



May 18, 2016

City of McKinney Planning Department  
221 N Tennessee  
McKinney, TX 75069

**RE: *Letter of Intent – Perimeter Screening Variance and HVAC Living Screening  
Legends McKinney  
SW Corner of Virginia Pkwy and Crutcher Crossing***

To Samantha Pickett:

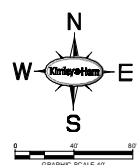
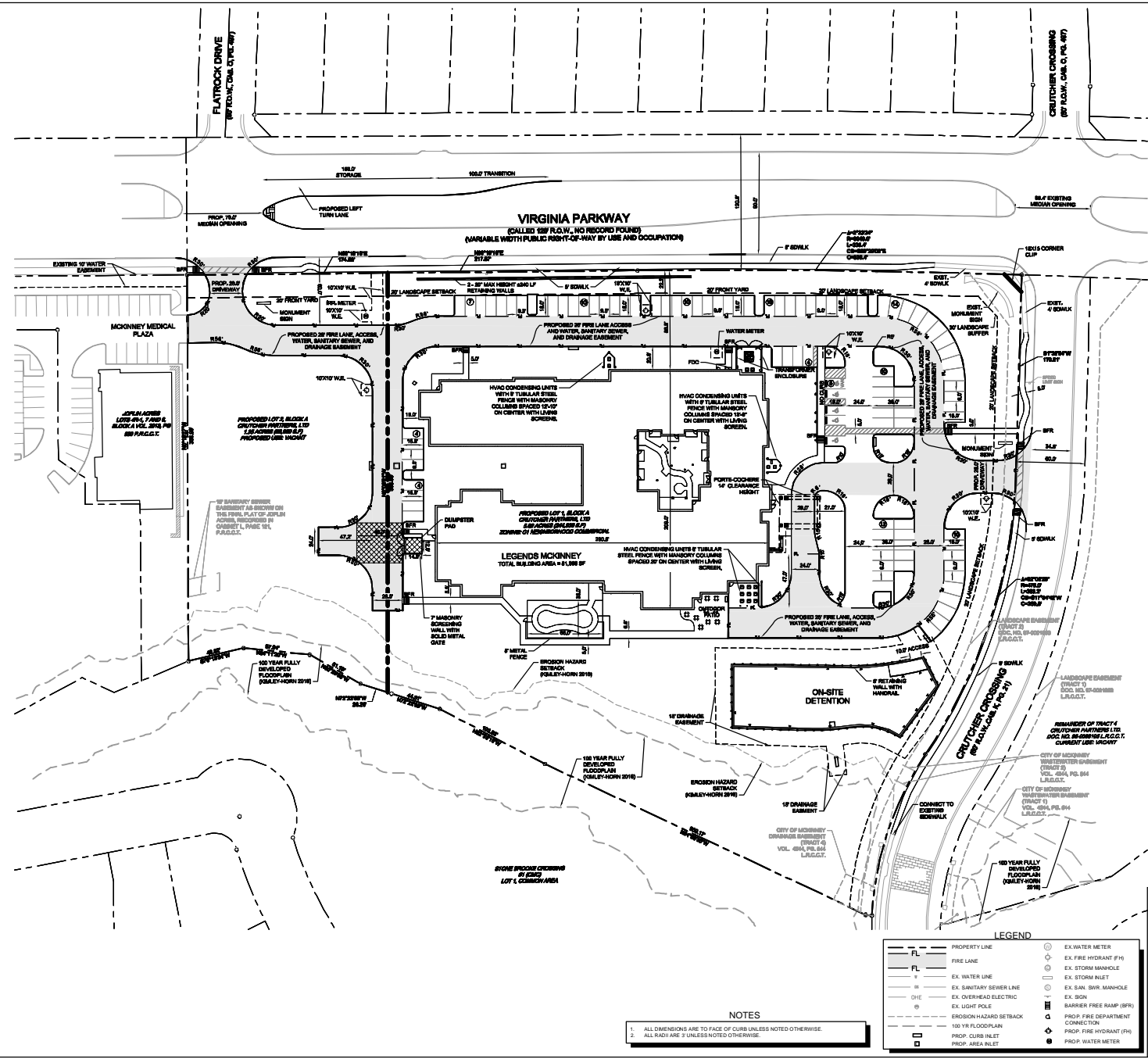
Please accept this correspondence as the formal Letter of Intent for the Legends McKinney Project, located at the southwest corner of Virginia Parkway and Crutcher Crossing. Currently the project Site Plan has been staff approved and we are moving forward with construction drawings. The project is adjacent to an existing creek that already provides significant natural screening. As such, we are requesting a variance to the City screening requirement and instead of constructing any new screening devices along the property line, we are proposing to use the natural screening of the existing creek to screen the project from the south. Additionally, we request to utilize proposed living screening to the south of HVAC equipment in place of a screening wall. Please reference the attached photos showing the significant screening provided by the existing creek. Also note the pictures taken are from February 2016 and represent a dormant time of the year and still show significant natural screening.

Thank you for your time and consideration in this matter. Please contact me at (972) 335-3580 or [david.kochalka@kimley-horn.com](mailto:david.kochalka@kimley-horn.com) should you have any questions.

Sincerely,

David Kochalka  
Project Manager

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGN PRESENTED HEREIN, IS AN INSTRUMENT OF SERVICE, AS DEFINED BY TEXAS PROFESSIONAL ENGINEERING ACT, CHAPTER 901, SUBCHAPTER C, AND IS TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SITE DESCRIBED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF KIMLEY-HORN AND ASSOCIATES, INC.



**CITY OF MCKINNEY NOTES**

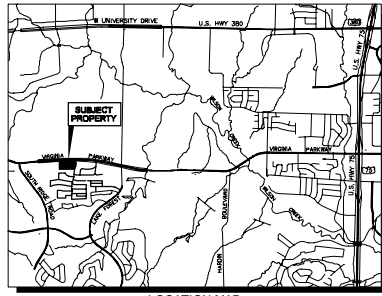
SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY STONE MASONRY OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PAINTED AND FINISHED. AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.  
 MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USE SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.  
 LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN ACCORDANCE WITH CHAPTER 95 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

**DETENTION POND NOTE**

THE OWNERS OF BLOCK A, LOT 1 OF THIS PLAT SHALL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE STORM WATER DETENTION SYSTEM. THE OWNER SHALL FURTHER HOLD THE CITY OF MCKINNEY HARMLESS FROM ANY DAMAGE TO PERSONS, TO THE OWNER'S LOT OR ANY ADJACENT LOT ARISING FROM SUCH MAINTENANCE BE RESPONSIBILITY. THE CITY SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF THE REFERENCED SYSTEM, ALTHOUGH IT RETAINS THE RIGHT TO ENTER UPON THE EASEMENT FOR PUBLIC PURPOSES.

