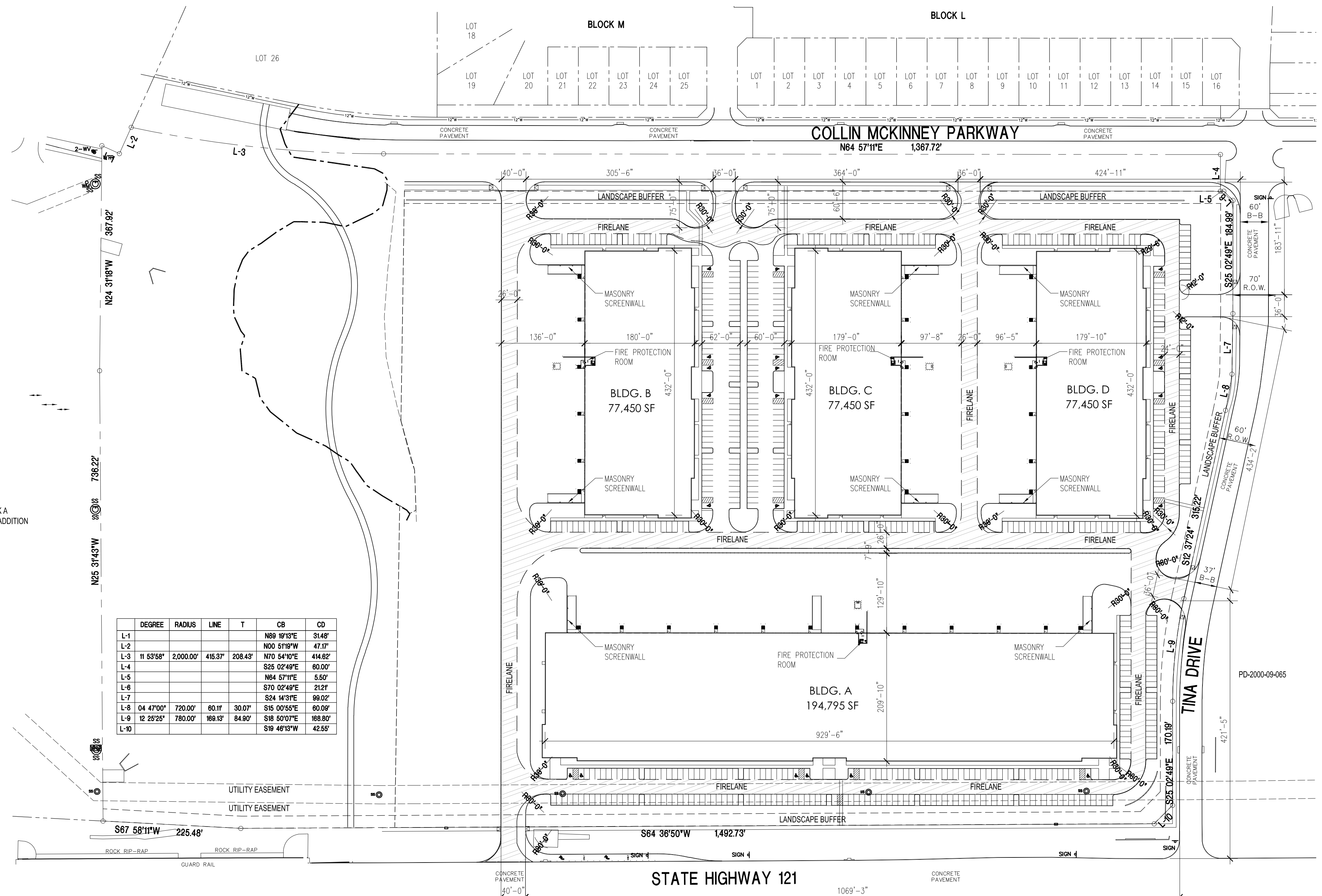
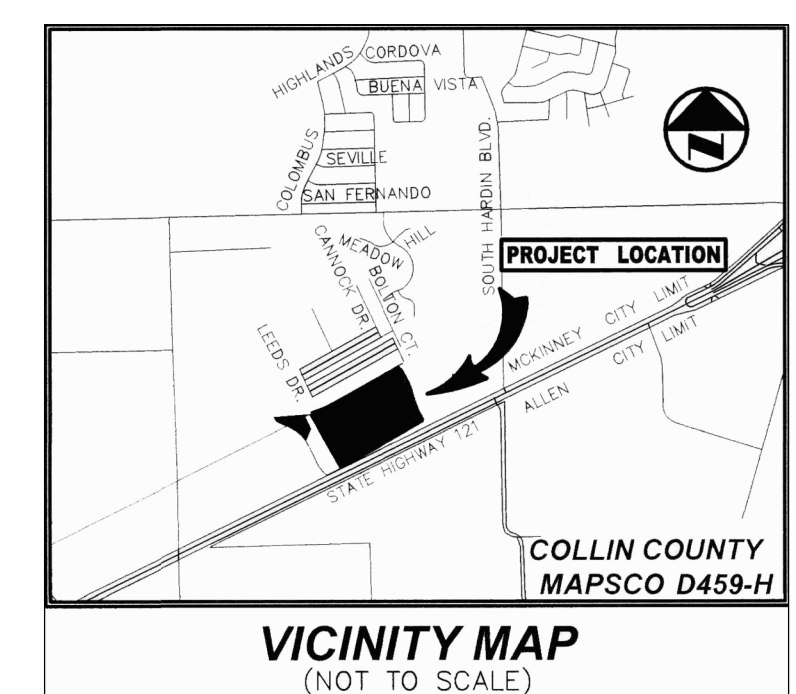


Fernando Andrade, AIA	Architect
	Civil Engineer
	Structural Engineer
	Mechanical Engineer
	Electrical Engineer
	Plumbing Engineer
	Landscape Architect



	DEGREE	RADIUS	LINE	T	CB	CD
L-1					N88 18'13"E	3148'
L-2					N00 57'18"W	47.17'
L-3	11 53'58"	2,000.00'	415.37'	208.43'	N70 54'10"E	414.62'
L-4					S25 02'49"E	60.00'
L-5					N64 57'11"E	5.50'
L-6					S70 02'49"E	212.1'
L-7					S24 14'31"E	98.02'
L-8	04 47'00"	720.00'	60.11'	30.07'	S15 00'55"E	60.09'
L-9	12 25'25"	780.00'	168.13'	84.90'	S18 50'07"E	168.80'
L-10					S19 48'13"W	42.55'



Site Data Table	
Existing Zoning	PD #2000-09-065
Proposed Zoning	C3
Proposed Use	Warehouse/Office
Building Area	427,100.0
Building Heights	43 ft.
Lot Coverage	23.57 ac
Floor Area Ratio	51.60%
Impervious Area	23.57 ac
Parking Required	203 Spaces
Parking Provided	592 Spaces

- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE, OR OTHER ARCHITECTURAL FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALL GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MCKINNEY BUSINESS PARK
 Owner / Applicant: DAVID BLANTON
 VANTRUST REAL ESTATE
 6160 WARREN PKWY,
 STE 200
 FRISCO, Texas 75034
 P: 214/888-8334
 Abstract No.: GEORGE FITZHIGH SURVEY - ABSTRACT NO. 321
 ESOM HARRIS SURVEY - ABSTRACT NO. 400
 County: Collin County

MCKINNEY 121

MCKINNEY, TEXAS

PROJECT NO.: 2915
 DATE: SEPTEMBER 24, 2020
 REVISIONS:

NO.	DATE	DESCRIPTION
1	09/24/20	Site Plan Approval

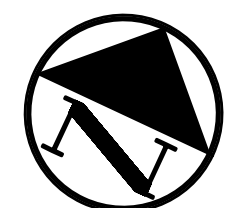
01 Site Plan
 SCALE: 1" = 100'-0"

AVALON DRIVE
(50' WIDTH PUBLIC R.O.W.)

COLLIN MCKINNEY PARKWAY
(VARIABLE WIDTH PUBLIC R.O.W.)

TINA DRIVE
(60' WIDTH PUBLIC R.O.W.)

STATE HIGHWAY 121
(VARIABLE WIDTH R.O.W.)



LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FD	FIRE HYDRANT
CO	CLEANOUT
MH	MANHOLE
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
TELE	TELEPHONE BOX
FL	FLOOD LIGHT
FP	FLAG POLE
SIGN	TRAFFIC SIGN
IRS	1/2-INCH IRON ROD
(C.M.)	W/"PACHECO KOCH" CAP SET
---	CONTROLLING MONUMENT
---	PROPERTY LINE
---	FENCE
---	OVERHEAD UTILITY LINE
61.3	EXIST CONTOUR
612.39	EXIST SPOT ELEVATION
TC 612.39	EXIST TOP OF CURB ELEVATION
TC 611.89	EXIST GUTTER ELEVATION
400	PROPOSED CONTOUR
TC 614.50	PROPOSED TOP OF CURB ELEVATION
G 614.00	PROPOSED GUTTER ELEVATION
EL 614.25	PROPOSED SPOT ELEVATION
TW 620.50	PROPOSED TOP OF WALL ELEVATION
M.G.	MATCH EXISTING GRADE
---	PROPOSED SWALE
---	PROPOSED GRADE BREAK
---	PROPOSED DRAINAGE FLOW DIRECTION
---	PROPOSED 100-YR FLOODPLAIN LIMITS
---	PROP. DRAINAGE EASEMENT
▲	PROPOSED HIGH POINT

PRELIMINARY
NOT FOR CONSTRUCTION
THIS DOCUMENT IS ISSUED FOR THE PURPOSE OF SCHEMATIC REVIEW ONLY AND IS NOT INTENDED FOR PERMITTING, BIDDING, OR CONSTRUCTION PURPOSES.
PLANS PREPARED UNDER THE DIRECT SUPERVISION OF EMILY M. ZOELLNER, P.E. TEXAS REGISTRATION NO. 123461
DATE: 09/28/2020

ISSUED FOR PRELIMINARY PRICING PURPOSES ONLY
(SUBJECT TO REVISION PRIOR TO CONSTRUCTION)
THESE DOCUMENTS HAVE BEEN PREPARED BY THE ENGINEER WITH THE INTENT OF COMPLYING WITH ALL CITY STANDARD REQUIREMENTS. THESE DOCUMENTS HAVE NOT BEEN APPROVED AND RELEASED FOR CONSTRUCTION BY THE CITY AS OF THIS DATE AND, THEREFORE, REVISIONS MAY BE REQUIRED PRIOR TO CONSTRUCTION. BY ANY USE OF THESE DOCUMENTS, THE USER AFFIRMS THEIR UNDERSTANDING OF THE PRELIMINARY STATUS OF THE PLANS AND THE POTENTIAL FOR REVISION PRIOR TO ANY CONSTRUCTION.

