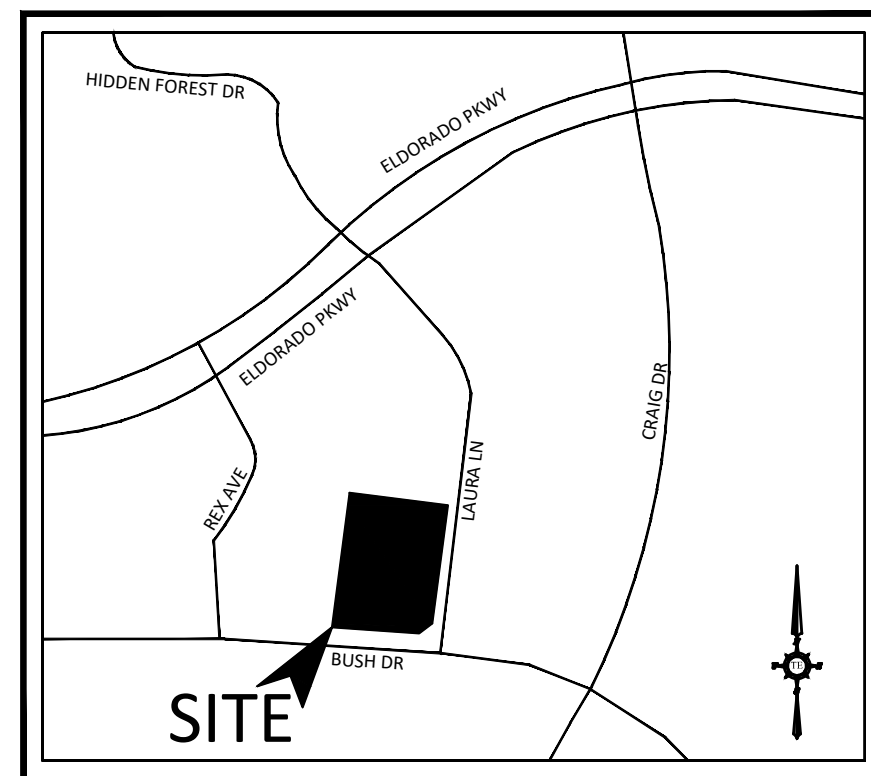
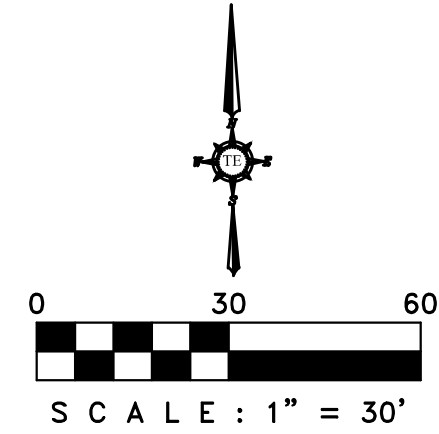


