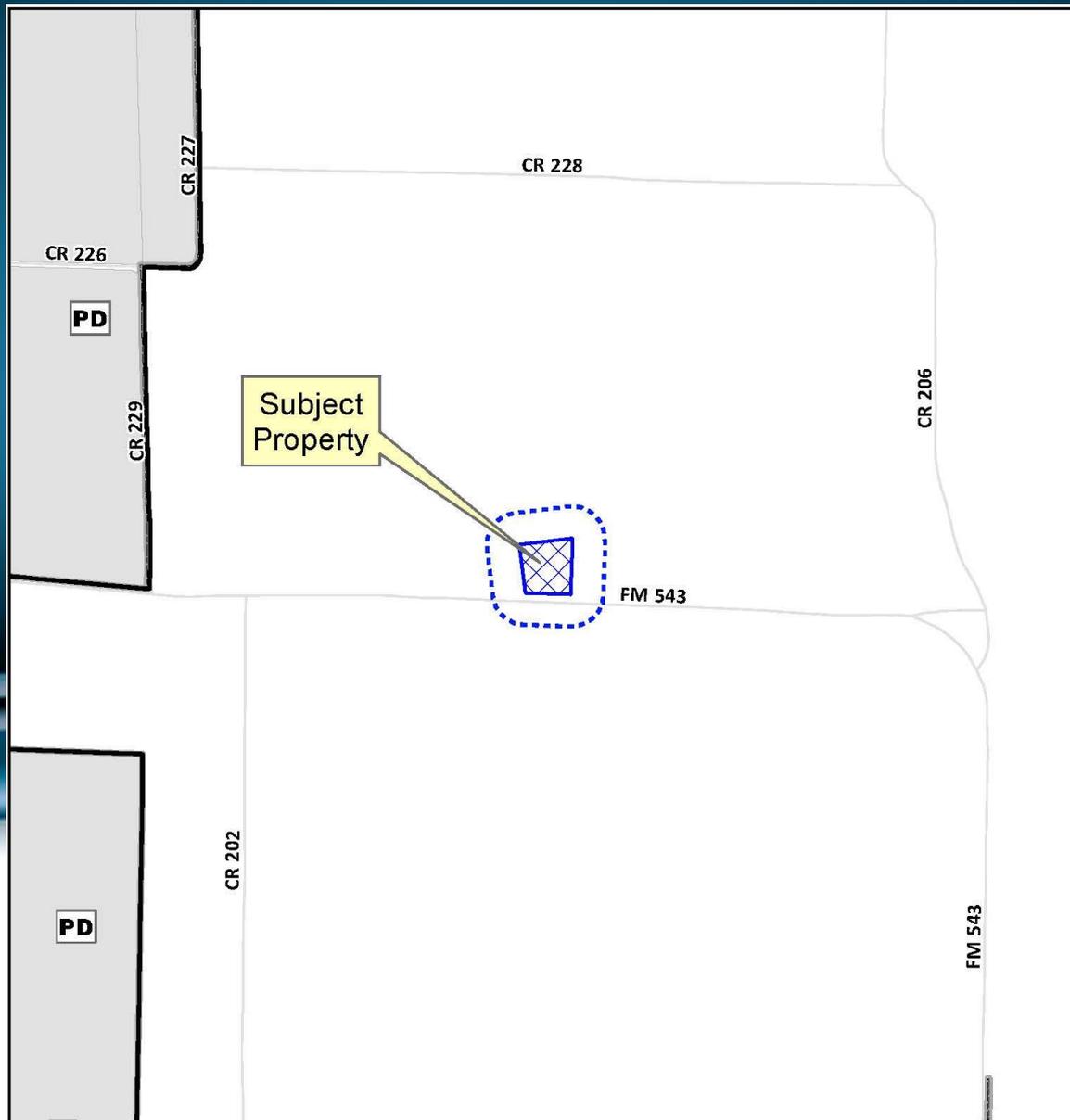


Case No. 13-033SP

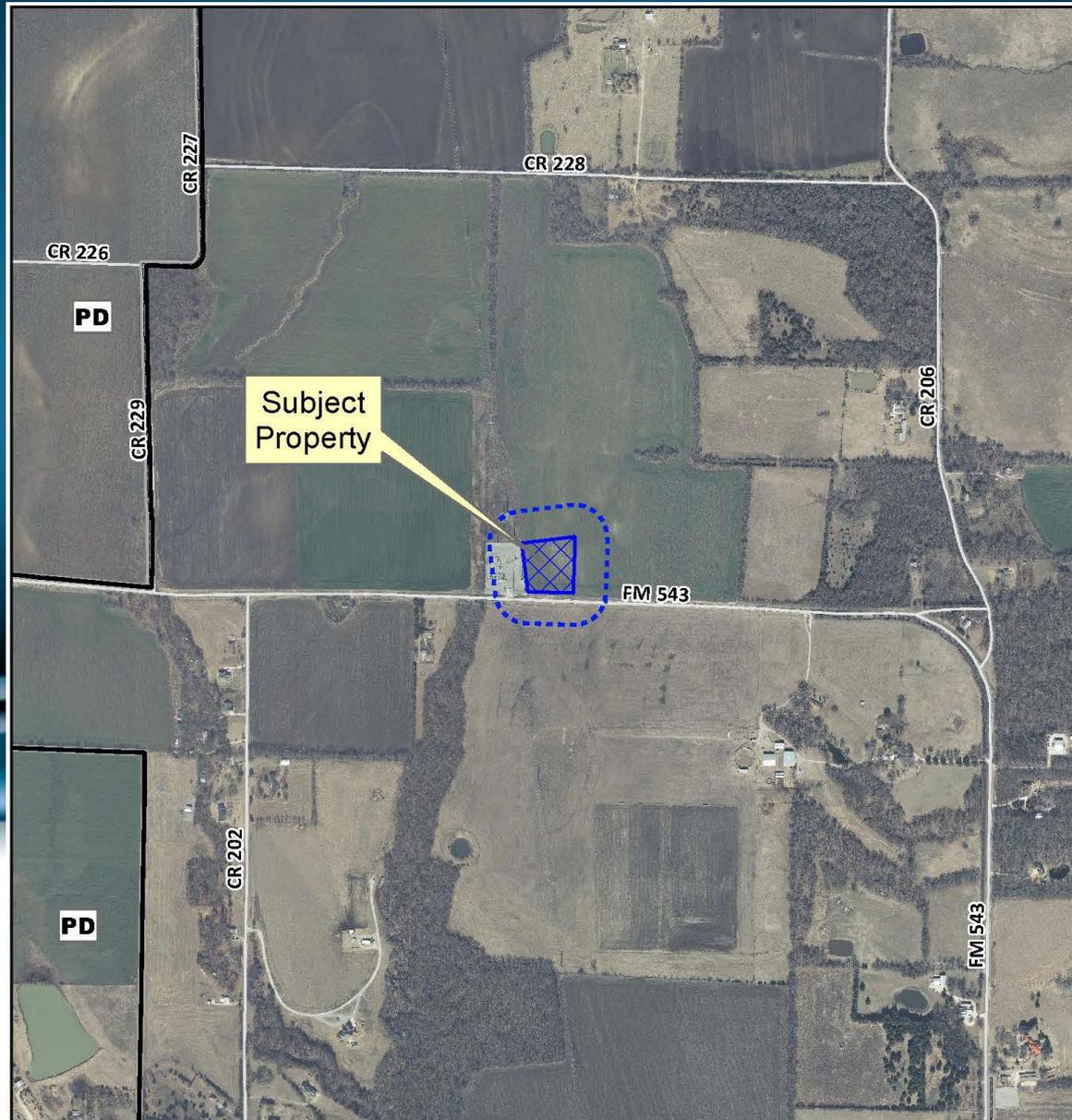
Located on the North Side
of F.M. 543 (Weston Road)
and Approximately 3,000 Feet
East of County Road 229



