

**LANDSCAPE TABULATIONS**

**STREET TREES**  
 Requirements: (1) One tree per every 30.1 ft. of street frontage  
 Panhandle Street (675.69 ft.)  
 Required (23) trees, 3" cal. Provided (23) trees, 3" cal.  
 Scripture Street (76.27 ft.)  
 Required (3) trees, 3" cal. Provided (3) trees, 3" cal.

**PERIMETER SCREENING / BUFFER**  
 Provided: 10' width (1) tree per 40 ft. Shrub Hedge, 30" H., 30" o.c. at installation (3) trees, 3" cal.

**INTERIOR LANDSCAPING (87 spaces)**  
 Requirements: (1) tree per 12 parking spaces  
 Required (33) Trees Provided (50) trees, 3" cal.

**SITE LANDSCAPE AREA: Total DIA Area: 355,568 s.f.**  
 Requirements: 10% of site area to be landscape 20% of site area to be tree canopy 5% of site area to be open space; 5% max. private areas  
 Required 35,556.8 s.f. (10%) Provided 64,159 s.f. (18%)  
 71,113.6 s.f. (20%) 131,817 s.f. (37%)  
 28,445.44 s.f. (8%) 41,069 s.f. (11.5%)

**PARKING LOT LANDSCAPING (147,559 s.f.)**  
 Requirements: 7% of total parking to be landscape with 5% of parking lot to be covered by tree canopy  
 Required 10,329 s.f. (7%) Provided 10,444 s.f. (7.07%)  
 7,378 s.f. (5%) 62,800 s.f. (42.5%)

**ALTERNATIVE COMPLIANCE REQUESTED FOR STREET TREE PLACEMENT**  
 1. PANHANDLE: EXISTING SIDEWALK ALONG BACK OF CURB

PLANT LIST / LEGEND WITH CANOPY CALCULATIONS							
SYMBOL	PLANT TYPE	%	QUANTITY	SIZE	CANOPY SIZE	TOTAL CANOPY INCHES	
○	Cedar Elm ( <i>Ulmus crassifolia</i> )	9.3%	5	3" cal.	1,266 S.F.	6,280 s.f.	
⊙	Caddo Maple ( <i>Acer saccharum 'Caddo'</i> )	16.2%	14	3" cal.	1,266 S.F.	17,584 s.f.	
⊙	Bald Cypress ( <i>Taxodium distichum</i> )	13.9%	14	3" cal.	1,266 S.F.	17,584 s.f.	
⊙	Live Oak ( <i>Quercus virginiana</i> )	48.8%	34	3" cal.	1,266 S.F.	42,704 s.f.	
⊙	Red Oak 'Shumard' ( <i>Quercus shumardii</i> )	3.4%	8	3" cal.	1,266 S.F.	10,048 s.f.	
⊙	Bur Oak ( <i>Quercus macrocarpa</i> )		7	3" cal.	1,266 S.F.	8,792 s.f.	
⊙	Lacebark Elm ( <i>Ulmus parvifolia</i> )		6	3" cal.	1,266 S.F.	7,536 s.f.	
⊙	Chinquapin Oak ( <i>Quercus muhlenbergii</i> )		15	3" cal.	1,266 S.F.	18,840 s.f.	
⊕	Fosters Holly ( <i>Ilex opaca 'Fosteri'</i> )		16	2" cal.	79 S.F.	1,264 s.f.	
⊙	Crepe Myrtle 'Tuskogee' ( <i>Lagerstroemia indica</i> )		8	2" cal.	79 S.F.	632 s.f.	
⊙	Crepe Myrtle Dallas Red ( <i>Lagerstroemia indica</i> )	8.1%	7	2" cal.	79 S.F.	553 s.f.	
<b>TOTAL</b>						131,817 s.f.	377'

**GRAPHIC PLANT LEGEND: TREES**

- CEDAR ELM
- ⊙ FOSTERS HOLLY
- ⊙ CREPE MYRTLE 'Tuskogee'
- ⊙ RED OAK
- ⊙ CREPE MYRTLE 'Dallas Red'
- ⊙ CHINQUAPIN OAK
- ⊙ BUR OAK
- ⊙ BALD CYPRESS
- ⊙ LIVE OAK
- ⊙ LACEBARK ELM
- ⊙ CADDO MAPLE

**GRAPHIC PLANT LEGEND: SHRUBS / GRASSES**

- ⊕ NELLIE R. STEVENS HOLLY
- ⊕ GULF MUHLY
- ⊕ DWARF PALMETTO
- ⊕ NEEDLEPOINT HOLLY
- ⊕ SEEP MUHLY
- ⊕ KARL FORESTER GRASS
- ⊕ DWARF BURFORD HOLLY
- ⊕ DWARF ABELIA 'Goldflame'
- ⊕ DWARF ABELIA 'Rosecreek'
- ⊕ INDIAN HAWTHORNE 'Clara'
- ⊕ DWARF HAMLEN GRASS
- ⊕ GIANT LIRIOPE
- ⊕ MEXICAN FEATHERGRASS
- ⊕ SALVIA 'Furman's Red'
- ⊕ BARBERRY
- ⊕ CROSS VINE

