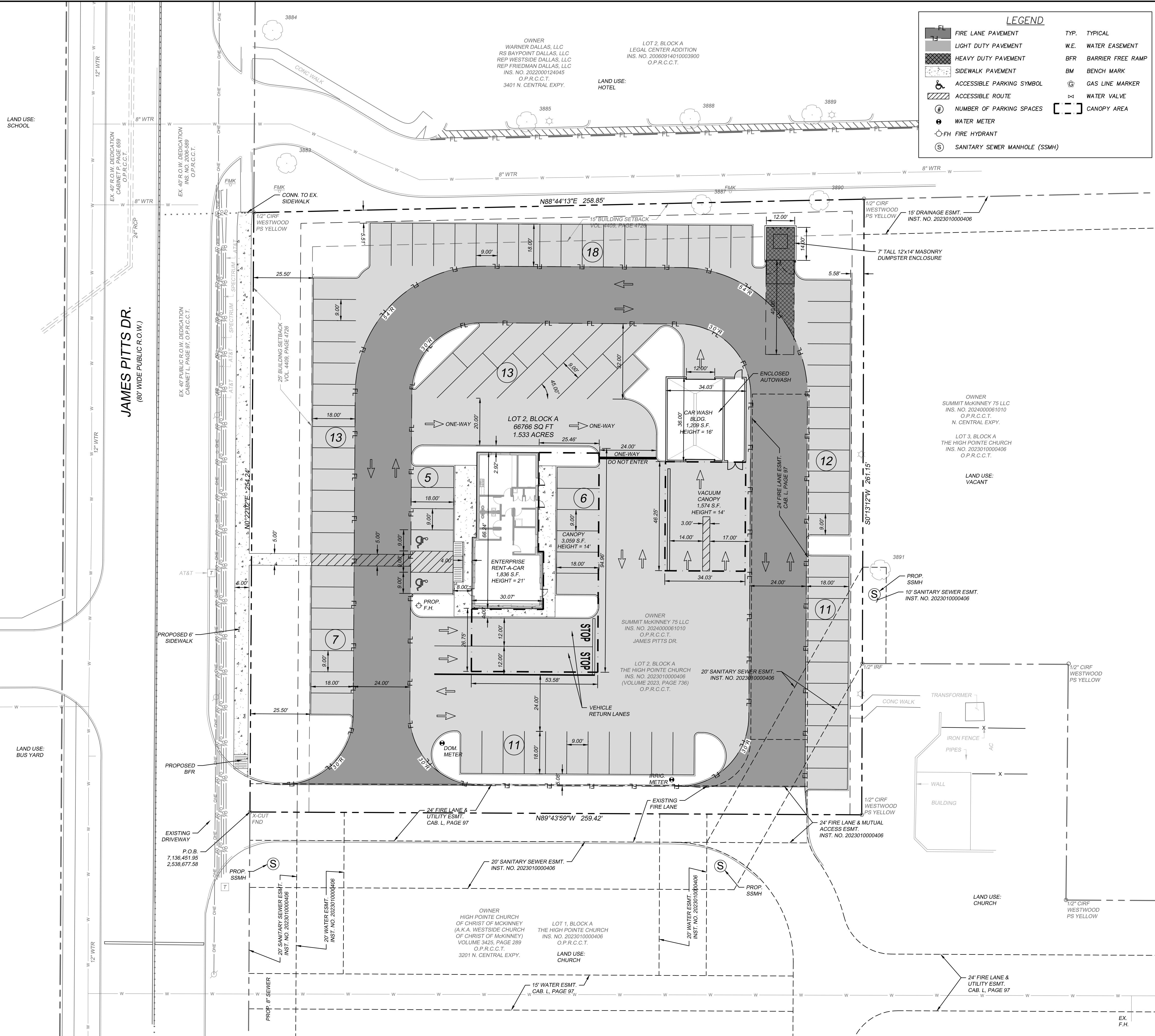


Vicinity Map

 SUP2026-0006



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SITE DATA TABLE - LOT 2

SUBDIVISION INFO	LOT 2, BLOCK A, THE HIGH POINTE CHURCH C - PLANNED CENTER (CORRESPONDING DISTRICT C3 - REGIONAL COMMERCIAL) (SUP REQUIRED)
ZONING	AUTO, MOTORCYCLE, TRUCK, OR BOAT, RENTAL OR SALES
LAND USE	
LOT AREA (SQ. FT.)	66,766
LOT AREA (ACRES)	1.533
BUILDING SIZE (SQ. FT.)	1,836
BLDG. CANOPY SIZE (SQ. FT.)	3,059
AUTOWASH BLDG SIZE (SQ. FT.)	1,209
VACUUM CANOPY SIZE (SQ. FT.)	1,574
TOTAL BLDG SIZE (SQ. FT.)	7,678
BUILDING HEIGHT (FT.)	21
CAR WASH BLDG HEIGHT (FT.)	16
CANOPY HEIGHT (FT.)	14
LOT COVERAGE	11.5%
FLOOR AREA RATIO	0.115
REQUIRED PARKING RATIO	(GROSS FLOOR AREA) 1:750 S.F.
TOTAL PARKING REQUIRED	11
PARKING PROVIDED	96
ADA PARKING REQUIRED	2
ADA PARKING PROVIDED	2

- SITE PLAN NOTES:**
