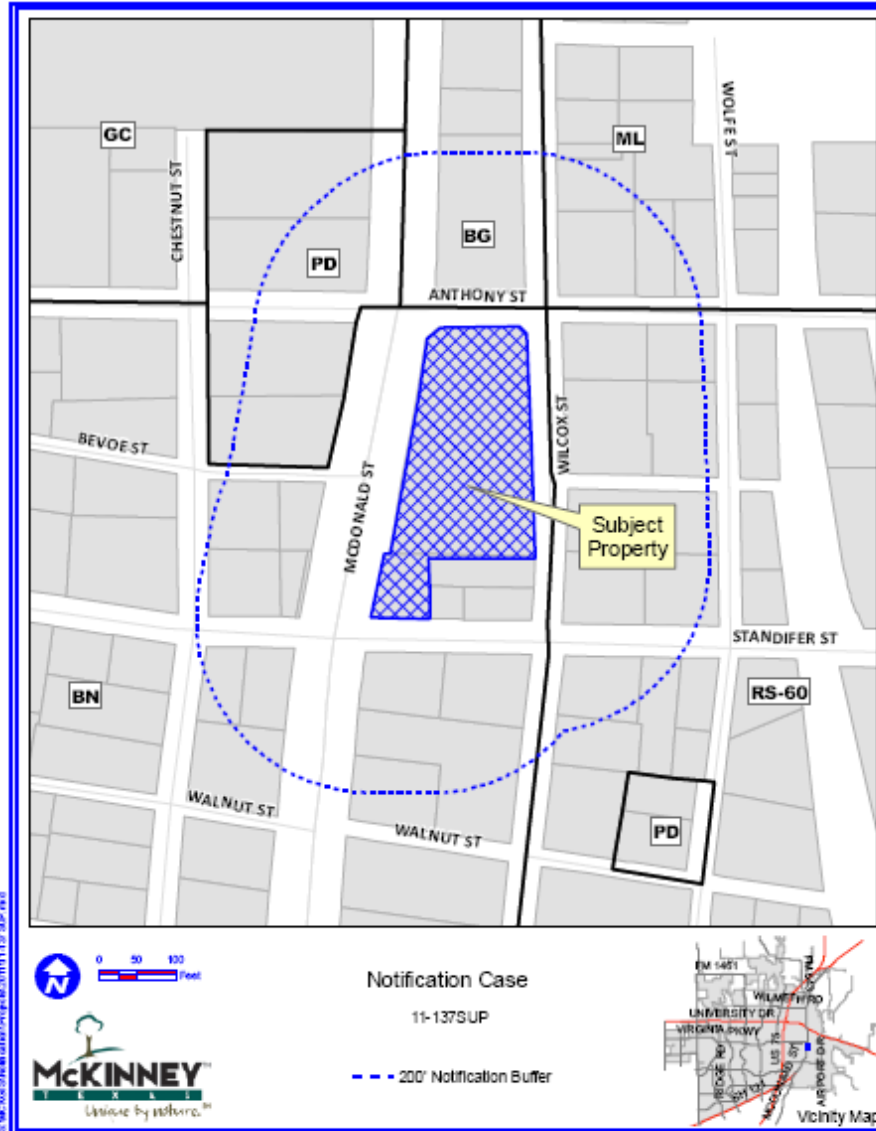


Case No. 11-193SP

Conduct a Public Hearing to Consider/Discuss/Act on the Request by Pogue Engineering & Development Company, Inc., on Behalf of Citychurch Outreach Ministry, for Approval of a Site Plan for a Church Building (Citychurch Outreach Ministry), Approximately 0.62 Acres, Located on the Southeast Corner of Rockwall Street and Lindsey Avenue.

