

TEASLEY LANE

LANDSCAPE CALCULATIONS - DENTON, TX.

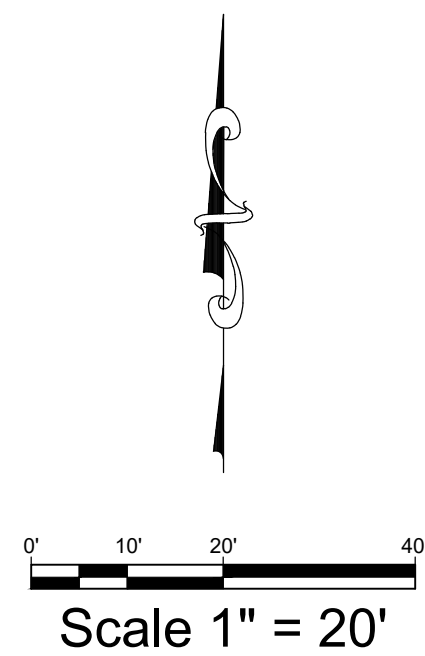
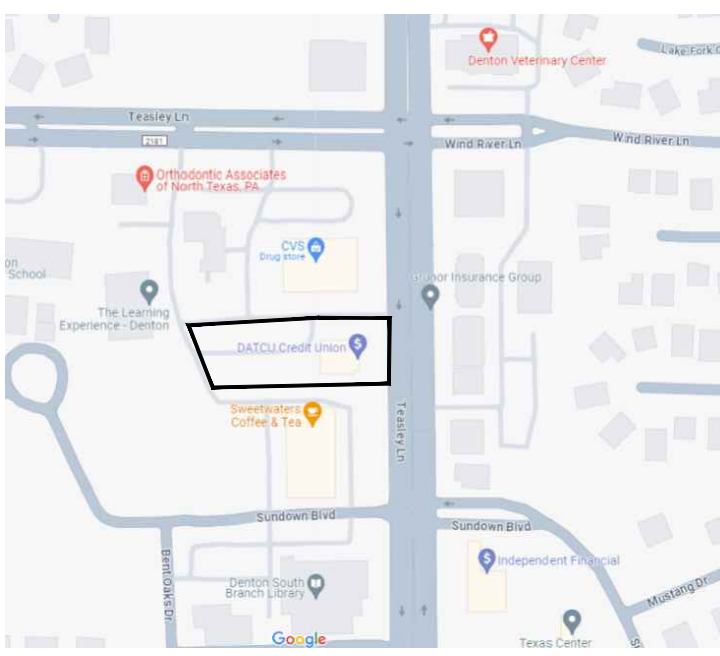
LOT AREA:	38,630 SF
DEVELOPMENT IMPACT AREA:	13,403 SF
LANDSCAPE AREA REQUIRED (DIA):	2,681 SF (20%)
LANDSCAPE AREA PROVIDED:	2,993 SF (22%)

TREES	
REQUIRED TREE CANOPY:	15,852 SF (40%) - based on lot area
PROVIDED TREE CANOPY:	16,328 SF
	1 Burr Oak @ 1,256 = 1,256 sf
	12 Existing trees @ 1,256 = 15,072 sf

STREET FRONTAGE	
TEASLEY LANE 125 LF	
STREET TREES REQUIRED:	3 TREES (1 TREE PER 45 LF)
STREET TREES PROVIDED:	2 TREES (EXISTING)
(2 street trees are existing but street trees are outside of the DIA scope of review for this project)	

PARKING LOT LANDSCAPE	
PARKING AREA:	1,073 SF
LANDSCAPE AREA:	75 SF REQUIRED (7%)
	245 SF PROVIDED
TREE CANOPY:	161 SF REQUIRED (15%)
	1,256 SF PROVIDED
ROW SCREENING:	EXISTING PROVIDED: A MINIMUM TEN (10)-FOOT WIDE LANDSCAPE AREA PLANTED WITH ONE (1) LARGE TREE FOR EVERY 40 LINEAR FEET

BLOCK A
40NS ADDITION
2020-149
J.C.T.



PLANT_SCHEDULE

TREES	CODE	COMMON / BOTANICAL NAME	SIZE	CONTAINER	QTY
	BRO	Burr Oak / Quercus macrocarpa min. 14' ht.; parking lot tree	CONT.	4"Cal	1

SHRUB AREAS	CODE	COMMON / BOTANICAL NAME	SIZE	SPACING	QTY
	LA	Aztec Grass / Liriope muscari 'Aztec'	1 gal	18" o.c.	48

GROUND COVERS	CODE	COMMON / BOTANICAL NAME	SIZE	QTY
	CD	Bermuda Grass / Cynodon dactylon 'tif 419'	sod	as required to provide preserve & match existing turf where possible full coverage per plan
	EX	Existing Landscape to remain		preserve as required

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/- 0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



TPP24-0005; S24-0002

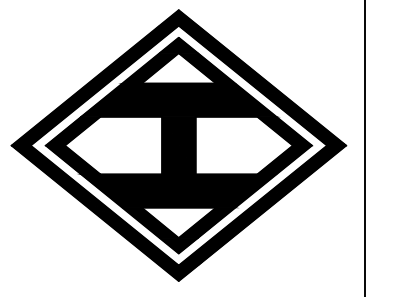
S24-0002
DATCU DENTON - TEASLEY
LOT 2, BLOCK A, TEASLEY COMMONS PHASE II
AREA: 38,630 SF / 0.887 AC
ZONING: MIXED USE NEIGHBORHOOD (MN-S)
LAND USE: BANK/FINANCIAL INSTITUTION
CITY OF DENTON
DENTON COUNTY, TEXAS

TREE SURVEY:
Matthew Clemons, RCA #623
Certified Arborist, TX1340 (ISA)
3000 S Hulen St Suite 124-401
Fort Worth, TX 76109

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mc@registeredarborist.com

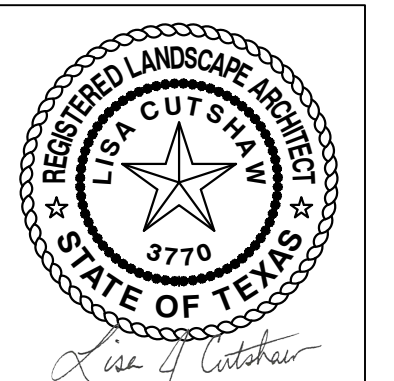
The Dates for his tree table data collection is 12/19/23.

HOMEYER
ENGINEERING, INC.
 TBPB FIRM REGISTRATION NO. F-84440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
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 WWW.HEI.US.COM



DATCU DENTON - TEASLEY
 LOT 2, BLOCK A
 TEASLEY COMMONS PHASE II
 CITY OF DENTON
 DENTON COUNTY, TEXAS

LANDSCAPE
 PLANTING



4-25-24

DRAWN: dfr

DATE: 01/21/24

HEI #: 23-1202

SHEET NO:
LP-1