

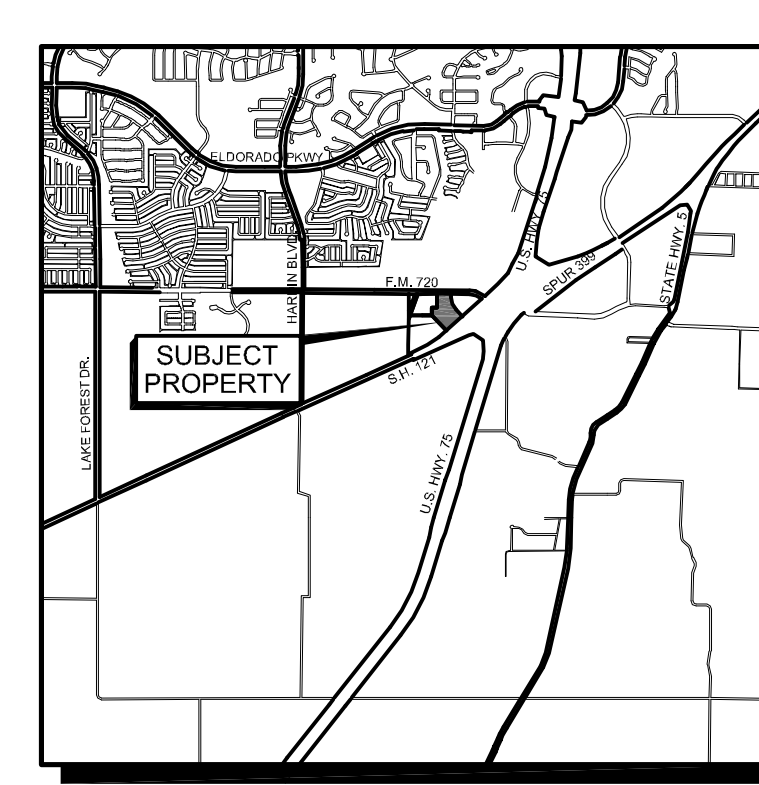
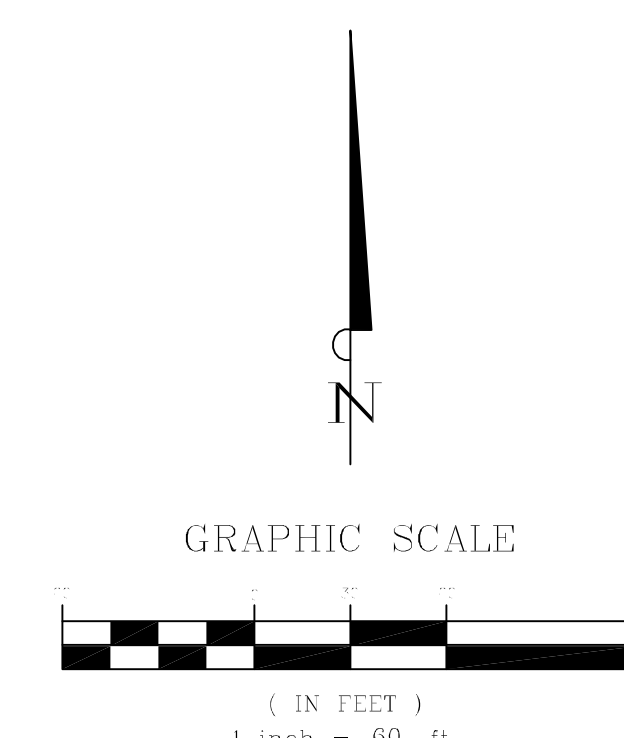
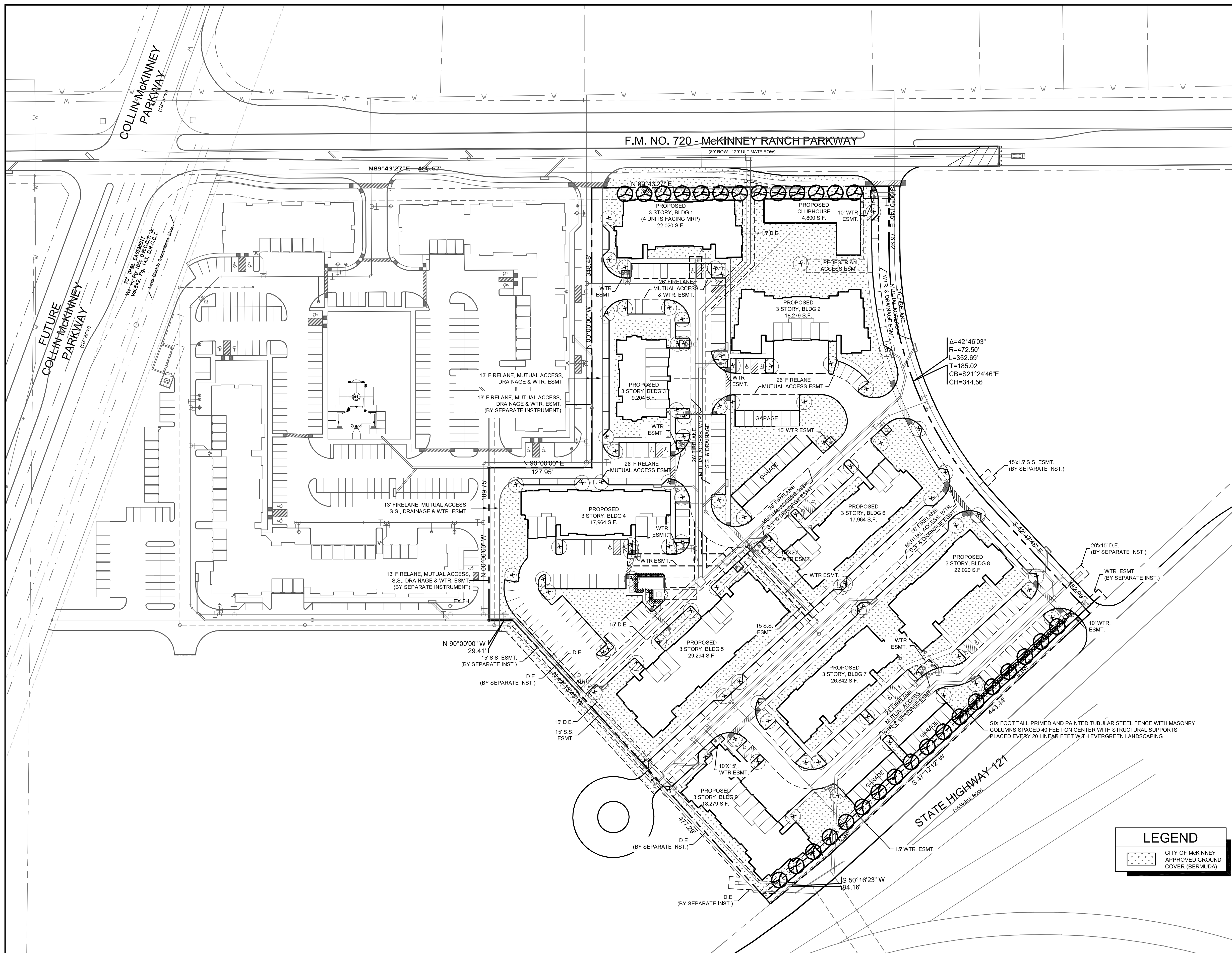
THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

