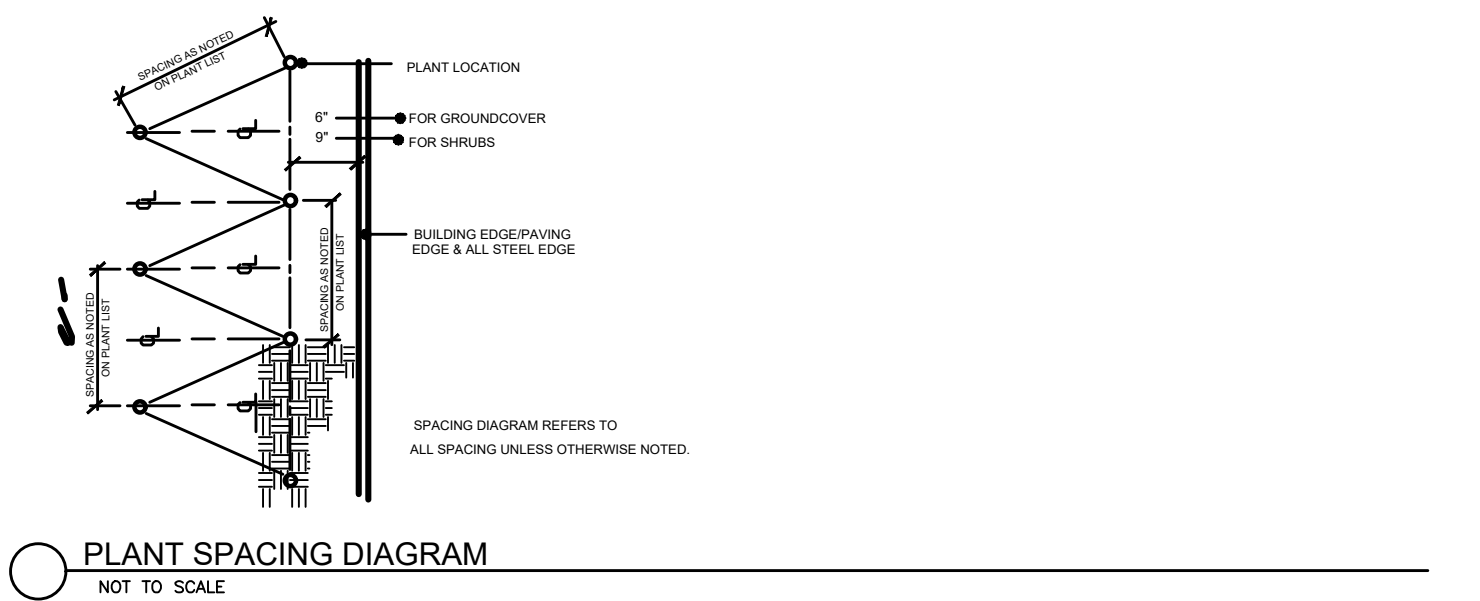
