

Huffines KIA Expansion Site Plan, Parking, & Exception Requests

Presented to McKinney P & Z
December 10, 2024

Huffines KIA Expansion, Site Plan, & Exceptions

Overview: Huffines Hyundai & KIA were approved in 2005-06 with completion and record platting in 2007. Both dealerships required expansion & remodeling due to growth & Corporate branding.

The Hyundai remodel, initiated in 2022, was completed several months ago. Now, a similar project is needed to update and expand the KIA dealership. We are requesting a required SUP, an expanded project Site Plan, and needed Exceptions.

- It has been determined that the collision center business can be handled in Huffines central collision center in Plano.
- Thus, space is available for more pressing dealership needs than the previously planned collision center site which was site planned and platted with the other uses at the Hwy 75 dealership site.
- This expansion will allow growth and expanded vehicle sales and service thus maximizing the potential of the McKinney Huffines property for the benefit of the dealerships, our customers, and the City & other local tax entities.

3 Exceptions requested with the Site Plan

Three parking areas are planned on the parcel immediately south of the KIA sales / service building for required dealership parking including:

- customer cars in for service,
- employee parking, &
- new inventory vehicles
- KIA sales & service expansion required more space for expanded facilities resulting in prior KIA on parcel parking being relocated to the south lot parcel previously planned as a collision center. The collision center will not be built allowing the space required for the 3 KIA operations parking components.
- The 3 Exceptions are explained on next few slides

Requested Exception A (1st of 3)

- Tubular steel or wrought iron fencing is planned between in-for-service cars & new inventory cars; this fence is a necessity for security. The base standard is for masonry columns to be included with the fence. However, we believe that the columns will detract from the visual quality as such fencing painted a dark color and thus naturally blend in with the vehicles. The customer vehicles in for service, generally will be late models and thus will look much the same as new or pre-owned vehicles for sale, thus all blending together.
- The original collision center may have needed more screening as such cars are typically wrecked and / or dismantled. There will be virtually no difference in appearance of all on-site vehicles.
- Thus, we strongly believe the visual appearance will be less desirable with masonry columns that will look out of place.
- Approval of Exception A by P & Z is requested to not require the columns.

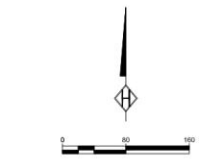
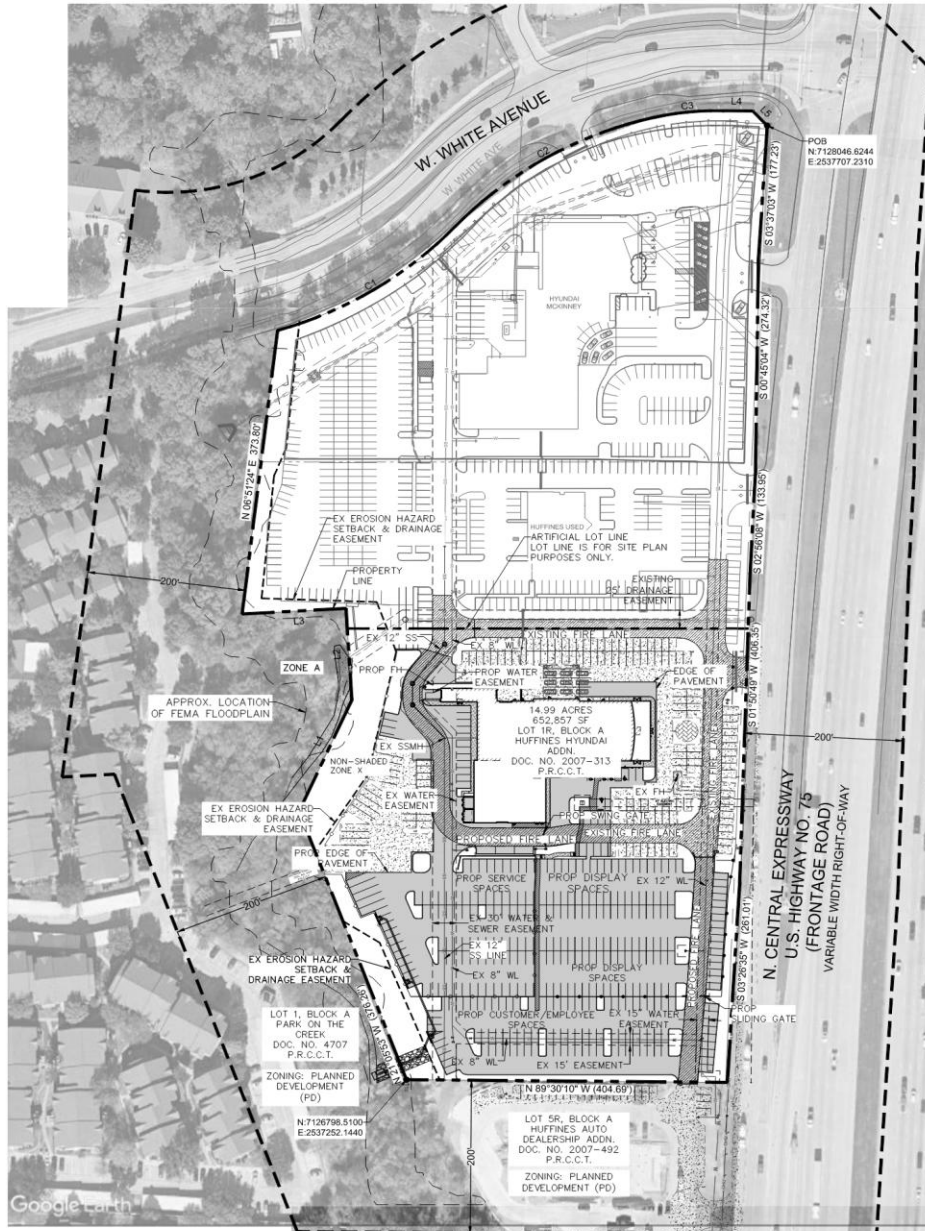
Requested Exception B (2 of 3)

