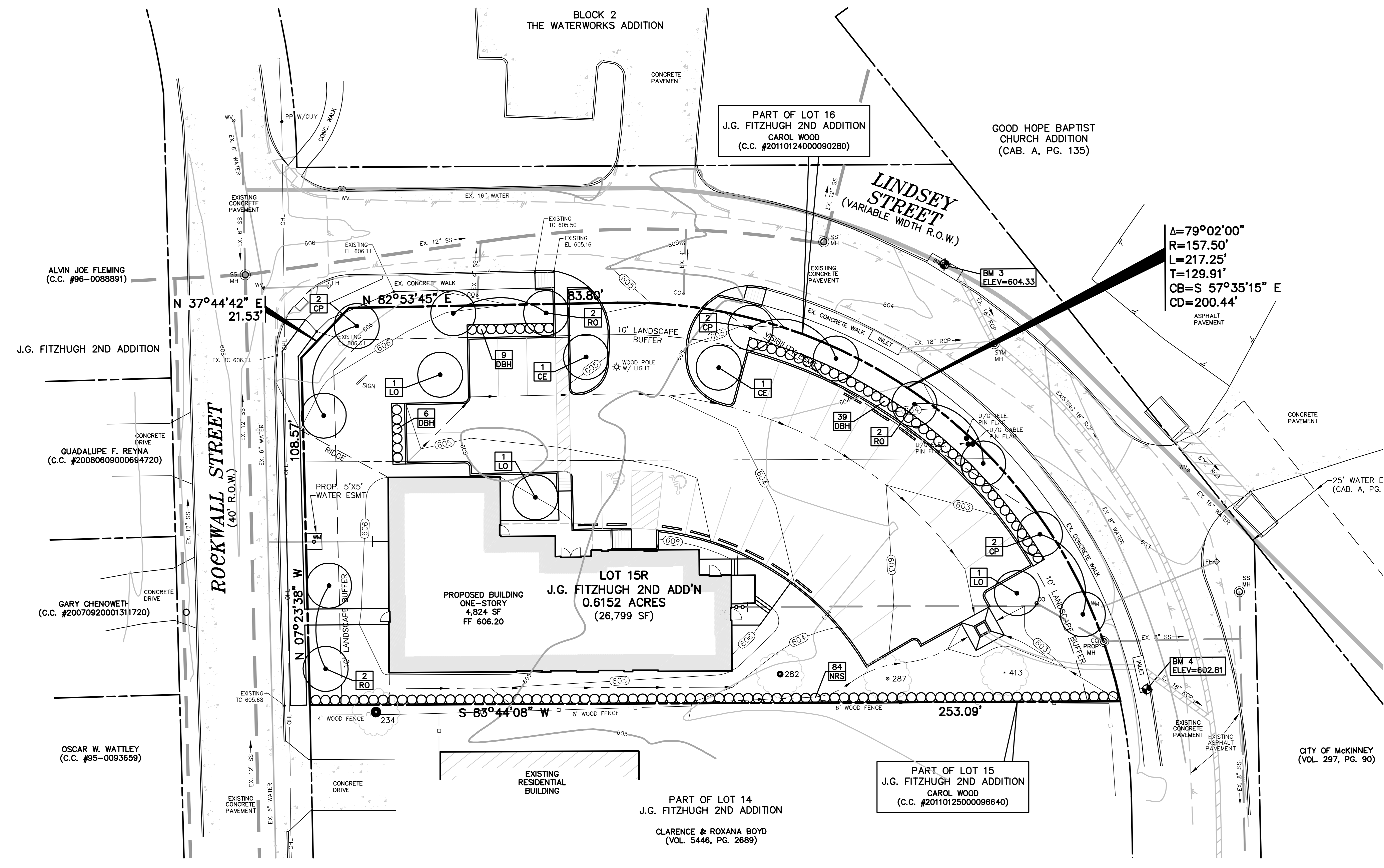


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 L'VOEGE ARCHIVES \005\1400-1499\1484-11-030-LANDSCAPE PLAN.DWG
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LANDSCAPE NOTES

- 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 Hydromulch Bermuda grass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- The Owner, tenant and their 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, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, 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 which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

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) pounds per one thousand (1000) square foot.
 Use a 4' x 8' better board against all bed areas.
 If installation occurs between September 1 and April 1, solid sod Bermuda will be required.

If City of McKinney is under stage 3 or 4 drought conditions, solid sod Bermuda will be required in lieu of hydromulch.
 All lawn areas to be hydromulched shall have one hundred percent (100%) coverage prior to final acceptance. City of McKinney requires 100% established coverage prior to Certificate of Occupancy.
 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.