Location Map



S:\MC\GIS\Projects\GIS\Projects\11137SUP.mxd

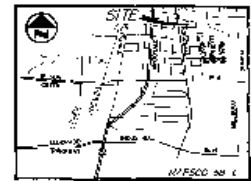
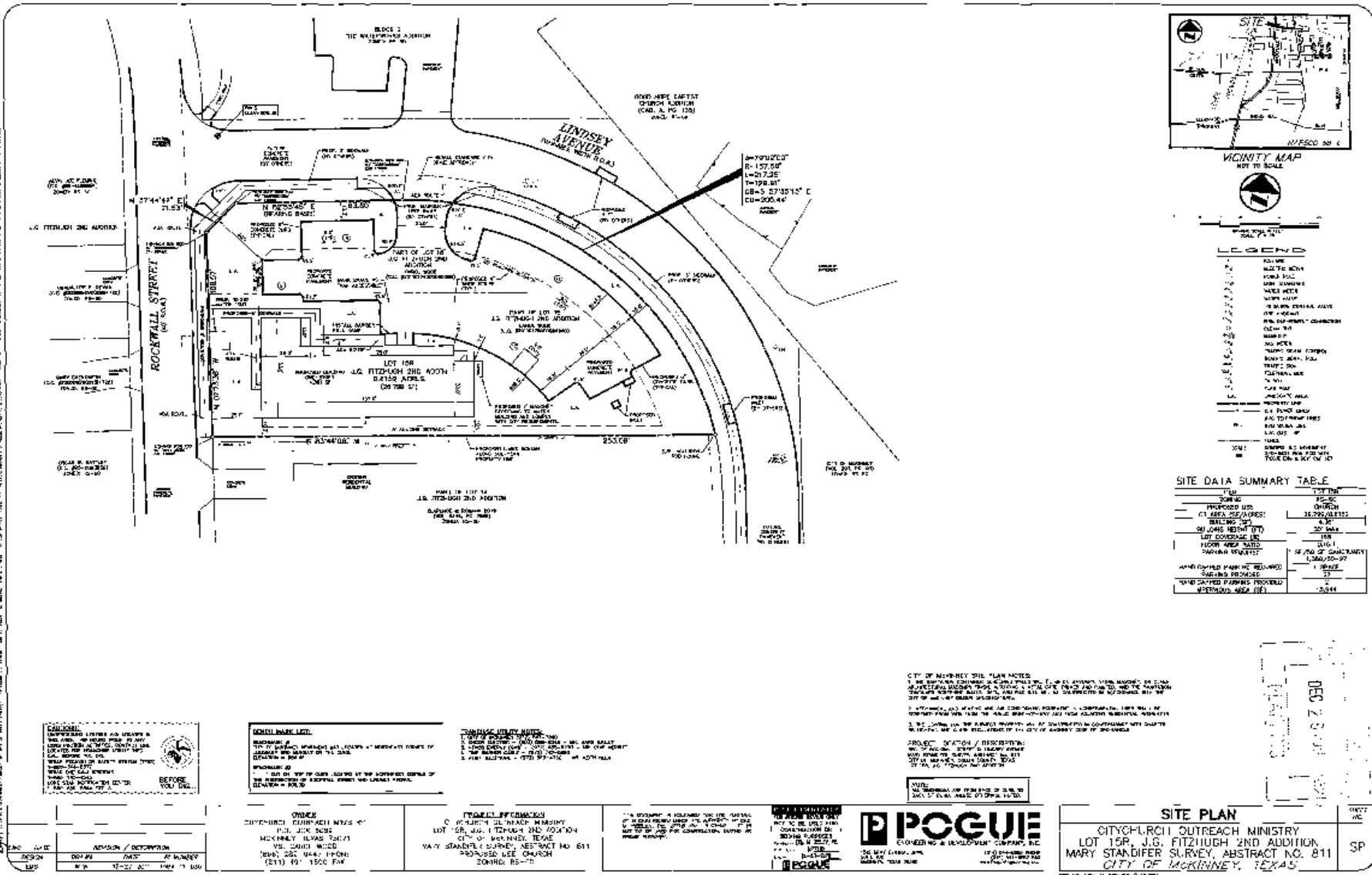
DISCLAIMER: This map and information contained herein were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or omissions which may arise.