**LOT 1 DATA SUMMARY TABLE**

ZONING	C1
PROPOSED USE	ASSISTED LIVING
LOT AREA	244,308 SF @ 62 AC
BUILDING AREA	81,098 SF
BUILDING FOOTPRINT AREA	45,718 SF
BUILDING HEIGHT	2 - STORY, 30'
LOT COVERAGE	18.85%
FLOOR TO AREA RATIO	2.23:1
PARKING REQUIRED	(1 STALLA BEDS, 96 BEDS)
TOTAL PARKING PROVIDED	100
TOTAL HANDICAP REQUIRED	1 SPACE
TOTAL HANDICAP PROVIDED	5 SPACES
SQ. FT. IMPERVIOUS SURFACE	136,100 SF



**SITE PLAN  
LEGENDS MCKINNEY  
BLOCK A, LOT 1 & 2**

6.98 AC  
 SITUATED IN THE  
 JAMES MCKEYNOLDS SURVEY, ABSTRACT NO. 578  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS

CIVIL ENGINEER:  
**Kimley-Horn**  
 5750 Genesis Ct., Suite 200 Phone: (972) 338-3388  
 495 S. Terrell Ave. Frisco, TX 75034 Fax: (972) 338-3779  
 Collins, David Kozuchka P.E.

**LEGEND**

	PROPERTY LINE		EX. WATER METER
	FIRE LANE		EX. FIRE HYDRANT (FH)
	EX. WATER LINE		EX. STORM MANHOLE
	EX. SANITARY SEWER LINE		EX. STORM INLET
	EX. OVERHEAD ELECTRIC		EX. SAN. BWR MANHOLE
	EX. LIGHT POLE		EX. SIGN
	EROSION HAZARD SETBACK		PROP. FIRE DEPARTMENT CONNECTION
	100 YR FLOODPLAIN		PROP. FIRE HYDRANT (FH)
	PROP. CURB INLET		PROP. WATER METER
	PROP. AREA INLET		

**NOTES**

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
2. ALL RADII ARE 3 UNLESS NOTED OTHERWISE.

NO.	REVISIONS	DATE

**Kimley-Horn**  
 5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034  
 PHONE: 972-338-3388 WWW.KIMLEY-HORN.COM  
 TEXAS REGISTERED ENGINEERING FIRM F-979

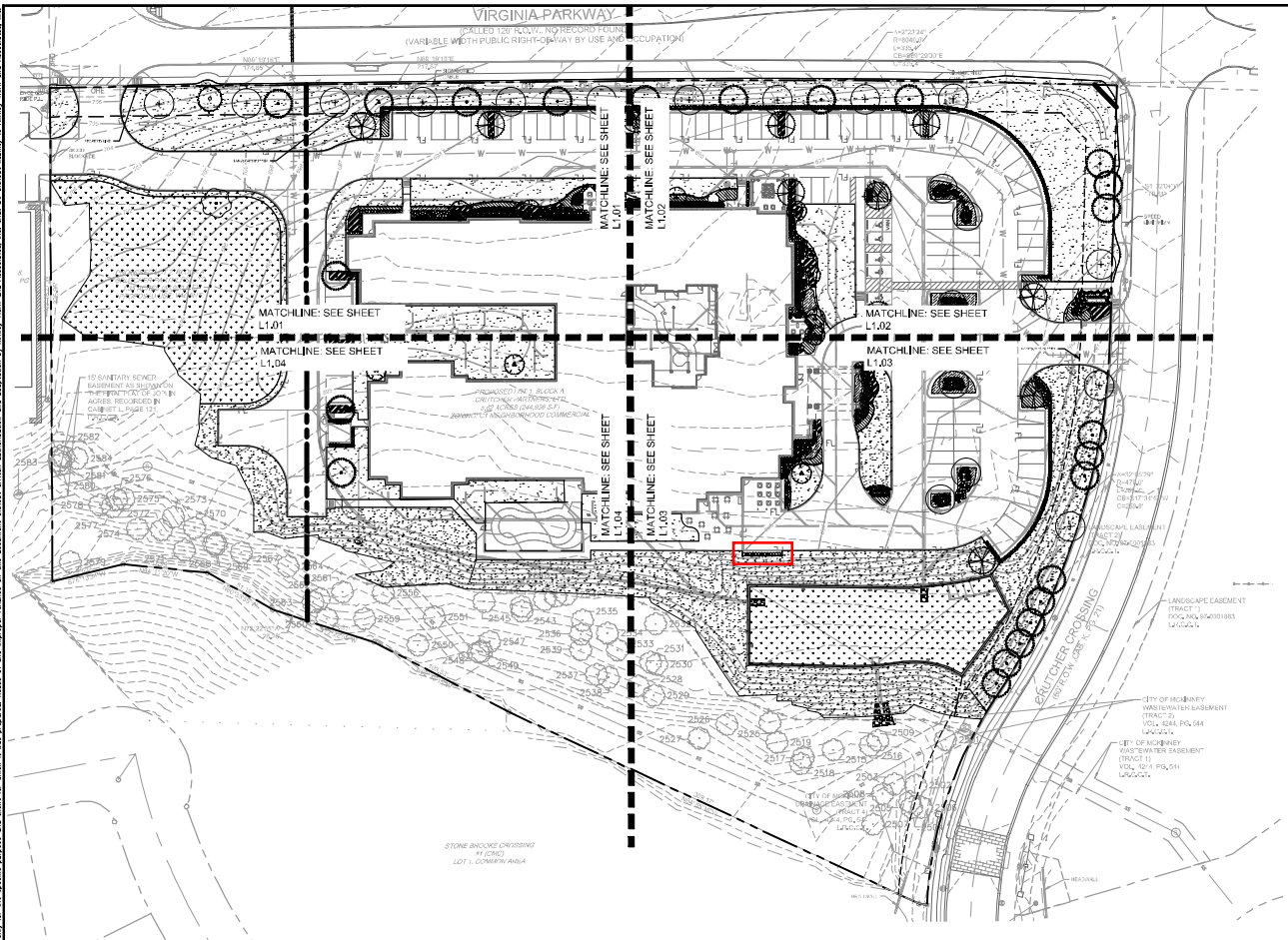
**LEGENDS MCKINNEY**  
 CITY OF MCKINNEY  
 COLLIN COUNTY, TEXAS

**SITE PLAN**

SHEET NUMBER  
**1 OF 1**

**VIRGINIA PARKWAY**

(CALLED 120' ROW, NO RECORD FOUND)  
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY BY USE AND OCCUPATION)



