



Winstead PC
c/o Mr. Arthur Anderson, Esq.
2728 N. Harwood Street, Suite 500
Dallas, TX 75207

aanderson@winstead.com
214-745-5745

February 28, 2019

RE: Cowtown Redi-Mix Noise Ordinance Variance Request – 2015 S. McDonald St.

Dear Mr. Anderson:

The City of McKinney (the "City") is in receipt of your letter dated February 27, 2019 in which you formally request the approval of another variance from the requirements of Section 70-120(b)(7) of McKinney's Code of Ordinances on behalf of your client, Cowtown Redi-Mix (the "Business"), located at 2015 S. McDonald Street in McKinney, Texas (the "Property").

If you'll recall, a similar variance from the aforementioned requirements was requested on August 30, 2018 and issued on August 31, 2018. This variance had an expiration date of March 1, 2019 and was subject to the following conditions:

1. *The variance's approval shall be valid until March 1, 2019. Your client may request an extension to this request and that request shall be evaluated by city staff in a similar manner to which this request was evaluated.*
2. *The Business shall comply with all applicable city, state and federal laws.*
3. *The Business shall maintain all mitigation techniques referenced in the Cowtown Redi-Mix Variance Request Letter (nos. 1 – 4), attached hereto for reference purposes.*
4. *The Business shall maintain all improvements made to the Property as part of the approval of site plan case number SITE2016-0050, Building Permit Copy dated 06/06/2018 at 3:30:56 p.m., attached hereto for reference purposes, to ensure that the Business' operations do not materially change the impact to adjacent properties over time.*
5. *Prior to any request for an extension of this variance request's approval or any future variance requests, the Business shall provide the City with a noise analysis of sufficient detail to prove that the Business' typical, regular operations fully comply with all applicable noise (Chapter 70, Article V of the Code of Ordinances) and performance standards regulations (Chapter 146, Section 134 of the Code of Ordinances), except as otherwise*

stated herein. Any noise analyses shall be produced by a professional with such credentials to ensure the validity and accuracy of any such analyses.

In your letter dated February 27, 2019, you indicate that it is your “understanding that there is no measurement equipment available to test the octave band and decibel measurements listed in Chapter 146, Section 134 of the Code of Ordinances.” It is my understanding that city staff has provided you with at least one piece of equipment that can be calibrated to test for compliance with the City of McKinney’s regulations. However, it is widely understood that the City’s current performance standards utilize an older model of sound measurement. In light of this fact and due to the fact that all other conditions of the original variance were satisfied in good faith, the City hereby approves, with conditions, your client’s request for a variance from section 70-120(b)(7) of the Code of Ordinances in accordance with the authority granted in section 70-122(a) of the Code of Ordinance. The approval of this variance request is conditioned as follows:

1. The variance’s approval shall be valid until April 1, 2019. Your client may request an extension to this request and that request shall be evaluated by city staff in a similar manner to which this request was evaluated.
2. The Business shall comply with all applicable city, state and federal laws.
3. The Business shall maintain all mitigation techniques referenced in the August 2018 Cowtown Redi-Mix Variance Request Letter which includes:
 - a. Stopped delivery of material to the site prior to 7:00 a.m.;
 - b. Installed electric blower on plant so that tractor engines are not used to unload cement into the silo;
 - c. Reduced RPM on mixer trucks from 1800 to 1100 rpm while mixing in the yard; and
 - d. Installed a silencer on the dust collector at the plant to reduce noise by about 50%.
4. The Business shall maintain all improvements made to the Property as part of the approval of site plan case number SITE2016-0050, Building Permit Copy dated 06/06/2018 at 3:30:56 p.m., attached hereto for reference purposes, to ensure that the Business’ operations do not materially change the impact to adjacent properties over time.
5. Prior to any request for an extension of this variance request’s approval or any future variance requests, the Business shall provide the City with a sound model of sufficient detail to document the noise produced by the Business’ typical, regular operations. Additionally, the Business shall indicate what steps will be implemented to proactively and consistently monitor noise levels originating from the typical, regular operations.

Please note that Section 70-120(b)(7) of the Code of Ordinances specifies certain prohibitions on the use of power equipment in quiet zones. Specifically, it states:

“(7) Power equipment.

a. Operating or permitting to be operated any power equipment (as defined herein and excluding construction equipment which is specifically regulated above) within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 7:00 a.m.

b. Operating or permitting to be operated any power equipment (as defined herein and excluding construction equipment which is specifically regulated above) within a nonresidential district in such a manner as to cause a noise disturbance in violation of section 146-134.”

Should the Business be found to be in violation of any of these aforementioned conditions or any applicable laws, the City may revoke this variance request's conditional approval. Should you or your client have any questions about this variance request's conditional approval, please do not hesitate to contact us.

Yours,



Paul Grimes, City Manager

City of McKinney, Texas
222 N. Tennessee Street
McKinney, Texas 75069

Email: pgrimes@mckinneytexas.org

Phone: 972-547-7510

Attachments:

1. Cowtown Redi-Mix Variance Request Letter dated 2/27/19
2. Noise Variance Approval Letter dated 8/31/18
3. Cowtown Redi-Mix Variance Request Letter dated 8/30/18
4. Approved Site Plan No. SITE2016-0050, Building Permit Copy dated 06/06/2018 at 3:30:56 p.m.

CC via email:

1. Mark Houser, City Attorney (mhouser@bhlaw.net)
2. Mark Goldstucker, City Legal Counsel (mgoldstucker@gmail.com)
3. Michael Quint, Executive Director of Development Services (mquint@mckinneytexas.org)
4. Greg Conley, Chief of Police (gconley@mckinneytexas.org)

2728 N. Harwood Street 214.745.5400 OFFICE
Suite 500 214.745.5390 FAX
Dallas, Texas 75201 winstead.com

Arthur J. Anderson, Esq.
Direct dial: 214.745.5745
aanderson@winstead.com

February 27, 2019

VIA EMAIL

Mr. Paul Grimes – citymgr@mckinneytexas.org
McKinney City Manager
City of McKinney
222 N. Tennessee Street
McKinney, TX 75069

Re: Cowtown Redi-Mix Variance Request / City of McKinney ("McKinney")

Dear Mr. Grimes:

As you know, our firm represents Cowtown Redi-Mix, Inc. ("Cowtown") which is the owner and operator of a concrete redi-mix facility located at 2015 S. McDonald Street ("Property"). Pursuant to § 70.122 of the City's code of ordinances, Cowtown files its request that the City extend its August 31, 2018 approval of the variance to its prohibition of power equipment operation between 10:00 p.m. and 7:00 a.m. as contained in § 70.120(b)(7).

