

Lot 2

3999 W. Eldorado Parkway
KESSINGER PARTNERS, LTD
C.C. FILE #97-0022613
D.R.C.C.T.

S.B.T. ADDITION
Cabinet J, Page 287
M.P.R.C.C.T.

BM-1
EL.=691.60

3601 W. Eldorado Parkway
PHAM TA, LLC.
Doc. #2007050800621490
D.R.C.C.T.

S.B.T. ADDITION
Cabinet K, Page 391
M.P.R.C.C.T.

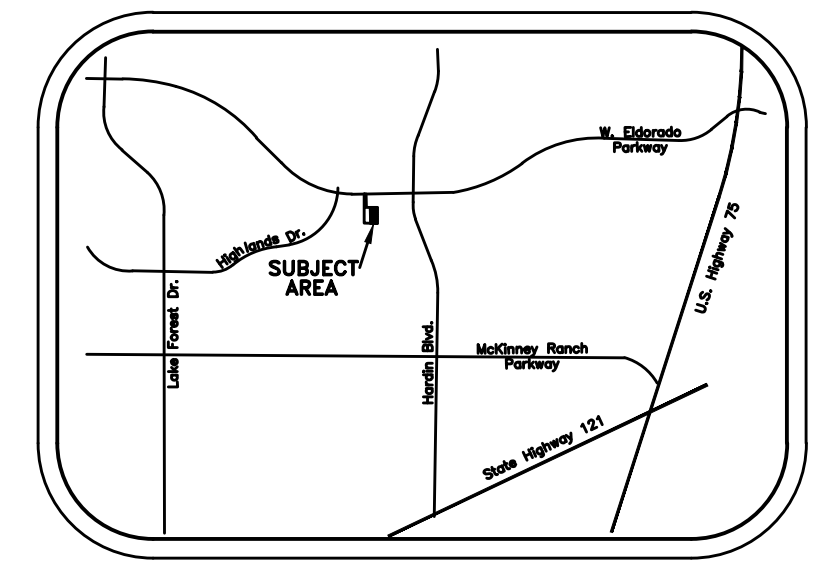
3501 W. Eldorado Parkway
JAMES P. & SUZANNE WILDE
Vol. 5800, Pg. 624
D.R.C.C.T.

3301 W. Eldorado Parkway
FAIRWAY CAPITAL PARTNERS, LTD.
C.C. FILE# 97-0017586
D.R.C.C.T.

LANDSCAPE NOTES

- 1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
6. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
7. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
8. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS 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.
9. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
10. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO LAYING TOPSOIL AND LAWN INSTALLATION.
11. 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.
12. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

VICINITY MAP



GENERAL LAWN NOTES

- 1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS 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.
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7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

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.

LANDSCAPE TABULATIONS

CITY OF MCKINNEY, TEXAS

SITE LANDSCAPE

- 1. 10% of the total site to be landscape.

Total Site = 37,005 s.f.

Required 3,701 s.f. (10%) Provided 6,780 s.f. (18%)

PERIMETER TREES

- 1. One (1) tree, 4" cal., 12' ht. min. at time of planting, per 40 l.f. of property border.

SOUTH BORDER (124 l.f.)

Required (3) trees, 4" cal., 12' ht. Provided (3) trees, 4" cal., 12' ht.

PARKING LOT (30 spaces)

- 1. One (1) tree, 4" cal., 12' ht. min. at time of planting, per 10 parking spaces.

Required (3) trees, 4" cal., 12' ht. Provided (6) trees, 4" cal., 12' ht.

SITE TREES

- 1. 50% of total trees on-site shall be canopy trees.

Total Site Trees = (9)

(9) canopy trees, 4" cal., 12' ht. = 100%

PLANT LIST

Table with columns: SYMBOL, BOTANICAL NAME, COMMON NAME, QTY., SIZE, REMARKS. Lists trees like Ulmus parvifolia, Quercus virginiana and shrubs like Indian Hawthorne, Nellie R. Stevens Holly.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. 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.