**LANDSCAPE REQUIREMENTS**

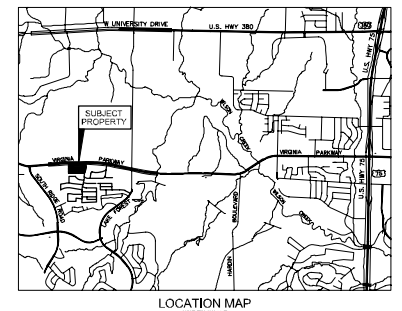
ITEM	REQUIRED	PROVIDED
STREET HARDWARE/IMPROVED LANDSCAPE AREA	10%	10%
LANDSCAPE ACCESS SITE	10%	10%
LANDSCAPE BUFFER PLANT MATERIAL (CALL TO MAJOR THROUGHTS)	30' BUFFER	35' BUFFER
VIRGINIA PARKWAY 726 LF	20' BUFFER	20' BUFFER
1' TREE 40 LF	15%	16% EN TREE
50 LF 40 LF	20' BUFFER	22' BUFFER
50 LF 40 LF	14%	1%
INTERNAL LANDSCAPE AREAS		
1' TREE 10' MINIMUM FEET OF PARKING SPACE	YES	YES
1' TREE 10' PARKING SPACES	5%	31%
80' PARKING SPACES 10'		
TOTAL LANDSCAPE TREES	41 TREES	47 TREES (25% TREE)
PARKING ADJACENT TO ROAD TO BE SCREENED	75%	100%
TOTAL TREES TO BE REPLACED	63%	39%
CANOPY TREE = 4" MIN CALIBER, 12' HT		
ORNAMENTAL TREES = 2" MIN CALIBER, 8' HT		
SHRUBS FOR SCREENING = 8" MIN CALIBER, 5' HT		
SHRUBS = 2" HT MIN		
TREE REPLACEMENT		
50' CALIBER TREE = 11" 4" MIN CALIBER REPLACEMENT		
40' CALIBER TREE = 10" 4" MIN CALIBER REPLACEMENT		
TREES 8" 11" 12" REQUIRED		
TREES 8" 12" 14" 16" 18" 20" 24" 30" 36" 42" 48" 54" 60" 66" 72" 78" 84" 90" 96" 102" 108" 114" 120" 126" 132" 138" 144" 150" 156" 162" 168" 174" 180" 186" 192" 198" 204" 210" 216" 222" 228" 234" 240" 246" 252" 258" 264" 270" 276" 282" 288" 294" 300" 306" 312" 318" 324" 330" 336" 342" 348" 354" 360" 366" 372" 378" 384" 390" 396" 402" 408" 414" 420" 426" 432" 438" 444" 450" 456" 462" 468" 474" 480" 486" 492" 498" 504" 510" 516" 522" 528" 534" 540" 546" 552" 558" 564" 570" 576" 582" 588" 594" 600" 606" 612" 618" 624" 630" 636" 642" 648" 654" 660" 666" 672" 678" 684" 690" 696" 702" 708" 714" 720" 726" 732" 738" 744" 750" 756" 762" 768" 774" 780" 786" 792" 798" 804" 810" 816" 822" 828" 834" 840" 846" 852" 858" 864" 870" 876" 882" 888" 894" 900" 906" 912" 918" 924" 930" 936" 942" 948" 954" 960" 966" 972" 978" 984" 990" 996" 1002" 1008" 1014" 1020" 1026" 1032" 1038" 1044" 1050" 1056" 1062" 1068" 1074" 1080" 1086" 1092" 1098" 1104" 1110" 1116" 1122" 1128" 1134" 1140" 1146" 1152" 1158" 1164" 1170" 1176" 1182" 1188" 1194" 1200" 1206" 1212" 1218" 1224" 1230" 1236" 1242" 1248" 1254" 1260" 1266" 1272" 1278" 1284" 1290" 1296" 1302" 1308" 1314" 1320" 1326" 1332" 1338" 1344" 1350" 1356" 1362" 1368" 1374" 1380" 1386" 1392" 1398" 1404" 1410" 1416" 1422" 1428" 1434" 1440" 1446" 1452" 1458" 1464" 1470" 1476" 1482" 1488" 1494" 1500" 1506" 1512" 1518" 1524" 1530" 1536" 1542" 1548" 1554" 1560" 1566" 1572" 1578" 1584" 1590" 1596" 1602" 1608" 1614" 1620" 1626" 1632" 1638" 1644" 1650" 1656" 1662" 1668" 1674" 1680" 1686" 1692" 1698" 1704" 1710" 1716" 1722" 1728" 1734" 1740" 1746" 1752" 1758" 1764" 1770" 1776" 1782" 1788" 1794" 1800" 1806" 1812" 1818" 1824" 1830" 1836" 1842" 1848" 1854" 1860" 1866" 1872" 1878" 1884" 1890" 1896" 1902" 1908" 1914" 1920" 1926" 1932" 1938" 1944" 1950" 1956" 1962" 1968" 1974" 1980" 1986" 1992" 1998" 2004		
TOTAL TREES TO BE PRESERVED (25% TREE)		

