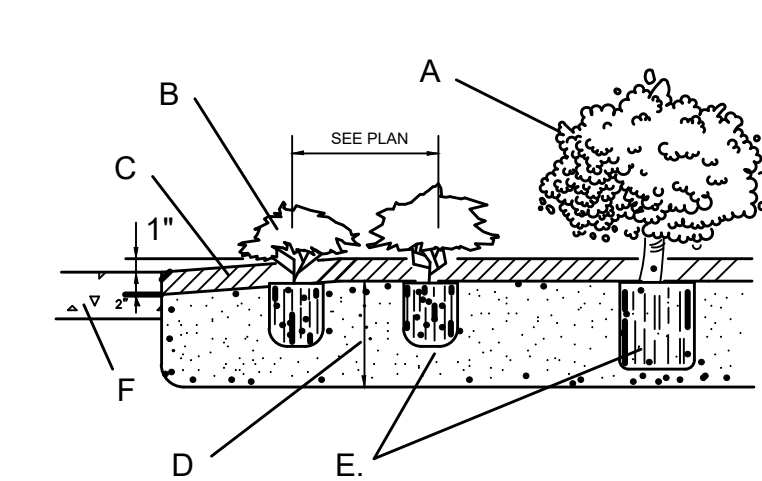


**LANDSCAPE PLAN NOTES:**

- All turf areas are to be hydromulched with common bermuda grass or solid sod. Hydromulch may not be applied during Stage 3 drought conditions.
- Annual color plantings are to be determined at the time of planting.
- All lawn and landscape areas are to be seperated by Ryerson Steel Edging or a trench edge.
- All trees and planting beds are to be laid out in the field by the landscape contractor for review by the owner's representative prior to excavation or preparation of planting areas. Contractor assumes full responsibility for failure to obtain owner's review of the layout including modifications required.
- Landscape contractor is responsible for location all underground utilities and structures wether or not shown on the plans. And shall be responsible for damage to said utilities or structures caused by his forces. Ref. Civil plans for proposed utility line locations.
- Planting area preparation to include minimum 1.5" to 3" approved organic matter (Back to earth or living earth) tilled into the top 8" of planting area soil unless otherwise specified. Remove all rocks, clods and debris. Leave planting areas smooth and assure positive drainage away from building as shown.

**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.



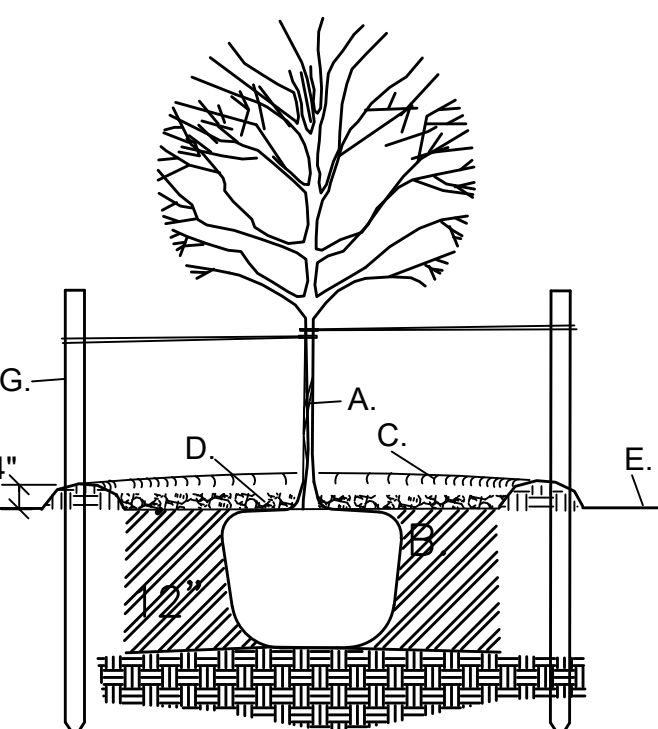
PLANTING BED DETAIL / COLOR BEDS  
NOT TO SCALE

**GENERAL NOTES:**

- ADD OR REMOVE TOPSOIL AS NECESSARY TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS, SOIL MIXTURE, REEF SPECS.
- TRIANGULARLY SPACE ALL GROUNDCOVERS AT SPACING SHOWN ON PLANS.
- SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE.
- PERENNIALS AND ANNUALS SHALL HAVE SOIL AMENDED TO A MIN. OF 12".

