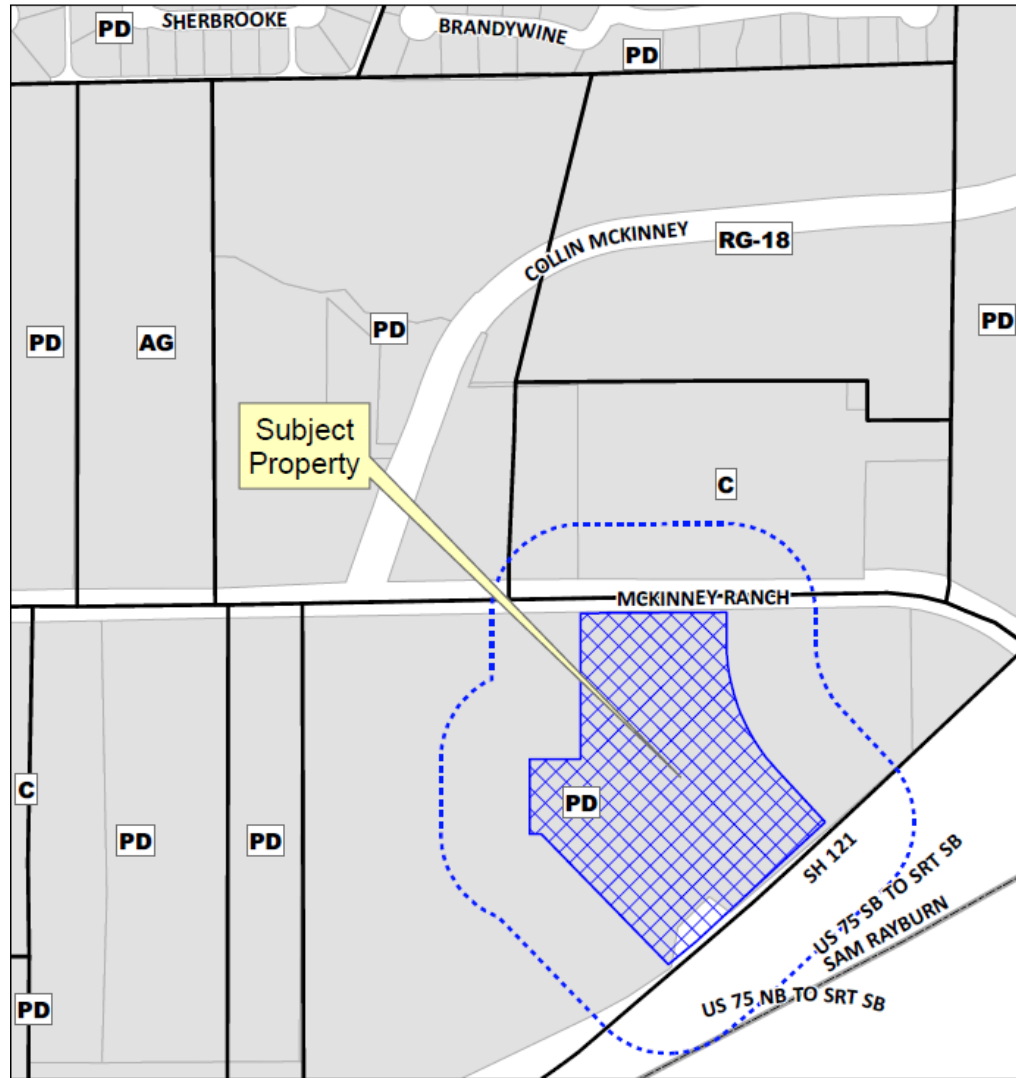


McKinney Point
Apartments
14-260SP



- MONEY MAGAZINE 2014 -

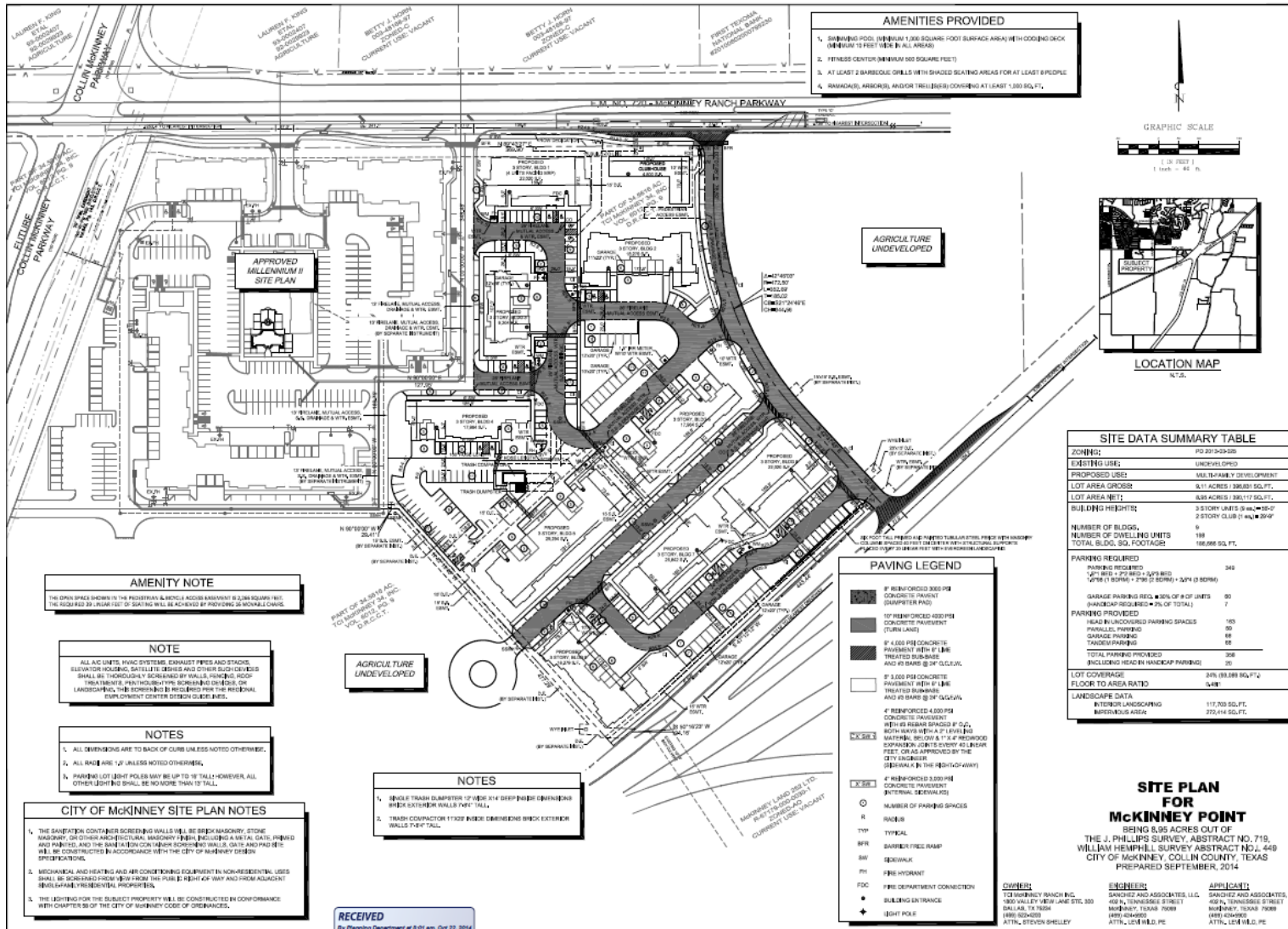
Location Map



Aerial Exhibit



Proposed Site Plan



Master Planning
Civil Engineering
Land Development
Site Planning
Surveying
S. ANTONIO, TEXAS
78109-1338
TEL: 281.325.1300
WWW.SANCHEZCONSULTANTS.COM

