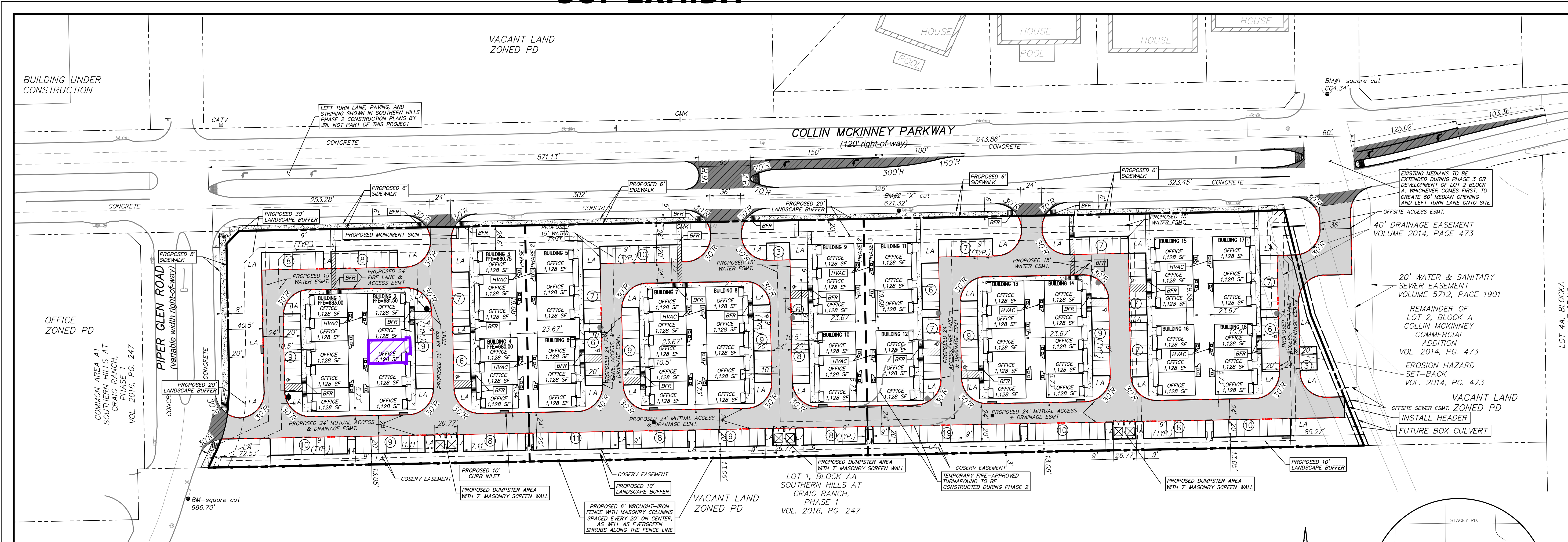


SUP EXHIBIT



SITE PLAN NOTES

SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES. SCREENING WILL CONSIST OF 4' WROUGHT IRON FENCE WITH MASONRY COLUMNS & EVERGREEN SHRUBS.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED & OPERATED IN CONFORMANCE WITH CHAPTER 58 OF THE CITY OF MCKINNEY CODE OF ORDINANCES.

THERE ARE NO EXISTING BUILDINGS LOCATED ON SITE.

HVAC SCREEN WALLS (WROUGHT IRON FENCE WITH MASONRY COLUMNS AND EVERGREEN SHRUBS) ARE 4'-6.5"