- An exception is requested to not require landscape screening with the fence addressed in Requested Exception A.
- Firstly, shrubs that will grow to 5' or 6' height will be a security problem blocking the view into the customer in-for-service parking area; the fence is a necessity for security, but the shrub screening would hinder crime prevention and police monitoring thus diminishing security.
- Secondly, the shrubs would require a planting bed. This site is designed for E to W surface drainage like most parking spaces; drainage across the planting bed would continually erode and would be a major maintenance problem. Installing a drainage main in each E to W access drive is undesirable.
- Instead, we propose to plant extra plant materials in alternate locations to provide both alternative screening and enhance the site aesthetics.
- P & Z is requested to approve this landscape screening Exception B.

Requested Exception C (3 of 3)

- The final Exception (C) is not actually an exception but a suggestion to memorialize the 2007 action by the City Council. When the original site plan and plat was under consideration in 2005-2007, the city inquired about additional ROW for Hwy 75 expansion. The Huffines ownership agreed to plat the requested additional ROW to the City in exchange for a 10' landscape setback...there were many 10' setbacks in existence. Therefore, this is a request to acknowledge continuation of the original site plan and recorded plat as approved by the City Council. The landscape setback as approved by the CC and platted is the same as being proposed except we have provided for a gradually larger setback to 19' as the access drive approached connection to the hotel drive to the south of Huffines property, thus matching that access drive.

Overall Huffines Dealership Development



VICINITY MAP
SCALE 1"=2000'

LEGEND

I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
X	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ SSMH	SANITARY SEWER MANHOLE
ASPH	ASPHALT	⊙	FIRE HYDRANT
TEL	TELEPHONE MANHOLE	⊙ WM	WATER METER
FL	FIRE LANE	▭	PROPOSED PAVEMENT
PPR	PROPOSED PIPE RAIL FENCE	▭	EXISTING CONCRETE
PCF	PROPOSED CHAINLINK FENCE	▭	PROPOSED WROUGHT IRON FENCE

LINE TABLE

LINE	LINE BEARING	LINE DISTANCE
L1	N 24°30'49" E	160.33'
L2	N 03°34'00" W	119.92'
L3	S 86°44'52" W	131.17'
L4	S 89°53'19" E	37.59'
L5	S 43°45'30" E	26.82'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	265.07'	499.96'	N 58°46'30" E	261.96'
C2	292.54'	500.00'	N 60°20'53" E	288.39'
C3	87.68'	352.49'	N 84°14'06" E	87.45'

NOTES:

- ACCORDING TO THE FEMA FLOOD INSURANCE RATE MAP, PANEL 480850260K, DATED JUNE 07, 2017, THE SUBJECT PROPERTY IS LOCATED IN NON-SHADED ZONE X AND ZONE A. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE FLOODPLAIN AND NO FLOOD ELEVATIONS HAVE BEEN DETERMINED.
- SANITATION CONTAINER SCREENING WALLS WILL 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 WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY'S DESIGN SPECIFICATIONS.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- LIGHTING FOR THE SUBJECT PROPERTY SHALL BE CONSTRUCTED AND OPERATED IN CONFORMANCE WITH ARTICLE 6 OF THIS CODE.