**GRAPHIC PLANT LEGEND: GROUNDCOVERS**

- WINTERCREEPER
- SEASONAL COLOR
- LIRIOPE 'BIG BLUE'
- LAWN, SOLID SOD
- TIFFWAY 419
- WEEPING LOVEGRASS

**ABBREVIATIONS**

- ST INDICATES STREET TREE
- PE INDICATES PARKING END CAP TREE
- PM INDICATES PARKING MEDIAN TREE
- BT INDICATES PARKING BUFFER TREE
- FH INDICATES FIRE HYDRANT
- BFR INDICATES BARRIER FREE RAMP

**PLANT LIST**

TREES				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
14	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	container grown, 12' ht. min., 4'-5' spread min.
34	Live Oak	<i>Quercus virginiana</i>	3" cal.	container grown, 12' ht. min., 4'-5' spread min.
5	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	container grown, 12' ht. min., 4'-5' spread min.
6	Lacebark Elm	<i>Ulmus parvifolia</i>	3" cal.	container grown, 12' ht. min., 4'-5' spread min.
8	Red Oak 'Shumard'	<i>Quercus shumardii</i>	3" cal.	container grown, 12' ht. min., 4'-5' spread min.
15	Chinquapin Oak	<i>Quercus muhlenbergii</i>	3" cal.	container grown, 12' ht. min., 4'-5' spread min.
7	Bur Oak	<i>Quercus macrocarpa</i>	3" cal.	container grown, 12' ht. min., 4'-5' spread min.
14	Caddo Maple	<i>Acer saccharum 'Caddo'</i>	3" cal.	container grown, 12' ht. min., 4'-5' spread min.
7	Crepe Myrtle 'Dallas Red'	<i>Lagerstroemia indica 'Dallas Red'</i>	2" cal.	container grown, 3-5 cane, no cross caning, 8' ht. min.
9	Crepe Myrtle 'Tuskogee'	<i>Lagerstroemia indica 'Tuskogee'</i>	2" cal.	container grown, 3-5 cane, no cross caning, 8' ht. min.
16	Fosters Holly	<i>Ilex opaca var. 'Fosteri'</i>	2" cal.	container grown, tree form, single trunk 8' ht. min.

SHRUBS				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
56	Seep Muhly	<i>Muhlenbergia riverchocoi</i>	3 gal.	container grown, full plant specimen
33	Dwarf Burford Holly	<i>Ilex cornuta 'Burfordiana'</i>	3 gal.	container grown, full plant specimen
27	Nellie R. Stevens Holly	<i>Ilex sp. 'Nellie R. Stevens'</i>	3 gal.	container grown, full plant specimen
36	Blue Vase Juniper	<i>Juniperus sp. 'Blue Vase'</i>	3 gal.	container grown, full plant specimen
118	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	3 gal.	container grown, full plant specimen
100	Gulf Muhly	<i>Muhlenbergia capillaris</i>	3 gal.	container grown, full plant specimen
74	Karl Forester Grass	<i>Calamagrostis acutiflora</i>	3 gal.	container grown, full plant specimen
18	Dwarf Abelia 'Goldflame'	<i>Abelia sp. 'Goldflame'</i>	3 gal.	container grown, full plant specimen
42	Dwarf Abelia 'Rose Creek'	<i>Abelia sp. 'Rose Creek'</i>	3 gal.	container grown, full plant specimen
68	Indian Hawthorne 'Clara'	<i>Raphiolepis indica 'Clara'</i>	3 gal.	container grown, full plant specimen
28	Dwarf Hamlen Grass	<i>Pennisetum sp. 'Dwarf Hamlen'</i>	3 gal.	container grown, full plant specimen
63	Salvia 'Furman's Red'	<i>Salvia greggii 'Furman's Red'</i>	3 gal.	container grown, full plant specimen
245	Giant Liriope	<i>Liriope gigantea</i>	3 gal.	container grown, full plant specimen
205	Mexican Feathergrass	<i>Stipa tenuissima</i>	3 gal.	container grown, full plant specimen
37	Barbery 'Crimson Pigmy'	<i>Barberis sp. 'Crimson Pigmy'</i>	3 gal.	container grown, full plant specimen

GROUNDCOVERS				
QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
1061	Liriope 'Big Blue'	<i>Liriope muscari 'Big Blue'</i>	4" pot.	container, full top of container, 12" o.c.
4985	Wintercreeper	<i>Euonymus fortunei coloratus</i>	4" pots	container, (3) 12" runners min, 12" o.c.
360	Weeping Lovegrass	<i>Eragrostis curvula</i>	1 gal.	container, full top of container, 12" o.c.
31	Cross vine	<i>Bignonia caprolata 'Tangerine'</i>	3 gal.	container, (6) 24" runners min. staked
	Bermudagrass 'Tiffway 419'	<i>Cynodon dactylon 'Tiffway 419'</i>	roll sod	solid sod, refer to notes
1018	Seasonal Color		6" pots	container, full plant, 9" o.c., selection at time of install

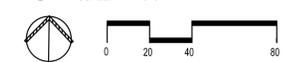
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

DATE OF PREPARATION: OCTOBER 22, 2024  
 CITY PROJECT NUMBER: ZCP24-0034  
 ZONING COMPLIANCE PLAN  
**THE PRADERA AT RAYZOR RANCH**  
 8.00 AC / 348,485 SF  
 LOT 1, BLOCK D, RAYZOR RANCH EAST  
 B.B.B. & C.R.R. SURVEY, ABST NO. 192  
 CITY OF DENTON, DENTON, COUNTY, TEXAS

