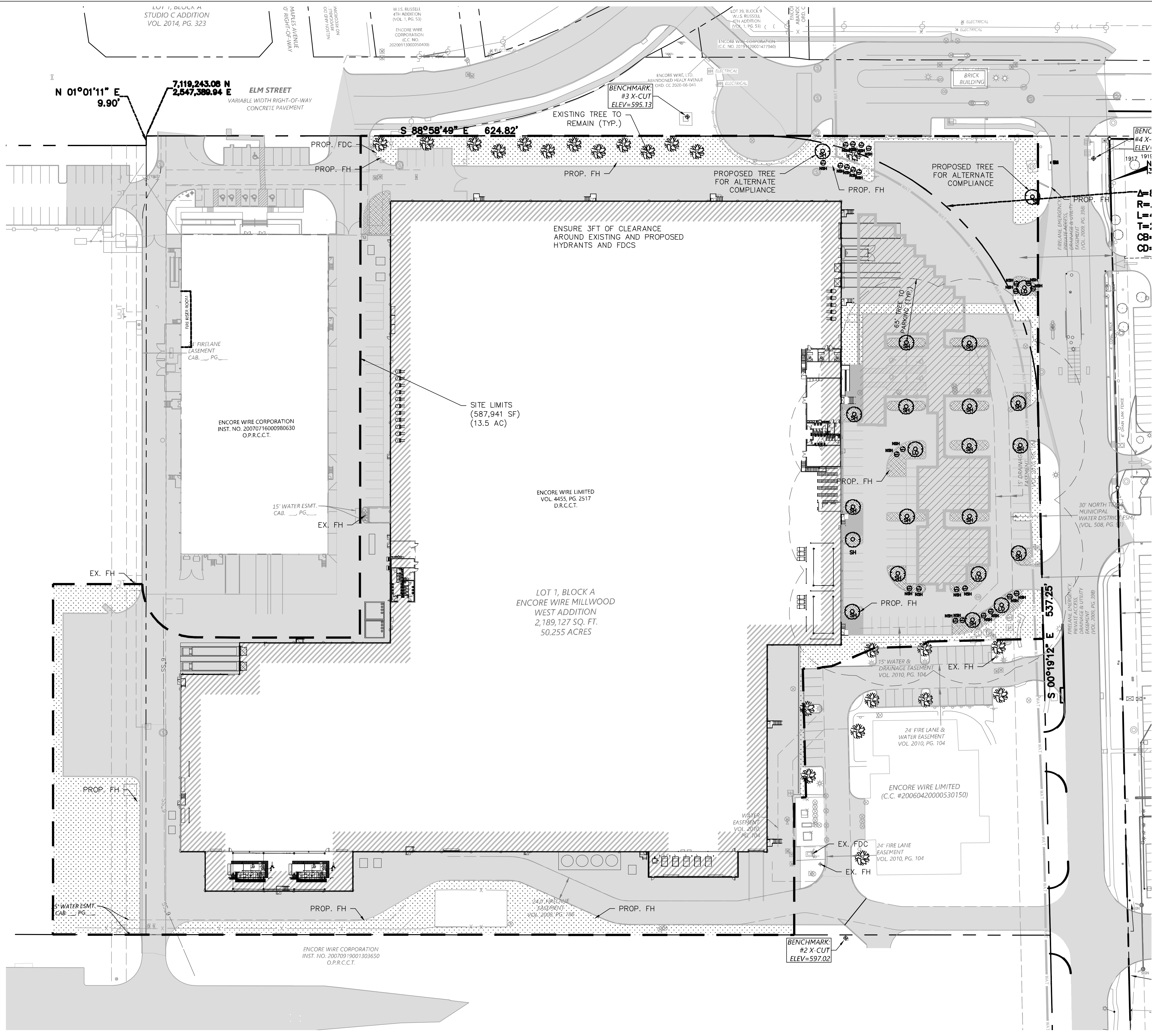




LANDSCAPE REQUIREMENTS & CALCULATIONS		
Site Data	Acres	Square Footage
Total Site Area	13.5	587,941
Site Landscape Area	Required (Sqft/%)	Provided (Sqft/%)
10% of the entire site to be permanent landscaping (58,794 sqft)	58,794 (10%)	65,371 (11%)
Street Yard	Required (Sqft/%)	Provided (Sqft/%)
15% of the street yard to be permanent landscaping (19,808 sqft)	2,970 (15%)	7,080 (36%)
Street Frontage	Required	Provided
ELM STREET (300 LF)		
20 ft landscape buffer	20	20
1 canopy tree / 40 LF	8	10 (EXISTING)
Parking Lot	Required	Provided
Total Parking Spaces (for proposed building)	187	144 (on site)
1 tree / 10 parking spaces	19	Prop: 21; Ex: 13

- INTERIOR LANDSCAPE PARKING REQUIREMENTS**
- ANY NON-RESIDENTIAL COMMERCIAL PARKING AREA THAT CONTAINS TWENTY (20) OR MORE PARKING SPACES SHALL PROVIDE THE FOLLOWING:
 - ONE (1) LARGE TREE, 4 CAL. IN., WITHIN 65' OF EVERY PARKING SPACE
 - ONE (1) LARGE TREE, 4 CAL. IN., PLANTED IN AN INTERIOR PARKING ISLAND PER EVERY 10 PARKING SPACES.

NOTE:
GRASS AREAS SHALL BE SODDED, PLUGGED, SPRIGGED, HYDROMULCHED, OR SEEDED, EXCEPT THAT SOLID SOD SHALL BE USED IN SWALES, OR WHEN NECESSARY TO PREVENT EROSION. GRASS AREAS SHALL BE ESTABLISHED WITH 100 PERCENT COVERAGE AND 70 PERCENT DENSITY WITH AN APPROVED PERENNIAL GRASS PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

HATCH LEGEND

- PAVEMENT
- SIDEWALK
- MULCH
- GRASS

PRELIMINARY PLANT SCHEDULE

QUANTITY	CODE	COMMON/BOTANICAL NAME	SIZE/ROOT	SPACING O.C.	HEIGHT AT MATURITY