PROPERTY OWNER
 HUFFINES MCKINNEY PROPERTIES, LP
 4500 W PLANO PKWY
 PLANO, TEXAS 75093
 CONTACT: ERIC HARTTER
 PHONE: 800-657-9542

ENGINEER
 HOMEYER ENGINEERING, INC
 PO BOX 294527
 LEWISVILLE, TEXAS 75029
 CONTACT: STEVEN R. HOMEYER, PE
 PHONE: 972-906-9985

SUP2024-0016

PRELIMINARY PLANS
 THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 12/02/2024

HOMEYER ENGINEERING, INC.
 TBPPELS FIRM REGISTRATION NO. F-84450
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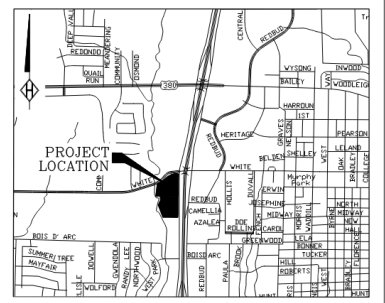
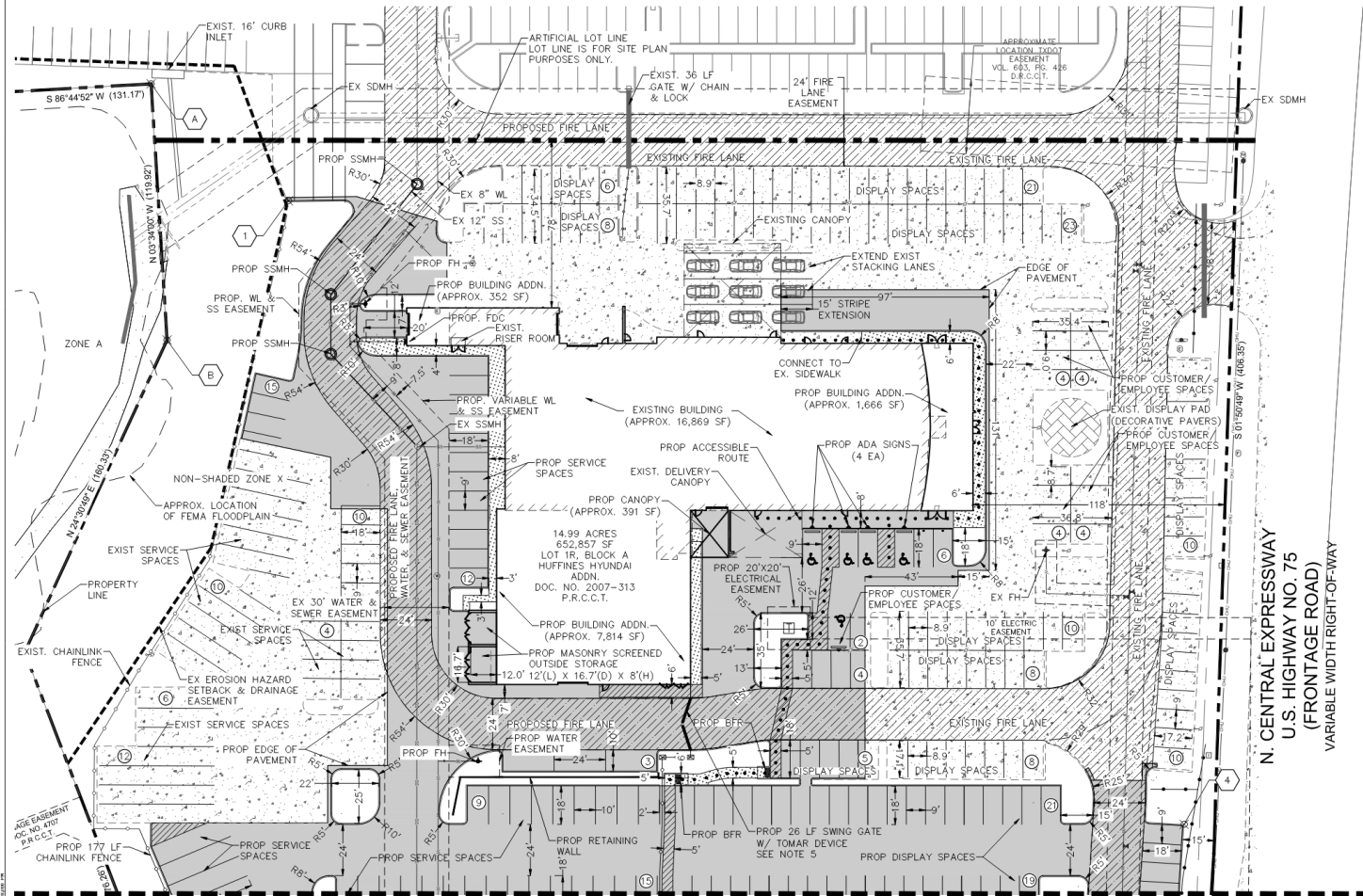
HUFFINES KIA
 LOT 1R, BLOCK A
 HUFFINES HYUNDAI ADDITION
 14.73 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