**CONSTRUCTION NOTES:**

- SHRUB - PER PLAN REMOVE ALL LABELS
- GROUND COVER - PER PLAN
- 2" MIN. BARK MULCH AS SPEC. SLOPE FROM HARDSCAPE TO 1" ABOVE HARDSCAPE
- PLANTING MIX AS SPECIFIED
- REMOVE CONTAINER PRUNE ANY CIRCLING ROOT



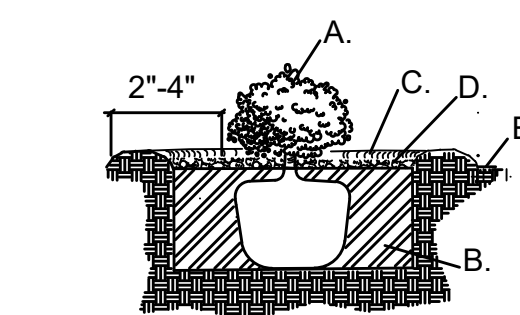
ISOLATED TREE PLANTING  
NOT TO SCALE

**GENERAL NOTES:**

- STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
- TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE
- ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.

**CONSTRUCTION NOTES:**

- TREE
- LOOSEN NATIVE BACKFILL
- WATER RETENTION BASIN
- 2" DEPTH OF BARK MULCH
- FINISH GRADE
- 2 STRAND TWISTED 12 GAUGE GAL. WIRE ENCASE IN 1" DIA. RUBBER HOSE
- 6"Ø METAL TEE POSTS, INSTALL 24" BELOW GRADE, MULTI TRUNKS 2 STAKES, SINGLE TRUNK 3 STAKES. ALIGN IN MEDIANS PARALLEL TO CURB. INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-36.



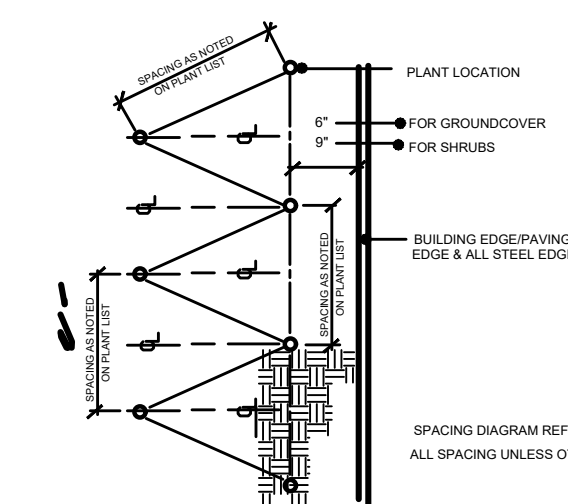
ISOLATED SHRUB PLANTING  
NOT TO SCALE

**GENERAL NOTES:**

- THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

**CONSTRUCTION NOTES:**

- SHRUB
- PLANTING SOIL MIXTURE (REF SPECIFICATIONS)
- WATER RETENTION BASIN
- 2" DEPTH OF BARK MULCH
- FINISH GRADE



PLANT SPACING DIAGRAM  
NOT TO SCALE

**GENERAL MAINTENANCE:**

REQUIRED PLANTS MUST BE MAINTAINED IN A HEALTHY CONDITION AT ALL TIMES. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING OF GRASS, IRRIGATING, FERTILIZING, PRUNING, AND OTHER MAINTENANCE OF ALL PLANTINGS AS NEEDED. ANY PLANT THAT DIES MUST BE REPLACED WITH ANOTHER LIVING PLANT THAT IS COMPATIBLE WITH THE APPROVED LANDSCAPE PLAN WITHIN (90) NINETY DAYS AFTER NOTIFICATION FROM THE CITY. THE BUILDING OFFICIAL MAY EXTEND THE TIME PERIOD UP TO AN ADDITIONAL (90) DAYS DUE TO WEATHER CONSIDERATIONS. IF THE PLANTS HAVE NOT BEEN REPLACED AFTER APPROPRIATE NOTIFICATION AND/OR EXTENSION, THE PROPERTY OWNER SHALL BE IN VIOLATION OF THIS ORDINANCE.

ANY DAMAGE TO UTILITY LINES RESULTING FROM THE NEGLIGENCE OF THE PROPERTY OWNER OR HIS AGENTS OR EMPLOYEES IN THE INSTALLATION AND MAINTENANCE OF REQUIRED LANDSCAPING IN A UTILITY EASEMENT IS THE RESPONSIBILITY OF THE PROPERTY OWNER. IF A PUBLIC UTILITY DISTURBS PLANTS WITHIN AN EASEMENT, IT SHALL MAKE EVERY REASONABLE EFFORT TO PRESERVE THE PLANTS AND RETURN THEM TO THEIR PRIOR LOCATIONS AFTER THE UTILITY WORK. IF NONETHELESS, SOME PLANTS DIE, IT IS THE OBLIGATION OF THE PROPERTY OWNER TO REPLACE THEM.

**LANDSCAPE REQUIREMENTS**

**TOTAL SITE DATA**

AREA: 547,510 S.F. (12.57 ACRES)

**TOTAL SITE LANDSCAPE**

REQUIRED: 10% OF TOTAL SITE = 54,751 S.F.

PROVIDED: 10%+ (54,751+ S.F.)

