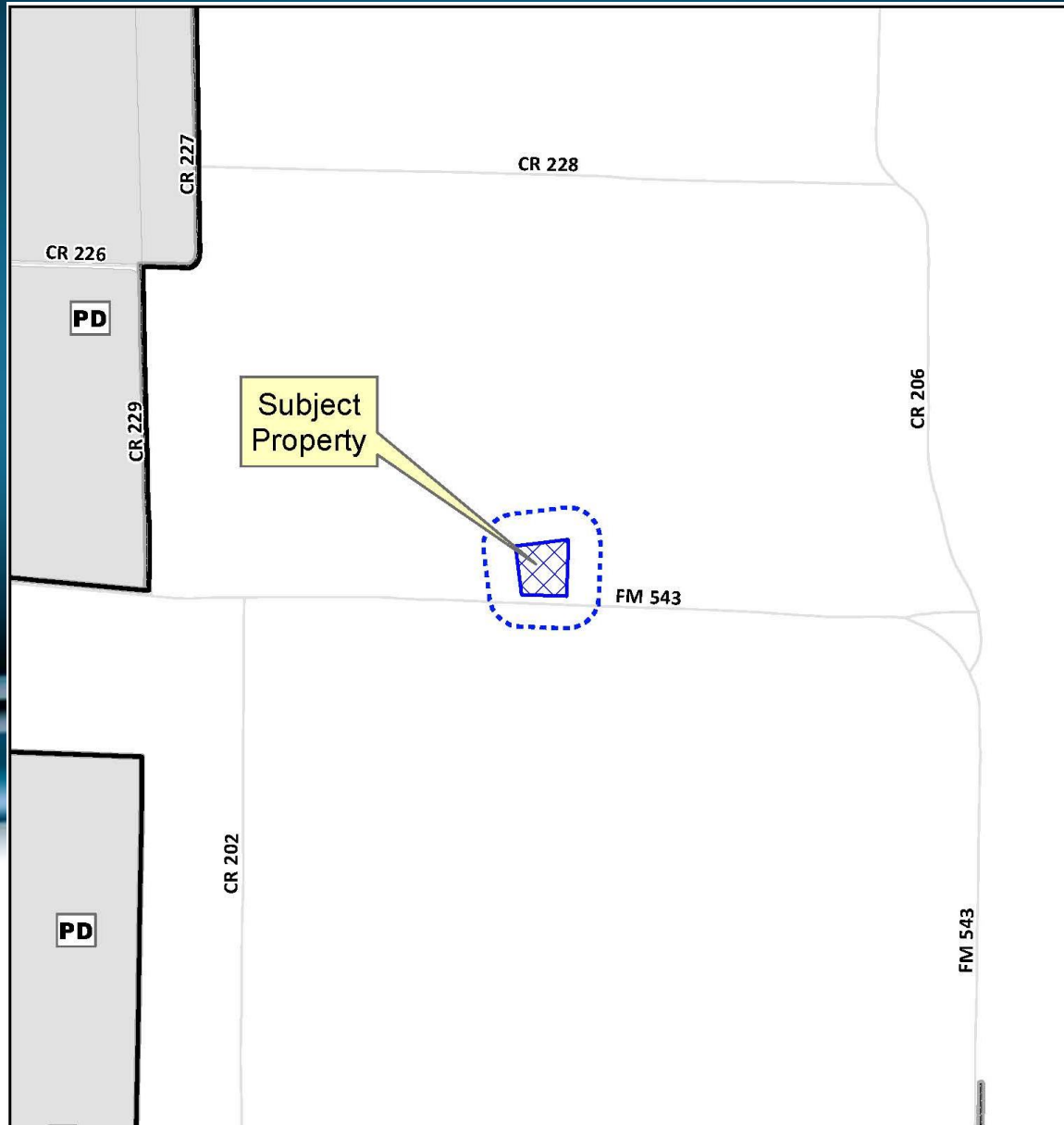


Case No. 13-033SP

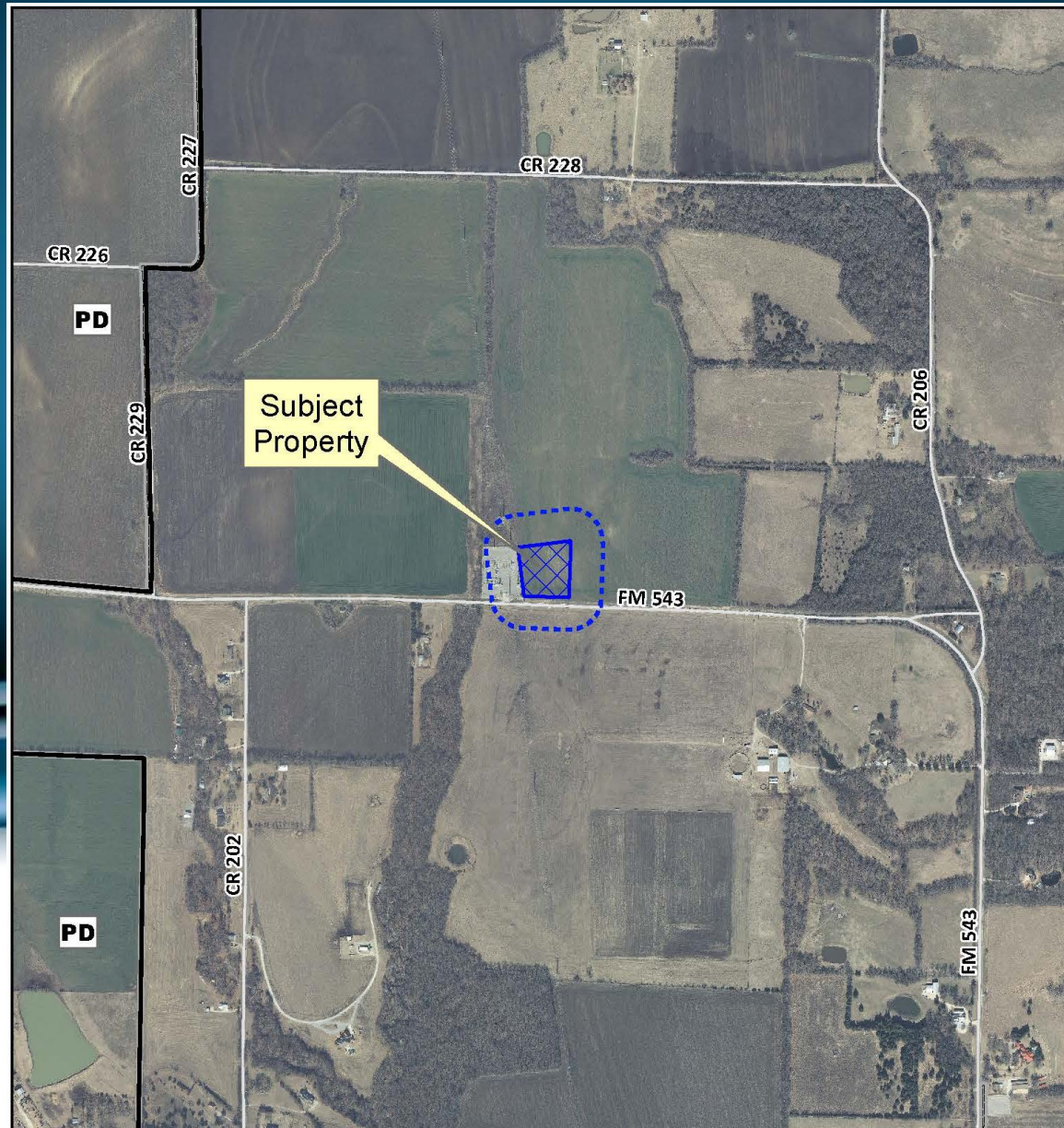
Located on the North Side
of F.M. 543 (Weston Road)
and Approximately 3,000 Feet
East of County Road 229