**PLANT SCHEDULE**

INDEX	CODE	CITY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
(Symbol)	LX	TX	Laguncularia 'Michx' / 7' Compact	2" cal, 9' H, 4' dia	File: Eng Leader Straight
(Symbol)	OV	TX	Quercus virginiana / Southern Live Oak	4" cal, 16' H, 5' dia	File: Eng Leader Straight
(Symbol)	TD	TX	Taxodium distichum / Live Cypress	4" cal, 10' H, 5' dia	File: Street, Small Leader
(Symbol)	UC	TX	Ulmus macrocarpa / Cedar Elm	4" cal, 16' H, 5' dia	File: Eng Leader Straight
(Symbol)	MC	TX	Mulva coccinea / Wax Myrtle	Existing	
(Symbol)	PM	TX	Platanus mexicana / Mexican Platan	Existing	
SUBJECT	CODE	CITY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
(Symbol)	ARE	TX	Ardisia cuneata / Gaylussacia	24" H, 18" dia, 24" cal	File
(Symbol)	GOU	TX	Gouania parviflora / Gouania	24" H, 16" dia, 24" cal	File
(Symbol)	HES	TX	Hesperaloe parviflora / Red Yucca	24" H, 18" dia, 24" cal	File
(Symbol)	ILS	TX	Ilex cornuta / Burford Holly	30" H, 20" dia, 24" cal	File
(Symbol)	LF	TX	Lonicera xanthocarpa / Fender's Honeysuckle	30" H, 36" dia, 36" cal	File
(Symbol)	LCH	TX	Lonicera chloranthus / Holly Honeysuckle	30" H, 24" dia, 36" cal	File
(Symbol)	MOR	TX	Morone coccinea / Wax Myrtle	30" H, 24" dia, 36" cal	File
(Symbol)	MUL	TX	Mulberry / Mulberry	24" H, 18" dia, 24" cal	File
(Symbol)	RAA	TX	Raphanistrum bicolor / Yellow Mustard	24" H, 18" dia, 24" cal	File
(Symbol)	SP	TX	Spiraea nana / Snow Viper / Spirea	21" H, 18" dia, 36" cal	File
GROUND COVER	CODE	CITY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
(Symbol)	EUN	TX	Elymus torulatus / Wildtop	18" dia	File: 1' dia, 18" dia
(Symbol)	LAL	TX	Lantana montevidensis / Lantana	18" dia	File: 1' dia, 18" dia
(Symbol)	LHM	TX	Lonicera xanthocarpa / Fender's Honeysuckle	18" dia	File: 1' dia, 18" dia
VEG	CODE	CITY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
(Symbol)	SDD	TX	Syntherisma distans / Bermuda Grass	18" dia	File: 1' dia, 18" dia
(Symbol)	SEED	TX	Syntherisma distans / Bermuda Grass	Hydroseed	
(Symbol)	DC	TX	Deergrass / Crested	4" Depth, See note	
(Symbol)	MULCH	TX	Mulch	Shredded, 3" depth, 18" dia, within soil area to retain 4" diameter mulch	

**PLANTING NOTES:**

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF AMERICAN STANDARDS FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIAL SHALL BE MADE WITHOUT AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF SUBSTITUTION BETWEEN THE DRAWING AND THE PLANT, THE OWNER SHALL PREVAIL.
3. LOCATE ALL UTILITIES FROM ANY EXISTING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE TO DRAWING PLAN FOR HEDGING OR TRIMMING.
5. STAKING AND GUIDING ALTERNATE METHODS ARE NOTED IN DRAWING. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THE ADEQUACY OF THE SAME. CONTRACTOR SHALL REPLACE PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS IN BEDS SHALL BE SPACED USING TRIANGULAR SPACING.
7. PROVIDE A 2" RIB EDGE OR CONCRETE NEW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS, REFERENCE TO PLAN.
8. ALL PLANTS TO BE PLANTED TO A MINIMUM OF 2" BELOW GRADE SURFACE.
9. PROVIDE GRADES SEEING OR JAY BERKADA CO. FOR PROPOSED LAWN AREAS TO ALL SIDES OF PAVEMENT AND/OR LEVELS OF CERTAIN SIDE OF PAVEMENT OR PROPOSED LANDSCAPE ELEMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING ELEMENTS. FINAL ACCEPTANCE, ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED AND OPERATED UNLESS OTHERWISE NOTED. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOULDED, EROSION CONTROL, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES CONFORM TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIAL SHALL BE REPLACED WITHIN 90 DAYS OF THE LAST WORKING DAY. ALL PLANT MATERIAL SHALL BE REPLACED WITHIN 90 DAYS OF THE LAST WORKING DAY.
11. CONTRACTOR SHALL MAINTAIN PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR FORCE MAJEURE ON THE PART OF THE OWNER.
12. ALL 2" UNIFORM AND 1" 1/2" OR COMBINATION NOT CALLED TO BE SOWN, SHALL BE INSTALLED WITHIN 90 DAYS.
13. ALL LANDSCAPING AREAS TO BE RESEED USING SEED TO TOP OF FINISHED GRADE OR 2" BELOW FINISHED GRADE. RESEED TO DEPTH PER PLAN AND DETAIL. TOP DEPTH SHALL BE 2" BELOW FINISHED GRADE. RESEED TO DEPTH PER PLAN AND DETAIL. TOP DEPTH SHALL BE 2" BELOW FINISHED GRADE.
14. ALL SOIL SHALL BE RESEED TO DEPTH PER PLAN. ALL PLANTING AREAS TO BE RESEED TO DEPTH PER PLAN AND DETAIL. TOP DEPTH SHALL BE 2" BELOW FINISHED GRADE. RESEED TO DEPTH PER PLAN AND DETAIL. TOP DEPTH SHALL BE 2" BELOW FINISHED GRADE.



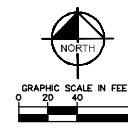
**LOCATION MAP**

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVEYANCE 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.

NOTE: CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITH THE CITY OF MCKINNEY AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS BE IN PLACE, CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AN APPROVED ALTERNATIVE FOR WATER RESTRICTIONS. AN APPROVED ALTERNATIVE FOR WATER RESTRICTIONS SHALL BE INSTALLED.

NOTE: AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH AN EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLER AND SOIL MOISTURE SENSORS SHALL BE INSTALLED TO IRRIGATE ALL LANDSCAPING AREAS EXCEPT ON STREETS AND WALKWAYS PROVIDED. IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF MCKINNEY. CONTRACTOR SHALL VERIFY IRRIGATION SYSTEM WITH THE CITY OF MCKINNEY. CONTRACTOR SHALL VERIFY IRRIGATION SYSTEM WITH THE CITY OF MCKINNEY.