TOTAL SQUARE FOOTAGE UNDER ROOF

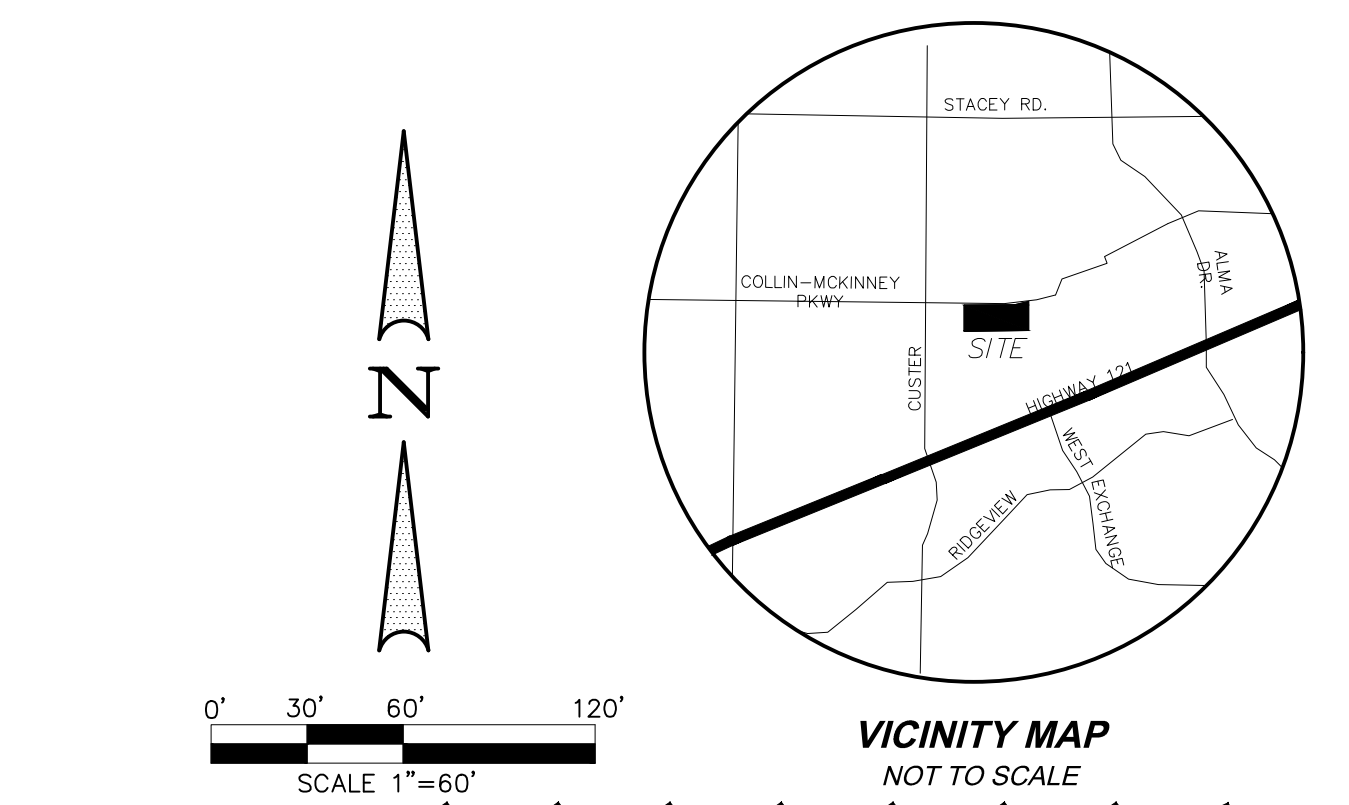
5-UNIT BUILDING = 5,640 S.F.
3-UNIT BUILDING = 3,384 S.F.



