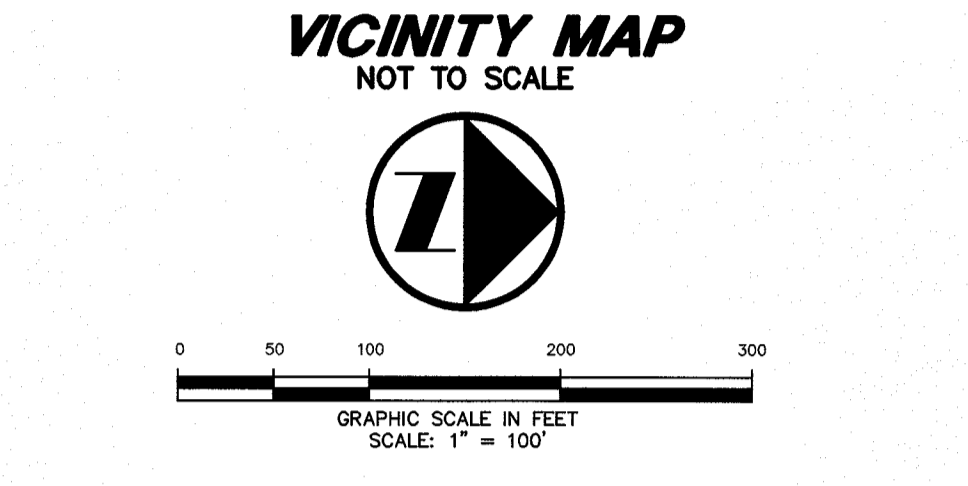
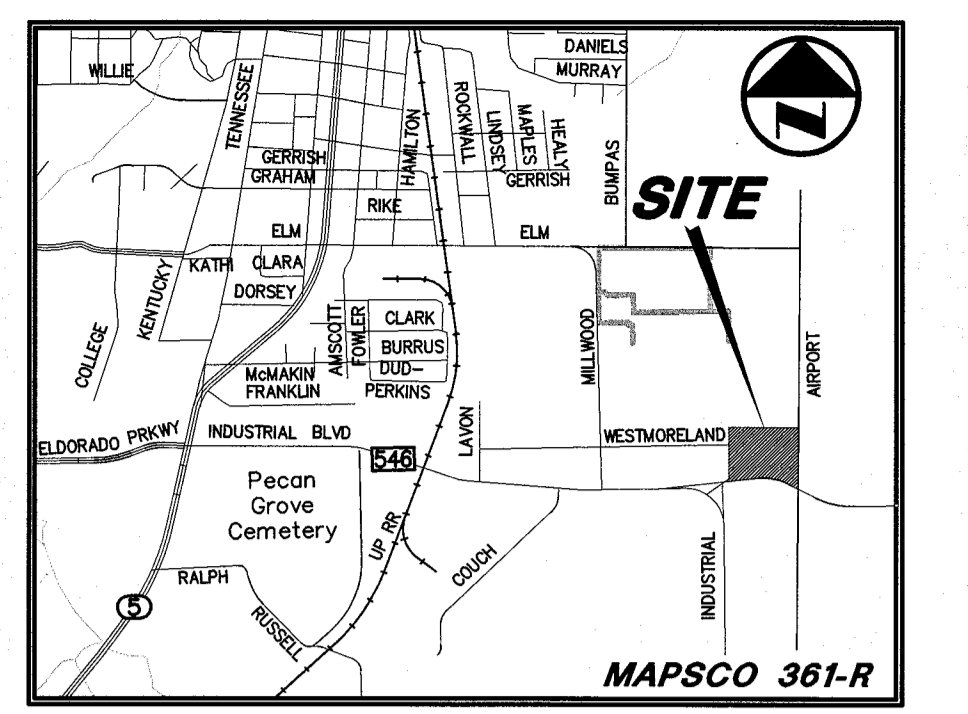
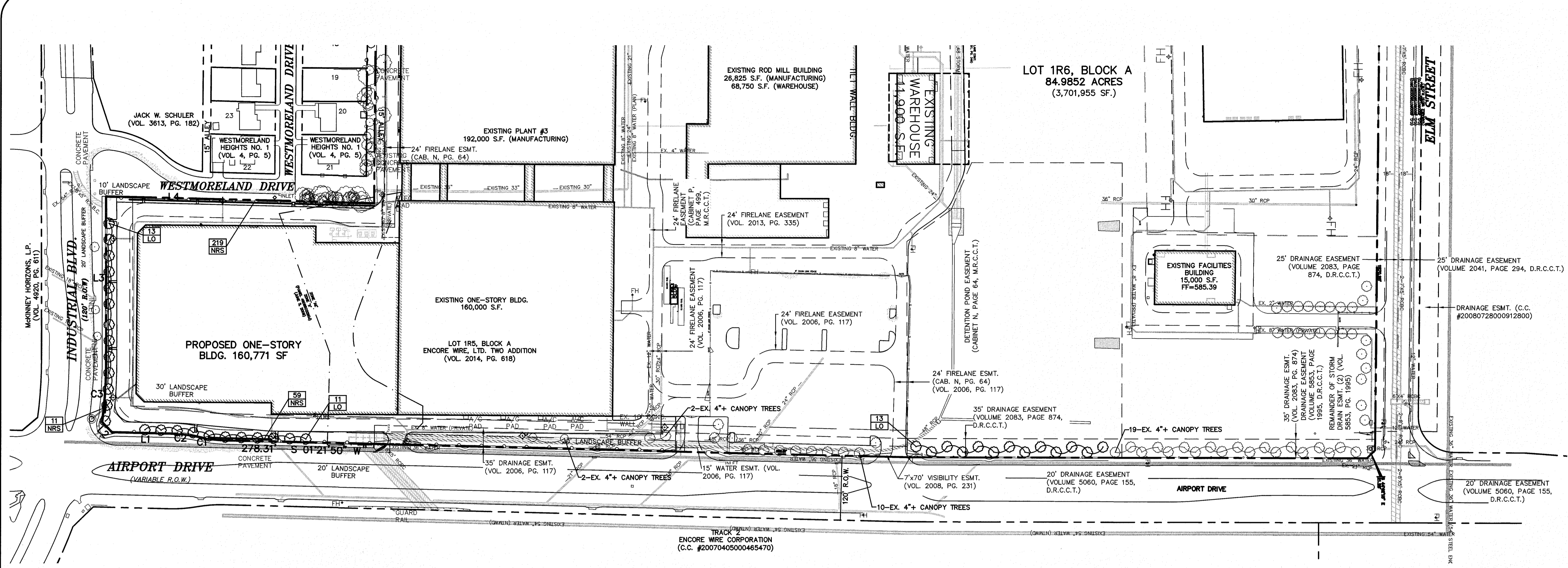