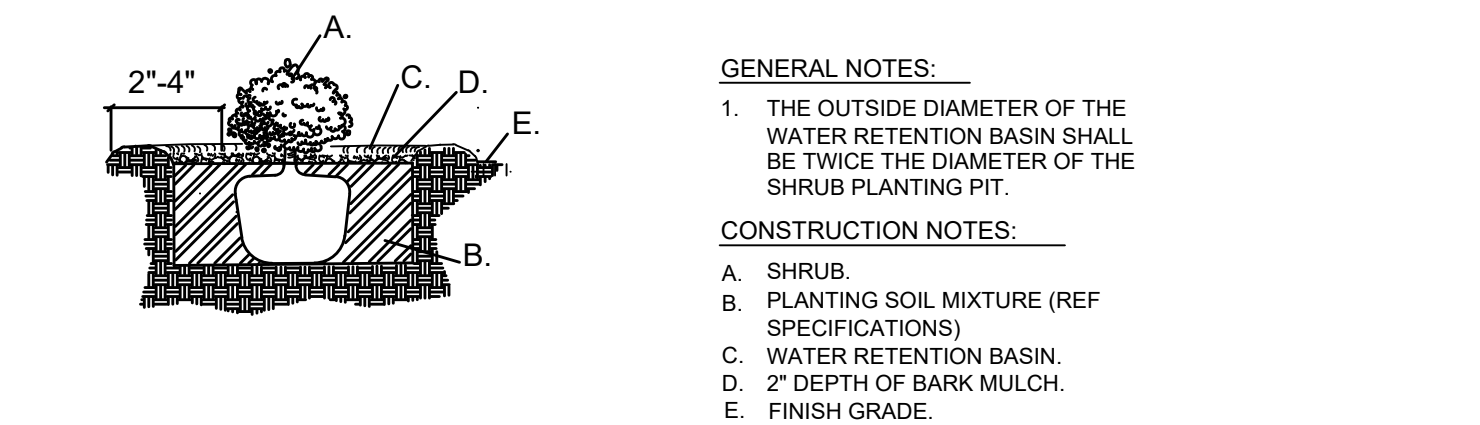
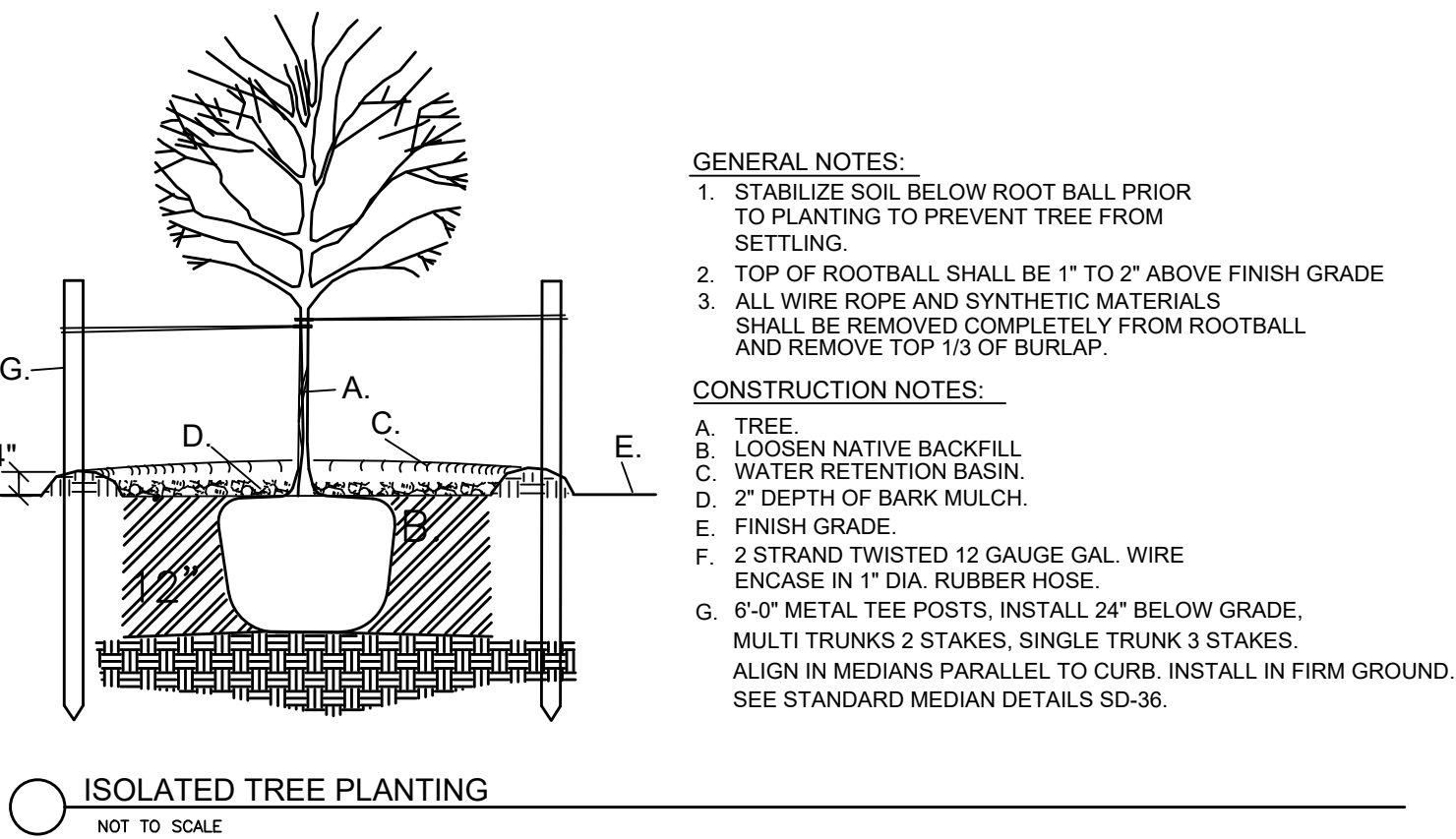
