



LEGEND

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

TREE TABLE

NO.	SIZE	SPECIES	NO.	SIZE	SPECIES
1	6"	CEDAR	28	4"	LIVE OAK
2	6"	CEDAR	29	4"	LIVE OAK
3	6"	CEDAR	30	5"	CHINESE PISTACHIO
4	6"	CEDAR	31	6"	CHINESE PISTACHIO
5	6"	CEDAR	32	5"	LIVE OAK
6	6"	CEDAR	33	5"	LIVE OAK
7	6"	CEDAR	34	5"	LIVE OAK
8	6"	CEDAR	35	4"	LIVE OAK
9	6"	CEDAR	36	4"	CHINESE PISTACHIO
10	6"	CEDAR	37	3"	CHINESE PISTACHIO
11	6"	CEDAR	38	4"	LIVE OAK
12	6"	CEDAR	39	4"	LIVE OAK
13	6"	CEDAR	40	5"	ELM
14	6"	CEDAR	41	5"	ELM
15	5"	LIVE OAK	42	5"	ELM
16	5"	LIVE OAK	43	4"	ELM
17	5"	LIVE OAK	44	5"	ELM
18	7"	LIVE OAK	45	6"	CHINESE PISTACHIO
19	6"	LIVE OAK	46	4"	CHINESE PISTACHIO
20	6"	LIVE OAK	47	6"	LIVE OAK
21	6"	LIVE OAK	48	4"	LIVE OAK
22	7"	LIVE OAK	49	4"	LIVE OAK
23	5"	LIVE OAK	50	4-2"	CREPE MYRTLE'S
24	5"	LIVE OAK	51	4-2"	CREPE MYRTLE'S
25	7"	LIVE OAK	52	3-2"	CREPE MYRTLE'S
26	6"	LIVE OAK	53	4-2"	CREPE MYRTLE'S
27	5"	LIVE OAK	54	2-2"	CREPE MYRTLE'S

--- TREE TO BE REMOVED & RELOCATED

PLANT LEGEND

QUANTITY

PLANT TYPE

CP CHINESE PISTACHIO
CE CEDAR
RO SHUMARD RED OAK
LO LIVE OAK
NRS NELLE R. STEVENS, HOLLY

- 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.

LANDSCAPE TABULATIONS

SITE LANDSCAPE REQUIREMENTS

GENERAL SITE REQUIREMENTS:
STREET YARD AREA = 0 SF * 15% = 0 SF REQUIRED
STREET YARD AREA = 0 SF PROVIDED
REQUIRED LANDSCAPE AREA, SITE AREA = 516,415 SF * 10% = 51,642 SF
SITE LANDSCAPE AREA PROVIDED = 84,937 SF

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.

SITE PARKING REQUIREMENTS:
(136 PARKING SPACES PROVIDED)
(1) TREE 3" CALIPER PER 10 PARKING SPACES = 14 TREES PROVIDED = 16 TREES

- 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, solid sod Bermuda will be required.
- If City of McKinney is under stage 3 or 4 drought conditions, solid sod Bermuda will be required 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.

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)						
3	PISTACIA CHINENSIS	CHINESE PISTACHIO		3" CAL	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02
3	ULMUS CRASSIFOLIA	CEDAR ELM		3" CAL	B&B, 12' HT., 5' SPREAD MIN.	01/L1.02
LARGE TREES - (HEIGHT = 70-80 FT, WIDTH = 50-70 FT)						
2	QUERCUS SHUMARDII	SHUMARD RED OAK		3" CAL	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02
8	QUERCUS VIRGINIANA	LIVE OAK	E	3" CAL	B&B, 15' HT., 5' SPREAD MIN.	01/L1.02

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
OUT ON TOP OF CURB CENTER OF STORM SEWER INLET ON WEST SIDE OF FORMER MILLWOOD STREET 70'± SOUTH OF CENTERLINE OF ELM STREET.
ELEVATION = 592.88

BENCHMARK #2
OUT ON TOP OF CURB CENTER OF STORM SEWER INLET ON WEST SIDE OF AIRPORT DRIVE 90'± SOUTH OF CENTERLINE OF ELM STREET.
ELEVATION = 592.50

BENCHMARK #3
CITY OF MCKINNEY BENCHMARK MONUMENT #44 LOCATED APPROXIMATELY 1/3 MILE EAST OF HIGHWAY 5 ON F.M. 546 CAP ON CULVERT.
ELEVATION=594.845

- FRANCHISE UTILITY NOTES:**
- CITY OF MCKINNEY (972) 547-7340
 - ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
 - ATMOS ENERGY (GAS) - (972) 485-8270 - MR. CHIP MERRITT
 - TIME WARNER CABLE - (972) 742-5892
 - AT&T TELEPHONE - (972) 586-4760 - MR. KETH 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 (TISS) 1-800-344-8377
TEXAS ONE CALL SYSTEMS 1-800-248-4546
LONE STAR NOTIFICATION CENTER 1-800-669-8344 EXT. 5

BEFORE YOU DIG...

PROJECT INFORMATION
PLANT 6
BLOCK A, LOT 1R3, ENCORE WIRE, LTD. TWO ADDITION
CITY OF MCKINNEY, COLLIN COUNTY, TEXAS
W.S. RICHARDSON SURVEY, ABSTRACT NO. 747
PROPOSED USE: LIGHT MANUFACTURING
ZONING: PD 1680 & 2006-09-101

DEVELOPER
ENCORE WIRE CORPORATION
1329 MILLWOOD ROAD
MCKINNEY, TEXAS 75069
MR. DANIEL L. JONES
(972) 562-9473 PHONE
(972) 562-3644 FAX

NO.	DATE	REVISION / DESCRIPTION	PI NUMBER
DESIGN	DRAWN	DATE	PI NUMBER
AW5	WTW	10-05-2011	1224-11-050

POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.

1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069

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

LANDSCAPE PLAN

ENCORE WIRE - PLANT 6
BLOCK A, LOT 1R3, ENCORE WIRE, LTD. TWO ADDITION
W.S. RICHARDSON SURVEY, ABSTRACT NO. 747
CITY OF MCKINNEY, TEXAS

SHEET NO. L1.01

DWG NO: 1224-11-050-LANDSCAPE PLAN.DWG