ABBREVIATION LEGEND		ABBREVIATION LEGEND	
AC	AIR CONDITIONER	LP	LIGHT POLE
BILLB	BILLBOARD	MAG	MAG NAIL SET WITH SHINER
BoI	BOLLARD	MB	MAIL BOX
COI	COUNTY CLERK'S FILE NO.	MH	MANHOLE
CIF	IRON ROD FOUND WITH CAP	MP	METAL POST
CIRS	IRON ROD SET W/CAP STAMPED "WAI"	PF	PIN FLAG
CM	CONTROLLING MONUMENT	PKF	PK NAIL FOUND
CO	CLEANOUT	PKS	PK NAIL SET
EB	ELECTRIC BOX	PP	POWER POLE
EM	ELECTRIC METER	SB	SIGNAL BOX
FH	FIRE HYDRANT	SN	SIGN
FOMK	FIBER OPTIC MARKER	SP	SIGNAL POLE
GI	GRATE INLET	SS	SANITARY SEWER
GL	GROUND LIGHT	SW	STORM WATER
GM	GAS METER	TMK	TELEPHONE MARKER
GMR	GAS MARKER	TP	TELEPHONE PEDESTAL
GR	GAS RISER	TPAD	TRANSFORMER PAD
GV	GAS VALVE	TSN	TRAFFIC SIGN
GW	GUY WIRE	UCG	UNDERGROUND CABLE MARKER
HI	BUILDING HEIGHT	WM	WATER METER
HC	HANDICAPPED	WP	WOOD POST
ICV	IRRIGATION CONTROL VALVE	WV	WATER VALVE
IN	INLET	XCF	"X" CUT IN CONCRETE FOUND
IRF	IRON ROD FOUND	XCS	"X" CUT IN CONCRETE SET

SITE DATA TABLE	
Current Zoning	Suburban Office
Proposed Use	Office Development
Lot Area	8.038 AC. (350,139 S.F.)
Impervious Area	240,254 S.F. (68.6%)
Building Area	74,448 S.F.
Professional:	37,224 S.F.
Medical:	37,224 S.F.
Building Heights	24' (1 Story)
Lot Coverage	21.3%
Floor Area Ratio	74,448 S.F. / 350,139 S.F. = 0.213
Parking Required	
Professional (1 per 400 S.F.):	94 Spaces
Medical (1 per 300 S.F.):	125 Spaces
Total Required:	219 Spaces
Parking Provided	290 Spaces
Handicap Parking Required	7 Spaces
Handicap Parking Provided	12 Spaces

PHASE DATA TABLE		
Phase 1 (Building 1-4)		
Building Area	Professional:	18,048 S.F.
	Medical:	9,024 S.F.
Parking Required		
Professional (1 per 400 S.F.):		23 Spaces
Medical (1 per 300 S.F.):		31 Spaces
Total Required:		54 Spaces
Parking Provided		74 Spaces (3 HC Accessible)
Phase 2 (Building 5-10)		
Building Area	Professional:	24,816 S.F.
	Medical:	12,408 S.F.
Parking Required		
Professional (1 per 400 S.F.):		32 Spaces
Medical (1 per 300 S.F.):		42 Spaces
Total Required:		74 Spaces
Parking Provided		94 Spaces (4 HC Accessible)
Phase 3 (Building 11-18)		
Building Area	Professional:	31,584 S.F.
	Medical:	15,792 S.F.
Parking Required		
Professional (1 per 400 S.F.):		40 Spaces
Medical (1 per 300 S.F.):		53 Spaces
Total Required:		93 Spaces
Parking Provided		122 Spaces (5 HC Accessible)



SITE PLAN LEGEND	
①	NUMBER OF PARKING SPACES
♿	ACCESSIBLE PARKING SPACE
▬	FIRELANE
▨	PAVING IN R.O.W.
LA	LANDSCAPE AREA
---	PROPOSED LOT LINE
---	PHASE LINE
◆	PROPOSED FIRE HYDRANT
□	PROPOSED HVAC UNITS

*****NOTICES TO CONTRACTOR*****

EXISTING UNDERGROUND/BURIED PUBLIC, PRIVATE, AND FRANCHISE UTILITIES/FACILITIES AFFECT THIS SITE, AND ARE DEPICTED ON THE PLANS PER THE BEST AVAILABLE INFORMATION AT THE TIME THE PLANS WERE PRODUCED. WINKELMANN & ASSOC., INC. SHALL NOT BE RESPONSIBLE FOR KNOWING THE EXACT LOCATION OF ALL FACILITIES OR DEPICTING EXACT LOCATIONS OF SAID FACILITIES ON THE PLANS BEYOND WHAT IS STATED ABOVE.