SUP EXHIBIT
 OVERALL

DRAWN: JG
 DATE: 10/10/19
 HEI #: 23-0902

SHEET NO:
 C2

North Site Plan KIA sales & service



SITE INFORMATION

LOT AREA: 641,348 SF (14.723 AC)
 ARTIFICIAL LOT AREA: 316,665 SF (7.27 AC)
 EXISTING ZONING: PLANNED CENTER (C)
 PROPOSED USE & DEFINITIONS: AUTO, MOTORCYCLE, TRUCK, OR BOAT RENTAL OR SALES

EXISTING BUILDING HEIGHT: 29'
 PROPOSED BUILDING HEIGHT: 30'
 BUILDING AREA: 26,701 SF

PROPOSED AREA RATIO:
 26,701 SF / 304,218 SF = 0.088 SF

TOTAL PROPOSED IMPERVIOUS AREA: 173,630 SF
 PROPOSED PAVEMENT AREA: 146,929 SF
 PROPOSED BUILDING AREA: 26,701 SF

LANDSCAPE AREA: 42,555 SF

PARKING REQUIRED:
 26,701 SF AUTO SALES @ 1 SPACE / 750 SF = 36 SPACES
 + 3 STACKING SPACES / SERVICE LANE = 9 STACKING SPACES

TOTAL PARKING REQUIRED: 36 SPACES, 9 STACKING SPACES / 3 SERVICE LANES
 TOTAL PARKING PROVIDED: 115 SPACES, 9 STACKING SPACES / 3 SERVICE LANES

PROPOSED PARKING: 94 SPACES, 3 STACKING SPACES
 EXISTING PARKING: 21 SPACES, 6 STACKING SPACES

HANDICAP PARKING REQUIRED (115 CUSTOMER/EMPLOYEE SPACES): 5 SPACES
 HANDICAP PARKING PROVIDED: 5 SPACES

SEE SHEET C2.2

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 - PROPOSED GATES ON-SITE THAT ARE ADJACENT TO FIRE LANES SHALL HAVE A 4' PEDESTRIAN GATE ADJACENT TO VEHICULAR GATES.

DESIGN POINTS					
PT	NORTHING	EASTING	PT	NORTHING	EASTING
(A)	7127415.1138	2537175.7665	(1)	7127360.4918	2537239.9436
(B)	7127295.4261	2537183.2266	(2)	7126805.1274	2537302.5967
(C)	7126798.5100	2537252.1440	(3)	7126807.7754	2537638.2905
(D)	7126795.0452	2537656.8453	(4)	7127069.1274	2537658.6342

LEGEND

I.R.F.	IRON ROD FOUND	⊠	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
X	CUT X IN CONCRETE	⊕	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ ^{SSMH}	SANITARY SEWER MANHOLE
///	ASPHALT	⊕	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊙ ^{WM}	WATER METER
▨	FIRE LANE	▨	PROPOSED PAVEMENT
—●—	PROPOSED PIPE RAIL FENCE	▨	EXISTING CONCRETE
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HUFFINES KIA
 LOT 1R, BLOCK A
 HUFFINES HYUNDAI ADDITION
 14.723 ACRES
 CITY OF MCKINNEY
 COLLIN COUNTY, TEXAS