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-1008000

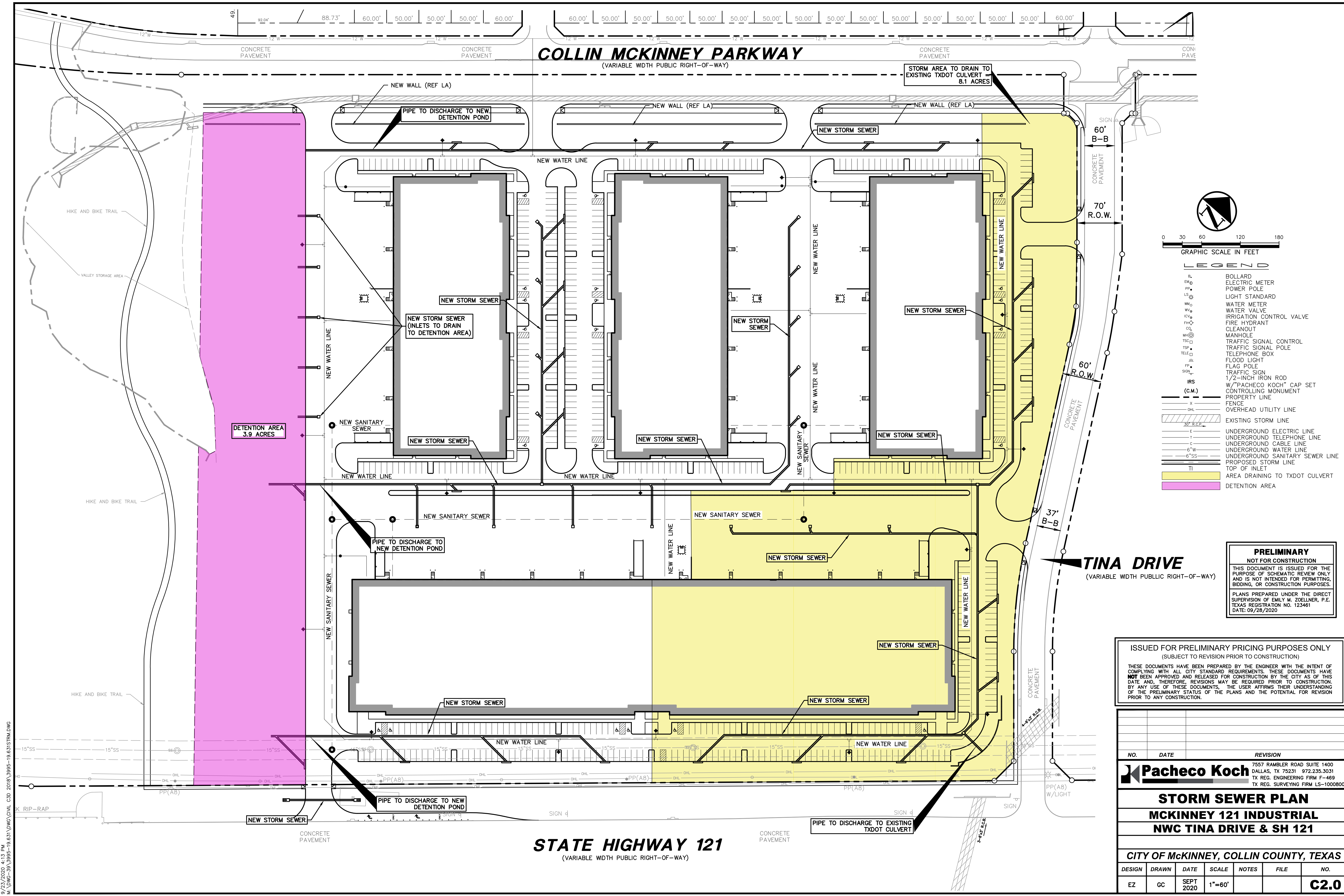
GRADING PLAN
MCKINNEY 121 INDUSTRIAL
NWC TINA DRIVE & SH 121

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
XXX	XXX	MMM YYYY	1"=60'			C1.0

09/28/2020 8:03 AM
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MCKINNEY 121 INDUSTRIAL



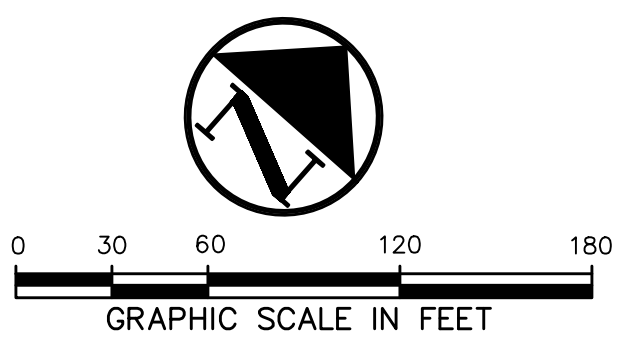
COLLIN MCKINNEY PARKWAY
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

STATE HIGHWAY 121
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

TINA DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

DETECTION AREA
3.9 ACRES

STORM AREA TO DRAIN TO
EXISTING TXDOT CULVERT
8.1 ACRES



LEGEND

- B₁ BOLLARD
- EM₁ ELECTRIC METER
- PP₁ POWER POLE
- LS₁ LIGHT STANDARD
- WM₁ WATER METER
- WV₁ WATER VALVE
- ICV₁ IRRIGATION CONTROL VALVE
- FD₁ FIRE HYDRANT
- CO₁ CLEANOUT
- MH₁ MANHOLE
- TSC₁ TRAFFIC SIGNAL CONTROL
- TSP₁ TRAFFIC SIGNAL POLE
- TEL₁ TELEPHONE BOX
- FL₁ FLOOD LIGHT
- FP₁ FLAG POLE
- TS₁ TRAFFIC SIGN
- IRS (C.M.) 1/2" INCH IRON ROD
- W/PACHECO KOCH" CAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OHL OVERHEAD UTILITY LINE
- EXISTING STORM LINE
- 30" R.C.S.
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- C UNDERGROUND CABLE LINE
- 6" W UNDERGROUND WATER LINE
- 8" SS UNDERGROUND SANITARY SEWER LINE
- PROPOSED STORM LINE
- TI TOP OF INLET
- AREA DRAINING TO TXDOT CULVERT
- DETECTION AREA

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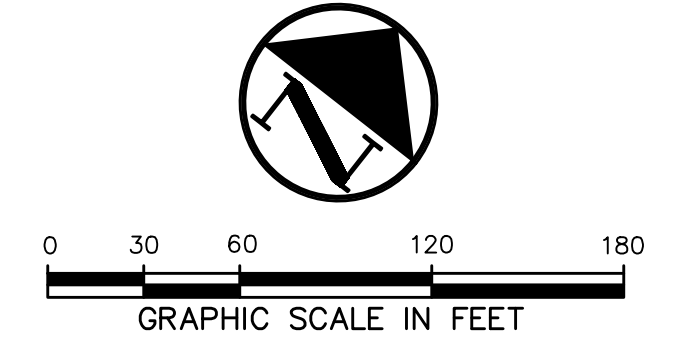
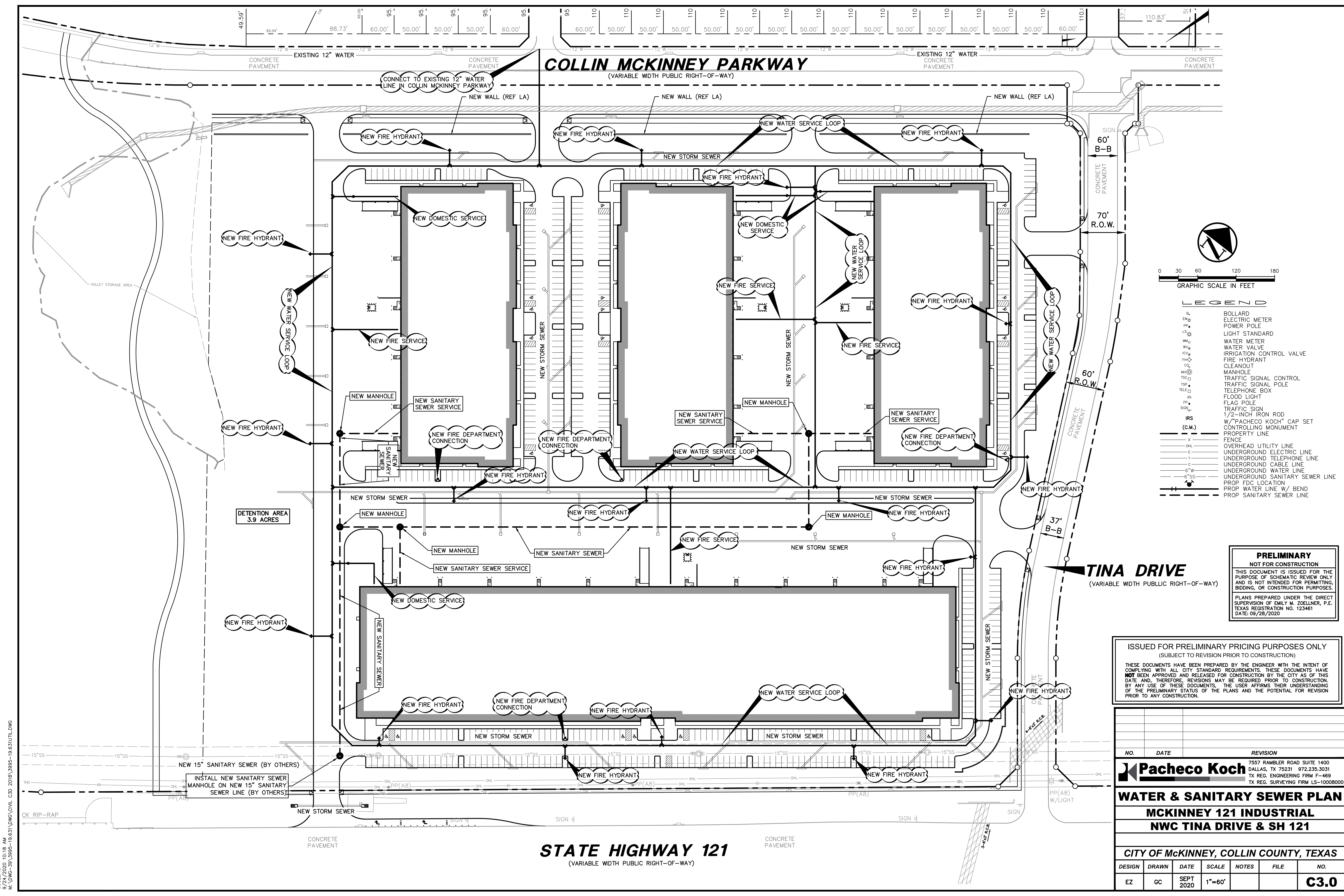
Pacheco Koch 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000

STORM SEWER PLAN
MCKINNEY 121 INDUSTRIAL
NWC TINA DRIVE & SH 121

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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LEGEND

- B₁ BOLLARD
- EM₆ ELECTRIC METER
- PP₁ POWER POLE
- LS₁ LIGHT STANDARD
- WM₆ WATER METER
- WV₆ WATER VALVE
- ICV₆ IRRIGATION CONTROL VALVE
- FH₆ FIRE HYDRANT
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- TEL₆ TELEPHONE BOX
- FL₆ FLOOD LIGHT
- FP₆ FLAG POLE
- SIGN₆ TRAFFIC SIGN
- IRS 1/2" IRON ROD
- (C.M.) W/PACHECO KOCH" CAP SET
- CONTROLLING MONUMENT
- PROPERTY LINE
- FENCE
- OHL OVERHEAD UTILITY LINE
- E UNDERGROUND ELECTRIC LINE
- T UNDERGROUND TELEPHONE LINE
- C UNDERGROUND CABLE LINE
- W UNDERGROUND WATER LINE
- SS UNDERGROUND SANITARY SEWER LINE
- PROP FDC LOCATION
- PROP WATER LINE W/ BEND
- PROP SANITARY SEWER LINE

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 TEXAS REGISTRATION NO. 123461
 DATE: 09/28/2020

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NO.	DATE	REVISION

Pacheco Koch
 7557 RAMBLER ROAD SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-469
 TX REG. SURVEYING FIRM LS-10008000

