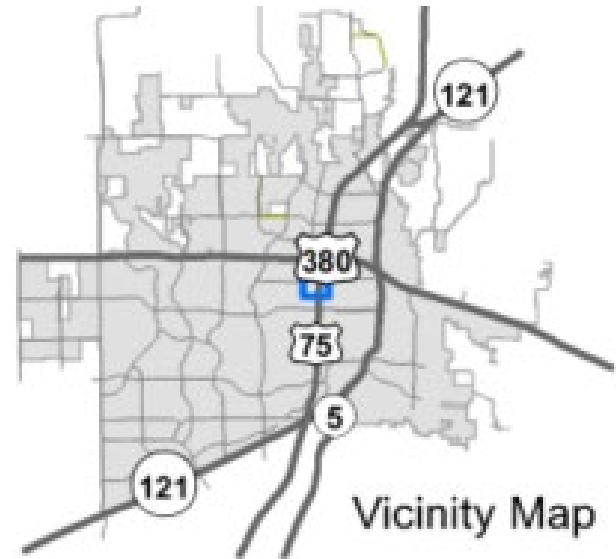
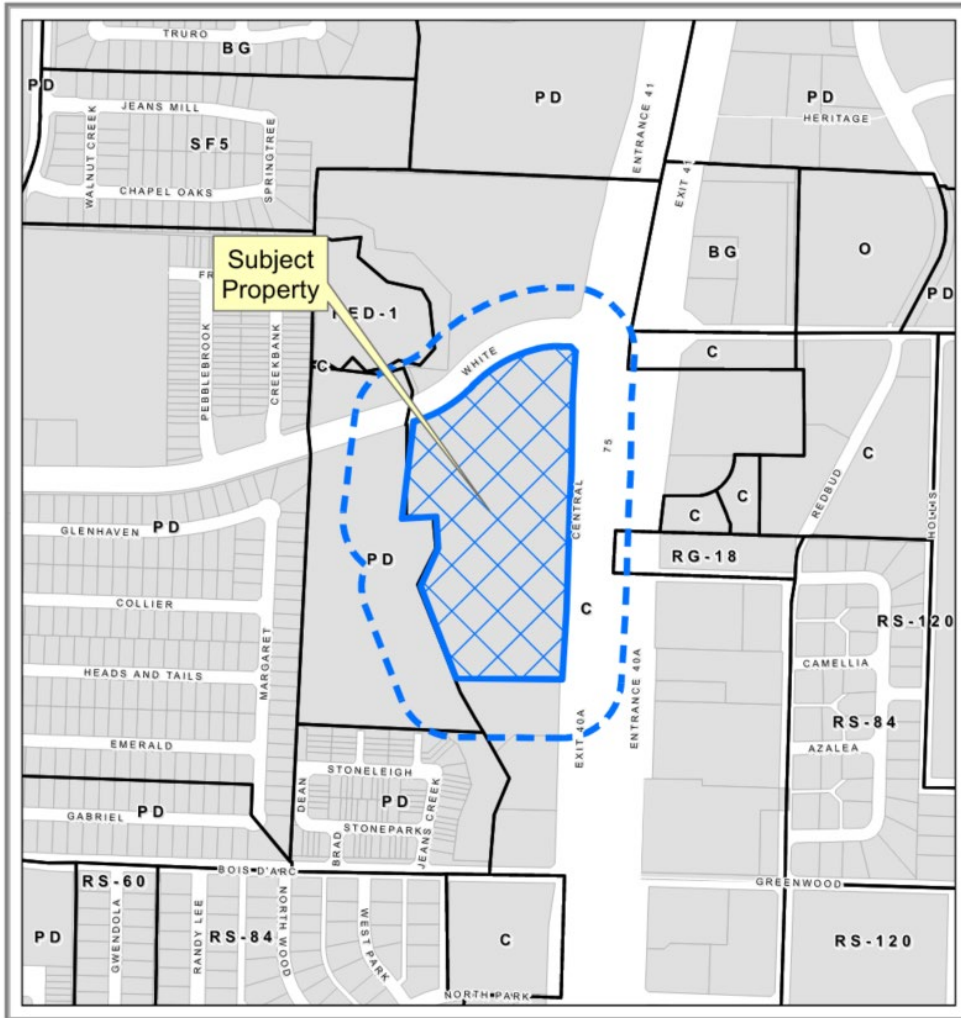