Aerial Exhibit



Proposed Site Plan



LEGEND

| | |
|----|---------------------------|
| 1 | PROPOSED CHURCH |
| 2 | PROPOSED PARKING |
| 3 | PROPOSED LANDSCAPE |
| 4 | PROPOSED DRIVEWAY |
| 5 | PROPOSED SIDEWALK |
| 6 | PROPOSED UTILITY |
| 7 | PROPOSED FENCE |
| 8 | PROPOSED SIGN |
| 9 | PROPOSED LIGHTING |
| 10 | PROPOSED BIKEWAY |
| 11 | PROPOSED TRAMPOLINE |
| 12 | PROPOSED PLAYGROUND |
| 13 | PROPOSED SWIMMING POOL |
| 14 | PROPOSED TENNIS COURT |
| 15 | PROPOSED BASKETBALL COURT |
| 16 | PROPOSED SOFTBALL FIELD |
| 17 | PROPOSED BASEBALL FIELD |
| 18 | PROPOSED GOLF COURSE |
| 19 | PROPOSED HUNTING |
| 20 | PROPOSED FISHING |
| 21 | PROPOSED BOATING |
| 22 | PROPOSED HORSE RACING |
| 23 | PROPOSED OTHER |

SITE DATA SUMMARY TABLE

| ITEM | QUANTITY |
|---------------------------|----------|
| PROPOSED CHURCH | 1 |
| PROPOSED PARKING | 20 |
| PROPOSED LANDSCAPE | 100 |
| PROPOSED DRIVEWAY | 1 |
| PROPOSED SIDEWALK | 100 |
| PROPOSED FENCE | 100 |
| PROPOSED SIGN | 1 |
| PROPOSED LIGHTING | 10 |
| PROPOSED BIKEWAY | 1 |
| PROPOSED TRAMPOLINE | 1 |
| PROPOSED PLAYGROUND | 1 |
| PROPOSED SWIMMING POOL | 1 |
| PROPOSED TENNIS COURT | 1 |
| PROPOSED BASKETBALL COURT | 1 |
| PROPOSED SOFTBALL FIELD | 1 |
| PROPOSED BASEBALL FIELD | 1 |
| PROPOSED GOLF COURSE | 1 |
| PROPOSED HUNTING | 1 |
| PROPOSED FISHING | 1 |
| PROPOSED BOATING | 1 |
| PROPOSED HORSE RACING | 1 |
| PROPOSED OTHER | 1 |

CONTRACTOR'S OBLIGATION
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MCKINNEY, TEXAS, AND THE STATE OF TEXAS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MCKINNEY, TEXAS, AND THE STATE OF TEXAS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

GENERAL NOTES
 1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MCKINNEY, TEXAS, AND THE STATE OF TEXAS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF MCKINNEY, TEXAS, AND THE STATE OF TEXAS, PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.

PROPOSED CHURCH
 THE PROPOSED CHURCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, ZONING ORDINANCE, AND THE CITY OF MCKINNEY, TEXAS, SUBDIVISION ORDINANCE. THE PROPOSED CHURCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, ZONING ORDINANCE, AND THE CITY OF MCKINNEY, TEXAS, SUBDIVISION ORDINANCE.

CITY OF MCKINNEY ZONING PLAN NOTES
 1. THE CITY OF MCKINNEY, TEXAS, ZONING ORDINANCE, CHAPTER 221, SUBCHAPTER 221.01, REQUIRES THAT ALL CHURCHES BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, ZONING ORDINANCE, CHAPTER 221, SUBCHAPTER 221.01.
 2. THE CITY OF MCKINNEY, TEXAS, ZONING ORDINANCE, CHAPTER 221, SUBCHAPTER 221.02, REQUIRES THAT ALL CHURCHES BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, ZONING ORDINANCE, CHAPTER 221, SUBCHAPTER 221.02.

PROJECT LOCATION / RESIDENTIAL
 THE PROJECT IS LOCATED AT THE INTERSECTION OF LINDSEY AVENUE AND ROCKWALL STREET, IN THE CITY OF MCKINNEY, TEXAS. THE PROJECT IS LOCATED AT THE INTERSECTION OF LINDSEY AVENUE AND ROCKWALL STREET, IN THE CITY OF MCKINNEY, TEXAS.

