

LOCATION MAP  
N.T.S.

**LANDSCAPE CALCULATIONS**

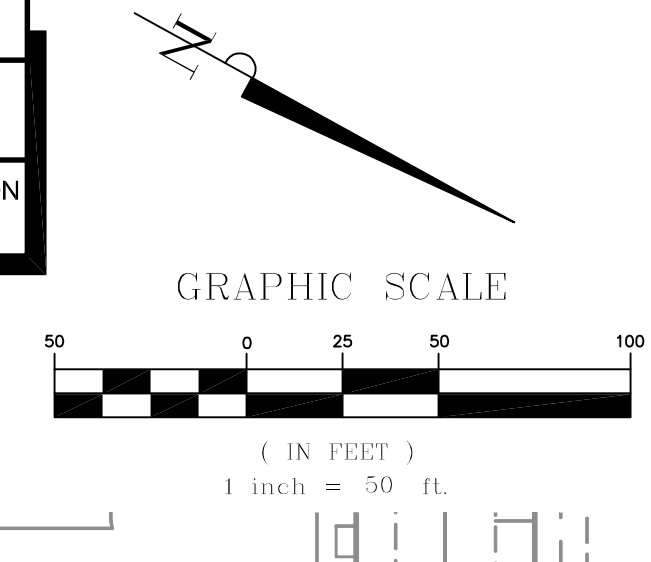
LOT AREA : 12.63 ACRES / 550,162 S.F.  
 REQUIRED LANDSCAPE AREA : 55,016 S.F. (10% OF TOTAL AREA)  
 PROVIDED LANDSCAPE AREA : 138,902 S.F. (25% OF TOTAL AREA)  
 S.H. 121 SERVICE ROAD FRONTAGE LENGTH: 450 L.F.  
 15 CANOPY TREES REQUIRED 15 PROVIDED  
 MCKINNEY PLACE DRIVE FRONTAGE LENGTH: 1,217 L.F.  
 41 CANOPY TREES REQUIRED 41 PROVIDED  
 VALLIANCE DRIVE FRONTAGE LENGTH: 497 L.F.  
 17 CANOPY TREES REQUIRED 17 PROVIDED  
 1 CANOPY TREE/30 L.F.

**TREES**

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
109	⊙	CEDAR ELM	ULMUS CRASSIFOLIA	4" CAL., 12HT., 4'-5' SPD.
73	⊗	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CAL., 12HT., 4'-5' SPD.
55	⊗	GRAPE MYRTLE	LAGERSTROEMIA	2" CAL., 4HT.

**SHRUBS**

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
27	⊙	NELLIE R. STEVENS	ILEX X ATTENUATA	36" HT. INSTALLED 3' ON CENTER



Master Planning  
Civil Engineering  
Land Development  
402 N. TENNESSEE STREET  
MCKINNEY, TX 75069  
Tel: 469.424.5900  
sanchez@ab-iso.com  
sanchezab-iso.com  
Certificate of Registration No. F-8865

