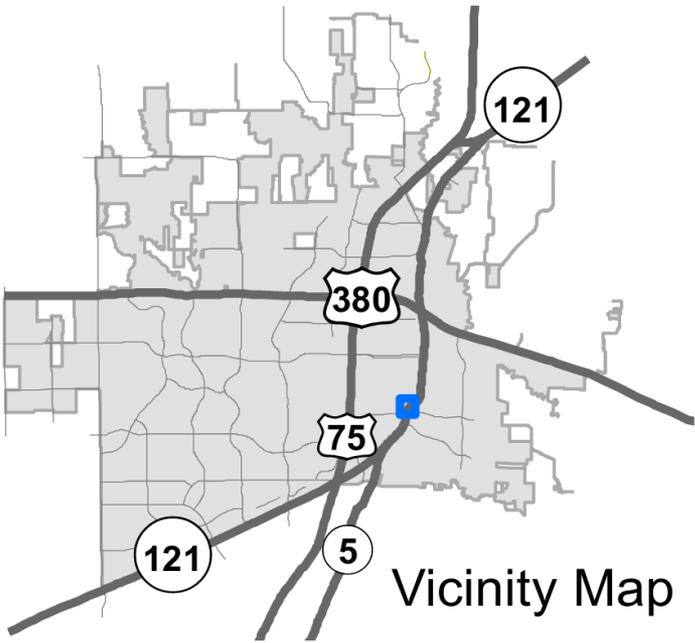
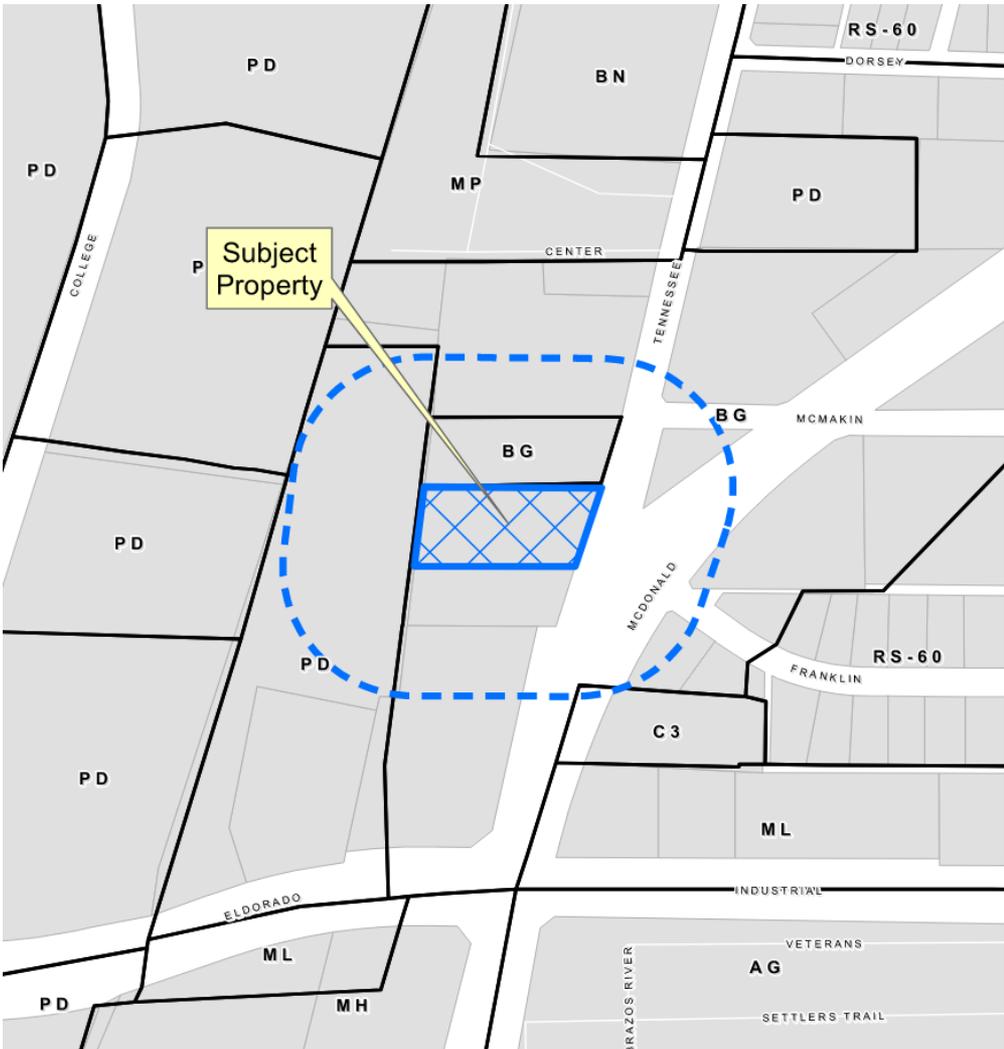