SANCHEZ CONSULTANTS

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MCKINNEY POINT

SITE PLAN

EXHIBIT

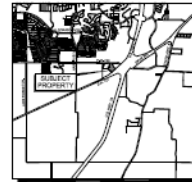
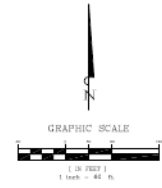
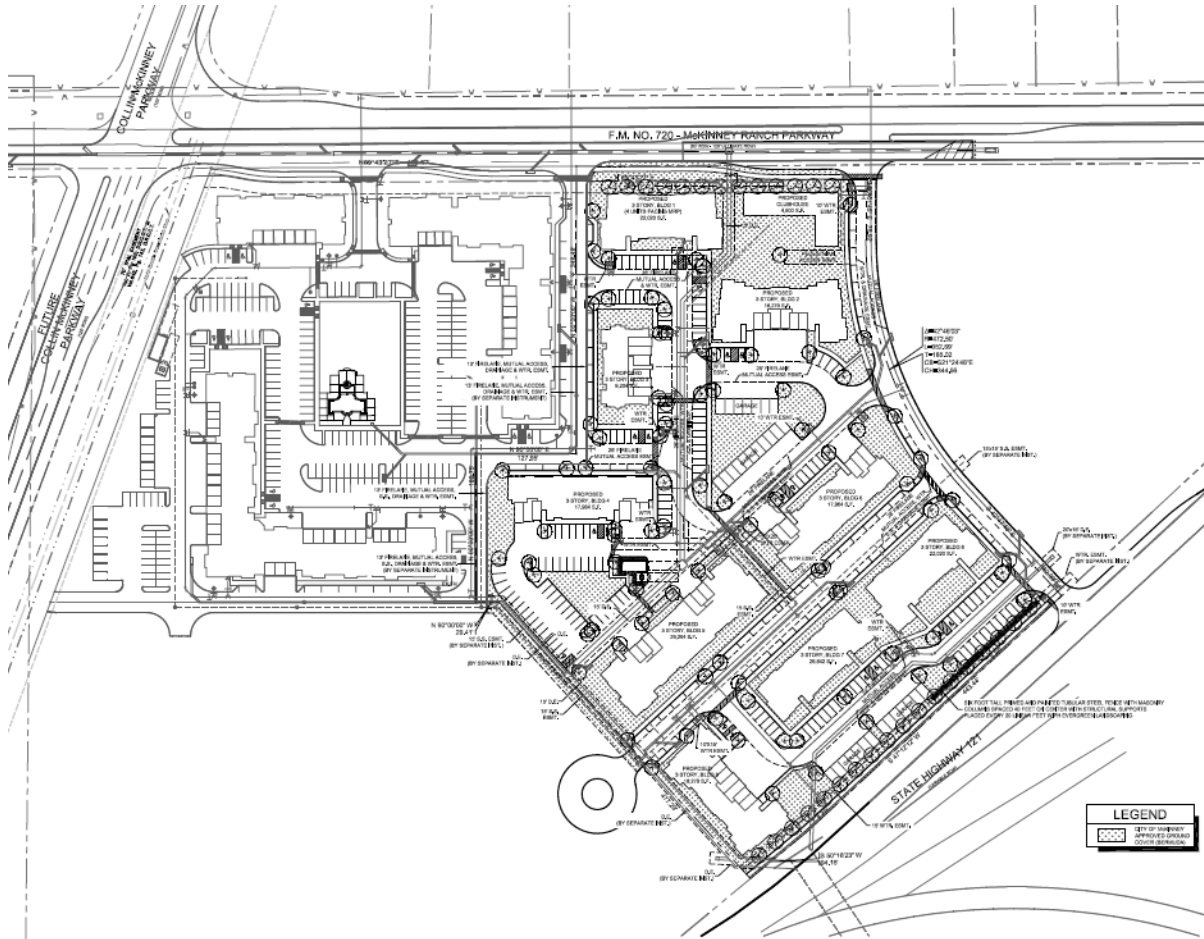
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Drawn by: LAW
Checked by: LAW
Approved by: LAW
Project No.: 2014-0018

OWNER:
MCKINNEY RANCH INC.
1300 VALLEY VIEW LANE STE. 200
DALLAS, TX 75244
1800.824.0030
ATTLA, STEVEN SHELLEY

PREPARED BY:
SANCHEZ AND ASSOCIATES, L.L.C.
400 N. TENNESSEE STREET
MCKINNEY, TEXAS 75069
(972) 574-9000
ATTLA, LINDA WELPE

APPLICANT:
SANCHEZ AND ASSOCIATES, L.L.C.
400 N. TENNESSEE STREET
MCKINNEY, TEXAS 75069
(972) 574-9000
ATTLA, LINDA WELPE

Proposed Landscape Plan



LOCATION MAP
N.T.S.

