



LEGEND:

PIS (Pistachio symbol), RED (Red Oak symbol), LVO (Live Oak symbol), LBE (Lacebark Elm symbol), CED (Cedar Elm symbol), MYR (Myrtle symbol), MAG (Magnolia symbol), RBD (Redbud symbol), ABP (Austrian Black Pine symbol).

CANOPY TREES (Symbol with canopy)

FLOWERING TREES (Symbol with flower)

LARGE EVERGREEN (Symbol with large needle tree)

SIX FOOT MASONRY WALL (SEE DETAILS ON SHEET L2.01)

LAWN (Symbol with grass texture)

GRAVEL WITH WEED FABRIC AROUND AC UNITS (Symbol with gravel texture)

SPADE CUT EDGE (Symbol with dashed line)

FIRE HOSE ACCESS (TREE CAN NOT BE PLACE IN THIS AREA) (Symbol with cross-hatch)

TREE SCHEDULE

| QTY. | SEV. | COMMON NAME | BOTANICAL NAME | SIZE | COND. | NOTES |
|---------------------------|------|---------------------|-------------------------------------|---------------|---------|-----------------------|
| LARGE CANOPY TREES | | | | | | |
| 108 | RED | SHUMARD RED OAK | Quercus shumardi | 4" cal. | 16'-18' | STRONG CENTRAL LEADER |
| 99 | LVO | LIVE OAK | Quercus virginiana | 4" cal. | 16'-18' | STRONG CENTRAL LEADER |
| 35 | LBE | LACEBARK ELM | Ulmus parvifolia | 4" cal. | 16'-18' | STRONG CENTRAL LEADER |
| 35 | CED | CEDAR ELM | Ulmus crassifolia | 4" cal. | 16'-18' | STRONG CENTRAL LEADER |
| 31 | PIS | CHINESE PISTACHE | Pistacia chinensis | 4" cal. | 14'-16' | STRONG CENTRAL LEADER |
| EVERGREEN TREES | | | | | | |
| 16 | ABP | AUSTRIAN BLACK PINE | Pinus Nigra | 14'-16' | 14'-16' | STRONG CENTRAL LEADER |
| ORNAMENTAL TREES | | | | | | |
| 30 | RBD | REDBUD | Cercis canadensis 'Appalachian Red' | 2-2 1/2" cal. | 14'-16' | STRONG CENTRAL LEADER |
| 21 | MAG | LITTLE GEM MAGNOLIA | Magnolia grandiflora 'LITTLE GEM' | 2-2 1/2" cal. | 14'-16' | STRONG CENTRAL LEADER |
| 95 | MYR | CRAPE MYRTLE | Lagerstroemia indica | 2-2 1/2" cal. | 14'-16' | STRONG CENTRAL LEADER |

- SITE AMENITIES-**
THE PROPOSED DEVELOPMENT WILL CONTAIN 432 UNITS. AT LEAST FIVE OF THE ACCEPTABLE AMENITIES WILL BE PROVIDED. THESE WILL INCLUDE:
- SWIMMING POOL OF 1,000 SF MINIMUM WITH COOLING DECK
 - FOUR BARBEQUE GRILLS WITH SHADED SEATING AREAS FOR AT LEAST 16 PEOPLE
 - ONE REGULATION SIZE SAND VOLLEYBALL COURT
 - FITNESS CENTER OF OVER 500 SF
 - GOLF PUTTING GREEN OF MINIMUM 1,000 SF