Lot 10-1

Lot 13

Lot 9
0.849 Acres

Lot 6R

B L O C K

3705 W. Eldorado Parkway
ALAN H. UPCHURCH
Doc. #99-0154805
D.R.C.C.T.

3651 W. Eldorado Parkway
MCGUIRE RE HOLDINGS, LLC.
Doc. #20010830001090950
D.R.C.C.T.

DAVID YOWELL CONSTRUCTION, LLC
Doc. #20140324000273160
D.R.C.C.T.

3150 Hardin Boulevard
FAIRWAY CAPITAL PARTNERS, LTD.
C.C. FILE# 97-0017586
D.R.C.C.T.

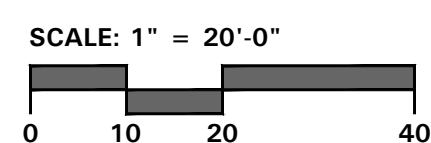
S.B.T. ADDITION
Cabinet K, Page 562
M.P.R.C.C.T.

S.B.T. ADDITION
Cabinet K, Page 852
M.P.R.C.C.T.

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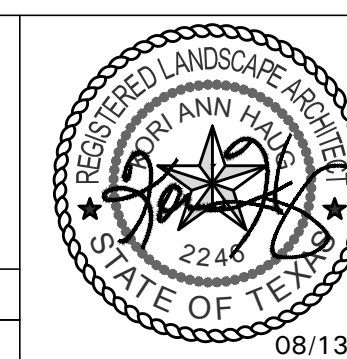
S.B.T. ADDITION
Cabinet K, Page 350
M.P.R.C.C.T.

PHASE IV
SEVILLE ADDITION
OF THE HIGHLANDS
Cabinet Y, Page 244
M.P.R.C.C.T.



4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

Table with columns: Issue Dates, Revisions, Date. Includes revision history and contact information for CROSS ENGINEERING CONSULTANTS.



LANDSCAPE PLAN
DAVID YOWELL CONSTRUCTION
OFFICE BUILDING
DAVID YOWELL CONSTRUCTION, LLC
CITY OF MCKINNEY, TEXAS

Sheet No.
L1.01
Project No.
14034

RECEIVED
By Planning Department at 9:48 am, Sep 15, 2014

DAVID YOWELL CONSTRUCTION-OFFICE BUILDING

Lot 2

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S.B.T. ADDITION
Cabinet J, Page 287
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BM-1
EL. = 691.60
Sanitary Sewer Line
(Approx. Location)