ASAMUELSON, 10/29/2015 - 11:12AM  
 N. VODAS 12/00-1289 12/24-15-042-LANDSCAPE PLAN.DWG  
 P. POQUE ENGINEERING & DEVELOPMENT COMPANY, INC. 2015, ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, SURVEY, AND SURVEILLING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF POQUE ENGINEERING & DEVELOPMENT COMPANY, INC. THEIR USE FOR REPRODUCTION, CONSTRUCTION, OR DISTRIBUTION IS PROHIBITED UNLESS AUTHORIZED IN WRITING BY POQUE ENGINEERING & DEVELOPMENT COMPANY, INC.



**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. No steel to be installed adjacent to sidewalks or curbs.
- 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.

**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 ryegrass 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.

**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.

**SITE LANDSCAPE REQUIREMENTS**

REQUIRED LANDSCAPE AREA, SITE AREA = 170,947 SF \* 10% = 17,095 SF  
 SITE LANDSCAPE AREA PROVIDED = 37,797 SF

**STREET FRONTAGE LANDSCAPE REQUIREMENTS**

STREET FRONTAGE REQUIREMENTS:  
 10' WIDE LANDSCAPE STRIP  
 (1) TREE 4" CALIPER FOR EVERY 40 LF OF LANDSCAPE STRIP. 2,786.38 LF OF FRONTAGE, REQUIRES 70 TREES, 4" CAL.  
 70 TREES, 4" CAL. PROVIDED

25% OF FRONT YARD TO BE RESERVED FROM LANDSCAPE  
 2,786.38 LF. X 50' BUILDING SETBACK = 136,919 SF.  
 2,786.38 LF. X 20' LANDSCAPE BUFFER = 55,728 SF.  
 55,728 / 136,919 = 40.7% PROVIDED