WATER & SANITARY SEWER PLAN
MCKINNEY 121 INDUSTRIAL
NWC TINA DRIVE & SH 121

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
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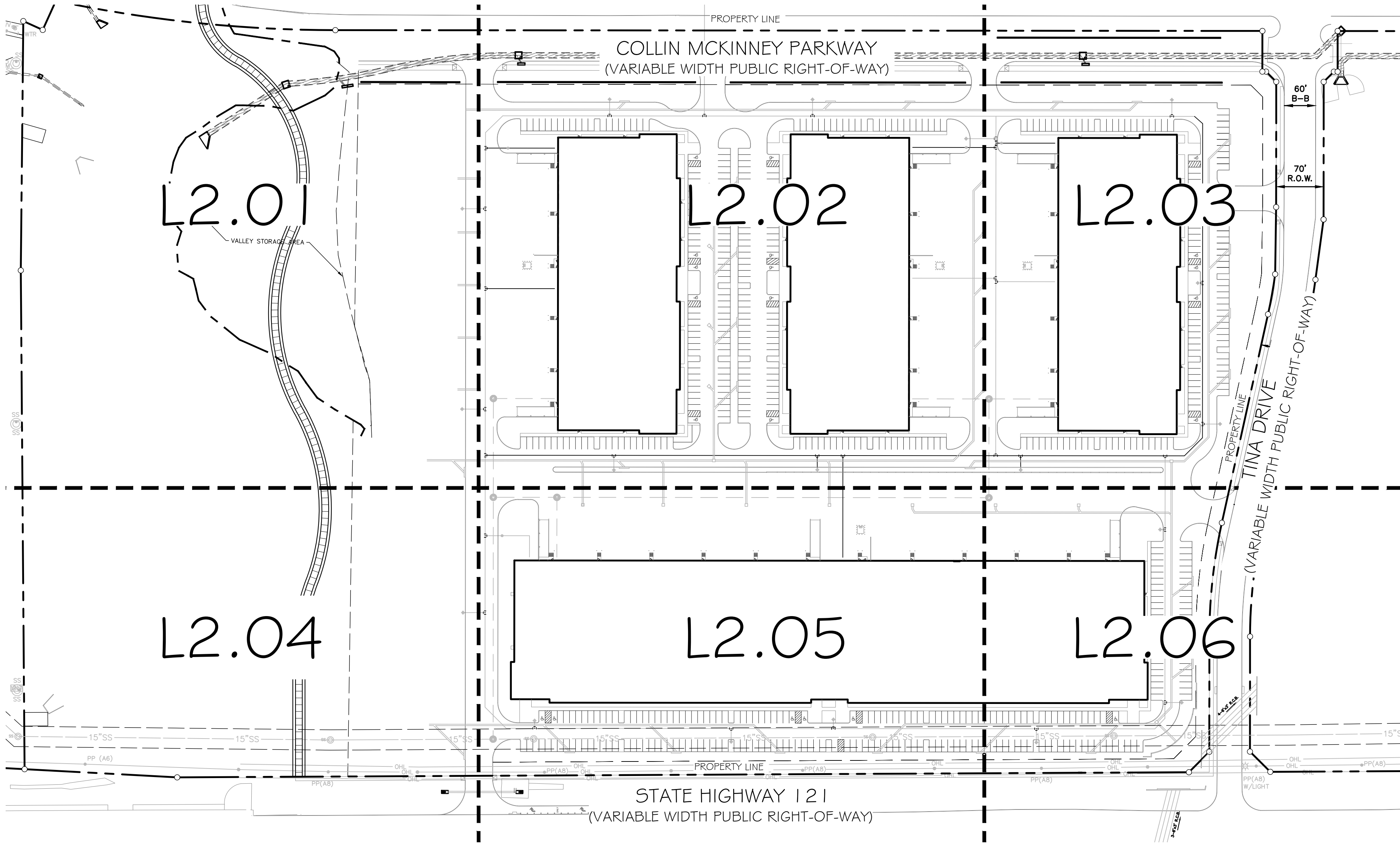
MCKINNEY 121 INDUSTRIAL

PLANT SCHEDULE

CANOPY TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
	AC	39	ACER SACCHARUM 'CADDO' CADDO MAPLE	4" CAL./CONT	4" CALIPER MEASURED 12" ABOVE GROUND LEVEL, SINGLE, STRAIGHT LEADER, MATCHING
	Q5	30	QUERCUS SHUMARDII SHUMARD RED OAK	4" CAL./CONT	4" CALIPER MEASURED 12" ABOVE GROUND LEVEL, SINGLE, STRAIGHT LEADER, MATCHING
	QV2	23	QUERCUS VIRGINIANA SOUTHERN LIVE OAK	4" CAL./CONT	4" CALIPER MEASURED 12" ABOVE GROUND LEVEL, SINGLE, STRAIGHT LEADER, MATCHING
	UC2	34	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL./CONT	4" CALIPER MEASURED 12" ABOVE GROUND LEVEL, SINGLE, STRAIGHT LEADER, MATCHING
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE/COND.	REMARKS
	CL	32	CHILOPSIS LINEARIS DESERT WILLOW	15 GAL	MULTI-LEADER, FULL, MATCHING
	MC	33	MYRICA CERIFERA WAX MYRTLE	30 GAL	MULTI-LEADER, FULL, MATCHING
	VC	31	VITEX AGNUS-CASTUS VITEX	30 GAL	MULTI-LEADER, FULL, MATCHING

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	ID	485	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY	7 GAL	48" o.c.	MIN. 36" HT., FULL, MATCHING
	LC	270	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER	5 GAL	48" o.c.	FULL, MATCHING
	MP	235	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE	7 GAL	48" o.c.	MIN. 36" HT., FULL, MATCHING
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	LA	389	LANTANA CAMARA 'ANNE MARIE' ANNE MARIE LANTANA	1 GAL	18" o.c.	FULL, MATCHING, COLOR: YELLOW
	SN	1,494	SALVIA GREGGII 'NAVAJO PURPLE' NAVAJO PURPLE AUTUMN SAGE	1 GAL	18" o.c.	FULL, MATCHING
	SP	13,241	STIPA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS	1 GAL	12" o.c.	FULL, MATCHING

GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	EF	4,896	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	1 GAL	12" o.c.	FULL, MATCHING
	LB	2,963	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF	1 GAL	12" o.c.	FULL, MATCHING
SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING	REMARKS
	CD	172,499 SF	CYNODON DACTYLON BERMUDA GRASS	HYDROSEED		REF. SPECIFICATIONS.
	CD5	161,389 SF	CYNODON DACTYLON BERMUDA GRASS	SOD		SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE



MCKINNEY LANDSCAPE REQUIREMENTS

OVERALL SITE LANDSCAPE AREA (1.0% MIN OF DEVELOPED SITE TO BE PERMANENT LANDSCAPE AREA)			
TOTAL SITE AREA (SF)	SITE AREA X 1.0% (SF)	REQUIRED (SF)	PROVIDED (SF)
1,362,321	(1,362,321 X .10) = 136,219 SF	136,219 SF	203,457 SF
STREET FRONTAGE BUFFER (MIN 20 FT LANDSCAPE BUFFER ADJACENT TO MAJOR THOROUGHFARES)			
REQUIRED	YES	PROVIDED	YES
VEHICULAR USE BUFFER (MIN 5 FT LANDSCAPE BUFFER BETWEEN PROPERTY LINE AND EDGE OF PARKING AREAS)			
REQUIRED	YES	PROVIDED	YES
CORNER CLIP LANDSCAPE BUFFER (30 FT LANDSCAPE BUFFER PARALLEL TO THE 25'X25' CORNER CLIP ROW DEDICATION)			
REQUIRED	YES	PROVIDED	YES
STREET YARD LANDSCAPE AREA (1.5% MIN OF STREET YARD TO BE PERMANENT LANDSCAPE AREA) (LIGHT INDUSTRIAL MINIMUM FRONT YARD SETBACK: 20 FEET)			
TOTAL STREET YARD	STREET YARD X 1.5%	REQUIRED	PROVIDED
135,569 SF	(135,569 X .15) = 20,335 SF	20,335 SF	66,155 SF
STREET TREES (1 TREE FOR EVERY 40 LF OF STREET FRONTAGE)			
STREET NAME	LINEAL FEET / 40	REQUIRED	PROVIDED
SH 121	(1,262 / 40) = 30 TREES	30 TREES	96 ORN TREES
COLLIN MCKINNEY PARKWAY	(1,216 / 40) = 30 TREES	30 TREES	30 TREES
TINA DRIVE	(915 / 40) = 23 TREES	23 TREES	23 TREES
TOTAL STREET TREES		83 TREES	53 CANOPY TREES 96 ORN TREES
PARKING LOT TREES			
EACH PARKING SPACE MUST BE WITHIN 65' OF A TREE.			
A LANDSCAPE ISLAND MUST BE LOCATED AT THE TERMINUS OF EACH PARKING ROW AND INCLUDE AT LEAST ONE CANOPY TREE.			
REQUIRED	YES	PROVIDED	YES
ONE CANOPY TREE WILL BE PROVIDED IN THE PLANTING AREA FOR EVERY 10 PARKING SPACES.			
588 PARKING SPACES / 10 = 59 TREES		REQUIRED	PROVIDED
		59 TREES	73 TREES
PARKING LOT SCREENING (75% OF TOTAL PARKING LOT FRONTAGE TO BE SCREENED)			
STREET NAME	PARKING LOT FRONTAGE X 1.0%	REQUIRED	PROVIDED
SH 121	(1,218 LF X .75) = 913 LF	913 LF	920 LF
COLLIN MCKINNEY PARKWAY	(1,075 LF X .75) = 806 LF	806 LF	975 LF
TINA DRIVE	(998 LF X .75) = 749 LF	749 LF	843 LF
LOADING DOCK SCREENING (LOADING DOCKS OR STRUCTURES, BAYS AND BAY DOORS MUST BE SCREEN FROM THE R.O.W.)			
REQUIRED	YES	PROVIDED	YES

INTERIM REVIEW
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 REGISTERED LANDSCAPE ARCHITECT
 ANDREW W. DAVIS
 TEXAS REGISTRATION NUMBER 3363

ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

PLANTING GENERAL NOTES

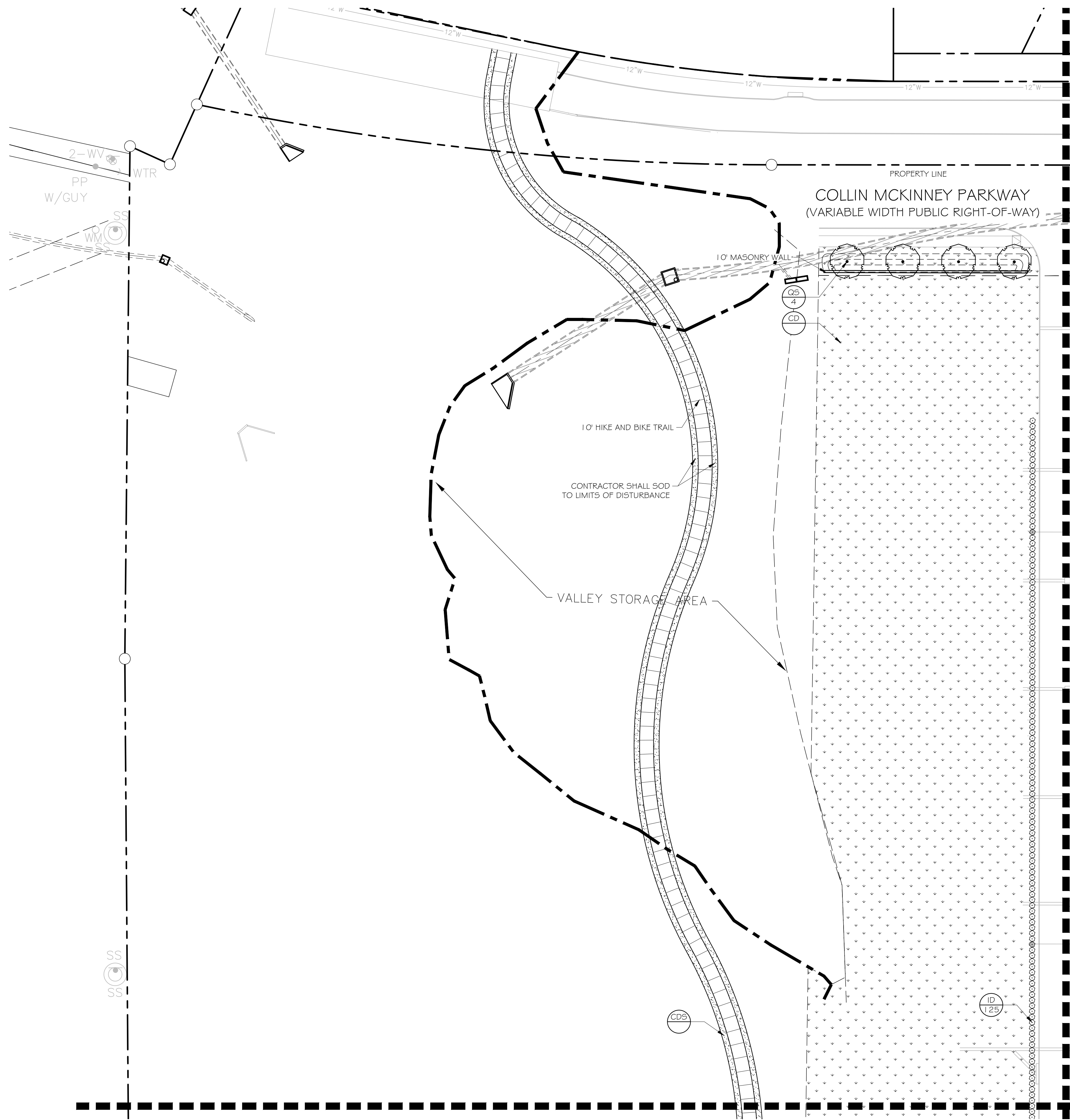
- ALL PLANTS SHALL BE SET OUT FOR APPROVAL BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- FINE GRADING SHALL BE PERFORMED IN ALL AREAS TO BE LANDSCAPED. FINE GRADING SHALL INCLUDE THE REMOVAL OF DEBRIS, ROCKS, ETC. FROM THE SITE AND INSURE POSITIVE DRAINAGE IN ALL AREAS.
- THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND EASEMENTS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES DURING THE COURSE OF CONSTRUCTION.
- WRITTEN DIMENSIONS SHALL GOVERN OVER SCALED DIMENSIONS.
- IT IS PREFERABLE THAT NO TREE BE STAKED. HOWEVER, CONDITIONS AND PLANT MATERIAL SIZE MAY NECESSITATE STAKING. THE OWNER'S REP SHALL DETERMINE IF SUPPORT IS NEEDED AND SHALL DIRECT THE CONTRACTOR ACCORDINGLY.
- THE CONTRACTOR SHALL REFER TO THE SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS ASSOCIATED WITH THE LANDSCAPE AND ACCESSORIES.
- ALL PLANT MATERIALS SHALL MEET ANSI Z60.1 STANDARDS FOR CALIPER, HEIGHT AND ROOT BALL SIZE. ANY MATERIALS THAT DO NOT MEET OR EXCEED SUCH STANDARDS SHALL BE REJECTED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
- BALLED AND BURLAPPED TREES SHALL HAVE THE TOP HALF OF THE WIRE BASKET REMOVED. THE BURLAP SHALL BE REMOVED TO THE GREATEST EXTENT POSSIBLE, USING A KNIFE TO CUT AND REMOVE THE BOTTOM HALF UNDER THE WIRE BASKET THAT REMAINS.
- QUANTITIES ARE SHOWN FOR CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES.

OVERALL PLANTING PLAN
 1" = 100'-0"



NO.	03/18/2020	ZONING EXHIBIT	ISSUE
NO.	DATE	REVISION	
7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805			
OVERALL PLANTING PLAN ROANOKE MANOR NWC TINA DRIVE & SH 121			
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS			
DESIGN	DRAWN	DATE	SCALE
AMD	AMD	SEPT 2020	AS SHOWN
NOTES	FILE	NO.	
			L2.00

ROANOKE MANOR SUP EXHIBIT



PLANT SCHEDULE

CANOPY TREES	CODE	BOTANICAL / COMMON NAME
	AC	ACER SACCHARUM 'CADDO' CADDO MAPLE
	Q5	QUERCUS SHUMARDII SHUMARD RED OAK
	QV2	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	UC2	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	MC	MYRICA CERIFERA WAX MYRTLE
	VC	VITEX AGNUS-CASTUS VITEX
SHRUBS	CODE	BOTANICAL / COMMON NAME
	ID	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
	LC	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER
	MP	MYRICA PUSILLA 'DWARF SOUTHERN WAX MYRTLE'
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	LA	LANTANA CAMARA 'ANNE MARIE' ANNE MARIE LANTANA
	SN	SALVIA GREGGII 'NAVAJO PURPLE' NAVAJO PURPLE AUTUMN SAGE
	SP	STIPA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	EF	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER
	LB	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	CD	CYNODON DACTYLON BERMUDA GRASS
	CD5	CYNODON DACTYLON BERMUDA GRASS

REFERENCE NOTES SCHEDULE

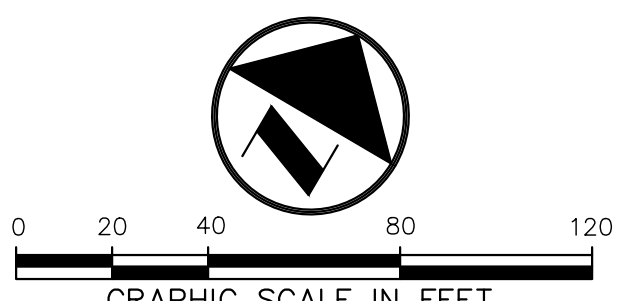
SYMBOL	DESCRIPTION	QTY	DETAIL
①	STEEL EDGING	5,006 LF	4/L2.04
②	DECOMPOSED GRANITE	5,492 SF	5/L2.04

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 REGISTERED LANDSCAPE ARCHITECT
 AMBER M. DAVIS
 TEXAS REGISTRATION NUMBER 3363

MATCHLINE - SEE SHEET L2.02

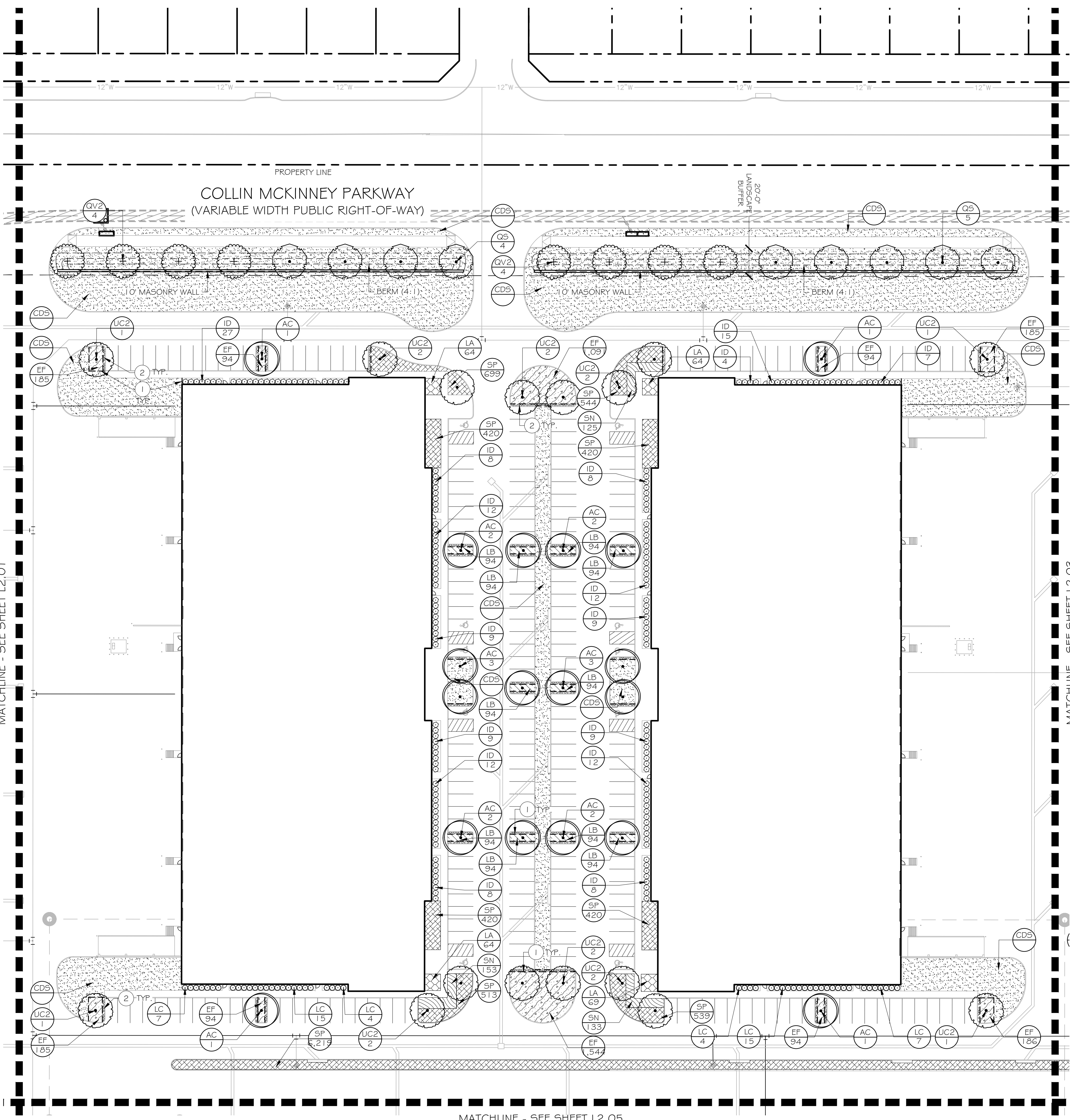
MATCHLINE - SEE SHEET L2.04

1 PLANTING PLAN
 1" = 40'-0"



NO.	DATE	ISSUE
NO.	DATE	REVISION
Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805		
PLANTING PLAN ROANOKE MANOR NWC TINA DRIVE & SH 121		
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS		
DESIGN	DRAWN	DATE
AMD	AMD	SEPT 2020
SCALE	NOTES	FILE
AS SHOWN		
		NO.
		L2.01

ROANOKE MANOR SUP EXHIBIT



PLANT SCHEDULE

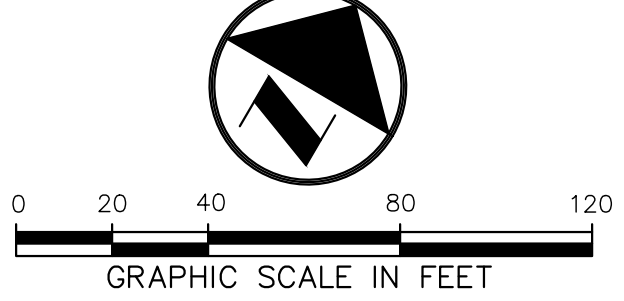
CANOPY TREES	CODE	BOTANICAL / COMMON NAME
	AC	ACER SACCHARUM 'CADDO' CADDO MAPLE
	Q5	QUERCUS SHUMARDII SHUMARD RED OAK
	QV2	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	UC2	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	MC	MYRICA CERIFERA WAX MYRTLE
	VC	VITEX AGNUS-CASTUS VITEX
SHRUBS	CODE	BOTANICAL / COMMON NAME
	ID	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
	LC	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER
	MP	MYRICA PUSILLA DWARF SOUTHERN WAX MYRTLE
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	LA	LANTANA CAMARA 'ANNE MARIE' ANNE MARIE LANTANA
	SN	SALVIA GREGGII 'NAVAJO PURPLE' NAVAJO PURPLE AUTUMN SAGE
	SP	STIPA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	EF	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER
	LB	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	CD	CYNODON DACTYLON BERMUDA GRASS
	CDS	CYNODON DACTYLON BERMUDA GRASS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
①	STEEL EDGING	5,006 LF	4/L2.04
②	DECOMPOSED GRANITE	5,492 SF	5/L2.04

INTERIM REVIEW
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 REGISTERED LANDSCAPE ARCHITECT
 AMBER M. DAVIS
 TEXAS REGISTRATION NUMBER 3363

