



**LEGEND**

Symbol	Description
Circle with dot	BOLLARD
Circle with cross	ELECTRIC METER
Circle with triangle	POWER POLE
Circle with square	LIGHT STANDARD
Circle with diamond	WATER METER
Circle with asterisk	WATER VALVE
Circle with plus	IRRIGATION CONTROL VALVE
Circle with x	FIRE HYDRANT
Circle with hash	FIRE DEPARTMENT CONNECTION
Circle with percent	CLEAN OUT
Circle with &	MANHOLE
Circle with @	GAS METER
Circle with #	TRAFFIC SIGNAL CONTROL
Circle with \$	TRAFFIC SIGNAL POLE
Circle with %	TRAFFIC SIGN
Circle with &	TELEPHONE BOX
Circle with *	TV BOX
Circle with ^	FLAG POLE
Circle with &	PROPERTY LINE
Circle with &	O.H. POWER LINES
Circle with &	U/G TELEPHONE LINES
Circle with &	U/G WATER LINE
Circle with &	U/G GAS LINE
Circle with &	FENCE
Circle with &	EXISTING CONTOURS
Circle with &	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 (sm), 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.

**PLANT LEGEND**

SYMBOL	PLANT TYPE
CM	CREPE MYRTLE
RB	RED BUD, PANSY
CP	CHINESE PISTACHIO
RO	SHUMARD RED OAK
LO	LIVE OAK
BAR	BAR BERRY 'ROSE GLOW'
SOD	BERMUDA GRASS SPECIES, 419 TIF
NRS	NELLIE R. STEVENS, HOLLY
YH	YAUPOH HOLLY
EPH	EAST PALATKA HOLLY
CS	CAROLINA SARDHIRE
LGM	LITTLE GEM MAGNOLIA

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

QTY.	BOTANICAL NAME	COMMON NAME	EVERGREEN	SIZE	REMARKS	REFERENCE DETAIL
<b>TREES</b>						
<b>SMALL TREES - (HEIGHT = 15-25 FT, WIDTH = 10-15 FT)</b>						
2	LAGERSTROEMIA INDICA	CREPE MYRTLE		15 GAL	CONT. 3 TRUNK MIN., 6-8' HT	01/L1.02
4	CERCIS CANADENSIS, OK. PANSY	RED BUD, PANSY		4" CAL	10-12' HT	01/L1.02
14	ILEX X ATTENUATA	EAST PALATKA HOLLY	E	15 GAL	6-8' HT	01/L1.02
11	MAGNOLIA GRANDIFLORA	LITTLE GEM MAGNOLIA	E	4" CAL	8-8, 6-8' HT	01/L1.02
<b>MEDIUM TREES - (HEIGHT = 50-60 FT, WIDTH = 30-40 FT)</b>						
1	PISTACHIA CHINENSIS	CHINESE PISTACHIO		4" CAL	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02
10	CUPRESSUS ARIZONICA	CAROLINA SAPPHIRE	E	4" CAL	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02
<b>LARGE TREES - (HEIGHT = 70-80 FT, WIDTH = 50-70 FT)</b>						
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.	
<b>SHRUBS/HEDGES</b>						
3	BAR BERRY 'ROSE GLOW'	BAR BERRY 'ROSE GLOW'		3 GAL	CONT. FULL 24" SPREAD, 24" O.C.	02-04/L1.02
14	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>						
<b>GRASS</b>						
-	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: ALL TREES TO HAVE STRAIGHT TRUNKS AND MATCHING WITHIN VARIETIES; CALIPER MEASUREMENT TO BE TAKEN 12" 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.

**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 GROUND COVER TO SOFTEN THE APPEARANCE OF THE WALL.

**FRANCHISE UTILITY NOTES:**

- CITY OF MCKINNEY (972) 547-7340
- ONCOR ELECTRIC - (803) 868-8242 - MR. MARK BAILEY
- ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COCKER
- 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 1-800-689-8344 EXT. 5

**BEFORE YOU DIG...**

**BENCH MARK LIST:**

BENCHMARK #1  
CITY OF MCKINNEY MONUMENT CM11 FOUND ON NORTH SIDE OF VIRGINIA PKWY 240'± EAST FROM CENTERLINE OF FLAT 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

**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 =	3,960 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%		

NO.	DATE	REVISION / DESCRIPTION	
1	10-1-13	REVISED ADA ROUTE AND STORM DRAINAGE	
DESIGN	DRAWN	DATE	PI NUMBER
RND	RND	01-08-2014	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  
DR. CARRIE ALFIERI  
(972) 369-1411 PHONE

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

**LANDSCAPE PLAN ALTERNATIVE #2**

PINNACLE EYE ASSOCIATES CLINIC  
LOT 3R, BLK A, CRAIG CHILDREN'S TRUST ADD'N  
LEONARD 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 R1.DWG

RNDLINS 01/09/2014 - 11:22AM  
 N:\WORKS\1500-1599\1549-13-013 - LANDSCAPE PLAN R1.DWG  
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PINNACLE EYE ASSOCIATES CLINIC