TREES - OVERSTORY					
3	LO	LIVE OAK / QUERCUS VIRGINIANA	4" CAL/ 12' HT B&B	AS SHOWN	H 40'-80' W 60'-100'
18	SH	SHUMARD OAK / QUERCUS SHUMARDII	4" CAL/ 12' HT B&B	AS SHOWN	H 40'-60' W 50'-70'
13		EXISTING TREES TO REMAIN			
SHRUBS - EVERGREEN					
25	NSH	NELLIE R STEVENS HOLLY / ILEX X	#5 CONT./36" HT. MIN. (AT PLANTING)	3' O.C.	H 15'-25' W 8'-12'
GRASS MATERIAL					
57,069 SF / 1.31 AC	HYD	HYDROMULCH/SOD			
8,303 SF / 0.19 AC	MUL	MULCH			
NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.					

NOTE: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN THE EVENT OF A DISCREPANCY.

CAUTION !!! EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



PROJECT LOCATION / DESCRIPTION:
1329 MILLWOOD ROAD
W.S. RICHARDSON SURVEY, ABSTRACT NO. 747
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
LOT 1, BLOCK A, ENCORE WIRE, LTD. TWO ADDITION

SHEET NUMBER:

C7.00

PROJECT NUMBER: 0032989

DATE: 02-28-2023

DESIGNED: AWS
CHECKED: AWS
DRAWN: SWY
HORIZONTAL SCALE: 1"=50'
VERTICAL SCALE:

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:
ENCORE WIRE CORPORATION
1329 MILLWOOD ROAD
MCKINNEY, TEXAS 75069

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: ALIN W. SMITH, P.E.
P.E. No.: 96817
Date: 02-28-2023
Westwood

ENCORE WIRE - PLANT 8
MCKINNEY, TEXAS

Westwood

Phone (214) 473-4640 2901 Dallas Parkway, Suite 400
Toll Free (888) 937-5150 Plano, TX 75093
westwoodps.com

Westwood Professional Services, Inc.
TYPE FIRM REGISTRATION NO. F-11756
TBPFS FIRM REGISTRATION NO. 10074301

LANDSCAPE PLAN