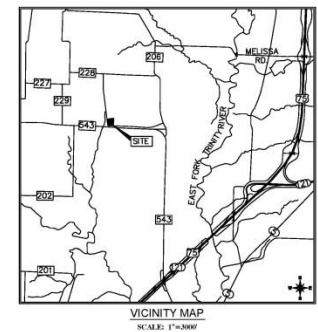
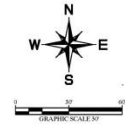
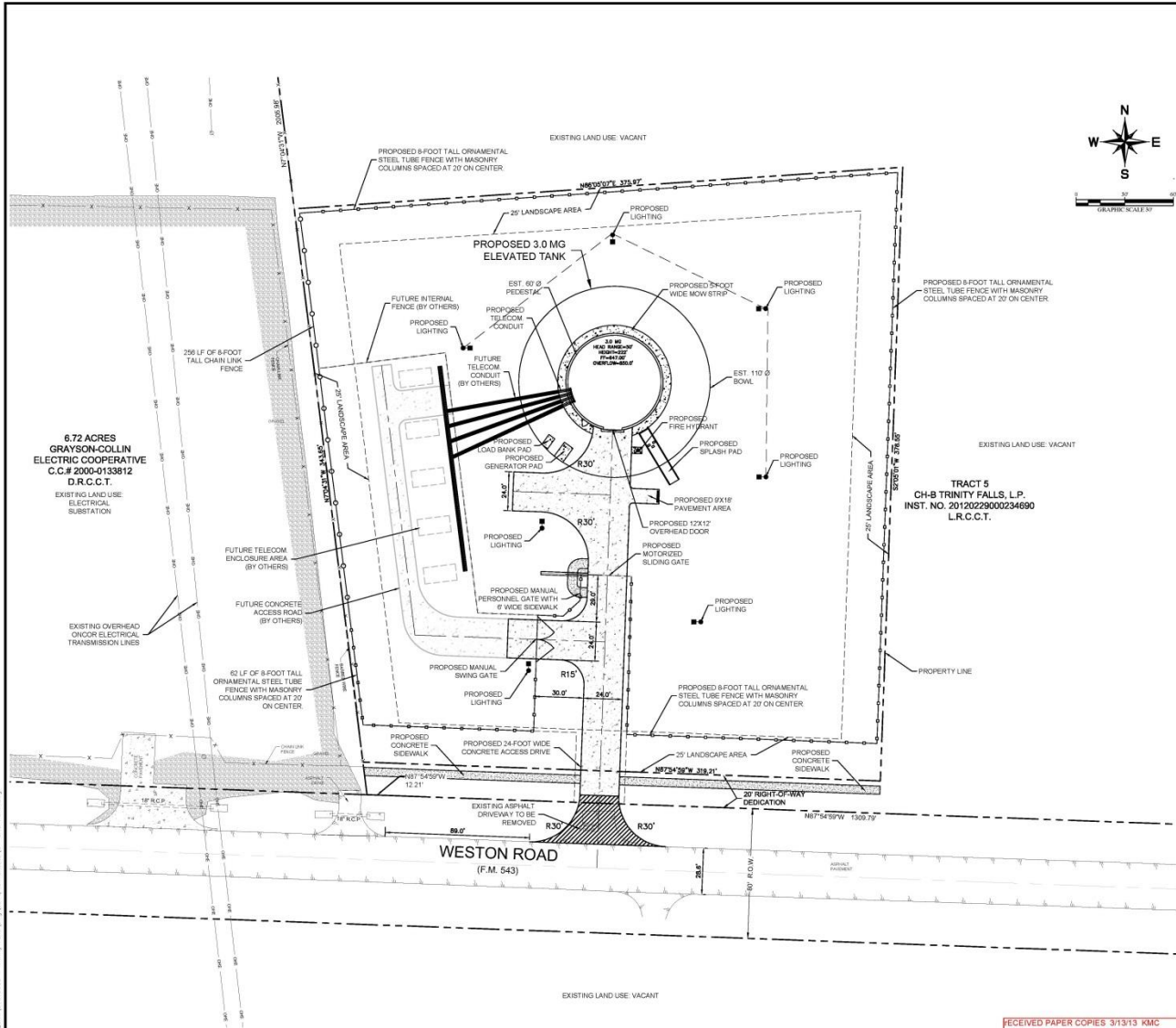
Location Map