SUP EXHIBIT
 NORTH

DRAWN: JG

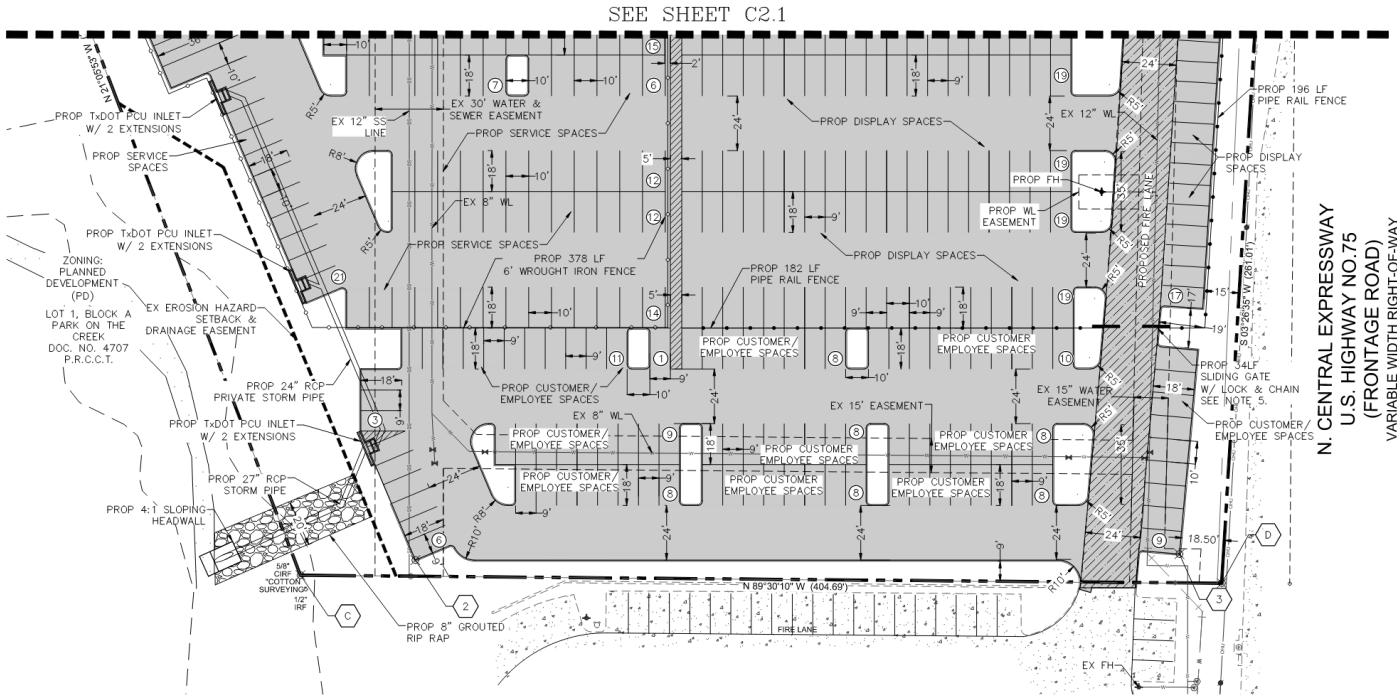
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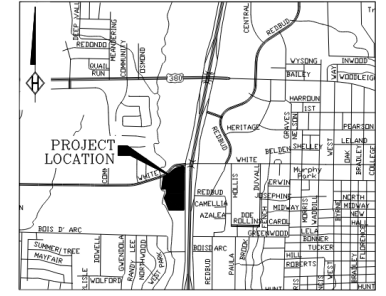
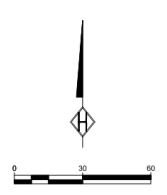
C2.1

South Site Plan Parking Areas



SEE SHEET C2.1

N. CENTRAL EXPRESSWAY
U.S. HIGHWAY NO.75
(FRONTAGE ROAD)
VARIABLE WIDTH RIGHT-OF-WAY



VICINITY MAP
SCALE 1"=2000'

