

LOCATION MAP
N.T.S.

LANDSCAPE CALCULATIONS

LOT AREA : 12.63 ACRES / 550,162 S.F.
 REQUIRED LANDSCAPE AREA : 55,016 S.F. (10% OF TOTAL AREA)
 PROVIDED LANDSCAPE AREA : 138,902 S.F. (25% OF TOTAL AREA)

S.H. 121 SERVICE ROAD FRONTAGE LENGTH: 450 L.F.
 15 CANOPY TREES REQUIRED 15 PROVIDED

McKINNEY PLACE DRIVE FRONTAGE LENGTH: 1,217 L.F.
 41 CANOPY TREES REQUIRED 41 PROVIDED

VALLIANCE DRIVE FRONTAGE LENGTH: 497 L.F.
 17 CANOPY TREES REQUIRED 17 PROVIDED

1 CANOPY TREE/30 L.F.

LARGE CANOPY TREES

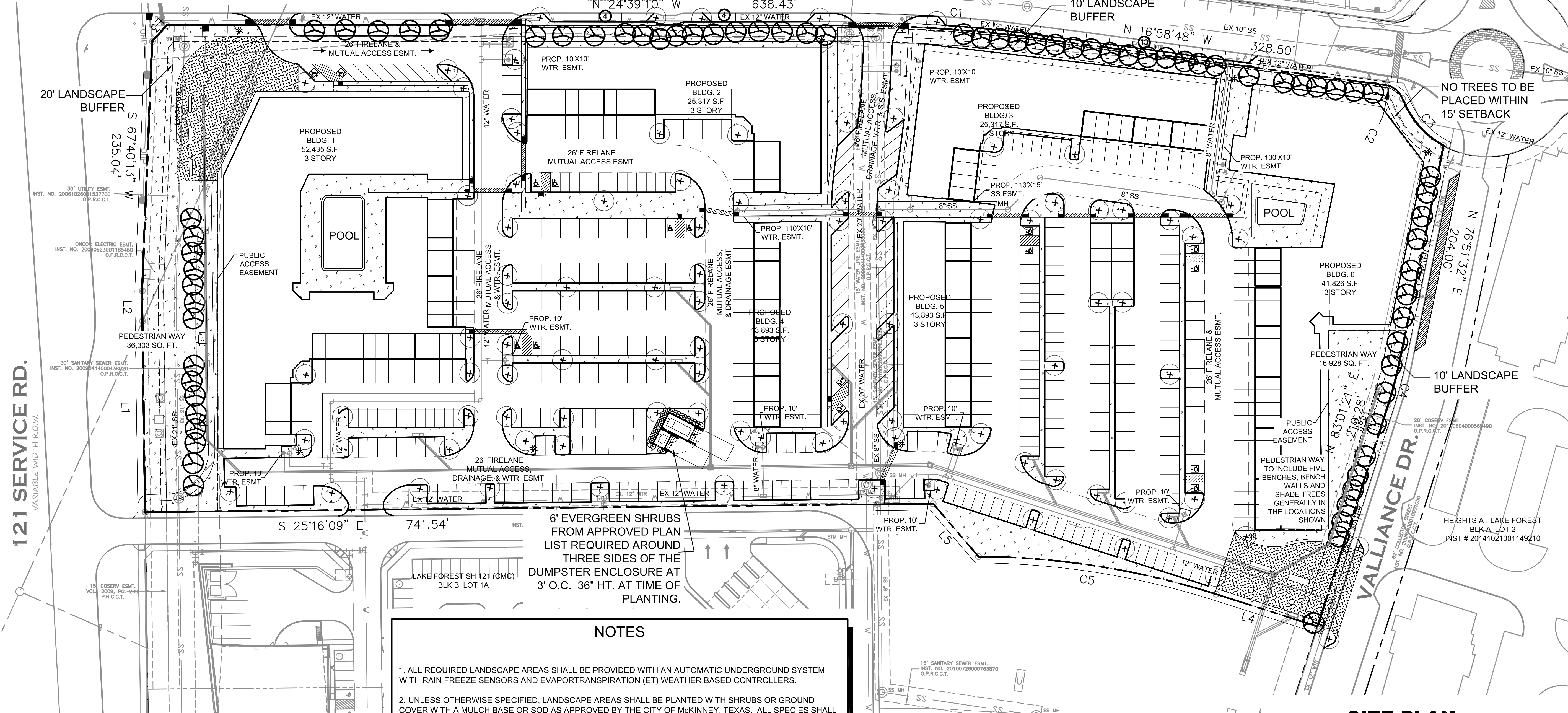
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
74	⊙	LIVE OAK	QUERCUS VIRGINIANA	4" CAL., 12HT., 4'-5' SPD.
98	⊗	SHUMARD RED OAK	QUERCUS SHUMARDII	4" CAL., 12HT., 4'-5' SPD.

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE
27	⊕	NELLIE R. STEVENS	ILEX X ATTENUATA	36" HT. INSTALLED 3' ON CENTER

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



121 SERVICE RD.
VARIABLE WIDTH R.O.W.

LINE	S	BEARING	W	DISP.
L2	S	64°39'14"	W	28.39'
L3	N	72°21'32"	W	20.19'
L4	S	06°58'39"	E	100.00'
L5	S	24°43'50"	W	65.51'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1370.00'	7°40'22"	183.46'	N 20°48'59" W	183.33'
C2	20.00'	61°33'47"	21.49'	N 13°48'05" E	20.47'
C3	85.00'	40°24'20"	59.94'	N 24°22'49" E	58.71'
C4	419.00'	6°09'49"	45.07'	N 79°56'26" E	45.05'
C5	750.00'	17°21'55"	227.31'	S 15°39'36" E	226.44'

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 12 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.
- HVAC UNITS AND MECHANICAL EQUIPMENT NOT LOCATED WITHIN BUILDINGS TO BE PLACED ON ROOFS AND SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES PER REQUIREMENTS OF THE CITY OF MCKINNEY ORDINANCES.

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By Planning Department at 9:41 am, Jun 27, 2016

OWNER:
LAKE FOREST-MCKINNEY INVESTORS
101 N ROBINSON AVE. SUITE 900
OKLAHOMA CITY, OKLAHOMA 73102-5511
ATTN: ROY OLIVER

ENGINEER:
SANCHEZ AND ASSOCIATES, LLC.
402 N. TENNESSEE STREET
MCKINNEY, TEXAS 75069
(469) 424-5900
ATTN: LEVI WILD, PE

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
402 N. TENNESSEE STREET
MCKINNEY, TEXAS 75069
(469) 424-5900
ATTN: LEVI WILD, PE

Scale: SEE GRAPHIC SCALE
 Designed by: TCS
 Drawn by: CDR
 Checked by: LAW
 Date: 6/27/2016
 Project No.: D2123-001

EXHIBIT

THE KINSTEAD
LANDSCAPE PLAN

THIS DRAWING IS TO BE USED FOR EXHIBIT PURPOSES ONLY

Master Planning
Civil Engineering
Land Development
402 N. Tennessee Street
McKinney, TX 75069
Tel 469.424.5900
sanchezassociates.com
Certificate of Registration No. F-8865

SANCHEZ
& ASSOCIATES