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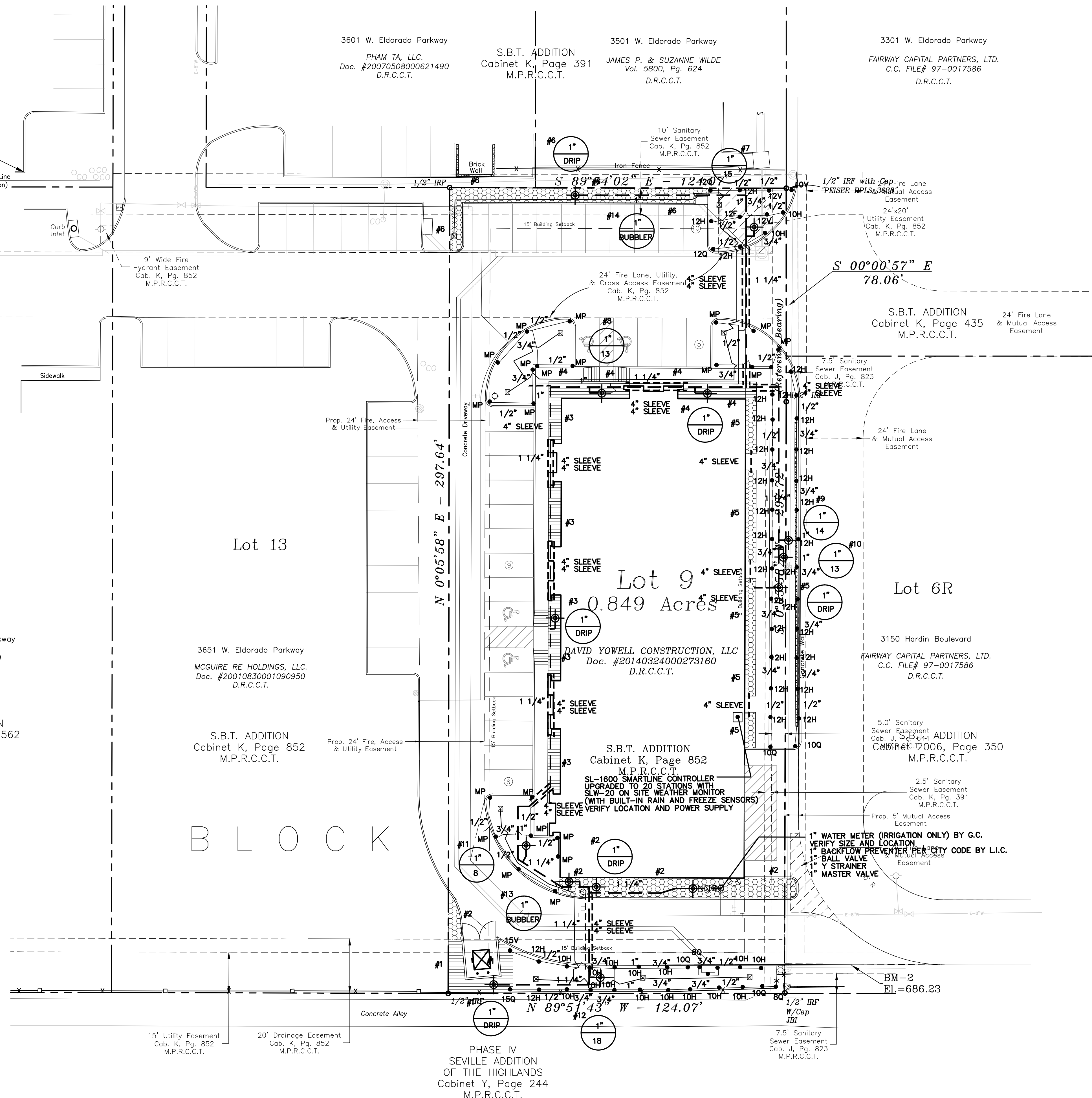
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BLOCK