SCALE
 1" = 40'

DATE
 05/20/2015

OWNER
 CITY OF MCKINNEY, TEXAS
 P.O. BOX 2025
 MCKINNEY, TEXAS 75071
 TEL: 972-464-1100
 FAX: 972-464-1100

PROJECT INFORMATION
 PROJECT: CHURCH, MCKINNEY
 LOT: LOT 15R, J.G. FITZLUIGH 2ND ADDITION
 CITY: MCKINNEY, TEXAS
 WAY: STANDIFER SURVEY, NE 1/4 SEC 811
 PROPOSED USE: CHURCH
 ZONING: RS-7D

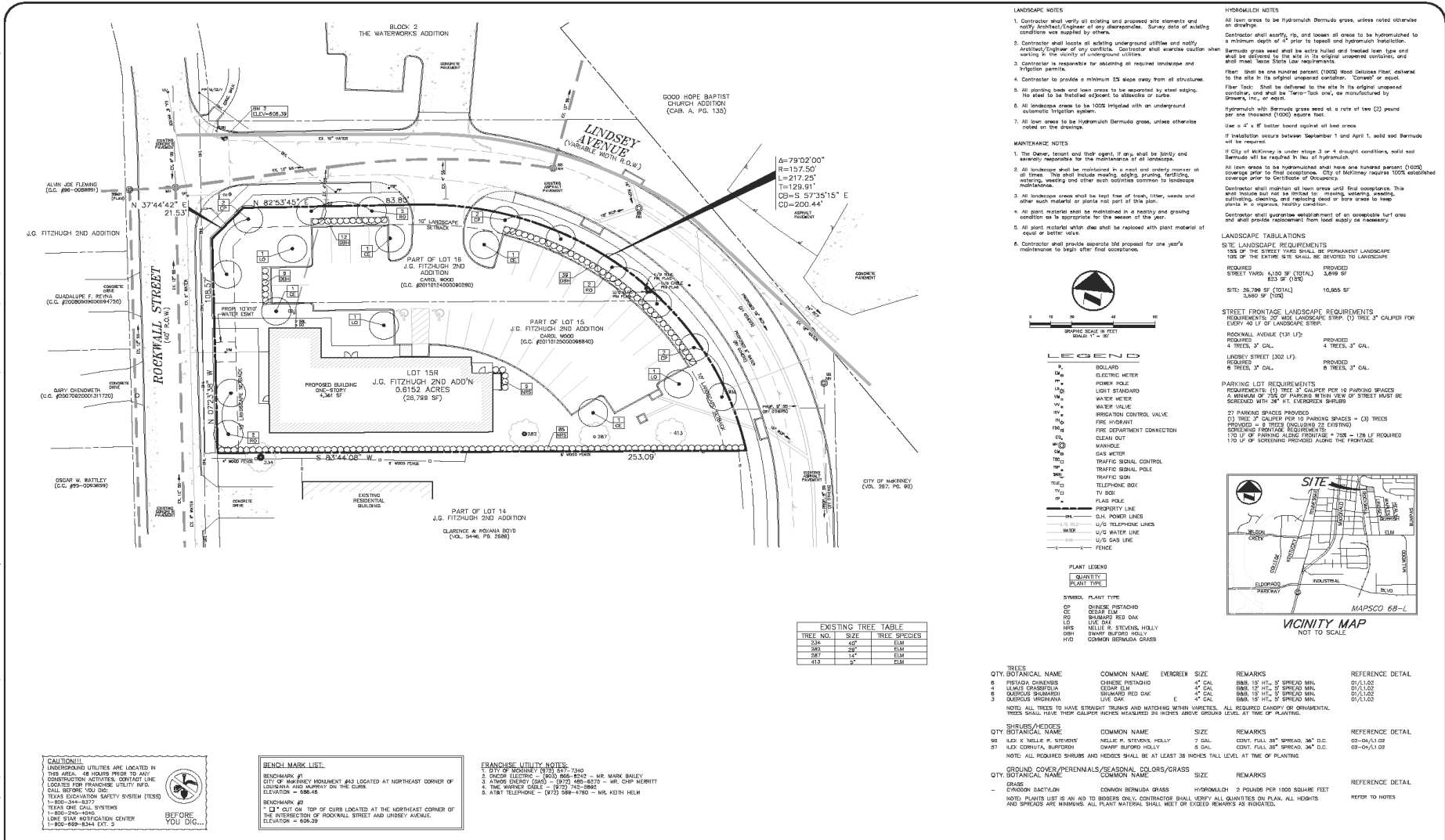
DESIGNER
 P. O. GUE
 200 WEST 10TH STREET, SUITE 100
 DALLAS, TEXAS 75201
 TEL: 214-750-1000
 FAX: 214-750-1000

P. O. GUE
 ENGINEERING & DEVELOPMENT COMPANY, P.C.
 200 WEST 10TH STREET, SUITE 100
 DALLAS, TEXAS 75201
 TEL: 214-750-1000
 FAX: 214-750-1000

