

SITE LANDSCAPE REQUIREMENTS

LOT AREA (SQ. FEET)	314,503		
LOT AREA (ACRES)	7.2200		
STREET FRONTAGE (LF)	668.62 Commerce Drive		
STREET FRONTAGE (LF)	235.34 Bray Central Drive		
TOTAL STREET FRONTAGE (LF)	903.96		
RESIDENTIAL ADJACENCY (LF)	-		
LANDSCAPE SETBACK REQUIRED (FT)	20		
LANDSCAPE SETBACK PROVIDED (FT)	27.2		
TOTAL PARKING SPACES PROVIDED (SPACES)	66		
REQUIRED FRONT SETBACK - BUILDING SETBACK (FT)	20		
STREET YARD REQUIRED (15%) (SF)	2,712		
STREET YARD PROVIDED (SF)	22,453		
SITE LIVING LANDSCAPE REQUIRED (10%) (SF)	31,450		
SITE LIVING LANDSCAPE PROVIDED (SF)	157,093		
TREE PRESERVATION OF EXISTING TREES			
CALIPER OF EXISTING TREE	CREDIT AGAINST TREE REQUIREMENT	# TREES SAVED	# OF CREDITS
6" TO 8"	2	1	2
9" TO 15"	3	1	3
16" TO 30"	4	0	-
31" TO 45"	5	0	-
47" OR MORE	8	0	-
* TOTAL # OF CREDITS (TREES)			5
STREET TREE SPACING REQUIREMENT (FT)	40		
STREET TREES REQUIRED (1/40 LF)	23		
STREET TREES PROVIDED	17 Commerce Drive		
STREET TREES PROVIDED	6 Bray Central Drive		
STREET TREES PROVIDED TOTAL	23		
PARKING LOT TREES REQUIRED - INTERIOR (1/10 PROVIDED PARKING SPACES)	7		
PARKING LOT TREES PROVIDED - INTERIOR	6 + 1 (From tree credits)		
PARKING LOT SCREENING REQUIREMENTS (75% OF HEAD IN PARKING) (LF)	197.25 Commerce Drive		
PARKING LOT SCREENING PROVIDED (LF)	263		
% CHECK BETWEEN REQUIRED & PROVIDED (%)	133%		

FOR ALL NON-RESIDENTIAL AREAS AND MULTI-FAMILY PARCELS, INTERNAL LANDSCAPE AREAS SHALL HAVE A LANDSCAPE AREA WITH AT LEAST ONE TREE WITHIN 65 FEET OF EVERY PARKING SPACE.

A MINIMUM OF 50% OF THE TOTAL TREES REQUIRED SHALL BE CANOPY TREES PER APPENDIX A

† WHENEVER A NON-RESIDENTIAL USE, MOBILE HOME USE, OR MULTIPLE FAMILY USE IS ADJACENT TO A PROPERTY USED OR ZONED FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL USES, THE MORE INTENSIVE LAND USE SHALL PROVIDE A LANDSCAPED AREA OF AT LEAST TEN FEET IN WIDTH ALONG THE COMMON PROPERTY LINE PLANTED WITH ONE CANOPY TREE FOR EACH 40 LINEAR FEET OR PORTION THEREOF OF ADJACENT EXPOSURE. THESE TREES MAY NOT BE CLUSTERED.

‡ MULTIPLE FAMILY RESIDENTIAL USES SHALL PROVIDE A LANDSCAPED BUFFER OF AT LEAST 20 FEET IN WIDTH ALONG ALL PROPERTY LINES PLANTED WITH ONE CANOPY TREE FOR EACH 30 LINEAR FEET OR PORTION THEREOF OF ADJACENT EXPOSURE. THE TREES ALONG THE STREET FRONTAGE MAY BE CLUSTERED, WHILE THE TREES ALONG ALL OTHER PROPERTY LINES MAY NOT.

* CREDIT FOR EXISTING TREES PROVIDED THAT A MINIMUM FIVE-FOOT RADIUS, FROM THE TRUNK, OF PERMEABLE SURFACE IS PROVIDED

* EXISTING TREES MAY RECEIVE CREDIT IF THEY ARE NOT ON THE CITY'S APPROVED PLANT MATERIAL LIST BUT APPROVED BY THE DIRECTOR OF PLANNING OR DESIGNER; HOWEVER, TREES MUST BE LOCATED WITHIN THE LANDSCAPE AREA TO WHICH CREDIT IS APPLIED.