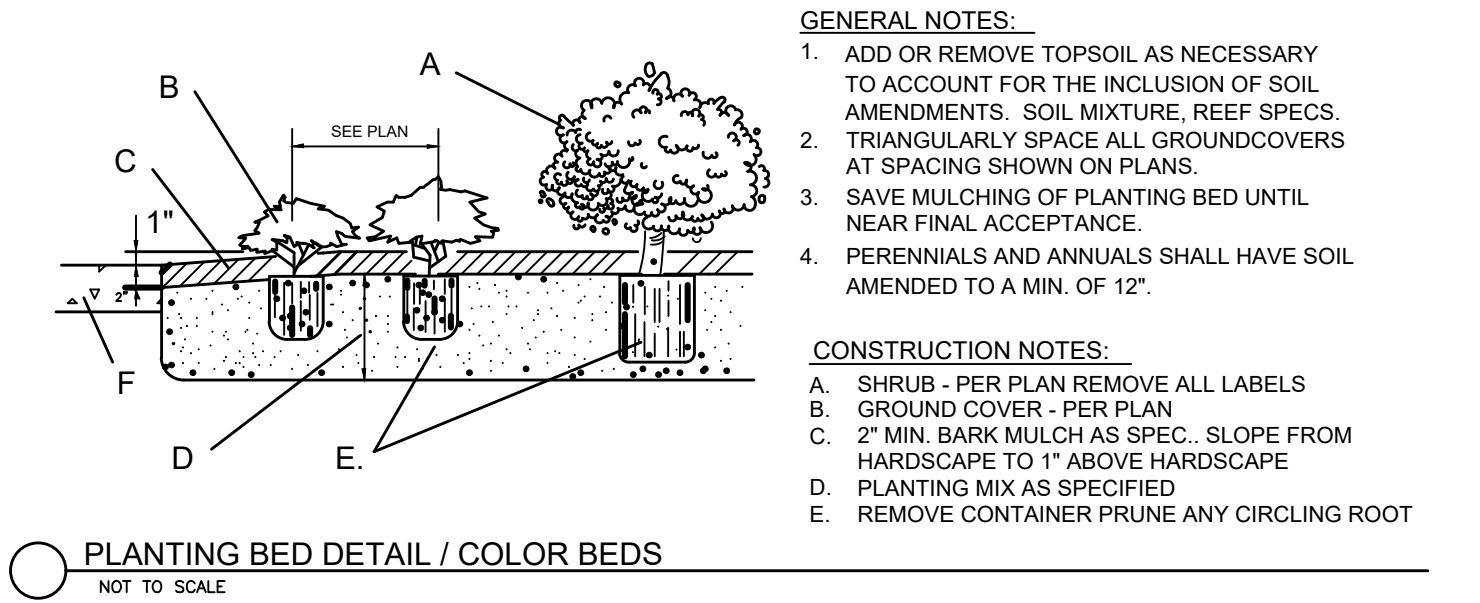


