

LANDSCAPE LEGEND

CANOPY TREE: 9 REQUIRED

	TEXAS RED OAK	7 EA	QUERCUS SHUMARDI "TEXANA"	4" CAL	12' MIN HEIGHT	B&B, NURSERY GROWN, MATCHED, WELL-BRANCHED, STRONG CENTRAL LEADER
	AUTUMN GOLD GINKGO	4 EA	GINKGO BILOBA "AUTUMN GOLD"	4" CAL	12' MIN HEIGHT	B&B, NURSERY GROWN, MATCHED, WELL-BRANCHED, STRONG CENTRAL LEADER

ORNAMENTAL TREE: 14 REQUIRED:

	TEXAS MOUNTAIN LAUREL	11 EA	SOPHORA SECUNDIFLORA	2" CAL	8' MIN HEIGHT	B&B, NURSERY GROWN, MATCHED, WELL-BRANCHED, STRONG CENTRAL LEADER
	MEXICAN PLUM	5 EA	PRUNUS MEXICANA	2" CAL	8' MIN HEIGHT	B&B, NURSERY GROWN, MATCHED, WELL-BRANCHED, STRONG CENTRAL LEADER

SHRUB: 34 REQUIRED

	GREEN CLOUD TEXAS RANGER	32 EA	LEUCOPHYLLUM FRUTESCENS	5 GAL	24" W X 24" H	36" O-C OR AS SHOWN	MATCHED AND WELL ROOTED, CONATINER, NURSERY GROWN
	(EXTRA LARGE) GREEN CLOUD TEXAS RANGER	11 EA	LEUCOPHYLLUM FRUTESCENS	7 GAL	24" W X 36" H	36" O-C MAX	MATCHED AND WELL ROOTED, CONATINER, NURSERY GROWN

NOTES:

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.

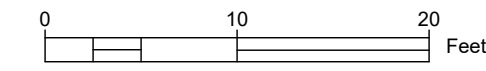
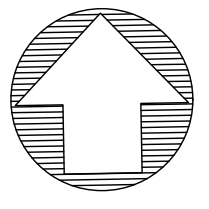
TOVI MOTORS

LANDSCAPE CALCULATIONS

SITE DATA			
TOTAL SITE AREA	0.5 AC / 21,923 SF		
SITE LANDSCAPE AREA		REQUIRED	PROVIDED
10% OF SITE		2,192 SF	5,719 SF
STREET YARD		REQUIRED	PROVIDED
15% OF STREET YARD (6,729 SF) TO BE PERMANENT LANDSCAPING		1,009 SF	5,406 PROVIDED
STREET FRONTAGE LANDSCAPE BUFFER		REQUIRED	PROVIDED
CHESTNUT		20 FT	VARIES (10.25 FT - 20 FT) VARIANCE REQUESTED
MDONALD		10 FT	10 FT
GERRISH		10 FT	10 FT

CANOPY CALCULATIONS

STREET FRONTAGE			
470 LF @ 1 CANOPY TREE (OR 2 ORNAMENTAL) / 40 LF	12 TREES	8 CANOPY TREES	8 ORNAMENTAL TREES
PARKING LOT	MAX 65' TO EVERY SPACE	3 CANOPY TREE	2 ORNAMENTAL TREES



These documents are not approved for construction

SITE PLAN SET WITH LANDSCAPE PLAN

DEC. 6, 2022

VERSION	DATE	DESCRIPTION
7	9/9/2023	REVISIONS PER STAFF COMMENTS
8	9/20/2023	REVISIONS PER STAFF COMMENTS
9	10/30/2023	REVISIONS PER STAFF COMMENTS
10	11/21/2023	REVISIONS PER STAFF COMMENTS

TOVI MOTORS

AUTOMOTIVE SERVICE FACILITY

1004 S. McDONALD STREET

McKINNEY, TEXAS

LANDSCAPE PLAN