**ENGINEER:**  
 Cross Engineering Consultants, Inc.  
 1720 W. Virginia Street  
 McKinney, Texas 75069  
 Phone (972) 562-4409  
 Fax (972) 562-4479  
 Contact: Jonathan Hake

**DEVELOPER:**  
 HighPark Capital, LLC  
 4514 Travis Street, Suite 211  
 Dallas, Texas 75205  
 Phone (214) 380-5404  
 Contact: Patrick McFee

**01 LANDSCAPE SITE PLAN**  
 SCALE: 1" = 40'-0"



CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	7°33'12"	966.62'	127.43'	N 87°04'53" E	127.34'
C2	35°18'42"	98.50'	60.71'	S 16°35'06" E	59.75'
C3	34°14'51"	66.50'	39.75'	S 17°07'14" E	39.16'
C4	61°39'16"	34.27'	36.88'	S 24°58'22" E	35.12'

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THE PRADERA  
 AT RAYZOR RANCH  
 DENTON, TEXAS

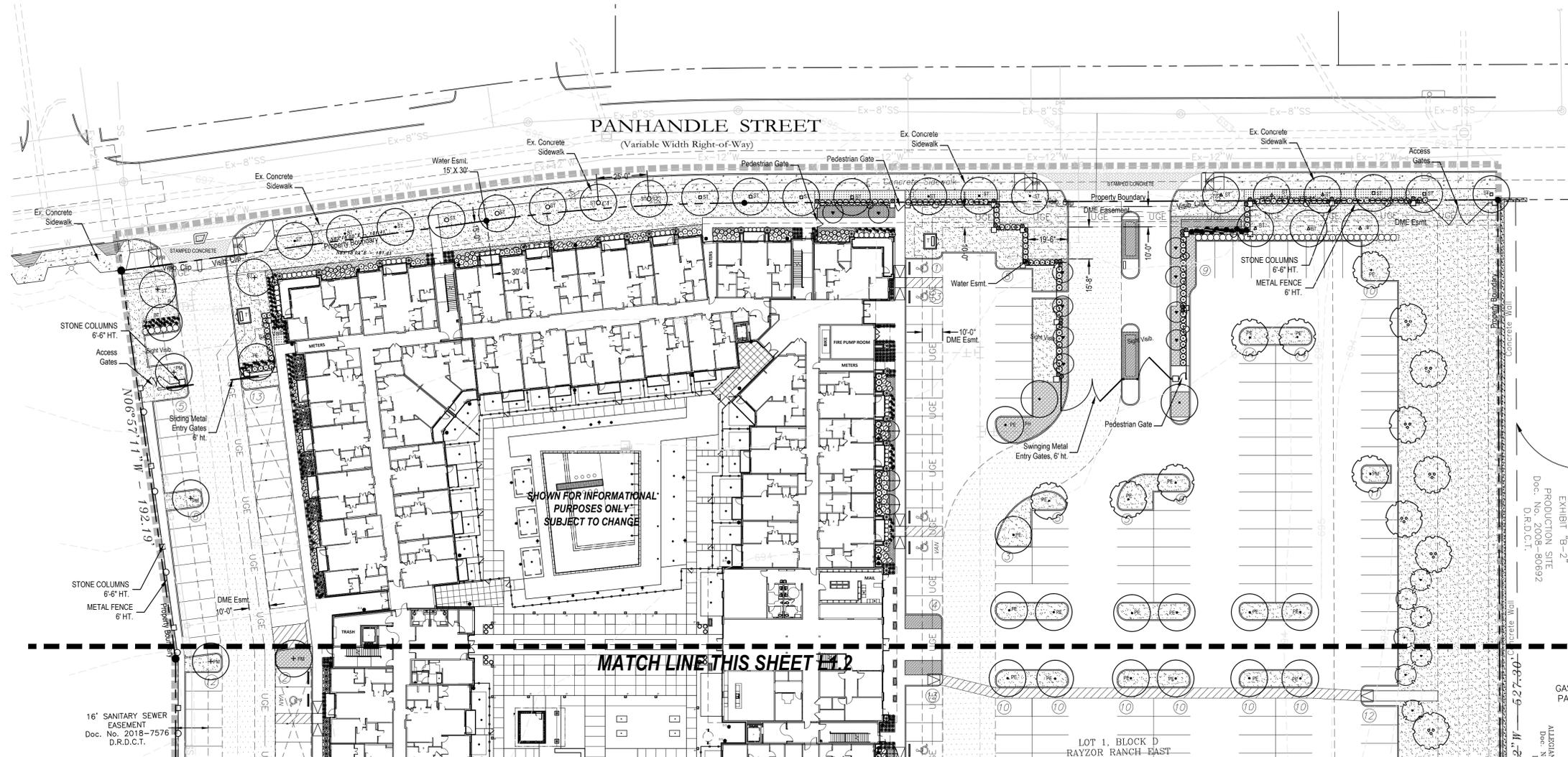


- Issue For:
- Design Development
  - Progress
  - Bidding
  - Permit
  - Construction

Original Issue Date:  
 SEPT. 10, 2024

LANDSCAPE SITE  
 PLAN

Drawn By: BDA  
 Checked By: BDA  
 Current Date: OCT. 22, 2024  
 Drawing #: L1.0



**SOLID SOD NOTES**

1. Fine grade areas to achieve final contours indicated. Leave areas to receive bed preparation 6" below final desired grade in planting areas and 5" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 5" below final finish grade.
4. All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
5. All compacted soil shall be ripped and scarified to a minimum depth of 6" prior to fine grading.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (4") four inches of imported topsoil (turf blend) on all areas to receive lawn.
8. Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
9. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
10. Water sod thoroughly as sod operation progresses.
11. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
12. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.