**STREET TREE & LANDSCAPE BUFFER CALCULATIONS**

REQUIRED: 1 CANOPY TREE PER 30 L.F.  
NORTH McDONALD STREET: 310 / 30 = 10.333 TREES

PROVIDED: NORTH McDONALD STREET = 11 TREES

SOUTH, EAST AND NORTH PROPERTY LINE

REQUIRED: 20' LANDSCAPE BUFFER

1 CANOPY TREE PER 30 L.F.

5,103 L.F. / 30 = 170 TREES

PROVIDED: 20' LANDSCAPE BUFFER

53 PROPOSED TREES

317 EXISTING TREES

**PARKING LOT LANDSCAPE CALCULATIONS - 270 SPACES**

REQUIRED: TERMINUS ISLANDS WITH A MINIMUM OF 1 CANOPY TREE SHALL BE PROVIDED AT THE END OF PARKING ROW  
LANDSCAPE ISLAND WITH 1 TREE WITHIN 65 FEET OF EVERY PARKING SPACE.  
PARKING LOTS WITH MORE THAN 20 SPACES, 1 TREE SHALL BE PLANTED FOR EVERY 10 PARKING SPACES

PARKING SPACES: 270 SPACES / 10 = 27 TREES

PROVIDED: TERMINUS ISLANDS WITH 1 TREE

A TREE WITHIN 65 FEET OF EVERY PARKING SPACE  
27+ PARKING LOT TREES

**MITIGATION**

MITIGATION CALCS	
TOTAL INCHES ON SITE:	5,260 INCHES
TOTAL QUALITY INCHES REMOVED:	22 INCHES
TOTAL QUALITY INCHES REMOVED EXEMPT:	352 INCHES
TOTAL QUALITY INCHES PRESERVED:	2,173 INCHES
TOTAL QUALITY INCHES REQUIRING MITIGATION:	22 INCHES
TOTAL SPECIMEN TREE INCHES REMOVED:	0 INCHES
MITIGATION REQUIRED:	22 INCHES

QUALITY TREE REMOVAL	
TOTAL QUALITY TREES WITHIN FLOODPLAIN:	50 TREES
TOTAL QUALITY TREES REMOVED (MAX 30%):	1 TREE
TOTAL QUALITY TREES PRESERVED (MIN 70%):	49 TREES

TOTAL MITIGATION AND REPLACEMENT FOR QUALITY TREE REMOVALS FOR SITE2022-0085			
	6"-16" REMOVED	6"-16" PRESERVED	4" REPLACEMENT TREES
TOTAL	0	0	0
	17"+ REMOVED	17"+ PRESERVED	6" REPLACEMENT TREES
TOTAL	22	0	8

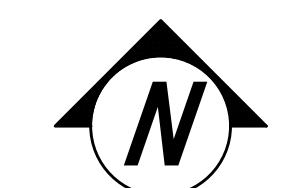
**NOTE:**  
TREE MITIGATION TO BE SATISFIED BY REPLANTING TREES ON SITE BASED ON ABOVE DATA TABLE.

**NOTE:**  
THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

OWNER  
CYPRESS EQUITY INVESTMENTS  
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SUITE 240  
DALLAS, TEXAS 75248  
(832) 228-8614  
ALICE LIN

LANDSCAPE ARCHITECT  
MEEKS DESIGN GROUP  
1755 N. COLLINS BLVD.,  
SUITE 300  
RICHARDSON, TEXAS 75080  
(972) 690-7474  
BRANDON BOOHER

ENGINEER  
CROSS ENGINEERING CONSULTANTS, INC.  
1720 W VIRGINIA STREET,  
MCKINNEY, TEXAS 75069  
(972) 562-4409  
JONATHAN HAKE, P.E.