SITE PLAN
 CITY-CHURCH OUTREACH MINISTRY
 LOT 15R, J.G. FITZLUIGH 2ND ADDITION
 MARY STANDIFER SURVEY, ABSTRACT NO. 811
 CITY OF MCKINNEY, TEXAS

CITY-CHURCH OUTREACH MINISTRY

Proposed Landscape Plan



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

- MAINTENANCE NOTES**
- The Owner, tenant and third 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, mulching, weeding and other such activities common to landscape maintenance.
 - All landscape areas shall be kept free of trees, 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 within two feet 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.

HORNBALCH NOTES

All lawn areas to be hypernymph Bermuda grass, unless noted otherwise on drawings.

Contractor shall install 1% and looser all areas to be hypernymphed to a minimum depth of 4" prior to topsoil and hypernymph installation.

Bermuda grass seed shall be extra hull and treated low type and shall be delivered to the site in its original unopened containers, and shall meet Texas State Law requirements.

Plan: shall be one hundred percent (100%) foot distance from centerline to the site in its original unopened container, "Corned" or equal.

Fiber Floc: Shall be delivered to the site in its original unopened container, and shall be "Fiber-Floc" only, as manufactured by Shawmut, Inc. of Dallas, Texas.

Hypernymph with Bermuda grass seed at a rate of two (2) pound per one thousand (1000) square foot.

Use a 2" x 4" footer board required all bed areas.

If installation occurs between September 1 and April 1, solid seed Bermuda will be required.

If City of McKinney is under stage 3 or 4 drought conditions, solid seed Bermuda will be required in lieu of hypernymph.

All lawn areas to be hypernymphed 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 mowing, edging, pruning, fertilizing, weeding, watering and reseeding seeds or bare areas to keep plants in a vigorous, healthy condition.

Contractor shall appropriate placement of an acceptable turf area and shall provide replacement from local supply as necessary.

LANDSCAPE TABULATIONS

LANDSCAPE REQUIREMENTS

100% OF THE STREET YARDS SHALL BE PERMANENT LANDSCAPE USE OF THE STREET SITE SHALL BE DEVOTED TO LANDSCAPE.

REQUIRED STREET YARD: 4,150 SF (TOTAL) PROVIDED: 3,619 SF

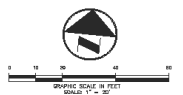
REQUIRED SIDEWALK: 833 SF (TOTAL) PROVIDED: 10,805 SF

REQUIRED SITE: 25,706 SF (TOTAL) PROVIDED: 3,619 SF (10%)

STREET FRONTAGE LANDSCAPE REQUIREMENTS (1) TREE 3" CALIPER FOR EVERY 40 LF OF LANDSCAPE STREET.

ROCKWALL AVENUE (131 LF): PROVIDED 4 TREES, 3" CAL.

LINDSEY STREET (202 LF): PROVIDED 8 TREES, 3" CAL.



LEGEND

- B BOLLARD
- E ELECTRIC METER
- F FENCE
- FL LIGHT STAND
- W WATER METER
- W WATER VALVE
- IR IRRIGATION CONTROL VALVE
- FD FIRE DEPARTMENT CONNECTION
- CL CLEAN OUT
- M MANHOLE
- G GAS METER
- TS TRAFFIC SIGNAL CONTROL
- TR TRAFFIC SIGNAL POLE
- TB T-BOX
- PL PLUG POLE
- PR PRIORITY LINE
- EL ELECTRICAL LINES
- U/G TELEPHONE LINES
- U/G WATER LINE
- U/G GAS LINE
- F FENCE

PLANT LEGEND

| SYMBOL | PLANT TYPE |
|--------|------------------------|
| CP | COMMON BERMUDA GRASS |
| EL | ELM |
| FR | FRAXINO |
| RD | RED BAY |
| SH | SHADY BURNING HOLLY |
| NH | NELLY R. STEVENS HOLLY |
| SH | SHADY BURNING HOLLY |
| HD | HONEY BURNING HOLLY |

EXISTING TREE TABLE

| TREE NO. | SIZE | TREE SPECIES |
|----------|------|--------------|
| 034 | 48" | ELM |
| 035 | 24" | ELM |
| 037 | 14" | ELM |
| 013 | 3" | ELM |