Aerial Exhibit



Site Plan



- LEGEND**
- PROPOSED 6" REINFORCED CONCRETE PAVEMENT NCTCOG CLASS P1, 4000 PSI WITH #3 BARS AT 24" O.C.E.W. ON 6" LIME OR CEMENT STABILIZED SUBGRADE COMPACTED TO NO LESS THAN 90% STANDARD PROCTOR AND/OR T303P7 TEST METHOD. TEX-113. SUBGRADE PLASTICITY INDEX SHALL NOT EXCEED 12.
 - PROPOSED 4" REINFORCED CONCRETE WALK PAVEMENT WITH SLIDING GATE

- SITE PLAN NOTES**
1. ALL PROPOSED ROADWAYS SHALL BE 6" NCTCOG CLASS P1 4000 P.S.I. REINFORCED CONCRETE ON 6" COMPACTED FLEXIBLE BASE SUBGRADE. SEE ACCESS PAVING PLAN SHEET FOR PAVING COORDINATES, EDGE OF PAVEMENT RADI AND ALIGNMENT INFORMATION.
 2. NO FINISHED GRADE SIDE-SLOPE WITHIN THE PROPOSED SITE FENCE AREA SHALL EXCEED 4:1.
 3. THE SANITATION CONTAINER SCREENING WALLS SHALL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH INCLUDING A METAL GATE, PRIME AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY DESIGN SPECIFICATIONS.
 4. 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.

SITE PLAN
FOR
TRINITY FALLS
ELEVATED STORAGE TANK

BEING 2.87 ACRES
OUT OF THE
MEREDITH HART SURVEY, ABSTRACT NO. 371
COLLIN COUNTY, TEXAS

CITY OF MCKINNEY PROJECT NO. 13-033SP

DESIGNED BY KIMLEY-HORN AND ASSOCIATES, INC. 1115 WEST 19TH ST. ARLINGTON, TX 76010 TEL: (817) 261-4476 WWW.KHA.COM	DRAWN BY KIMLEY-HORN AND ASSOCIATES, INC. 1115 WEST 19TH ST. ARLINGTON, TX 76010 TEL: (817) 261-4476 WWW.KHA.COM	CHECKED BY KIMLEY-HORN AND ASSOCIATES, INC. 1115 WEST 19TH ST. ARLINGTON, TX 76010 TEL: (817) 261-4476 WWW.KHA.COM
DATE: FEBRUARY 2013	DESIGN: MMS	DRAWN: DMH
CHECKED: MMS	CHECKED: MMS	CHECKED: MMS
PROJECT NO. 13-033SP	DATE: FEBRUARY 2013	SCALE: AS SHOWN

RECEIVED PAPER COPIES 3/13/13 KMC

RECEIVED
By Karen McCutcheon at 8:27 am, Mar 14, 2013

Kimley-Horn and Associates, Inc.
1115 West 19th St., Arlington, TX 76010
Tel: (817) 261-4476
www.kha.com