**ISSUES:**

08-22-22	SITE PLAN SUBMITTAL

**REVISIONS:**

10-06-22	CITY COMMENTS
10-21-22	CITY COMMENTS
11-04-22	CITY COMMENTS
11-14-22	CITY COMMENTS

**CLIENT:**  
Cypress Equity Investments  
16000 Dallas Parkway  
Suite 240  
Dallas, TX 75248

**MCDONALD STREET  
MULTIFAMILY  
MCKINNEY, TEXAS**

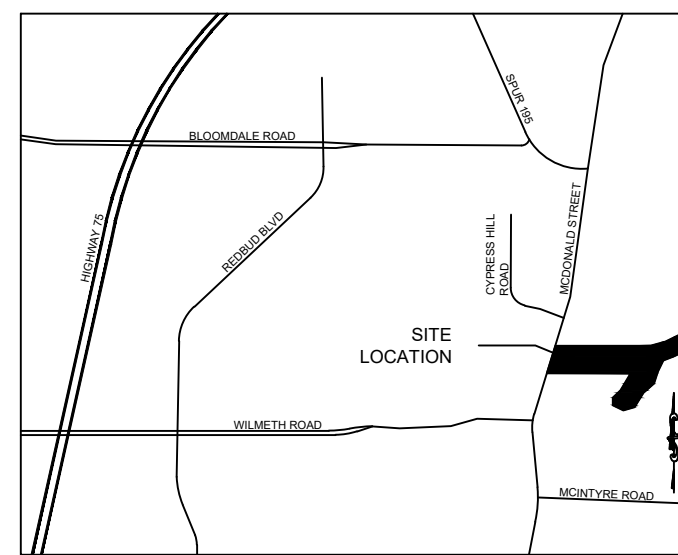
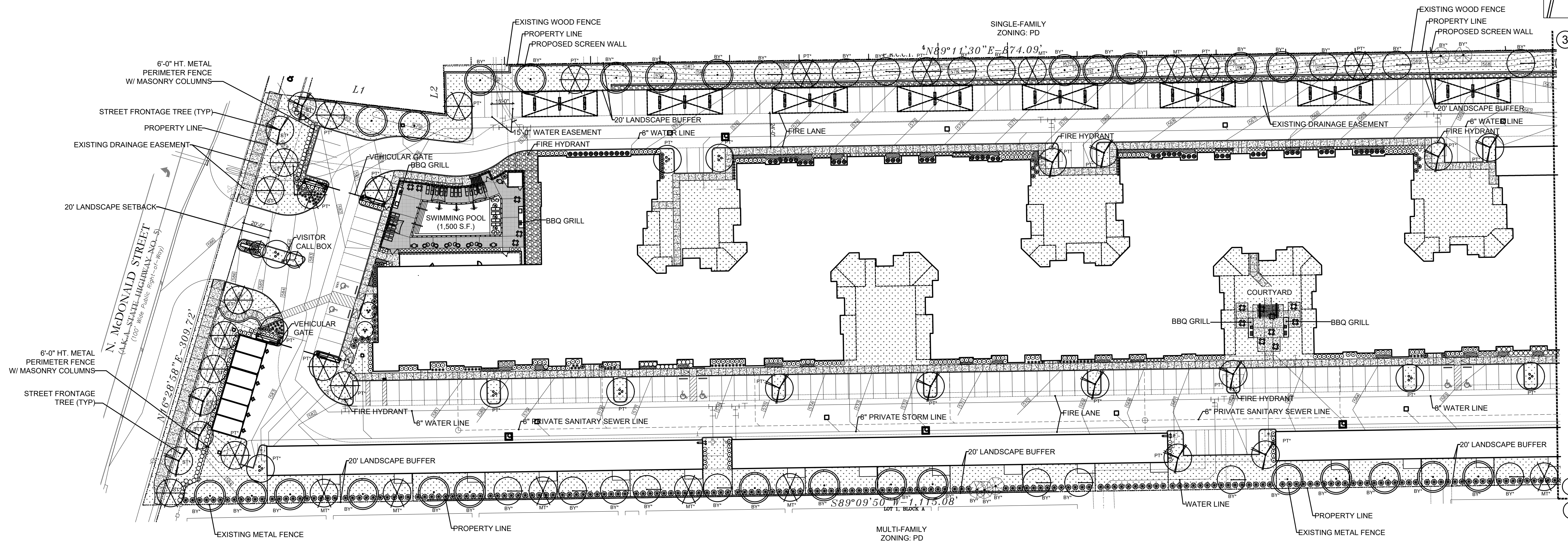
**mgb**  
landscape architects  
MEEKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 690-7474  
F (972) 690-7878



**ISSUE FOR PERMIT**

MCDONALD STREET  
MULTIFAMILY  
MCKINNEY, TEXAS  
JOB NUMBER: CEI-2201

CITY SUBMITTAL -  
LANDSCAPE PLAN



**ISSUES:**

- 08-22-22 SITE PLAN SUBMITTAL

**REVISIONS:**

- 10-06-22 CITY COMMENTS
- 10-21-22 CITY COMMENTS
- 11-04-22 CITY COMMENTS
- 11-14-22 CITY COMMENTS
- 11-30-22 CITY COMMENTS

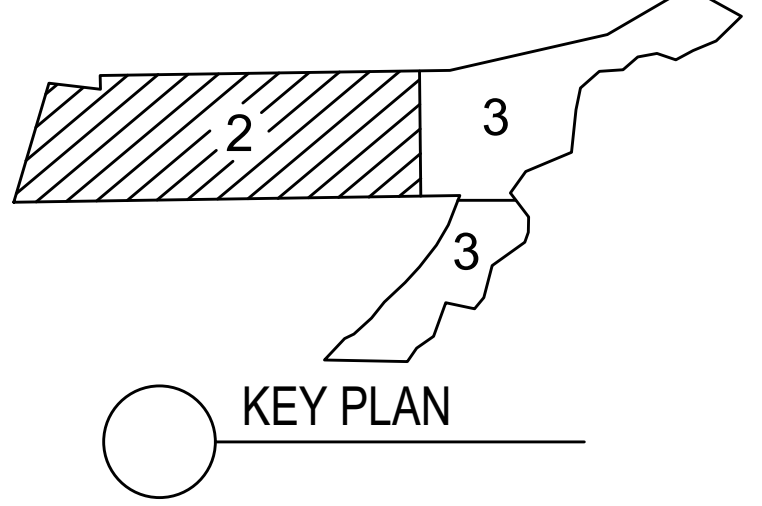
**CLIENT:**  
 Cypress Equity Investments  
 16000 Dallas Parkway  
 Suite 240  
 Dallas, TX 75248