Cowtown's legal position is that its operations do not involve (1) power equipment, and/or (2) noise emissions that exceed the City's maximum decibel levels. Assuming that the City disagrees with this legal position, Cowtown points out that it has implemented the noise mitigation techniques that meet the spirit and intent of the ordinance as outlined in its August 30 letter.

With respect to the conditions contained in your August 31, 2018 approval letter, Cowtown has the following responses:

1. The Business has complied with all applicable city, state and federal laws.
2. The Business has maintained all of the mitigation techniques contained in our August 30, 2018 request letter.
3. The Business has maintained all improvements shown on the referenced site plan.
4. We have researched the City's condition that "a noise study be provided to prove that the Business' typical, regular operations fully comply with applicable noise (Chapter 70, Article V of the Code of Ordinances) and performance standards regulations (Chapter 146,

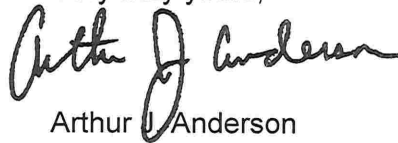
Mr. Paul Grimes
February 27, 2019
Page 2

Section 134 of the Code of Ordinances), except as otherwise stated herein. Any noise analyses shall be produced by a professional with such credentials to ensure the validity and accuracy of any such analyses.”

It is my understanding that there is no noise measurement equipment available to test the octave band and decibel measurements listed in Chapter 146, Section 134 of the Code of Ordinances. As a result, there is no practical way to show that the Business meets the City’s performance standards. Furthermore, there are no specific decibel levels described in Chapter 70, Article V of the Code or Ordinances. Please respond with the City’s standards that it would like to see in a noise study report (subject to no waiver of Cowtown’s legal rights and remedies).

Cowtown therefore requests that it be allowed to operate this equipment between 2:00 a.m. and 7:00 a.m. on the Property and that the City approves this variance request. If you have any questions, please do not hesitate to contact me.

Very truly yours,



Arthur J. Anderson

AJA/vb

cc: Michael Quint (via e-mail: mquint@mckinneytexas.org)
Mark Houser (via e-mail: mhouser@bhlaw.net)
Mark E. Goldstucker, Esq. (mgoldstucker@gmail.com)



Winstead PC
c/o Mr. Arthur Anderson, Esq.
2728 N. Harwood Street, Suite 500
Dallas, TX 75207

aanderson@winstead.com
214-745-5745

August 31, 2018

RE: Cowtown Redi-Mix Noise Ordinance Variance Request – 2015 S. McDonald St.

Dear Mr. Anderson:

The City of McKinney (the "City") is in receipt of your letter dated August 30, 2018 in which you formally request the approval of a variance to the requirements of Section 70-120(b)(7) of McKinney's Code of Ordinances on behalf of your client, Cowtown Redi-Mix (the "Business"), located at 2015 S. McDonald Street in McKinney, Texas (the "Property").

Section 70-120(b)(7) of the Code of Ordinances specifies certain prohibitions on the use of power equipment in quiet zones. Specifically, it states:

"(7) Power equipment.

a. Operating or permitting to be operated any power equipment (as defined herein and excluding construction equipment which is specifically regulated above) within a residential district or quiet zone, or within 500 feet of any residence or quiet zone, in such a manner as to cause a noise disturbance. Furthermore, any such activity shall create a noise disturbance per se if conducted between the hours of 10:00 p.m. and 7:00 a.m.

b. Operating or permitting to be operated any power equipment (as defined herein and excluding construction equipment which is specifically regulated above) within a nonresidential district in such a manner as to cause a noise disturbance in violation of section 146-134."

In evaluating this variance request city staff has considered factors including, but not limited to your client's efforts to mitigate the audible impacts of the Business' operation on adjacent properties, the physical improvements made to the site as part of the City's development process and your client's continued willingness to partner with the City to address nearby resident concerns.

In light of this evaluation, the City hereby approves, with conditions, your client's request for a variance from section 70-120(b)(7) of the Code of Ordinances in accordance with the

authority granted in section 70-122(a) of the Code of Ordinance. The approval of this variance request is conditioned as follows:

1. The variance's approval shall be valid until March 1, 2019. Your client may request an extension to this request and that request shall be evaluated by city staff in a similar manner to which this request was evaluated.
2. The Business shall comply with all applicable city, state and federal laws.
3. The Business shall maintain all mitigation techniques referenced in the Cowtown Redi-Mix Variance Request Letter (nos. 1 – 4), attached hereto for reference purposes.
4. The Business shall maintain all improvements made to the Property as part of the approval of site plan case number SITE2016-0050, Building Permit Copy dated 06/06/2018 at 3:30:56 p.m., attached hereto for reference purposes, to ensure that the Business' operations do not materially change the impact to adjacent properties over time.
5. Prior to any request for an extension of this variance request's approval or any future variance requests, the Business shall provide the City with a noise analysis of sufficient detail to prove that the Business' typical, regular operations fully comply with all applicable noise (Chapter 70, Article V of the Code of Ordinances) and performance standards regulations (Chapter 146, Section 134 of the Code of Ordinances), except as otherwise stated herein. Any noise analyses shall be produced by a professional with such credentials to ensure the validity and accuracy of any such analyses.

Should the Business be found to be in violation of any of these aforementioned conditions or any applicable laws, the City may revoke this variance request's conditional approval. Should you or your client have any questions about this variance request's conditional approval, please do not hesitate to contact us.

Yours,



Paul Grimes, *City Manager*

City of McKinney, Texas
222 N. Tennessee Street
McKinney, Texas 75069

Email: pgrimes@mckinneytexas.org

Phone: 972-547-7510

Attachments:

1. Cowtown Redi-Mix Variance Request Letter dated 8/30/18
2. Approved Site Plan No. SITE2016-0050, Building Permit Copy dated 06/06/2018 at 3:30:56 p.m.

