

# Case No. 11-193SP2

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Citychurch Outreach Ministry, for Approval of a Site Plan for a Church Building (Citychurch Outreach Ministry), Approximately 0.62 Acres, Located on the Southeast Corner of Rockwall Street and Lindsey Avenue.

# Location Map



PAUL S. MCKINNEY, Director of Public Works, 10111 S. 102nd Street

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officers or employees for any consequences, errors, or omissions which may exist.

# Aerial Exhibit

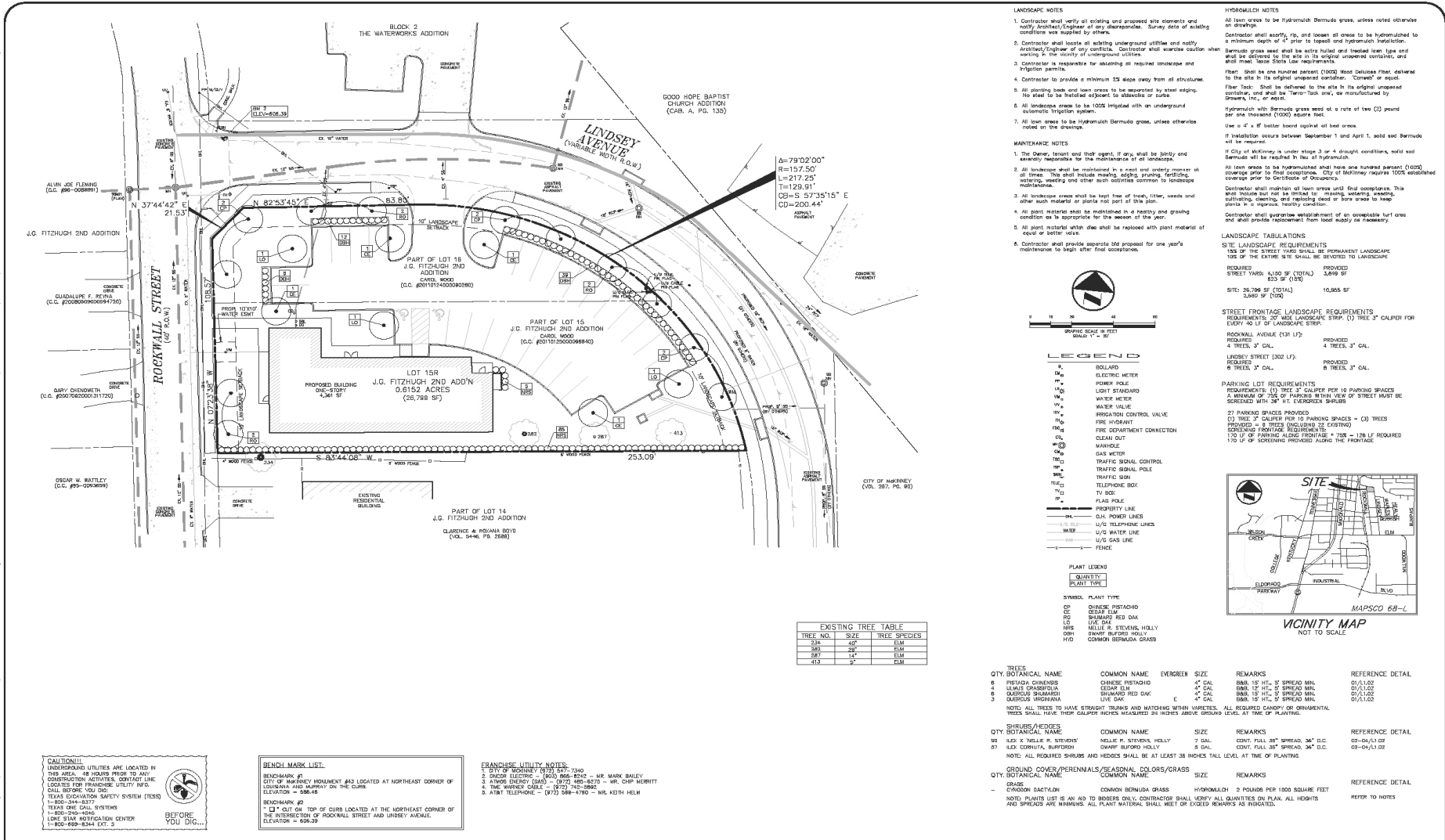


PHOTO: © UNMKC GIS DATA (McKinney) 2011 11:15 AM - 152 (5) 17.mxd

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# Proposed Landscape Plan



- LANDSCAPE NOTES**
- Contractor shall verify all existing and proposed site elements and notify architect/engineer of any discrepancies. Survey data of existing conditions was supplied by others.
  - Contractor shall locate all existing underground utilities and notify architect/engineer of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
  - Contractor is responsible for obtaining all required landscape and irrigation permits.
  - Contractor to provide a minimum 2% slope away from all structures.
  - All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
  - All landscape areas to be 100% irrigated with an underground automatic irrigation system.
  - All lawn areas to be hypermunch Bermuda grass, unless otherwise noted on the drawings.

