



**LEGEND**

BL	BOLLARD
EM	ELECTRIC METER
FP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FDV	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIGN	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
---	PROPERTY LINE
---	O.H. POWER LINES
---	U/G TELEPHONE LINES
---	U/G WATER LINE
---	U/G GAS LINE
-X-X-	FENCE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS

**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.
- Any new irrigation system installed on or after September 1, 2007, must be equipped with a properly programmed ET weather based controller meeting the Smart Water Application Technologies(tm), or SWAT(tm), standard, per City of McKinney ordinance 110-427.
- Where the property line crosses a landscape island, the first lot to develop is responsible for installing the required tree.

**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) 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 and 70% density 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.

**STAGE 3 DROUGHT RESTRICTION**

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.

**LIST OF PLANTS TO BE USED DURING THIS PROJECT**

QTY.	BOTANICAL NAME	COMMON NAME	EVERGREEN	SIZE	REMARKS	REFERENCE DETAIL
<b>TREES</b>						
SMALL TREES - (HEIGHT = 15-25 FT, WIDTH = 10-15 FT)						
2	LAGERSTROEMIA INDICA	CREPE MYRTLE		15 GAL	CONT., 3 TRUNK MIN., 6-8" HT	01/L1.02
6	CERCIS CANADENSIS, OK.	RED BUD, PANSY		4" CAL	10-12" HT	01/L1.02
16	ILEX VOMITORIA	YAUPOH HOLLY	E	15 GAL	B&B, 6-8" HT	01/L1.02
9	ILEX X ATTENUATA	EAST PALATKA HOLLY	E	15 GAL	B&B, 6-8" HT	01/L1.02
4	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	E	4" CAL	B&B, 6-8" HT	01/L1.02
MEDIUM TREES - (HEIGHT = 50-60 FT, WIDTH = 30-40 FT)						
1	PISTACIA CHINENSIS	CHINESE PISTACHIO	E	4" CAL	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02
7	CUPRESSUS ARIZONICA	CAROLINA SAPPHERE	E	4" CAL	B&B, 15' 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.	
2	QUERCUS SHUMARDII	SHUMARD RED OAK	E	4" CAL	B&B, 15' HT., 5' SPREAD MIN.	
NOTE: ALL TREES TO HAVE STRAIGHT TRUNKS AND MATCHING WITHIN VARIETIES; CALIPER MEASUREMENT TO BE TAKEN 12" ABOVE GROUND.						
<b>SHRUBS/HEDGES</b>						
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	REFERENCE DETAIL	
57	BERBERIS THUNBERGII	BAR BERRY 'ROSE GLOW'	3 GAL	CONT. FULL 24" SPREAD, 24" O.C.	02-04/L1.02	
13	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS, HOLLY	7 GAL.	CONT. FULL 24" SPREAD, 24" O.C.	02-04/L1.02	
<b>GROUND COVER/PERENNIALS/SEASONAL COLORS/GRASS</b>						
QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	REFERENCE DETAIL	
GRASS						
-	CYNODON DACTYLON	COMMON BERMUDA GRASS	HYDROMULCH	2 POUNDS PER 1000 SQUARE FEET	REFER TO NOTES	
-	9,448 BERMUDA GRASS SPECIES, 419 TIF	BERMUDA GRASS SPECIES, 419 TIF	SOLID SOD	SOLID SOD	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.						

**BENCH MARK LIST:**

**BENCHMARK #1**  
CITY OF MCKINNEY MONUMENT CM11 FOUND ON NORTH SIDE OF VIRGINIA PKWY 240'± EAST FROM CENTERLINE OF PLAT ROCK DRIVE. ELEVATION = 705.30

**BENCHMARK #2**  
SQUARE CUT ON CENTERLINE OF CURB INLET LOCATED ON THE EAST SIDE OF LAKE FOREST DRIVE 135'± NORTH FROM THE NORTHWEST CORNER OF THE SUBJECT SITE. ELEVATION = 591.33

**FRANCHISE UTILITY NOTES:**

- CITY OF MCKINNEY (972) 547-7340
- ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
- ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COOKER
- TIME WARNER CABLE - (972) 742-5892
- AT&T TELEPHONE - (972) 568-4760 - 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 1-800-668-6344 EXT. 5

**BEFORE YOU DIG...**

**LANDSCAPE TABULATIONS**

**SITE LANDSCAPE REQUIREMENTS**

A MINIMUM OF 15% OF THE STREET YARD SHALL BE PERMANENT LANDSCAPE AREA. THE STREET YARD SHALL BE DEFINED AS THE AREA BETWEEN THE FRONT PROPERTY LINE AND THE MINIMUM FRONT BUILDING SET BACK LINE.

FOR PROPERTIES AT THE INTERSECTION OF TWO STREETS, A THIRTY (30) FOOT LANDSCAPE BUFFER SHALL BE PROVIDED PARALLEL TO THE CORNER CLIP, WHICH CAN BE COUNTED TOWARDS THE MINIMUM 15% STREET YARD REQUIREMENT.

A MINIMUM OF 10% OF THE ENTIRE SITE SHALL BE DEVOTED TO LANDSCAPE AREAS.

A MINIMUM OF 50% OF THE TOTAL REQUIRED TREES FOR THE PROPERTY SHALL BE LARGE AT THE TIME OF PLANTING.

WHENEVER AN OFF-STREET PARKING OR VEHICULAR USE AREA ABUTS AN ADJACENT PROPERTY LINE, A PERIMETER LANDSCAPE AREA OF AT LEAST FIVE (5) FEET SHALL BE MAINTAINED BETWEEN THE EDGE OF THE VEHICULAR USE AREA AND THE ADJACENT PROPERTY LINE.

