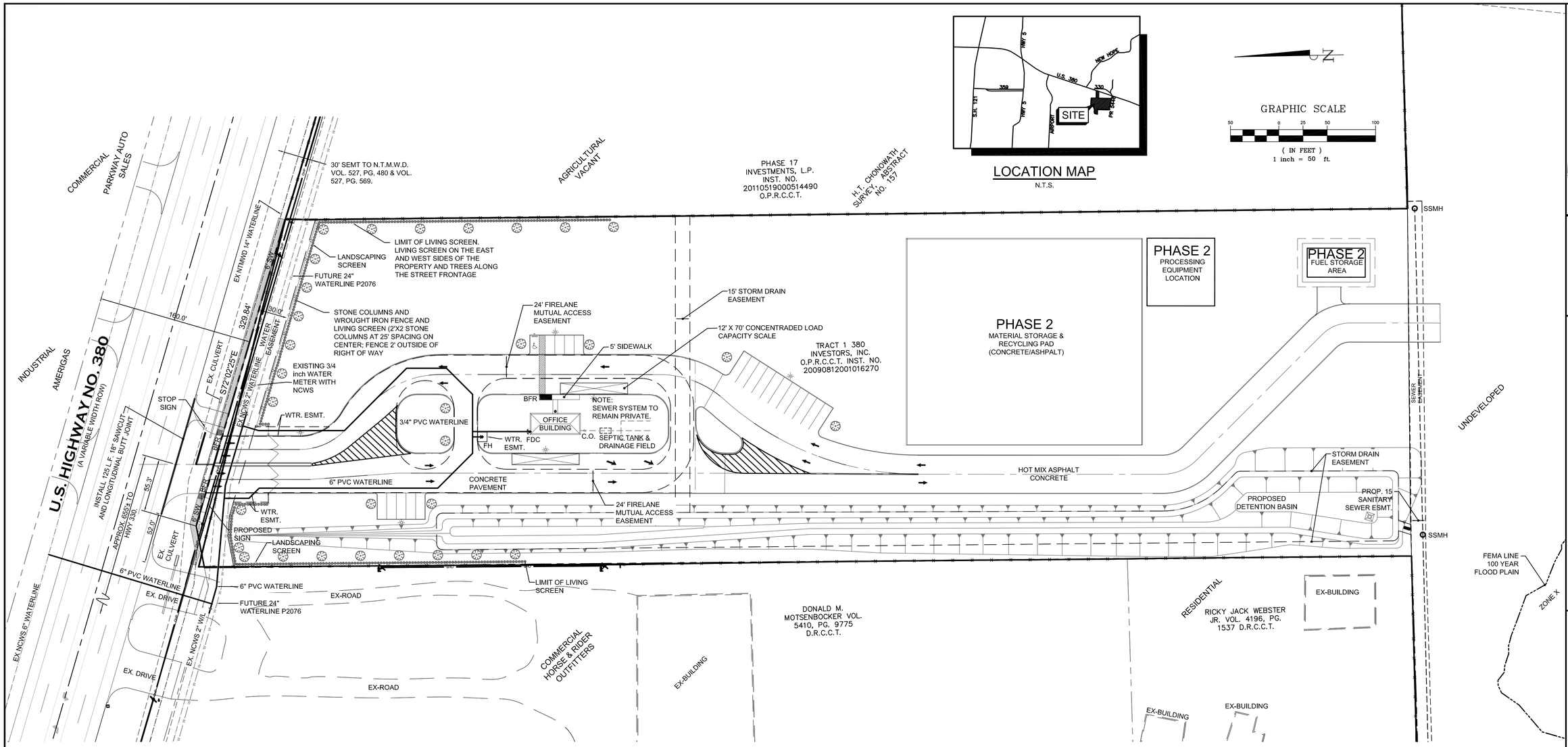

SANITATION CONTAINER

Sec. 146-45, - Site Plan Approval
(a)(3)(a) 18,
i, The sanitation container screening walls shall be brick masonry, stone masonry, or other architectural masonry finish, including a metal gate, primed and painted, and the sanitation container screening walls, gate, and pad site shall be constructed in accordance with the city design specifications.
ii, 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.
iii, The lighting for the subject property will be constructed and operated in conformance with chapter 58 of the City of McKinney Code of Ordinances.

