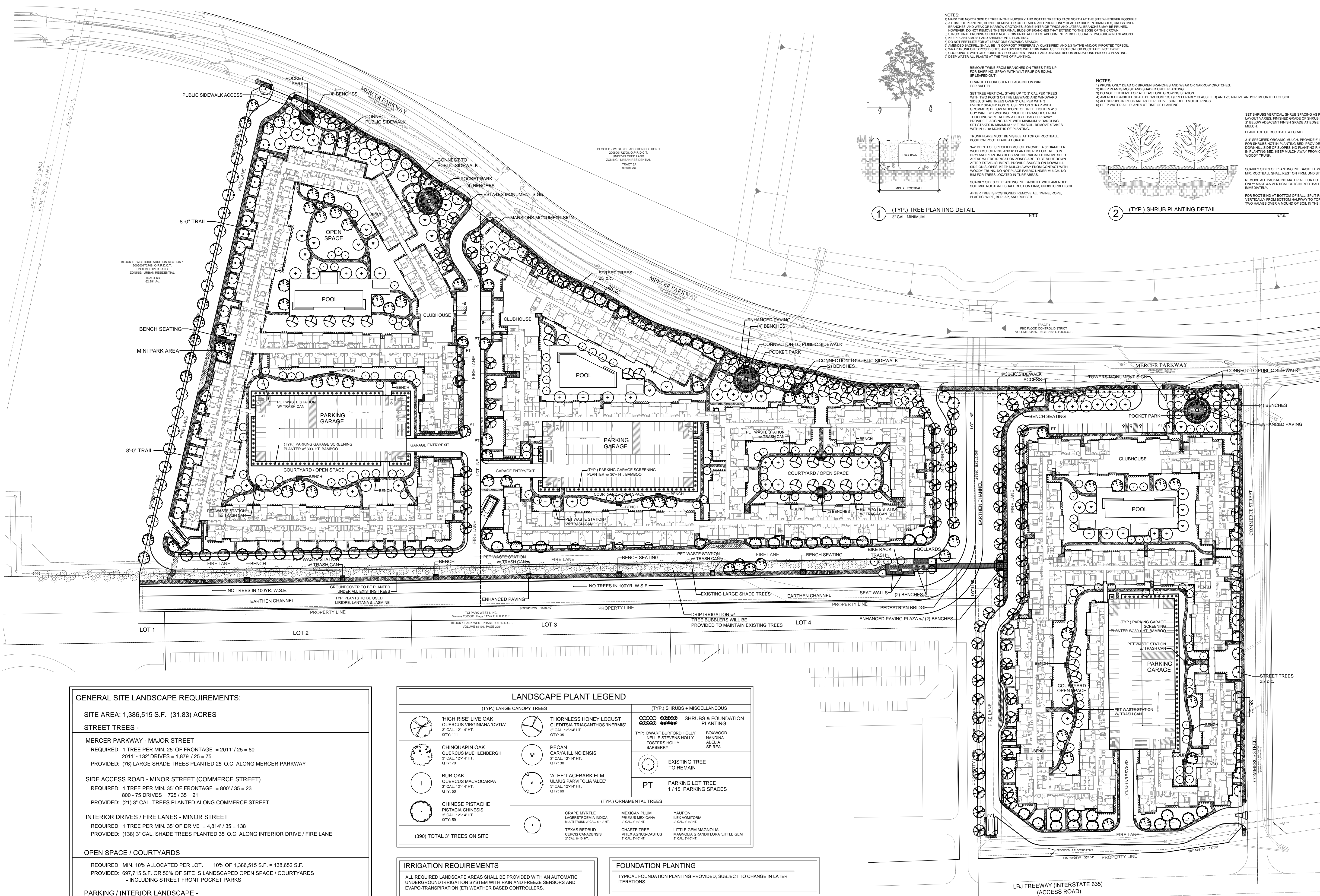








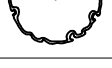
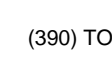
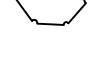