1 PLANTING PLAN
 1" = 40'-0"

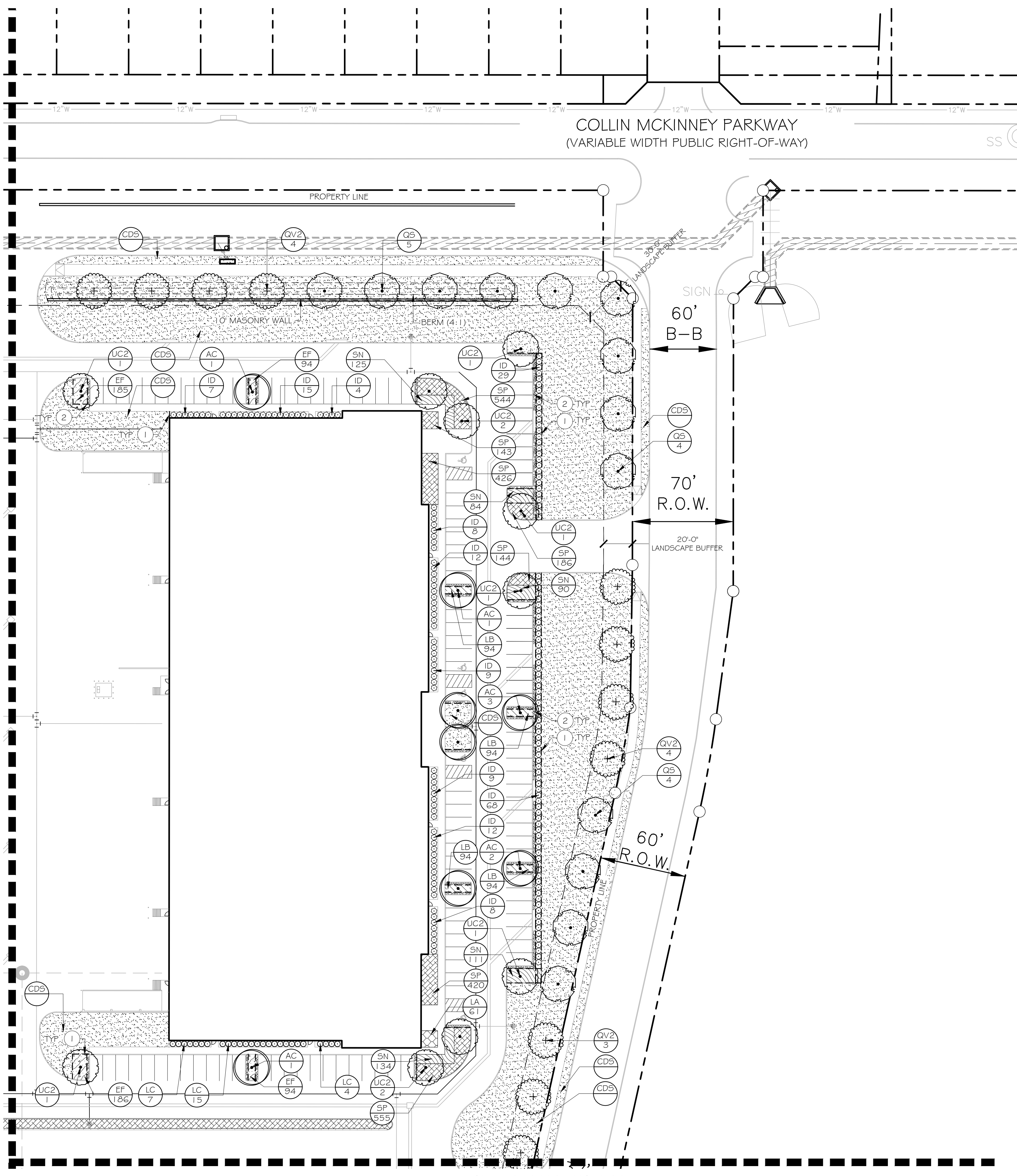


NO.	DATE	REVISION	ISSUE
1	03/18/2020	ZONING EXHIBIT	

Pacheco Koch
 7557 RAMBLER ROAD, SUITE 1400
 DALLAS, TX 75231 972.235.3031
 TX REG. ENGINEERING FIRM F-14439
 TX REG. SURVEYING FIRM LS-10193805

<p align="center">PLANTING PLAN ROANOKE MANOR NWC TINA DRIVE & SH 121</p>						
<p align="center">CITY OF MCKINNEY, COLLIN COUNTY, TEXAS</p>						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AMD	AMD	SEPT 2020	AS SHOWN			L2.02

ROANOKE MANOR SUP EXHIBIT



PLANT SCHEDULE

CANOPY TREES	CODE	BOTANICAL / COMMON NAME
	AC	ACER SACCHARUM 'CADDO' CADDO MAPLE
	Q5	QUERCUS SHUMARDII SHUMARD RED OAK
	QV2	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	UC2	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	MC	MYRICA CERIFERA WAX MYRTLE
	VC	VITEX AGNUS-CASTUS VITEX
SHRUBS	CODE	BOTANICAL / COMMON NAME
	ID	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
	LC	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER
	MP	MYRICA PUSILLA 'DWARF SOUTHERN WAX MYRTLE' DWARF SOUTHERN WAX MYRTLE
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	LA	LANTANA CAMARA 'ANNE MARIE' ANNE MARIE LANTANA
	SN	SALVIA GREGGII 'NAVAJO PURPLE' NAVAJO PURPLE AUTUMN SAGE
	SP	STIPA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	EF	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER
	LB	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	CD	CYNODON DACTYLON BERMUDA GRASS
	CDS	CYNODON DACTYLON BERMUDA GRASS

REFERENCE NOTES SCHEDULE

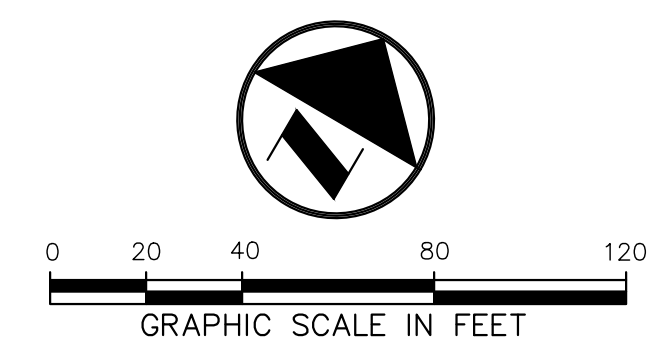
SYMBOL	DESCRIPTION	QTY	DETAIL
①	STEEL EDGING	5,006 LF	4/L2.04
②	DECOMPOSED GRANITE	5,492 SF	5/L2.04

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 REGISTERED LANDSCAPE ARCHITECT
 AMBER M. DAVIS
 TEXAS REGISTRATION NUMBER 3363

MATCHLINE - SEE SHEET L2.02

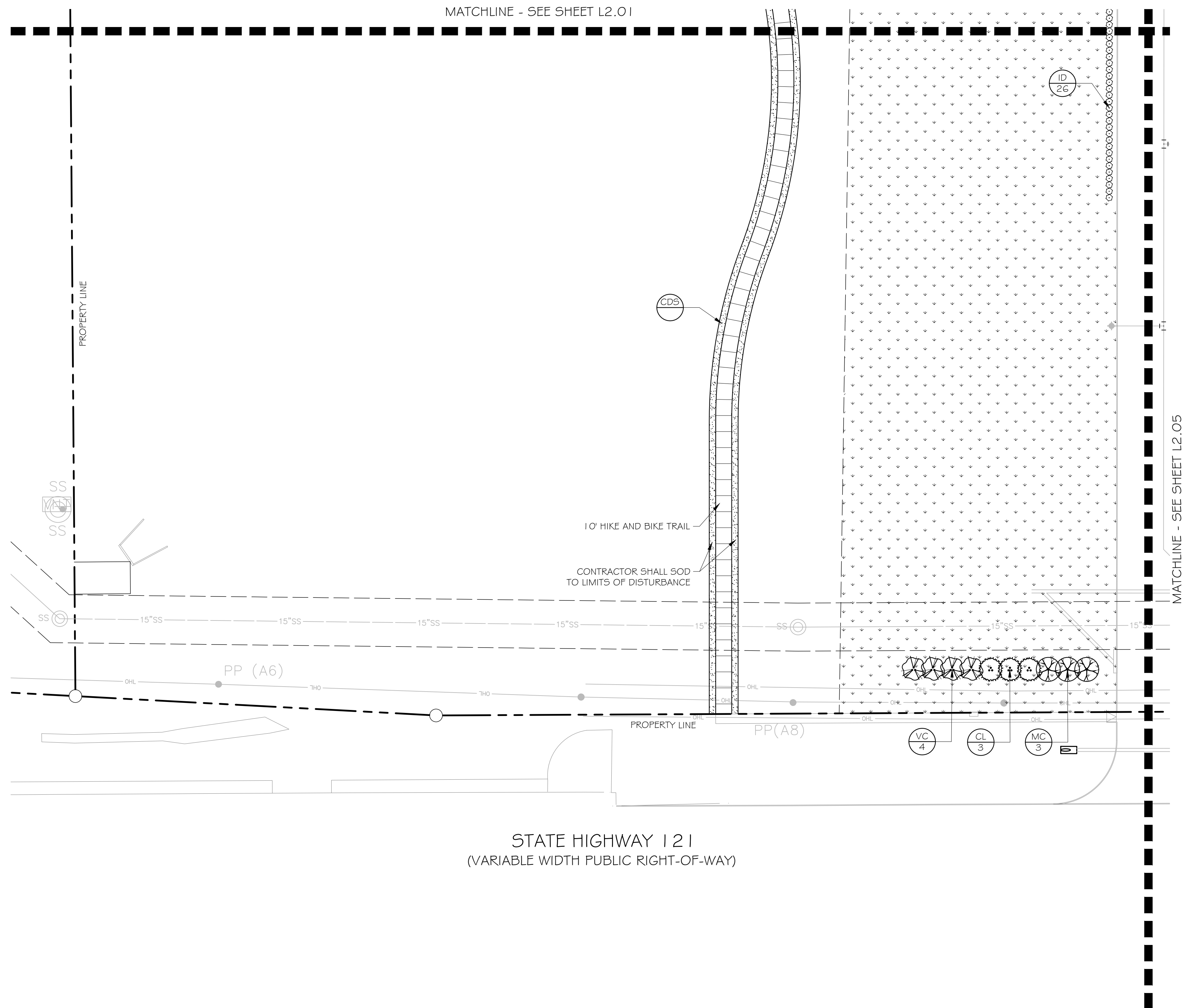
MATCHLINE - SEE SHEET L2.06

1 PLANTING PLAN
 1" = 40'-0"



NO.	DATE	ISSUE
NO.	DATE	REVISION
Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805		
PLANTING PLAN ROANOKE MANOR NWC TINA DRIVE & SH 121		
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS		
DESIGN	DRAWN	DATE
AMD	AMD	SEPT 2020
SCALE	NOTES	FILE
AS SHOWN		
		NO.
		L2.03

ROANOKE MANOR SUP EXHIBIT



PLANT SCHEDULE

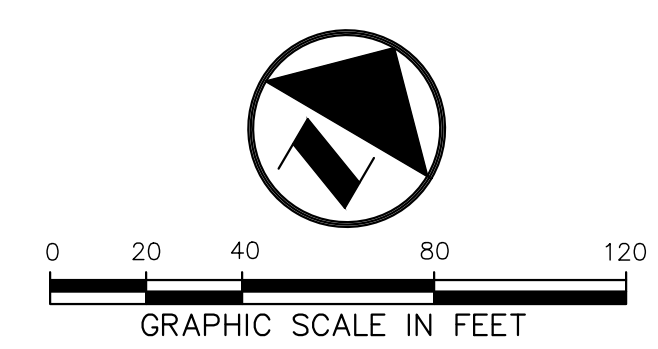
CANOPY TREES	CODE	BOTANICAL / COMMON NAME
	AC	ACER SACCHARUM 'CADDO' CADDO MAPLE
	Q5	QUERCUS SHUMARDII SHUMARD RED OAK
	QV2	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	UC2	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	MC	MYRICA CERIFERA WAX MYRTLE
	VC	VITEX AGNUS-CASTUS VITEX
SHRUBS	CODE	BOTANICAL / COMMON NAME
	ID	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
	LC	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER
	MP	MYRICA PUSILLA 'DWARF SOUTHERN WAX MYRTLE'
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	LA	LANTANA CAMARA 'ANNE MARIE' ANNE MARIE LANTANA
	SN	SALVIA GREGGII 'NAVAJO PURPLE' NAVAJO PURPLE AUTUMN SAGE
	SP	STIPA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	EF	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER
	LB	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	CD	CYNODON DACTYLON BERMUDA GRASS
	CDS	CYNODON DACTYLON BERMUDA GRASS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
①	STEEL EDGING	5,006 LF	4/L2.04
②	DECOMPOSED GRANITE	5,492 SF	5/L2.04