TREES

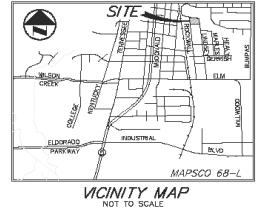
| QTY | BOTANICAL NAME | COMMON NAME | EVERGREEN | SIZE | REMARKS | REFERENCE DETAIL |
|-----|------------------|-------------------|-----------|---------|-------------------------------|------------------|
| 6 | PRUNELLA SPINOSA | CHINESE PISTACHIO | | 4" CAL. | MIN. 15' HT. - 3" SPREAD MIN. | 01/102 |
| 8 | QUERCUS GRAMMATA | CHESAPEAKE PINNAC | | 4" CAL. | MIN. 15' HT. - 3" SPREAD MIN. | 01/102 |
| 8 | QUERCUS GRAMMATA | SHUMWAY RED OAK | | 4" CAL. | MIN. 15' HT. - 3" SPREAD MIN. | 01/102 |
| 3 | QUERCUS GRAMMATA | RED OAK | E | 4" CAL. | MIN. 15' HT. - 3" SPREAD MIN. | 01/102 |

NOTES: ALL TREES TO HAVE STRAIGHT TRUNKS AND MATCHING WITH VARIETIES. ALL REQUIRED CANOPY OR ORNAMENTAL TREES SHALL HAVE THEIR CALIPER INCHES MEASURED 20 INCHES ABOVE GROUND LEVEL AT TIME OF PLANTING.

GROUND COVER/PERENNIALS/SEASONAL COLORS/GRASS

| QTY | BOTANICAL NAME | COMMON NAME | SIZE | REMARKS | REFERENCE DETAIL |
|-----|----------------|----------------------|------|---|------------------|
| | GRASS | COMMON BERMUDA GRASS | | HORNBALCH 2 POUNDS PER 1000 SQUARE FEET | |

NOTES: PLANTS LIST IN AN AD TO BE ORDERED ONLY QUANTITIES ON PLAN ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS FURNISHED. REFER TO NOTES.



CAUTION!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATOR FOR FRANCHISE UTILITY SERVICES.
CALL BEFORE YOU DIG!
1-800-334-8337
1-800-224-8338
LINE SHIP NOTIFICATION CENTER
1-800-669-8264 EXT. 2

BENCHMARK LIST:

FRANCHISE UTILITY NOTES:
1. CITY OF ROCKWALL (972) 247-7340
2. CITY OF MCKINNEY (972) 686-8102 - MR. MARK WILBY
3. AT&T ENERGY (214) - (972) 485-8270 - MR. CHIP BURRITT
4. THE WIRELESS GUY - (972) 745-8882
5. AT&T TELEPHONE - (972) 388-4780 - MR. KEVIN HELM

1. 12" x 12" CONCRETE CURB LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF ROCKWALL STREET AND LINDSEY AVENUE. ELEVATION = 606.29

PROJECT INFORMATION

OWNER: CITYCHURCH OUTREACH MINISTRY
P.O. BOX 6089
MCKINNEY, TEXAS 75071
MS. CAROL WOOD
(808) 282-0447 PHONE
(214) 491-1590 FAX

PROJECT: LOT 15R, J.C. FITZHUGH 2ND ADDITION
CITY OF MCKINNEY, TEXAS
MARY STANDIFER SURVEY, ABSTRACT NO. 811
PROPOSED USE: CHURCH
ZONING: RS-60

THIS DOCUMENT IS PREPARED FOR THE PURPOSE OF FEDERAL REVIEW UNDER THE AUTHORITY OF 23 USC 102. IT IS NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
DATE: 12-27-2011
BY: [Signature]

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1522 BRAY CENTRAL DRIVE
MCKINNEY, TEXAS 75068
(972) 544-8862 PHONE
(972) 544-8862 FAX
www.PogueEng.com

LANDSCAPE PLAN

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

SHEET NO. 1.01

| NO. | DATE | REVISION / DESCRIPTION |
|--------|------------|------------------------|
| DESIGN | 12-27-2011 | 1488-11-030 |
| EMS | NTW | |

Staff Recommendation

- Staff recommends approval of the plan as outlined in the Staff Report