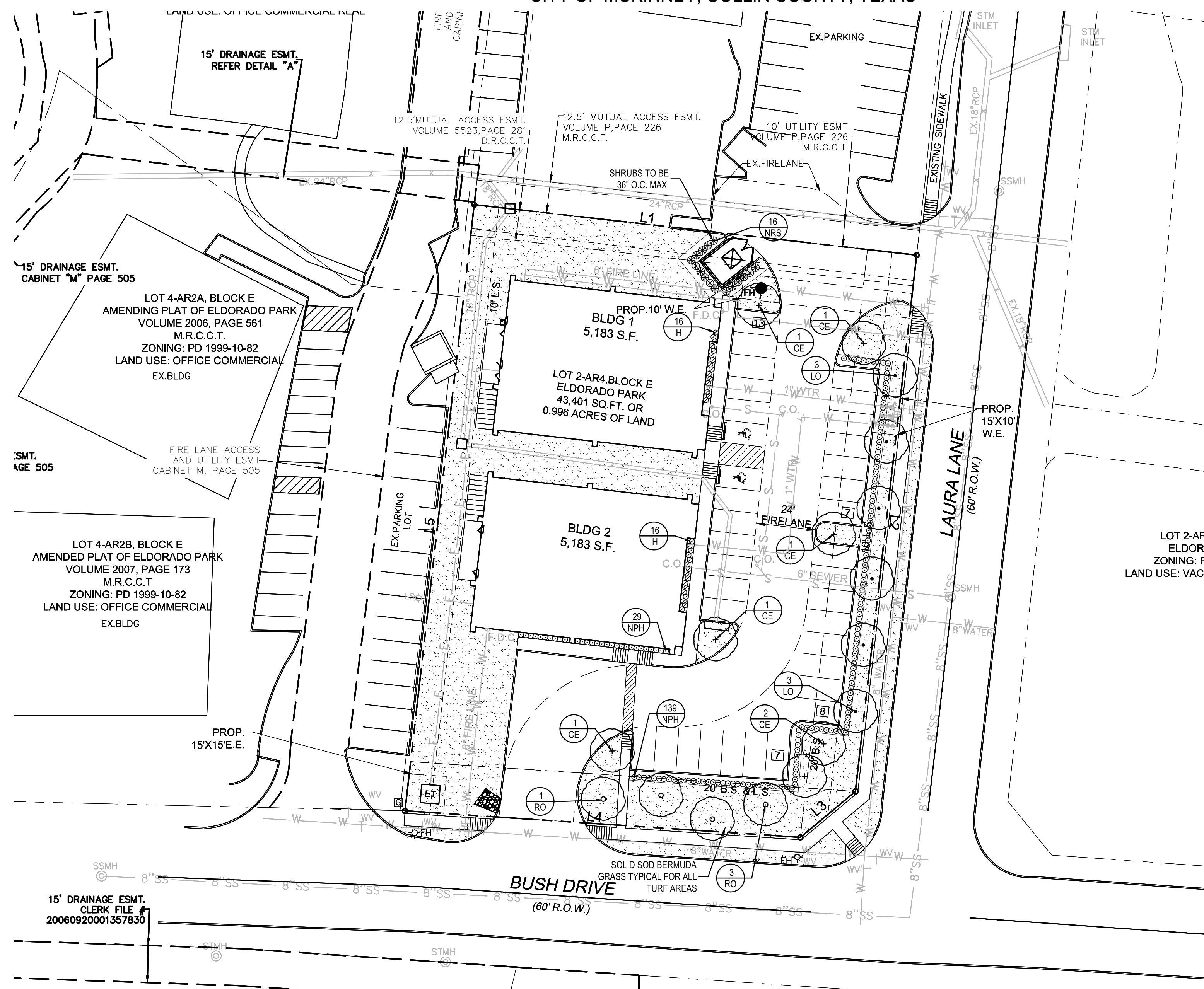
MEDICAL OFFICES DEVELOPMENT PLANS

0.996 ACRES BEING LOT 2-AR4, BLOCK E, ELDORADO PARK, AN ADDITION TO THE CITY OF MCKINNEY, COLLIN COUNTY, TEXAS



VICINITY MAP
N.T.S.

SITE DATA SUMMARY	
NUMBER OF LOTS	1 (LOT 2-AR4, BLOCK E)
EXISTING ZONING	PD 1999-10-82 MEDICAL OFFICES
GROSS ACREAGE	0.996 ACRES (43,401 S.F.)
NET ACREAGE	0.996 ACRES (43,401 S.F.)
PROPOSED BLDG	
MEDICAL OFFICE	5,183 S.F.
MEDICAL OFFICE	5,183 S.F.
OVERALL GROSS BLDG SQUARE FOOTAGE	10,366 S.F.
PROPOSED BLDG. HEIGHT	25'
NUMBER OF STORIES	1
PARKING REQUIREMENT	
MEDICAL OFFICES (1 PER 300 S.F.)	35
TOTAL PARKING REQUIRED	35
REQUIRED HANDICAP PARKING	2
TOTAL PARKING PROVIDED	35 (INCLUDING 2 HANDICAP)
PERCENTAGE OF LOT COVERAGE	23.88%
FLOOR AREA RATIO (TOTAL GROSS AREA)	0.23:1
IMPERVIOUS COVERAGE	28,632 S.F. OR 65.97%
OPEN SPACE/LANDSCAPE AREA	14,769 S.F. OR 34.02%



LOT 4-AR2B, BLOCK E
AMENDED PLAT OF ELDORADO PARK
VOLUME 2007, PAGE 173
M.R.C.C.T.
ZONING: PD 1999-10-82
LAND USE: OFFICE COMMERCIAL
EX.BLDG

15' DRAINAGE ESMT.
CLERK FILE #
20060920001357830

THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCHM HYDRO-SEEDING OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATE FOR GRASS SHALL BE INSTALLED.