- MAJOR ARCHITECTURAL AND SITE ENHANCEMENTS-**
THE PROPOSED DEVELOPMENT WILL INCORPORATE THE FOLLOWING TWO REQUIRED ELEMENTS:
- EACH UNIT IS PROVIDED A PRIVATE BALCONY OF AT LEAST 50 SF IN AREA. BALCONIES ARE DESIGNED TO PROVIDE MINIMAL VISUAL AND AUDITORY INTRUSION ON PRIVATE OUTDOOR SPACES OF OTHER UNITS.
 - ALL ENTRANCES INTO THE PROPOSED DEVELOPMENT FEATURE A LANDSCAPED MEDIAN AT LEAST 8 FEET WIDE AND 50 FEET LONG WITH 1 CANOPY TREE AND 2 ORNAMENTAL TREES FOR EVERY 50 LINEAR FEET IN LENGTH AS WELL AS COMPLETELY COVERED IN LIVING PLANT MATERIAL. THEY WILL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM AS SPECIFIED BY CITY ZONING ORDINANCE

LANDSCAPE REQUIREMENTS -

FRONTAGE TREE REQUIREMENT

WEST SIDE (COIT ROAD)
REQUIRED: 1 CANOPY TREE PER FORTY LINEAR FEET (40') OF FRONTAGE (1025 LINEAR FEET / 40 FEET = 25.62 OR 26 CANOPY TREES)
PROVIDED: THIRTY FIVE (35) FOUR INCH (4") CALIPER CANOPY TREES AND NINE (9) FLOWERING TREES

SOUTH SIDE (RAMBLING ROAD)
REQUIRED: ONE (1) CANOPY TREE PER 40 LINEAR FEET OF STREET FRONTAGE. 1014 LINEAR FEET / 40 FEET = 25.35 OR 26 CANOPY TREES
PROVIDED: TWENTY SIX (26) FOUR INCH (4") CALIPER CANOPY TREES AND TWENTY TWO (22) TWO INCH (2") CALIPER FLOWERING TREES

EAST SIDE PROPERTY LINE
REQUIRED: TWENTY FOOT LANDSCAPE BUFFER ALONG ALL PROPERTY LINES, ONE (1) CANOPY TREE PER THIRTY LINEAR FEET (30') OF ADJACENT EXPOSURE. (1004 LINEAR FEET / 30 FEET = 33.46 OR 34 CANOPY TREES)
PROVIDED: THIRTY FOUR (34) FOUR INCH (4") CALIPER CANOPY TREES

NORTH SIDE PROPERTY LINE
REQUIRED: TWENTY FOOT LANDSCAPE BUFFER ALONG ALL PROPERTY LINES, ONE (1) CANOPY TREE PER THIRTY LINEAR FEET (30') OF ADJACENT EXPOSURE. (1025 LINEAR FEET / 30 FEET = 34.16 OR 35 CANOPY TREES)
PROVIDED: THIRTY FIVE (35) FOUR INCH (4") CALIPER CANOPY TREES

SCREENING REQUIREMENTS

REQUIRED: AT LEAST 75% OF THE FRONTAGE OF PARKING LOTS, ADJACENT TO A PUBLIC RIGHT-OF-WAY, WITHIN THE STREET YARD SHALL BE SCREEN FROM THE PUBLIC STREET.
PROVIDED: NORTH AND EAST PERIMETERS SIX FOOT WOOD FENCE. WEST AND SOUTH PERIMETERS SIX FOOT WOOD FENCE WITH STONE AND BRICK COLUMN EVERY 60 FEET.
PARKING LOT REQUIREMENTS.
REQUIRED: ONE TREE PLANTED IN THE PARKING AREA FOR EVERY TO PARKING SPACES. 842 SPACES / 10 SPACES = 84.2 TREES
PROVIDED: NINETY SEVEN (97) FOUR INCH (4") CALIPER CANOPY TREES.
PERCENTAGE OF TOTAL SITE IN PERMANENT LANDSCAPING
TOTAL SITE = 1,062,513 SQ. FT (24.4 ACRES).
PROPOSED PERMANENT LANDSCAPING = 394,513 SQ FT (9 ACRES).
TOTAL PERCENTAGE LANDSCAPED = 37 PERCENT



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PROJECT DESCRIPTION
Sanctuary at Westridge - McKinney, TX

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LG 2

OVERALL PLAN
 SCALE: 1"=50'