# MCDONALD STREET MULTIFAMILY MCKINNEY, TEXAS

SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE	REMARKS
<b>SHADE TREES</b>					
BC	<i>Taxodium distichum</i>	Bald Cypress	28	4" Cal.	12-14' HL
CE	<i>Ulmus crassifolia</i>	Cedar Elm	14	4" Cal.	12-14' HL
BO	<i>Ulmus crassifolia</i>	Bur Oak	23	4" Cal.	12-14' HL
LO	<i>Quercus virginiana</i>	Live Oak	27	4" Cal.	12-14' HL
LR	<i>Quercus virginiana</i>	Live Oak	8	6" Cal.	14-18' HL
RO	<i>Quercus shumardi</i>	Rod Oak	15	4" Cal.	12-14' HL
<b>ORNAMENTAL TREES</b>					
DM	<i>Lagerströmia indica</i>	Dynamite Red Crape Myrtle	3	8" to 10" HL, 4' - 5' spread	3" cal. min.
VH	<i>Ilex vomitoria</i>	Yaupon Holly (tree form)	4	8" to 10" HL, 4' - 5' spread	3" cal. min.
<b>LARGE SHRUBS</b>					
AB	<i>Abelia grandiflora</i>	Edward Goucher Abelia	58	3 Gal.	24" min. HL, 18" min. spread, Plant 36" O.C.
CL	<i>Fernstroemia gymnanthera</i>	Cleyera	69	3 Gal.	24" min. HL, 18" min. spread, Plant 36" O.C.
MG	<i>Miscanthus sinensis</i>	Maiden Grass	39	3 Gal.	24" min. HL, 18" min. spread, Plant 36" O.C.
FH	<i>Ilex opaca</i>	Fosters Holly	221	7 Gal.	48" min. HL, 30" min. spread, Plant 60" O.C.
DB	<i>Ilex cornuta</i>	Dwarf Burford Holly	42	5 Gal.	30" min. HL, 18" min. spread, Plant 36" O.C.
NR	<i>Ilex x 'Nellie R. Stevens'</i>	Nellie R. Stevens Holly	25	3 Gal.	24" min. HL, 18" min. spread, Plant 36" O.C.
PD	<i>Loropetalum chinense</i>	Purple Fringe Flower	277	5 Gal.	30" min. HL, 18" min. spread, Plant 36" O.C.
TS	<i>Leucophyllum muscicola</i>	Texas Sage	63	3 Gal.	24" min. HL, 18" min. spread, Plant 36" O.C.
<b>ORNAMENTAL SHRUBS</b>					
SL	<i>Ligularia sinensis</i>	Sunshine Ligularia	14	3 gal	Plant 24" O.C.
GC	<i>Muhlenbergia capillaris</i>	Gulf Muhly	119	3 gal	Plant 24" O.C.
DY	<i>Ilex vomitoria 'nana'</i>	Dwarf Yaupon Holly	140	3 gal	Plant 24" O.C.
<b>GROUNDCOVERS</b>					
LR	<i>Liriope muscari</i>	Liriope	990	4" pots	Plant 12" O.C.
SC		Seasonal Color	25	4" pots	Plant 12" O.C.
SS	<i>Cynodon spp.</i>	Common Bermuda			Solid sod
CY		Cypress Mulch			Spread 3" min. thickness All planting beds
RR		Colorado River Rock			Tan color, 2"-4" dia.

**TREE LEGEND**

- ST\* STREET TREE
- PT\* PARKING LOT TREE
- BY\* BUFFERYARD TREE
- MT\* MITIGATION TREE



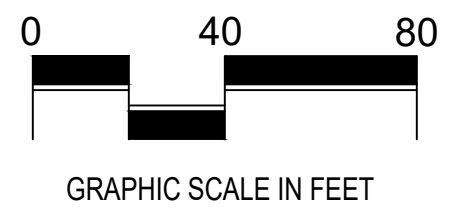
NOTE- CALIPER INCH MEASURED 6" ABOVE THE GROUND

NOTE- NO TREE SHALL BE PLACED CLOSER THAN 8 FT. FROM A CITY OF MCKINNEY PUBLIC UTILITY OR STORM LINE.