CC via email:

1. Mark Houser, City Attorney (mhouser@bhlaw.net)
2. Michael Quint, Executive Director of Development Services (mquint@mckinneytexas.org)
3. Greg Conley, Chief of Police (gconley@mckinneytexas.org)

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Arthur J. Anderson, Esq.
Direct dial: 214.745.5745
aanderson@winstead.com

August 30, 2018

VIA EMAIL

Mr. Paul Grimes – citymgr@mckinneytexas.org
McKinney City Manager
City of McKinney
222 N. Tennessee Street
McKinney, TX 75069

Re: Cowtown Redi-Mix Variance Request / City of McKinney (“McKinney”)

Dear Mr. Grimes:

Our firm represents Cowtown Redi-Mix, Inc. (“Cowtown”) which is the owner and operator of a concrete redi-mix facility located at 2015 S. McDonald Street (“Property”). Pursuant to § 70.122 of the City’s code of ordinances, Cowtown files its request that the City grant a variance to its prohibition of power equipment operation between 10:00 p.m. and 7:00 a.m. as contained in § 70.120(b)(7).

Cowtown’s legal position is that its operations do not involve (1) power equipment, and/or (2) noise emissions that exceed the City’s maximum decibel levels. Assuming that the City disagrees with this legal position, Cowtown points out that it has implemented noise mitigation techniques that meet the spirit and intent of the ordinance. These mitigation techniques include the following:

1. Stopped delivery of material to the site prior to 7:00 a.m.
2. Installed electric blower on plant so that tractor engines are not used to unload cement into the cement silo.
3. Reduced RPM on mixer trucks from 1800 to 1100 rpm while mixing at the yard.
4. Installed a silencer on the dust collector at the plant to reduce noise by about 50%.

Implementing the 10:00 p.m. – 7:00 a.m. power equipment prohibition would pose an undue hardship on Cowtown in accordance with the following ordinance criteria:

(1) The sound source will be of short duration and the activity cannot be conducted in a matter as to comply with this article. The noise from the operation of the plant is intermittent and of short duration and the activity is necessary for efficient and economical operation of the plant.

(2) Additional time is necessary for the applicant to alter or modify their activity or operation to comply with this article. Cowtown is reviewing alternative additional mitigation options to address the City's concerns.

(3) No reasonable alternative is available to the applicant. There are no alternatives that would allow an economically feasible operation of Cowtown's facility.

Cowtown therefore requests that it be allowed to operate this equipment between 2:00 a.m. and 8:00 a.m. on the Property and that the City approve this variance request. If you have any questions, please do not hesitate to contact me.

