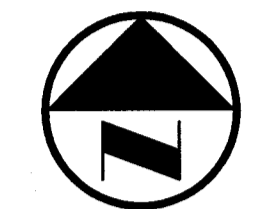


VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE IN FEET
SCALE: 1" = 30'

LEGEND

- B₁ BOLLARD
- EM₁ ELECTRIC METER
- PP₁ POWER POLE
- LS₁ LIGHT STANDARD
- WM₁ WATER METER
- WV₁ WATER VALVE
- ICV₁ IRRIGATION CONTROL VALVE
- PH₁ FIRE HYDRANT
- FDC₁ FIRE DEPARTMENT CONNECTION
- CO₁ CLEAN OUT
- MH₁ MANHOLE
- GM₁ GAS METER
- TSC₁ TRAFFIC SIGNAL CONTROL
- TSP₁ TRAFFIC SIGNAL POLE
- SN₁ TRAFFIC SIGN
- TELE₁ TELEPHONE BOX
- TV₁ TV BOX
- FP₁ FLAG POLE
- — PROPERTY LINE
- — O.H. POWER LINES
- — U/G TELEPHONE LINES
- — U/G WATER LINE
- — U/G GAS LINE
- X-X- FENCE
- 500 EXISTING CONTOURS
- 777 PROPOSED CONTOURS

PLANT LEGEND

QUANTITY
PLANT TYPE

- SYMBOL PLANT TYPE
- BC BALD CYPRESS
 - CE CEDAR ELM
 - NRS NELLIE R. STEVENS, HOLLY
 - IH INDIAN HAWTHORN, PINK

EXISTING TREE TABLE

TREE #	DESCRIPTION
762	36" ELM
763	20" ELM
840	6" CEDAR
869	12" PECAN
918	8" ELM
961	24" BRADFORD PEAR (3 TR)

ADA ROUTE
NOTE:
MAXIMUM SLOPE FOR ALL ADA PATHS 5% MAX. CROSS FALL IS 2% FOR THE FIRST FIVE FEET FROM THE DOOR A 2% SLOPE (MAX.) MUST BE MAINTAINED

HYDROMULCH NOTES
All lawn areas to be Hydromulch Bermuda grass, unless noted otherwise on drawings.
Contractor shall scarify, rip, and loosen all areas to be hydromulched to a minimum depth of 4" prior to topsoil and hydromulch installation.
Bermuda grass seed shall be extra hulled and treated lawn type and shall be delivered to the site in its original unopened container, and shall meet Texas State Law requirements.
Fiber: Shall be one hundred percent (100%) Wood Cellulose Fiber, delivered to the site in its original unopened container. "Conweb" or equal.
Fiber Tack: Shall be delivered to the site in its original unopened container, and shall be "Terra-Tack one", as manufactured by Growers, Inc., or equal.
Hydromulch with Bermuda grass seed at a rate of two (2) pound per one thousand (1000) square foot.
Use a 4' x 8' batter board against all bed areas.
If installation occurs between September 1 and April 1, all hydromulch areas to be Winter Rye grass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermuda grass the following growing season.
All lawn areas to be hydromulched, shall have one hundred percent (100%) coverage prior to final acceptance.
Contractor shall maintain all lawn areas until final acceptance. This shall include but not be limited to: mowing, watering, weeding, cultivating, cleaning, and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply as necessary.
Contractor shall verify water restrictions within the City and 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.

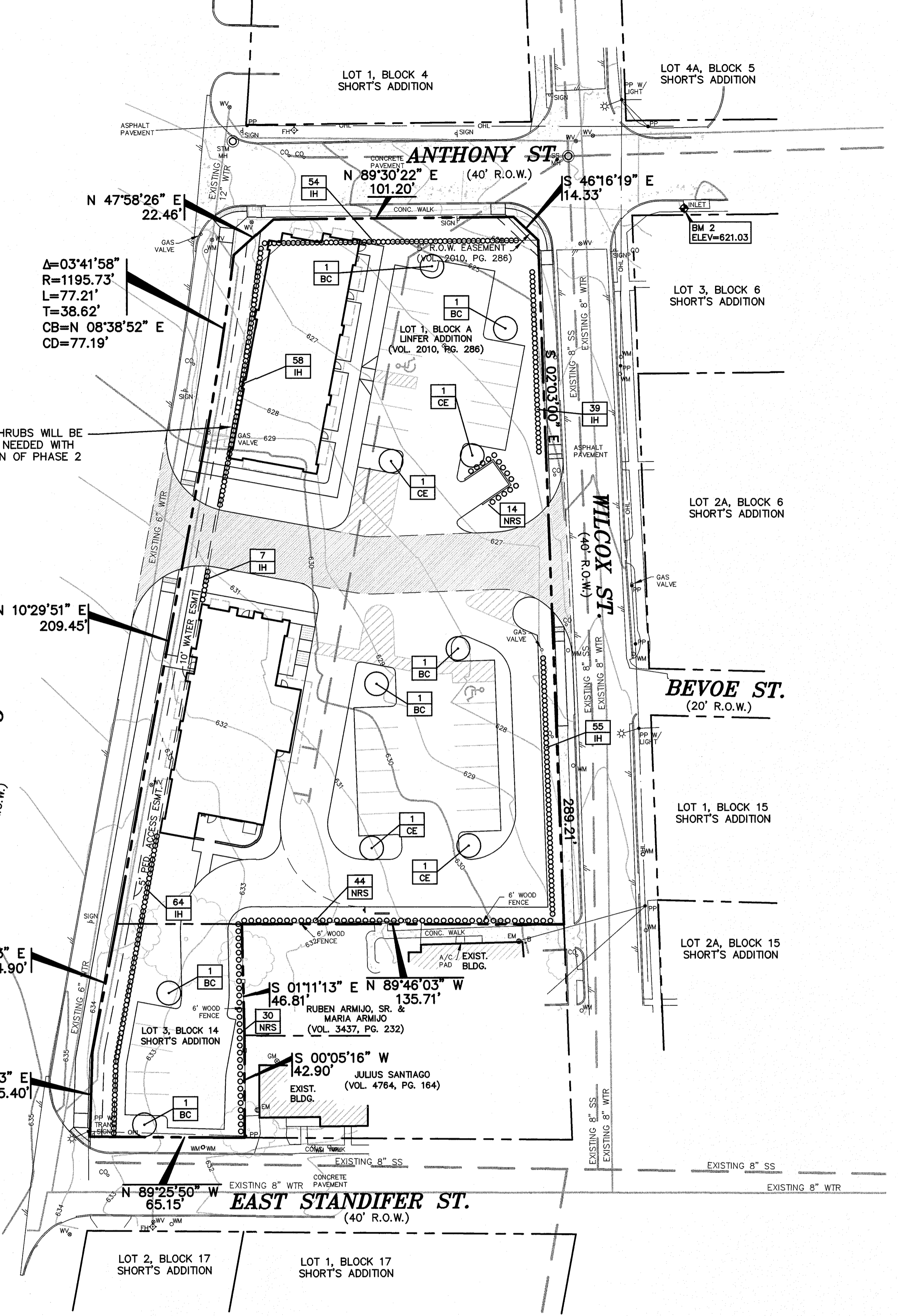
LANDSCAPE NOTES
1. Contractor shall verify all existing and proposed site elements and notify Architect/Engineer of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect/Engineer of any conflicts.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