CONTRACTOR(S) SHALL CALL "811" A MINIMUM OF 48 HOURS PRIOR TO BEGINNING WORK ON THE SITE, AND SHALL NOT BEGIN ANY EXCAVATION OR DEMOLITION ACTIVITIES UNTIL AFTER SAID FACILITIES HAVE BEEN MARKED AND/OR FLAGGED PER "811" OR THE FACILITY OWNERS.

CONTRACTOR(S) SHALL BE WHOLLY RESPONSIBLE FOR ANY DAMAGE THAT MAY OCCUR TO SAID FACILITIES DUE TO WORK BEING DONE WITHOUT FOLLOWING THE PROCEDURES ABOVE.

SITE PLAN
SOUTHERN HILLS OFFICE PARK II
LOT 2R1, BLOCK A
8.038 ACRES ~ 350,139 S.F.

OUT OF THE ELIAS ALEXANDER SURVEY, ABSTRACT NO. 18
CITY OF MCKINNEY,
COLLIN COUNTY, TEXAS

OWNER: VCM PARTNERS LP 6850 TPC DR SUITE 104 MCKINNEY, TEXAS 75070	DEVELOPER: WILLIAM PEAVY III 1301 N. AKARD STREET DALLAS, TEXAS 75201 214-871-2640	ENGINEER/SURVEYOR: WINKELMANN & ASSOC., INC. 6750 HILLOREST PLAZA DR. SUITE 325 DALLAS, TEXAS 75230 PH: 972.490.7090
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Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS SURVEYORS
6750 HILLOREST PLAZA DRIVE, SUITE 325 (972) 490-7090
FAX: (972) 490-7090
Texas Engineer Registration No. 89 (972) 490-7090
Texas Surveyor Registration No. 108866-00
C-03.00

SOUTHERN HILLS OFFICE PARK II
MCKINNEY, TEXAS

S
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No.	DATE	REVISION
3.	06/15/2018	WATER LINE REVISION (#1)
2.	01/10/2018	CITY COMMENTS
1.	09/26/2017	CITY COMMENTS

APPROVED: _____
DATE: _____

Building Permit Copy
Approved by the Planning Dept.
07/31/2018 1:18:01 PM

GENERAL NOTES

1. THE CONTRACTOR SHALL OBTAIN A ROW TREES PERMIT, MARK ALL WATER LINES, SEWER LINES & TREE LOCATION BEFORE CALLING FOR ROW AND LANDSCAPE INSPECTIONS. NO EXCAVATION SHALL OCCUR IN A ROW BEFORE CITY INSPECTIONS.
2. TREES MUST BE PLANTED 8' OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREEN WALLS AND/OR OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
3. A TREE PERMIT IS REQUIRED TO REMOVE ANY EXISTING PROTECTED OR UNPROTECTED TREE.
4. THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, STANDARDS AND GRADES.
5. PROPOSED PLANTS SHALL COMPLY WITH THE LANDSCAPE PLANS APPROVED BY THE CITY OF MCKINNEY PLANNING DEPARTMENT. PLAN SUBSTITUTIONS SHALL BE PERMITTED AT THE DISCRETION OF THE DIRECTOR OF PLANNING AND HIS/HER APPOINTEE.
6. GROUND COVERS MUST PROVIDE COMPLETE COVERAGE WITHIN 2 YEARS OF PLANTING.
7. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOTBALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH.
8. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. WATER SHALL DRAIN OUT OF THE TREE PIT WITHIN A 24 HOUR PERIOD.
9. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE TRUNK FLARE.
10. BURGLAR TWINE AND WIRE BASKETS SHALL BE LOOSENEED AND PULLED BACK FROM THE TRUNK OF THE TREE.
11. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL, FREE OF ROCK AND OTHER DEBRIS.
12. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULT IN SOIL SATURATION. IN THE EVENT THAT THE SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED.
13. A 3" TO 4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 3" FROM THE TREE TRUNK.
14. MALICIOUS OR IMPROPER MAINTENANCE OR PRUNING TECHNIQUES SHALL NOT BE USED ON TREES INCLUDING BUT NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES. CRAPE MYRTLES SHALL NOT BE TOPPED.
15. TOPSOIL SHALL BE A MINIMUM OF 8" IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS AND CLODES AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL TO PLANT GROWTH.
16. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3" OF HARDWOOD MULCH.
17. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7'. TREES OVERHANGING PUBLIC STREET PAVING AND FIRELANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14'.
18. NO PLANT MATERIALS SHALL BE ALLOWED TO ENCRONCH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN OR BICYCLE TRAFFIC IS IMPEDED.
19. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS. SHRUBS ARE NOT TO EXCEED 30" IN HEIGHT. TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9'.
20. TREES PLANTED ON A SLOPE SHALL HAVE THE SOIL AT THE AVERAGE GRADE OF THE SLOPE.
21. WHEN TREES ARE PLANTED ON A SLOPE, CARE SHALL BE TAKEN TO INTERGRATE THE TREE ELEVATION WITH THE EXISTING SLOPE, WHILE INSURING THE TREE IS PLANTED AT THE PROPER ELEVATION.
22. THE OWNER, TENANT AND/OR THEIR AGENT SHALL BE RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN ACCORDANCE WITH DESIGN INTENT. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO MOWING, EDGING, PRUNING, FERTILIZING, WATERING AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF THE LANDSCAPE AREAS.
23. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, OR REMOVED SHALL BE REPLACED WITH MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS.
24. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
25. NO PLANTING AREA SHALL EXCEED 3:1 SLOPE (3 HORIZONTAL FEET TO 1 VERTICAL FOOT).
26. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR SHALL CORRECT EROSION DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
27. WALKWAYS SHALL MEET A.D.A. AND T.A.S. REQUIREMENTS.
28. LANDSCAPE INSTALLATION MUST COMPLY WITH APPROVED LANDSCAPE PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND/OR OBTAINING A CERTIFICATE OF OCCUPANCY.
29. ALL BED AREAS ADJACENT TO GRASS AREAS TO BE SEPARATED BY STEEL EDGING.
30. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