Very truly yours,

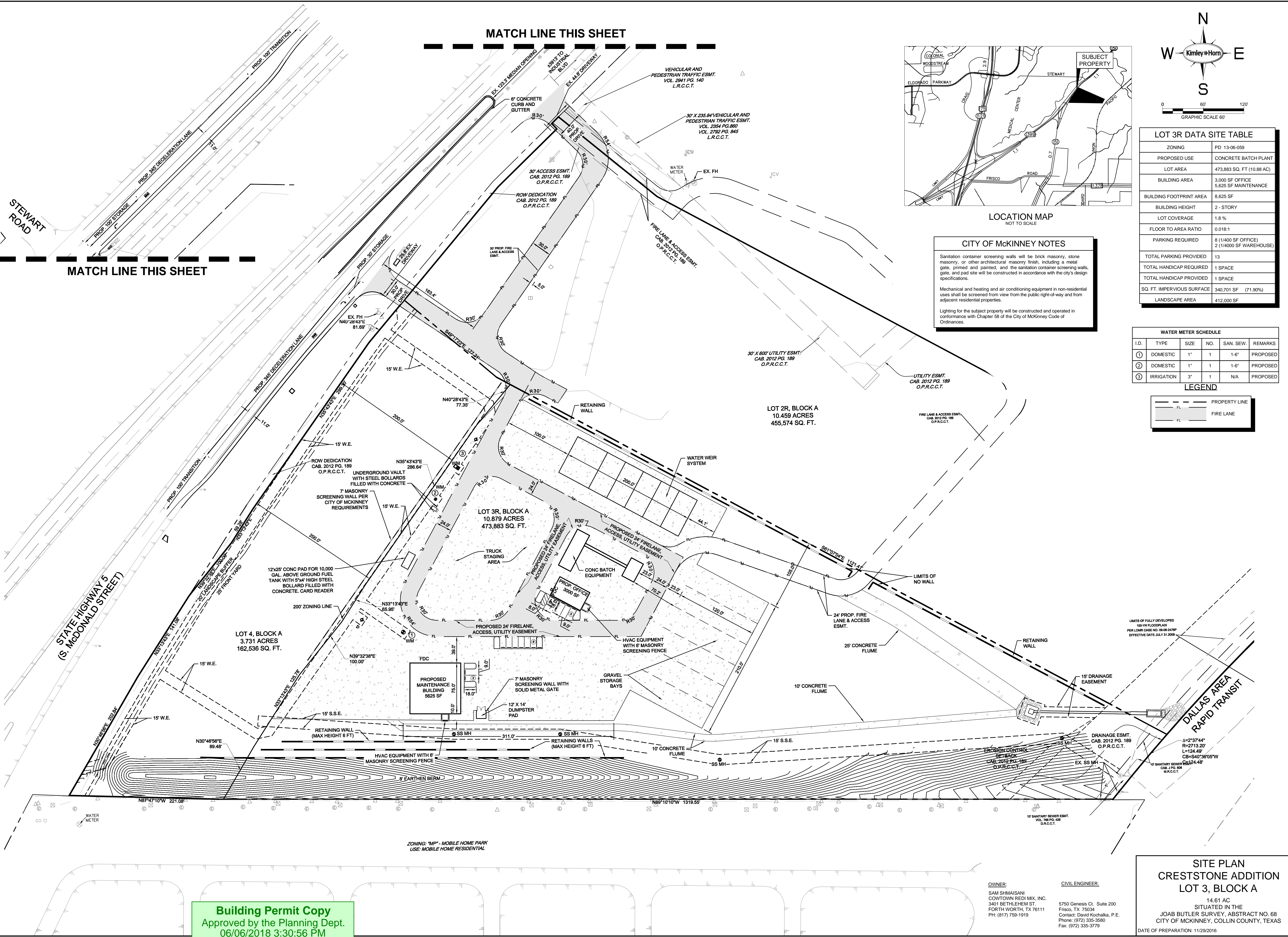


Arthur J. Anderson

AJA/vb

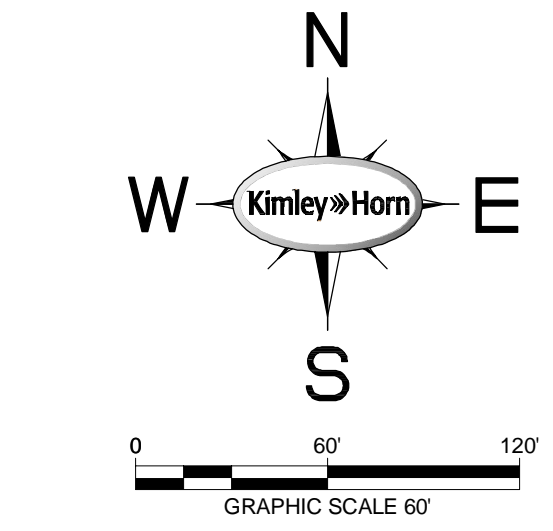
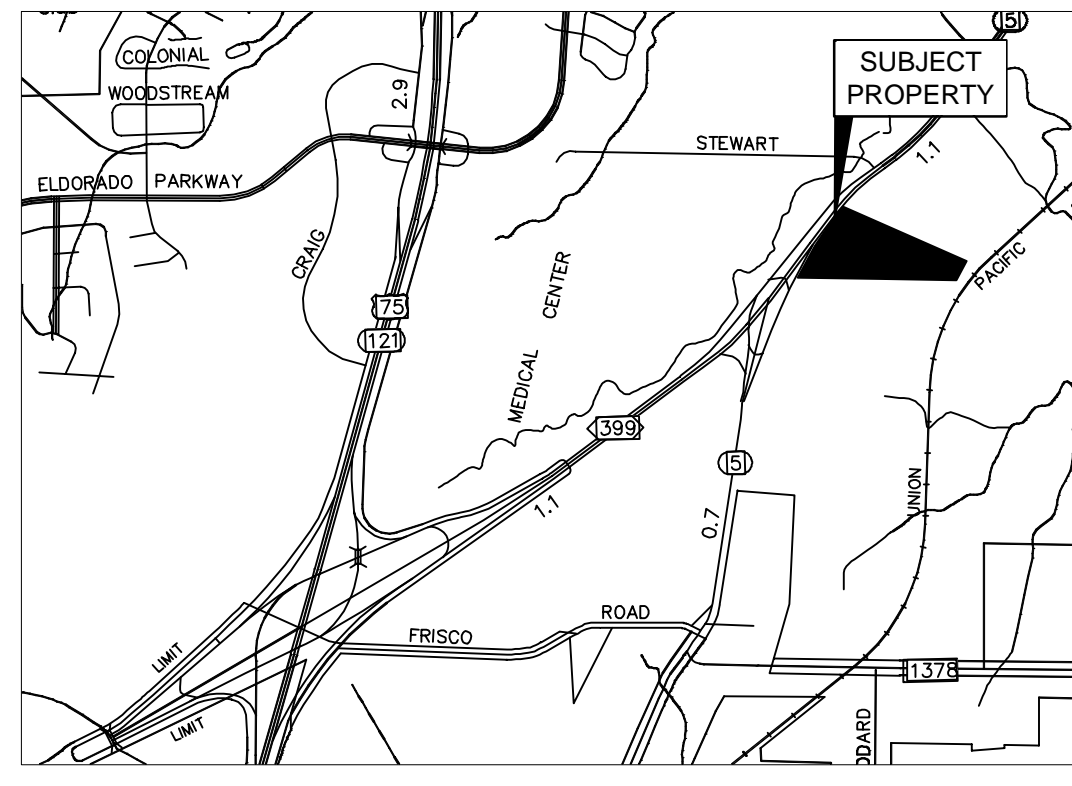
cc: Michael Quint (via e-mail: mquint@mckinneytexas.org)
Mark Houser (via e-mail: mhouser@bhlaw.net)

KIMLEY-HORN & ASSOCIATES, INC. PROJECT: 64497800 COWTOWN MCKINNEY SEC OF SH 5 & STEWART ROAD MCKINNEY, TEXAS
 DATE: 4/18/2018
 SCALE: AS SHOWN
 DESIGNED BY: NMH
 DRAWN BY: NMH
 CHECKED BY: DKK
 THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS AN INSTRUMENT OF SERVICE, AND IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND OBSOLETE BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.



MATCH LINE THIS SHEET

MATCH LINE THIS SHEET



LOT 3R DATA SITE TABLE

ZONING	PD 13-06-059
PROPOSED USE	CONCRETE BATCH PLANT
LOT AREA	473,883 SQ. FT. (10.88 AC)
BUILDING AREA	3,000 SF OFFICE 5,625 SF MAINTENANCE
BUILDING FOOTPRINT AREA	8,625 SF
BUILDING HEIGHT	2 - STORY
LOT COVERAGE	1.8 %
FLOOR TO AREA RATIO	0.018:1
PARKING REQUIRED	8 (1/400 SF OFFICE) 2 (1/4000 SF WAREHOUSE)
TOTAL PARKING PROVIDED	13
TOTAL HANDICAP REQUIRED	1 SPACE
TOTAL HANDICAP PROVIDED	1 SPACE
SQ. FT. IMPERVIOUS SURFACE	340,701 SF (71.90%)
LANDSCAPE AREA	412,000 SF

CITY OF MCKINNEY NOTES

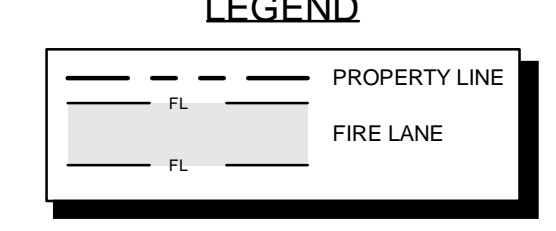
Sanitation container screening walls will be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site will be constructed in accordance with the city's design specifications.