LANDSCAPE TABULATIONS

SITE LANDSCAPE REQUIREMENTS
 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE
 10% OF THE ENTIRE SITE SHALL BE DEVOTED TO LANDSCAPE

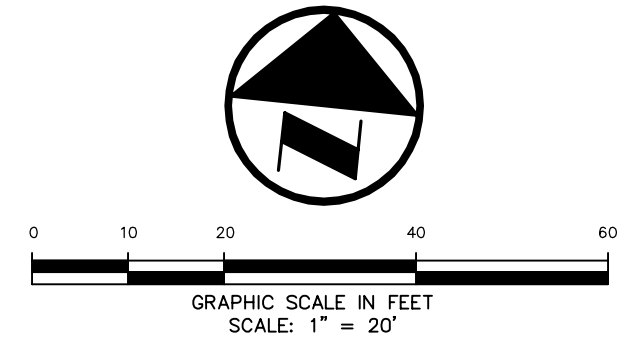
REQUIRED STREET YARD: 4,150 SF (TOTAL)	PROVIDED 3,771 SF
SITE: 26,799 SF (TOTAL)	10,934 SF
REQUIRED 2,680 SF (10%)	

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

ROCKWALL AVENUE (130 LF):	PROVIDED
4 TREES, 3" CAL.	4 TREES, 3" CAL.
LINDSEY STREET (301 LF):	PROVIDED
8 TREES, 3" CAL.	8 TREES, 3" CAL.

PARKING LOT REQUIREMENTS
 REQUIREMENTS: (1) TREE 3" CALIPER PER 10 PARKING SPACES
 A MINIMUM OF 75% OF PARKING WITHIN VIEW OF STREET MUST BE SCREENED WITH 36" HT. EVERGREEN SHRUBS

27 PARKING SPACES PROVIDED
 (1) TREE 3" CALIPER PER 10 PARKING SPACES = (3) TREES
 PROVIDED = 5 TREES (PLUS 3 EXISTING)
 SCREENING FRONTAGE REQUIREMENTS:
 161 LF OF PARKING ALONG FRONTAGE + 75% = 121 LF REQUIRED
 161 LF OF SCREENING PROVIDED ALONG THE FRONTAGE

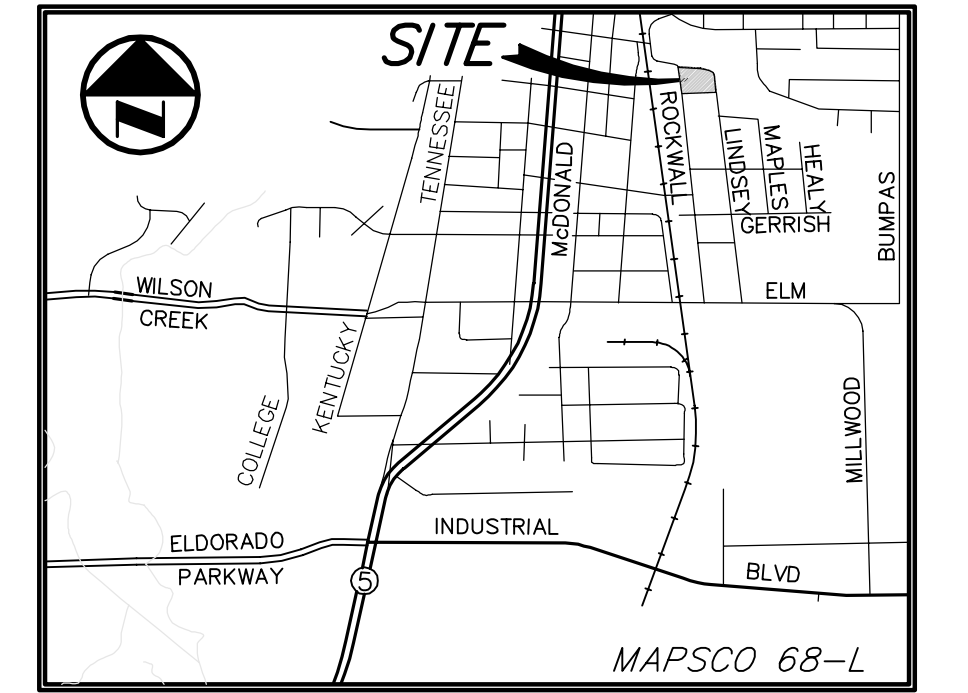


LEGEND

- B BOLLARD
- EM ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FD FIRE HYDRANT
- FD-C FIRE DEPARTMENT CONNECTION
- CO CLEAN OUT
- MH MANHOLE
- GM GAS METER
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- SN TRAFFIC SIGN
- TE TELEPHONE BOX
- TV TV BOX
- FP FLAG POLE
- — PROPERTY LINE
- OHL- O.H. POWER LINES
- U/G TELE- U/G TELEPHONE LINES
- WATER- WATER
- GAS- U/G GAS LINE
- X-X- FENCE