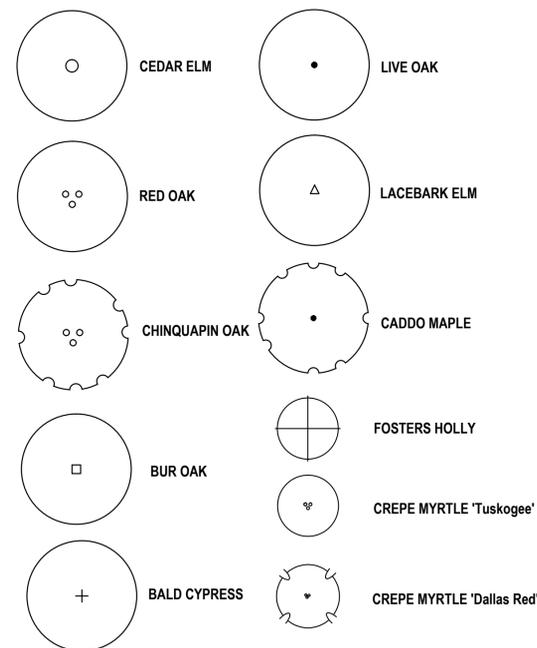
**LANDSCAPE NOTES**

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect 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 and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Berm Zoysia, 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.

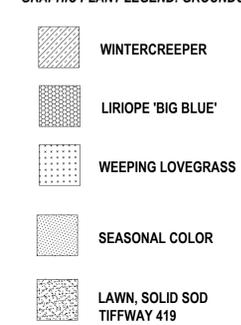
**GRAPHIC PLANT LEGEND: TREES**



**GRAPHIC PLANT LEGEND: SHRUBS / GRASSES**



**GRAPHIC PLANT LEGEND: GROUNDCOVERS**



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 B.B.B. & C.R.R. SURVEY, ABST NO. 192  
 CITY OF DENTON, DENTON, COUNTY, TEXAS

EXISTING ZONING: "RR0D" (Rayzor Ranch Overlay District)  
 PROPOSED LAND USE: MULTI-FAMILY

**01 LANDSCAPE PLAN**  
 SCALE: 1" = 30'-0"



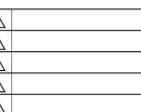
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Issue For:

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<input type="checkbox"/>	Progress
<input type="checkbox"/>	Bidding
<input checked="" type="checkbox"/>	Permit
<input type="checkbox"/>	Construction

Original Issue Date:  
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LANDSCAPE  
 PLAN

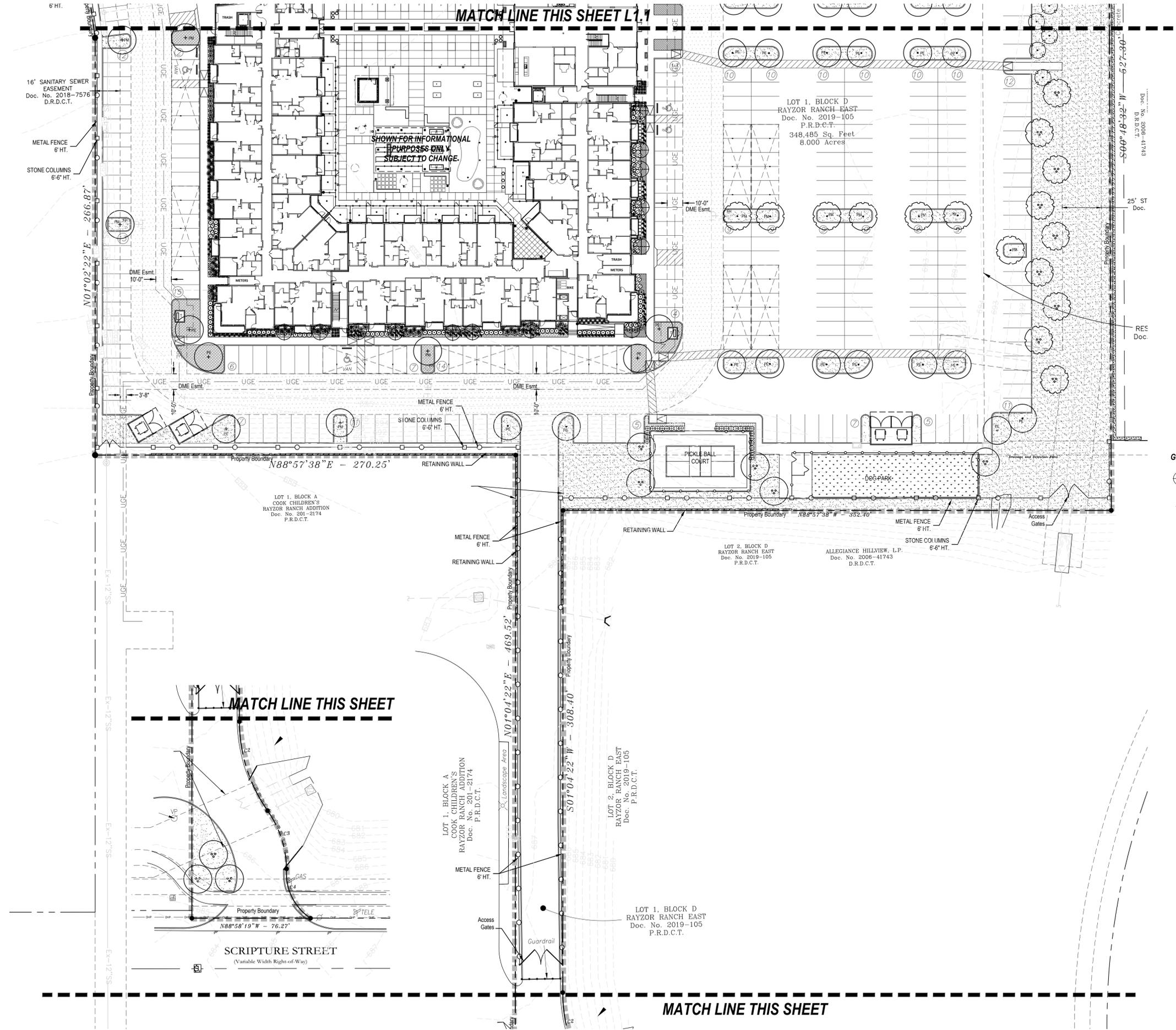
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Drawing #

