

**LANDSCAPE NOTES**

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMU DAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- 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.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

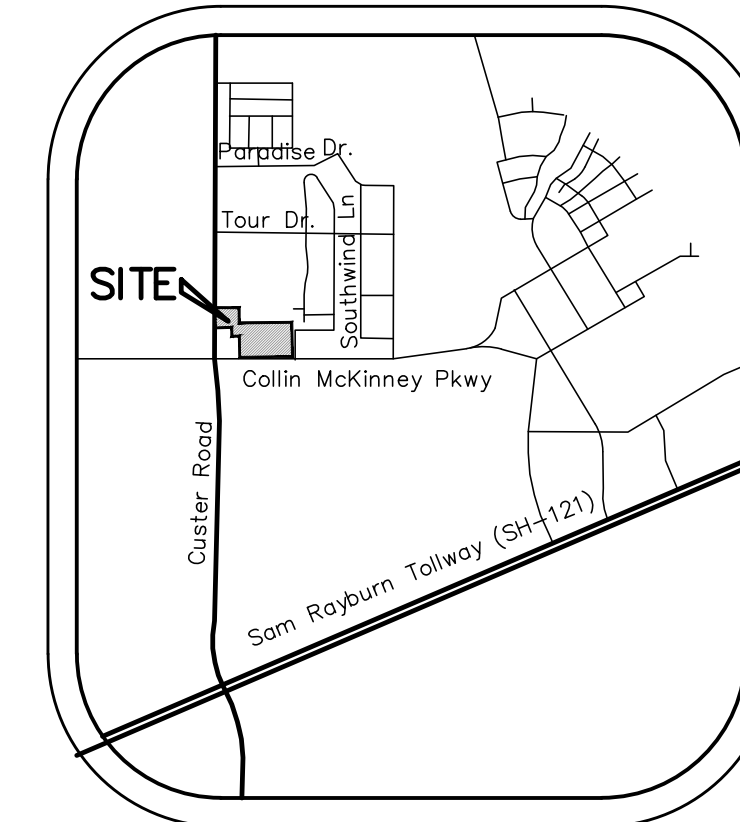
**MAINTENANCE NOTES**

- 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.

**GENERAL LAWN NOTES**

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- 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 ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**VICINITY MAP**  
NOT TO SCALE



**SOLID SOD NOTES**

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- GRASS SHALL BE ESTABLISHED WITH 100% COVERAGE AND 70% DENSITY WITH AN APPROVED PERENNIAL GRASS PRIOR TO ISSUANCE OF A CO. APPROVED GRASSES INCLUDE BUFFALO, BERMU DAGRASS, AND ZOYSIA.
- CONTRACTOR TO VERIFY WATER RESTRICTIONS WITH THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW FOR HYDROMULCH, HYDROSEEDING, OR SPRIGGING (CITY OF MCKINNEY DOES NOT ALLOW HYDROMULCH IN STAGE 3 AND 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING MUST BE INSTALLED.

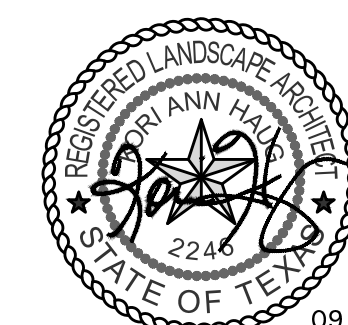
**LANDSCAPE TABULATIONS**  
CITY OF MCKINNEY, TEXAS

