

LANDSCAPE NOTES

- 1. 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.
2. 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.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system.
7. All lawn areas to be Hydromulch Bermuda grass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

- 1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. 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.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. 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 rye grass 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.

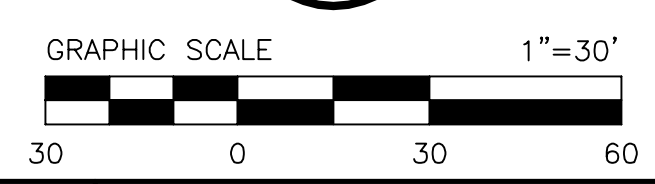
Table with 4 columns: Requirement, Value, and Reference. Includes rows for Site Area (186,921 SF), Street Frontage (344.36 LF), Residential Adjacency, Parking Spaces (178), Required Street Yard (1,033 SF), Required Site Living Landscape (18,692 SF), Required Street Trees (9), Interior Parking Lot Trees (18), and Parking Lot Screening (108.38 LF).

PLANTS LIST

Table with 5 columns: QTY, BOTANICAL NAME, COMMON NAME, SIZE, REMARKS, and REFERENCE DETAIL. Lists trees like Taxodium distichum, Pistacia chinensis, and shrubs like Nellie R. Stevens, Holly.

PLANT LEGEND

Table with 2 columns: Symbol and Name. Lists symbols for Nellie R. Stevens, Holly; Bald Cypress; Chinese Pistachio; Cedar Elm; Shumard Red Oak; Live Oak; Indian Hawthorn, Pink; Cleveya; and Hydromulch.



CAUTION!!! BEFORE YOU DIG... UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT THE LOCATES FOR FRANCHISE UTILITY INFO. CALL BEFORE YOU DIG.

BENCHMARK LIST: BENCHMARK #1 FOUND CITY OF MCKINNEY MONUMENT NO. 13 ELEVATION = 727.84 BENCHMARK #2 SQUARE CUT ON TOP OF CURB LOCATED AT THE NORTHEAST CORNER OF THE PARKING LOT NEAR THE SOUTHEAST CORNER OF THE SITE. ELEVATION = 736.17

FRANCHISE UTILITY NOTES: 1. CITY OF MCKINNEY - (972) 547-7340 2. ENVIRONMENTAL MGR - (972) 547-7576 - MR. KYLE ODOM 3. STORM WATER SPECIALIST - (972) 547-7579 4. EROSION CONTROL INSP - (972) 547-7484 5. ONCOR ELECTRIC - (903) 888-8242 - MR. MARK BAILEY 6. ATMOS ENERGY (GAS) - (214) 733-5122 - MR. DAVID COOKER 7. TIME WARNER CABLE - (972) 742-5892 8. AT&T TELEPHONE - (972) 569-4780 - MR. KEITH HELM

LEGEND: BOLLARD, ELECTRIC METER, POWER POLE, LIGHT STANDARD, WATER METER, WATER VALVE, IRRIGATION CONTROL VALVE, FIRE HYDRANT, FIRE DEPARTMENT CONNECTION, CLEAN OUT, MANHOLE, GAS METER, TRAFFIC SIGNAL CONTROL, TRAFFIC SIGNAL POLE, TRAFFIC SIGN, TELEPHONE BOX, TV BOX, FLAG POLE, PROPERTY LINE, O.H. POWER LINES, U/G TELEPHONE LINES, U/G WATER LINE, U/G GAS LINE, EXISTING CONTOURS, PROPOSED CONTOURS.

Table with 4 columns: NO., DATE, REVISION / DESCRIPTION, W NUMBER. Shows design and draw dates and numbers.

PROJECT INFORMATION: GOLF COURSE ADDITION, BLOCK B, LOT 1R2, GOLF COURSE WEST ADDITION, CITY OF MCKINNEY, TEXAS. F.M. ASHLOCK SURVEY, ABSTRACT NO. 6 AND G.S. BACCUS SURVEY, ABSTRACT NO. 119. PROPOSED USE: OFFICE BUILDINGS.

DEVELOPER: SHB DEVELOPMENT, LLC, P.O. BOX 175, SHREVEPORT, LOUISIANA 71161. LINO ANDREANI, DEVELOPER (214) 931-1111 PHONE.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RANDALL P. POOLE, P.E. 02-15-2016. 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: RANDALL P. POOLE, P.E. P.E. No.: 02-15-2016 Date: 02-15-2016

PPOGUE ENGINEERING & DEVELOPMENT COMPANY, INC. a division of Westwood. 1512 BRAY CENTRAL DRIVE, SUITE 100, MCKINNEY, TEXAS 75069. (214) 473-4640 PHONE, (888) 937-5150 TOLL FREE. WWW.WESTWOOD.COM

LANDSCAPE PLAN WEST RIDGE OFFICE CONDOMINIUMS BLOCK B, LOT 2, GOLF COURSE WEST ADDITION F.M. ASHLOCK SURVEY, ABSTRACT NO. 6 CITY OF MCKINNEY, TEXAS. SHEET NO. L1.01