NOTE: THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF MCKINNEY AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDROMULCH, HYDROSEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

## 1 LANDSCAPE PLAN

SCALE: 1"=40'-0"



**OWNER**  
 CYPRESS EQUITY INVESTMENTS  
 16000 DALLAS PARKWAY  
 SUITE 240  
 DALLAS, TEXAS 75248  
 ALICE LIN

**LANDSCAPE ARCHITECT**  
 MEEKS DESIGN GROUP  
 1755 N. COLLINS BLVD.,  
 SUITE 300  
 RICHARDSON, TEXAS 75080  
 (972) 690-7474  
 BRANDON BOOHER

**ENGINEER**  
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**ISSUE FOR PERMIT**

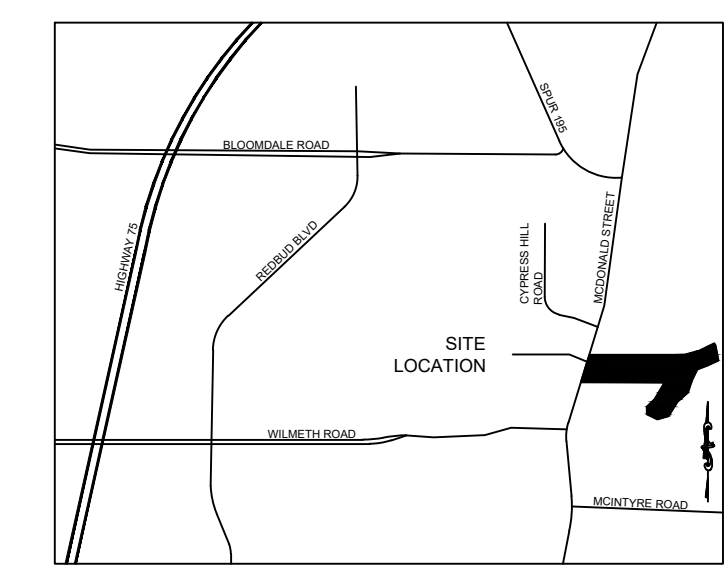
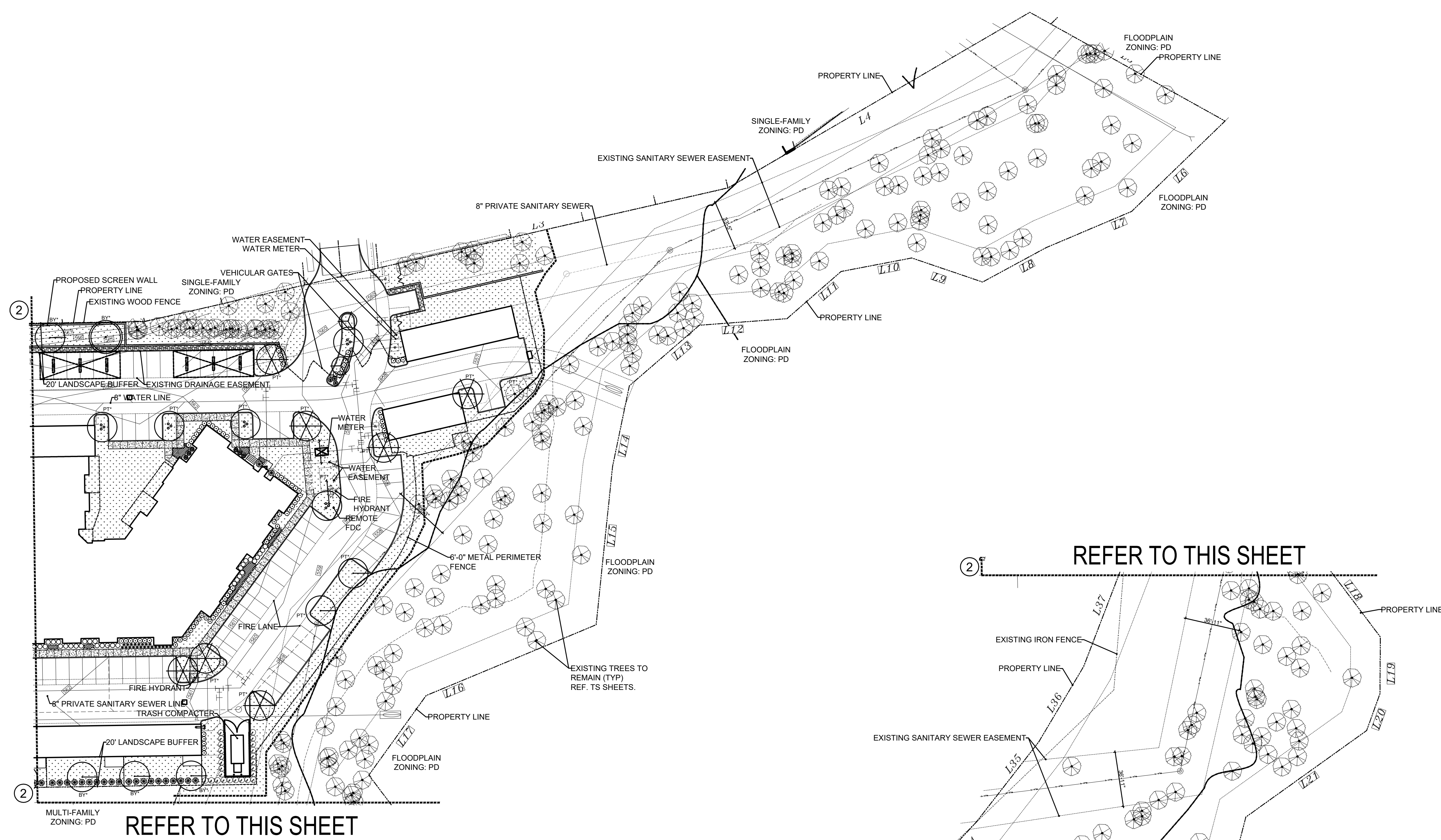
MCDONALD STREET  
 MULTIFAMILY