WHENEVER A NON-RESIDENTIAL USE ABUTS A RESIDENTIAL USE, THE MORE INTENSIVE USE SHALL PROVIDE A LANDSCAPED AREA OF AT LEAST 10 FEET IN WIDTH ALONG THE COMMON PROPERTY LINE, AND THIS AREA SHALL BE PLANTED WITH ONE LARGE TREE FOR EACH 40 LINEAR FEET OF ADJACENT EXPOSURE.

DUMPSTERS SHALL BE SCREENED TO NOT BE VISIBLE FROM PUBLIC VIEW WITH AN EVERGREEN SHRUB WITH A MINIMUM HEIGHT OF 6 FEET (MINIMUM HEIGHT OF 3 FEET AT TIME OF PLANTING).

**STREET FRONTAGE LANDSCAPE REQUIREMENTS**

A MINIMUM OF 10 FEET LANDSCAPE BUFFER SHALL BE PROVIDED ADJACENT TO THE R.O.W. OF ANY STREET OTHER THAN A MAJOR THOROUGHFARE (MAJOR THOROUGHFARE IS ANY STREET WITH A MINIMUM ULTIMATE R.O.W. OF 60 FEET OR GREATER). IF THE STREET IS CONSIDERED A MAJOR THOROUGHFARE, A MINIMUM OF 20 FEET

LANDSCAPE BUFFER SHALL BE PROVIDED. IF ON A CORNER LOT, ALL FRONTAGES SHALL COMPLY WITH THE GREATER OF THE REQUIRED LANDSCAPE SETBACKS.

ONE LARGE TREE IS REQUIRED FOR EVERY 40 LINEAR FEET OF STREET FRONTAGE.

**INTERNAL LOT REQUIREMENTS**

NO MINIMUM LANDSCAPE AREA COUNTING TOWARDS THE MINIMUM REQUIREMENTS SHALL BE LESS THAN 25 SQUARE FEET OR 5 FEET IN WIDTH. ALL PROVIDED LANDSCAPE AREA SHOULD GENERALLY BE AT LEAST THE SIZE OF ONE PARKING SPACE OR 162 SQUARE FEET.

INTERNAL LANDSCAPE AREAS SHALL HAVE A TREE PLANTED WITHIN 65 FEET OF EVERY PARKING SPACE.

INTERNAL LANDSCAPE SHALL HAVE AT LEAST ONE TREE PLANTED FOR EVERY 10 PARKING SPACES WITHIN PARKING LOTS WITH MORE THAN TWENTY SPACES PROVIDED.

A LANDSCAPE ISLAND SHALL BE LOCATED AT THE TERMINUS OF EACH PARKING ROW, AND SHOULD CONTAIN AT LEAST ONE LARGE TREE.

A MINIMUM OF 75% OF THE FRONTAGE OF PARKING LOTS ADJACENT TO THE PUBLIC R.O.W., WITHIN THE STREET YARD SHALL BE SCREENED WITH EVERGREEN SHRUBS ATTAINING A MINIMUM HEIGHT OF 3 FEET, OR AN EARTHEN BERM OF A MINIMUM HEIGHT OF 3 FEET OR A COMBINATION OF THE ABOVE WITH A MINIMUM COMBINED HEIGHT OF 3 FEET. A WALL USED FOR PARKING LOT SCREENING SHOULD BE ACCOMPANIED WITH LANDSCAPE PLANTING IN THE FORM OF LOW SHRUBS AND GROUNDCOVER TO SOFTEN THE APPEARANCE OF THE WALL.

**SITE LANDSCAPE REQUIREMENTS**

Site Area =	62,749	SF	
Street Frontage =	205.00	LF	Lake Forest Drive
Total Street Frontage =	205.00	LF	
Parking Spaces Provided =	46	Spaces	
Required Street Yard (15%) =	615	SF	
Provided Street Yard =	3,360	SF	
Required Site Living Landscape (10%) =	6,275	SF	
Provided Site Living Landscape =	9,448	SF	
Required Street Trees (1/40 LF) =	6		
Provided Street Trees =	6		Lake Forest Drive
Interior Parking Lot Trees Required (1/10 Spaces) =	5		
Interior Parking Lot Trees Provided =	8		
Parking Lot Screening Requirements (75% of frontage) =	153.75	LF	Lake Forest Drive
Parking Lot Screening Provided =	177	LF	
% Check between Required and Provided =	115%		

**RECEIVED**  
By Kathy Wright at 3:45 pm, Dec 17, 2013

ROLLINS 12/17/2013 - 2:44PM  
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NO.	DATE	REVISION / DESCRIPTION	PI NUMBER
1	10-1-13	REVISED ADA ROUTE AND STORM DRAINAGE	
DESIGN	DRAWN	DATE	PI NUMBER
RND	RND	12-17-2013	1549-13-013

**OWNER**  
LF DEVELOPMENT PARTNERS, LP  
5600 TENNYSON PARKWAY  
PLANO, TX 75024  
SCOTT CHRIMES  
972-294-7194 PHONE

**DEVELOPER**  
PINNACLE EYE ASSOCIATES  
6840 W. VIRGINIA PARKWAY STE 135  
MCKINNEY, TEXAS 75071  
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**LANDSCAPE PLAN**

PINNACLE EYE ASSOCIATES CLINIC  
LOT 3R, BLK A, CRAIG CHILDREN'S TRUST ADD'N  
WILLIAM HUNT SURVEY, ABSTRACT NO. 450 &  
LEONARD SEARCY SURVEY, ABSTRACT NO. 826  
CITY OF MCKINNEY, TEXAS

SHEET NO. L1.01

DWG NO: 1549-13-013-LANDSCAPE PLAN.DWG