- MAINTENANCE NOTES**
- The Owner, tenant and third agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
  - All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, mulching, weeding and other such activities common to landscape maintenance.
  - All landscape areas shall be kept free of trees, litter, weeds and other such material or plants not part of this plan.
  - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
  - All plant material within one (1) year shall be replaced with plant material of equal or better value.
  - Contractor shall provide separate bid prepared for one year's maintenance to begin their final occupation.

- HORNBALCH NOTES**
- All lawn areas to be hypermunch Bermuda grass, unless noted otherwise on drawings.
- Contractor shall install 1% and looser all areas to be hypermunched to a minimum depth of 4" prior to topsoil and hypermunch installation.
- Bermuda grass seed shall be extra hull and treated low type and shall be delivered to the site in its original unopened containers, and shall meet Texas State law requirements.
- Plan: shall be one hundred percent (100%) foot distance from centerline to the site in its original unopened container, "Corned" or equal.
- Fiber Floc: Shall be delivered to the site in its original unopened container, and shall be "Fiber-Floc" only, as manufactured by Shawmut, Inc. of Dallas, Texas.
- Hypermunch with Bermuda grass seed at a rate of two (2) pound per one thousand (1000) square foot.
- Use a 2" x 4" footer board against all bed areas.

- If installation occurs between September 1 and April 1, solid seed Bermuda will be required.
- If City of McKinney is under stage 3 or 4 drought conditions, solid seed Bermuda will be required in lieu of hypermunch.
- All lawn areas to be hypermunched shall have one hundred percent (100%) coverage prior to final occupation. City of McKinney requires 100% established coverage prior to Certificate of Occupancy.
- Contractor shall maintain all lawn areas until final occupation. This shall include mowing, edging, pruning, fertilizing, weeding, watering and reseeding seeds or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall appropriate placement of an acceptable turf area and shall provide replacement from local supply as necessary.

**LANDSCAPE TABULATIONS**

**LANDSCAPE REQUIREMENTS**

100% OF THE STREET YARDS SHALL BE PERMANENT LANDSCAPE USE OF THE STREET SITE SHALL BE DEVOTED TO LANDSCAPE.

REQUIRED STREET YARD: 4,150 SF (TOTAL) PROVIDED: 3,619 SF

REQUIRED SIDEWALK: 833 SF (TOTAL) PROVIDED: 10,805 SF

REQUIRED SITE: 3,600 SF (TOTAL)

**STREET FRONTAGE LANDSCAPE REQUIREMENTS**

REQUIREMENTS: 20' MIN. LANDSCAPE STRIP (1) TREE 3" CALIPER FOR EVERY 40 LF OF LANDSCAPE STRIP.

**ROCKWALL AVENUE (131 LF):**

PROVIDED: 4 TREES, 3" CAL.

**LINDSEY STREET (202 LF):**

REQUIREMENTS: 8 TREES, 3" CAL.

PROVIDED: 8 TREES, 3" CAL.

**PARKING LOT REQUIREMENTS**

REQUIREMENTS: (1) TREE, 3" CALIPER PER 10 PARKING SPACES

A MINIMUM OF 20% OF PARKING WITHIN LEVEL OF STREET MUST BE SCREENED WITH 24" HT. EVERGREEN SHRUBS

**PROVIDED PARKING SPACES:**

(2) TREE, 3" CALIPER PER 10 PARKING SPACES = (2) TREES

(2) TREE, 3" CALIPER PER 10 PARKING SPACES = (2) TREES

**SCREENING FRONTAGE REQUIREMENTS:**

(1) LF OF PARKING ALONG FRONTAGE = 700' = 126 LF REQUIRED

(1) LF OF SCREENING PROVIDED ALONG THE FRONTAGE



**LEGEND**

- B BOLLARD
- E ELECTRIC METER
- F FENCE
- FL LIGHT STAND
- W WATER METER
- W WATER VALVE
- IR IRRIGATION CONTROL VALVE
- FI FIRE HYDRANT
- FD FIRE DEPARTMENT CONNECTION
- CL CLEAN OUT
- M MANHOLE
- G GAS METER
- TS TRAFFIC SIGNAL CONTROL
- TR TRAFFIC SIGNAL POLE
- TB T-BOX
- PL PLUG POLE
- PR PRIORITY LINE
- EL ELECTRICAL LINES
- W WATER
- U/G WATER LINE
- U/G GAS LINE
- F FENCE

