

**MALLARD LAKES AT MCKINNEY PHASE 1 ADDITION**  
 CAB. J, PG. 45  
 ZONING RS-60  
 ORDINANCE NO. 94-10-48  
**BLOCK A COMMON AREA 1**

**J. HERNDON SURVEY**  
 ABSTRACT NO. 391  
**INWOOD HILLS PHASE 1 ADDITION**  
 INSTRUMENT 20080827010003020  
 ZONING PD ORDINANCE NO. 00-01-05

**RUTH CRUTCHER HAYES, ET. AL.**  
 VOL. 68, PG. 424 (TRACT 1) PROBATE RECORDS COLLIN COUNTY, TEXAS  
 (J.S. CRUTCHER VOL. 158, PG. 428 & VOL. 124, PG. 43 D.R.C.C.T.)  
 ZONING AGRICULTURAL

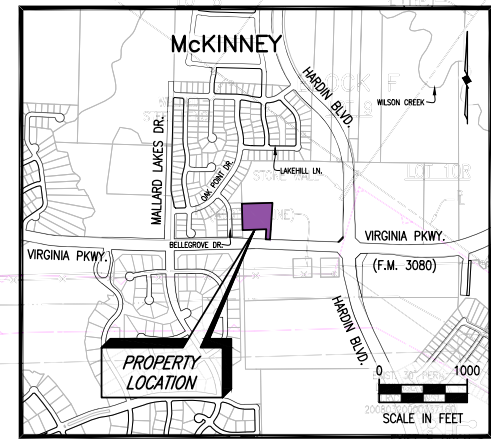
**PLANT SCHEDULE**

Area Chart	Total	Landscape Requirements	Provided
Street Yard	6,400 S.F.	15% Permanent Landscape = 975 S.F.	6,000 S.F.
Site	106,000 S.F.	10% Living Landscape = 10,600 S.F.	82,000 S.F.
Street Frontage	50 L.F.	1 Tree per 40 L.F. = 2 Trees	2 Trees

**BETTY M. BACON G.S.T. TRUST**  
 D.R.C.C.T. INSTRUMENT 2006030300279690  
 ZONING AGRICULTURAL

**CITY OF MCKINNEY**  
 D.R.C.C.T. INSTRUMENT 20101214001367310  
**PROPOSED HARDIN ELEVATED STORAGE TANK ADDITION**  
 LOT 1, BLOCK A

**RUTH CRUTCHER HAYES, ET. AL.**  
 VOL. 68, PG. 424 (TRACT 2) PROBATE RECORDS COLLIN COUNTY, TEXAS  
 (J.S. CRUTCHER VOL. 158, PG. 428 & VOL. 124, PG. 43 D.R.C.C.T.)  
 ZONING PD ORDINANCE NO. 2010-06-018



**LOCATION MAP**  
 COLLIN COUNTY MAPSCO PAGE 67

**NOTES:**

- NO SANITATION CONTAINER WILL BE LOCATED WITH OR UTILIZED AT THIS SITE.
- THE LIGHTING ON THIS PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
- ALL PROPOSED PAVEMENT OUTSIDE TURNING RADII SHALL BE A MINIMUM OF 30' UNLESS OTHERWISE NOTED.
- MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.
- PROPOSED IRRIGATION SYSTEM SHALL BE EQUIPPED WITH RAIN AND FREEZE SENSORS AND ON EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS, AS PER 146-135 OF THE ZONING ORDINANCE.

DESIGNATED FIRE LANE & MUTUAL ACCESS ESMT.

**APPLICANT:**

CITY OF MCKINNEY  
 221 N. TENNESSEE STREET  
 MCKINNEY, TX 75070  
 PHONE: 972-562-6080

**DEVELOPMENT LOCATION:**

NORTH SIDE OF VIRGINIA PKWY.  
 APPROXIMATELY 850' WEST OF HARDIN BLVD.

**PROPOSED USE:**

ELEVATED WATER STORAGE TANK

**LOT AREA:** GROSS: 2.4261 ACRES  
 NET: 2.4261 ACRES  
**ZONING DISTRICT:** PD-20-06-018  
**LOT COVERAGE:** 2,290.22 SQUARE FEET OF TOTAL 2.4261 ACRES

**PROPOSED ELEVATED STORAGE TANK BUILDING:**

FLOOR AREA = 2,290.22 SQUARE FEET  
 FINISHED FLOOR ELEVATION = 648.50' M.S.L.  
 OVERALL BUILDING HEIGHT = 218.00 FEET  
 BUILDING TOP ELEVATION = 866.50' M.S.L.

**This plan was received by the Planning Department on May 10, 2011.**

These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Baskoff, Henricks, & Carter, L.L.P.

**DUNKIN SIMS STOFFELS, INC.**  
**LANDSCAPE ARCHITECTS/PLANNERS**  
 9603 White Rock Trail, Suite 210  
 Dallas, Texas 75238  
 Phone: (214) 553-5778  
 Fax (214) 553-5781

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
 MATTHEW HICKEY  
 TEXAS P.E. NO. 85480  
 DATE: 9 MAY 2011

**CITY OF MCKINNEY, TEXAS**  
**HARDIN ELEVATED STORAGE TANK**  
**PROPOSED LANDSCAPE PLAN**

BHC PROJECT NO. 2011-107  
 SHEET NO. **4**  
 May 2011