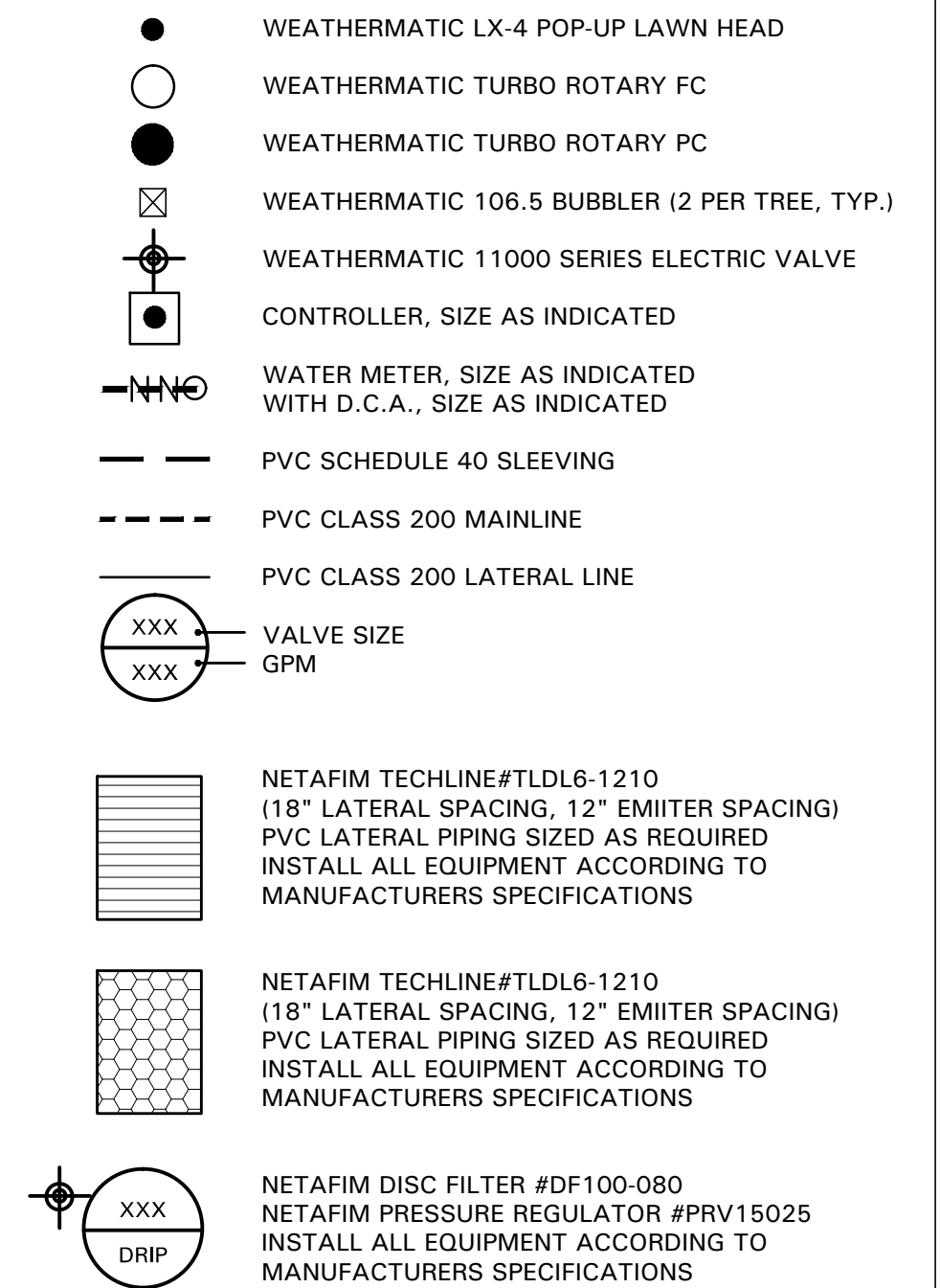
SLEEVING NOTES

- SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR.
- SLEEVE MATERIAL SHALL BE SCHEDULE 40 PIPE, SIZE AS INDICATED ON PLAN.
- CONTRACTOR SHALL LAY SLEEVES AND CONDUITS AT TWENTY-FOUR (24") INCHES BELOW FINISH GRADE OF THE TOP OF PAVEMENT.
- CONTRACTOR SHALL EXTEND SLEEVES ONE (1') FOOT BEYOND EDGE OF ALL PAVEMENT.
- CONTRACTOR SHALL CAP PIPE ENDS USING PVC CAPS.
- CONTRACTOR SHALL FURNISH OWNER AND IRRIGATION CONTRACTOR WITH AN "AS-BUILT" DRAWING SHOWING ALL SLEEVE LOCATIONS.