- LANDSCAPE PLAN NOTES:
1. All turf areas are to be hydromulched with common bermuda grass or solid sod. Hydromulch may not be applied during Stage 3 drought conditions.
 2. Annual color plantings are to be determined at the time of planting.
 3. All lawn and landscape areas are to be seperated by Ryerson Steel Edging or a trench edge.
 4. 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.
 5. 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.
 6. 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.



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		QUALITY TREE REMOVAL	
TOTAL INCHES ON SITE:	5,260 INCHES	TOTAL QUALITY TREES WITHIN FLOODPLAIN:	50 TREES
TOTAL QUALITY INCHES REMOVED:	22 INCHES	TOTAL QUALITY TREES REMOVED (MAX 30%):	1 TREE
TOTAL QUALITY INCHES REMOVED EXEMPT:	352 INCHES	TOTAL QUALITY TREES PRESERVED (MIN 70%):	49 TREES
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		

TOTAL MITIGATION AND REPLACEMENT FOR QUALITY TREE REMOVALS FOR SITE2022-0085			
	6"-16" REMOVED	6"-16" PRESERVED	REPLACEMENT INCHES REQUIRED
TOTAL	0	0	0
	17"+ REMOVED	17"+ PRESERVED	REPLACEMENT INCHES REQUIRED
TOTAL	22	0	44

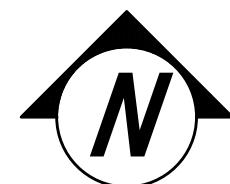
NOTE:
TREE MITIGATION TO BE SATISFIED BY REPLANTING TREES ON SITE BASED ON ABOVE DATA TABLE.

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
16000 DALLAS PARKWAY
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



MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
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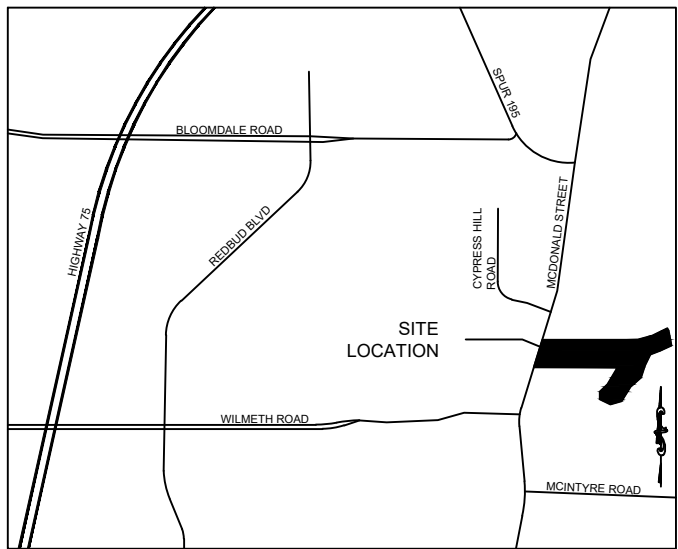
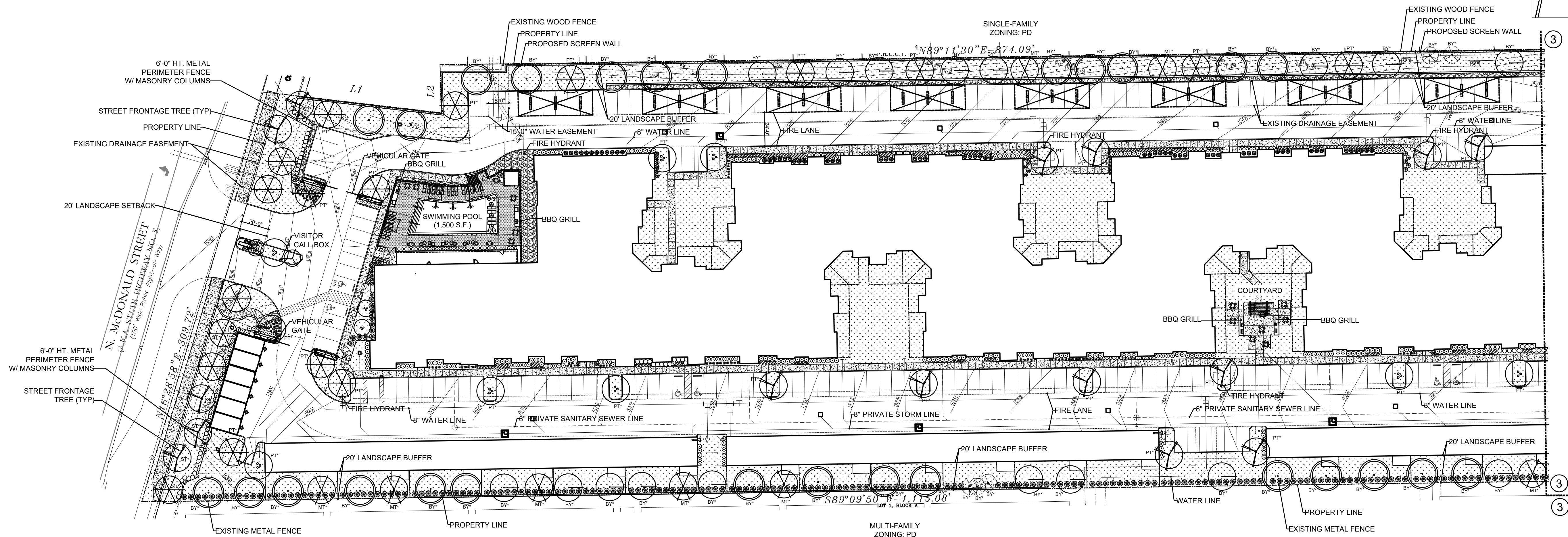
ISSUE FOR PERMIT

