

LOCATION MAP
N.T.S.

LANDSCAPE CALCULATIONS

LOT AREA : 12.63 ACRES / 550,162 S.F.
 REQUIRED LANDSCAPE AREA : 55,016 S.F. (10% OF TOTAL AREA)
 PROVIDED LANDSCAPE AREA : 138,902 S.F. (25% OF TOTAL AREA)

S.H. 121 SERVICE ROAD FRONTAGE LENGTH: 450 L.F.
 15 CANOPY TREES REQUIRED 15 PROVIDED

McKINNEY PLACE DRIVE FRONTAGE LENGTH: 1,217 L.F.
 41 CANOPY TREES REQUIRED 41 PROVIDED

VALLIANCE DRIVE FRONTAGE LENGTH: 497 L.F.
 17 CANOPY TREES REQUIRED 17 PROVIDED

1 CANOPY TREE/30 L.F.

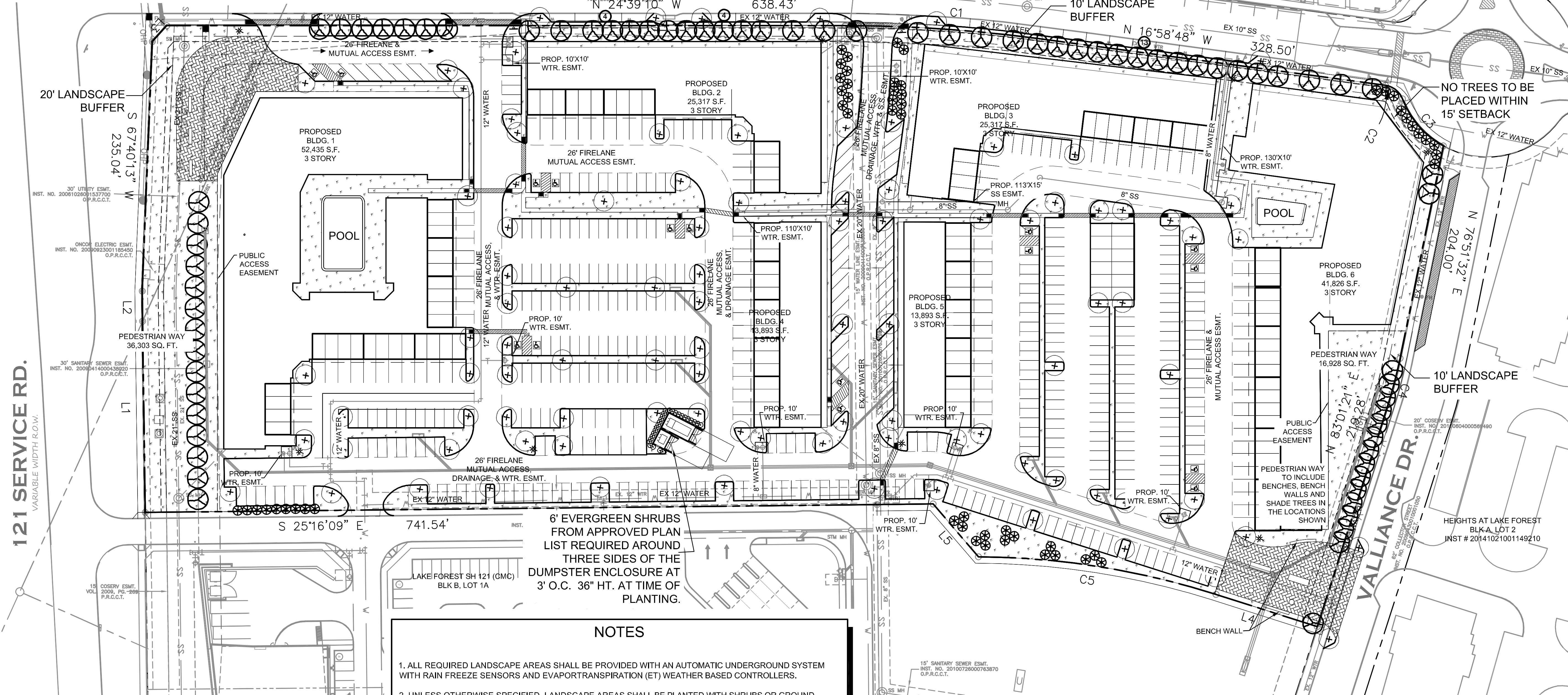
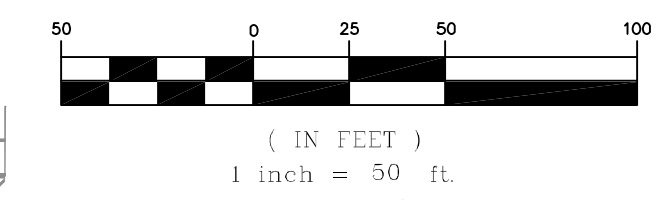
TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
73	⊙	CATHEDRAL LIVE OAK	QUERCUS VIRGINIANA	4" CAL., 12HT., 4'-5' SPD.
98	⊗	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CAL., 12HT., 4'-5' SPD.
55	⊗	CRAPE MYRTLE	LAGERSTROEMIA	2" CAL., 8' HT.

