



REVISION HISTORY		
REV	BY	DATE
B	SAS	6/20/2025
C	SAS	7/31/2025
D	SAS	8/29/2025



VIEW OF:
 PROPERTY LINES
 SITE AREA
 STRUCTURE LOCATIONS (PROPOSED)
 ADJACENT PROPERTIES

NOTE: AERIAL IMAGE OBTAINED FROM CITY OF DENTON GIS

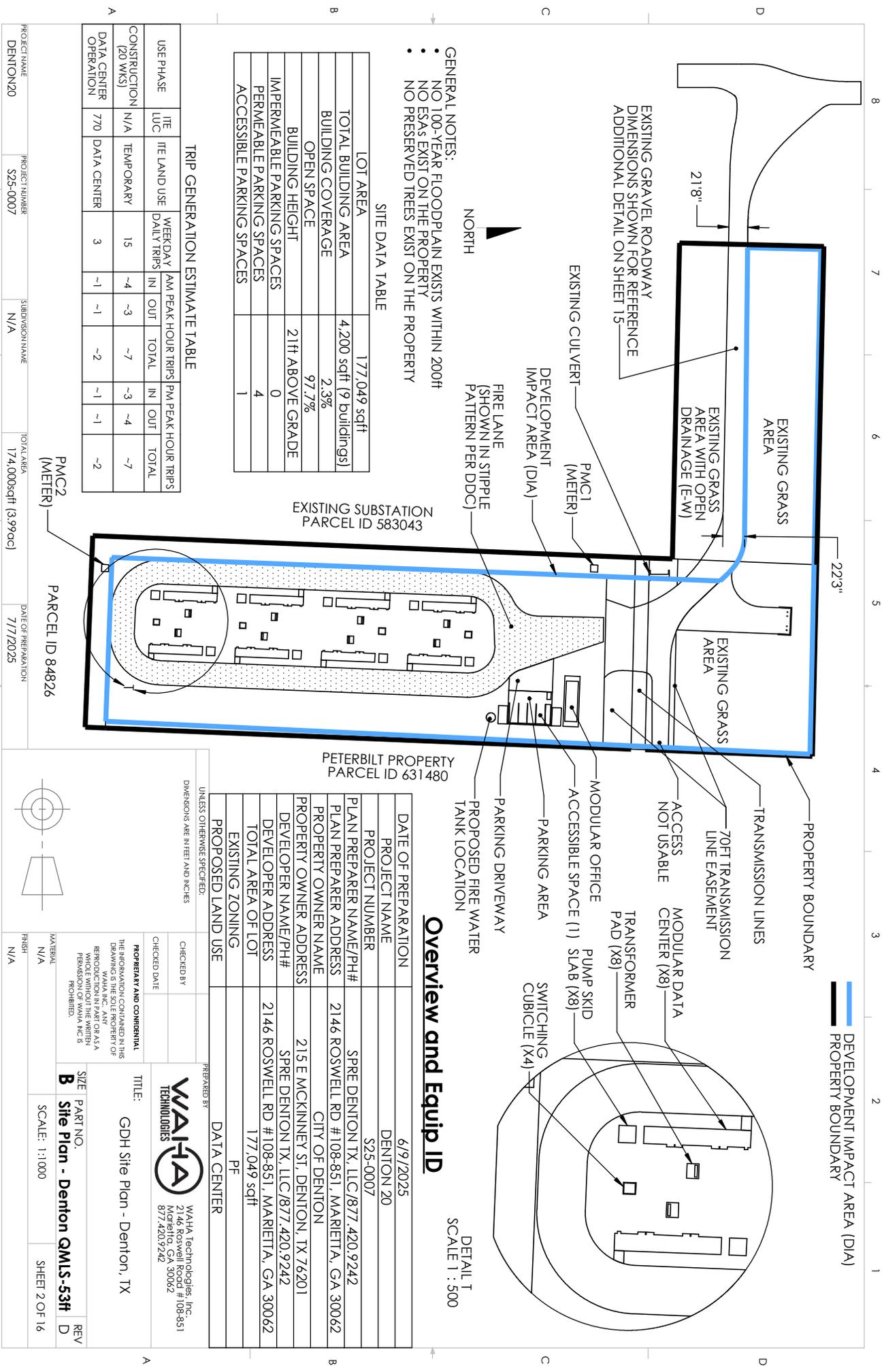
Overview Aerial

UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN FEET AND INCHES		PREPARED BY	
CHECKED BY	CHECKED DATE	 WAHA Technologies, Inc. 2146 Roswell Road # 108-851 Norcross, GA 30062 877.426.1242	
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TITLE: GDH Site Plan - Denton, TX		SIZE B	REV D
PART NO. Site Plan - Denton QMLS-53ff		SCALE: 1:1200	SHEET 1 OF 16
MATERIAL N/A		FINISH N/A	



PROJECT NAME DENTON120	PROJECT NUMBER S25-0007	SUBDIVISION NAME N/A	TOTAL AREA 174,000sqft (3.99ac)	DATE OF PREPARATION 7/17/2025
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8 7 6 5 4 3 2 1



- GENERAL NOTES:**
- NO 100-YEAR FLOODPLAIN EXISTS WITHIN 200ft
 - NO ESAS EXIST ON THE PROPERTY
 - NO PRESERVED TREES EXIST ON THE PROPERTY

SITE DATA TABLE

LOT AREA	177,049 sqft
TOTAL BUILDING AREA	4,200 sqft (9 buildings)