**PLANT LEGEND**

- | SYMBOL | PLANT TYPE           |
|--------|----------------------|
| GP     | GRASS                |
| EL     | ELM                  |
| RD     | RED BAY              |
| CO     | CORONA               |
| OR     | ORANGE               |
| NR     | NORFOLK              |
| SH     | SHAW                 |
| HO     | HOLLY                |
| HO     | COMMON BERMUDA GRASS |

**EXISTING TREE TABLE**

TREE NO.	SIZE	TREE SPECIES
034	48"	ELM
035	26"	ELM
037	14"	ELM
013	3"	ELM

**FRANCHISE UTILITY NOTES:**

- CITY OF MCKINNEY (972) 242-7340
- CITY OF MCKINNEY (972) 696-8102 - MR. MARK WILBY
- AT&T ENERGY (281) - (972) 485-8275 - MR. CHIP BURRITT
- THE WIRELESS GUY - (972) 745-8862
- AT&T TELEPHONE - (972) 388-4780 - MR. KEVIN HELM

**BENCH MARK LIST:**

REMARK: #1  
CITY OF MCKINNEY MONUMENT #43 LOCATED AT NORTHEAST CORNER OF CLARENCE AND ROCKWALL AVENUE. ELEVATION = 586.45

REMARK: #2  
1/2" x 1/2" CUT ON TOP OF CURB LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROCKWALL STREET AND LINDSEY AVENUE. ELEVATION = 606.29

**CAUTION!**

UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATOR FOR FRANCHISE UTILITY SERVICES. CALL BEFORE YOU DIG.

1-800-334-8377  
1-800-224-8388  
LINE SHIP NOTIFICATION CENTER  
1-800-669-8264 EXT. 2

<p>NO. DATE REVISION / DESCRIPTION</p> <p>DESIGN DRAWN DATE PROJECT NUMBER</p> <p>EMS WTW 12-27-2011 1488-11-030</p>	<p><b>OWNER</b></p> <p>CITYCHURCH OUTREACH MINISTRY P.O. BOX 6089 MCKINNEY, TEXAS 75071 MS. CAROL WOOD (808) 282-0447 PHONE (214) 491-1590 FAX</p>	<p><b>PROJECT INFORMATION</b></p> <p>CITYCHURCH OUTREACH MINISTRY LOT 15R, J.G. FITZHUGH 2ND ADDITION CITY OF MCKINNEY, TEXAS MARY STANDIFER SURVEY, ABSTRACT NO. 811 PROPOSED USE: CHURCH ZONING: RS-60</p>	<p>THIS DOCUMENT IS PREPARED FOR THE PURPOSE OF FEDERAL REVIEW UNDER THE AUTHORITY OF 29 USC 2706. THE USER SHALL BE RESPONSIBLE FOR THE PROTECTION OF THIS DOCUMENT FROM UNAUTHORIZED REPRODUCTION OR REUSE.</p> <p><b>DATE OF PREPARATION</b></p> <p>FOR INTER REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES. Engineer: <b>BOB M. WILBY, P.E.</b> P.E. No. 12177 Date: 12-27-2011</p> <p><b>POGUE</b> ENGINEERING &amp; DEVELOPMENT COMPANY, INC. 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75068 (972) 544-8862 PHONE (972) 544-8862 FAX www.PogueEng.com</p>	<p><b>LANDSCAPE PLAN</b></p> <p>CITYCHURCH OUTREACH MINISTRY LOT 15R, J.G. FITZHUGH 2ND ADDITION MARY STANDIFER SURVEY, ABSTRACT NO. 811 CITY OF MCKINNEY, TEXAS</p>	<p>SHEET NO.</p> <p><b>L1.01</b></p>
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CITYCHURCH OUTREACH MINISTRY

# Staff Recommendation

- Staff recommends approval of the plan as outlined in the Staff Report