- THE SANITATION CONTAINER SCREEN WALLS SHALL BE BRICK, MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
 - MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT FOR NON-RESIDENTIAL AND MULTI-FAMILY USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
 - THE LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THE CITY OF MCKINNEY UNIFIED DEVELOPMENT CODE.
 - REMOVAL OF FIRE LANE PAVEMENT FOR UTILITIES AND DRAINAGE REQUIRES PANEL-TO-PANEL REPLACEMENT.

NO.	REVISIONS	DATE	BY

PROJECT NAME:
ENTERPRISE RENT-A-CAR
JAMES PITTS DR.
MCKINNEY, TEXAS

SHEET TITLE:
SUP SITE PLAN

ENGINEER:
ANIMAS CIVIL ENGINEERING, LLC
P.O. BOX 830974
RICHARDSON, TEXAS 75083
TEL. NO. (214) 803-1099
EMAIL: MICHAEL@ANIMASCIVIL.COM
CONTACT: MICHAEL DOGGETT, P.E.

DEVELOPER:
EAN HOLDINGS, LLC
4201 N. STATE HWY. 161, SUITE 150
IRVING, TX 75038
TEL. NO. (972) 536-4101
EMAIL: RYAN.D.KELLY@EM.COM
CONTACT: RYAN KELLY