| STREETYARD  |                                       |
|---|---------------------------------------|
| 1. 15% of the streetyard to be landscape.   |                                       |
| Total Streetyard: 29,694 s.f.   |                                       |
| Required 4,454 s.f. (15%)   | Provided 19,244 s.f. (64%)            |
| SITE LANDSCAPE  |                                       |
| 1. 10% of the total site to be landscape.   |                                       |
| Total Site: 343,967 s.f.  |                                       |
| Required 34,397 s.f. (10%)  | Provided 98,802 s.f. (28%)            |
| STREET TREES  |                                       |
| 1. One (1) tree, 4" cal., 12' ht. min. at time of planting, per 40 l.f. of street frontage. |                                       |
| COLLIN MCKINNEY PARKWAY: 703 l.f.   |                                       |
| Required (18) trees, 4" cal., 12' ht.   | Provided (21) trees, 4" cal., 12' ht. |
| PIPER GLEN ROAD: 369 l.f.   |                                       |
| Required (9) trees, 4" cal., 12' ht.  | Provided (9) trees, 4" cal., 12' ht.  |
| PERIMETER TREES   |                                       |
| 1. One (1) tree, 4" cal., 12' ht. min. at time of planting, per 30 l.f. of property border. |                                       |
| NORTH BORDER: 809 l.f.  |                                       |
| Required (27) trees, 4" cal., 12' ht.   | Provided (27) trees, 4" cal., 12' ht. |
| EAST BORDER: 88 l.f.  |                                       |
| Required (3) trees, 4" cal., 12' ht.  | Provided (3) trees, 4" cal., 12' ht.  |
| SOUTH BORDER (COMMUNITY GARDENS): 124 l.f.  |                                       |
| Required (4) trees, 4" cal., 12' ht.  | Provided (4) trees, 4" cal., 12' ht.  |
| WEST BORDER: 394 l.f.   |                                       |
| Required (13) trees, 4" cal., 12' ht.   | Provided (13) trees, 4" cal., 12' ht. |
| PARKING LOT (188 spaces)  |                                       |
| 1. One (1) tree, 4" cal., 12' ht. min. at time of planting, per 10 parking spaces.          |                                       |
| 2. 36" ht. parking lot screen.  |                                       |
| Required (19) trees, 4" cal., 12' ht.   | Provided (38) trees, 4" cal., 12' ht. |
| 36" ht. screen  | N/A                                   |
| SITE TREES  |                                       |
| 1. 50% of total trees on-site shall be canopy trees.  |                                       |
| Total Site Trees: (113)   |                                       |
| (113) canopy trees: 100%  |                                       |

**PLANT LIST**

| SYMBOL | BOTANICAL NAME                         | COMMON NAME                   | QTY. | SIZE    | REMARKS   |
|--------|--|-------------------------------|------|---------|---|
| BC     | <i>Taxodium distichum</i>              | Bald Cypress                  | 14   | 4" cal. | container grown, 12' ht. at time of planting, 5' spread, 5' branching ht., matching |
| LE     | <i>Ulmus parvifolia 'Sempervirens'</i> | Lacebark Elm                  | 16   | 4" cal. | container grown, 12' ht. at time of planting, 5' spread, 5' branching ht., matching |
| LO     | <i>Quercus virginiana</i>              | Live Oak                      | 50   | 4" cal. | container grown, 12' ht. at time of planting, 5' spread, 5' branching ht., matching |
| SO     | <i>Quercus shumardii</i>               | Shumard Red Oak               | 33   | 4" cal. | container grown, 12' ht. at time of planting, 5' spread, 5' branching ht., matching |
| NRS    | <i>Ilex spp. 'Nellie R. Stevens'</i>   | Nellie R. Stevens Holly       | 32   | 7 gal.  | container full to base, 36" ht. at time of planting, 36" o.c.                       |
| IH     | <i>Raphiolepis indica 'Jack Evans'</i> | Indian Hawthorne 'Jack Evans' | 78   | 5 gal.  | container full, 24" ht. at time of planting, 20" spread, 36" o.c.                   |
| SOD    | <i>Cynodon dactylon</i>                | Common Bermudagrass           |      |         | refer to notes  |

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.  
PLANT 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.



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**N.E.C CUSTER & COLLIN**  
**MCKINNEY PARKWAY**

GARDNER CAPITAL DEVELOPMENT TEXAS, LLC

**LOT 7, BLOCK A**  
**CITY OF MCKINNEY, TEXAS**

|       |          |             |
|-------|----------|-------------|
| DRAWN | DATE     | PROJECT NO. |
| KAH   | 08/03/15 | 15086       |