

**SITE PLAN LEGEND:**

- PROPERTY LINE
- DEVELOPMENT IMPACT AREA, 581,950 SF, 13.36 ACRES
- ENVIRONMENTALLY SENSITIVE AREA
- EXISTING TREE TO REMAIN, HALF CRITICAL ROOT ZONE- DASHED LINETYPE
- EXISTING TREE TO BE REMOVED

**IRRIGATION NOTES:**

1. THE IRRIGATION SYSTEM WILL BE AN AUTOMATIC UNDERGROUND SYSTEM
2. TURF AREAS WILL RECEIVE SPRAY IRRIGATION
3. PLANTING BED AREAS WILL RECEIVE DRIP IRRIGATION
4. EACH TREE WILL HAVE 2 BUBBLERS
5. IRRIGATION DESIGN SHALL COMPLY WITH ALL STANDARDS LISTED UNDER CHAPTER 28, ARTICLE XI-IRRIGATION SYSTEMS IN THE CODE OF ORDINANCES
6. DESIGN TO MINIMIZE OUTDOOR DEMAND FOR WATER THROUGH WATER-EFFICIENT IRRIGATION

PROFESSIONAL SEAL:



DATE SEALED: 04/21/2022

PROJECT NAME:  
**PATHWAY ON WOODROW**

OWNER:  
**PATHWAY MF, LLC.**

PROJECT LOCATION:  
**DENTON, TX**

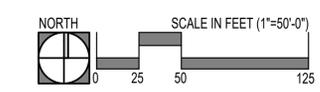
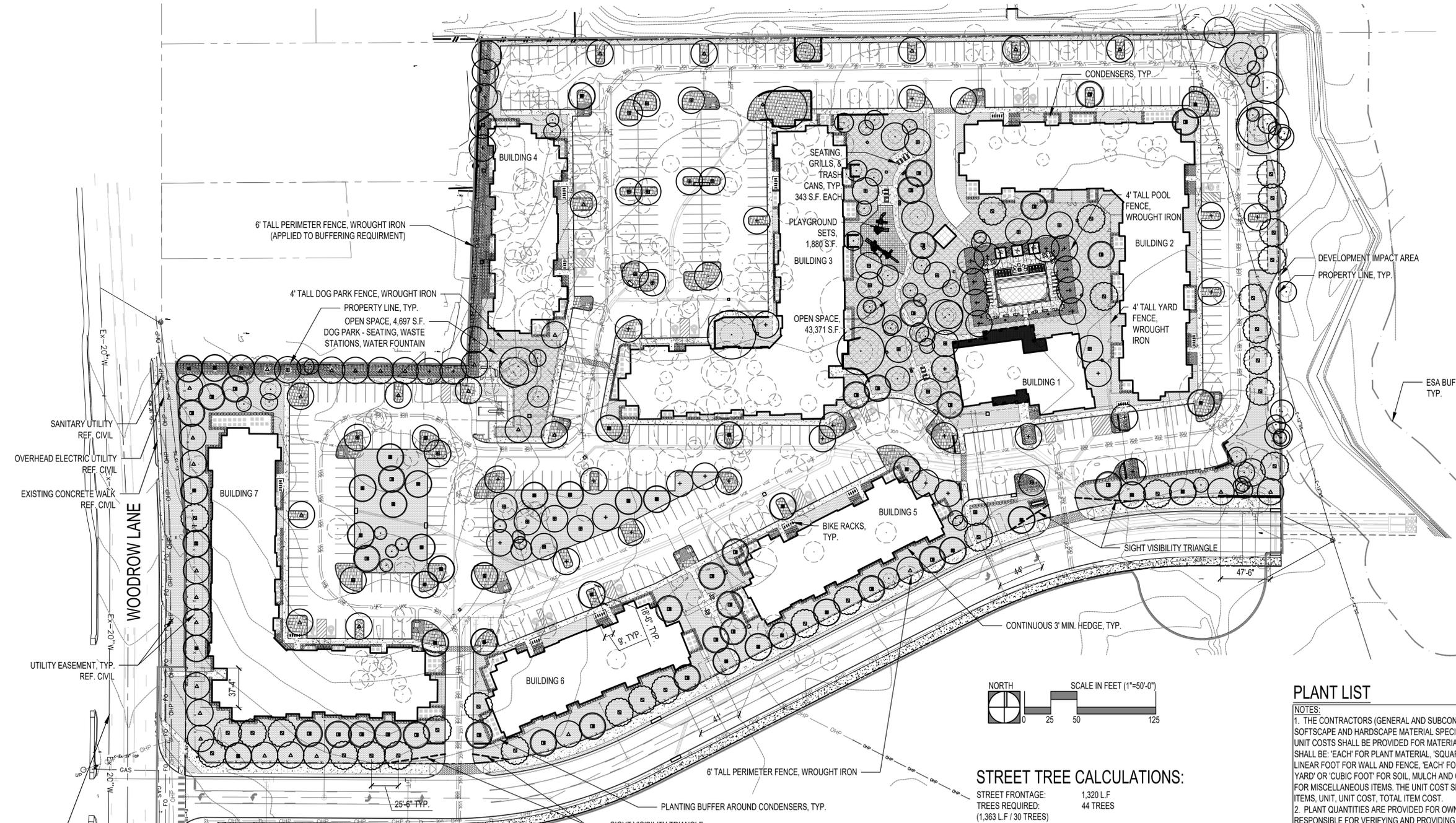
**CITY OF DENTON SPECIFIC USE PERMIT**

