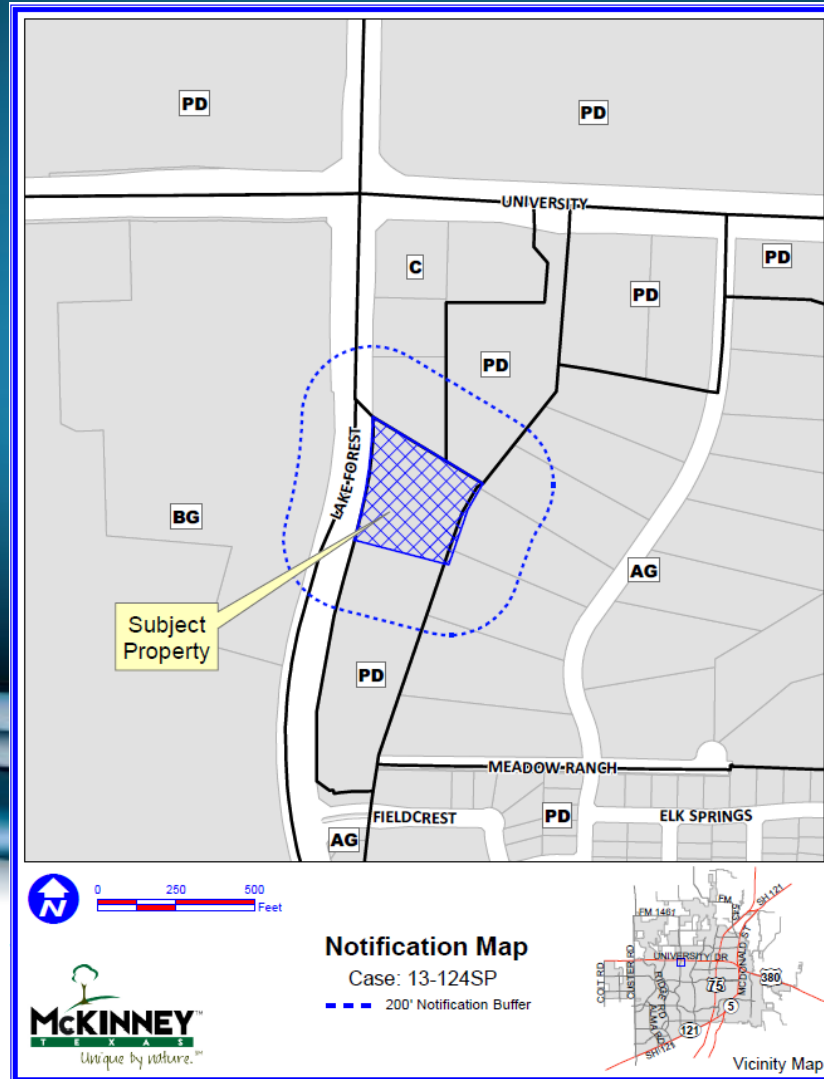


Case No. 13-115SP

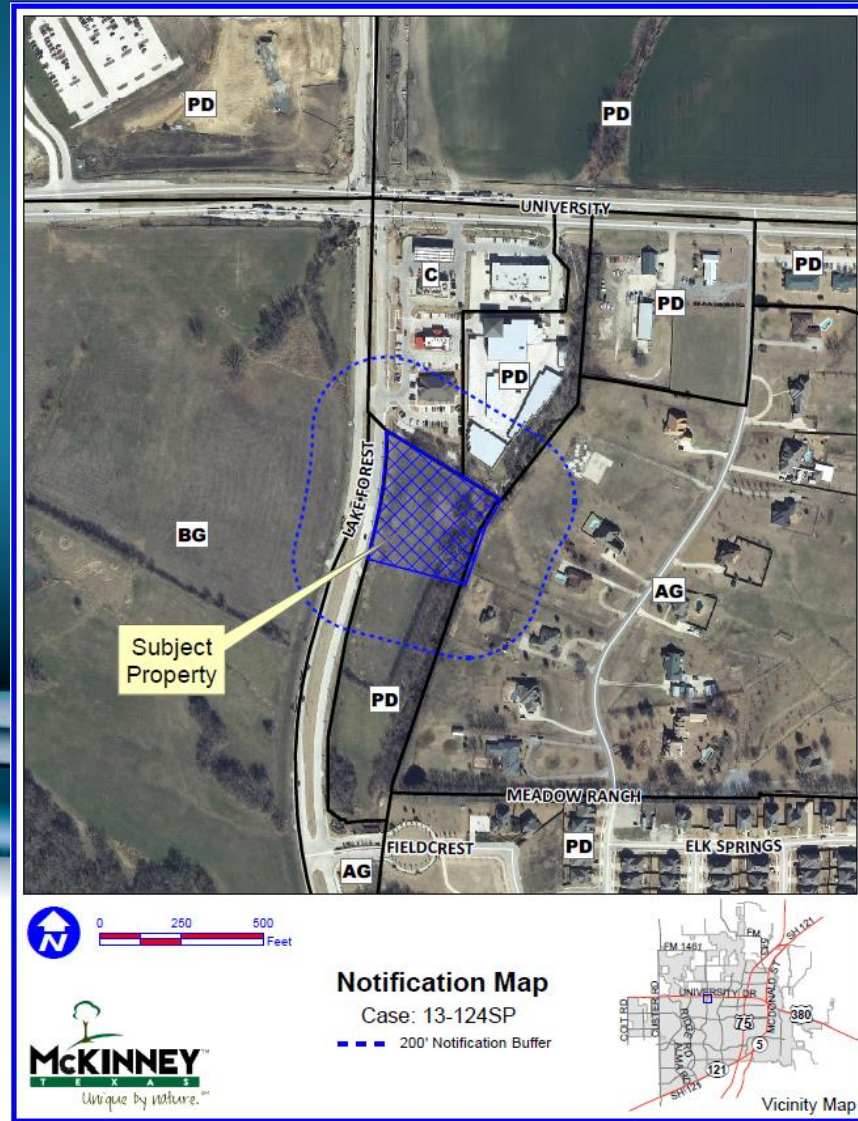
Craig Brothers Trust