REVISIONS

No.	DATE	DESCRIPTION

**Kimley»Horn**

5750 GENSHE COURT, SUITE 200, FRODO, TX 75044  
PHONE 972-333-3379  
WWW.KIMLEY-HORN.COM

DATE

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PRELIMINARY

FOR REVIEW ONLY  
NOT TO BE USED FOR CONSTRUCTION

**Kimley»Horn**

5750 GENSHE COURT, SUITE 200, FRODO, TX 75044  
PHONE 972-333-3379  
WWW.KIMLEY-HORN.COM

**LEGENDS MCKINNEY**

CITY OF MCKINNEY  
COLLIN COUNTY, TEXAS

DATE

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OVERALL LANDSCAPE PLAN

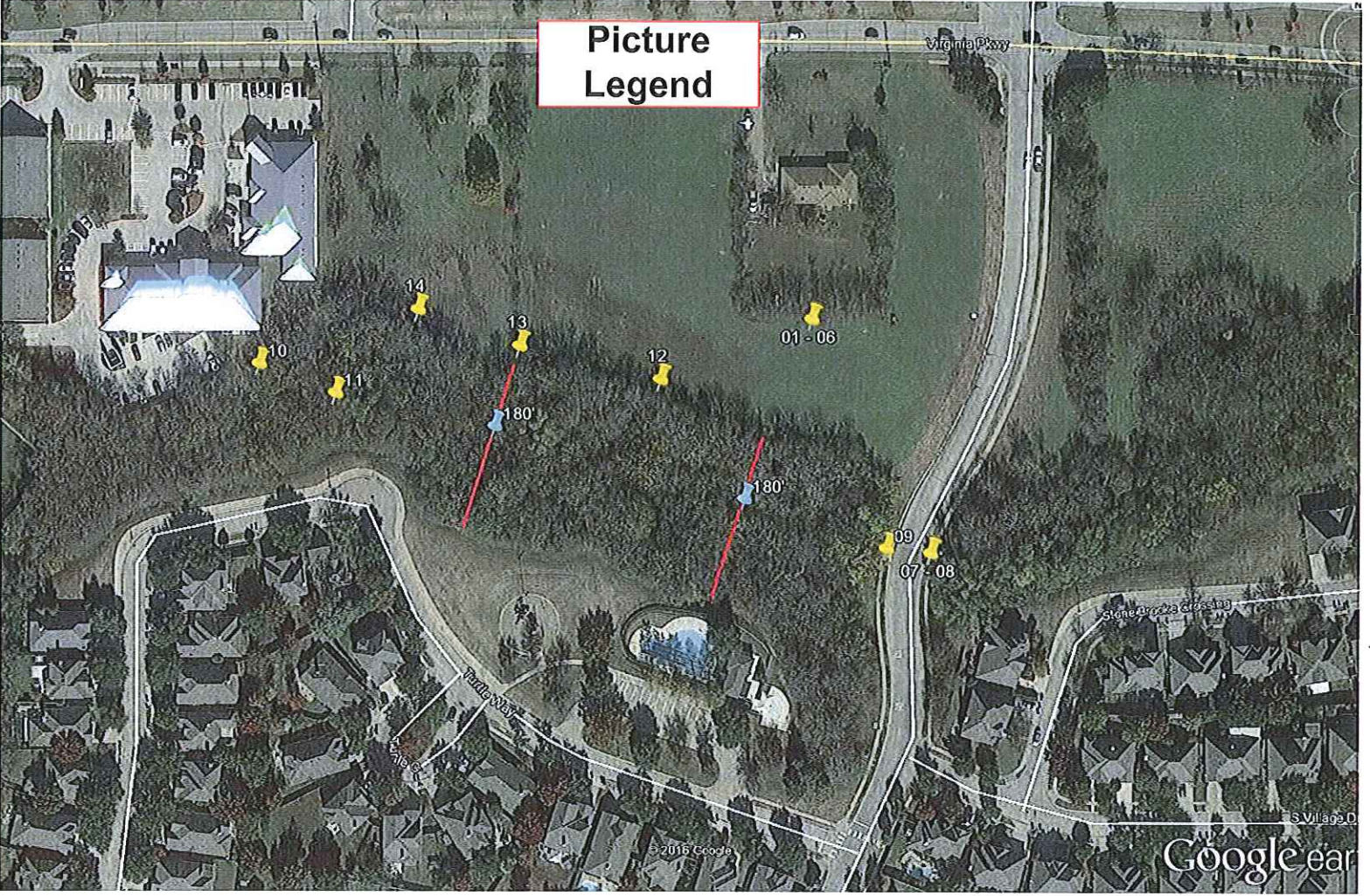
SHEET NUMBER

**L1.00**

DATE

DRAWN BY: [Name], CHECKED BY: [Name], DATE: [Date]  
 PROJECT NO: [Number]  
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**Picture Legend**