REVISIONS:

PROJECT #: 042-22-01  
DATE PRINTED: 04/21/2022  
DRAWING TITLE:  
**LANDSCAPE AND STREET TREE PLAN**

SHEET NO.:

**L100**



**STREET TREE CALCULATIONS:**

|                        |           |
|------------------------|-----------|
| STREET FRONTAGE:       | 1,320 L.F |
| TREES REQUIRED:        | 44 TREES  |
| (1,363 L.F / 30 TREES) |           |
| TREES PROVIDED:        | 44 TREES  |

**LANDSCAPE AREA / TREE CANOPY / OPEN SPACE CALCULATIONS:**

|  |             |
|--|-------------|
| <b>LANDSCAPE AREA</b>  |             |
| LOT AREA:  | 518,015 S.F |
| REQUIRED (20%):  | 103,603 S.F |
| PROPOSED (35%):  | 183,857 S.F |
| <b>TREE CANOPY</b>   |             |
| LOT AREA:  | 518,015 S.F |
| BUILDING FOOTPRINT:  | 119,042 S.F |
| (LOT - BUILDING):  | 398,973 S.F |
| REQUIRED (30%):  | 119,692 S.F |
| PROPOSED (64%):  | 253,570 S.F |
| <b>LARGE CANOPY - 1,256 S.F</b>  |             |
| 37 CHINKAPIN OAK   |             |
| 34 SHUMARD OAK   |             |
| 42 LIVE OAK  |             |
| 34 BALD CYPRESS  |             |
| 38 LACEBARK ELM  |             |
| SUBTOTAL (185 X 1,256 S.F) =   | 232,360 S.F |
| <b>MEDIUM CANOPY - 707 S.F</b>   |             |
| 30 RED MAPLE   |             |
| SUBTOTAL (30 X 707 S.F) =  | 21,210 S.F  |
| <b>TOTAL: 253,570 S.F</b>  |             |
| *THE METHOD OF TREE CANOPY CALCULATION BEING USED IS THE ENTIRE LOT BEING DEVELOPED, MINUS THE FOOTPRINT AREA OF ANY PROPOSED BUILDINGS. |             |
| <b>OPEN SPACE</b>  |             |
| LOT AREA:  | 518,015 S.F |
| REQUIRED (8%):   | 41,441 S.F  |
| PROPOSED (9.3%):   | 48,068 S.F  |

**LANDSCAPE AND BUFFERING POINT SYSTEMS:**

|  |           |
|--|-----------|
| <b>TABLE 7.E: LANDSCAPE AREA POINT SYSTEM - 30 POINTS REQUIRED</b>   |           |
| <b>Section A. Right-of-Way Elements (Minimum 1 because no front parking)</b>   |           |
| A minimum three-foot high continuous hedge of evergreen shrubs   | 5         |
| <b>Section B. Parking Lot Landscape Elements</b>   |           |
| Internal landscape islands with an area of at least nine feet by 18 feet containing at least one large canopy tree placed evenly at an average of one for every ten spaces (or portion)                      | 5         |
| End caps with an area of at least 9-feet by 18-feet containing at least one large canopy tree.   | 5         |
| A landscape median of at least 8-feet wide running the length of a parking row and containing at least one large tree per 30 linear feet.  | 5         |
| <b>Section C. Other Site Landscaping Elements</b>  |           |
| Each planted tree meets or exceeds four caliper inches at the time of planting.  | 5         |
| At least 75 percent of plants proposed are drought-tolerant as indicated in the approved landscape plant list or adaptive to Denton's plan hardiness zone as determined by the US Department of Agriculture. | 5         |
| Landscape area provided exceeds required minimum by an additional 10 percent or more.  | 3         |
| <b>Total</b>   | <b>33</b> |
| <b>TABLE 7.G: BUFFER POINTS - 20 POINTS AND 10' WIDTH REQUIRED</b>   |           |
| <b>Buffer Element</b>  |           |
| Vinyl, composite, double-faced solid wood, or similar non-masonry screening fence, minimum 6 feet in height  | 10        |
| 1 large canopy tree for every 30 linear feet of buffer (minimum 3-inch caliper)  | 10        |
| <b>Total</b>   | <b>20</b> |