MCKINNEY, TEXAS

JOB NUMBER: CEI-2201

CITY SUBMITTAL -  
 LANDSCAPE PLAN

LP0.02



**ISSUES:**

08-22-22 SITE PLAN SUBMITTAL

**REVISIONS:**

10-06-22 CITY COMMENTS

10-21-22 CITY COMMENTS

11-04-22 CITY COMMENTS

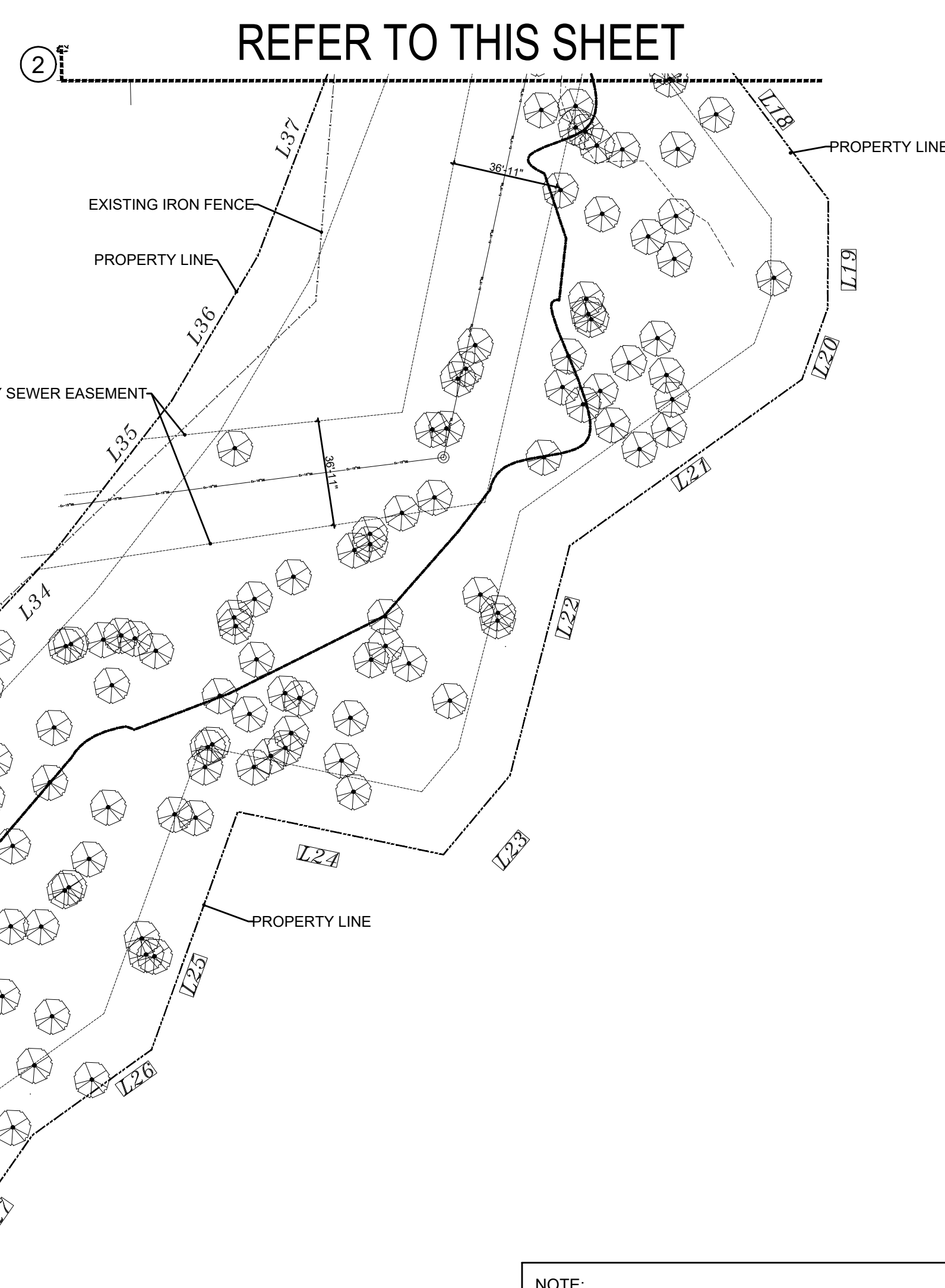
11-14-22 CITY COMMENTS

11-30-22 CITY COMMENTS

**CLIENT:**

Cypress Equity Investments  
 16000 Dallas Parkway  
 Suite 240  
 Dallas, TX 75248