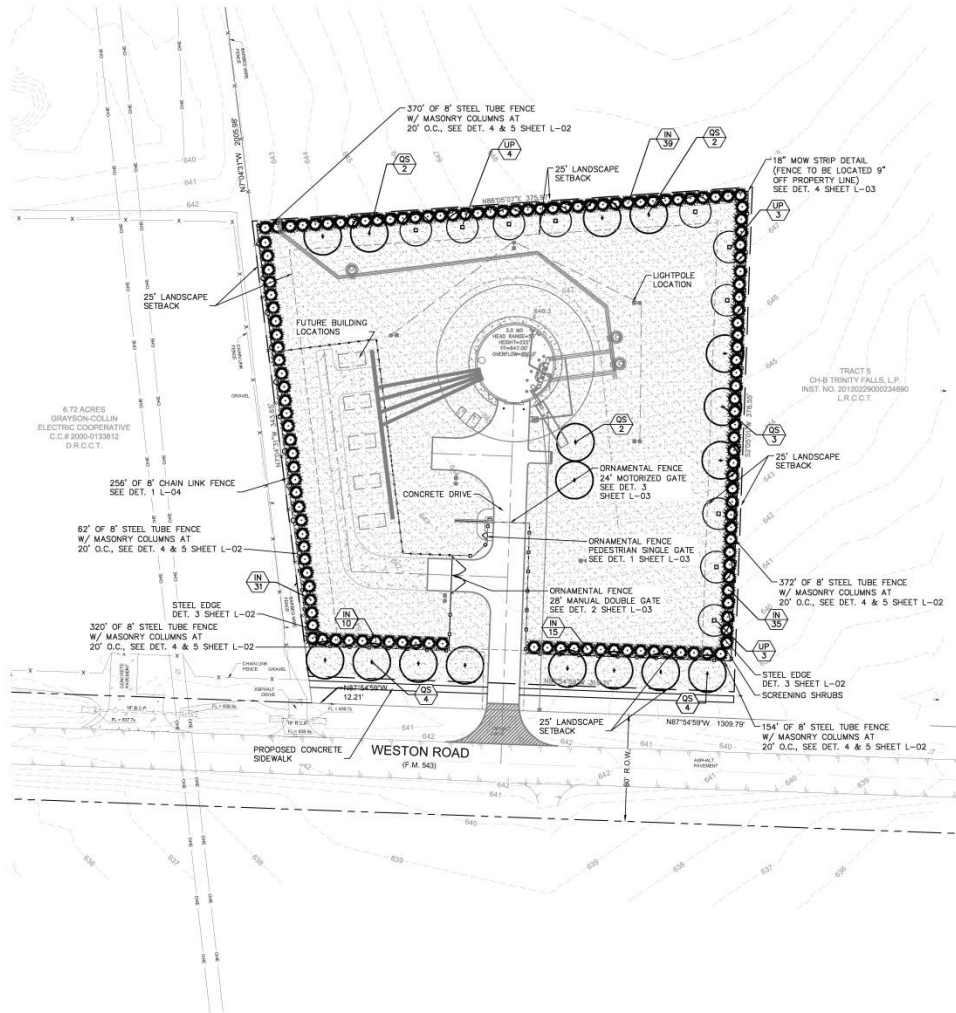
CH-B Trinity Falls, LP
Trinity Falls 3.0 MG Elevated
Water Storage Tank

SITE PLAN

SP

DATE: FEBRUARY 2013	DESIGN: MMS	DRAWN: DMH
CHECKED: MMS	CHECKED: MMS	CHECKED: MMS
PROJECT NO. 13-033SP	DATE: FEBRUARY 2013	SCALE: AS SHOWN