BUILDING PLANTING KEY

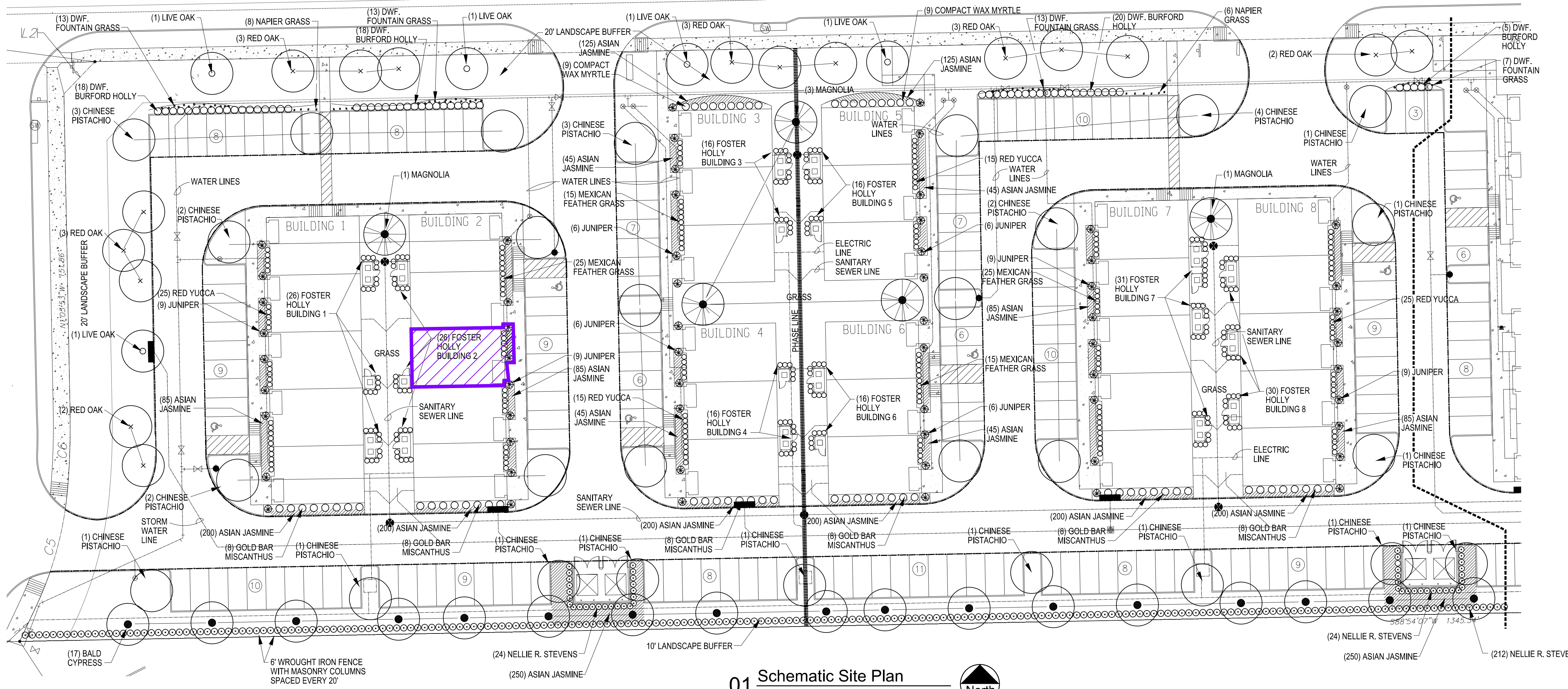
BUILDING	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18
PLANT MATERIAL	9	9	6	6	6	6	9	6	6	6	6	6	9	9	6	6	6	6
JUNIPER	25				15	15				25	15			15	25		15	15
RED YUCCA																		
MEXICAN FEATHER GRASS		25	15				15	25			15	15				25	15	15
ASIAN JASMINE	85	85	45	45	45	45	85	85	45	45	45	45	85	85	45	45	45	45