McKinney Office Building



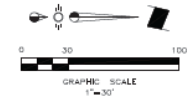
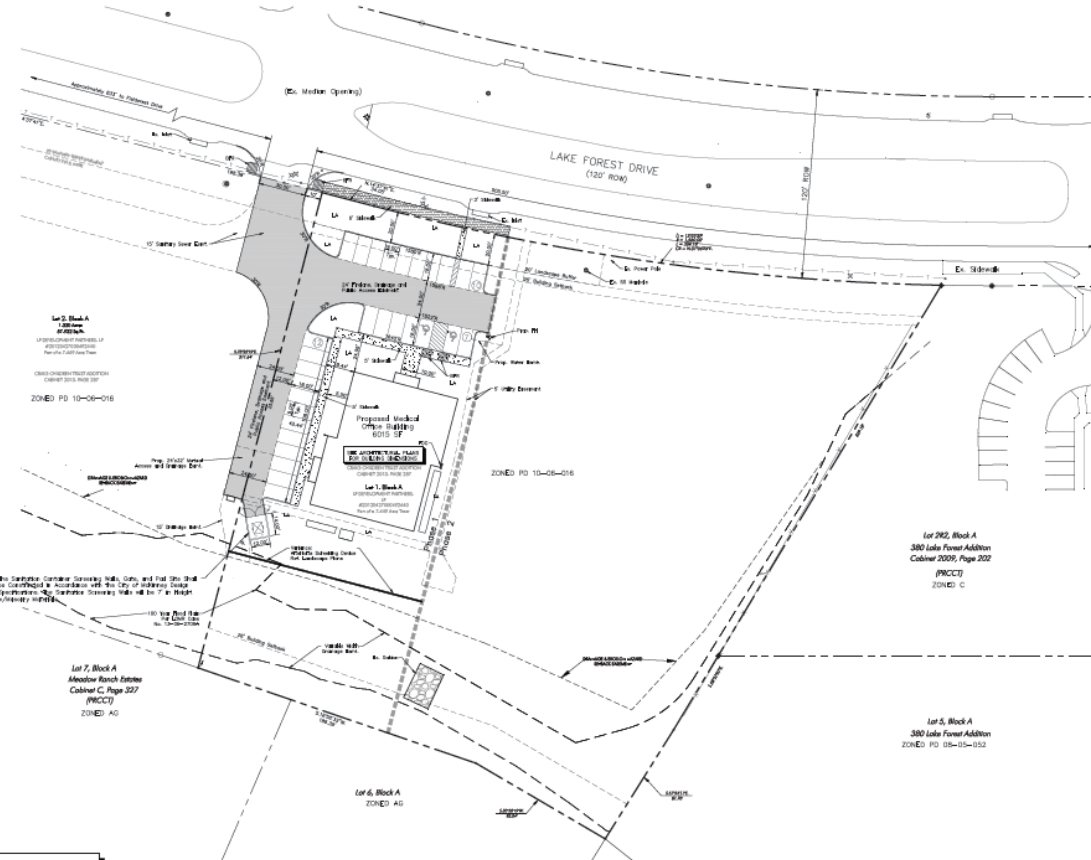
Location Map