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.

Lighting for the subject property will be constructed and operated in conformance with Chapter 58 of the City of McKinney Code of Ordinances.

WATER METER SCHEDULE

I.D.	TYPE	SIZE	NO.	SAN. SEW.	REMARKS
1	DOMESTIC	1"	1	1-6"	PROPOSED
2	DOMESTIC	1"	1	1-6"	PROPOSED
3	IRRIGATION	3"	1	N/A	PROPOSED



Kimley-Horn
 5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
 PHONE: 972-335-3580 FAX: 972-335-3779
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction or permit purposes.
Kimley-Horn
 ENGINEER: DAVID K. KOCHALKA
 P.E. NO. 87781 EXP. DATE 04/18/2018

COWTOWN MCKINNEY
 SEC OF SH 5 & STEWART ROAD
 MCKINNEY, TEXAS

SITE PLAN
 SHEET NUMBER
1 OF 1

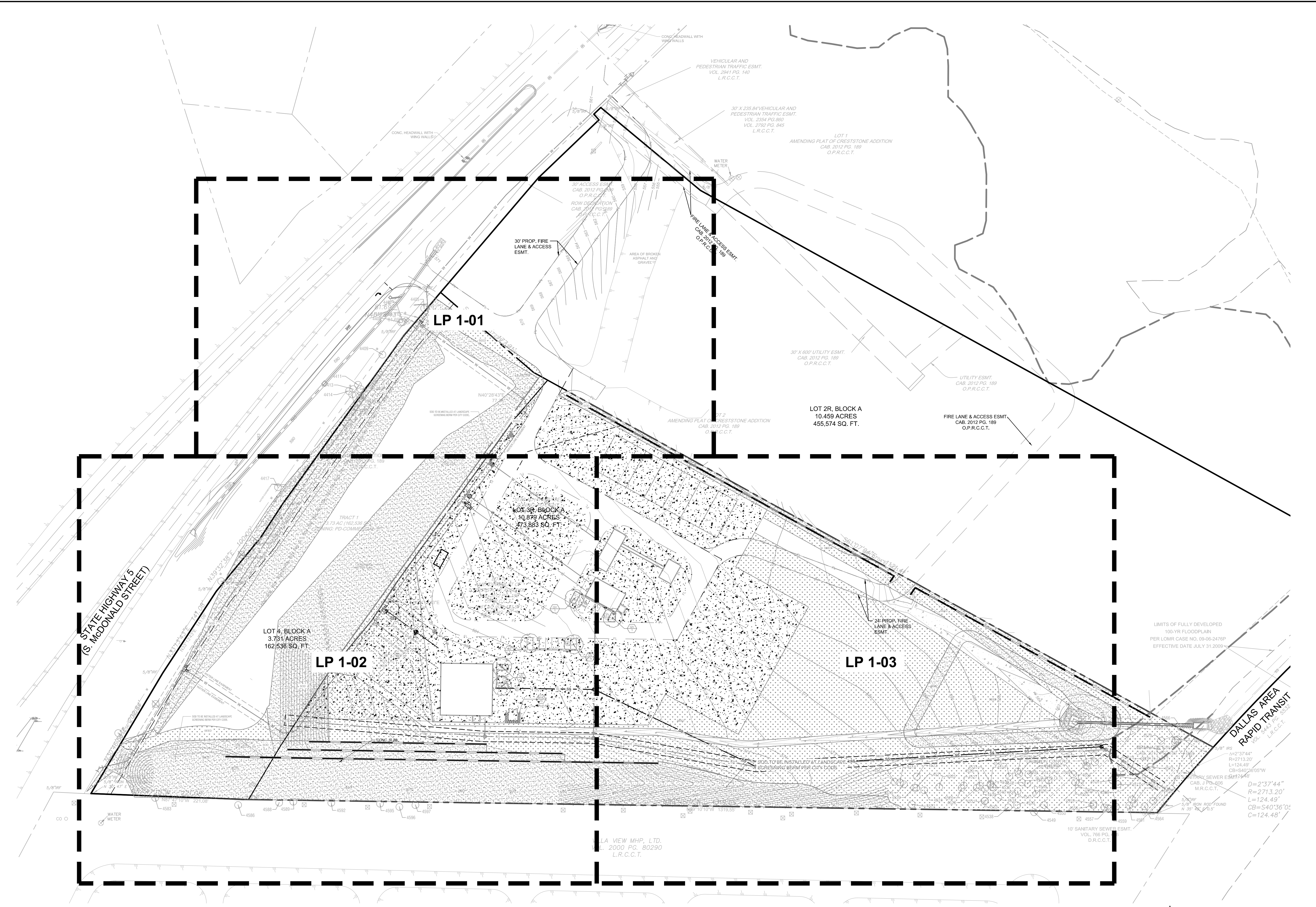
Building Permit Copy
 Approved by the Planning Dept.
 06/06/2018 3:30:56 PM

OWNER:
 SAM SHMAISANI
 COWTOWN REDI MIX, INC.
 3401 BETHLEHEM ST.
 FORT WORTH, TX 76111
 PH: (817) 759-1919

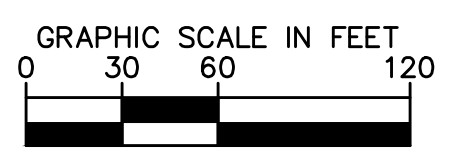
CIVIL ENGINEER:
 5750 Genesis Ct., Suite 200
 Frisco, TX 75034
 Contact: David Kochalka, P.E.
 Phone: (972) 335-3580
 Fax: (972) 335-3779

SITE PLAN
CRESTSTONE ADDITION
LOT 3, BLOCK A
 14.61 AC
 SITUATED IN THE
 JOAB BUTLER SURVEY, ABSTRACT NO. 68
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 DATE OF PREPARATION: 11/29/2016

