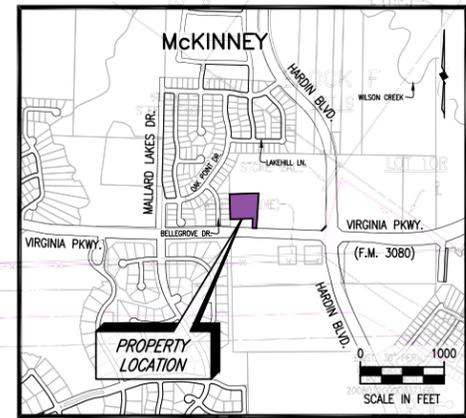
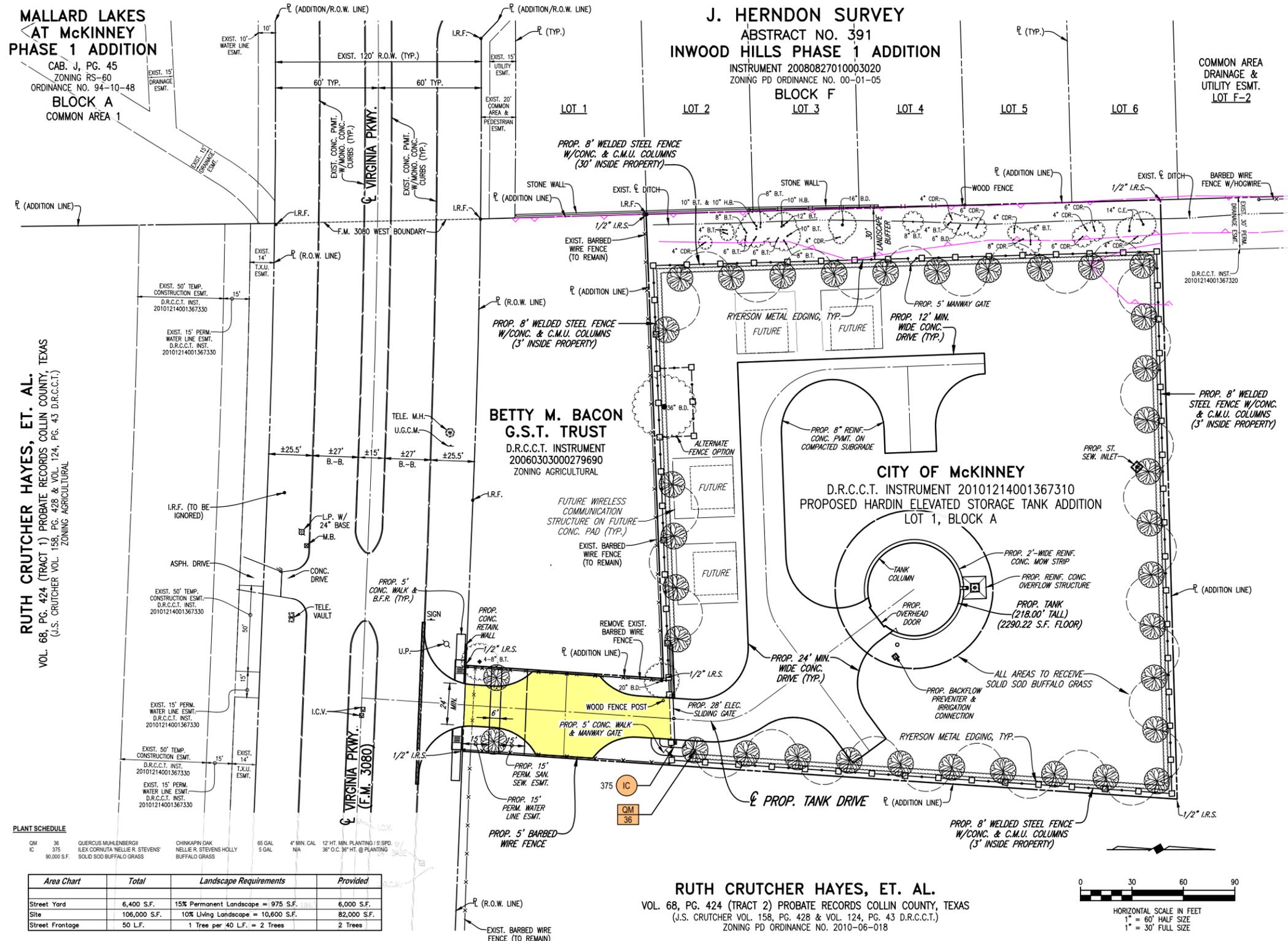