Landscape Plan



PLANTING SCHEDULE				
COUNT	SYM./ITEM	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS
TREES				
17	QS	Quercus shumardi	Shumard Oak	4" caliper min., 12 min. height, single trunk, matching, M branching
10	UC	Ulmus parvifolia	Lacebark Elm	4" caliper min., 12 min. height, single trunk, matching, M branching
SHRUBS				
130	IN	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	7 gal. min., 3" height min., matching, full to ground, spaced 2' O.C.
PERENNIALS / GROUNDCOVERS / MISC.				
10.553 SY	LAWN (SOD)	Buchloe dactyloides	Prairie Buffalo Grass Sod	1 lbs. per 2,000 SF seed. (94.975/-10.553 SY) Base Bid Rolled sod w/ light spacing and sand filled joints. Finished sod to be free of weeds. Provide Prairie buffalo grass sod by King Ranch Turfgrass, or approved equal.
10.553 SY	ALT. BID LAWN (SEED)	Seed Mix: Buchloe dactyloides, Bouteloua gracilis, Hilaria belangeri	Thunder Turf Seed Mix	Alternate Bid Apply Seed at 10.2 lbs/3,400 SF. Provide full coverage within 60 days of planting. Provide Thunder Turf seed mix by Native American Seed Co. or approved equal.

NOTE: CONTRACTOR TO SELECT PLANT MATERIAL BASED ON HEIGHT AND WIDTH CALLED OUT ABOVE. POT SIZE CALLED OUT IS A MINIMUM REQUIREMENT.

LANDSCAPE REGULATION - MCKINNEY, TX

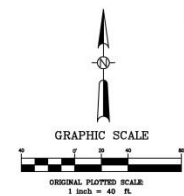
TOTAL SITE AREA: 125,017 SF
PERMANENT LANDSCAPE AREA: 112,720 SF
STREET YARD AREA: 8,298 SF

LANDSCAPE CODE REQUIREMENTS	REQ.	PROV.
15% of Street Yard shall be permanent landscape area	1,204 SF (8,298 SF * .15 = 1,204 SF)	7,436 SF
10% minimum of entire site devoted to living landscape	12,501 SF (125,017 SF * .10 = 12,501 SF)	112,720 SF
One canopy tree within the setback per 40 LF of Street Frontage (319 LF/40 = 8)	8 TREES	8 TREES
If site is adjacent to single-family or duplex residential, more intensive land use to provide landscape area of 10 FT in width and 1 canopy tree per 40 LF.		
East side yard: 355 LF/40 = 9	9 TREES	8 TREES
North side yard: 371 LF/40 = 9	9 TREES	9 TREES
Minimum 50% of required trees to be shade trees	50%	100%
Minimum of one tree within 65 FT of each space (One parking space)	YES	YES
A landscape island shall be located at the terminus of each parking row and contain at least one canopy tree	YES	YES*
Use of approved plants	YES	YES

NOTE:
* The water line and tank location prevent placement of two terminus trees on either side of the parking space.
To mitigate, two trees were placed in close proximity to the same space.

LEGEND

- 8' ORNAMENTAL (PAINTED ALUMINUM) FENCE W/ MASONRY COLUMNS, AND FLAT TOP ROLL (NO SPEAR TOPS) SEE DET. 4 & 5, SHEET L-02
- 8' CHAIN LINK FENCE SEE DET. 1, SHEET L-04



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STOP!
CALL BEFORE YOU DIG
DIG TESS
1-800-DIG-TESS
(@ least 72 hours prior to digging)

Kimley-Horn and Associates, Inc.
1000 West 10th Street, Suite 200
Fort Worth, TX 76102
Tel: 817.335.4400
Fax: 817.335.4401
www.kimley-horn.com

Professional Engineer
K. MCKINNEY
No. 123456789
State of Texas

CH-B Trinity Falls, LP
Trinity Falls 3.0 MG Elevated Water Storage Tank

LANDSCAPE PLAN

DATE: MARCH 2013
DESIGN: AD
DRAWN: AD
CHECKED: JF
PLOT NO.: 06150027

STAFF RECOMMENDATION:

Staff Recommends Approval
of the Proposed Site Plan as
Conditioned in the Staff Report.