KIMLEY-HORN AND ASSOCIATES, INC. 64497600
 DATE 06/04/2018
 SCALE AS SHOWN
 DESIGNED BY: CMC
 DRAWN BY: CMC
 CHECKED BY: LMC
 6/4/2018
 KIMLEY-HORN AND ASSOCIATES, INC. 64497600
 DATE 06/04/2018
 SCALE AS SHOWN
 DESIGNED BY: CMC
 DRAWN BY: CMC
 CHECKED BY: LMC
 6/4/2018



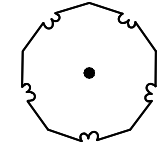

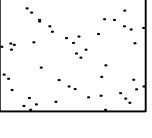
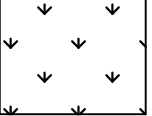
Building Permit Copy
 Approved by the Planning Dept.
 06/06/2018 3:31:00 PM



Kimley»Horn		5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034 PHONE: 972-335-3580 FAX: 972-335-3779 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	
COWTOWN MCKINNEY SEC OF SH 5 & STEWART ROAD MCKINNEY, TEXAS	LANDSCAPE KEY MAP PLAN SHEET NUMBER LP 1-00		
KHA PROJECT 64497600 DATE 06/04/2018 SCALE AS SHOWN DESIGNED BY: CMC DRAWN BY: CMC CHECKED BY: LMC 6/4/2018	No. _____ BY _____ REVISIONS _____ DATE _____		

Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc. This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

PLANT SCHEDULE

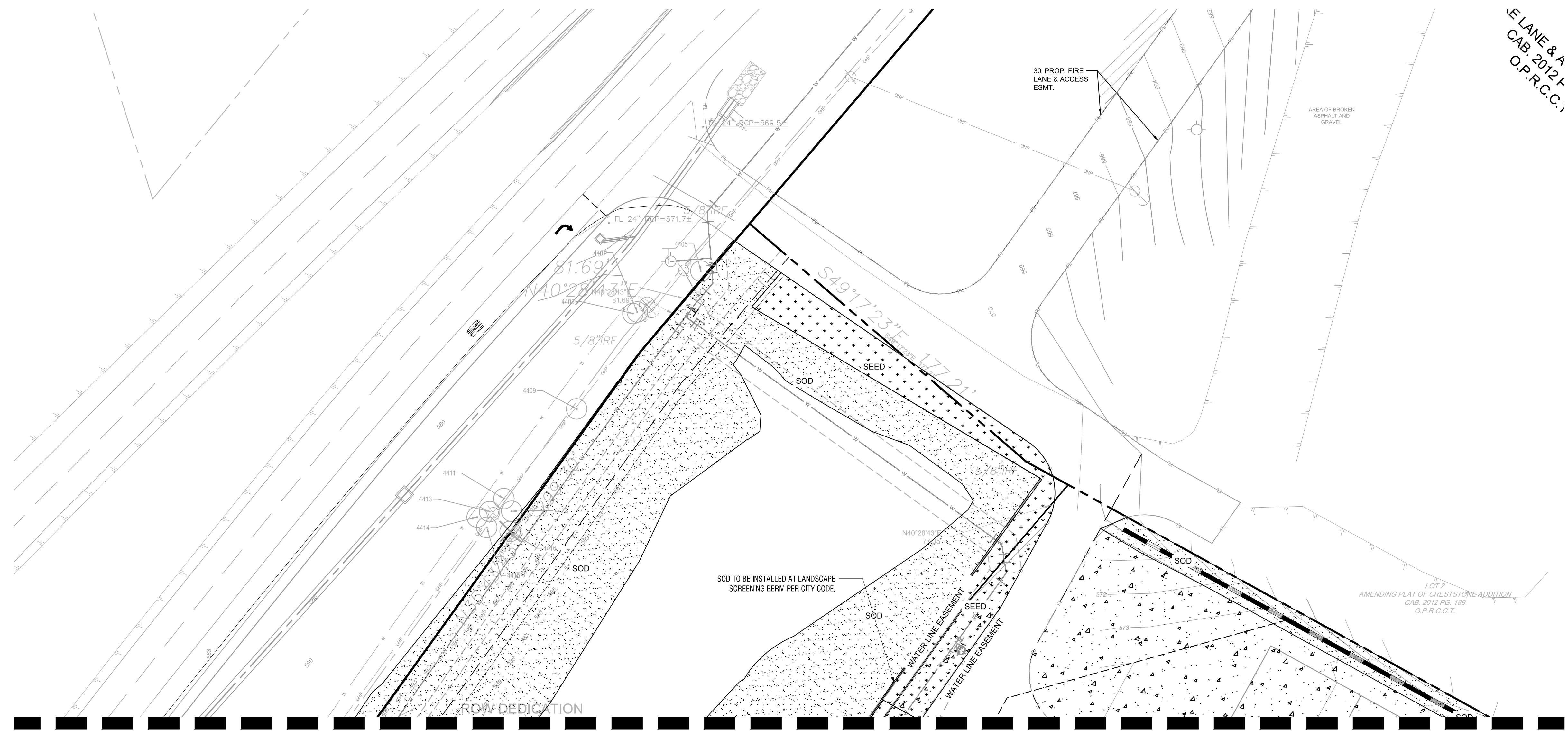
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	QV	6	Quercus virginiana / Southern Live Oak	100 gal	4" Cal. Min. Single, Straight Trunk, Full and Matching, Male/Non Fruit Bearing, Evergreen, Min. 12' ht. at time of planting
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	MYC	15	Myrica cerifera / Wax Myrtle	36" ht, 24" spr, 36" oc	Full, container grown, min. 36" tall at time of planting
GROUND COVER	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	
	SOD	TBD	Cynodon dactylon / Bermuda Grass	Solid, rolled tight sand filled joints, 100% weed, pest, and disease free	
	SEED	TBD	Cynodon dactylon / Bermuda Grass	Hydromulch	
MULCH	TBD		Hardwood		Install, Shredded, 3" depth, all trees within sod areas to receive 4' diameter mulch ring

NOTE: THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

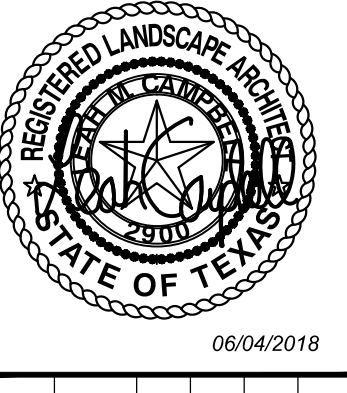
NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

NOTE: ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.