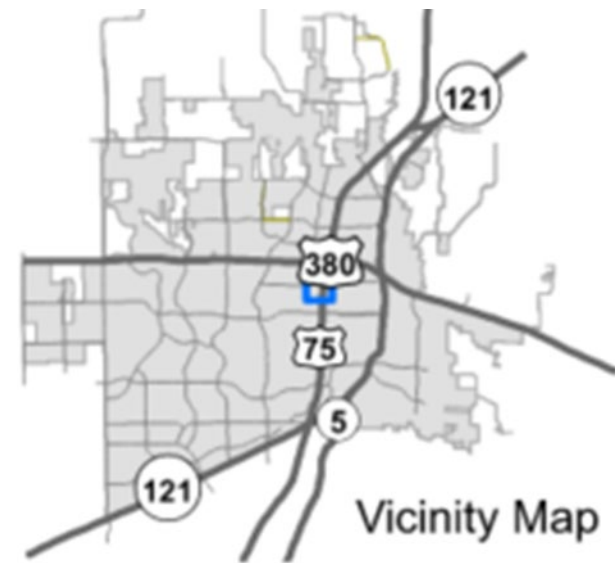
Specific Use Permit Request (Huffines Kia Expansion)

24-0016SUP

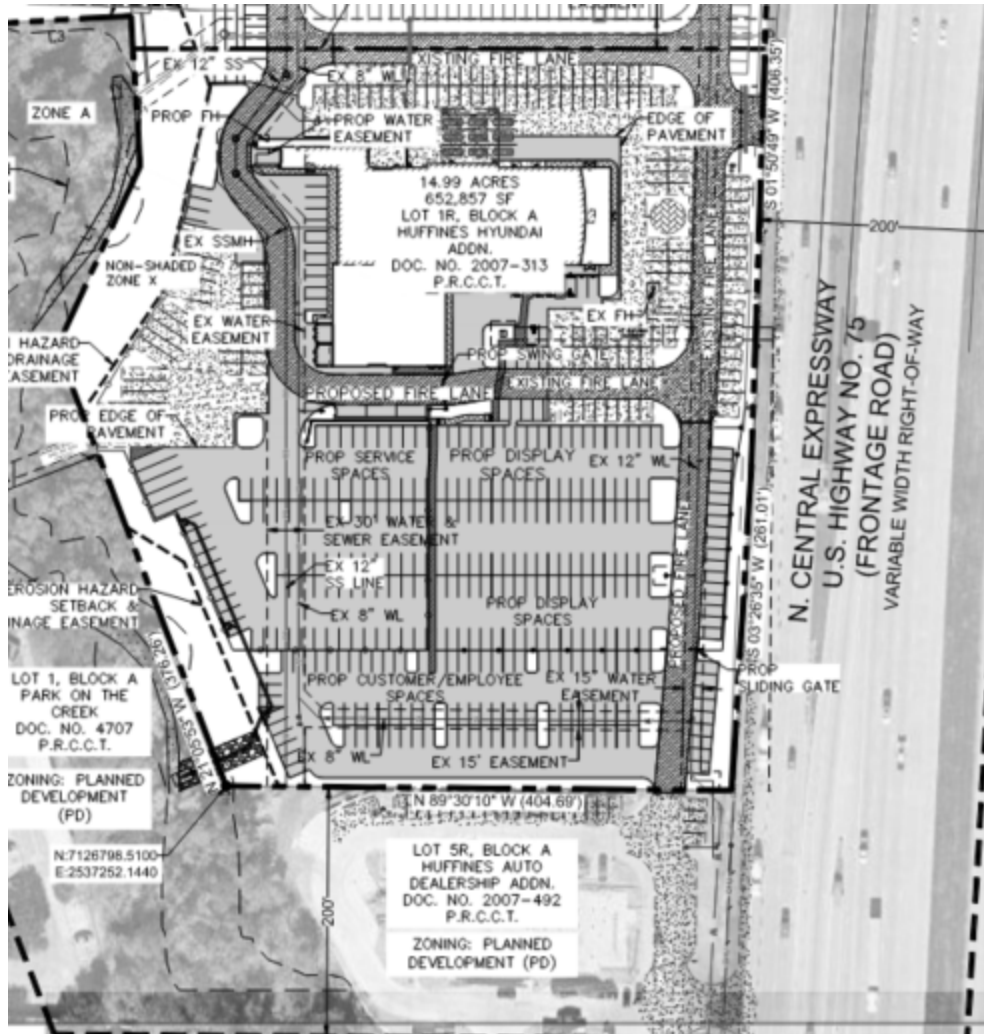
Location Map



Aerial Exhibit



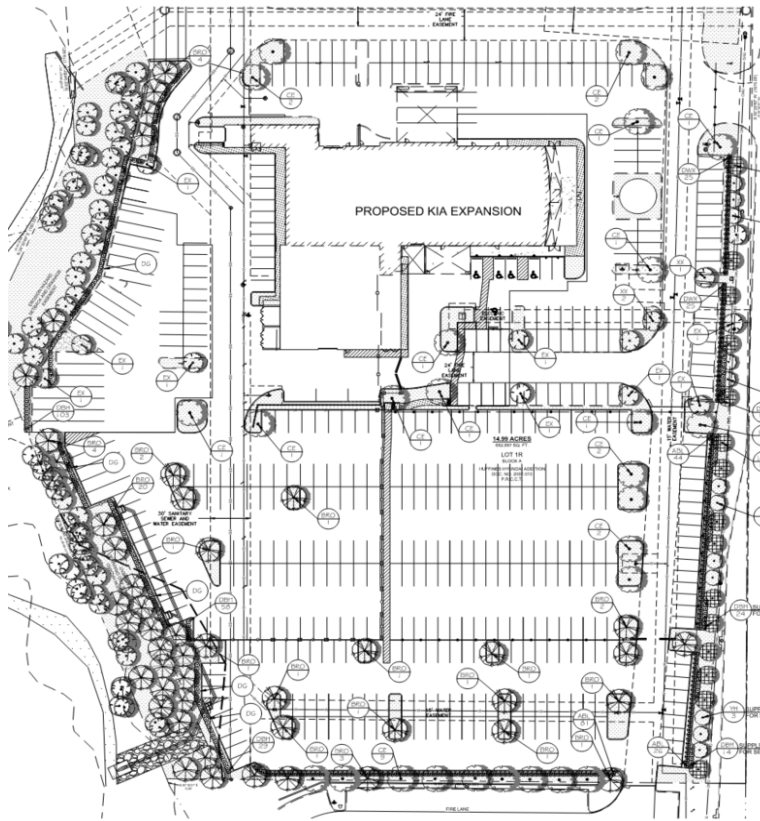
Proposed SUP Exhibit



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

Landscape Plan Exhibit



NOTES

ESCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION AND TREE SENSORS AND EVAPOTRANSPIRANT SENSORS INSTALLED BY 12" STREET TREES REQUIRED. A LICENSED IRRIGATOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT THE 10' WIDTH RESTRICTIONS AND ALLOW HYDRA-MULCH, HYDRA-SEEDING, AND HYDRA-SPRINKLER RESTRICTIONS, OR APPROVED ALTERNATIVE FOR INSTALLED TREES.

TIERS

ALL METAL ROOT BARRIERS NEAR ALL NEW PLANTED TREES THAT ARE 10' TALL OR MORE OR CURBS. ROOT BARRIERS SHALL BE "CONCRETE" USE 12" PANELS OF EQUAL. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO ALL TALLEST PER MANUFACTURER'S RECOMMENDATIONS. VERIFYING ALL TALLEST CONSTRUCTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY BLOCKS.