PLANT LEGEND

- | SYMBOL | PLANT TYPE |
|--------|--------------------------|
| CP | CHINESE PISTACHIO |
| CE | CEDAR ELM |
| RO | SHUMARD RED OAK |
| LO | LIVE OAK |
| NRS | NELLIE R. STEVENS, HOLLY |
| DBH | DWARF BUFORD HOLLY |
| HYD | COMMON BERMUDA GRASS |



EXISTING TREE TABLE

TREE NO.	SIZE	TREE SPECIES
234	40"	AMERICAN ELM
282	26"	AMERICAN ELM
287	14"	AMERICAN ELM
413	5"	AMERICAN ELM

FRANCHISE UTILITY NOTES:
 1. CITY OF MCKINNEY (972) 547-7340
 2. ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
 3. ATMOS ENERGY (GAS) - (972) 485-6270 - MR. CHIP MERRITT
 4. TIME WARNER CABLE - (972) 742-5892
 5. AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

BENCHMARK LIST:

BENCHMARK #1 CITY OF MCKINNEY MONUMENT #43 LOCATED AT NORTHEAST CORNER OF LOUISIANA AND MURRAY ON THE CURB. ELEVATION = 586.46
BENCHMARK #2 "X" CUT ON TOP OF CURB LOCATED AT THE NORTHEAST CORNER OF PARKING 170± NORTHEAST FROM INTERSECTION OF CENTERLINE OF ROCKWALL STREET AND CENTERLINE OF LINDSEY AVENUE. ELEVATION = 606.82
BENCHMARK #3 "X" CUT ON CENTER OF CURB INLET IN THE NORTH SIDE OF LINDSEY AVENUE 220± EAST FROM CENTERLINE OF ROCKWALL STREET. ELEVATION = 604.33
BENCHMARK #4 "X" CUT AT SOUTH SIDE OF CURB INLET IN THE WEST SIDE OF LINDSEY AVENUE NEAR THE SOUTHEAST CORNER OF THE SITE. ELEVATION = 602.81

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...

TREES

QTY.	BOTANICAL NAME	COMMON NAME	EVERGREEN	SIZE	REMARKS	REFERENCE DETAIL
6	PISTACHIA CHINENSIS	CHINESE PISTACHIO		4" CAL	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02
2	ULMUS CRASSIFOLIA	CEDAR ELM		4" CAL	B&B, 12' HT., 5' SPREAD MIN.	01/L1.02
6	QUERCUS SHUMARDII	SHUMARD RED OAK		4" CAL	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02
3	QUERCUS VIRGINIANA	LIVE OAK	E	4" CAL	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND MATCHING WITHIN VARIETIES. ALL REQUIRED CANOPY OR ORNAMENTAL TREES SHALL HAVE THEIR CALIPER INCHES MEASURED 24 INCHES ABOVE GROUND LEVEL AT TIME OF PLANTING.

SHRUBS/HEDGES

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	REFERENCE DETAIL
84	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS, HOLLY	7 GAL.	CONT. FULL 36" SPREAD, 36" O.C.	02-04/L1.02
54	ILEX CORNUTA, BURFORDII	DWARF BUFORD HOLLY	5 GAL.	CONT. FULL 36" SPREAD, 36" O.C.	02-04/L1.02

NOTE: ALL REQUIRED SHRUBS AND HEDGES SHALL BE AT LEAST 36 INCHES TALL LEVEL AT TIME OF PLANTING.

GROUND COVER/PERENNIALS/SEASONAL COLORS/GRASS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	REFERENCE DETAIL
-	GRASS	COMMON BERMUDA GRASS	HYDROMULCH	2 POUNDS PER 1000 SQUARE FEET	REFER TO NOTES
-	CYNODON DACTYLON	COMMON BERMUDA GRASS	HYDROMULCH	2 POUNDS PER 1000 SQUARE FEET	REFER TO NOTES

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.

NO.	DATE	REVISION / DESCRIPTION
04-24-19	REV. BLDG. FOOTPRINT/PARKING/SIDEWALK	
03-29-13	REV. BLDG. FOOTPRINT/COLUMNS/SIDEWALK	

DESIGN	DRAWN	DATE	PI NUMBER
EMS	WTW	07-03-2019	1484-11-030

OWNER
 CITYCHURCH OUTREACH MINISTRY
 P.O. BOX 6089
 MCKINNEY, TEXAS 75071
 MS. CAROL WOOD
 (806) 282-0447 PHONE
 (214) 491-1590 FAX

PROJECT INFORMATION
 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

POGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.
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 2740 DALLAS PARKWAY SUITE 280
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 WWW.WESTWOODPS.COM

LANDSCAPE PLAN
 CITYCHURCH OUTREACH MINISTRY
 LOT 15R, J.G. FITZHUGH 2ND ADDITION
 MARY STANDIFER SURVEY, ABSTRACT NO. 811
 CITY OF MCKINNEY, TEXAS

SHEET NO.
 L1.01
 DWG NO: 1484-11-030-LANDSCAPE PLAN.DWG