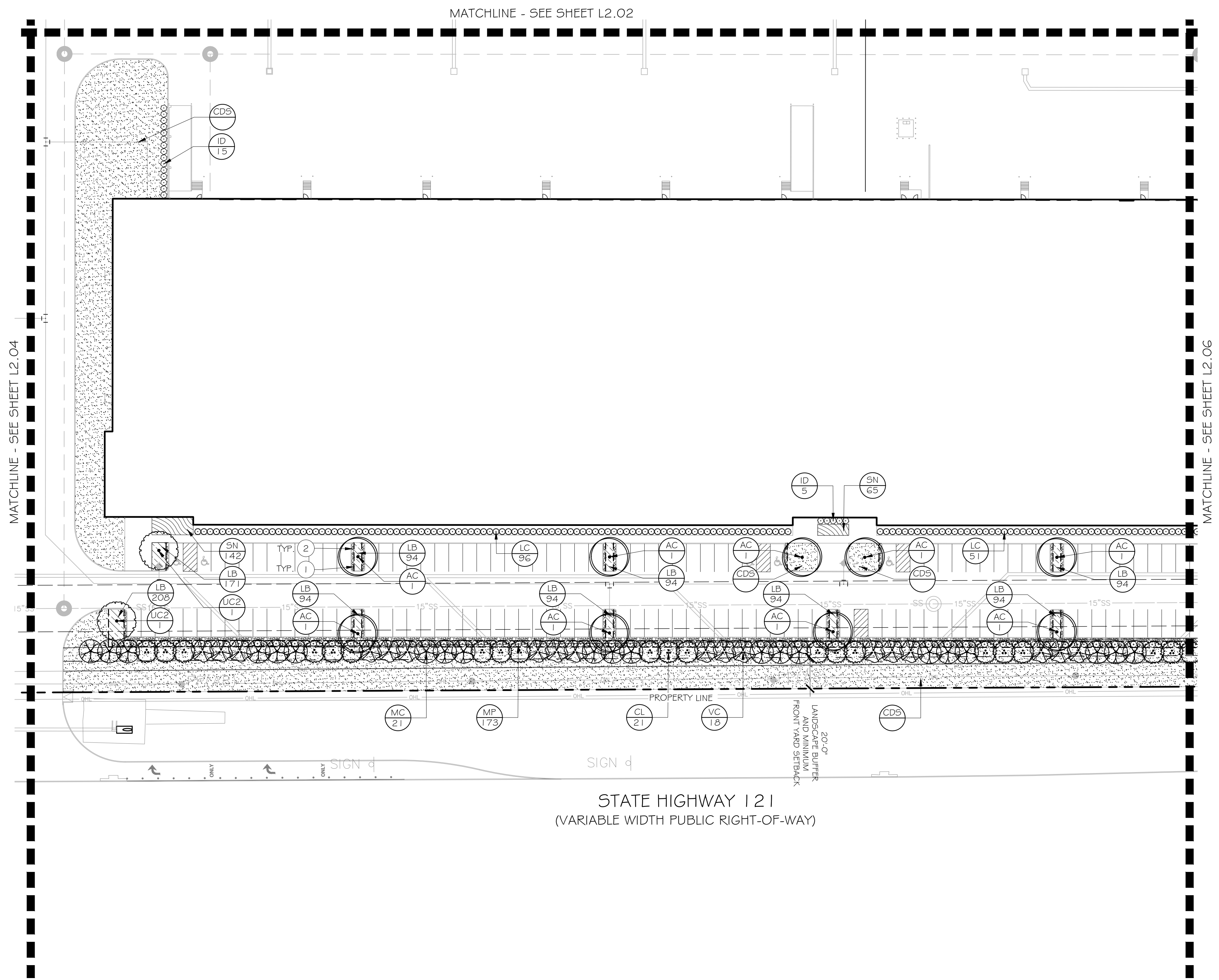
INTERIM REVIEW
 THESE DOCUMENTS ARE INTENDED FOR INTERIM REVIEW ONLY AND NOT FOR REGULATORY APPROVAL/PERMITTING OR CONSTRUCTION.
 REGISTERED LANDSCAPE ARCHITECT
 ANDREW M. DAVIS
 TEXAS REGISTRATION NUMBER 3363

1 PLANTING PLAN
 1" = 40'-0"



NO.	DATE	ISSUE
NO.	DATE	REVISION
Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805		
PLANTING PLAN ROANOKE MANOR NWC TINA DRIVE & SH 121		
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS		
DESIGN	DRAWN	DATE
AMD	AMD	SEPT 2020
SCALE	NOTES	FILE
AS SHOWN		
		NO.
		L2.04

ROANOKE MANOR SUP EXHIBIT



PLANT SCHEDULE

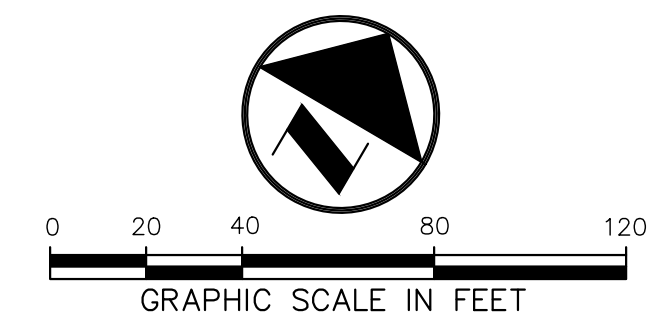
CANOPY TREES	CODE	BOTANICAL / COMMON NAME
	AC	ACER SACCHARUM 'CADDO' CADDO MAPLE
	Q5	QUERCUS SHUMARDII SHUMARD RED OAK
	QV2	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	UC2	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	MC	MYRICA CERIFERA WAX MYRTLE
	VC	VITEX AGNUS-CASTUS VITEX
SHRUBS	CODE	BOTANICAL / COMMON NAME
	ID	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
	LC	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' COMPACT TEXAS RANGER
	MP	MYRICA PUSILLA 'DWARF SOUTHERN WAX MYRTLE'
SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	LA	LANTANA CAMARA 'ANNE MARIE' ANNE MARIE LANTANA
	SN	SALVIA GREGGII 'NAVAJO PURPLE' NAVAJO PURPLE AUTUMN SAGE
	SP	STIPA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
	EF	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER
	LB	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	CD	CYNODON DACTYLON BERMUDA GRASS
	CD5	CYNODON DACTYLON BERMUDA GRASS

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY	DETAIL
①	STEEL EDGING	5,006 LF	4/L2.04
②	DECOMPOSED GRANITE	5,492 SF	5/L2.04

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 REGISTERED LANDSCAPE ARCHITECT
 AMBER M. DAVIS
 TEXAS REGISTRATION NUMBER 3363

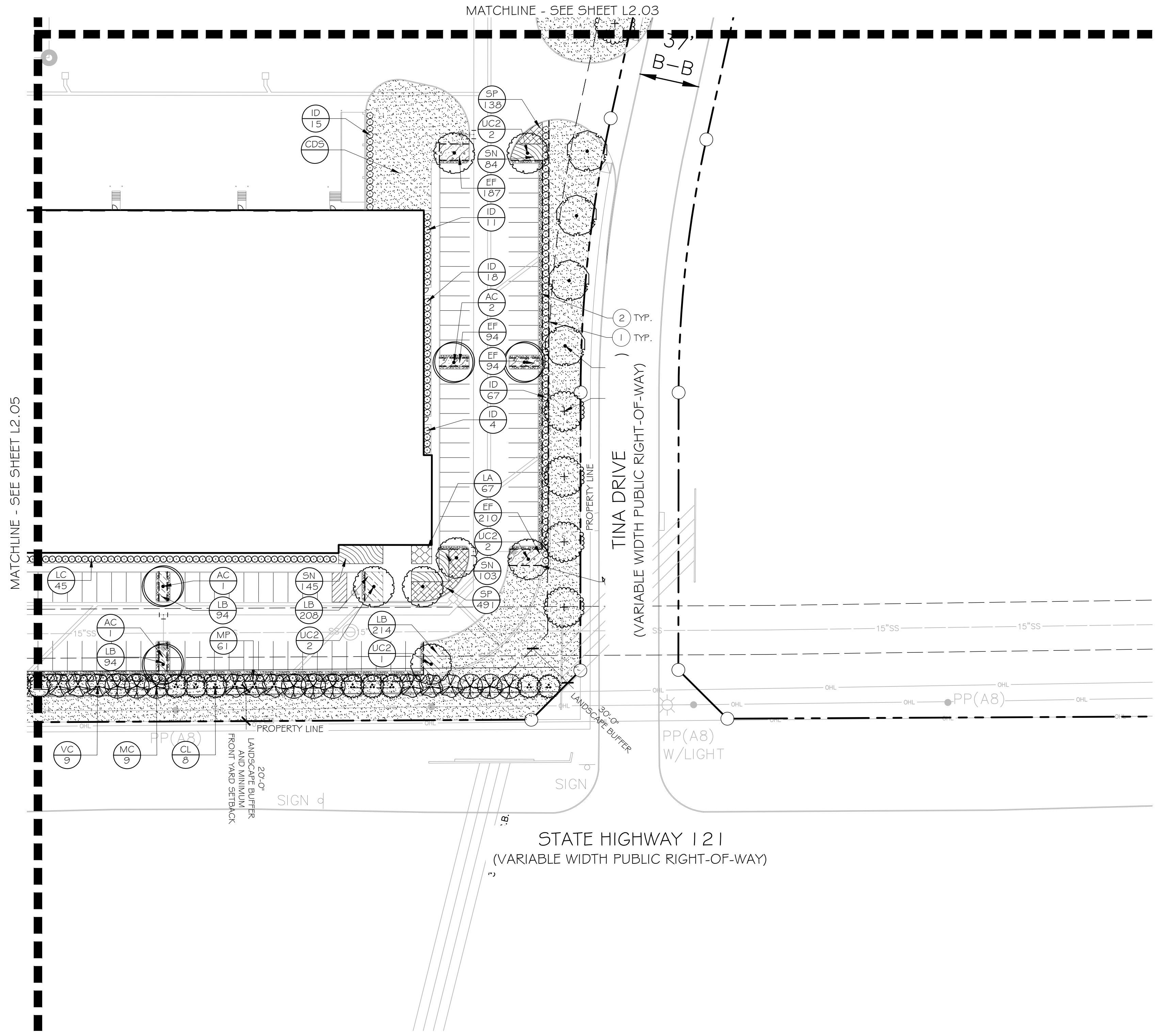
1 PLANTING PLAN
 1" = 40'-0"



NO.	DATE	ISSUE				
NO.	DATE	REVISION				
Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805						
PLANTING PLAN						
ROANOKE MANOR						
NWC TINA DRIVE & SH 121						
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AMD	AMD	SEPT 2020	AS SHOWN			L2.05