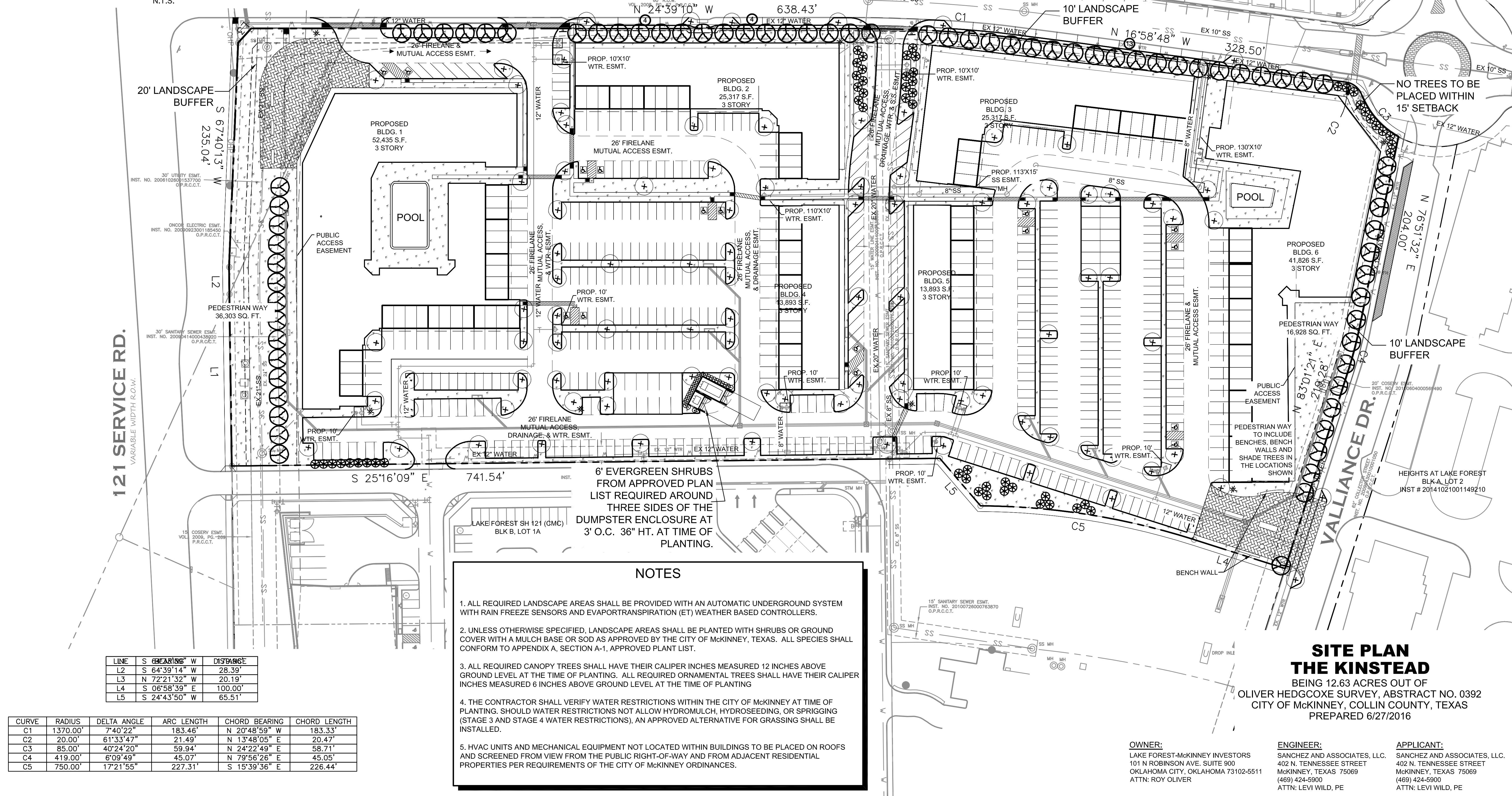
**SANCHEZ**  
& ASSOCIATES

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

**THE KINSTEAD**

**LANDSCAPE PLAN**

Scale: SEE GRAPHIC SCALE  
 Designed by: TCS  
 Drawn by: CDR  
 Checked by: LAW  
 Date: 6/27/2016  
 Project No. 02.123-001  
 Director: G. J. JONES, P.E., F.A.S.T.E., F.A.S.T.C.E., F.A.S.T.E.P., F.A.S.T.E.M.  
 Engineer: J. A. JONES, P.E., F.A.S.T.E., F.A.S.T.C.E., F.A.S.T.E.P., F.A.S.T.E.M.  
 Planner: S. E. A. Lopez, P.E.  
 Layout: Layout1  
 Plotted by: C:\MP2



**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 TREES SHALL HAVE THEIR CALIPER INCHES MEASURED 12 INCHES ABOVE GROUND LEVEL AT THE TIME OF PLANTING. ALL REQUIRED 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.
- HVAC UNITS AND MECHANICAL EQUIPMENT NOT LOCATED WITHIN BUILDINGS TO BE PLACED ON ROOFS AND SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES PER REQUIREMENTS OF THE CITY OF MCKINNEY ORDINANCES.

LINE	S BEARING	W	DISANCE
L1	S 64°39'14"	W	28.39'
L2	N 72°21'32"	W	20.19'
L3	S 06°58'39"	E	100.00'
L4	S 24°43'50"	W	65.51'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1370.00'	7°40'22"	183.46'	N 20°48'59" W	183.33'
C2	20.00'	61°33'47"	21.49'	N 13°48'05" E	20.47'
C3	85.00'	40°24'20"	59.94'	N 24°22'49" E	58.71'
C4	419.00'	6°09'49"	45.07'	N 79°56'26" E	45.05'
C5	750.00'	17°21'55"	227.31'	S 15°39'36" E	226.44'

**SITE PLAN THE KINSTEAD**  
 BEING 12.63 ACRES OUT OF OLIVER HEDGCOXE SURVEY, ABSTRACT NO. 0392 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 PREPARED 6/27/2016

**OWNER:**  
LAKE FOREST-MCKINNEY INVESTORS  
101 N. ROBINSON AVE., SUITE 900  
OKLAHOMA CITY, OKLAHOMA 73102-5511  
ATTN: ROY OLIVER

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

**APPLICANT:**  
SANCHEZ AND ASSOCIATES, LLC.  
402 N. TENNESSEE STREET  
MCKINNEY, TEXAS 75069  
(469) 424-5900  
ATTN: LEVI WILD, PE

**EXHIBIT**