Aerial Exhibit



Proposed Site Plan



LEGEND

	Fillstone		Existing Fire Hydrant
	Proposed Private Sidewalk		Proposed Fire Hydrant
	Ex. Concrete		Proposed Water Meter
	Proposed ROW Sidewalk		Storm Drain
			Landscape Area
			Fire Department Connection

SYNOPSIS

Zoning: General Development (PD 10-05-016) Proposed Use: Medical Office Building Location: Lot 1, Block A, 300 Lake Forest Addition, McKinney, Texas 75064 Lot Area: 2,828 Acres (113,854 sq ft) Building Area: 6,010 sq ft Lot Coverage: Building Footprint 6,010 sq ft / Lot Coverage 5.28% Floor Area Ratio: 0.552 : 1 Building Height: 25.0' Required Parking: (1 space per 300) = 21 spaces Parking Provided Total: 28 Parking Spaces (2 Handicap Spaces)

CITY OF MCKINNEY STANDARD NOTES:

1. Work shown on this plan is a preliminary statement of work and is not intended to be construed as a contract. The City of McKinney does not warrant the accuracy of the information shown on this plan and is not responsible for any errors or omissions. The City of McKinney does not warrant the accuracy of the information shown on this plan and is not responsible for any errors or omissions.

2. The location of the subject property shall be constructed and operated in accordance with Chapter 58 of the City of McKinney Code of Ordinances.

3. The Sanitation Container Screening Walls shall be back-sloped, topped with a 6" concrete cap, and shall be constructed in accordance with the City of McKinney Sanitation Container Screening Walls Ordinance. The Sanitation Container Screening Walls shall be a minimum of 7' in height.

- GENERAL NOTES**
1. THE NOTES TO BE SPACED A MAXIMUM OF 500'-0" O.C. FOR SPANNLED SLABWORK AND 200'-0" O.C. FOR NON-SPANNLED SLABWORK.
 2. ALL SLOPE ARE 2% UNLESS INDICATED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR PLANNING PURPOSES ONLY.