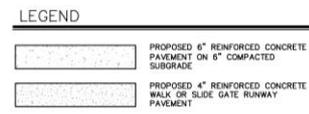
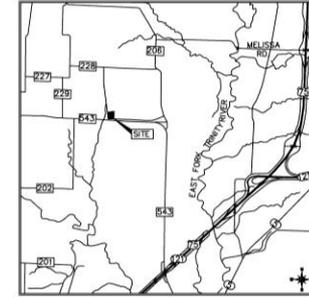
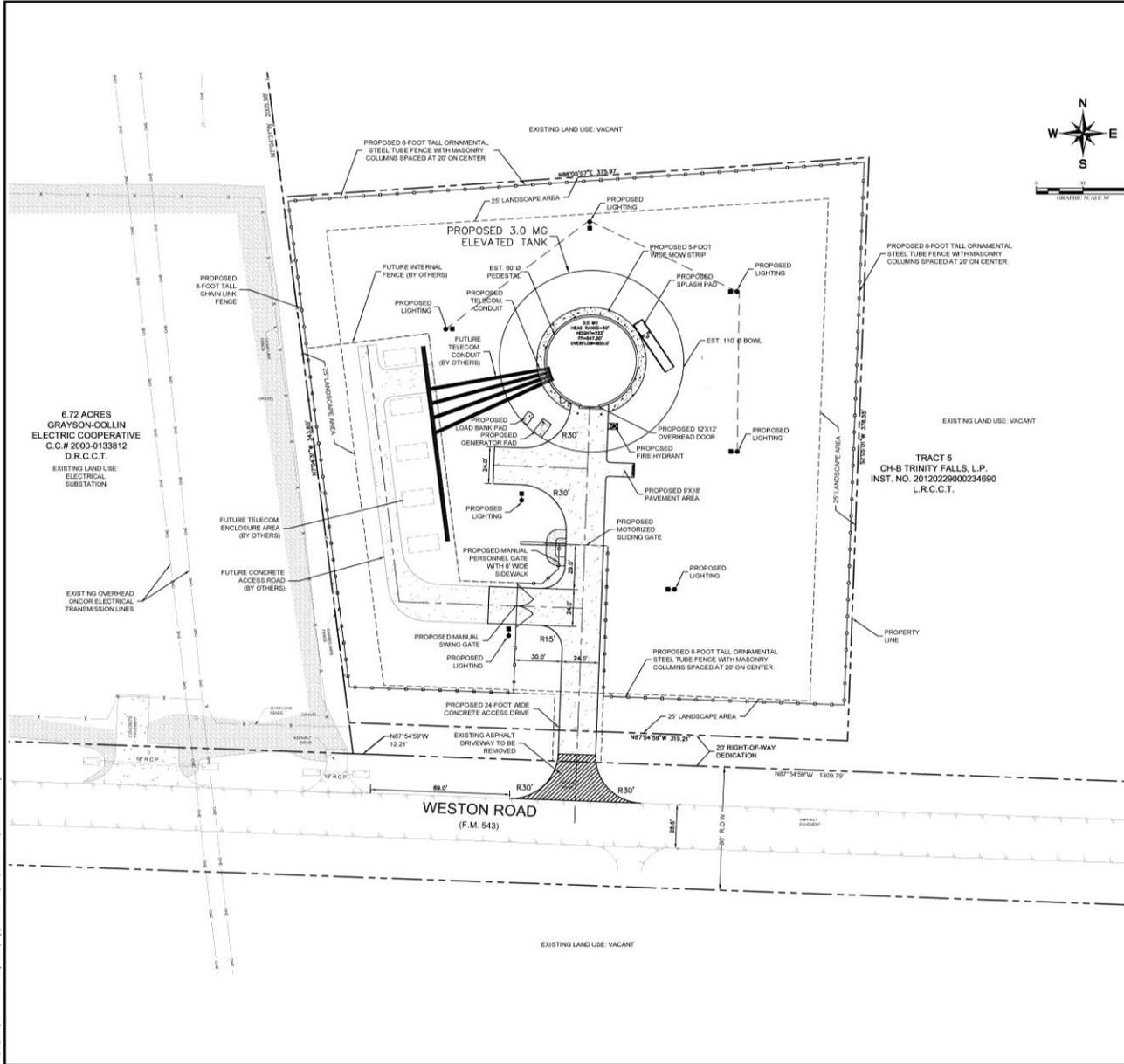
Location Map



Aerial Exhibit



Site Plan



- SITE PLAN NOTES**
- ALL PROPOSED ROADWAYS SHALL BE 6" NCTCOG CLASS P1 4000 P.S.I. REINFORCED CONCRETE ON 4" COMPACTED FLEXIBLE BASE SUBGRADE. SEE ACCESS PAVING PLAN SHEET FOR PAVING COORDINATES, EDGE OF PAVEMENT RADI AND ALIGNMENT INFORMATION.
 - NO FINISHED GRADE SIDE-SLOPE WITHIN THE PROPOSED SITE FENCE AREA SHALL EXCEED 4:1.
 - THE SANITATION CONTAINER SCREENING WALLS SHALL 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 SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY 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.