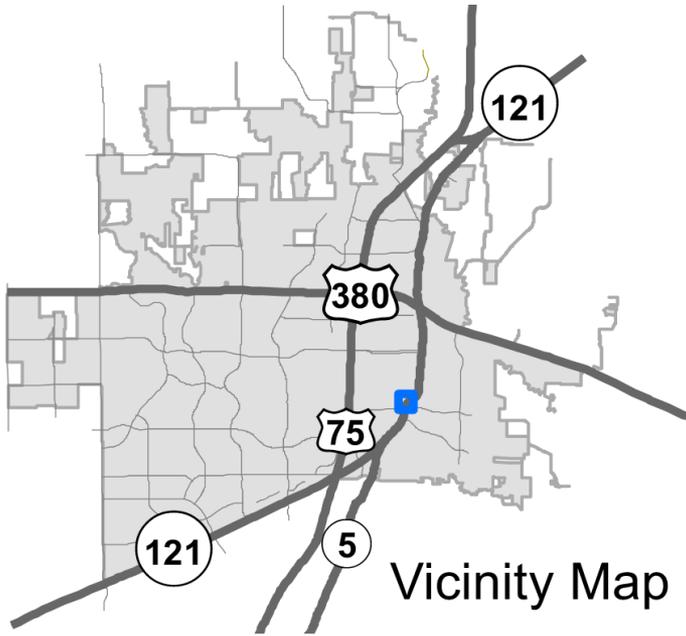
SnapClean Car Wash Site Plan

22-0034SP

Location Map



Aerial Exhibit



Proposed Landscape Plan

MCKINNEY LANDSCAPE ORDINANCE - (LOT 5)

AREA	REQUIRED	PROVIDED
STREET YARD	10% OF STREET YARD SHALL BE LANDSCAPED	
	10% X 10,100 = 1,010 SF	2,056 SF SF
SITE AREA	10% OF SITE SHALL BE LANDSCAPE	
	34,835 SF X 10% = 3,484	7,615 SF
LANDSCAPE BUFFER	20' LANDSCAPE BUFFER AT STREET FRONTAGE	
	20'	20'
STREET FRONTAGE TREES	1 TREE PER 40' OF STREET FRONTAGE	
	127' / 40 = 4 TREES	4 TREES * 1 TREE DUE TO UTILITIES AND EXISTING ONE TREE HAS TO BE LOCATED UPFLOW ON SITE

PLANTING NOTES:

- PLANT SIZE, TYPE, AND CONDITION SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- ALL PLANT MATERIAL TO BE NURSERY GROWN STOCK.
- CONTRACTOR RESPONSIBLE FOR MAINTENANCE OF ALL PLANT MATERIAL UNTIL PROJECT ACCEPTANCE.
- ALL CONTAINER GROWN PLANTS TO HAVE FULL, VIGOROUS ROOT SYSTEM, COMPLETELY ENCOMPASSING CONTAINER.
- ALL PLANTS WELL ROUNDED AND FULLY BRANCHED. ALL TREES WITH SPREAD 2/3 OF HEIGHT.
- CONTRACTOR TO PROVIDE OWNER WITH PREFERRED MAINTENANCE SCHEDULE OF ALL PLANTS AND LAWNS.
- MAINTAIN/PROTECT VISIBILITY TRIANGLE WITH PLANT MATERIAL PER CITY STANDARDS AT ALL ENTRANCES TO SITE.
- PREP ENTIRE WIDTH OF ALL DEFINED PLANTING BEDS WITH MIX AS OUTLINED IN SPECS. WHERE SHRUBS ARE LOCATED ALONG CURBS, SET SHRUBS BACK FROM CURB 3 FT.
- SEE DETAIL SHEET FOLLOWING FOR PLANTING DETAILS.
- CONTRACTOR RESPONSIBLE FOR LOCATION OF ALL UTILITIES, INCLUDING BUT NOT LIMITED TO TELEPHONE, TELESCAPE, ELECTRIC, GAS, WATER AND SEWER. ANY DAMAGE TO UTILITIES TO BE REPAIRED BY CONTRACTOR AT NO COST TO OWNER.
- EXISTING TREES ARE SHOWN TO REMAIN. CONTRACTOR SHALL PRUNE ONLY ON APPROVAL OF CITY ARBORIST. WORK TO INCLUDE REMOVAL OF ALL SICKER GROWTH, DEAD AND DISEASED BRANCHES AND LIMBS; LIMBS, BRANCH AND OTHER WASTAGE GROWTH; AND ALL INTERFERING BRANCHES. MAKE ALL CUTS FLUSH TO REMAINING LIMB. RETAIN NATURAL SHAPE OF PLANT. ALL WORK SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE.
- QUANTITIES ARE PROVIDED AS A COURTESY AND NOT INTENDED FOR BID PURPOSES. CONTRACTOR TO VERIFY PRIOR TO PRICING.
- INSTALL EDGING BETWEEN LAWN AND PLANTING BEDS. REFER TO SPECIFICATIONS. FILE ALL CORNERS SMOOTH.
- INSTALL CURBLEY BLANKET (OR EQUAL) PER MANUFACTURER'S INSTRUCTIONS ON ALL GROUNDCOVERS/SHRUB BEDS WITH A SLOPE OF 4:1 OR GREATER.
- AT TIME OF PLAN PREPARATION, SEASONAL PLANT AVAILABILITY CANNOT BE DETERMINED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SECURE AND RESERVE ALL B&B PLANTS WHEN AVAILABLE IN CASE ACTUAL INSTALLATION OCCURS DURING THE OFF-SEASON. PURCHASE AND HOLD B&B PLANTS FOR LATE SEASON INSTALLATION.
- BERM ALL PARKING LOT ISLANDS AS SHOWN ON ENCLOSED DETAIL SHEET. (BERMS MAY NOT BE SHOWN ON GRADING PLAN).
- PRIOR TO PLANTING, CONTRACTOR SHALL STAKE TREE LOCATIONS FOR APPROVAL BY OWNER.

- AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM SHALL BE PROVIDED TO ALL REQUIRES LANDSCAPE AREAS.
- IRRIGATION SHALL HAVE AN ET BASED CONTROLLER.
- IDENTIFIED ON GRADING AND EROSION CONTROL PLANS. HYDROMULCH BERMUDA IN ALL DISTURBED AREAS AS REQ.

THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	PIS CH 2	2	<i>Pistacia chinensis</i>	Chinese Pistache	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	QUE SHU 1	1	<i>Quercus shumardi</i>	Shumard Oak	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
	ULM CRA 3	3	<i>Ulmus crassifolia</i>	Cedar Elm	4" Cal.	12' Height Min	As Shown	Single Straight Trunk
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	ILE NEL 20	20	<i>Ilex x 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	10 gal.	38" Min	30" O.C.	
	LEU COM 19	19	<i>Leucophyllum frutescens 'Compact'</i>	Compact Texas Sage	5 gal.	24" min.	30" O.C.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	SPACING	REMARKS
	CYN DAC 5,703 sf	5,703 sf	<i>Cynodon dactylon</i>	Bermuda Grass	Solid Sod			
	ERA CU2 173	173	<i>Eragrostis curvula</i>	Weeping Lovegrass	1 gal.		24" O.C.	24" o.c.
	LIR BIG 104	104	<i>Liriodendron muscari 'Big Blue'</i>	Big Blue Liriodendron	4" pots		12" O.C.	12" o.c.
	TRA ASI 791	791	<i>Trachelospermum asiaticum</i>	Asiatic Jasmine	4" pots		12" O.C.	12" o.c.

NOTE:
NO LANDSCAPE PLANTINGS WITHIN 3' OF PARKING LOT CURVES.

CAUTION!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATIONS FOR FURNISHING UTILITY MAPS. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (EXSS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-248-6846
LONG STAR NOTIFICATION CENTER
1-800-669-5344 EXT. 2

RAIN + GIFFERT LANDSCAPE ARCHITECTS, LLC
1901 MAPLEWOOD DR.
WHEAT RICH, TX 76087 817.210.0101

THIS LAYOUT/ORDINANCE IS A PRELIMINARY DESIGN. THE ACCURACY OF THESE LAYOUTS/ORDINANCES IS NOT GUARANTEED. THE CONTRACTOR SHALL VERIFY ALL UTILITIES AND EROSION CONTROL MEASURES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MCKINNEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MCKINNEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MCKINNEY.

LANDSCAPE PLAN
SNAPCLEAN CAR WASH
MCKINNEY, TX 75069

L-1

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS • ARCHITECTS
1000 WEST WINDYBROOK DRIVE, SUITE 100
MCKINNEY, TEXAS 75069-1000
972.241.1100

DATE: _____

NO. _____

REVISION: _____

APPROVED: _____

