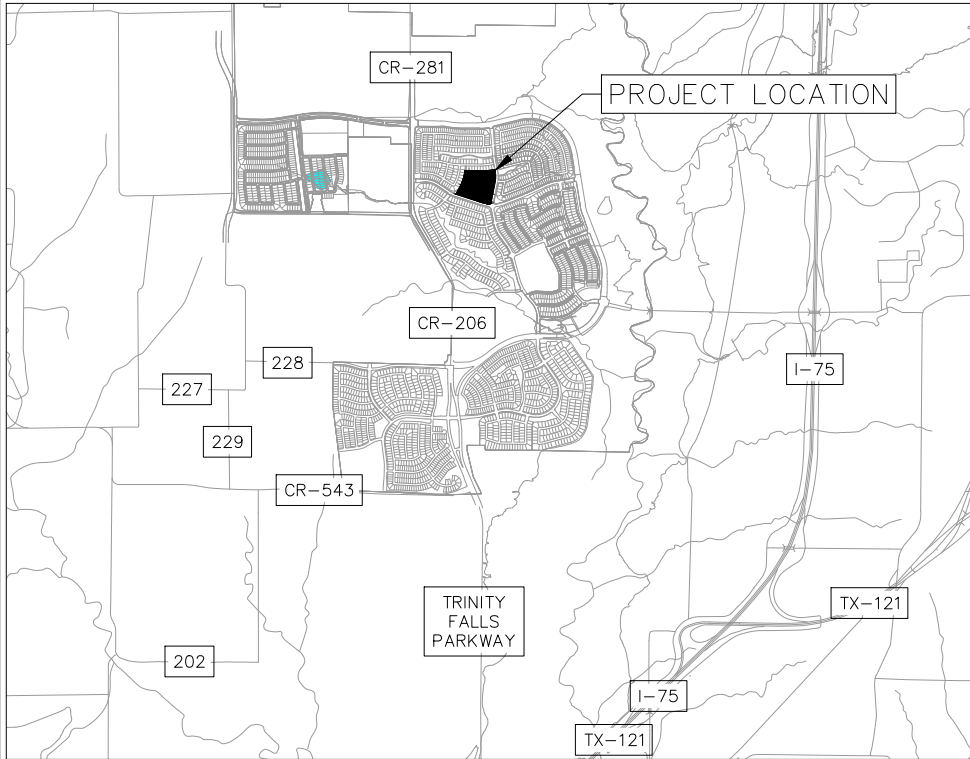
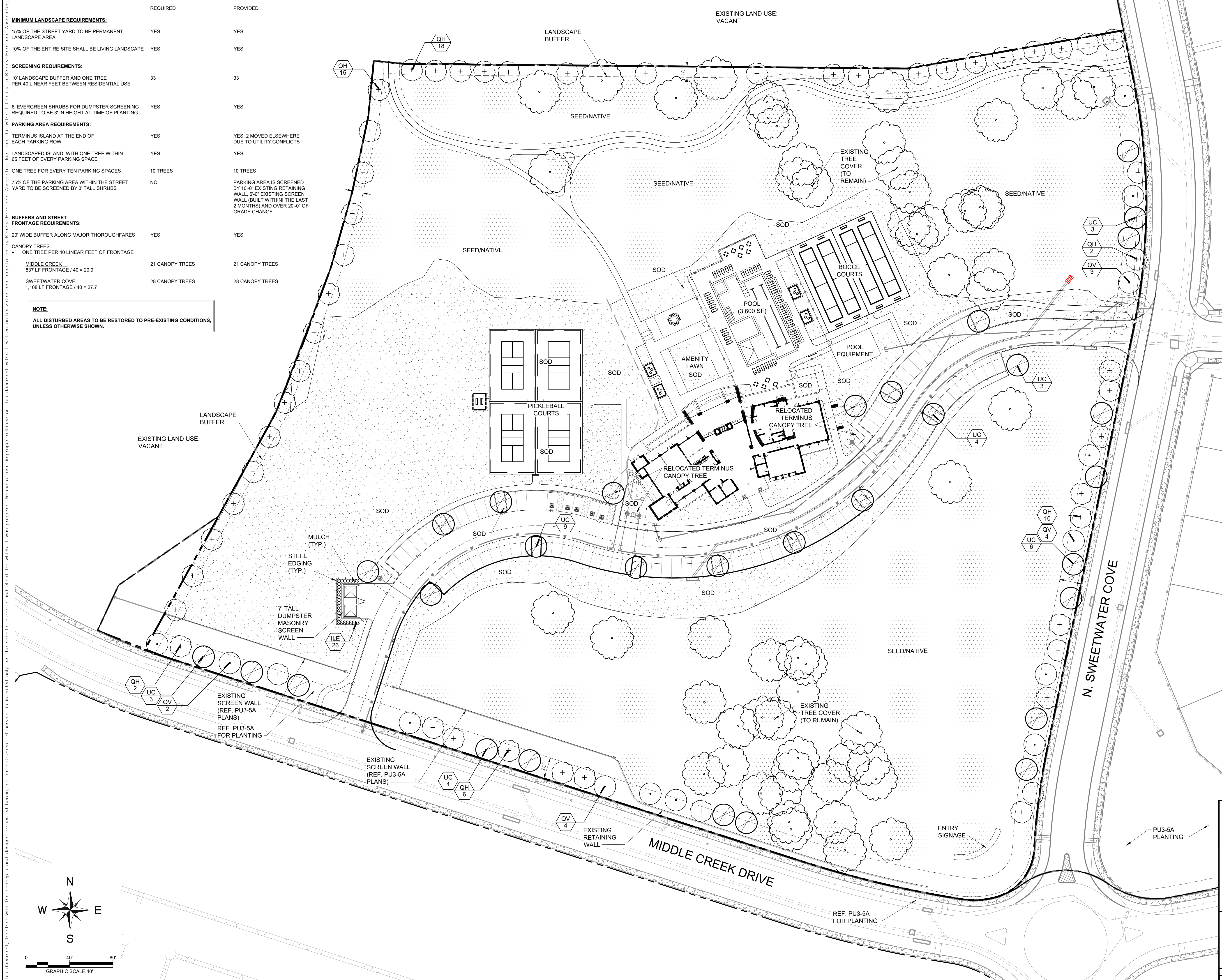