Date Issued	Revision	Drawn
11/09/2013	1	
	2	
	3	
	4	
	5	
	6	

CROSS ENGINEERING CONSULTANTS		
131 S. Tennessee St. McKinney, Texas 75069 Phone: (972) 240-4400	McKinney, Texas 75069 Phone: (972) 240-4400	
Drawn By: C.B.C.L.	Checked By: C.B.C.L.	Scale: 1" = 30'

OWNER:
L.F. Development Partners, LP
5000 Tarrant Freeway, Ste. 180
Ft. Worth, Texas 76104
Phone: (817) 294-7180
Contact: Scott Christie

SURVEYOR:
A.J. Siskind Group, Inc.
307 N. Meador
Richardson, Texas 75081
Phone: (972) 240-9999
Fax: (972) 240-0881
Contact: Jay Siskind

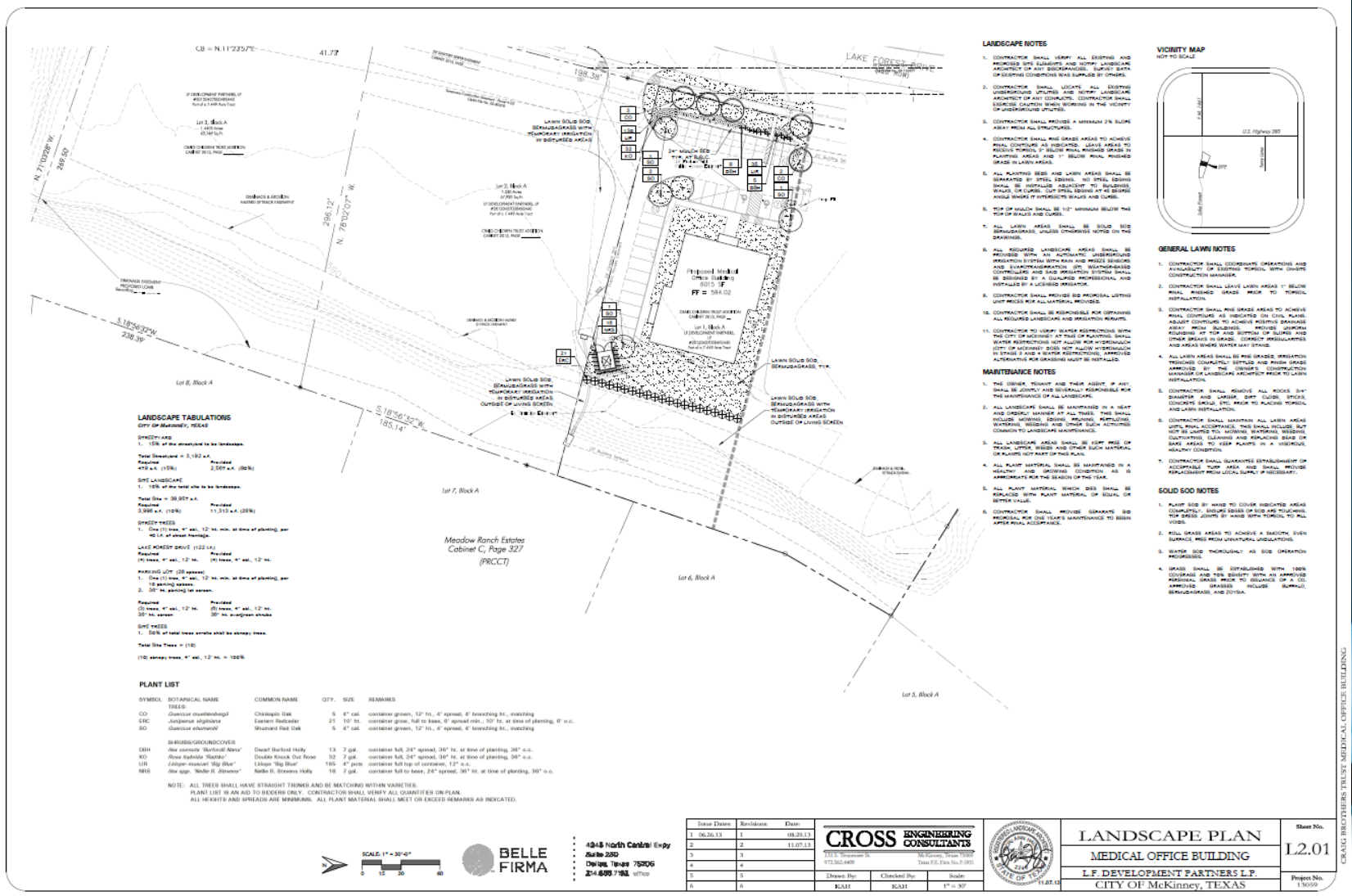
ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone: (972) 240-4400
Fax: (972) 240-4471
Contact: Joe David Cross, P.E.

