



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.

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

TREES

QTY.	BOTANICAL NAME	COMMON NAME	EVERGREEN	SIZE	REMARKS	REFERENCE DETAIL
7	ULMUS CRASSIFOLIA	CEDAR ELM		4" CAL	B&B, 12' HT., 5' SPREAD MIN.	01/L1.02
8	ULMUS PARVIFOLIA	LACEBARK ELM		4" CAL	B&B, 12' HT., 5' SPREAD MIN.	01/L1.02
LARGE TREES - (HEIGHT = 70-80 FT, WIDTH = 50-70 FT)						
4	QUERCUS VIRGINIANA	LIVE OAK	E	4" CAL	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02

SHRUBS/HEDGES

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	REFERENCE DETAIL
72	ILEX CORNUTA, BURFORDII	DWARF BURFORD HOLLY	5 GAL.	CONT. FULL 24" SPREAD, 24" O.C.	02-04/L1.02

GROUND COVER/PERENNIALS/SEASONAL COLORS/GRASS

QTY.	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	REFERENCE DETAIL
7,350sf	BERMUDA GRASS SPECIES, 419 TIF	BERMUDA GRASS SPECIES, 419 TIF	SOLID SOD	SOLID SOD	REFER TO NOTES

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 permanent perennial rye grass at a rate of four (4) pounds per one thousand (1000) square feet. Contractor to provide an alternate bid for bermuda grass species, 419 tif, solid sod 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.

The Contractor shall verify water restrictions within the City of McKinney at time of planting. Should water restrictions not allow hydromulch, hydroseeding, or sprigging (Stage 3 and Stage 4 restrictions), an approved alternative for grassing shall be installed.

WATER RESTRICTION NOTICE:
 THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

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 OKER
- TIME WARNER CABLE - (972) 742-5892
- AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

BENCH MARK LIST:

BENCHMARK #1
 CITY OF MCKINNEY MONUMENT #43 FOUND ON END OF CURB AT THE NORTHEAST CORNER OF THE INTERSECTION OF LOUISIANA AND MURRAY. ELEVATION = 586.464

BENCHMARK #2
 "X" CUT ON CURB INLET LOCATED IN WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY 5 (SOUTH McDONALD STREET) AT THE NORTHEAST CORNER OF SITE. ELEVATION = 610.21

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 1-800-689-8344 EXT. 5

BEFORE YOU DIG...

SITE LANDSCAPE REQUIREMENTS		
Site Area =	18,192 SF	
Street Frontage =	266.07 LF	Chestnut Street
Street Frontage =	282.91 LF	S. McDonald Street
Total Street Frontage =	548.98	
Residential Adjacency =	- LF	
Parking Spaces Provided =	20 Spaces	
Required Street Yard (15%) =	1,647 SF	
Provided Street Yard =	5,490 SF	
Required Site Living Landscape (10%) =	1,819 SF	
Provided Site Living Landscape =	5,765 SF	
Required Street Trees (1/40 LF) =	14	
Provided Street Trees =	7	Chestnut Street
Provided Street Trees =	7	S. McDonald Street
Total Provided Street Trees =	14	
Interior Parking Lot Trees Required (1/10 spaces) =	2	
Interior Parking Lot Trees Provided =	5	
Parking Lot Screening Requirements (75% of head in parking) =	108.38 LF	Chestnut Street
Parking Lot Screening Provided =	142 LF	
% Check between Required and Provided =	131%	

RECEIVED
 By Kathy Wright at 10:03 am, Oct 08, 2013

10/07/2013 - 2:30PM
 0.14 - L&S - TRACT 1, MCKINNEY CIVIL, 14.6 - 14.0 - L&S - LANDSCAPE PLANS
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NO.	DATE	REVISION / DESCRIPTION
DESIGN	DRAWN	DATE
RPP	MLM	09-23-2013
		PI NUMBER
		1548-13-012

DEVELOPER
 MR. ELLIOTT BRADLEY
 BRADCO INTERESTS, INC.
 1700 REDBUD BOULEVARD, SUITE 115
 MCKINNEY, TEXAS 75070
 (972) 569-8227 PHONE
 BIPBRAD@AOL.COM

PROJECT INFORMATION
 TOVI MOTORS
 BLOCK A, LOT 1, TOVI MOTORS ADDITION
 CITY OF MCKINNEY, TEXAS
 SAMUEL MCFARLAND SURVEY, ABSTRACT NO. 558
 PROPOSED USE: AUTO SALES
 ZONING: "BG" GENERAL BUSINESS

POGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.
 1512 BRAY CENTRAL DRIVE (214) 544-8880 PHONE
 SUITE 100 (214) 544-8882 FAX
 MCKINNEY, TEXAS 75069 www.PogueEngineering.com
 TX BOARD PROF. ENGINEERS, CERT. #000481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00

LANDSCAPE PLAN
 TOVI MOTORS
 BLOCK A, LOT 1, TOVI MOTORS ADDITION
 SAMUEL MCFARLAND SURVEY, ABSTRACT NO. 558
 CITY OF MCKINNEY, TEXAS

SHEET NO.
 L1.01