EXISTING TREES TO REMAIN

TREE #	SIZE	TREE SPECIES
850	2-12"	HACKBERRY
851	12"	ELM
852	24"	HACKBERRY
853	12"	HACKBERRY
866	24"	HACKBERRY
867	12"	HACKBERRY
868	12"	HACKBERRY

CURVE TABLE

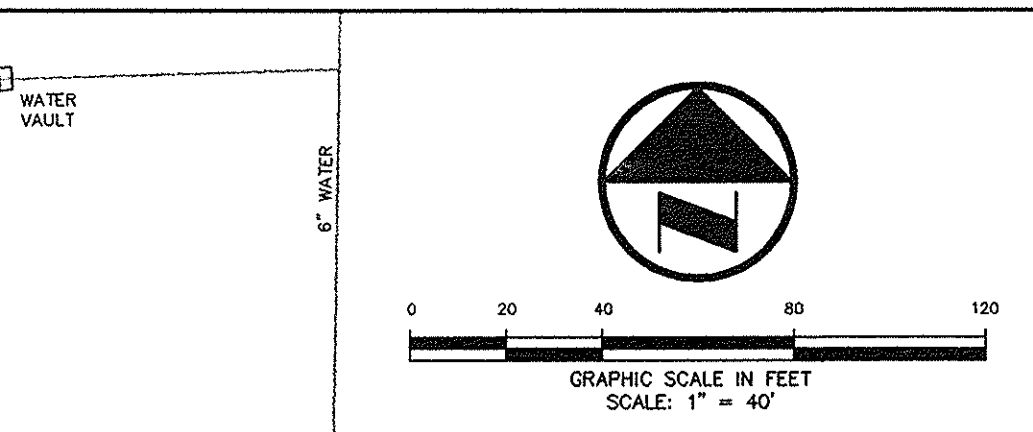
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	44°24'59"	10.00'	7.75'	4.08'	S 86°28'19" E	7.56'
C2	134°24'58"	60.00'	140.76'	142.79'	N 68°31'42" E	110.63'

1R1, BLOCK A
TY BUSINESS PARK
2007, PG. 17)
UNDEVELOPED

T 2R, BLOCK A
ITY BUSINESS PARK
2006, PG. 811)
MANUFACTURING

$\Delta=04^{\circ}29'00''$
 $R=482.50'$
 $L=37.75'$
 $T=18.89'$
 $CB=N 03^{\circ}17'01'' E$
 $CD=37.74'$

$\Delta=20^{\circ}33'40''$
 $R=482.50'$
 $L=173.15'$
 $T=87.52'$
 $CB=N 15^{\circ}48'21'' E$
 $CD=172.22'$



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.

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) pound 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, all hydromulch areas to be Winter Rye grass, at a rate of four (4) pounds per one thousand (1000) square feet. Contractor shall be required to re-hydromulch with Bermuda grass the following growing season.

All lawn areas to be hydromulched, shall have one hundred percent (100%) coverage prior to final acceptance.

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.

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.

WATER RESTRICTION NOTICE

Contractor to verify water restrictions with the City of McKinney at time of planting. Should water restrictions not allow for hydromulch (City of McKinney does not allow hydromulch in Stage 3 and 4 water restrictions), approved alternative for grassing must be installed.

LEGEND

SYMBOL	PLANT TYPE
BJ	ASIAN JASMINE
BC	BALD CYPRESS
CE	CEDAR ELM
IH	INDIAN HAWTHORN, PINK
LO	LIVE OAK
NRS	NELLIE R. STEVENS, HOLLY
HYD	COMMON BERMUDA GRASS
SOD	BERMUDA GRASS SPECIES, 419 TIF

QUANTITY	PLANT TYPE
1	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FL	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
WH	MANHOLE
TS	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SSP	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
---	PROPERTY LINE
OHL	O.H. POWER LINES
U/G TELE	U/G TELEPHONE LINES
WATER	U/G WATER LINE
GAS	U/G GAS LINE
-x-x-	FENCE
500	EXISTING CONTOURS
777	PROPOSED CONTOURS

PLANTS LIST - THIS IS A COMPLETE LIST OF USABLE PLANTS, NOT ALL PLANTS ARE USED ON THIS SITE.