# GRAND ESTATES, MANSIONS & TOWERS AT MERCER CROSSING FARMERS BRANCH, TEXAS







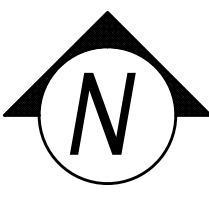
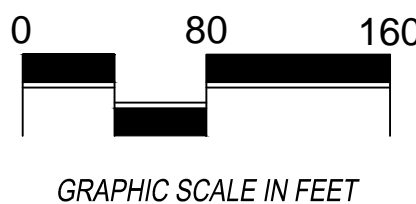
GENERAL SITE LANDSCAPE REQUIREMENTS:	
SITE AREA: 1,386.515 S.F. (31.83) ACRES	
STREET TREES -	
MERCER PARKWAY - MAJOR STREET	
REQUIRED: 1 TREE PER MIN. 25' OF FRONTAGE = 2011' / 25 = 80	
2011' - 132' DRIVES = 1,879' / 25 = 75	
PROVIDED: (76) LARGE SHADE TREES PLANTED 25' O.C. ALONG MERCER PARKWAY	
SIDE ACCESS ROAD - MINOR STREET (COMMERCE STREET)	
REQUIRED: 1 TREE PER MIN. 35' OF FRONTAGE = 800' / 35 = 23	
800 - 75 DRIVES = 725 / 35 = 21	
PROVIDED: (21) 3" CAL. TREES PLANTED ALONG COMMERCE STREET	
INTERIOR DRIVES / FIRE LANES - MINOR STREET	
REQUIRED: 1 TREE PER MIN. 35' OF DRIVE = 4,814' / 35 = 138	
PROVIDED: (138) 3" CAL. SHADE TREES PLANTED 35' O.C. ALONG INTERIOR DRIVE / FIRE LANE	
OPEN SPACE / COURTYARDS	
REQUIRED: MIN. 10% ALLOCATED PER LOT. 10% OF 1,386.515 S.F. = 138,652 S.F.	
PROVIDED: 697,715 S.F. OR 50% OF SITE IS LANDSCAPED OPEN SPACE / COURTYARDS - INCLUDING STREET FRONT POCKET PARKS	
PARKING / INTERIOR LANDSCAPE -	
TOTAL SURFACE PARKING AREA: 8,748 S.F. (PARKING GARAGE NOT INCLUDED)	
REQUIRED: 1 TREE PER FIFTEEN PARKING SPACES. 54 SPACES / 15 = 4 TREES	
PROVIDED: 8 TREES	
SCREENING	
PROVIDED: ALL MECHANICAL EQUIPMENT AND PARKING AREAS TO BE SCREENED FROM PUBLIC VIEW BY DENSE EVERGREEN FOLIAGE OR OTHER APPROVED MEANS.	
- MIN. 36" HT. EVERGREEN SHRUBS PROVIDED	
- 30' HT. BAMBOO SCREEN AROUND PARKING GARAGE	
TRAIL SYSTEM / PUBLIC SIDEWALK	
PROVIDED: 2,953 L.F. OF 8' WIDE TRAIL w/ AMENITY AREAS ALONG WESTERN PORTION OF SITE	
1,839 L.F. OF 8' WIDE TRAIL - SIDEWALK w/ AMENITY AREAS ALONG MERCER PKWY	