LANDSCAPE DATA

LANDSCAPE SETBACK FOR MAJOR THOROUGHFARES
 - REQUIRED LANDSCAPE BUFFER - 20'
 - PROVIDED LANDSCAPE BUFFER - 20'
 LANDSCAPE FRONTAGE
 - REQUIRED - 1 CANOPY TREE/40 L.F.
 - PROVIDED - COLLIN - MCKINNEY PKWY - 1320 L.F./40' = 33 TREES
 - REQUIRED - 75% FRONTAGE PARKING TO HAVE SHRUB SCREENING
 - PROVIDED - 80%
 RESIDENTIAL ADJACENCY
 - REQUIRED - LANDSCAPE BUFFER - 10'/1 CANOPY TREE/40 L.F.
 - PROVIDED - LANDSCAPE BUFFER - 10'/1320 L.F./40' = 33 TREES
 FRONT YARD LANDSCAPE
 - REQUIRED - 15% TO BE LANDSCAPED
 - PROVIDED - 100% LANDSCAPE COVERAGE
 INTERNAL LANDSCAPE
 - REQUIRED - 1 CANOPY TREE/10 PARKING REQUIRED SPACES, 309/10 = 31 TREES
 - PROVIDED - 51 CANOPY TREES
 SITE TREES
 - REQUIRED - MINIMUM 50% REQUIRED TREES TO BE CANOPY TREES
 - PROVIDED - 100% REQUIRED TREES ARE CANOPY TREES