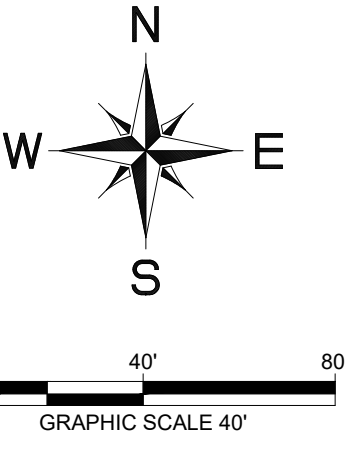
CITY OF MCKINNEY LANDSCAPE REQUIREMENTS

	REQUIRED	PROVIDED
MINIMUM LANDSCAPE REQUIREMENTS:		
15% OF THE STREET YARD TO BE PERMANENT LANDSCAPE AREA	YES	YES
10% OF THE ENTIRE SITE SHALL BE LIVING LANDSCAPE	YES	YES
SCREENING REQUIREMENTS:		
10' LANDSCAPE BUFFER AND ONE TREE PER 40 LINEAR FEET BETWEEN RESIDENTIAL USE	33	33
6' EVERGREEN SHRUBS FOR DUMPSTER SCREENING REQUIRED TO BE 3' IN HEIGHT AT TIME OF PLANTING	YES	YES
PARKING AREA REQUIREMENTS:		
TERMINUS ISLAND AT THE END OF EACH PARKING ROW	YES	YES; 2 MOVED ELSEWHERE DUE TO UTILITY CONFLICTS
LANDSCAPED ISLAND WITH ONE TREE WITHIN 65 FEET OF EVERY PARKING SPACE	YES	YES
ONE TREE FOR EVERY TEN PARKING SPACES	10 TREES	10 TREES
75% OF THE PARKING AREA WITHIN THE STREET YARD TO BE SCREENED BY 3' TALL SHRUBS	NO	PARKING AREA IS SCREENED BY 10'-0" EXISTING RETAINING WALL, 6'-0" EXISTING SCREEN WALL (BUILT WITHIN THE LAST 2 MONTHS) AND OVER 20'-0" OF GRADE CHANGE.
BUFFERS AND STREET FRONTAGE REQUIREMENTS:		
20' WIDE BUFFER ALONG MAJOR THOROUGHFARES	YES	YES
CANOPY TREES		
• ONE TREE PER 40 LINEAR FEET OF FRONTAGE		
MIDDLE CREEK 837 LF FRONTAGE / 40 = 20.9	21 CANOPY TREES	21 CANOPY TREES
SWEETWATER COVE 1,108 LF FRONTAGE / 40 = 27.7	28 CANOPY TREES	28 CANOPY TREES

NOTE:
ALL DISTURBED AREAS TO BE RESTORED TO PRE-EXISTING CONDITIONS, UNLESS OTHERWISE SHOWN.



VICINITY MAP
NOT TO SCALE



LANDSCAPE PLAN
FOR
DEL WEBB AT TRINITY FALLS AMENITY CENTER

BEING 12.11 ACRES
OUT OF THE
THOMAS BRUCE SURVEY, ABSTRACT NO. 103
AND THE
THOMAS LINDSEY SURVEY, ABSTRACT NO. 521
IN THE
CITY OF MCKINNEY ETJ, COLLIN COUNTY, TEXAS

DESIGNED JRC	DRAWN MMB/MFP	CHECKED JRC	SCALE AS SHOWN	DATE SEPT 2018	KH PROJECT NO. 067705302	L 1
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PLOTTED BY BURNS, MAHONEY & ASSOCIATES, INC. ON 09/11/2018 11:53 AM
 LAST SAVED 09/11/2018 11:53 AM
 PROJECT: TRINITY FALLS AMENITY CENTER, 1000 TRINITY FALLS AMENITY CENTER, MCKINNEY, TEXAS
 SHEET: L1 OF 1
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