STOP!
CALL BEFORE YOU DIG



SITE PLAN		Sheet No. SP
MEDICAL OFFICE BUILDING		
L.F. DEVELOPMENT PARTNERS L.P.		Project No. 13059
CITY OF MCKINNEY, TEXAS		

Proposed Landscape Plan



LANDSCAPE TABULATIONS

SHRUB LAND

1. 10% of the area to be landscaped.
 Total Shrubs = 3,182 ea.
 Required: 475 ea. (15%)
 Provided: 2,657 ea. (85%)

ONE LANDSCAPE

1. 10% of the lot area to be landscaped.
 Total One = 38,357 ea.
 Required: 3,390 ea. (10%)
 Provided: 11,313 ea. (29%)

SHRUB TREES

1. One (1) tree, 4" cal., 12' ht. min. at time of planting, per 40 sq. ft. of lawn coverage.
 Total Shrubby Trees = 122 ea.
 Required: 14 trees, 4" cal., 12' ht.
 Provided: 11,313 ea. (29%)

LANDSCAPE TREES

1. One (1) tree, 4" cal., 12' ht. min. at time of planting, per 10 parking spaces.
 Total Landscaping Trees = 18 ea.
 Required: 18 trees, 4" cal., 12' ht.
 Provided: 18 trees, 4" cal., 12' ht.
 30% of total trees shall be canopy trees.

ONE TREES

1. 50% of total trees shall be canopy trees.
 Total One Trees = (18)
 (10) canopy trees, 4" cal., 12' ht. = 10 ea.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
CO	Glucostoma austroriparium	Chickadee Oak	5	4" cal.	container grown, 12" ht., 6" spread, 6" branching br., matching container grown, full to base, 0" spread rate, 100" ht. at time of planting, 8" d.c.
ESC	Juniperus virginiana	Eastern Red Cedar	21	12" ht.	container grown, 12" ht., 6" spread, 6" branching br., matching
SD	Glucostoma austroriparium	Chickadee Oak	5	4" cal.	container grown, 12" ht., 6" spread, 6" branching br., matching
SHRUBS/GROUNDCOVER					
DBH	Rosa carolina 'Shirley Auser'	David's Barked Rose	13	2 gal.	container 18", 24" spread, 38" ht. at time of planting, 38" d.c.
CO	Rosa rugosa 'Santitas'	Double Knock Out Rose	32	2 gal.	container 18", 24" spread, 38" ht. at time of planting, 38" d.c.
LH	Salpiglosson 'Big Blue'	Lilium 'Big Blue'	160	4" pots	container full to top of container, 12" d.c.
MS	Rosa rugosa 'Santitas'	Double Knock Out Rose	18	2 gal.	container full to base, 24" spread, 38" ht. at time of planting, 38" d.c.

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETY.
 PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
 ALL HEIGHTS AND SPREADS ARE MEASUREMENTS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REQUIREMENTS AS INDICATED.