PLANT LIST

MATERIAL	SIZE	SPECIFICATION
57 PISTACHIO	4" CAL.	14' HT., 3" SP. CONTAINER
27 PISTACHIA CHINENSIS	4" CAL.	14' HT., 3" SP. CONTAINER
11 QUERCUS SHUMMARDII	4" CAL.	14' HT., 3" SP. CONTAINER
33 QUERCUS VIRGINIANA	4" CAL.	14' HT., 3" SP. CONTAINER
12 BALD CYPRESS	30 GAL.	8' HT., 2" SP. CONTAINER
522 TAXODIUM DISTICHUM	15 GAL.	FULL TO GROUND
300 MAGNOLIA G. 'CLAUDIA WANNAMAHER'	15 GAL.	FULL TO GROUND
126 NELLIE R. STEVENS HOLLY	15 GAL.	FULL TO GROUND
91 ILEX A. 'NELLIE R. STEVENS'	15 GAL.	FULL TO GROUND
54 FOSTER HOLLY	15 GAL.	FULL TO GROUND
18 ILEX X ATTENUATE 'FOSTER'	15 GAL.	FULL TO GROUND
96 JUNIPER 'SKY ROCKET'	7 GAL.	MATCHED
165 DWF. BURFORD HOLLY	7 GAL.	30' HT., 24' SP. FULL FORM
165 ILEX C. 'BIFORDI' NANA'	7 GAL.	30' HT., 30' SP. FULL FORM
185 COMPACT WAX MYRTLE	5 GAL.	30' HT., 30' SP. FULL FORM
165 NAPIER GRASS	5 GAL.	30' HT., 30' SP. FULL FORM
96 PENNISETUM P. 'PRINCESS CAROLINE'	5 GAL.	24' HT., 24' SP. FULL FORM
165 GOLD BAR MISCANTHUS	5 GAL.	24' HT., 24' SP. FULL FORM
165 MISCANTHUS S. 'GOLD BAR'	5 GAL.	24' HT., 24' SP. FULL FORM
165 MEXICAN FEATHER GRASS	5 GAL.	24' HT., 24' SP. FULL FORM
165 NASSELLA TENUISSIMA	5 GAL.	24' HT., 24' SP. FULL FORM
75 HESPERALOE PARVIFOLIA	5 GAL.	24' HT., 24' SP. FULL FORM
4950 DWF. FOUNTAIN GRASS	4" POTS.	3-8" RUNNERS 12" O.C.
		ASIAN JASMINE
		TRACHELOSPERMUM ASIATICUM



IRRIGATION NOTE:
 ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

Building Copy Permit
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 07/23/2019 2:40:06 PM

This Record Drawing is a combination of the sealed engineering contract drawings for this project, modified by revision, change order, field order and information furnished by the contractor. The information shown on the Record Drawing is believed to be accurate based on information furnished by the contractor. The original sealed drawings are on file at the office of:
 Roth Designs
 7518 Baxtershire Drive
 Dallas, TX 75230
 (214) 215-4153
 Record Drawings Prepared On:
 11/28/2018