SITE PLAN
FOR
TRINITY FALLS ELEVATED STORAGE TANK
BEING 2.27 ACRES
OUT OF THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
COLLIN COUNTY, TEXAS
CITY OF MCKINNEY PROJECT NO. 13-015P

DESIGNED	DRAWN	CHECKED	SCALE	DATE	SUBJECT PROJECT NO.
MS	MS	MS	AS SHOWN	2/23/2013	20130000

OWNER: CITY OF MCKINNEY	OWNER: TRINITY FALLS, L.P.
City of McKinney, P.O. Box 110, Austin, TX 78702	City of Trinity Falls, L.P., 115 West 110 St, Austin, TX 78702
City Engineer: Gary McArthur	City Engineer: Gary McArthur

DATE: FEBRUARY 2013
DESIGN: MS
DRAWN: DMH
CHECKED: MAS
SHA NO.: 09810007

Kimley-Horn and Associates, Inc.
1100 West 110th Street, Austin, Texas 78702
Tel: 512-835-1100
Fax: 512-835-1101
www.kimley-horn.com

DATE: _____
BY: _____
SCALE: _____

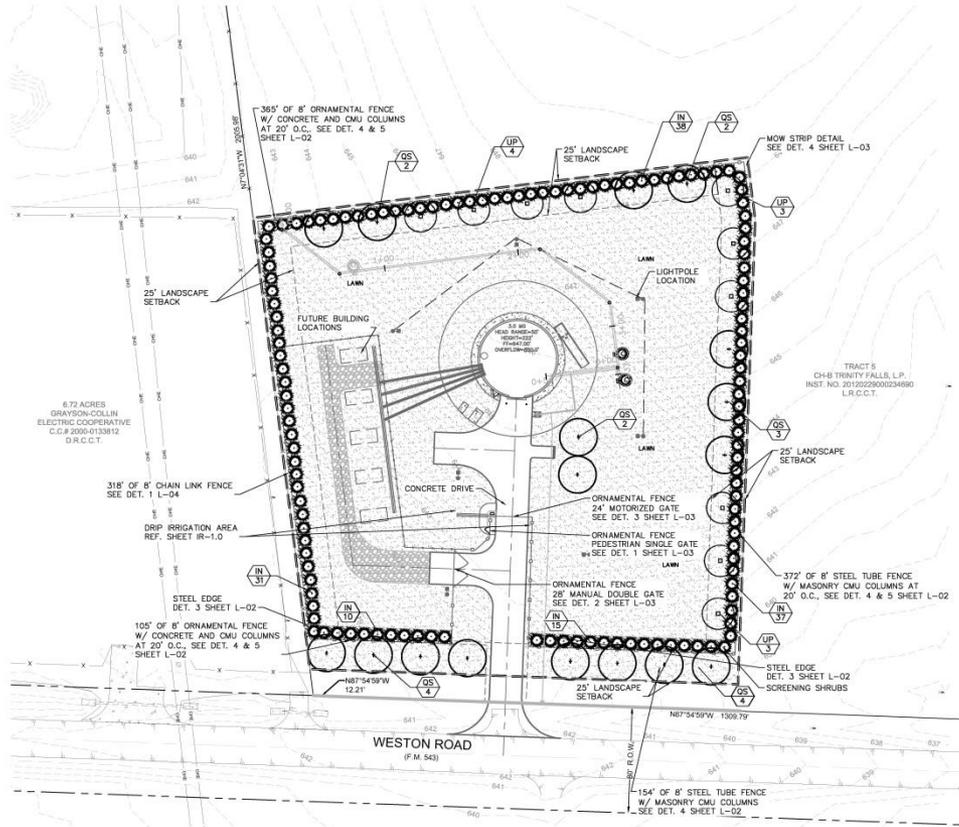
**CH-B Trinity Falls, LP
Trinity Falls 3.0 MG Elevated
Water Storage Tank**