4948 North Central Exp
 Suite 200
 Dallas, Texas 75206
 214-699-7166 office

Date	Drawn	Revised	Date
1	08.20.13	1	08.29.13
2	11.07.13		
3			
4			
5			
6			

CROSS ENGINEERING CONSULTANTS
 11212 Glenview
 Dallas, Texas 75240
 214-343-8888
 Checked By: KAM
 Scale: 1" = 30'



LANDSCAPE PLAN
MEDICAL OFFICE BUILDING
L.F. DEVELOPMENT PARTNERS L.P.
CITY OF MCKINNEY, TEXAS

Sheet No. **L2.01**
 Project No. 13059

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED UTILITY LOCATIONS AND DEPT. LANDSCAPE SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND VERIFY LOCATION AND ARCHITECTURE OF ANY CONDUITS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL MAKE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO REMAIN TYPICAL OF SURROUNDING AREAS TO REMAIN UNDISTURBED.
- ALL EXISTING BERM AND LAWN AREAS SHALL BE MAINTAINED BY SPILL EDGING. NO STEEL EDGING SHALL BE INSTALLED NEARBY TO EXISTING WALLS, OR CURBS, OR STEEL EDGING AT 4" SPACES AND/OR UNDER EXISTING WALLS AND CURBS.
- TOP OF MOUND SHALL BE 10" MINIMUM BELOW THE TOP OF WALLS AND CURBS.
- ALL LAWN AREAS SHALL BE SOIL BED SPREADS/GRASS. WIDTHS INDICATED NOTED ON THE DRAWING.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH ALL AUTOMATIC UNDERGROUND IRRIGATION SYSTEM NEW MAIN AND PRESS REGULATOR AND DISTRIBUTION (BY NEIGHBORHOOD CONTROLLED AND FINE REGULATOR SYSTEM SHALL BE PROVIDED BY A LICENSED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE SO PERMANENT LOTTING LOT LINES FOR ALL LOTS PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO VERIFY EXISTING CONDITIONS WITH THE CITY OF MCKINNEY AT THE TIME OF PLANTING. ALL WATER RESTRICTIONS NOT ALLOWED BY MCKINNEY CITY OF MCKINNEY SHALL NOT ALLOW EXCESSIVE IRRIGATION AT STAGES 1 AND 2 WATER RESTRICTIONS. APPROVED ALTERNATIVE FOR GRASSING MUST BE INSTALLED.

MAINTENANCE NOTES

- THE OWNER SHALL MAINTAIN 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. THE SOIL SHALL BE MOISTENED, WEEDS, MULCH, WEEDING, AND OTHER SUCH ACTIVITIES CONSIDERED LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF 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 SOIL PERMITS FOR THE LOTS MAINTAINED TO BEEN AFTER FINAL ACCEPTANCE.

SOLID SOIL NOTES

- PLANT BED BY HAND TO COVER INDICATED AREAS COMPLETELY. SQUARE SOBS OR SOB AND TYPICAL TOP SPRING JOINTS BY HAND WITH TYPICAL TO ALL VIEWS.
- MULCH GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE. USE MECHANICAL WEEDING.
- SOIL BED PROVISIONS AS SOB CREATION PROVISIONS.
- GRASS SHALL BE ESTABLISHED WITH 100% COVERAGE AND THIS SHOULD BE WITH AN APPROVED PERMANENT GRASS PRECIPITATION OR A COLLECTIVE GRASSING INCLUDE PERMANENT, PERMANENT, AND 200%.

VICINITY MAP



GENERAL LAWN NOTES

- CONTRACTOR SHALL CONSIDER UTILITY AND AVAILABILITY OF EXISTING TRENCH WITH EXISTING CONDUITS/LEAKS.
- CONTRACTOR SHALL LEAVE LAWN AREAS TO REMAIN UNDISTURBED.
- CONTRACTOR SHALL PROVIDE LAWN AREAS TO REMAIN UNDISTURBED.
- CONTRACTOR SHALL PROVIDE LAWN AREAS TO REMAIN UNDISTURBED.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS WITH MULCH ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, WEEDING, WEEDING, WEEDING, WEEDING, AND WEEDING.
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CRAIG BROTHERS TRUST MEDICAL OFFICE BUILDING