IRRIGATION NOTES

- THE IRRIGATION CONTRACTOR SHALL COORDINATE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR SO THAT ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.
- ALL SPRINKLER EQUIPMENT NUMBERS REFERENCE THE WEATHERMATIC EQUIPMENT CATALOG UNLESS OTHERWISE INDICATED.
- TEN DAYS PRIOR TO START OF CONSTRUCTION, IRRIGATION CONTRACTOR SHALL VERIFY STATIC WATER PRESSURE. IF STATIC PRESSURE IS LESS THAN 65 P.S.I., NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. DO NOT WORK UNTIL NOTIFIED TO DO SO BY OWNER.
- SLEEVES SHALL BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. SLEEVE MATERIAL SHALL BE SCHEDULE 40, SIZE AS INDICATED ON PLAN. REFER TO SLEEVING NOTES.
- ALL MAIN LINE AND LATERAL LINE PIPING IN PLANTING AND LAWN AREAS SHALL HAVE A MINIMUM OF 12 INCHES OF COVER. ALL PIPING UNDER PAVING SHALL HAVE A MINIMUM OF 18 INCHES OF COVER. CONTRACTOR TO VERIFY LOCAL FREEZE DEPTHS AND ADJUST DEPTH OF COVER ACCORDINGLY.
- LAWN SPRAY HEADS SHALL BE WEATHERMATIC LX-4 INSTALLED PER DETAIL SHOWN.
- ROTOR HEADS SHALL BE WEATHERMATIC TURBO INSTALLED PER DETAIL SHOWN. (WITH BUILT-IN CHECK VALVE)
- NOZZLES SHALL BE WEATHERMATIC 5500 SERIES. IRRIGATION CONTRACTOR SHALL SELECT THE PROPER ARC AND RADIUS FOR EACH NOZZLE TO ENSURE 100% AND PROPER COVERAGE OF ALL LAWN AREAS AND PLANT MATERIAL. NO WATER SHALL SPRAY ON BUILDING.
- ALL NOZZLES IN PARKING LOT ISLANDS AND PLANTING BEDS SHALL BE LOW ANGLE NOZZLES TO MINIMIZE OVER SPRAY ON PAVEMENT SURFACES.
- ELECTRIC CONTROL VALVES SHALL BE WEATHERMATIC 11000 SERIES INSTALLED PER DETAIL SHOWN. SIZE OF VALVES AS SHOWN ON PLAN. VALVES SHALL BE INSTALLED IN VALVE BOXES LARGE ENOUGH TO PERMIT MANUAL OPERATION, REMOVAL OF SOLENOID AND / OR VALVE COVER WITHOUT ANY EARTH EXCAVATION.
- ALL 24 VOLT VALVE WIRING TO BE UF 14 GAUGE SINGLE CONDUCTOR. ALL WIRE SPLICES ARE TO BE PERMANENT AND WATERPROOF.
- AUTOMATIC CONTROLLER SHALL BE INSTALLED AT LOCATION SHOWN. POWER (120V) SHALL BE LOCATED IN A JUNCTION BOX WITHIN FIVE (5) FEET OF CONTROLLER. LOCATION BY OTHER TRADES. RAIN AND FREEZE SENSORS SHALL BE INSTALLED WITH EACH CONTROLLER.
- THE DESIGN PRESSURE IS 65 PSI. 30 PSI FOR ALL SPRAY ZONES. ORDINANCE #110,480 AND 110,482.C. INSTALL IN LINE PRESET PRESSURE REGULATION AFTER EACH ZONE VALVE.
- ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
- IRRIGATION IN TEXAS IS REGULATED BY: THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / PO BOX 13087 AUSTIN, TEXAS 78711-3087
- TCEQ'S WEBSITE IS WWW.TCEQ.STATE.TX.US.