MATCHLINE - SEE SHEET L2.03

MATCHLINE - SEE SHEET L2.05



PLANT SCHEDULE

CANOPY TREES	CODE	BOTANICAL / COMMON NAME
	AC	ACER SACCHARUM 'CADD0' CADD0 MAPLE
	Q5	QUERCUS SHUMARDII SHUMARD RED OAK
	QV2	QUERCUS VIRGINIANA SOUTHERN LIVE OAK
	UC2	ULMUS CRASSIFOLIA CEDAR ELM
ORNAMENTAL TREES	CODE	BOTANICAL / COMMON NAME
	CL	CHILOPSIS LINEARIS DESERT WILLOW
	MC	MYRICA CERIFERA WAX MYRTLE
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	ID	ILEX CORNUTA 'DWARF BURFORD' DWARF BURFORD HOLLY
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SHRUB AREAS	CODE	BOTANICAL / COMMON NAME
	LA	LANTANA CAMARA 'ANNE MARIE' ANNE MARIE LANTANA
	SN	SALVIA GREGGII 'NAVAJO PURPLE' NAVAJO PURPLE AUTUMN SAGE
	SP	STIPA TENUISSIMA 'PONY TAILS' MEXICAN FEATHER GRASS
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	EF	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER
	LB	LIRIOPE MUSCARI 'BIG BLUE' BIG BLUE LILYTURF
SOD/SEED	CODE	BOTANICAL / COMMON NAME
	CD	CYNODON DACTYLON BERMUDA GRASS
	CDS	CYNODON DACTYLON BERMUDA GRASS

REFERENCE NOTES SCHEDULE

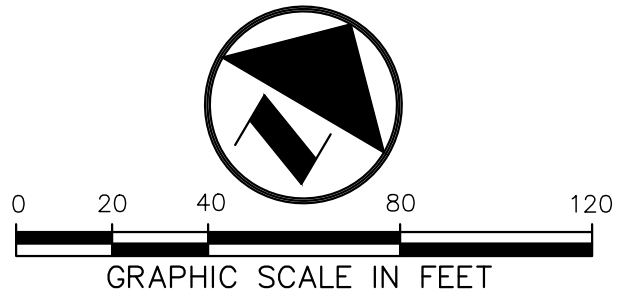
SYMBOL	DESCRIPTION	QTY	DETAIL
	STEEL EDGING	5,006 LF	4/L2.04
	DECOMPOSED GRANITE	5,492 SF	5/L2.04

INTERIM REVIEW

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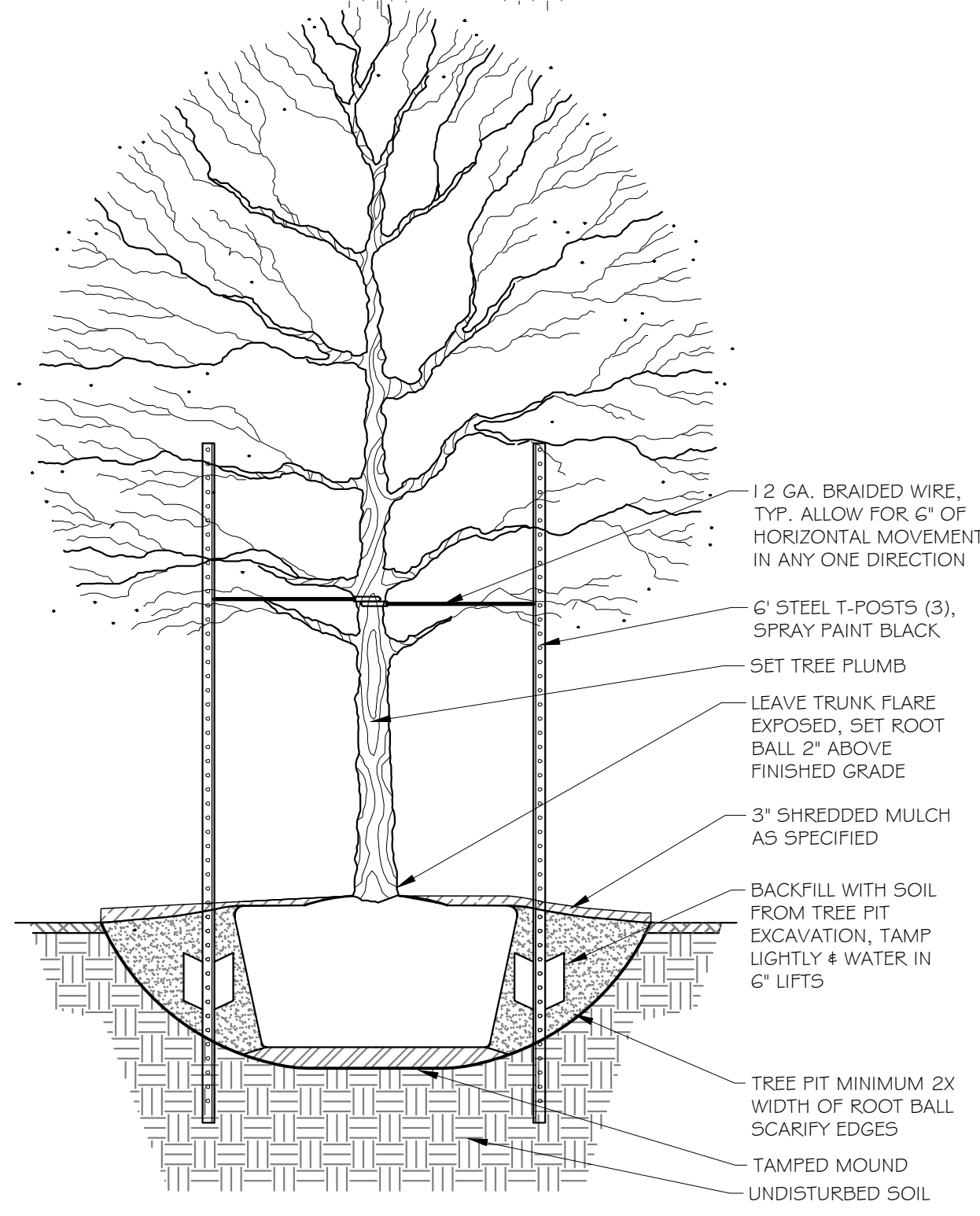
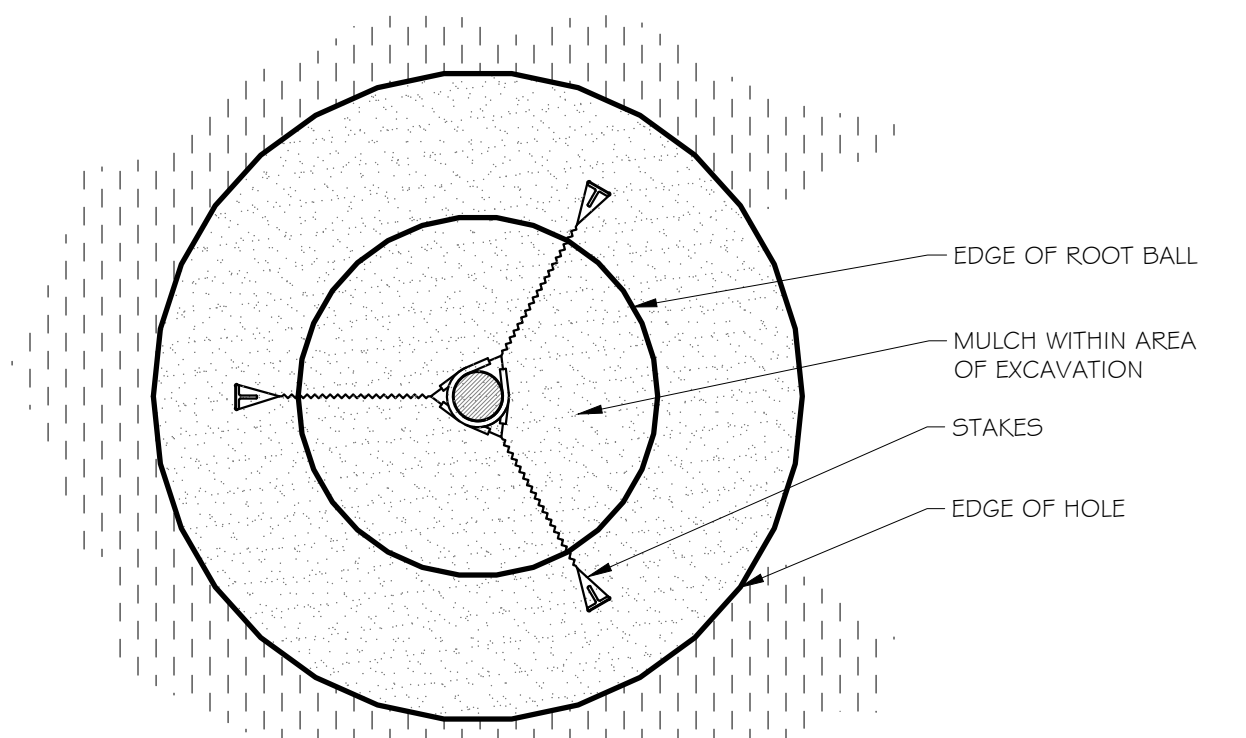
REGISTERED LANDSCAPE ARCHITECT
AMBER M. DAVIS
TEXAS REGISTRATION NUMBER 5365

1 **PLANTING PLAN**
1" = 40'-0"

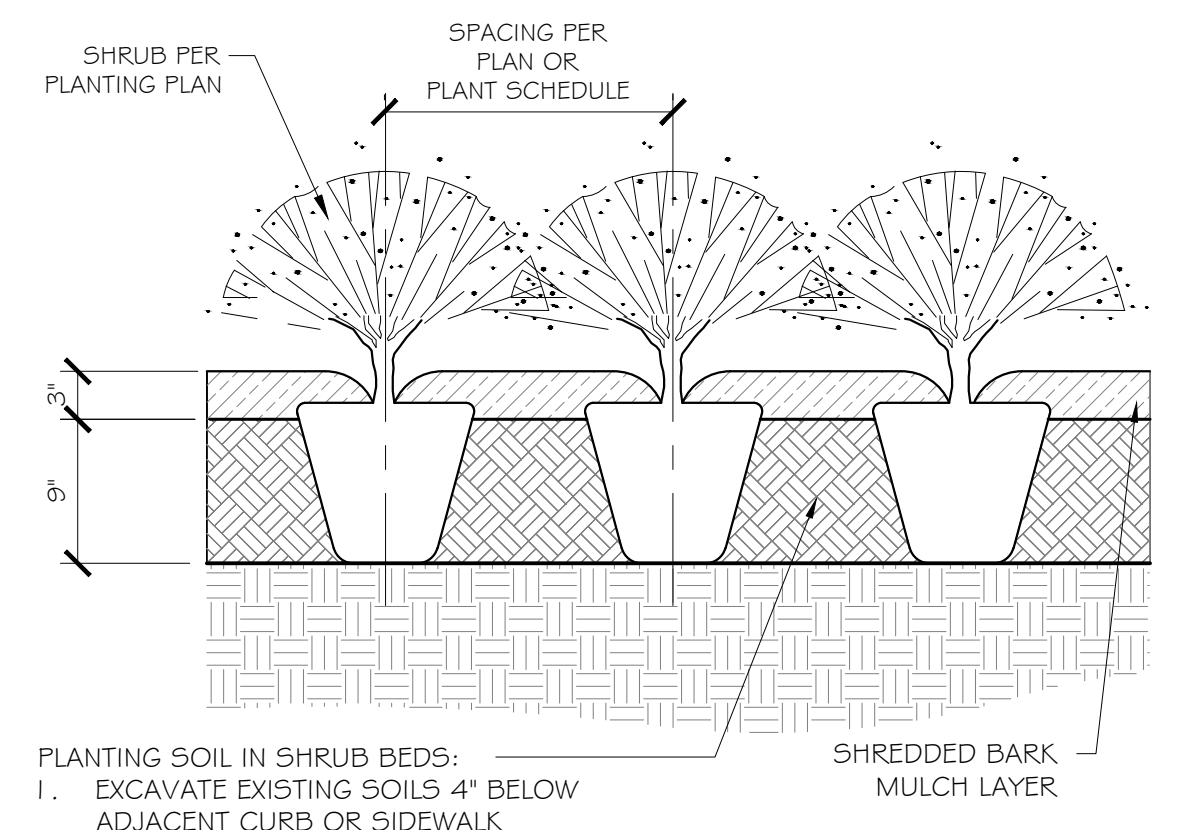


	03/18/2020	ZONING EXHIBIT	
NO.	DATE		ISSUE
NO.	DATE		REVISION
7557 RAMBLER ROAD, SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-14439 TX REG. SURVEYING FIRM LS-10193805			
PLANTING PLAN			
ROANOKE MANOR			
NWC TINA DRIVE & SH 121			
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS			
DESIGN	DRAWN	DATE	SCALE NOTES FILE NO.
AMD	AMD	SEPT 2020	AS SHOWN L2.06