MCDONALD STREET
MULTIFAMILY

MCKINNEY, TEXAS

JOB NUMBER: CEI-2201

CITY SUBMITTAL -
LANDSCAPE PLAN



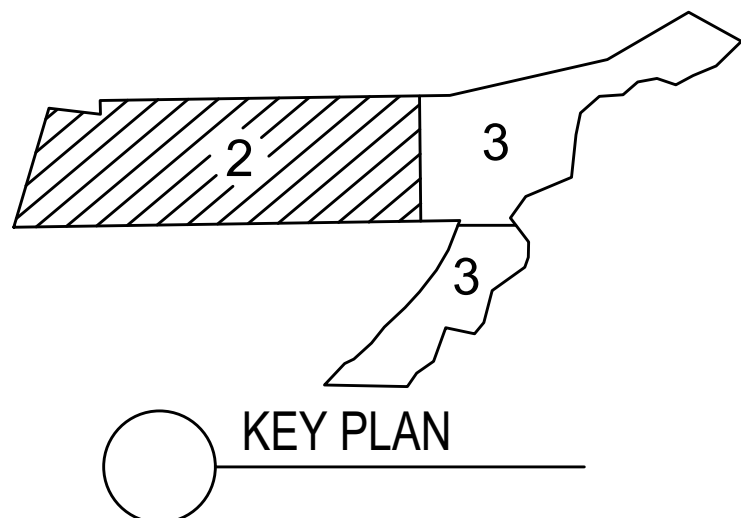
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11-30-22	CITY COMMENTS

CLIENT:
Cypress Equity Investments
16000 Dallas Parkway
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Dallas, TX 75248