Kimley»Horn
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 PHONE: 972-335-3580 FAX: 972-335-3779
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT: 64497600
 DATE: 06/04/2018
 SCALE: AS SHOWN
 DESIGNED BY: CMC
 DRAWN BY: CMC
 CHECKED BY: LMC

COWTOWN MCKINNEY
 SEC OF SH 5 & STEWART ROAD
 MCKINNEY, TEXAS

LANDSCAPE PLANTING PLAN

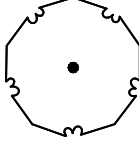

SHEET NUMBER
LP 1-01

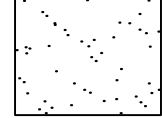

Building Permit Copy
 Approved by the Planning Dept.
 06/06/2018 3:31:02 PM

KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 18060001-001, COWTOWN MCKINNEY SEC. 5 & STEWART ROAD, MCKINNEY, TEXAS. DATE: 06/04/2018. DRAWN BY: CMC. CHECKED BY: LMC.

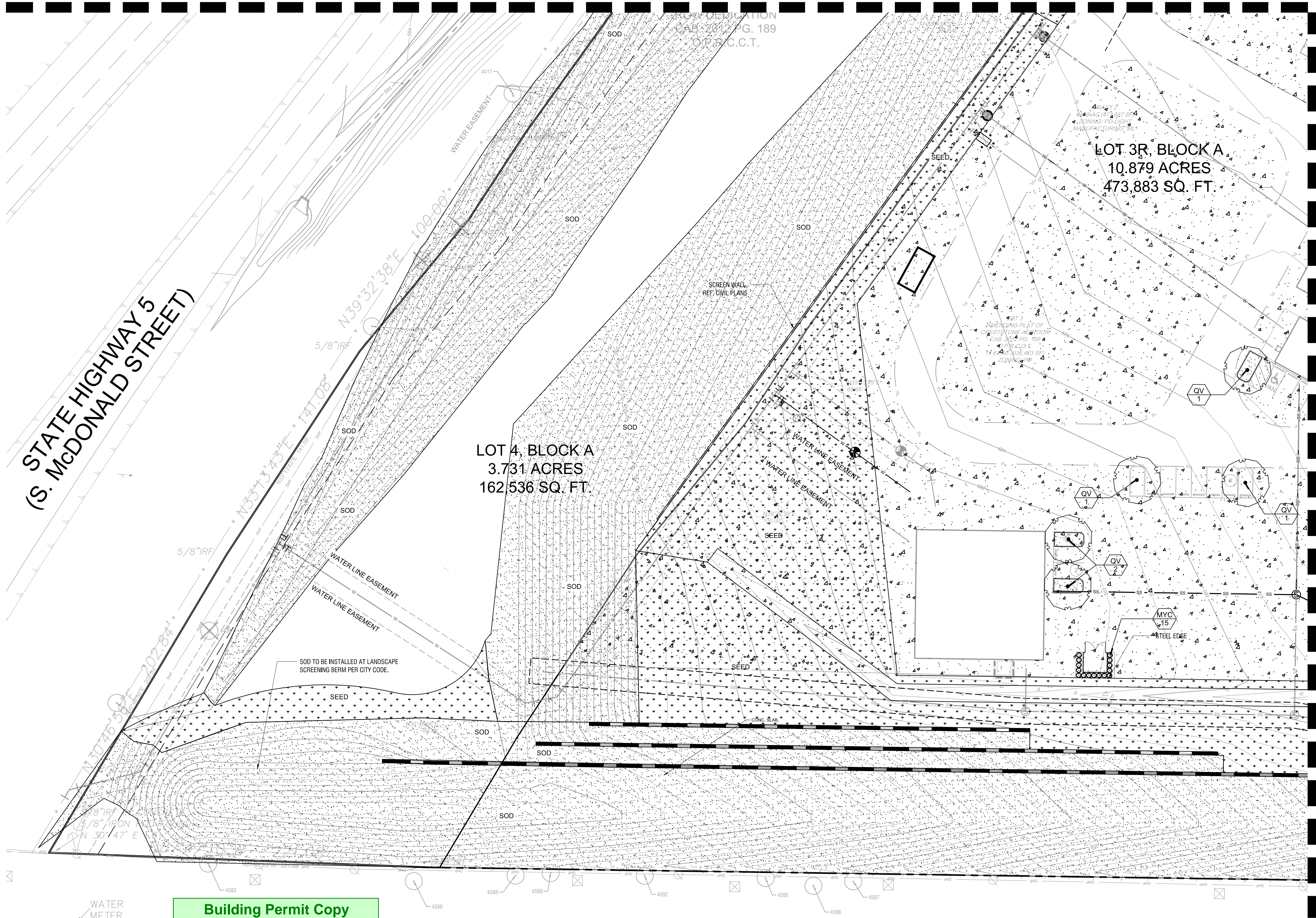
NOTE: THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.
 NOTE: ALL DISTURBED AREAS TO BE SEEDED WITH BERMUDA IF NOT SPECIFIED OTHERWISE.
 NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.
 NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.
 NOTE: ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

PLANT SCHEDULE

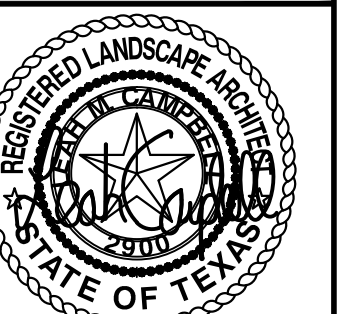
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	QV	6	Quercus virginiana / Southern Live Oak	100 gal	4" Cal. Min. Single, Straight Trunk, Full and Matching, Male/Non Fruit Bearing, Evergreen, Min. 12' ht. at time of planting
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	MYC	15	Myrica cerifera / Wax Myrtle	36" ht, 24" spr, 36" oc	Full, container grown, min. 36" tall at time of planting