QTY.	BOTANICAL NAME	COMMON NAME	EVERGREEN	SIZE	REMARKS	REFERENCE DETAIL
TREES						
MEDIUM TREES - (HEIGHT = 50-60 FT, WIDTH = 30-40 FT)						
14	TAXODIUM DISTICHUM	BALD CYPRESS	4" CAL	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02	
6	ULMUS CRASSIFOLIA	CEDAR ELM	4" CAL	B&B, 12' HT., 5' SPREAD MIN.	01/L1.02	
LARGE TREES - (HEIGHT = 70-80 FT, WIDTH = 50-70 FT)						
9	QUERCUS VIRGINIANA	LIVE OAK	E	4" CAL	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02
SHRUBS/HEDGES						
20	ILEX X NELLIE R. STEVENS'	NELLIE R. STEVENS, HOLLY	15 GAL.	30" HT. MIN.	CONT. FULL 24" SPREAD, 72" O.C.	02-04/L1.02
106	RHAPLOLEPIS INDICA, BAERINA	INDIAN HAWTHORN, PINK	5 GAL.		CONT. FULL 24" SPREAD, 24" O.C.	02-04/L1.02
GROUND COVER/PERENNIALS/SEASONAL COLORS/GRASS						
1546	TRACHELOSPERMUM ASIATICUM	ASIAN JASMINE	4" POTS		CONT. FULL 12" O.C.	02-04/L1.02
GRASS						
	CYNODON DACTYLON	COMMON BERMUDA GRASS	HYDROMULCH			REFER TO NOTES

NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND MATCHING WITHIN VARIETIES; CALIPER MEASUREMENT TO BE TAKEN 24" ABOVE GROUND.

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.

BENCH MARK LIST:

BENCHMARK #1 (CITY MONUMENT #40)
FOUND CAP ON CONCRETE NEAR U.S. HIGHWAY 380 AND REDBUD BLVD.
ELEVATION = 656.576

BENCHMARK #2
SQUARE CUT ON TOP OF CURB NEAR THE SOUTHWEST CORNER OF THE INTERSECTION OF BRAY CENTRAL DRIVE AND COMMERCE DRIVE.
ELEVATION = 630.28

FRANCHISE UTILITY NOTES:

- CITY OF MCKINNEY (972) 547-7340
- ONCOR ELECTRIC - (800) 866-8242 - MR. MARK BAILEY
- ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
- TIME WARNER CABLE - (972) 742-5892
- AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

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...

NO.	DATE	REVISION / DESCRIPTION
DESIGN	MLM	
DRAWN	MLM	
DATE	03-03-2014	
PI NUMBER	1342-13-047	

PROJECT INFORMATION
STATLAB MEDICAL PRODUCTS, INC.
UNIVERSITY BUSINESS PARK
CITY OF MCKINNEY, TEXAS
J.B. WILMETH SURVEY, ABSTRACT NO. 984
PROPOSED USE: LIGHT MANUFACTURING
ZONING: PD 98-05-30

OWNER/DEVELOPER
SLMP FACILITY, LLC
407 INTERCHANGE STREET
MCKINNEY, TEXAS 75071
MR. DAN HENN
(469) 525-4922 PHONE
(972) 436-1369 FAX

RECEIVED
By Kathy Wright at 9:54 am, Mar 04, 2014

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. #00048; TX BOARD PROF. LAND SURVEYORS, CERT. 100421-00

(214) 544-8880 PHONE
(214) 544-8882 FAX
www.PogueEngineering.com

LANDSCAPE PLAN
STATLAB MEDICAL PRODUCTS, INC.
UNIVERSITY BUSINESS PARK
J.B. WILMETH SURVEY, ABSTRACT NO. 984
CITY OF MCKINNEY, TEXAS

SHEET NO.
L1.02

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