MCDONALD STREET MULTIFAMILY MCKINNEY, TEXAS

PLANT LEGEND				
SYM	BOTANICAL NAME	COMMON NAME	QUAN	SIZE
SHADE TREES				
BC	Taxodium distichum	Bald Cypress	28	4" Cal.
CE	Ulmus crassifolia	Cedar Elm	14	4" Cal.
BO	Ulmus crassifolia	Bur Oak	23	4" Cal.
LO	Quercus virginiana	Live Oak	27	4" Cal.
CO	Quercus virginiana	Live Oak	8	6" Cal.
RO	Quercus shumardii	Red Oak	15	4" Cal.
ORNAMENTAL TREES				
CM	Lagerstrœmia indica	Dynamite Red	3	8" to 10" HL, 4" - 5" spread
YH	Ilex vomitoria	Yaupon Holly (tree form)	4	8" to 10" HL, 4" - 5" spread
LARGE SHRUBS				
AB	Abelia grandiflora 'Edward Goucher'	Edward Goucher Abelia	58	3 Gal.
CL	Fernstroemia gymnanthera	Cleyera	69	3 Gal.
MG	Miscanthus sinensis	Maiden Grass	39	3 Gal.
PH	Ilex opaca	Fosters Holly	221	7 Gal.
DB	Ilex cornuta	Dwarf Burford Holly	42	5 Gal.
NR	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	25	3 Gal.
PD	Loropetalum chinense	Purple Fringe Flower	277	5 Gal.
TS	Leucophyllum frutescens	Texas Sage	63	3 Gal.
ORNAMENTAL SHRUBS				
SL	Ligustrum sinense	Sunshine Ligustrum	14	3 gal
GC	Muhlenbergia capillaris	Gulf Muhly	119	3 gal
DY	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	140	3 gal
GROUNDCOVERS				
LR	Liriope muscari	Liriope	990	4" pots
SC		Seasonal Color	25	4" pots
SS	Cynodon spp.	Common Bermuda		Plant 12" O.C.
CY		Cypress Mulch		Spread 3" min. thickness
RR		Colorado River Rock		All planting beds

TREE LEGEND	
ST*	STREET TREE
PT*	PARKING LOT TREE
BY*	BUFFERYARD TREE
MT*	MITIGATION TREE

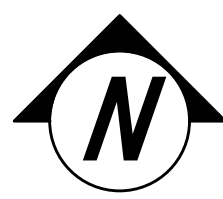
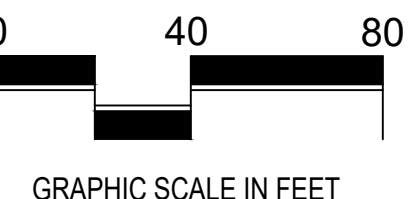


NOTE-
CALIPER INCH MEASURED 6" ABOVE
THE GROUND

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

1 LANDSCAPE PLAN

SCALE: 1"=40'-0"



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RICHARDSON, TEXAS 75080
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ENGINEER
CROSS ENGINEERING CONSULTANTS, INC.
1720 W VIRGINIA STREET,
MCKINNEY, TEXAS 75069
(972) 682-4409
JONATHAN HAKE, P.E.