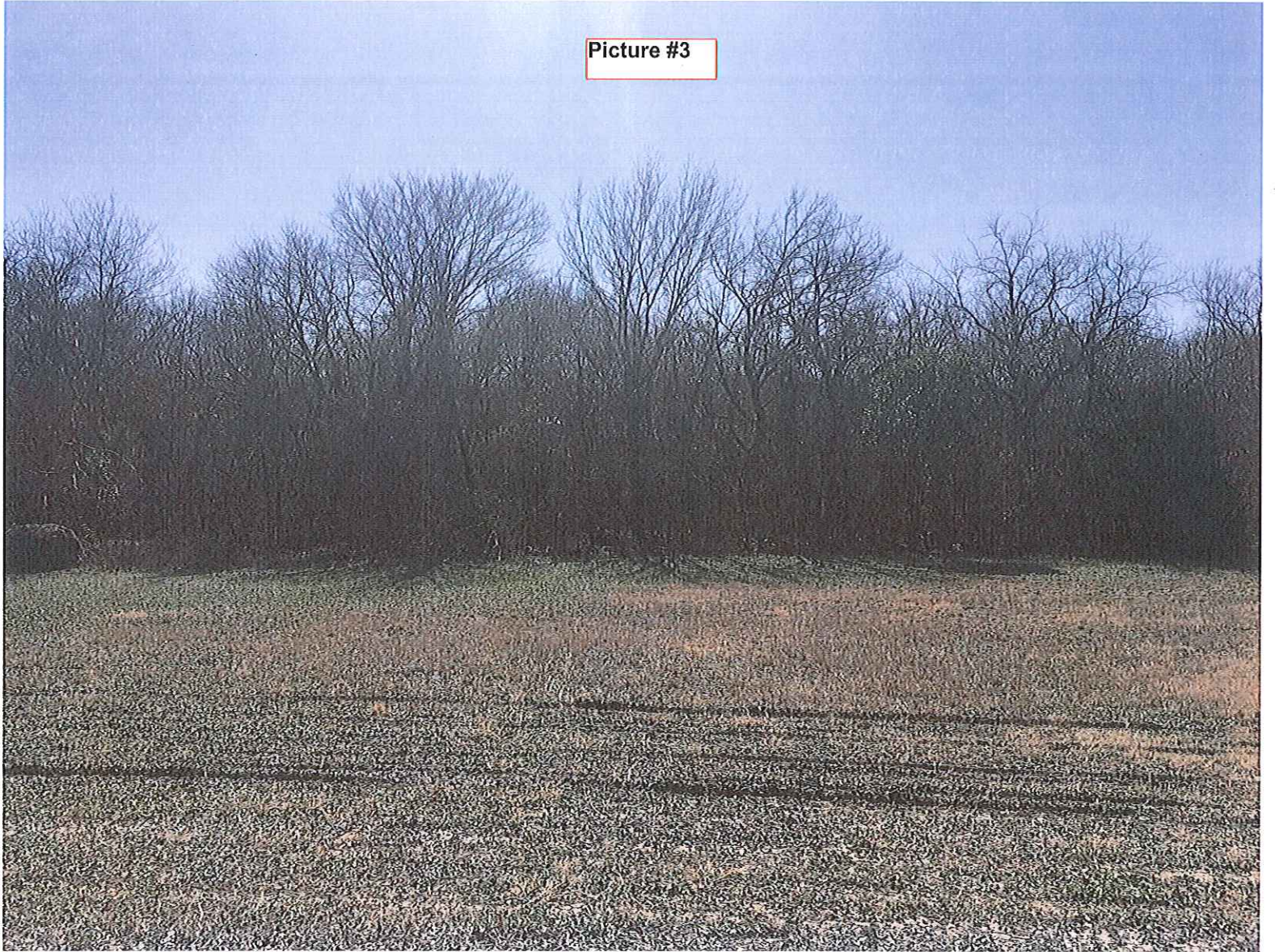
Picture #1



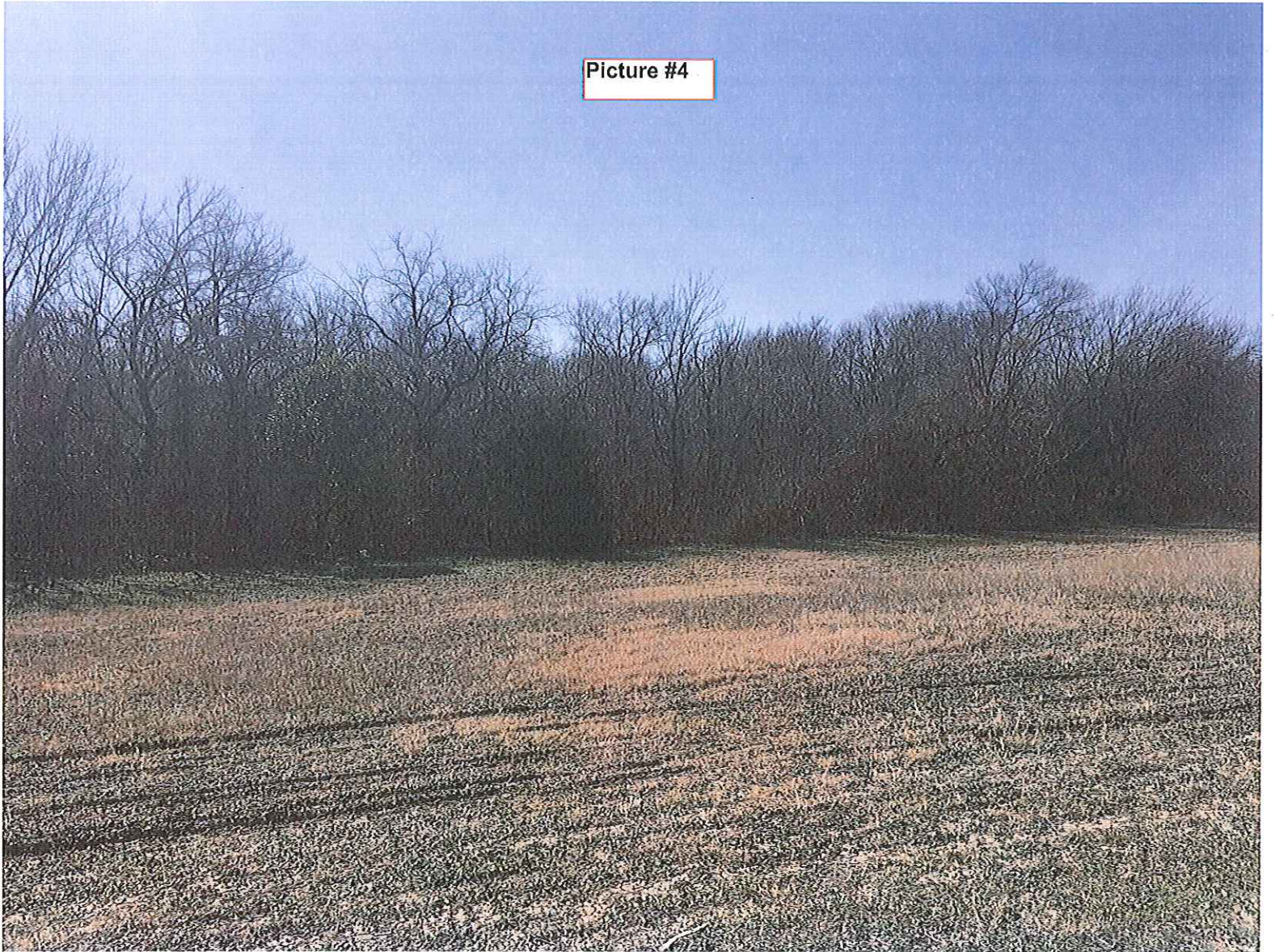
Picture #2



Picture #3

