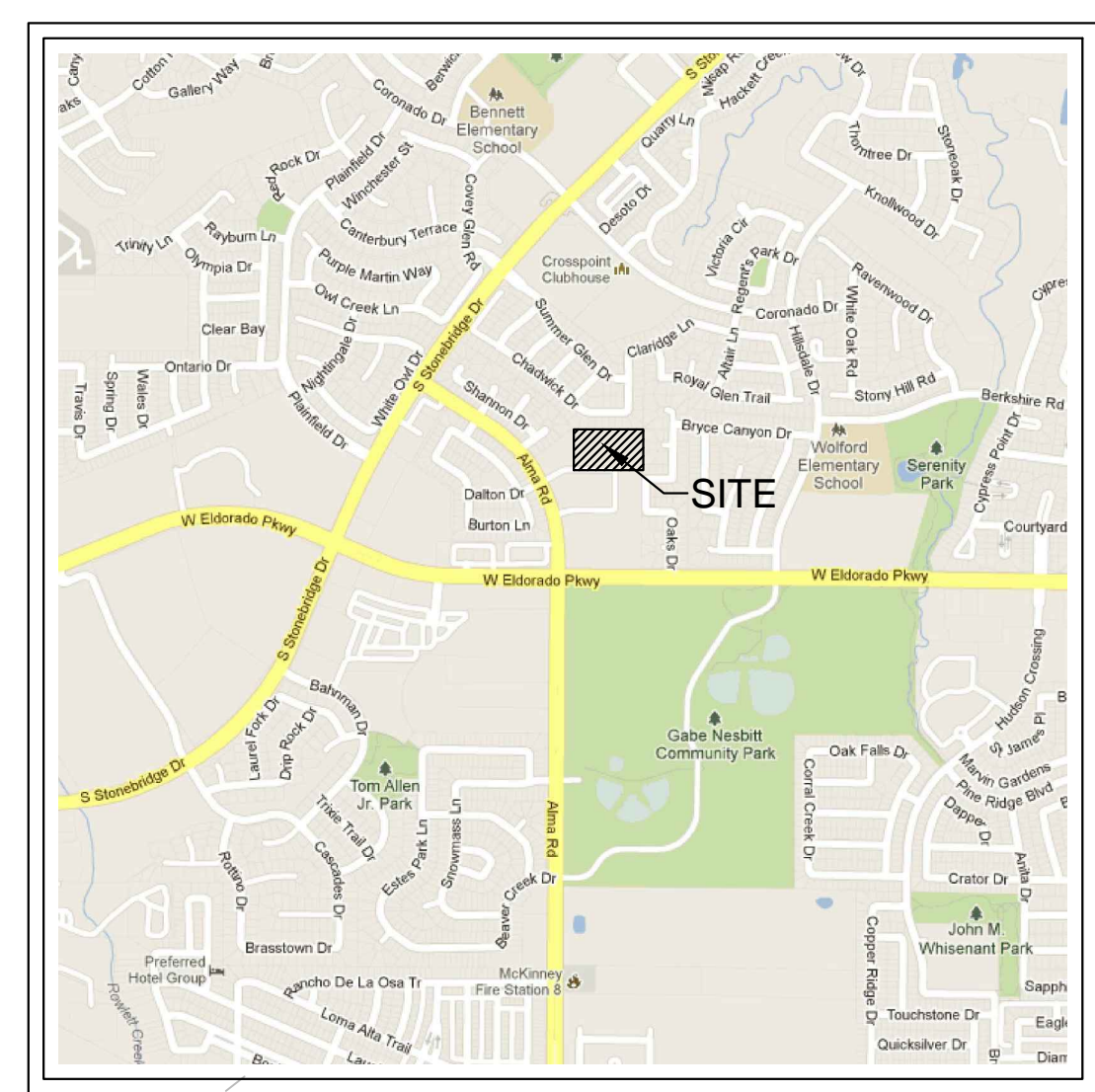


07/09/13
PROJECT NUMBER
CASE NUMBER

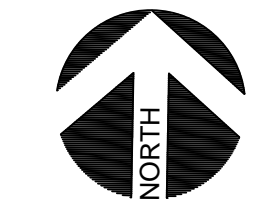
BALDWIN ASSOCIATES
3904 Elm Street, Suite B
Dallas, Texas 75226
MOBILE: 214.729.7949
OFFICE: 214.824.7949
rob@baldwinplanning.com