REQUIRED TREES		
TOTAL LINEAR FOOTAGE OF STREET FRONTAGE	TREES REQUIRED	TREES PROVIDED
McKINNEY MANOR PARKWAY	379	13
STATE HIGHWAY 12	538	18
		16

- NOTES**
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH RAIR FREEZE SENSORS AND EVAPORATION TRANSPiration (ET) WEATHER BASED CONTROLLERS.
 - UNLESS OTHERWISE SPECIFIED, LANDSCAPE AREAS SHALL BE PLANTED WITH SHRUBS OR CIRCULOCOVER WITH A MULCH BASE OR SOCS AS APPROVED BY THE CITY OF MCKINNEY. TOOLS: ALL SPECIES SHALL CONFORM TO APPENDIX A SECTION 4A APPROVED PLANT LIST.
 - ALL REQUIRED CANOPY OR ORNAMENTAL TREES SHALL HAVE THEIR CALIPER THICKNESS MEASURED 4 FEET ABOVE GROUND LEVEL AT THE TIME OF PLANTING.
 - THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRALIA CH, HYDRORISERMS, OR SPREADING STAGES 3 AND STAGE 4 WATER RESTRICTIONS, AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

LANDSCAPE CALCULATIONS

LOT AREA : 826 ACRES / 380,117 SQ. FT.
REQUIRED LANDSCAPE AREA : 26,011 SQ. FT. (10% OF TOTAL AREA)
PROVIDED LANDSCAPE AREA : 120,382 SQ. FT. (31% OF TOTAL AREA)

LEGEND

[Symbol]	LOT OF HIGHWAY APPROVED GRADE CONCOURSE
----------	---

LARGE CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
32	[Symbol]	LIVE OAK	QUERCUS VIVIPARVA	4" CAL., 10FT., 4-1/2 SPL.
69	[Symbol]	SHAWARD RED OAK	QUERCUS SHAWARDII	1" CAL., 10FT., 4-1/2 SPL.

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
66	[Symbol]	NELKLE'S STEVENS	LEUCOXYLON STEVENSII	18" POT, 18" FEET ABOVE GROUND, 1/2" CAL.
	[Symbol]	LEUCOXYLON STEVENSII	LEUCOXYLON STEVENSII	18" POT, 18" FEET ABOVE GROUND, 1/2" CAL.

LANDSCAPE PLAN FOR MCKINNEY POINT
 BEING 8.95 ACRES OUT OF THE J. PHILIP SURVEY, ABSTRACT NO. 716, WILLIAM HEMPHILL SURVEY ABSTRACT NO. 449 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
 PREPARED SEPTEMBER, 2014

OWNER:
 TO MCKINNEY BRANCH INC.
 380 WILEY ROAD, SUITE 300
 DALLAS, TX 75244
 (972) 634-0000
 ATTN: STEVEN SHELLEY

ENGINEER:
 SANCHEZ AND ASSOCIATES, L.L.C.
 405 N. THOMAS STREET
 MCKINNEY, TEXAS 75069
 (972) 634-0000
 ATTN: LUIS M.D. PE

ARCHITECT:
 SANCHEZ AND ASSOCIATES, L.L.C.
 405 N. THOMAS STREET
 MCKINNEY, TEXAS 75069
 (972) 634-0000
 ATTN: LUIS M.D. PE

RECEIVED
 By Planning Department at 8:01 am, Oct 23, 2014

Nature Planning & Land Development
 2005 West Loop South
 Suite 1000
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 Phone: (214) 416-1111
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 www.natureplanning.com

