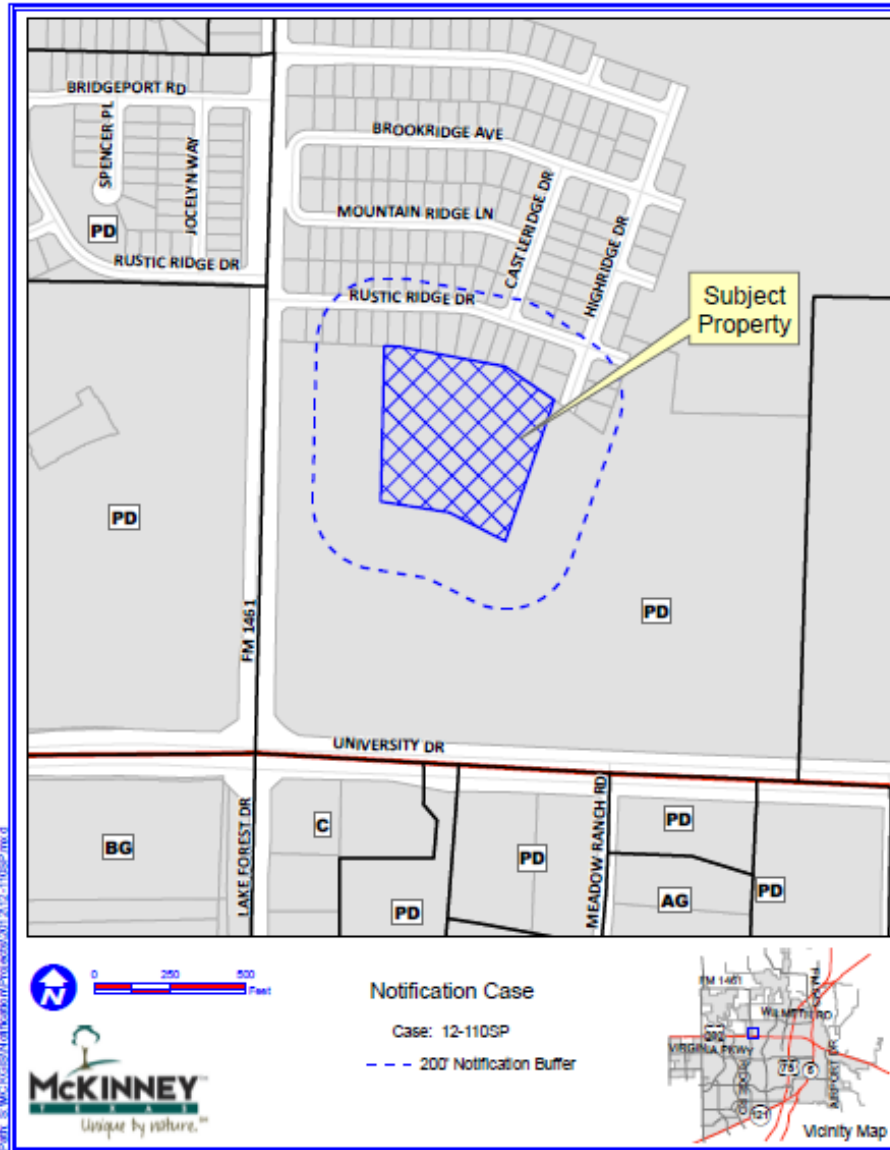


Case No. 12-110SP

Conduct a Public Hearing to Consider/Discuss/Act on the Request by BBV Texas Development, L.L.C., on Behalf of Kayasa Family, Ltd., for Approval of a Site Plan for a Nursing Home Facility, Approximately 6.01 Acres, Located Approximately 400 Feet East of Lake Forest Drive and Approximately 700 Feet North of U.S. Highway 380 (University Drive).



Location Map



Path: S:\MCKINNEY\GIS\Projects\12-110SP.mxd

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or omissions which may exist.



Aerial Exhibit



Path: S:\McKinney\Map\Aerial\Production\12-110SP.mxd

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Proposed Landscape Plan



BANNISTER ENGINEERING
 7740 Lakewood Blvd., Suite 100, Dallas, TX 75248
 TEL: 972.448.8200 FAX: 972.448.8201

MCKINNEY PRUSAK DEVELOPMENT
 10.503 ACRES
 WILLIAM H. HUNT SURVEY - ABSTRACT NO. 450
 MCKINNEY, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description



SHEET NO.

L-1.0

LANDSCAPE TABULATIONS:

TOTAL AREA:	265,476.7 (18.852)
LANDSCAPE AREA REQUIRED:	28,196.6 (20%)
LANDSCAPE AREA PROVIDED:	110,383.1 (41.2%) (Not including Arco Courtyard)
LANDSCAPE BED AREA:	3,957.4
RESIDENTIAL BUFFER (North):	REQUIRED: 107
PROVIDED:	107
TREES REQUIRED:	15 (4/481)
TREES PROVIDED:	15
PARKING LOT TREES:	REQUIRED: 30 (1/10) (spec)
PROVIDED:	27

NOTES:

- ALL CANDY TREE TREES TO BE MIN. 4" CALIPER AND 10' TALL AT PLANTING.
- ALL ORNAMENTAL TREES TO BE MIN. 3" CAL. AND 6' TALL AT PLANTING.
- MINIMUM SHRUB SIZE SHALL BE 3 GALLON FOR SHRUBS UP TO 36" IN HEIGHT AT INSTALLATION AND 5 GALLON FOR TALLER SHRUBS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH RAIN AND FROST SENSORS AND CY WEATHER BASED CONTROLLERS.

Staff Recommendation

- Staff recommends approval of the site plan as outlined in the Staff Report