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- GRAPHIC PLANT LEGEND: TREES**
- |  |                |  |                           |
|--|----------------|--|---------------------------|
|  | CEDAR ELM      |  | LIVE OAK                  |
|  | RED OAK        |  | LACEBARK ELM              |
|  | CHINQUAPIN OAK |  | CADDO MAPLE               |
|  | BUR OAK        |  | FOSTERS HOLLY             |
|  | BALD CYPRESS   |  | CREPE MYRTLE 'Tuskegee'   |
|  |                |  | CREPE MYRTLE 'Dallas Red' |

- GRAPHIC PLANT LEGEND: SHRUBS / GRASSES**
- |  |                          |  |                                |
|--|--------------------------|--|--------------------------------|
|  | NELLIE R. STEVENS HOLLY  |  | WINTERCREEPER                  |
|  | GULF MUHLY               |  | LIRIOPE 'BIG BLUE'             |
|  | DWARF PALMETTO           |  | WEeping LOVEGRASS              |
|  | NEEDLEPOINT HOLLY        |  | SEASONAL COLOR                 |
|  | SEEP MUHLY               |  | LAWN, SOLID SOD<br>TIFFWAY 419 |
|  | KARL FORESTER GRASS      |  |                                |
|  | DWARF BURFORD HOLLY      |  |                                |
|  | DWARF ABELIA 'Goldflame' |  |                                |
|  | DWARF ABELIA 'Rosecreek' |  |                                |
|  | INDIAN HAWTHORNE 'Clara' |  |                                |
|  | DWARF HAMLLEN GRASS      |  |                                |
|  | GIANT LIRIOPE            |  |                                |
|  | MEXICAN FEATHERGRASS     |  |                                |
|  | SALVIA 'Furman's Red'    |  |                                |
|  | BARBERRY                 |  |                                |
|  | CROSS VINE               |  |                                |

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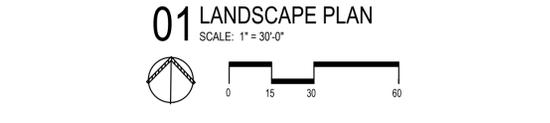
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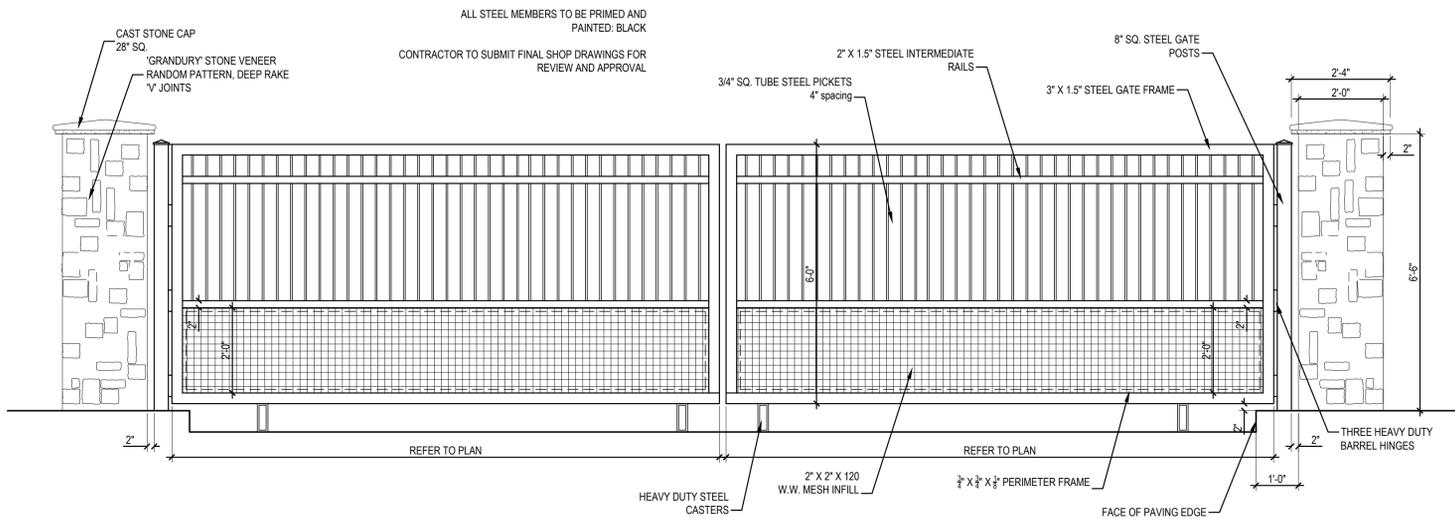