SANCHEZ
 L.L.C.
 ARCHITECTS

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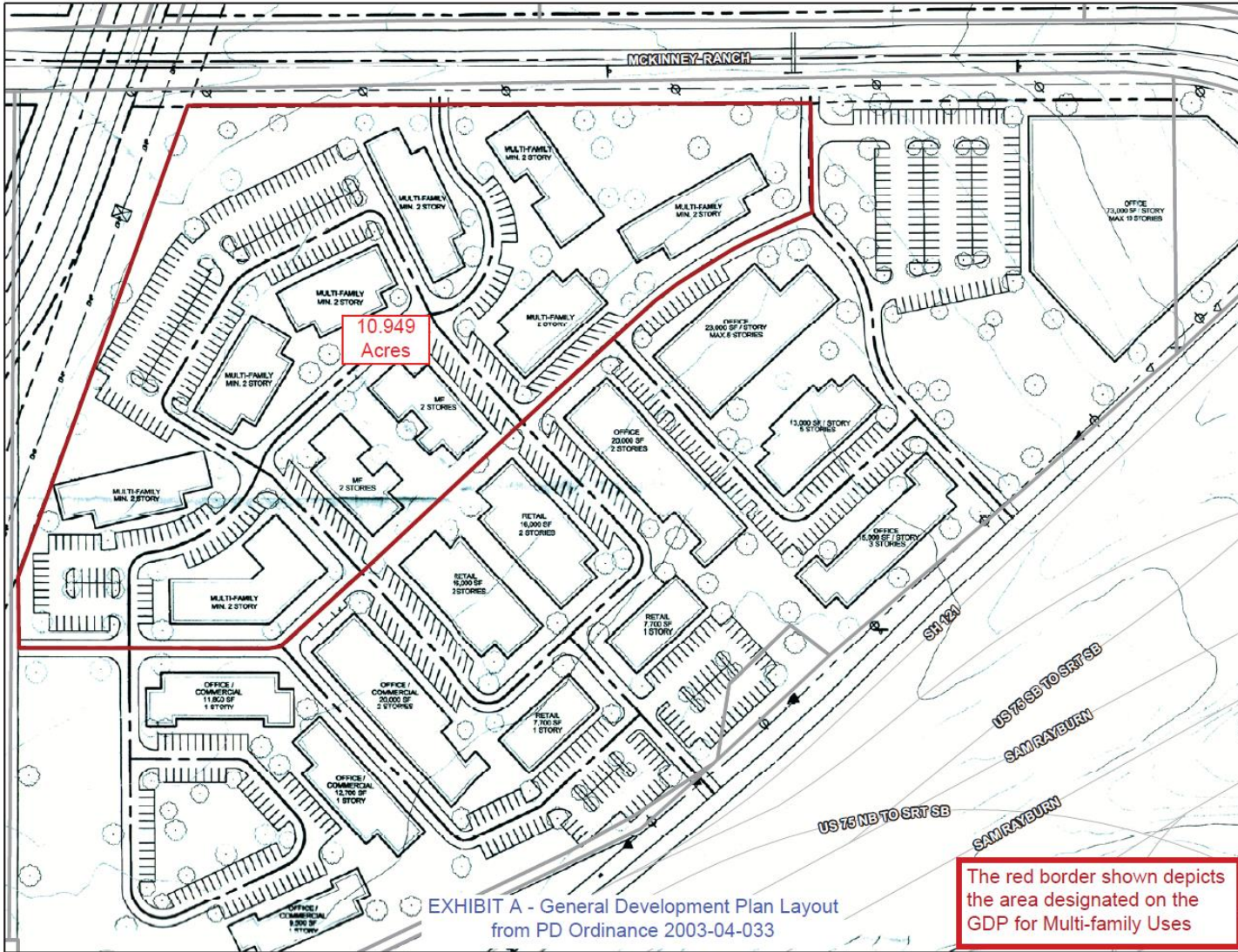
MCKINNEY POINT