BUILDING COVERAGE	2.3%
OPEN SPACE	97.7%
BUILDING HEIGHT	21ft ABOVE GRADE
IMPERMEABLE PARKING SPACES	0
PERMEABLE PARKING SPACES	4
ACCESSIBLE PARKING SPACES	1

TRIP GENERATION ESTIMATE TABLE

USE PHASE	IITE	IITE LAND USE	WEEKDAY	AM PEAK HOUR TRIPS	PM PEAK HOUR TRIPS
CONSTRUCTION (20 WKS)	LUC	TEMPORARY	DAILY TRIPS	IN	OUT
DATA CENTER OPERATION	770	DATA CENTER	3	-1	-1
				-2	-1
				-1	-1
				-2	-2

PROJECT NAME	DENTON20	PROJECT NUMBER	S25-0007	SUBDIVISION NAME	N/A	TOTAL AREA	174,000sqft (3.99ac)	DATE OF PREPARATION	7/17/2025
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Overview and Equip ID

DETAIL T SCALE 1 : 500

DATE OF PREPARATION	6/19/2025
PROJECT NAME	DENTON 20
PROJECT NUMBER	S25-0007
PLAN PREPARER NAME/PH#	SPRE DENTON TX, LLC/877.420.9242
PLAN PREPARER ADDRESS	2146 ROSWELL RD #108-851, MARIETTA, GA 30062
PROPERTY OWNER NAME	CITY OF DENTON
PROPERTY OWNER ADDRESS	215 E MCKINNEY ST, DENTON, TX 76201
DEVELOPER NAME/PH#	SPRE DENTON TX, LLC/877.420.9242
DEVELOPER ADDRESS	2146 ROSWELL RD #108-851, MARIETTA, GA 30062
TOTAL AREA OF LOT	177,049 sqft
EXISTING ZONING	PF
PROPOSED LAND USE	DATA CENTER