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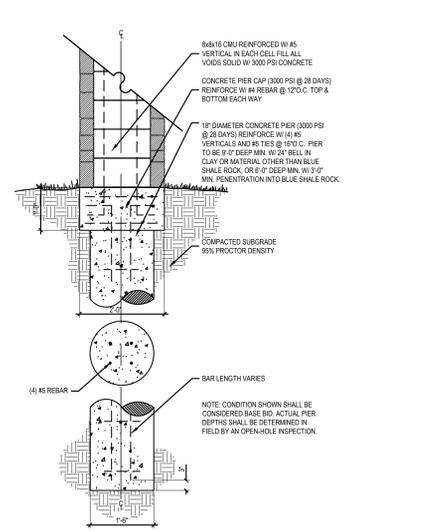
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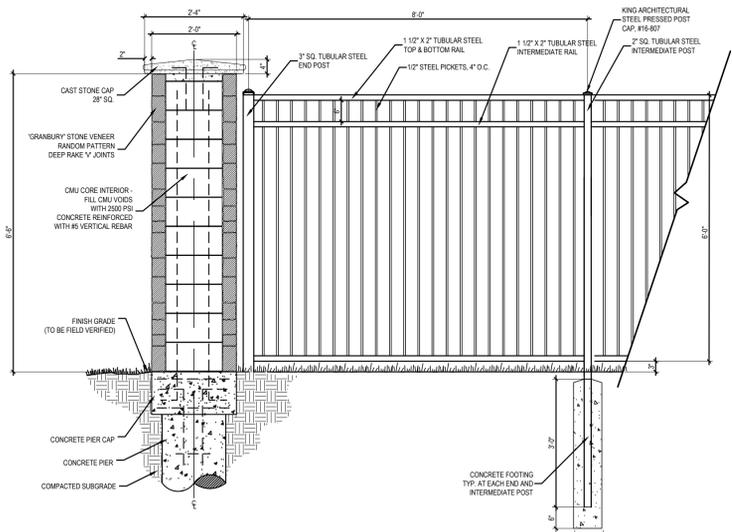
Sheet Description: <b>LANDSCAPE PLAN</b>	Drawn By: BDA
	Checked By: BDA
	Current Date: OCT. 22, 2024
	Drawing # <b>L1.2</b>



**A** ENTRY GATE AND COLUMN ELEVATION  
SCALE: 1/2" = 1'-0"



**B** STONE COLUMN FOOTING DETAIL  
SCALE: 1/2" = 1'-0"



**C** STONE COLUMN AND METAL FENCE ELEVATION  
SCALE: 1/2" = 1'-0"

ALTERNATE METAL FENCE PANELS

## MONTAGE PLUS<sup>®</sup>

### ORNAMENTAL STEEL FENCE

Montage Plus ornamental steel fence has the versatility to fit many different project applications. With its ability to traverse varying grades, variety of distinct product styles and unmatched coating performance, Montage Plus is the preferred choice for ornamental fence.

**PRIMARY APPLICATIONS**

- Commercial Developments
- Self Storage
- Apartments (Multi-Family)
- Parks & Recreation
- Schools & Universities

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FENCE PRODUCTS | 888-333-3422  
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**AMERISTAR ASSA ABLOY**

## MONTAGE PLUS<sup>®</sup>

ORNAMENTAL STEEL FENCE  
75"sq x 18ga PICKETS | 1.4375" x 1.5" x 14ga RAILS | 2.5"sq x 16ga POSTS



**PROFUSION WELDED STEEL**

All Montage fence panels are fabricated using Ameristar's Profusion welding process. This technique combines laser and fusion technology to create a virtually invisible structural connection at every picket to rail intersection. Unlike typical aluminum fence systems that are held together with unsightly screws, the Profusion weld used with Montage promotes a "good neighbor" profile with sleek lines and no exposed picket to rail fasteners. When compared to aluminum fencing, Montage's welded steel construction is unmatched in strength and durability.

**E-COAT<sup>®</sup> PROTECTIVE FINISH**

Montage galvanized steel framework is subjected to a multi-stage pre-treatment/wash (with zinc phosphate) followed by a duplex cathodic electrocoat system consisting of an epoxy primer, which significantly increases corrosion protection, and an acrylic topcoat, which provides the protection necessary to withstand adverse weathering effects. This process results in years of maintenance-free ownership.