LANDSCAPE PLAN

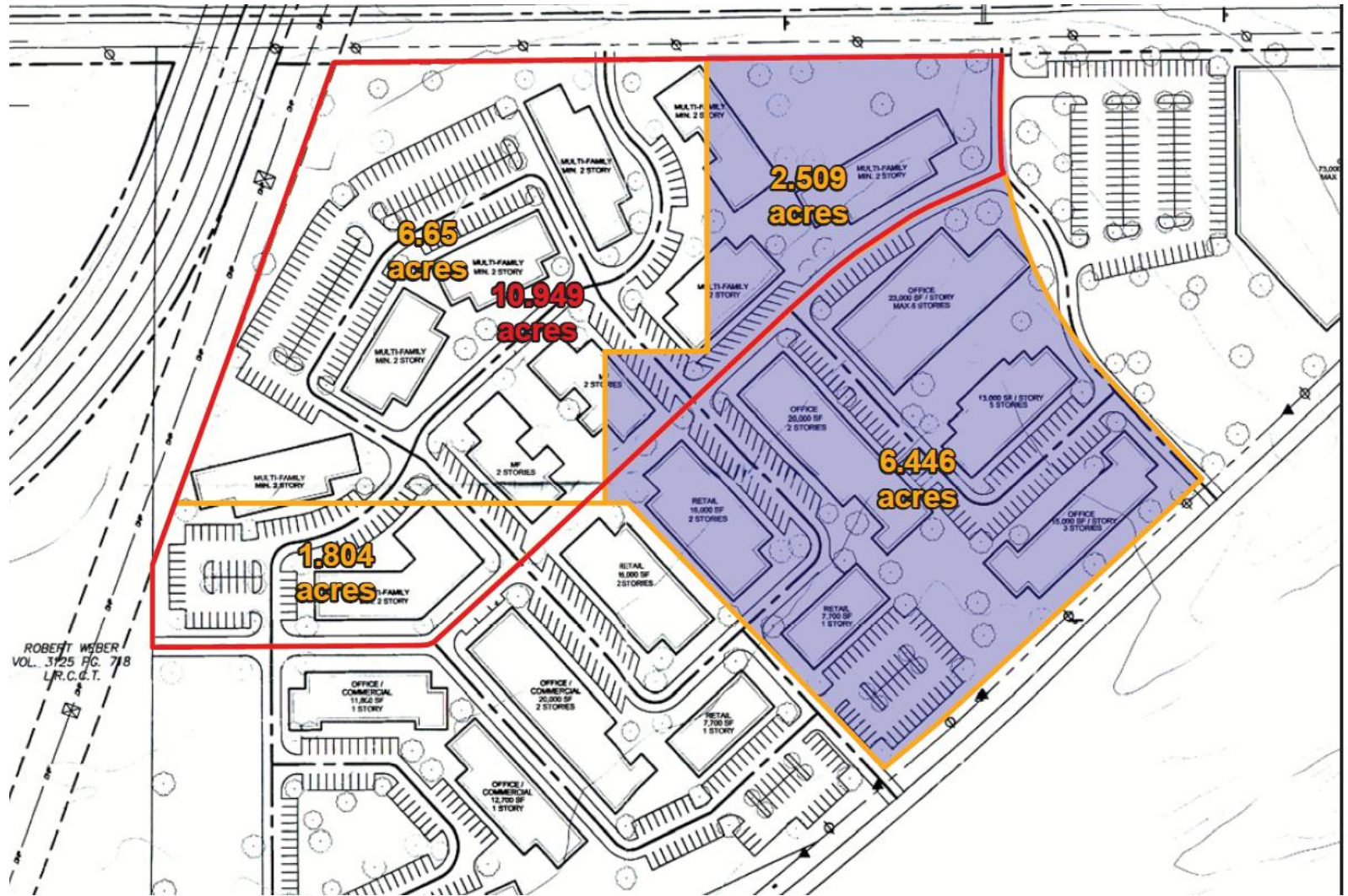
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 Date: 09/23/14
 Drawn By: LSW
 Checked By: LSW
 Date: 09/23/14
 Project No.: 130119118

EXHIBIT

Proposed GDP Exhibit - A



Proposed GDP Exhibit - B



Proposed GDP Exhibit - C