# MCDONALD STREET MULTIFAMILY MCKINNEY, TEXAS



REFER TO THIS SHEET

REFER TO THIS SHEET

PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS
<b>SHADE TREES</b>			
BC	Taxodium distichum	Bald Cypress	28 4" Cal. 12'-14' HL
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BO	Ulmus crassifolia	Bur Oak	23 4" Cal. 12'-14' HL
L3	Quercus virginiana	Live Oak	27 4" Cal. 12'-14' HL
DO6	Quercus virginiana	Live Oak	6 6" Cal. 14'-16' HL
RO	Quercus shumardii	Red Oak	15 4" Cal. 12'-14' HL
<b>ORNAMENTAL TREES</b>			
DM	Lagerstroemia indica	Dynamite Red Grape Myrtle	3 8' to 10' HL, 4'-5' spread
YH	Ilex vomitoria	Yaupon Holly (tree form)	4 8' to 10' HL, 4'-5' spread
<b>LARGE SHRUBS</b>			
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PH	Ilex opaca	Fosters Holly	221 7 Gal. 48" min. ht, 30" min. spread, Plant 38" O.C.
DB	Ilex cornuta	Dwarf Burford Holly	42 5 Gal. 38" min. ht, 18" min. spread, Plant 38" O.C.
NR	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	25 3 Gal. 24" min. ht, 18" min. spread, Plant 38" O.C.
PD	Loropetalum chinense	Purple Fringe Flower	277 5 Gal. 38" min. ht, 18" min. spread, Plant 38" O.C.
TS	Leucophyllum frutescens	Texas Sage	63 3 Gal. 24" min. ht, 18" min. spread, Plant 38" O.C.
<b>ORNAMENTAL SHRUBS</b>			
SL	Ligustrum sinense	Sunshine Ligustrum	14 3 gal. Plant 24" O.C.
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CV		Cypress Mulch	Spread 3" min. thickness
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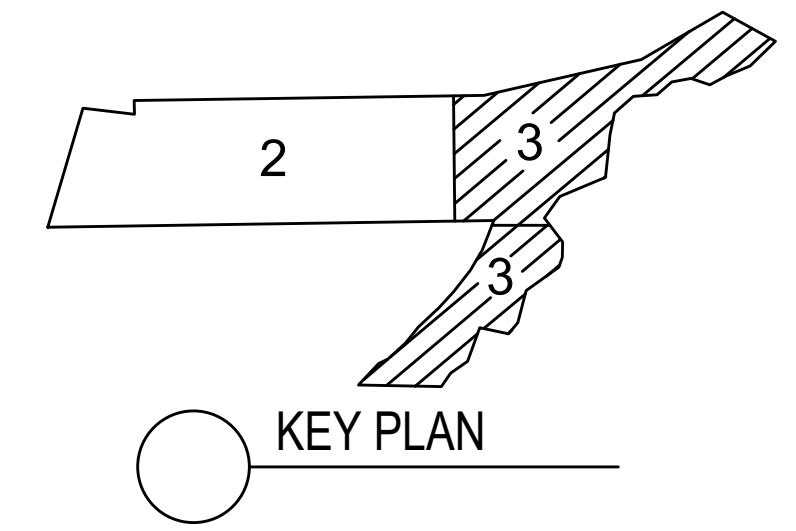
**TREE LEGEND**

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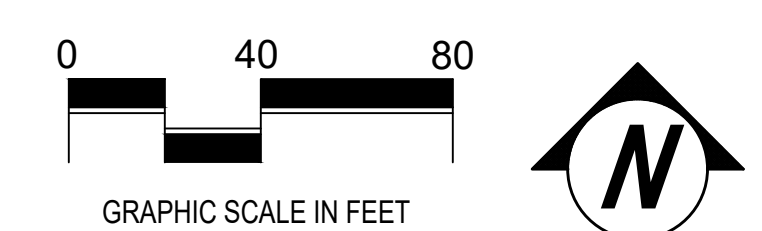
MT\* MITIGATION TREE



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## 1 LANDSCAPE PLAN

SCALE: 1"=40'-0"



**ISSUE FOR PERMIT**

MCDONALD STREET  
 MULTIFAMILY

MCKINNEY, TEXAS

JOB NUMBER: CEI-2201

CITY SUBMITTAL -  
 LANDSCAPE PLAN

LP0.03