01 Schematic Site Plan
 1" = 30'-0"

DEVELOPER:
 SHOP II, LLC
 1901 N. AKARD
 DALLAS, TX 75201
 BILL PEAVY 214-871-2640

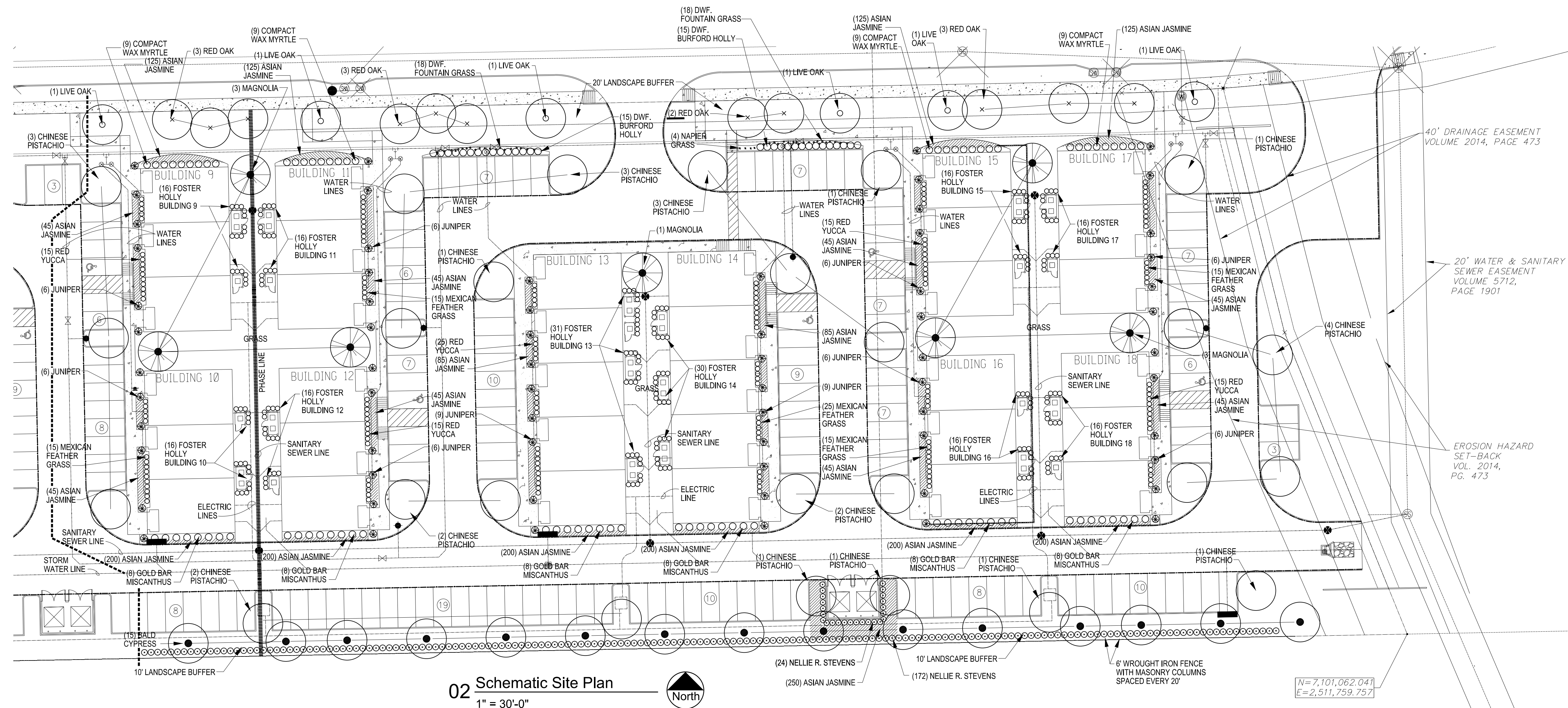
SOUTHERN HILLS OFFICE PARK II
 COLLIN MCKINNEY PKWY. & PIPER GLEN
 MCKINNEY, TX 75070

Landscape Architect:
 ROTH DESIGNS/Landscape Architecture
 7518 Baxtershire Drive
 Dallas, Texas 75230
 (214) 215-4153
 Contact: Lee Roth



ISSUE:
 07-11-19

SHEET
L1



02 Schematic Site Plan
1" = 30'-0"
North

N=7,101,062.04
E=2,511,759.757

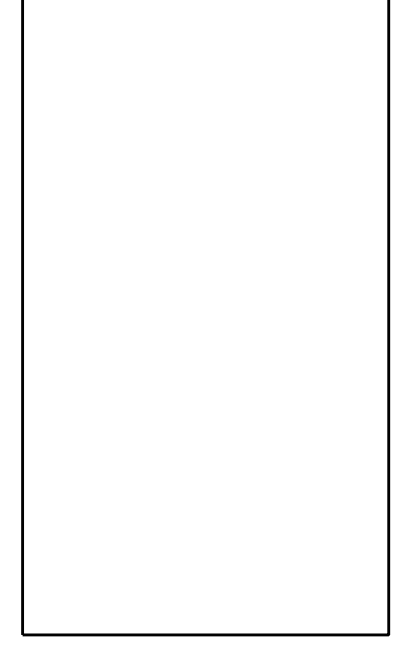
Building Copy Permit
Approved By The Planning Department
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SOUTHERN HILLS OFFICE PARK II
COLLIN MCKINNEY PKWY. & PIPER GLEN
MCKINNEY, TX 75070

Landscape Architect:
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7518 Baxtershire Drive
Dallas, Texas 75230
(214) 215-4153
Contact: Lee Roth



ISSUE:
07-11-19

SHEET
L2