MCKINNEY POINT

LANDSCAPE PLAN

Scale: SEE GRAPHIC SCALE
Designed by: LAW
Drawn by: CDR
Checked by: LAW
Date: SEPTEMBER, 2014
Project No. 02015-018

EXHIBIT



REQUIRED TREES

TOTAL LINEAR FOOTAGE OF STREET FRONTAGE	TREES REQUIRED	TREES PROVIDED
MCKINNEY RANCH PARKWAY 370'	13	13
STATE HIGHWAY 121 538'	18	18

- 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 OR 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.

LANDSCAPE CALCULATIONS

LOT AREA : 8.95 ACRES / 390,117 SQ. FT.
 REQUIRED LANDSCAPE AREA : 39,011 S.F. (10% OF TOTAL AREA)
 PROVIDED LANDSCAPE AREA : 120,362 S.F. (31% OF TOTAL AREA)



LARGE CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
32	⊙	LIVE OAK	QUERCUS VIRGINIANA	4" CAL., 12HT., 4-5' SPD.
89	⊗	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CAL., 12HT., 4-5' SPD.

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
96	⊙	NELLIE R. STEVENS	ILEX X ATTENUATA	45 GALLON, 36" HT. INSTALLED 3' ON CENTER

LANDSCAPE PLAN FOR MCKINNEY POINT
 BEING 8.95 ACRES OUT OF THE J. PHILLIPS SURVEY, ABSTRACT NO. 719, WILLIAM HEMPHILL SURVEY ABSTRACT NO. L 449 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS PREPARED SEPTEMBER, 2014

OWNER:
TCI MCKINNEY RANCH INC.
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(469) 522-4200
ATTN. STEVEN SHELLEY

ENGINEER:
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402 N. TENNESSEE STREET
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(469) 424-5900
ATTN. LEVI WILD, PE

APPLICANT:
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By Planning Department at 8:01 am, Oct 22, 2014

Title: F:\McKinney\Projects\02015-018\McKinney Point\02015-018_Landscape Plan\02015-018_Landscape Plan.dwg
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 Layout: Layout1