**20 YEAR LIMITED WARRANTY**

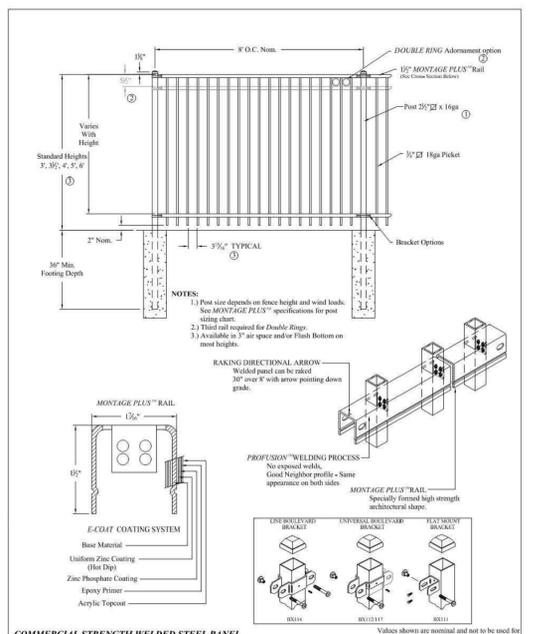
The Montage families of fencing products are manufactured from superior quality materials by skilled craftsmen with the highest standards of workmanship in the industry. Ameristar is confident in offering Montage with a 20 year limited warranty.

**DOMESTIC MANUFACTURING**

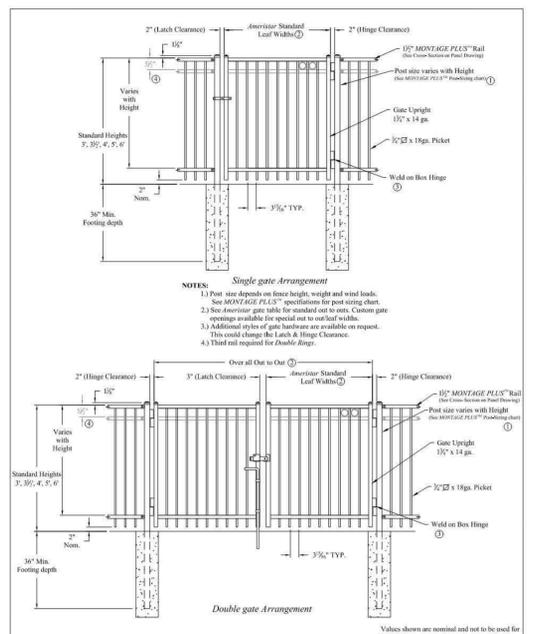
Ameristar is committed to providing products that are manufactured in the USA. We have made significant investments in technology, process improvement, and employee training in an effort to secure American jobs and combat inferior import products.

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ALTERNATE METAL FENCE PANELS



ALTERNATE METAL GATE PANELS



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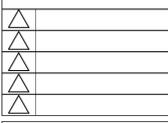
**THE PRADERA**  
AT RAYZOR RANCH  
DENTON, TEXAS



Issue For:

- Design Development
- Progress
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Original Issue Date:  
SEPT. 10, 2024



Sheet Description:  
**HARDSCAPE**  
**DETAILS**

Drawn By: BDA

Checked By: BDA

Current Date:  
OCT. 22, 2024

Drawing #

**L1.3**

DATE OF PREPARATION: OCTOBER 22, 2024

CITY PROJECT NUMBER: ZCP24-0034  
ZONING COMPLIANCE PLAN

**THE PRADERA AT RAYZOR RANCH**  
8.00 AC / 348,485 SF  
LOT 1, BLOCK D, RAYZOR RANCH EAST  
B.B. & C.R.R. SURVEY, ABST NO. 192  
CITY OF DENTON, DENTON, COUNTY, TEXAS

EXISTING ZONING: "RROD" (Rayzor Ranch Overlay District)  
PROPOSED LAND USE: MULTI-FAMILY

ZONING COMPLIANCE SUBMITTAL: ZCP24-0034

SECTION 02300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all suspension, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3) inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid soil shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
  - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
  - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
  - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
  - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
    - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
    - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and respected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:
  - Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and exceed project specifications.
  - Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
  - Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
  - Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
  - Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- Preparation:
  - Balled and Burlapped (BAB) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
  - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
  - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallagrass or Nutgrass shall be rejected.
  - Physical properties as follows:
    - Clay - between 7-27 percent
    - Silt - between 15-25 percent
    - Sand - less than 52 percent
  - Organic matter shall be 3%-10% of total dry weight.
  - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
- Pre-mixed Bedding Soil as supplied by Vital Earth Resources, Clewiston, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: FertiLid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.
- Staking Material for Shade Trees:
  - Post: Studded T-Post, #1 Armo with anchor plate, 6'-0" length; paint green.
  - Wire: 12 gauge single strand galvanized wire.
  - Rubber hose: 2 ply, fiber reinforced hose, minimum 5/8 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1 1/2 in.
- Fiber Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Lofland Co. (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
  - Prepare new planting beds by scraping away existing grass and weeds as necessary. Fill existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and fill into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
  - All planting areas shall receive a two (2") inch layer of specified mulch.
  - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
  - Areas to be Solid Soil Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gapped open, then watered thoroughly.
  - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