MECKS DESIGN GROUP, INC.
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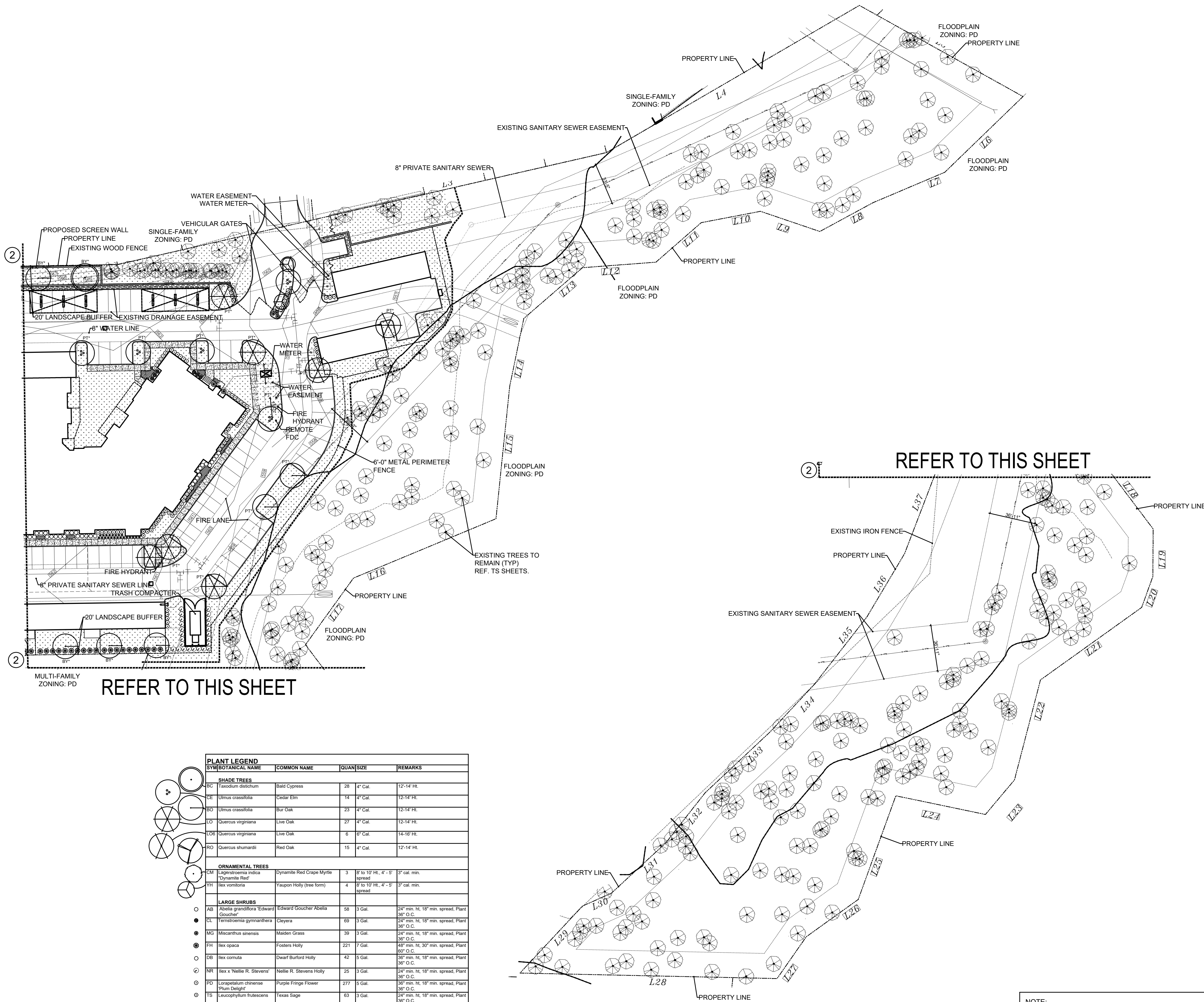
MCDONALD STREET
MULTIFAMILY