LANDSCAPE NOTES

1, ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND SYSTEM WITH RAIN FREEZE SENSORS AND EVAPORTRANSPIRATION (ET) WEATHER BASED CONTROLLERS.

2, 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.

3, UNDER STAGE 3 OF THE DROUGHT PLAN, RESIDENTS AND BUSINESSES CAN ONLY USE IRRIGATION SYSTEMS TO WATER LANDSCAPES ONCE PER WEEK IF NEEDED ON THE SCHEDULED TRASH PICK-UP DAY. THE WATERING SCHEDULES FOR COMMERCIAL PROPERTIES ARE DETERMINED BY THE RESIDENTIAL TRASH ZONE WHERE THE PROPERTY IS LOCATED. WHILE RESIDENTS AND BUSINESSES ARE TO WATER ONE WEEKLY, THEY ARE ENCOURAGED NOT TO WATER AT ALL UNLESS NEEDED.

4, 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 LEGEND

REQUIRED TREES	
TOTAL REQUIRED:	10
LINEAR FOOTAGE OF US HWY 380	375
FRONTAGE US HWY 380	
(1 TREE PER 40 FT FRONTAGE)	10
TOTAL PROVIDED US HWY 380	
LANDSCAPE CALCULATIONS	
LOT AREA:	10 AC./435,600 sq ft
REQUIRED LANDSCAPE AREA:	43,560 sq ft (10% OF TOTAL AREA)
PROVIDED LANDSCAPE AREA:	43,560 sq ft (10% OF TOTAL AREA)

LARGE CANOPY TREES

QUANTITY	SYMBOL	DESCRIPTION	COMMON NAME	(SCNIENTIFIC NAME)	SIZE
31		CANOPY TREE	CEDAR ELM	ULMUS CRASSIFOL	4" CAL., 12' HEIGHT, 4'-5' PD
312		SHRUB	NELLIE R. STEVENS	ILEX X	3' HT., 3' SPACING O.C.

RECEIVED
By Planning Department at 12:03 pm, Jun 06, 2016

LANDSCAPE PLAN FOR CRWC TYPE IV LANDFILL ADDITION

BEING 9.9972 ACRES OUT OF B.L. HAMM SURVEY, ABSTRACT NO. 2485
CITY OF McKINNEY, COLLIN COUNTY, TEXAS
PREPARED NOVEMBER 9, 2015.

OWNER:
OSTTEND LANDFILL LTD.
410 PIERCE STREET, STE. 332
HOUSTON, TEXAS 77353
(713) 861-8801
ATTN: THOMAS NOONS

APPLICANT:
SANCHEZ AND ASSOCIATES, LLC.
402 N. TENNESSEE STREET
McKINNEY, TEXAS 75069
(469) 424-5900
ATTN. LEVI A. WILD, P.E.

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

Master Planning
Civil Engineering
Land Development
402 North Tennessee Street
McKinney, TX 75069
Tel 469 424 5900
sanchezadvisory.com
Certificate of Registration No. F-8865
SANCHEZ & Associates

PRELIMINARY
FOR REVIEW ONLY
Not for construction, bidding, or permit purposes.
Engineer LEVI A. WILD
P.E. No. 105212 Date 5/26/2016

CRWC TYPE IV LANDFILL
BLOCK A, LOT 1
2650 E. UNIVERSITY DRIVE
McKINNEY, TX 75069

LANDSCAPE PLAN

Scale: SEE GRAPHIC SCALE
Designed by: LAW
Drawn by: CDR
Checked by: LAW
Date: 5/26/2016
Project No. 02111-001

Layout: 10e-Landscape Plan
Plotted by: <Operator> Thu, 07 Jun 2016 - 10:01am
Xrefs: xSite x45360 x24JK-S & A xEmt x Site Xdisdspre x5mx xUtil
Images: 20140710093713571.jpg S & A Logo.jpg 130163T000_SITE PLAN.jpg 130163T000_SITE PLAN.jpg