LANDSCAPE PLANT LEGEND			
(TYP.) LARGE CANOPY TREES		(TYP.) SHRUBS + MISCELLANEOUS	
	'HIGH RISE' LIVE OAK QUERCUS VIRGINIANA 'VITA' 3" CAL. 12-14' HT. QTY: 111		THORNLESS HONEY LOCUST GLEDTISIA TRIACANTHOS 'INERMIS' 3" CAL. 12-14' HT. QTY: 35
	CHINQUAPIN OAK QUERCUS MUEHLENBERGII 3" CAL. 12-14' HT. QTY: 70		PECAN CARYA ILLINOENSIS 3" CAL. 12-14' HT. QTY: 30
	BUR OAK QUERCUS MACROCARPA 3" CAL. 12-14' HT. QTY: 50		'ALEE' LACEBARK ELM ULMUS PARVIFOLIA 'ALEE' 3" CAL. 12-14' HT. QTY: 69
	CHINESE PISTACHE PISTACIA CHINENSIS 3" CAL. 12-14' HT. QTY: 59	(TYP.) ORNAMENTAL TREES	
(390) TOTAL 3" TREES ON SITE			CRAPE MYRTLE LAGERSTROEMIA INDICA MAUI HIBISCUS 3" CAL. 6-10' HT.
			MEXICAN PLUM PRUNUS MEXICANA 2" CAL. 6-10' HT.
			YALPOUN LEX VOMITORIA 2" CAL. 6-10' HT.
			TEXAS REDBUD CERCIS CANADENSIS 3" CAL. 6-10' HT.
			CHASTE TREE VITEX AGNUS-CASTUS 2" CAL. 6-10' HT.
			LITTLE GEM MAGNOLIA MAGNOLIA GRANDIFLORA LITTLE GEM 2" CAL. 6-10' HT.

IRRIGATION REQUIREMENTS	
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPO-TRANSPARATION (ET) WEATHER BASED CONTROLLERS.	
SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR PER STATE AND LOCAL REGULATIONS.	
GENERAL MAINTENANCE	
ALL REQUIRED LANDSCAPED AREAS SHALL BE MAINTAINED SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE AND BE KEPT FREE FROM REFUSE AND DEBRIS. ALL LANDSCAPE AREAS SHALL BE PROVIDED WITH A READILY AVAILABLE WATER SUPPLY AND WATERED REGULARLY TO ENSURE CONTINUOUS HEALTHY GROWTH. DISEASED, DEAD OR MISSING REQUIRED PLANT MATERIAL SHALL BE SATISFACTORILY TREATED OR REPLACED WITHIN 30 DAYS OR LESS AS SPECIFIED BY THE CITY LANDSCAPE INSPECTOR WITH MATERIAL OF AN EQUIVALENT OR GREATER VALUE.	
FOUNDATION PLANTING	
TYPICAL FOUNDATION PLANTING PROVIDED; SUBJECT TO CHANGE IN LATER ITERATIONS.	
EXISTING TREES / MITIGATION	
ALL EXISTING TREES ON-SITE TO REMAIN. ALL TREES EXISTING NOTED ALONG THE SOUTHERN PROPERTY LINE SHALL REMAIN.	
GENERAL NOTE:	
NO LANDSCAPING SUCH AS TREES, HEDGES, OR STRUCTURES ABOVE AND UNDERGROUND SHALL BE LOCATED WITHIN EXISTING OR PROPOSED UTILITY EASEMENTS AND RIGHT OF WAYS. TREE CANOPIES MUST BE CLEAR OF THE REQUIRED 24-FT FIRE LANE WIDTH TO A MINIMUM HEIGHT OF 14-FT.	

# OVERALL LANDSCAPE PLAN

SCALE: 1"=80'-0"



ISSUES:	
01-02-17-17	SITE PLAN APPROVAL
02-05-04-17	SITE PLAN APPROVAL
03-06-20-17	SITE PLAN APPROVAL
04-07-07-17	SITE PLAN APPROVAL
05-07-14-17	SITE PLAN APPROVAL

CLIENT:  
**W3 PROPERTIES**  
2505 N. STATE HIGHWAY 360  
Suite 800  
GRAND PRAIRIE, TX 75050  
(972) 471-8700  
CONTACT: MATTHEW HILES

## GRAND ESTATES, MANSIONS & TOWERS AT MERCER CROSSING FARMERS BRANCH, TEXAS

landscape architects

MECKS DESIGN GROUP, INC.  
1755 N. COLLINS BLVD., SUITE 300  
RICHARDSON, TX 75080  
PH (972) 680-7474  
C (214) 354-6934  
hmeeks@mdgland.com

ISSUE FOR SITE PLAN APPROVAL	
GRAND ESTATES, MANSIONS & TOWERS AT MERCER CROSSING	
FARMERS BRANCH, TEXAS	
JOB NUMBER: WRP-1701, 1702, 1703	
OVERALL LANDSCAPE PLAN	
LSP0.00	