IRRIGATION LEGEND



BUBBLER PIPING CHART

NUMBER OF BUBBLERS	SIZE OF PIPE
1 - 5	1/2"
6 - 10	3/4"
11 - 20	1"
21 - 30	1 1/4"
31 - 40	1 1/2"

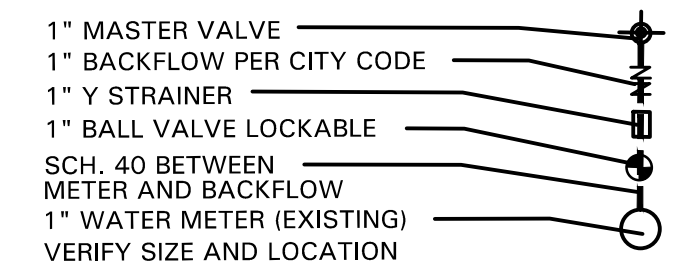
SMARTLINE CERTIFIED DESIGN

- THIS IRRIGATION DESIGN FEATURES SMARTLINE CONTROLLER AND WEATHER MONITOR TECHNOLOGY AND UTILIZES "ET" BASED WATER CONSERVATION AUTO ADJUSTING SCHEDULING.
- THE IRRIGATION CONTRACTOR MUST PROGRAM THE CONTROLLER BY SELECTING THE PROPER SPRINKLER TYPE, PLANT TYPE, SOIL TYPE, SLOPE AND SUN / SHADE EXPOSURE FOR EACH ZONE.
- THE IRRIGATION CONTRACTOR MUST CONTACT THE IRRIGATION DESIGNER FOR APPROVAL OF CONTROLLER SETTINGS.
- THE IRRIGATION DESIGNER IS JOHN WINGFIELD (972) 238-1498.
- ALL EQUIPMENT MUST BE INSTALLED AS SPECIFIED. NO EQUIPMENT SUBSTITUTIONS WILL BE PERMITTED.

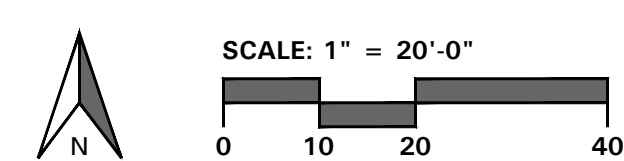
ZONE #	PREC. RATE
#1 DRIP	0.19
#2 DRIP	0.19
#3 DRIP	0.19
#4 DRIP	0.19
#5 DRIP	0.19
#6 DRIP	0.19
#7 SPRAY	1.75
#8 MP	1.15
#9 SPRAY	1.55
#10 SPRAY	1.60
#11 MP	1.10
#12 SPRAY	1.65
#13 BUBBLER	

ALL IRRIGATION EQUIPMENT TO BE LOCATED NO CLOSER THAN 4" TO ANY PAVEMENT AND/OR STRUCTURE

DETAIL 1



DESIGN PRESSURE - 65 PSI
STATIC PRESSURE - 75 PSI
ELECTRICAL SPLICES AT EACH VALVE AND CONTROLLER ONLY.
IRRIGATION IN TEXAS IS REGULATED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) MC-178 / P.O. BOX 13087, AUSTIN, TX 78711-3087. TCEQ'S WEBSITE IS: www.tceq.state.tx.us



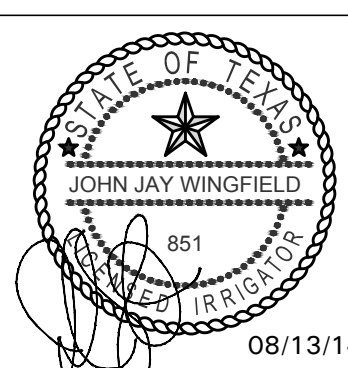
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Issue Dates:	Revisions:	Date:
1	07.28.14	1
2	08.13.14	2
3	08.13.14	3
4		4
5		5
6		6

CROSS ENGINEERING CONSULTANTS

131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By: JJW Checked By: JJW Scale: 1"=20'



IRRIGATION PLAN
DAVID YOWELL CONSTRUCTION
OFFICE BUILDING
DAVID YOWELL CONSTRUCTION, LLC
CITY OF MCKINNEY, TEXAS

Sheet No. **L2.01**
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DAVID YOWELL CONSTRUCTION-OFFICE BUILDING