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	11'28'42"	235.00'	47.08'	23.62'	N 07'06'11" E	47.00'
C2	11'28'42"	265.00'	53.09'	26.63'	S 07'06'11" W	53.00'
C3	7'31'58"	890.55'	117.08'	58.63'	N 86'22'30" W	117.00'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 01'21'50" W	111.33'
L2	S 46'04'26" W	26.51'
L3	S 89'51'31" W	304.67'
L4	N 01'24'08" E	499.47'

- FRANCHISE UTILITY NOTES:**
- CITY OF MCKINNEY - (972) 547-7340
  - ENVIRONMENTAL MGR - (972) 547-7576 - MR. KYLE ODOM
  - STORM WATER SPECIALIST - (972) 547-7579 - MS. ANITA MCCORMICK
  - EROSION CONTROL INSP - (972) 547-7579 - MR. JOSHUA JACKSON
  - ONCOR ELECTRIC - (903) 868-8242 - MR. MARK BAILEY
  - ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COKER
  - TIME WARNER CABLE - (972) 742-5692
  - AT&T TELEPHONE - (972) 569-4760 - MR. KEITH HELM

**CAUTION!!! BEFORE YOU DIG!!!**

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.

NATIONAL 911 DIGGING NUMBER  
 TEXAS EXCAVATION SAFETY SYSTEM (TESS) 1-800-344-8377  
 TEXAS ONE CALL SYSTEMS 1-800-245-4545  
 LONE STAR NOTIFICATION CENTER 1-800-869-8344 EXT. 5  
 NTRMO CONTACT LINE LOCATES 872-442-5408

(IT IS THE CONTRACTOR'S RESPONSIBILITY FOR VERIFYING LOCATION & ELEVATION OF ALL EXISTING UTILITIES.)

NOTE: IF UTILITY RELOCATIONS ARE SCHEDULED, IN-PROGRESS OR COMPLETE, CONTRACTOR SHALL NOTIFY THE CONSTRUCTION INSPECTOR & PROJECT MANAGER IMMEDIATELY IF FRANCHISE UTILITIES ARE FOUND TO BE IN CONFLICT WITH PROPOSED CONSTRUCTION.

QTY.	BOTANICAL NAME	COMMON NAME	EVERGREEN	SIZE	REMARKS	REFERENCE DETAIL
37	QUERCUS VIRGINIANA	LIVE OAK	E	4" 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.						
289	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS, HOLLY		7 GAL	CONT. FULL 24" SPREAD, 24" O.C.	02-04/L1.02
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.						

**PROJECT INFORMATION**  
 PLANT 4 EXPANSION  
 BLOCK A, LOT 1R6, ENCORE WIRE, LTD. TWO ADDITION  
 CITY OF MCKINNEY, COLLIN COUNTY, TEXAS  
 W.S. RICHARDSON SURVEY, ABSTRACT NO. 747  
 PROPOSED USE: 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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF ARLEN W. SAMUELSON, P.E. 09/07/11 ON 10-22-2015. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

**PRELIMINARY**  
 FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.  
 ENGINEER: ARLEN W. SAMUELSON, P.E.  
 P.E. No.: 98271  
 Date: 10-22-2015

**POGUE**  
 ENGINEERING & DEVELOPMENT COMPANY, INC.  
 1512 BRAY CENTRAL DRIVE SUITE 100  
 MCKINNEY, TEXAS 75069  
 TX BOARD PROF. ENGINEER, CERT. #00481; TX BOARD PROF. LAND SURVEYING, CERT. 100421-00  
 (214) 544-8880 PHONE  
 (214) 544-8882 FAX  
 www.PogueEngineering.com

**LANDSCAPE PLAN**  
 ENCORE WIRE PLANT 4 EXPANSION  
 BLOCK A, LOT 1R6, ENCORE WIRE, LTD. TWO ADDITION  
 W.S. RICHARDSON SURVEY, ABSTRACT NO. 747  
 CITY OF MCKINNEY, TEXAS

**SHEET NO.**  
 L1.01

ENCORE WIRE PLANT 4 EXPANSION