IF COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1/2" MINIMUM SAND OR GRAVEL UNDER ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL. FROM INDUSTRY TO EXPLORE CHECKED SHALL BE LEFT SHOWING ANYWHERE ON MESH HAS BEEN INSTALLED.

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.

PLANT SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
EX	EX	Existing Tree to Remain reference: TD-1 / TD-2	ex.	ex.	ex.
BRD	BRD	Low Limb Quercus sp. min. 1-4' ht. parking lot tree	CONT.	4" Cal	46
LGM	LGM	Little Gem Magnolia / Magnolia grandiflora min. 1-4' ht. street trees, little gem	CONT.	3" Cal	15
CE	CE	Cedar Elm / Ulmus crassifolia min. 1-4' ht. parking lot tree	CONT.	4" Cal	27
YI	YI	Yucca Holly / Ilex vomitoria min. 1-2' ht. multi-trunk	CONT.	3" Cal	12
SHRUBS	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
ABL	ABL	Glossy Abelia / Abelia x grandiflora 36" c.c.	5 gal		151
DW	DW	Dwarf Wax Myrtle / Myrica pauciflora 36" c.c.	5 gal		50
DBH	DBH	Dwarf Burford Holly / Ilex bufordii 36" c.c.	5 gal		243
GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
CD	CD	Tidal Bermuda Grass / Cynodon dactylon Var. uncinatus	soil		29,800 sf
DG	DG	Decomposed Granite Gravel 6" depth compacted to 3" over approved base (see spec. per LP-2)	na		1,155 sf