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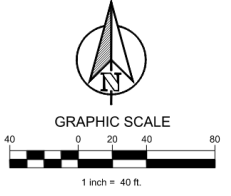
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HUFFINES KIA
LOT 1R, BLOCK A
HUFFINES HYUNDAI ADDITION
14.723 ACRES
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS

SUP EXHIBIT
SOUTH

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C2.2



PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	EX	Existing Tree to Remain reference TD-1 / TD-2	ex.	ex.	ex.
	BRO	Live Oak / Quercus virginiana min. 14' ht; parking lot tree	CONT.	4"Gal	46
	LGM	Little Gem Magnolia / Magnolia grandiflora min. 14' ht; street tree; little gem	CONT.	3"Gal	15
	CE	Cedar Elm / Ulmus crassifolia min. 14' ht; parking lot tree	CONT.	4"Gal	27
	Y1	Yaupon Holly / Ilex vomitoria min. 12' ht, multi-trunk	CONT.	3" Gal	12
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	ABL	Glossy Abelia / Abelia x grandiflora 36" o.c.	5 gal	151	
	DWX	Dwarf Wax Myrtle / Myrica pusilla 36" o.c.	5 gal	50	
	DBH	Dwarf Burford Holly / Ilex burfordii 36" o.c.	5 gal.	243	
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY	
	CD	TifTuf Bermuda Grass / Cynodon dactylon 'transvaalensis'	sod	29,000 sf	
	DG	Decomposed Granite Gravel 6" depth compacted to 3" over approved filter fabric per LP-2	n/a	1,155 sf	

GENERAL LANDSCAPE NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT AND OWNER.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL, AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL SHREDDED HARDWOOD MULCH TOPDRESSING IN ALL PLANTING BEDS (2" DEPTH) AND ALL TREE RINGS (3" DEPTH). DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE. REF. LPS FOR MULCH SPECIFICATION.
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF ANY OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HANDICAPS SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- THESE ARE NO EXISTING TREES ON/STADJACENT TO SITE.
- NO TREE SHALL BE PLANTED CLOSER THAN FOUR FEET TO A RIGHT-OF-WAY LINE NOR CLOSER THAN EIGHT FEET TO A PUBLIC UTILITY LINE-WATER OR SEWER.
- CONTRACTOR SHALL RESTORE THE SITE TO THE LIMITS OF DISTURBANCE, INCLUDING ALL OFF-SITE AREA IMPACTED BY CONSTRUCTION.