GROUND COVER	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS
	SOD	TBD	Cyndon dactylon / Bermuda Grass	Solid, rolled tight sand filled joints, 100% weed, pest, and disease free
	SEED	TBD	Cyndon dactylon / Bermuda Grass	Hydromulch
	MULCH	TBD	Hardwood	Install, Shredded, 3" depth, all trees within sod areas to receive 4' diameter mulch ring

SEE SHEET LP 1.01



Kimley»Horn
 5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
 PHONE: 972-335-3580 FAX: 972-335-3779
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928



KHA PROJECT	64497800
DATE	06/04/2018
SCALE AS SHOWN	
DESIGNED BY: CMC	
DRAWN BY: CMC	
CHECKED BY: LMC	

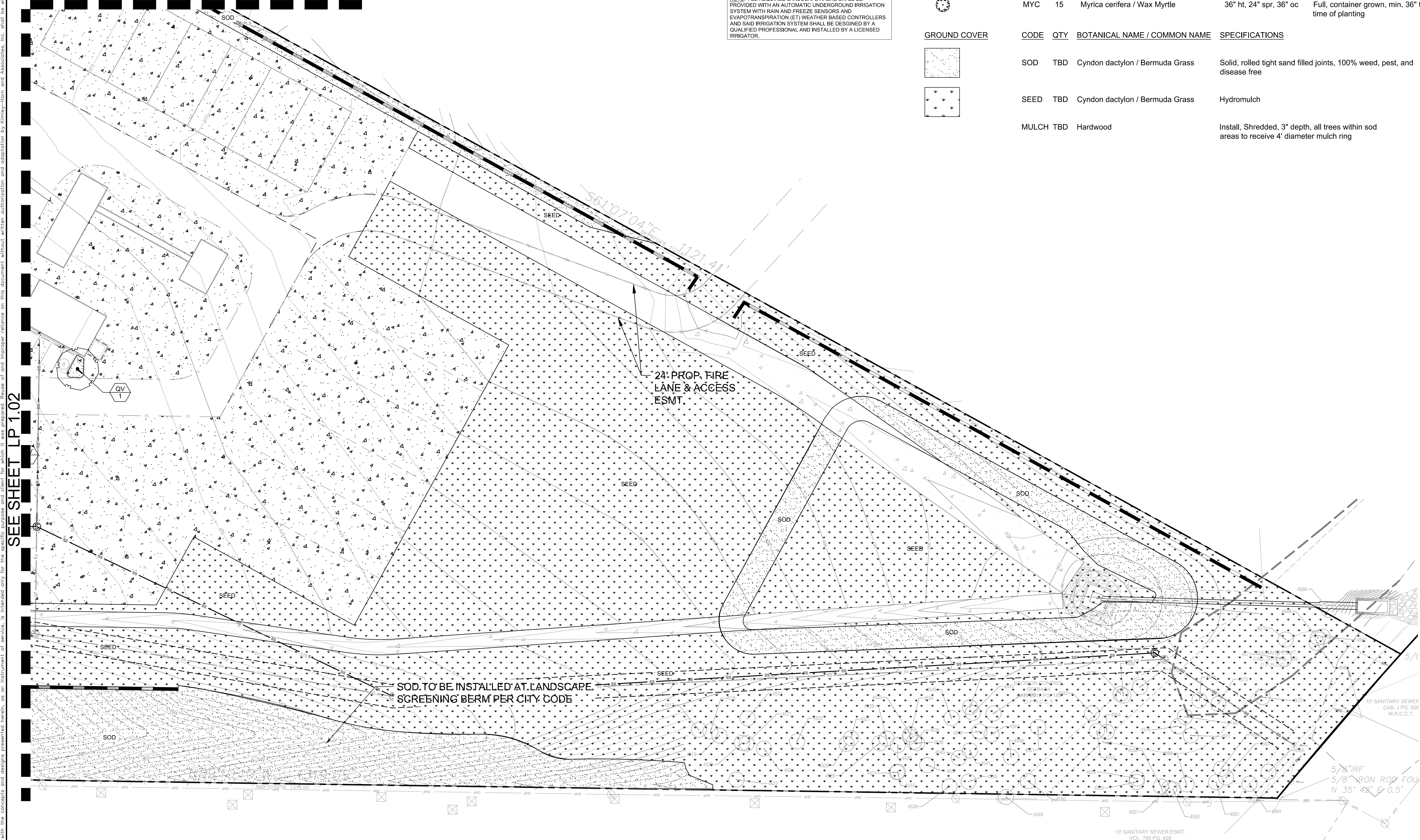
COWTOWN MCKINNEY
 SEC OF SH 5 & STEWART ROAD
 MCKINNEY, TEXAS

LANDSCAPE PLANTING PLAN

SHEET NUMBER
LP 1-02

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 CHECKED BY: KJBL
 DATE: 06/06/2018 3:31:08 PM
 LAST SAVED: 06/06/2018 3:31:08 PM
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SEE SHEET LP 1.01



NOTE: THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

NOTE: ALL DISTURBED AREAS TO BE SEED WITH BERMUDA IF NOT SPECIFIED OTHERWISE.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

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PLANT SCHEDULE

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NO.	REVISIONS	DATE	BY

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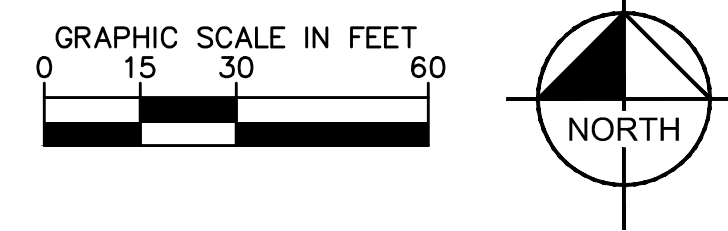
KHA PROJECT 64497800	DATE 06/04/2018
SCALE AS SHOWN	DESIGNED BY: CMC
DRAWN BY: CMC	CHECKED BY: LMC

COWTOWN MCKINNEY
 SEC OF SH 5 & STEWART ROAD
 MCKINNEY, TEXAS

LANDSCAPE PLANTING PLAN

SHEET NUMBER
LP 1-03

Building Permit Copy
 Approved by the Planning Dept.
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