GENERAL LANDSCAPE NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOT THE LANDSCAPE CONTRACTOR SHALL VERIFY) THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1. CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFIC ON TYPIC AREA AND PLANTING BED PREPARATION.
- THE LANDSCAPE CONTRACTOR SHALL CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS AND AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE SLOPES SPECIFIED IN THE REPORT. AND ANALYSIS OF POTENTIAL FLOODING SHALL BE REQUIRED TO BE MADE AND ELIMINATE FLOODING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THESE NOTES AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE OWNER AND ARCHITECT.
- CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOIL AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSIDE FINISH GRADE IS BEING AREAS BEFORE INSTALLING SOIL. AMENDMENTS MULCH COVER WITHIN 8" CONCRETE PATIO SURFACE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHIP WALL AND CURBS.
- INSTALL A SOURCE WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC UNDER ALL MULCHED AREAS AND IN ALL PLANTING BEDS (TOPSOIL) AND ALL TREE BIRTS WITHIN 8" OF TREE ROOT FLARE. REF. LP2 FOR MULCH SPECIFICATION.
- WORKMAN SHALL ALL UNDESIRABLE GROWTH OF PROPERTY LIMITS (LESS THAN 1/8" SHOWS AS SOIL).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE PRINTING ALL QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.)
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES SO FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LIST FOR INDIVIDUAL SHRUBS OR CALOUT (FOR GROUPS/COVERS) PATTERNS SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED. IF ANY OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE DESIGNER IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE OWNER OR OWNER'S REP. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THE ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY AS APPROPRIATE: PROPER PRUNING, RESTAKING OF TREES, RESEEDING OF PLANTS THAT HAVE SETTLED, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES & LITTER. RELIANCE TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE FINISH LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SOIL MANAGED WATER CONSERVATION.
- SHOULD SEEDING AND SOOCCO 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 ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. ALL OF THE FOLLOWING CONDITIONS SHALL BE MET AND REPAIRED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE:
 - A. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - B. SOOCCO SHALL BE ACTIVE GROWING AND WITH A MINIMUM HEIGHT OF 1/2" TO 1" INCHES BY THE END OF THE MAINTENANCE PERIOD. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE REPAIRED PRIOR TO FINAL ACCEPTANCE.
 - C. ALL SOOCCO TYPIC SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.
- THERE ARE NO EXISTING TREES OR DISCREPANCIES TO SITE.
- NO TREE SHALL BE PLANTED CLOSER THAN FOUR FEET TO A RIGHT-OF-WAY LINE NOR CLOSER THAN EIGHT FEET TO A SIDEWALK OR CURB.
- CONTRACTOR SHALL RESTORE THE SITE TO THE LIMITS OF DISTURBANCE, INCLUDING ALL OFF-SITE AREA.

LANDSCAPE CALCULATIONS

SITE			
TOTAL SITE AREA	316,665 SF		
MINIMUM PERMANENT LANDSCAPE REQUIRED:	316,665 SF (10%)		
PERMANENT LANDSCAPE PROVIDED:	43,555 SF		
STREET / YARD			
TOTAL STREET / YARD AREA	121,205 SF		
MINIMUM PERMANENT LANDSCAPE REQUIRED:	18,181 SF (15%)		
PERMANENT LANDSCAPE PROVIDED:	13 TREES**		
PARKING LOT TREES			
TREES REQUIRED (523 / 7)	75 TREES		
TREES PROVIDED:	75 TREES*		
* includes 8 existing trees + 67 proposed trees			
STREET TREES / SHRUB			
LEFT BY SITE LP	13 TREES		
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		
REQUIRED SCREENING TREES PER ORDINANCE:	13 TREES		
ADDITIONAL TREES:	11 TREES		

TURF NOTE:
THE CONTRACTOR SHALL VERIFY MCKINNEY AT TIME OF PLANTING TO ALLOW HYDRA-MULCH, HYDRA-SEEDING & WATER RESTRICTIONS. GRASSING SHALL BE INSTALLED.

IRRIGATION NOTE:
ALL REQUIRED LANDSCAPE ARE AUTOMATIC UNDERGROUND IRRIGATION AND EVAPOTRANSPIRANT SENSORS. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.