**SHRUBS**

| SYM. | QTY. | COMMON NAME, BOTANICAL NAME  | MIN. CONTAINER             | MAX. SPACING |
|------|------|--|----------------------------|--------------|
| ○    | 355  | ADAGIO MAIDEN GRASS, MISCANTHUS SINENSIS 'ADAGIO'                  | 3 GALLON                   | 3' O.C.      |
| ○    | 486  | DWARF YAUPON, ILEX VOMITORIA 'NANA'                                | 3 GALLON                   | 3' O.C.      |
| ○    | 342  | SNOWCAP INDIAN HAWTHORNE, RHAPHIOLEPIS x DELACOURII 'CORLEYSOURII' | 3 GALLON                   | 3' O.C.      |
| ○    | 41   | PRIDE OF BARBADOS, CAESALPINIA PULCHERRIMA                         | 3 GALLON                   | 3' O.C.      |
| ○    | 794  | DWARF BURFORD HOLLY, ILEX CORNUTA 'DWARF BURFORD'                  | 3 GALLON MIN. 24" HT. MIN. | 3' O.C.      |
| ○    | 174  | DWARF YAUPON MICRON, ILEX VOMITORIA 'GREMICR'                      | 3 GALLON                   | 3' O.C.      |

**GROUNDCOVERS**

| SYM. | QTY.  | COMMON NAME, BOTANICAL NAME                    | MIN. CONTAINER | MAX. SPACING |
|------|-------|--|----------------|--------------|
| ■    | 113   | GIANT LILYTURF, LIRIOPE GIGANTEA               | 1 GALLON       | 2' O.C.      |
| ■    | 89    | PINK TEXAS SKULLCAP, SCUTELLARIA SUFFRUTESCENS | 1 GALLON       | 2' O.C.      |
| ■    | 4,280 | ASIAN JASMINE, TRACHELOSPERMUM ASIATICUM       | 1 GALLON       | 2' O.C.      |
| ■    | 3,178 | SHRUBS/GROUNDCOVER T.B.D.                      |                |              |

**TURF**

| SYM. | QTY.        | COMMON NAME, BOTANICAL NAME              | CONTAINER |
|------|-------------|--|-----------|
| ■    | 138,422 S.F | BERMUDAGRASS, CYNODON DACTYLON 'TIF 419' | SOD       |

**PLANT LIST**

**NOTES:**  
1. THE CONTRACTORS (GENERAL AND SUBCONTRACTORS) SHALL PROVIDE UNIT COSTS FOR ALL SOFTSCAPE AND HARDSCAPE MATERIAL SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS. UNIT COSTS SHALL BE PROVIDED FOR MATERIALS AND INSTALLATION SEPARATELY. UNIT COSTS SHALL BE: 'EACH' FOR PLANT MATERIAL, 'SQUARE FOOT' OR 'SQUARE YARD' FOR PAVEMENTS, 'LINEAR FOOT FOR WALL AND FENCE, 'EACH' FOR SITE FURNISHINGS AND SITE AMENITIES, 'CUBIC YARD' OR 'CUBIC FOOT' FOR SOIL, MULCH AND OTHER BULK PRODUCTS AND 'EACH' OR 'LUMP SUM' FOR MISCELLANEOUS ITEMS. THE UNIT COST SHALL BE FORMATTED TO HAVE COLUMNS FOR: ITEMS, UNIT, UNIT COST, TOTAL ITEM COST.  
2. PLANT QUANTITIES ARE PROVIDED FOR OWNER CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND PROVIDING PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLAN.  
3. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND SECURING TREE AND PLANT MATERIAL IN ADVANCE. BECAUSE OF THE LONG LEAD TIME ON THIS INSTALLATION AND THE RECENT SHORTAGE ON TREE CROP, CONTRACTOR SHALL RESERVE OR CONTRACT GROW TREES WITH A GROWER.

**SHADE TREES**

| SYM. | QTY. | COMMON NAME, BOTANICAL NAME          | MIN. SPEC.                   | MATURE SIZE CANOPY  |
|------|------|--------------------------------------|------------------------------|---------------------|
| ○    | 38   | LACEBARK ELM, ULMUS PARVIFOLIA       | 3" CAL., 16' HT. MINIMUM B&B | LARGE 1,256 SQ. FT. |
| ○    | 37   | CHINQUAPIN OAK, QUERCUS MUHLENBERGII | 3" CAL., 16' HT. MINIMUM B&B | LARGE 1,256 SQ. FT. |
| ○    | 42   | LIVE OAK, QUERCUS VIRGINIANA         | 3" CAL., 16' HT. MINIMUM B&B | LARGE 1,256 SQ. FT. |
| ○    | 34   | SHUMARD OAK, QUERCUS SHUMARDII       | 3" CAL., 16' HT. MINIMUM B&B | LARGE 1,256 SQ. FT. |
| ○    | 30   | RED MAPLE, ACER RUBRUM               | 3" CAL., 16' HT. MINIMUM B&B | MEDIUM 707 SQ. FT.  |
| ○    | 34   | BALD CYPRESS, TAXODIUM DISTICHUM     | 3" CAL., 16' HT. MINIMUM B&B | LARGE 1,256 SQ. FT. |

\*ZONING DISTRICT: SUBURBAN CORRIDOR

\*REF. SHEETS L102&L103 FOR EXISTING TREE LIST CITY OF DENTON PROJECT NUMBER: S22-0002