SITE PLAN

SP

K:\VPL_CAD\09810007 - Trinity Falls\DWG\Water_Flash\SITE PLAN.dwg

Landscape Plan



PLANTING SCHEDULE				
COUNT	SYM/ITEM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
17	QS	Quercus shumardi	Shumard Oak	4" caliper min., 12 min. height, single trunk, matching, full branching.
10	UC	Ulmus paviaifolia	Lacebark Elm	4" caliper min., 12 min. height, single trunk, matching, full branching.
SHRUBS				
131	IN	Hex x 'Nellee R. Stevens'	Nellee R. Stevens Holly	7 gal. min., 3" height min., matching. Full to ground, spaced 2' O.C.
PERENNIALS / GROUNDCOVERS / MISCS.				
10,939 SF	LAWN (SOO)	Bouteloua dactyloides	Prairie Buffalo Grass Sod	1 in. per 2,000 SF seed. (17,205/9-1912 SF) Base Bid Rolled sod w/ light spacing and sand filled joints. Finished sod to be free of weeds. Provide Prairie buffalo grass sod by King Ranch Turfgrass, or approved equal.
10,957 SF	ALT. BID LAWN (SEED)	Seed Mix Bouteloua dactyloides Bouteloua gracilis Hilaria belangeri	Thunder Turf Seed Mix	Altimate Bid Apply Seed at 10.2 lbs/1,400 SF. Provide full coverage within 60 days of planting. Provide 'Thunder Turf' seed mix by Native American Seed Co. or approved equal.

NOTE: CONTRACTOR TO SELECT PLANT MATERIAL BASED ON HEIGHT AND WIDTH CALLED OUT ABOVE. POT SIZE CALLED OUT IS A MINIMUM REQUIREMENT.

LANDSCAPE REGULATION - MCKINNEY, TX

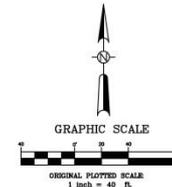
TOTAL SITE AREA: 128,830 SF
PERMANENT LANDSCAPE AREA: 112,720 SF
STREET YARD AREA: 8,026 SF

LANDSCAPE CODE REQUIREMENTS	REQ.	PROV.
15% of Street Yard shall be permanent landscape area (8,026 SF - 15% = 1,204 SF)	1,204 SF	7,430 SF
10% minimum of entire site devoted to living landscape (128,830 SF - 10% = 12,883 SF)	12,883 SF	112,720 SF
One canopy tree within the setback per 40 LF of Street Frontage (378 LF/40 = 9)	9 TREES	9 TREES
If site is adjacent to single family or duplex residential, more intensive land use to provide landscape area of 10 FT in width and 1 canopy tree per 40 LF	9 TREES	9 TREES
East side yard: 355 LF/40 = 9	9 TREES	9 TREES
North side yard: 371 LF/40 = 9	9 TREES	9 TREES
Minimum 50% of required trees to be shade trees	50%	100%
Minimum of one tree within 65 FT of each space (One parking space)	YES	YES
A landscape island shall be located at the terminus of each parking row and contain at least one canopy tree	YES	YES
Use of approved plants	YES	YES

NOTE:
* The water line and tank location prevent placement of two trees on either side of the parking space. To mitigate, two trees were placed in close proximity to the same space.

LEGEND

- 8' ORNAMENTAL (PAINTED ALUMINUM) FENCE W/ CONCRETE AND CMU COLUMNS, AND FLAT TOP RAIL (NO SPEAR TOPS) SEE DET. 4 & 5, SHEET L-02
- 8' CHAIN LINK FENCE SEE DET. 1, SHEET L-04



CH-B Trinity Falls, LP
Trinity Falls 3.0 MG Elevated
Water Storage Tank

LANDSCAPE PLAN

DATE:	MARCH 2013
DESIGN:	AD
DRAWN:	AD
CHECKED:	LF
CHA. NO.:	068150007

STAFF RECOMMENDATION:

Staff Recommends Approval
of the Proposed Site Plan as
Conditioned in the Staff Report.