LANDSCAPE CALCULATIONS

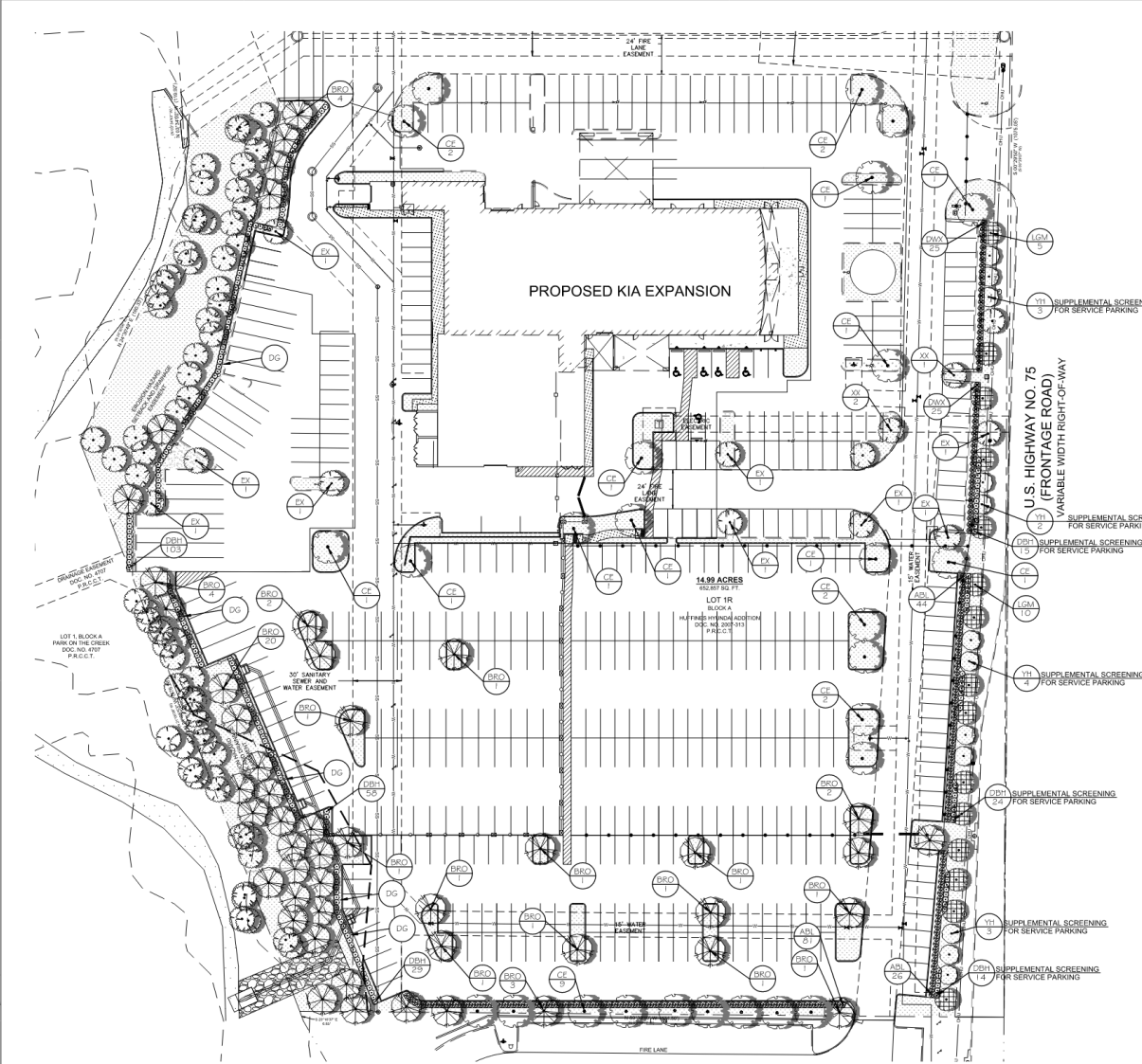
SITE	
TOTAL SITE AREA:	316,665 SF
MINIMUM PERMANENT LANDSCAPE REQUIRED:	31,666 SF (10%)
PERMANENT LANDSCAPE PROVIDED:	42,555 SF
STREET YARD	
TOTAL STREET YARD AREA:	121,205 SF
MINIMUM PERMANENT LANDSCAPE REQUIRED:	18,180 SF (15%)
PERMANENT LANDSCAPE PROVIDED:	19,752 SF
PARKING LOT TREES	
TREES REQUIRED (523 / 7)	75 TREES
TREES PROVIDED:	75 TREES*
* includes 8 existing trees + 67 proposed trees	
STREET TREES/BUFFER	
US75 @ 516 LF	
TREES REQUIRED (1 TREE/40 LF):	13 TREES
TREES PROVIDED:	13 TREES**
**includes 2 existing trees + 11 proposed trees	
SUPPLEMENTAL SCREENING FOR SERVICE PARKING	
REQUIRED SCREENING SHRUBS PER ORDINANCE:	120 SHRUBS
ADDITIONAL SHRUBS:	134 SHRUBS

TURF NOTE:

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.

IRRIGATION NOTE:

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.



LANDSCAPE NOTES

- 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.
- 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.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE FEET OF PARKING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO LANDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER ANY CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/4"

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

Landscape
Plan for
KIA &
Parking

native tree closest to KIA parcel



Natural native growth along creek bank



SE corner of Property – nearest to Hotel



Landscaping Quantities

Site:

Tot street yd area 121,205 SF
Min Perm LS req. 18,180 SF
Perm LS Provided 19,752 SF

Street Yard:

Total site area 316,665 SF
Min perm LS req 31,666 SF
Perm LS provided 42,555 SF

Parking Lot Trees:

Trees required 75 trees
Trees provided 75 trees

includes 8 existing trees + 65 new trees

Street Trees / Buffer:

US 75 @ 516 LF
Trees Req @ 1 tree / 40 LF
Trees Provided 13 trees
incl 2 existing + 11 prop

Supplemental Screening for Srv Area:

Required screen shrubs / ord 120 shrubs
Additional shrubs / ord 134 shrubs
Required Screen trees / ord 13 trees
Additional Trees provided 17 trees