Baldwin
Associates

EMERALD COTTAGES
CITY OF MCKINNEY, TEXAS



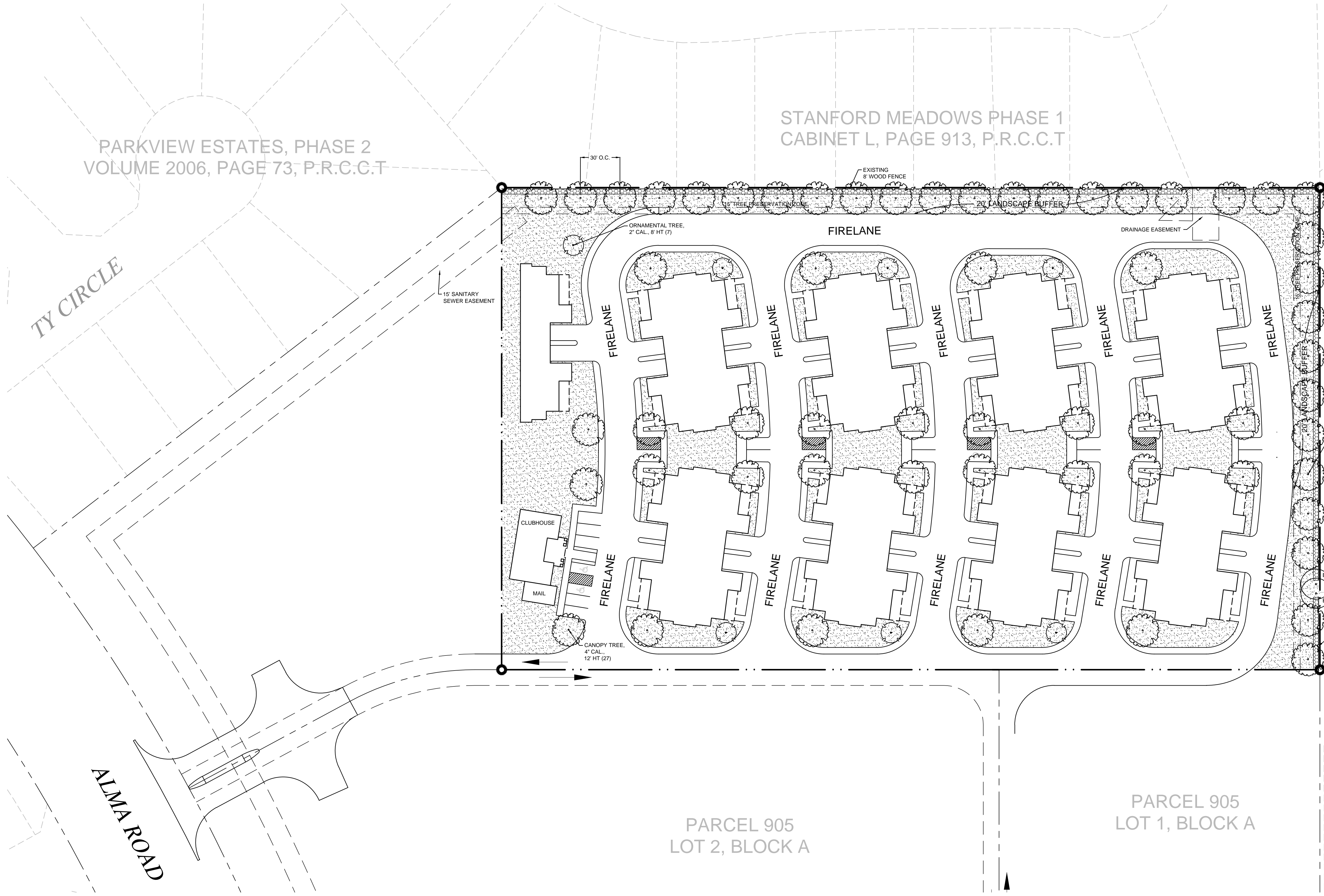
VICINITY MAP
NTS



PARKVIEW ESTATES, PHASE 2
VOLUME 2006, PAGE 73, P.R.C.C.T

STANFORD MEADOWS PHASE 1
CABINET L, PAGE 913, P.R.C.C.T

CANYON ESTATES
CABINET 0,
PAGE 252, P.R.C.C.T



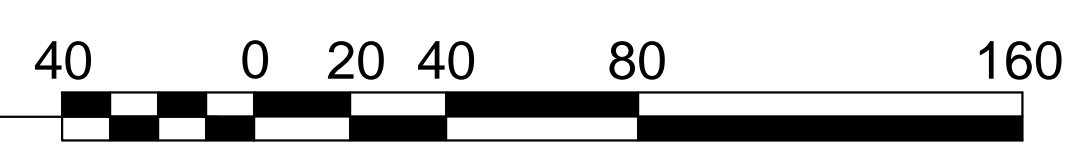
EMERALD COTTAGES - MCKINNEY
SITE AREA: 5.25 AC (228,697.6 SF)
TOTAL UNITS: 34 + 1 CLUB HOUSE
LOT COVERAGE: 29%

- EXISTING TREE TO REMAIN
- CANOPY TREE, 4" CAL., 12' HT. (58 TOTAL) *
- ORNAMENTAL TREE, 2" CAL., 8' HT. (7 TOTAL) *
- SCREENING HEDGE *
- LANDSCAPE AREA (APPROX. 67,643 SF - 29.6% OF TOTAL SITE AREA) *

* PROPOSED TREES AND PLANT SELECTION PURSUANT OF SECTION A-1. APPROVED PLANT LIST AND/OR SECTION A-2. APPROVED XERISCAPE PLAN LIST.

PARCEL 905
LOT 2, BLOCK A

PARCEL 905
LOT 1, BLOCK A



RECEIVED
By Kathy Wright at 1:30 pm, Jul 09, 2013