**MALLARD LAKES AT MCKINNEY PHASE 1 ADDITION**

CAB. J, PG. 45  
ZONING RS-60  
ORDINANCE NO. 94-10-48  
**BLOCK A COMMON AREA 1**

**J. HERNDON SURVEY ABSTRACT NO. 391 INWOOD HILLS PHASE 1 ADDITION**

INSTRUMENT 20080827010003020  
ZONING PD ORDINANCE NO. 00-01-05



**LOCATION MAP**  
COLLIN COUNTY MAPSCO PAGE 67

- NOTES:**
- NO SANITATION CONTAINER WILL BE LOCATED WITH OR UTILIZED AT THIS SITE.
  - THE LIGHTING ON THIS PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.
  - ALL PROPOSED PAVEMENT OUTSIDE TURNING RADII SHALL BE A MINIMUM OF 30' UNLESS OTHERWISE NOTED.
  - 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.
  - PROPOSED IRRIGATION SYSTEM SHALL BE EQUIPPED WITH RAIN AND FREEZE SENSORS AND ON EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS, AS PER 146-135 OF THE ZONING ORDINANCE.

DESIGNATED FIRE LANE & MUTUAL ACCESS ESMT.

**APPLICANT:**  
CITY OF MCKINNEY  
221 N. TENNESSEE STREET  
MCKINNEY, TX 75070  
PHONE: 972-562-6080

**DEVELOPMENT LOCATION:**  
NORTH SIDE OF VIRGINIA PKWY.  
APPROXIMATELY 850' WEST OF HARDIN BLVD.

**PROPOSED USE:**  
ELEVATED WATER STORAGE TANK

**LOT AREA:** GROSS: 2.4261 ACRES  
NET: 2.4261 ACRES  
**ZONING DISTRICT:** PD-20-06-018  
**LOT COVERAGE:** 2,290.22 SQUARE FEET OF TOTAL 2.4261 ACRES

**PROPOSED ELEVATED STORAGE TANK BUILDING:**  
FLOOR AREA = 2,290.22 SQUARE FEET  
FINISHED FLOOR ELEVATION = 648.50' M.S.L.  
OVERALL BUILDING HEIGHT = 218.00 FEET  
BUILDING TOP ELEVATION = 866.50' M.S.L.

**This plan was received by the Planning Department on May 10, 2011.**

**RUTH CRUTCHER HAYES, ET. AL.**  
VOL. 68, PG. 424 (TRACT 1) PROBATE RECORDS COLLIN COUNTY, TEXAS  
(J.S. CRUTCHER VOL. 158, PG. 428 & VOL. 124, PG. 43 D.R.C.C.T.)  
ZONING AGRICULTURAL

**BETTY M. BACON G.S.T. TRUST**  
D.R.C.C.T. INSTRUMENT 2006030300279690  
ZONING AGRICULTURAL

**CITY OF MCKINNEY**  
D.R.C.C.T. INSTRUMENT 20101214001367310  
PROPOSED HARDIN ELEVATED STORAGE TANK ADDITION  
LOT 1, BLOCK A

**RUTH CRUTCHER HAYES, ET. AL.**  
VOL. 68, PG. 424 (TRACT 2) PROBATE RECORDS COLLIN COUNTY, TEXAS  
(J.S. CRUTCHER VOL. 158, PG. 428 & VOL. 124, PG. 43 D.R.C.C.T.)  
ZONING PD ORDINANCE NO. 2010-06-018

**PLANT SCHEDULE**

Area Chart	Total	Landscape Requirements	Provided
Street Yard	6,400 S.F.	15% Permanent Landscape = 975 S.F.	6,000 S.F.
Site	106,000 S.F.	10% Living Landscape = 10,600 S.F.	82,000 S.F.
Street Frontage	50 L.F.	1 Tree per 40 L.F. = 2 Trees	2 Trees

These plans and related specifications were prepared for construction of this specific project only. Reuse of these documents is not permitted without written authorization of Baskoff, Henricks, & Carter, L.L.P.

**DUNKIN SIMS STOFFELS, INC.**  
**LANDSCAPE ARCHITECTS/PLANNERS**  
9603 White Rock Trail, Suite 210  
Dallas, Texas 75238  
Phone: (214) 553-5778  
Fax (214) 553-5781

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.  
MATTHEW HICKEY  
TEXAS P.E. NO. 85480  
DATE: 9 MAY 2011

**CITY OF MCKINNEY, TEXAS**  
**HARDIN ELEVATED STORAGE TANK**  
**PROPOSED LANDSCAPE PLAN**

BHC PROJECT NO. 2011-107  
SHEET NO. 4  
May 2011