SITE SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLER AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE SOIL FROM THE REGION KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION.
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 2" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT 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 IF NECESSARY.

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT 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 AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

LANDSCAPE TABULATIONS:

City of McKinney

STREETYARD (Streetyard: 25,305 s.f., Total Site: 43,401 s.f.)
Requirements: 15% of streetyard to be landscape
10% of total site area to be landscape

Required	Provided
3,795.75 s.f. (15%)	7,736 s.f. (30.05%)
4,340.10 s.f. (10%)	15,386 s.f. (35.15%)

STREET TREES
Requirements: One (1) tree per 40 l.f. of street frontage parking screen

Required	Provided
BUSH DR. (160.09 l.f.) Required (4) trees, 4" cal.	Provided (4) trees, 4" cal.
LAURA LN. (218.16 l.f.) Required (6) trees, 4" cal.	Provided (6) trees, 4" cal.

PARKING LOT (35 spaces)
Requirements: (1) tree per 10 parking spaces
(1) tree within 65' of every space parking lot screen

Required	Provided
Required (4) trees, 4" cal. parking lot screen	Provided (7) trees, 4" cal. 24" ht hedge

PLANT MATERIAL SCHEDULE

TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	7	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 12' ht. 5' spread, 5' clear straight trunk
LO	6	Live Oak	<i>Quercus virginiana</i>	4" cal.	container, 12' ht., 5' spread, 5' clear straight trunk
RO	4	Red Oak	<i>Quercus shumardii</i>	4" cal.	container, 12' ht., 5' spread, 5' clear straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
IH	32	Indian Hawthorn 'Clara'	<i>Raphholpis indica 'Clara'</i>	3 gal.	container, 20" spread
NPH	168	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	5 gal.	container, 24" ht., 20" spread
NRS	16	Nellie R. Stevens	<i>Ilex x 'Nellie R. Stevens'</i>	36" ht.	container, 36" spread, full to base, 36" o.c. max.
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

NOTE: Plant 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. All trees to have straight trunks and be matching within varieties.

OWNER/APPLICANT
BBX TECHNOLOGIES LLC
2150 S CENTRAL EXPY, SUITE 200
MCKINNEY, TX 75070
CONTACT: DRISS & MOK BOUAAZZI
TEL: (214) 550-3250

ENGINEER
TRIANGLE ENGINEERING LLC
TX PE FIRM # F-11525
1333 McDERMOTT ROAD, STE 200
ALLEN, TEXAS 75013
CONTACT: KEVIN PATEL, P.E.
TEL: 214-609-9271

SURVEYOR
GLOBAL LAND SURVEYING, INC
2030 "G" AVENUE, SUITE 1104
PLANO, TX 75074
CONTACT: JASON L MORGAN
(972) 881-1700

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1333 McDERMOTT DRIVE
ALLEN, TEXAS 75013
CONTACT: CHRIS TRONZANO
TEL: (469) 369-4448



WATER METER & SANITARY SEWER SCHEDULE				
ID	TYPE	SIZE	NO.	SAN. SEW.
(D1)	DOM.	1"	1	6"
(1)	IRRIG.	1"	1	NA
(D2)	DOM.	1"	1	6"

BOUNDARY LINE DATA		
NO.	BEARING	DISTANCE
L1	S 83°29'19" E	179.90'
L2	S 06°30'41" W	218.16'
L3	S 50°10'28" W	28.94'
L4	N 86°09'45" W	160.09'
L5	N 06°30'41" E	246.56'

NO.	DATE	DESCRIPTION	BY
1	01/30/17	1ST CITY CIVIL SUBMITTAL	KT
2	02/13/17	2ND CITY CIVIL SUBMITTAL	KP
3	02/27/17	3RD CITY CIVIL SUBMITTAL	KP
4	03/13/17	4TH CITY CIVIL SUBMITTAL	KP

LANDSCAPE PLAN
MEDICAL OFFICES
NWC OF LAURA LN & BUSH DR
CITY OF MCKINNEY
COLLIN COUNTY, TEXAS



T: 214.609.9271 | F: 469.359.6709 | E: kpatel@triangle-engr.com
W: triangle-engr.com | O: 1333 McDermott Drive, Suite 200, Allen, TX 75013

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
CT	CT	01/25/17	SEE SCALE	086-17	L.2

TX PE FIRM #11525