ACE PROJECT:
02401

DATE:
APRIL 2026

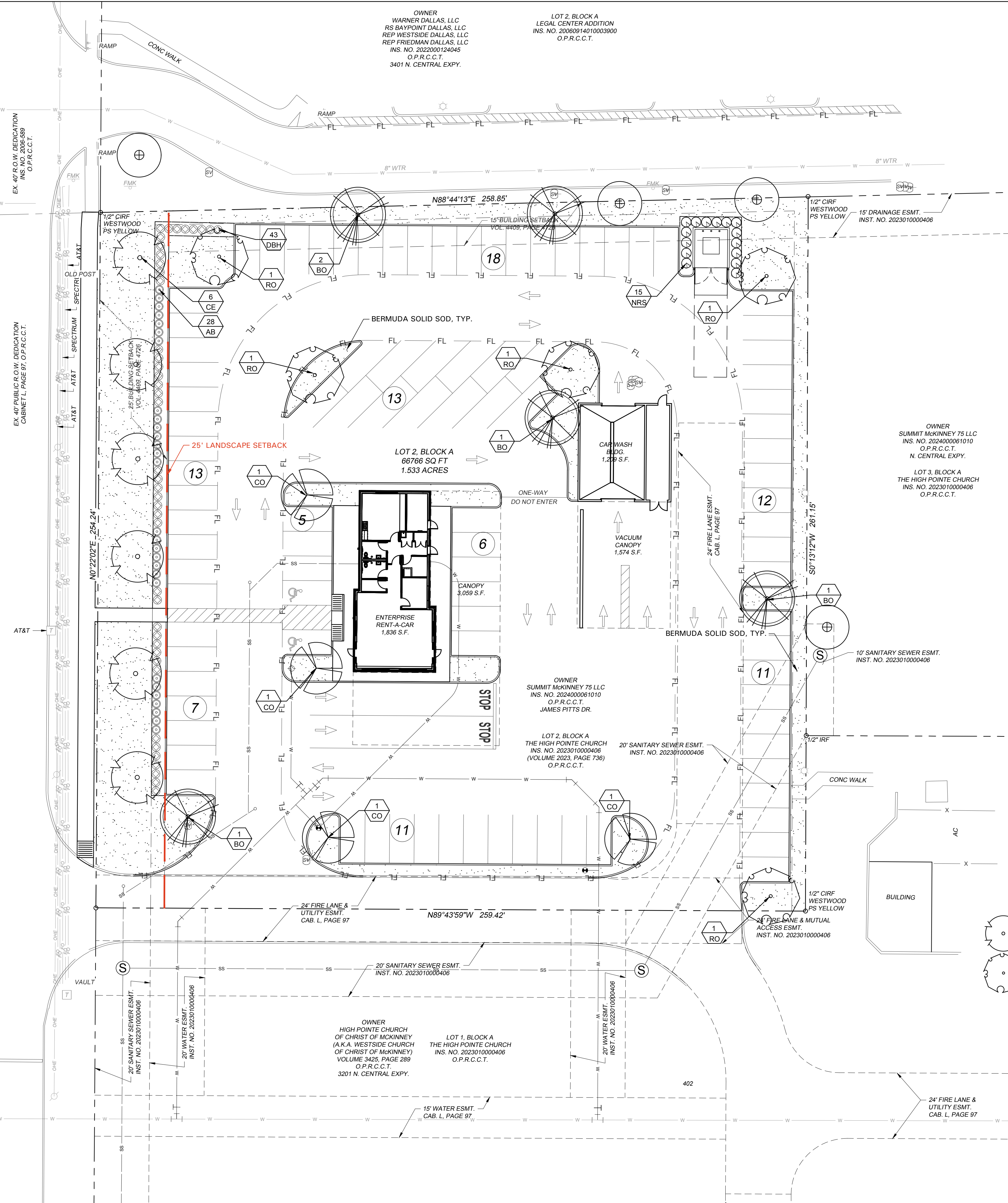
SCALE:
AS SHOWN

DRAWN BY:
MD

SHEET NUMBER:
1 OF 1

SUP2026-0006

JAMES PITTS DR.
(80' WIDE PUBLIC R.O.W.)



GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
- LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION
- CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR.
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE PROVIDED BY THE OWNERS CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER. REMOVE ALL DIRT CLODS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY.

SOLID SOD:

- SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES. AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN.
- SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD. FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH.
- LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS. NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS.
- TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY.
- SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS.
- SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

HYDROMULCH:

- SCARIFY AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDA GRASS SEED SHALL BE EXTRA HULLED, TREATED LAWN TYPE. SEED SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET ALL STATE/LOCAL LAW REQUIREMENTS.
- FIBER SHALL BE 100% WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY "CONWEB" OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS UNOPENED CONTAINER AND SHALL BE TIERED/TACK ONE, AS MANUFACTURED BY GROVERS, INC. OR APPROVED EQUAL.
- HYDROMULCH WITH BERMUDA GRASS SEED AT A RATE OF 2 POUNDS PER 1000 S.F.
- USE A BATTER BOARD AGAINST ALL BED AREAS TO PREVENT OVER SPRAY.
- IF INADEQUATE MOISTURE IS PRESENT IN SOIL, APPLY WATER AS NECESSARY FOR OPTIMUM MOISTURE FOR SEED APPLICATION.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1ST AND MAY 1ST, ALL HYDROMULCH AREAS SHALL BE OVER-SEEDDED WITH WINTER RYE GRASS AT A RATE OF FOUR POUNDS PER ONE THOUSAND SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDA GRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- AFTER APPLICATION, NO EQUIPMENT SHALL OPERATE OVER APPLIED AREAS. WATER SEEDED AREAS IMMEDIATELY AFTER INSTALLATION TO SATURATION.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL ACHIEVE 100% COVERAGE PRIOR TO FINAL ACCEPTANCE.