MCKINNEY, TEXAS

JOB NUMBER: CEI-2201

CITY SUBMITTAL -
LANDSCAPE PLAN

LP0.02



PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	REMARKS
SHADE TREES			
BC	Taxodium distichum	Bald Cypress	28 4" Cal. 12'-14' HL
CE	Ulmus crassifolia	Cedar Elm	14 4" Cal. 12'-14' HL
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 shumardi	Red Oak	15 4" Cal. 12'-14' HL
ORNAMENTAL TREES			
DM	Lagerstroemia indica	Dynamite Red Grape Myrtle	3 8" to 10" HL, 4' - 5' spread 3" cal. min.
YH	Ilex vomitoria	Yaupon Holly (tree form)	4 8" to 10" HL, 4' - 5' spread 3" cal. min.
LARGE SHRUBS			
AB	Abelia grandiflora 'Edward Goucher'	Edward Goucher Abelia	58 3 Gal. 24" min. ht, 18" min. spread, Plant 38" O.C.
CL	Ferniscentia gymnanthera	Cleyera	69 3 Gal. 24" min. ht, 18" min. spread, Plant 38" O.C.
MG	Miscanthus sinensis	Maiden Grass	39 3 Gal. 24" min. ht, 18" min. spread, Plant 38" O.C.
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. 36" 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	27 5 Gal. 36" 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.
ORNAMENTAL SHRUBS			
SL	Ligustrum sinense	Sunshine Ligustrum	14 3 gal. Plant 24" O.C.
GC	Muhlenbergia capillaris	Gulf Muhly	119 3 gal. Plant 24" O.C.
DY	Ilex vomitoria 'nana'	Dwarf Yaupon Holly	140 3 gal. Plant 24" O.C.
GROUNDCOVERS			
LR	Liriope muscari	Liriope	990 4" pots Plant 12" O.C.
SC		Seasonal Color	25 4" pots Plant 12" O.C.
SS	Cynodon spp.	Common Bermuda	Solid sod
CY		Cypress Mulch	Spread 3" min. thickness All planting beds
RR		'Colorado' River Rock	Fan Color, 2"-4" dia.

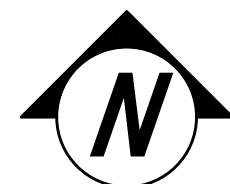
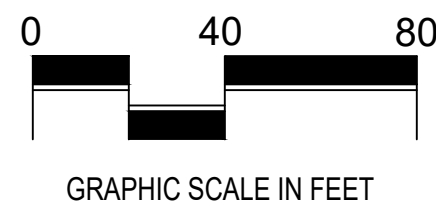
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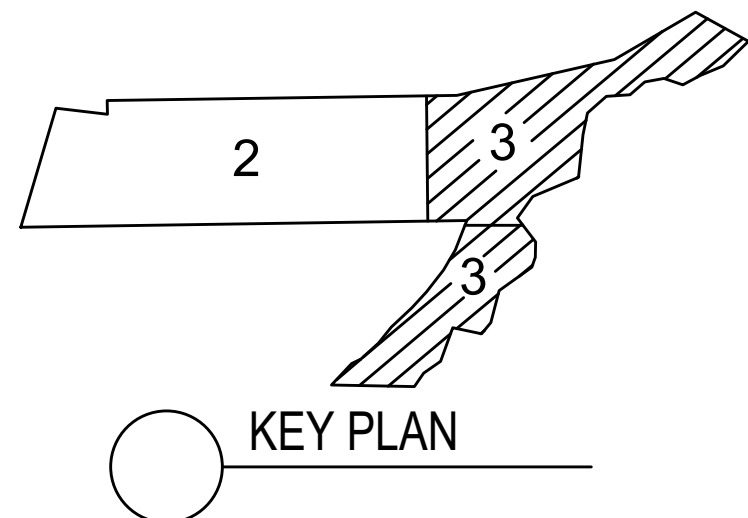
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JONATHAN HAKE, P.E.

LANDSCAPE PLAN

SCALE: 1"=40'-0"



TREE LEGEND	
ST*	STREET TREE
PT*	PARKING LOT TREE
BY*	BUFFERYARD TREE
MT*	MITIGATION TREE



NOTE-
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01	08-22-22 SITE PLAN SUBMITTAL
02	
03	
REVISIONS:	
01	10-06-22 CITY COMMENTS
02	10-21-22 CITY COMMENTS
03	11-04-22 CITY COMMENTS
04	11-14-22 CITY COMMENTS
05	11-30-22 CITY COMMENTS

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MCDONALD STREET MULTIFAMILY MCKINNEY, TEXAS

mg
landscape
architects
WEEKS DESIGN GROUP, INC.
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F (972) 690-7878



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MULTIFAMILY

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JOB NUMBER: CEI-2201

CITY SUBMITTAL -
LANDSCAPE PLAN

LP0.03