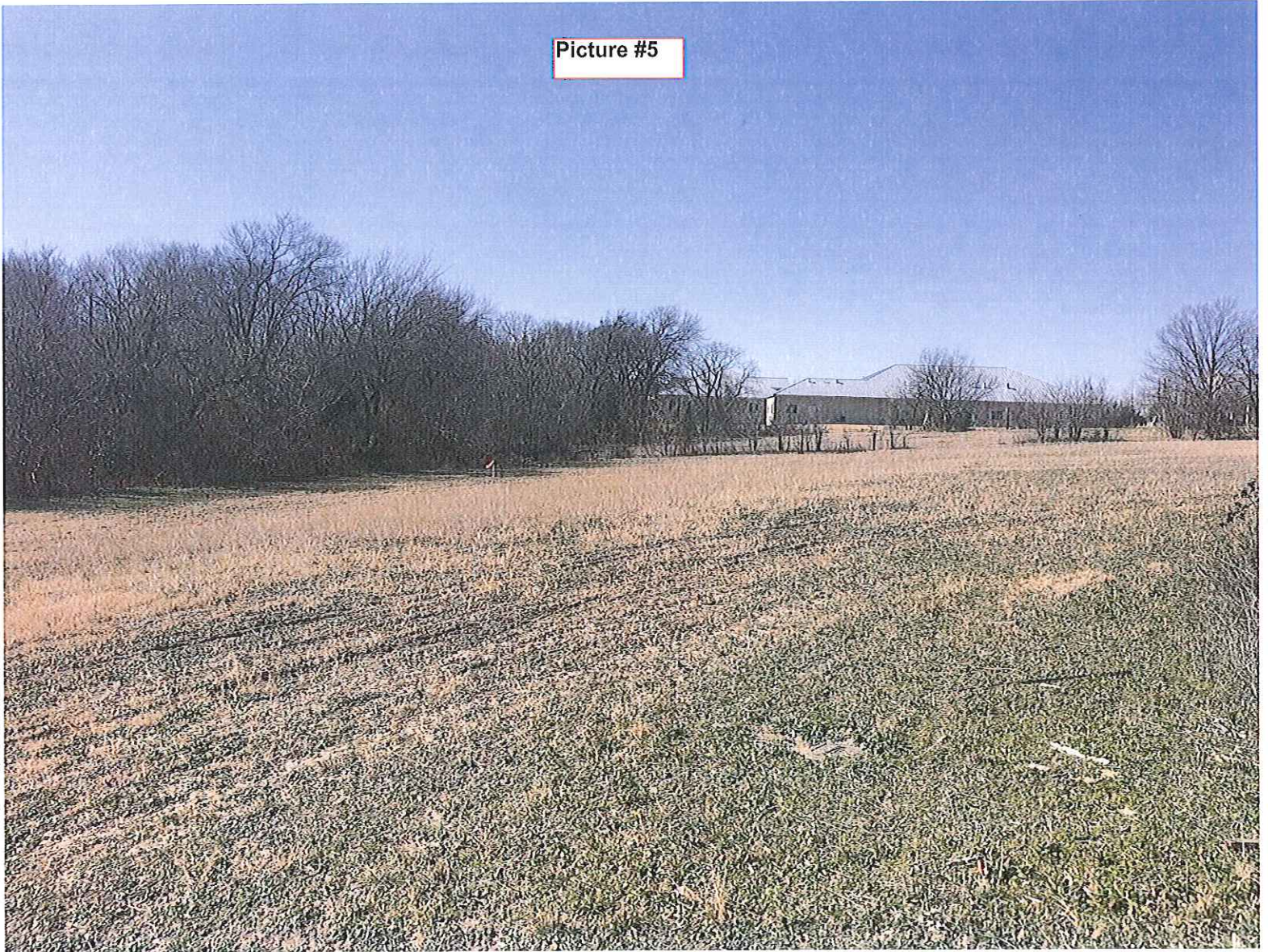


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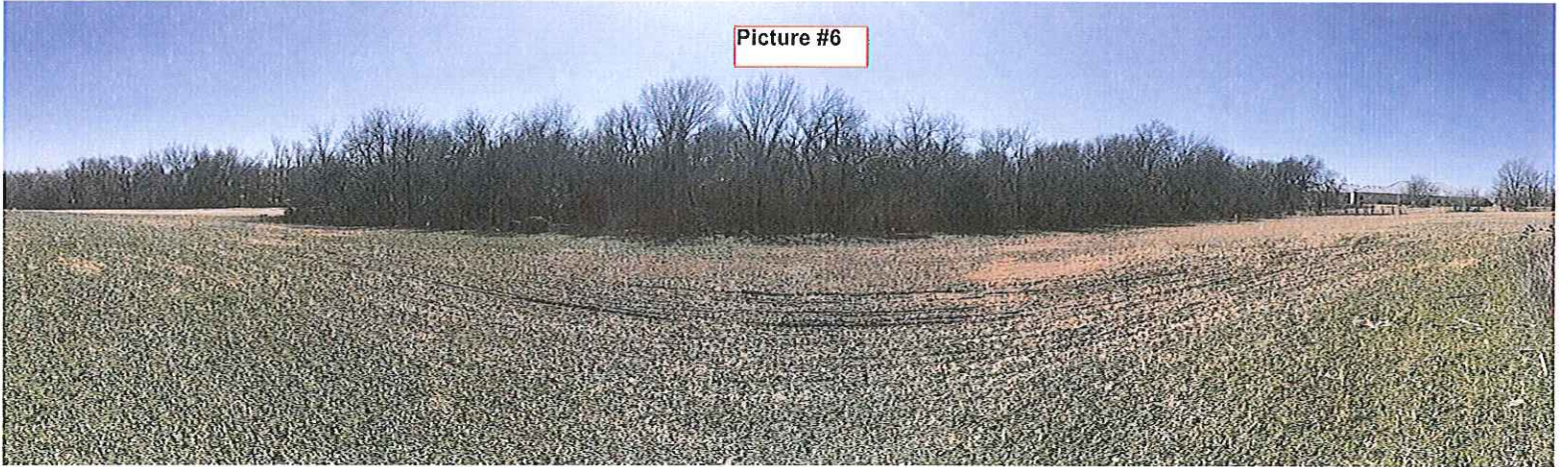