LANDSCAPE NOTES

- CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
- CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES.
- A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE.
- PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISHED GRADE.
- EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS.
- MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING.
- QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS.
- CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEED BE AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST.
- TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE. SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS.
- 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED.
- WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFI 1405 WEED BARRIER OR APPROVED EQUAL.
- CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS.

IRRIGATION:

- ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR.

MAINTENANCE REQUIREMENTS:

- VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE.
- MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE.
- ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL.

MISCELLANEOUS MATERIALS:

- STEEL EDGING SHALL BE 3/16" X 4 X 16' DARK GREEN DURAEDGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS.

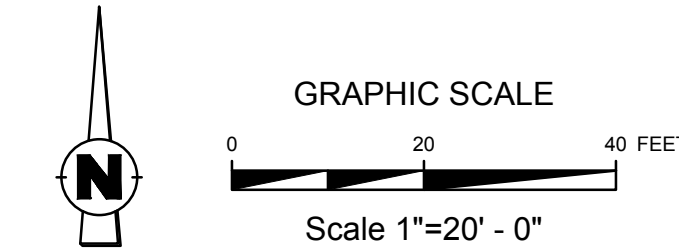
LANDSCAPE TABULATIONS for McKinney, TX

General Landscape Requirements	
Site Requirements	
Site: 66,766 s.f.	
A minimum of 10% of the total lot shall be landscaped.	
REQUIRED	PROVIDED
6677 s.f. (10%)	13,540 s.f. (20%)
Front Yard Requirements	
15% of the required landscaping shall be placed within the front yard.	
REQUIRED	PROVIDED
1001 s.f. (15%)	7151 s.f.
Street Requirements	
For parcels along minor thoroughfares, a minimum 25' landscape buffer adjacent to the ROW is required.	
One canopy tree shall be planted per 40 l.f. of frontage. (no bays, solid masonry wall)	
James Pitts Drive - 254 l.f.	
REQUIRED	PROVIDED
25' buffer	25' buffer
6 trees, 4" cal.	6 proposed trees, 4" cal.
Parking Lots	
1. One landscape area with at least one tree shall be within 65' of every parking space.	
2. One tree shall be planted per every 7 parking spaces.	
3. Parking lots adjacent to a public ROW, shall be screened with evergreen shrubs attaining a minimum height of 3'.	
Parking spaces 97	
REQUIRED	PROVIDED
14 trees, 4" cal.	14 trees, 4" cal.
evergreen screening shrub	evergreen screening shrub

PLANT SCHEDULE

QTY	LABEL	COMMON NAME	SCIENTIFIC NAME	SIZE	NOTES
CANOPY TREES					
5	BO	Bur Oak	<i>Quercus macrocarpa</i>	4" cal.	12' ht., 4' spread, matching
6	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	12' ht., 4' spread, matching
4	CO	Chinkapin Oak	<i>Quercus muhlenbergii</i>	4" cal.	12' ht., 4' spread, matching
5	RO	Texas Red Oak	<i>Quercus buckleyi</i>	4" cal.	12' ht., 5' spread
SHRUBS					
28	AB	Abelia 'Twist of Lime'	<i>Abelia x grandiflora 'Hopley's'</i>	5 gal.	full, 24" spread, 36" o.c.
43	DBH	Dwarf Burford Holly	<i>Ilex comuta 'Burford Nana'</i>	3" ht.	full, 20" spread, 36" o.c.
15	NRS	Nellie R Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	3" ht.	full, 40" o.c.
GROUNDCOVER/VINES/GRASS					
		Bermuda Solid Sod	<i>Cynodon dactylon</i>		

Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. Trees shall have a strong central leader and be of matching specimens. All plant material shall meet or exceed remarks as indicated.



NO.	REVISIONS	DATE	BY

ANIMAS
CIVIL ENGINEERING
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PHONE: 214-803-1099
TX F-26500

PROJECT NAME:
**ENTERPRISE RENT-A-CAR
JAMES PITTS DR.
MCKINNEY, TEXAS**

SHEET TITLE:
LANDSCAPE PLAN

ACE PROJECT:
02401

DATE
APRIL 2026

SCALE
AS SHOWN

DRAWN BY:
MD

SHEET NUMBER
L1.02