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
27	⊕	NELLIE R. STEVENS	ILEX X ATTENUATA	36" HT. INSTALLED 3' ON CENTER

GRAPHIC SCALE



121 SERVICE RD.
VARIABLE WIDTH R.O.W.

LINE	S	BEARING	W	DISPANCE
L2	S	64°39'14"	W	28.39'
L3	N	72°21'32"	W	20.19'
L4	S	06°58'39"	E	100.00'
L5	S	24°43'50"	W	65.51'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1370.00'	7°40'22"	183.46'	N 20°48'59" W	183.33'
C2	20.00'	61°33'47"	21.49'	N 13°48'05" E	20.47'
C3	85.00'	40°24'20"	59.94'	N 24°22'49" E	58.71'
C4	419.00'	6°09'49"	45.07'	N 79°56'26" E	45.05'
C5	750.00'	17°21'55"	227.31'	S 15°39'36" E	226.44'

NOTES

- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH RAIN FREEZE SENSORS AND EVAPORTRANSPIRATION (ET) WEATHER BASED CONTROLLERS.
- UNLESS OTHERWISE SPECIFIED, LANDSCAPE AREAS SHALL BE PLANTED WITH SHRUBS OR GROUND COVER WITH A MULCH BASE OR SOD AS APPROVED BY THE CITY OF MCKINNEY, TEXAS. ALL SPECIES SHALL CONFORM TO APPENDIX A, SECTION A-1, APPROVED PLANT LIST.
- ALL REQUIRED CANOPY TREES SHALL HAVE THEIR CALIPER INCHES MEASURED 12 INCHES ABOVE GROUND LEVEL AT THE TIME OF PLANTING. ALL REQUIRED ORNAMENTAL TREES SHALL HAVE THEIR CALIPER INCHES MEASURED 6 INCHES ABOVE GROUND LEVEL AT THE TIME OF PLANTING
- 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.
- HVAC UNITS AND MECHANICAL EQUIPMENT NOT LOCATED WITHIN BUILDINGS TO BE PLACED ON ROOFS AND SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES PER REQUIREMENTS OF THE CITY OF MCKINNEY ORDINANCES.

**SITE PLAN
THE KINSTEAD**
 BEING 12.63 ACRES OUT OF
 OLIVER HEDGCOXE SURVEY, ABSTRACT NO. 0392
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 PREPARED 6/27/2016

OWNER:
LAKE FOREST-MCKINNEY INVESTORS
101 N ROBINSON AVE. SUITE 900
OKLAHOMA CITY, OKLAHOMA 73102-5511
ATTN: ROY OLIVER

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
402 N. TENNESSEE STREET
MCKINNEY, TEXAS 75069
(469) 424-5900
ATTN: LEVI WILD, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
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Master Planning
Civil Engineering
Land Development
402 N. Tennessee Street
McKinney, TX 75069
Tel 469.424.5900
sanchezassociates.com
Certificate of Registration No. F-5865

SANCHEZ
& ASSOCIATES

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

THE KINSTEAD

LANDSCAPE PLAN

Scale: SEE GRAPHIC SCALE
 Designed by: TCS
 Drawn by: CDR
 Checked by: LAW
 Date: 6/27/2016
 Project No. 02123-001
 Drawn by: CDR
 Checked by: LAW
 Date: 6/27/2016
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EXHIBIT