Picture #5



Picture #6



Picture #7



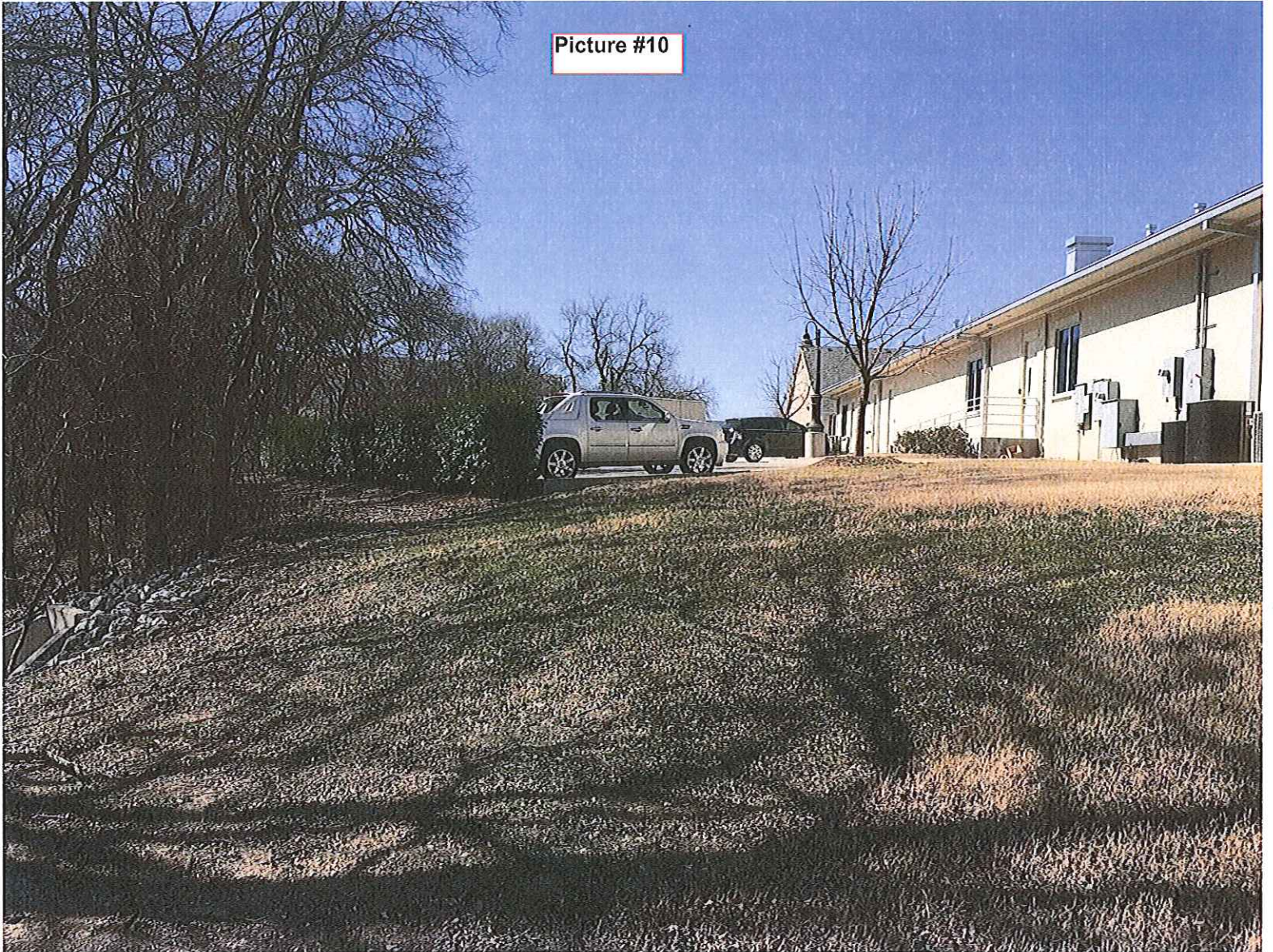
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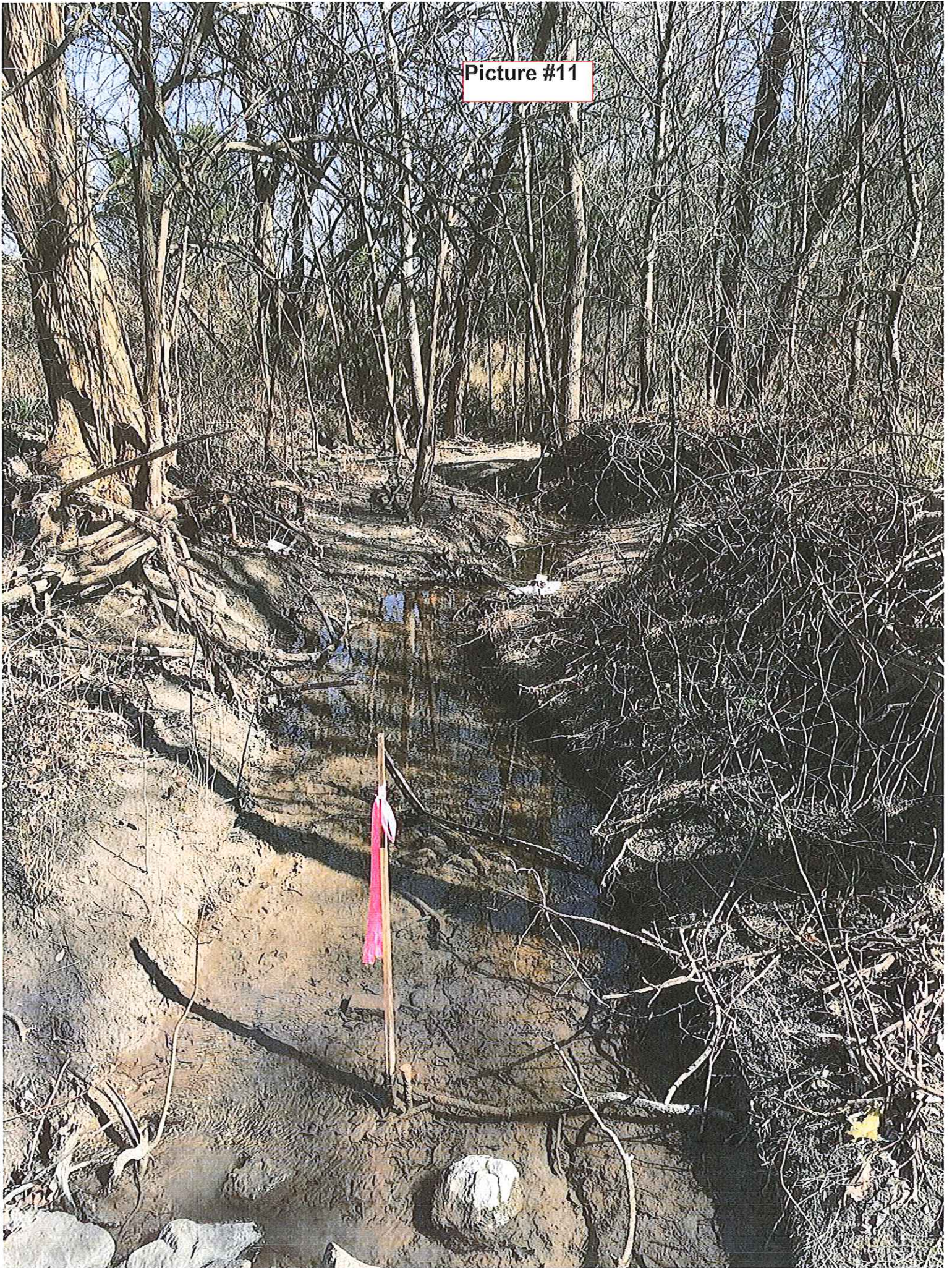
Picture #9



Picture #10



Picture #11



Picture #12





Picture #13



Picture #14

