



LOCATION MAP
N.T.S.

REQUIRED TREES			
TOTAL LINEAR FOOTAGE OF STREET FRONTAGE	TREES REQUIRED	TREES PROVIDED	
McKINNEY RANCH PARKWAY 436'	15	15	

- 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 OR 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.

LANDSCAPE CALCULATIONS

LOT AREA : 8.03 ACRES / 349,821 SQ. FT.

REQUIRED LANDSCAPE AREA : 34,982 S.F. (10% OF TOTAL AREA)

PROVIDED LANDSCAPE AREA : 79,934 S.F. (26% OF TOTAL AREA)

LEGEND

CITY OF MCKINNEY APPROVED GROUND COVER (BERMUDA)

LARGE CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
15		LIVE OAK	QUERCUS VIRGINIANA	4" CAL., 12HT., 4'-5' SPD.
87		SHUMARD RED OAK	QUERCUS SHUMARDII	4" CAL., 12HT., 4'-5' SPD.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
31		NELLIE R. STEVENS	ILEX X ATTENUATA	45 GALLON, 36" HT. INSTALLED 3' ON CENTER

LANDSCAPE PLAN FOR MCKINNEY POINT

BEING 8.03 ACRES OUT OF THE J. PHILLIPS SURVEY, ABSTRACT NO. 719, WILLIAM HEMPHILL SURVEY ABSTRACT NO. L 449 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS PREPARED DECEMBER, 2014

OWNER:
TCI MCKINNEY RANCH INC.
1800 VALLEY VIEW LANE STE. 300
DALLAS, TX 75234
(469) 522-4200
ATTN. STEVEN SHELLEY

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

APPLICANT:
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Certificate of Registration No. F-5865

SANCHEZ & ASSOCIATES

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

MCKINNEY POINT

LANDSCAPE PLAN

Scale: SEE GRAPHIC SCALE
Designed by: LAW
Drawn by: CDR
Checked by: LAW
Date: DECEMBER 2014
Project No. 02015-018

EXHIBIT