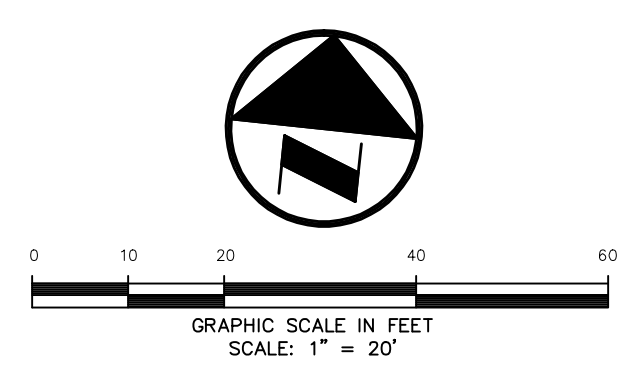


$A=79^{\circ}02'00''$
 $R=157.50'$
 $L=217.25'$
 $T=129.91'$
 $CB=S\ 57^{\circ}35'15''\ E$
 $CD=200.44'$



LEGEND

- B BOLLARD
- EM ELECTRIC METER
- PP POWER POLE
- LS LIGHT STANDARD
- WM WATER METER
- WV WATER VALVE
- ICV IRRIGATION CONTROL VALVE
- FH FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- CO CLEAN OUT
- MANH MANHOLE
- GM GAS METER
- TSC TRAFFIC SIGNAL CONTROL
- TSP TRAFFIC SIGNAL POLE
- TRF TRAFFIC SIGN
- TEL TELEPHONE BOX
- TV TV BOX
- FP FLAG POLE
- PL PROPERTY LINE
- OHL O.H. POWER LINES
- U/G TELE U/G TELEPHONE LINES
- WATER U/G WATER LINE
- GAS U/G GAS LINE
- FENCE FENCE

PLANT LEGEND

QUANTITY	PLANT TYPE

SYMBOL PLANT TYPE

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

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' batter 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 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.

LANDSCAPE TABULATIONS

SITE LANDSCAPE REQUIREMENTS

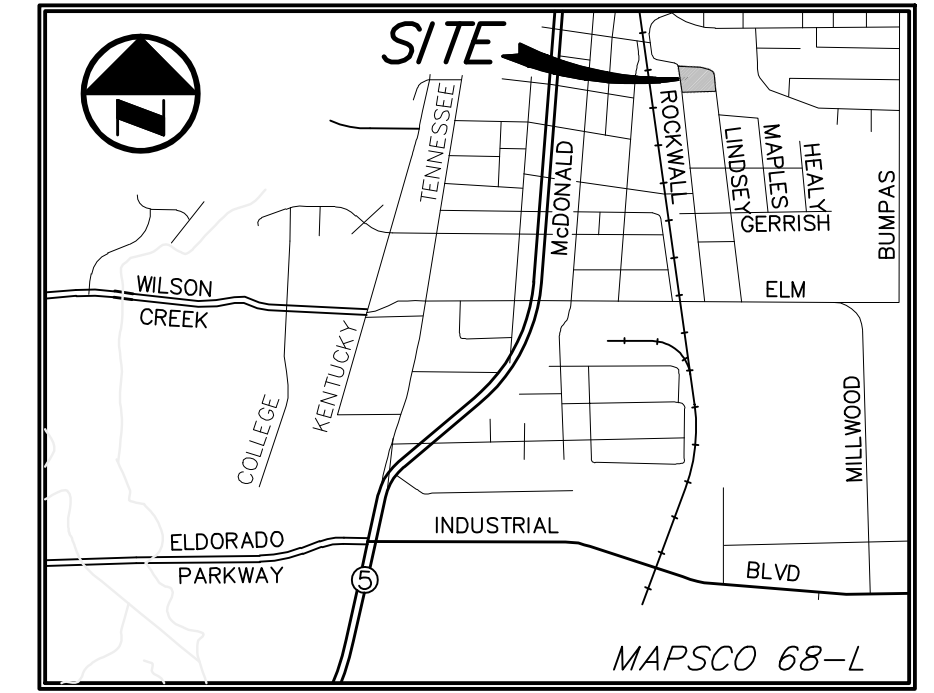
REQUIRED	PROVIDED
STREET YARD: 4,150 SF (TOTAL)	3,849 SF
SITE: 26,799 SF (TOTAL)	10,855 SF
15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE	
10% OF THE ENTIRE SITE SHALL BE DEVOTED TO LANDSCAPE	

STREET FRONTAGE LANDSCAPE REQUIREMENTS

- REQUIREMENTS: 20' WIDE LANDSCAPE STRIP. (1) TREE 3" CALIPER FOR EVERY 40 LF OF LANDSCAPE STRIP.
- ROCKWALL AVENUE (131 LF):
 REQUIRED: 4 TREES, 3" CAL.
 PROVIDED: 4 TREES, 3" CAL.
- LINDSEY STREET (302 LF):
 REQUIRED: 8 TREES, 3" CAL.
 PROVIDED: 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 = 8 TREES (INCLUDING 22 EXISTING)
 SCREENING FRONTAGE REQUIREMENTS:
 170 LF OF PARKING ALONG FRONTAGE * 75% = 128 LF REQUIRED
 170 LF OF SCREENING PROVIDED ALONG THE FRONTAGE



EXISTING TREE TABLE

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

- FRANCHISE UTILITY NOTES:**
- CITY OF MCKINNEY (972) 547-7340
 - ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
 - ATMOS ENERGY (GAS) - (972) 485-6270 - MR. CHIP MERRITT
 - TIME WARNER CABLE - (972) 742-5892
 - 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
 * □ CUT ON TOP OF CURB LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROCKWALL STREET AND LINDSEY AVENUE.
 ELEVATION = 606.39

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
	4	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	
	90	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS, HOLLY	7 GAL.	CONT. FULL 36" SPREAD, 36" O.C.	02-04/L1.02	
	57	ILEX CORNUTA, BURFORDII	DWARF BURFORD 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
DESIGN	DRAWN	DATE
EMS	WTW	12-27-2011

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ERIC M. SEELEY, P.E. 10/17/10 ON 12-27-2011. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

PRELIMINARY
 FOR INTERIM REVIEW ONLY
 NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
 Engineer: ERIC M. SEELEY, P.E.
 P.E. No.: 107118
 Date: 12-27-2011

POGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.
 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069
 (214) 544-8880 PHONE (214) 544-8882 FAX www.PogueEngineering.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