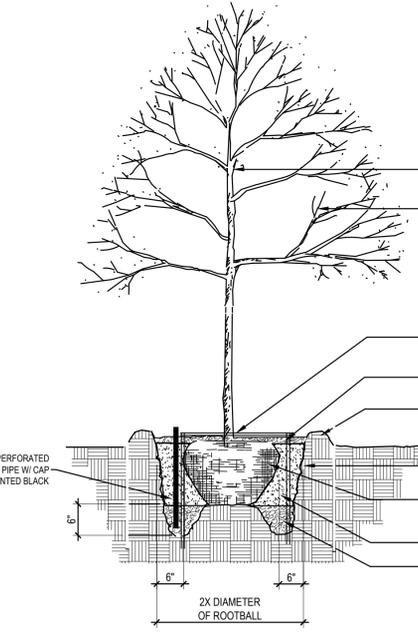
3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

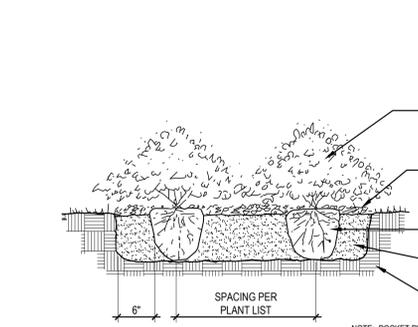
3.3 CLEANUP AND ACCEPTANCE

- Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing at end of each day's work.

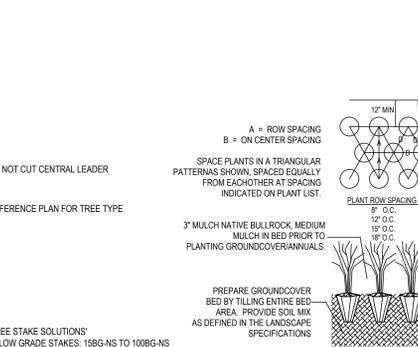
- Shrub and tree pits shall be no less than two (2) feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones larger than one (1") inch in diameter. Plants should be thoroughly moist before removing containers.
- Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to be moved to another location or have drainage added. Hire a PVC stand pipe per tree planting detail as approved by the Landscape Architect.
- Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound. If so follow standard nursery practice of "root scoring".
- Do not wrap trees.
- Do not over prune.
- Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2) inches of specified mulch.
- All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3) feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.
- Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practices following Fine Pruning, Class I pruning standards provided by National Arborist Association.
  - Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
  - Pruning shall be done with clean, sharp tools.
  - Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material shall be cut during installation.



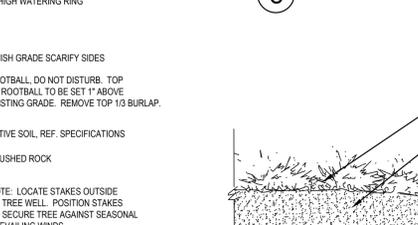
A TREE PLANTING DETAIL NOT TO SCALE



B SHRUB PLANTING DETAIL NOT TO SCALE



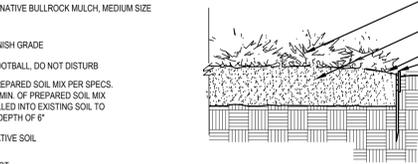
C GROUND COVER PLANTING DETAIL NOT TO SCALE



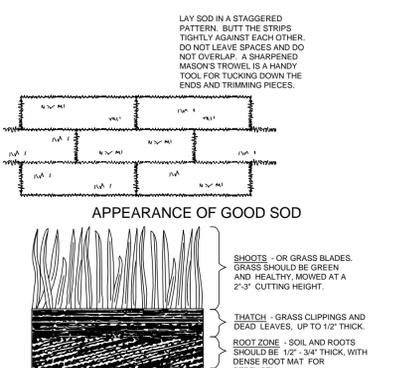
D SOD PLANTING DETAIL NOT TO SCALE



E SIDEWALK / MULCH DETAIL NOT TO SCALE



F STEEL EDGING DETAIL NOT TO SCALE



APPEARANCE OF GOOD SOD



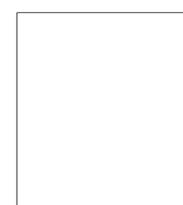
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F STEEL EDGING DETAIL NOT TO SCALE

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 ZONING COMPLIANCE PLAN  
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 LOT 1, BLOCK D, RAYZOR RANCH EAST  
 B.B.B. & C.R.R. SURVEY, ABST NO. 192  
 CITY OF DENTON, DENTON, COUNTY, TEXAS

EXISTING ZONING: "RROD" (Rayzor Ranch Overlay District)  
 PROPOSED LAND USE: MULTI-FAMILY

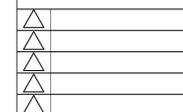


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- Issue For:
- Design Development
  - Progress
  - Bidding
  - Permit
  - Construction
  -

Original Issue Date:  
 SEPT. 10, 2024



LANDSCAPE DETAILS / SPECIFICATIONS

Drawn By: BDA

Checked By: BDA

Current Date: OCT. 22, 2024

Drawing # L1.4