ROANOKE MANOR SUP EXHIBIT

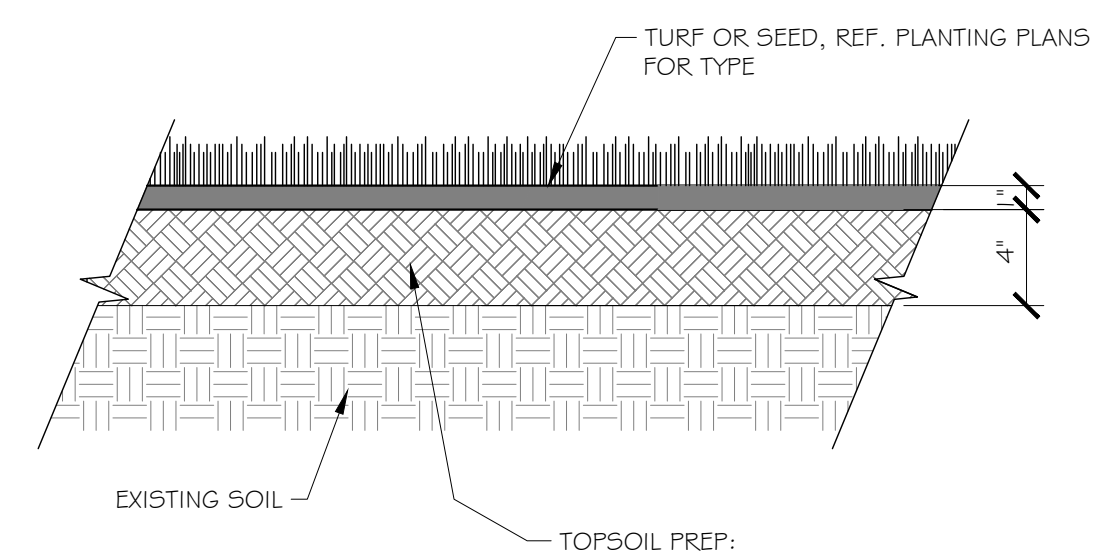


1 CANOPY TREE PLANTING
3/4" = 1'-0"



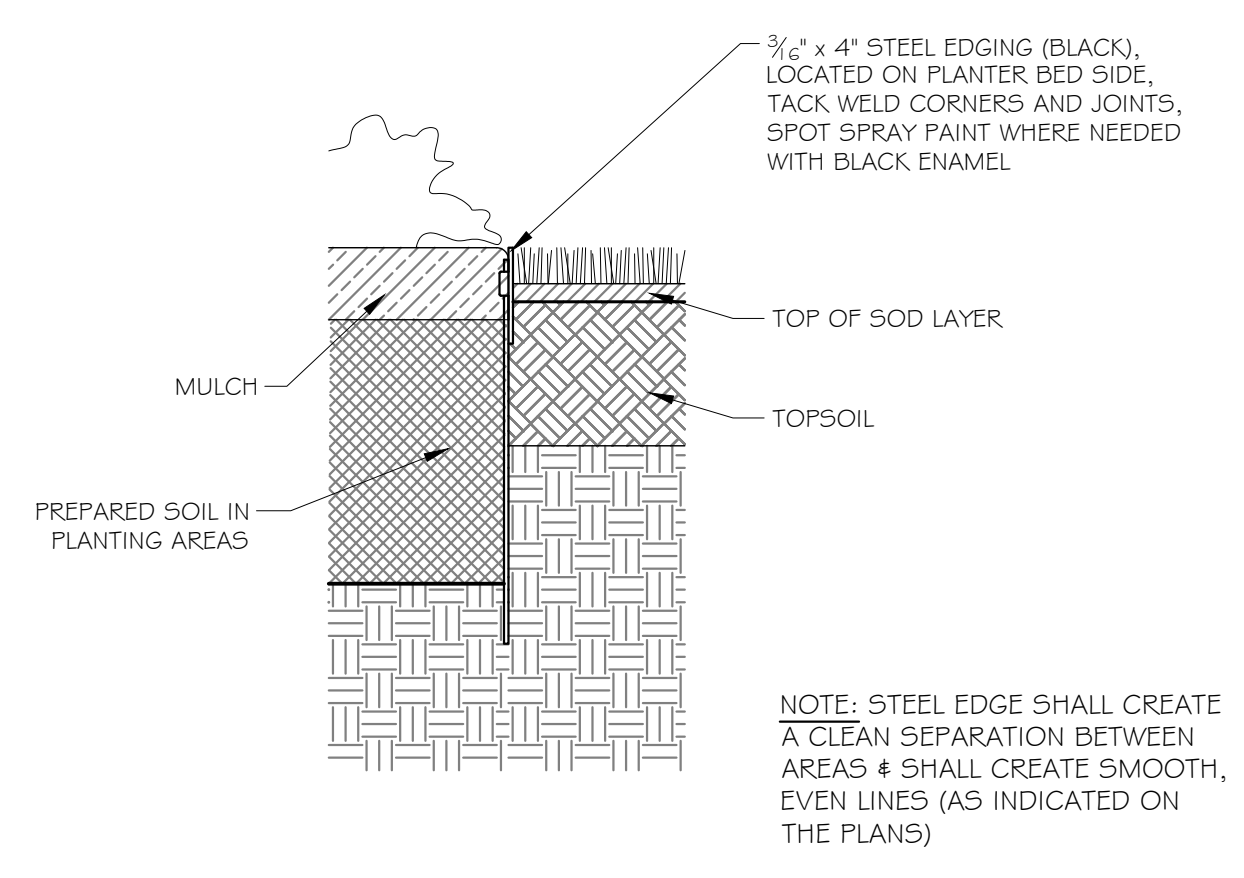
PLANTING SOIL IN SHRUB BEDS:
1. EXCAVATE EXISTING SOILS 4" BELOW ADJACENT CURB OR SIDEWALK
2. ADD 3" COMPOST & TILL INTO 6" EXISTING SOILS, CREATING 9" PLANTING SOIL
3. ADD 3" MULCH AFTER PLANTING

2 TYP. SHRUB PLANTING
1" = 1'-0"



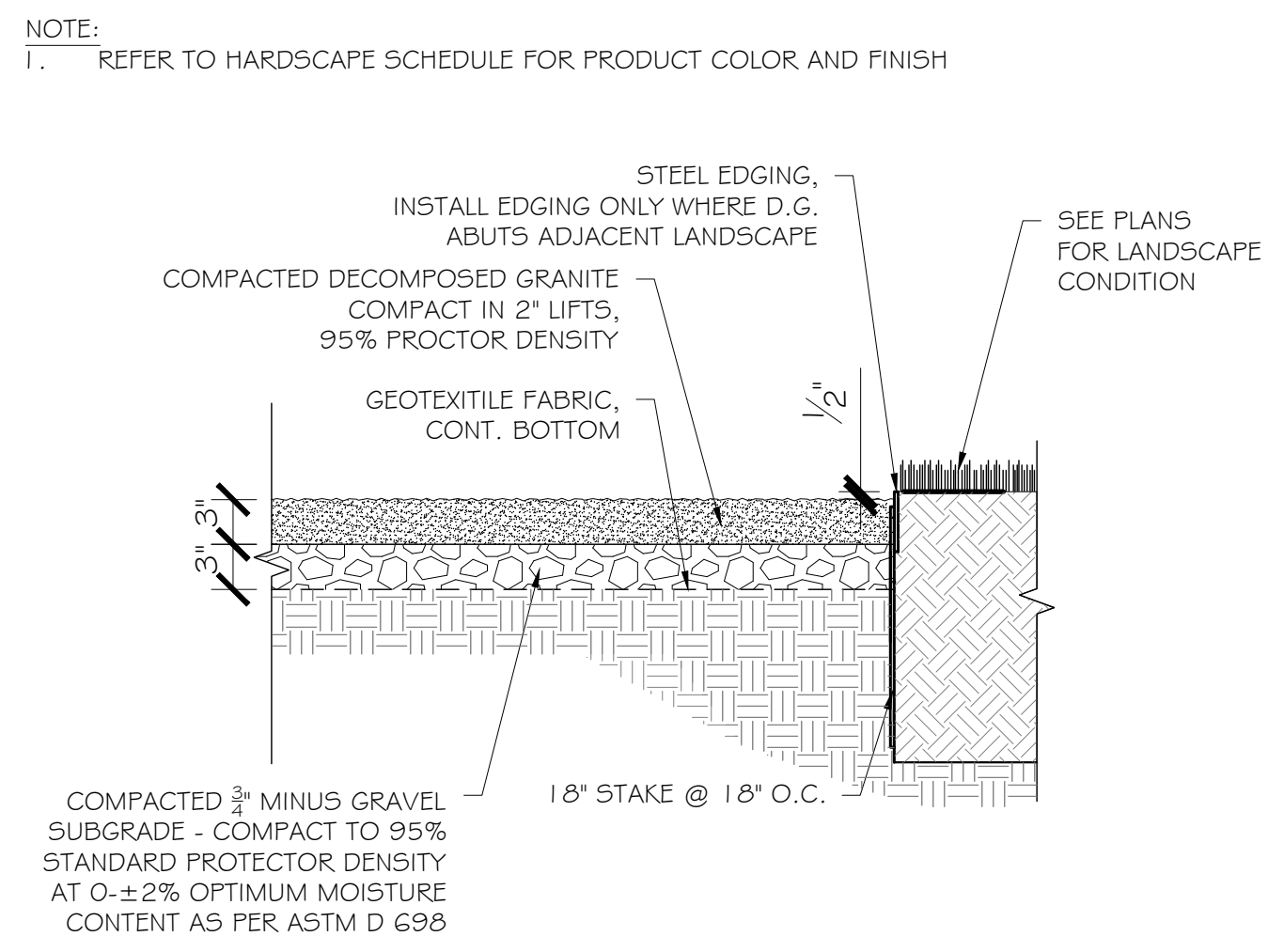
TOPSOIL PREP:
1. FINISH GRADE TOPSOIL BY REMOVING STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEUS MATTER TO LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
2. ADD 1" COMPOST ON THE SURFACE, THEN TILL TO 4" DEPTH
3. INSTALL SOD AS SHOWN, REF. PLANTING PLANS FOR TYPE

3 SOIL PROFILE FOR SOD
1 1/2" = 1'-0"



NOTE: STEEL EDGE SHALL CREATE A CLEAN SEPARATION BETWEEN AREAS & SHALL CREATE SMOOTH, EVEN LINES (AS INDICATED ON THE PLANS)

4 STEEL EDGING AT PLANTING
1 1/2" = 1'-0"



NOTE:
1. REFER TO HARDSCAPE SCHEDULE FOR PRODUCT COLOR AND FINISH

5 DECOMPOSED GRANITE
1" = 1'-0"

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REGISTERED LANDSCAPE ARCHITECT
AMBER M. DAVIS
TEXAS REGISTRATION NUMBER 3363

NO.	DATE	REVISION

Pacheco Koch 7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

PLANTING DETAILS
ROANOKE MANOR
NWC TINA DRIVE & SH 121

CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
AMD	AMD	SEPT 2020	AS SHOWN			L2.07

ROANOKE MANOR SUP EXHIBIT