MAINTENANCE NOTES
1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

PLANTS LIST - THIS IS A COMPLETE LIST OF USABLE PLANTS, NOT ALL PLANTS ARE USED ON THIS SITE.

TREES	QTY.	BOTANICAL NAME	COMMON NAME	EVERGREEN	SIZE	REMARKS	REFERENCE DETAIL
MEDIUM TREES - (HEIGHT = 50-60 FT, WIDTH = 30-40 FT)	6	TAXODIUM DISTICHUM	BALD CYPRESS		4" CAL	B&B, 12' HT., 5' SPREAD MIN.	01/L1.02
	4	ULMUS CRASSIFOLIA	CEDAR ELM		4" CAL	B&B, 12' HT., 5' SPREAD MIN.	01/L1.02
SHRUBS/HEDGES	88	ILEX X NELLIE R. STEVENS	NELLIE R. STEVENS, HOLLY		7 GAL	CONT. FULL 24" SPREAD, 36" O.C.	02-04/L1.02
	277	RHAMNOLIPSIS INDICA, BALERINA	INDIAN HAWTHORN, PINK		5 GAL	CONT. FULL 24" SPREAD, 24" O.C.	02-04/L1.02

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND MATCHING WITHIN VARIETIES; CALIPER MEASUREMENT TO BE TAKEN 24" ABOVE GROUND.
NOTE: PLANTS LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.



A=03'41'58"
R=1195.73'
L=77.21'
T=38.62'
CB=N 08'38'52" E
CD=77.19'

NOTE:
SCREENING SHRUBS WILL BE REMOVED AS NEEDED WITH CONSTRUCTION OF PHASE 2 BUILDING

STATE HIGHWAY 5
(100' R.O.W.)

CAUTION!!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1-800-344-8377
TEXAS ONE CALL SYSTEMS
1-800-245-4545
LONE STAR NOTIFICATION CENTER
1-800-669-8344 EXT. 5

BEFORE YOU DIG...

BENCH MARK LIST:
BENCHMARK #1
CITY OF MCKINNEY MONUMENT 44.
1/3 MI. EAST OF HWY 5 ON FM 546 CAP ON CULVERT.
ELEVATION = 594.845
BENCHMARK #2
SQUARE CUT AT THE SOUTHWEST CORNER OF A CURB INLET LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF ANTHONY STREET AND WILCOX STREET.
ELEVATION = 621.03

FRANCHISE UTILITY NOTES:
1. CITY OF MCKINNEY (972) 547-7340
2. ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
3. ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
4. TIME WARNER CABLE - (972) 742-5892
5. AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

WRAHAM 06/02/2015 3:05PM
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NO.	DATE	REVISION / DESCRIPTION	PI NUMBER
DESIGN	DRAWN	DATE	PI NUMBER
AW5	WG	05-26-2015	1603-14-079

PROJECT INFORMATION
CHICKEN EXPRESS
BLOCK A, LOT 1, LINFER ADDITION & BLOCK 14, LOT 3 SHORT'S ADDITION
CITY OF MCKINNEY, TEXAS
PROPOSED USE: DRIVE THRU RESTAURANT
ZONING: MCKINNEY TOWN CENTER

DEVELOPER
MR. STAN POUNDS
POUNDS PARTNERS
1001 WESTWOOD COURT
ALLEN, TEXAS 75013
(972) 359-9011 (PHONE)

RECEIVED
By Planning Department at 9:48 am, Jun 03, 2015

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. #00048; TX BOARD PROF. LAND SURVEYING, CERT. 10042-02
(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

LANDSCAPE PLAN
CHICKEN EXPRESS
BLOCK A, LOT 1, LINFER ADDITION & BLOCK 14, LOT 3 SHORT'S ADDITION
CITY OF MCKINNEY, TEXAS

SHEET NO.
L1