UNLESS OTHERWISE SPECIFIED, DIMENSIONS ARE IN FEET AND INCHES

CHECKED BY	
CHECKED DATE	

PROPRIETARY AND CONFIDENTIAL

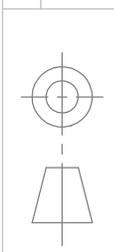
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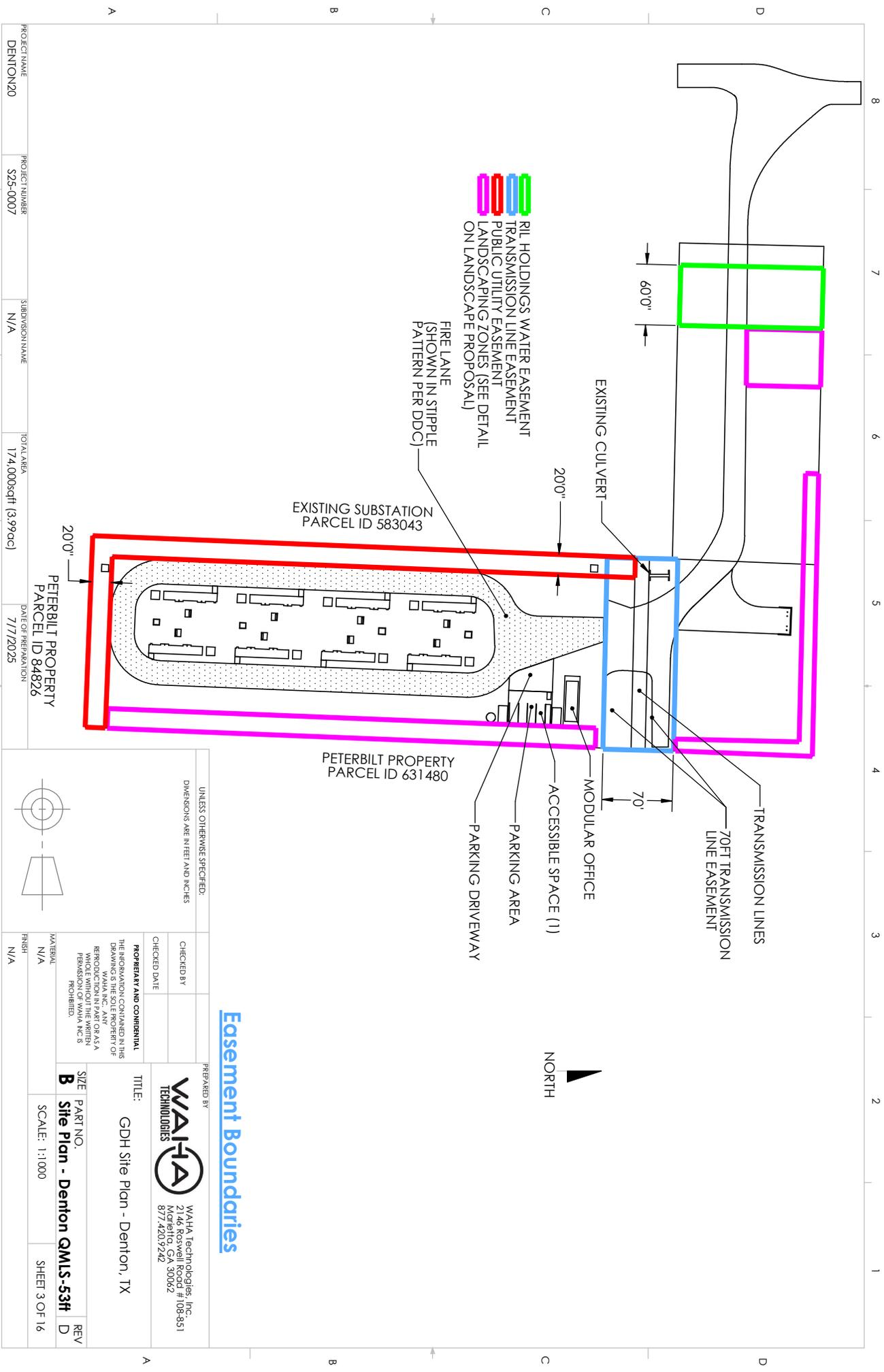
PREPARED BY: WAHA Technologies, Inc.
2146 Roswell Road # 108-851
Marietta, GA 30062
877.420.9242

TITLE: GDH Site Plan - Denton, TX

SCALE: 1:1,000

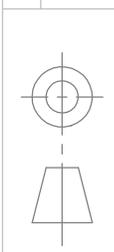
SHEET 2 OF 16





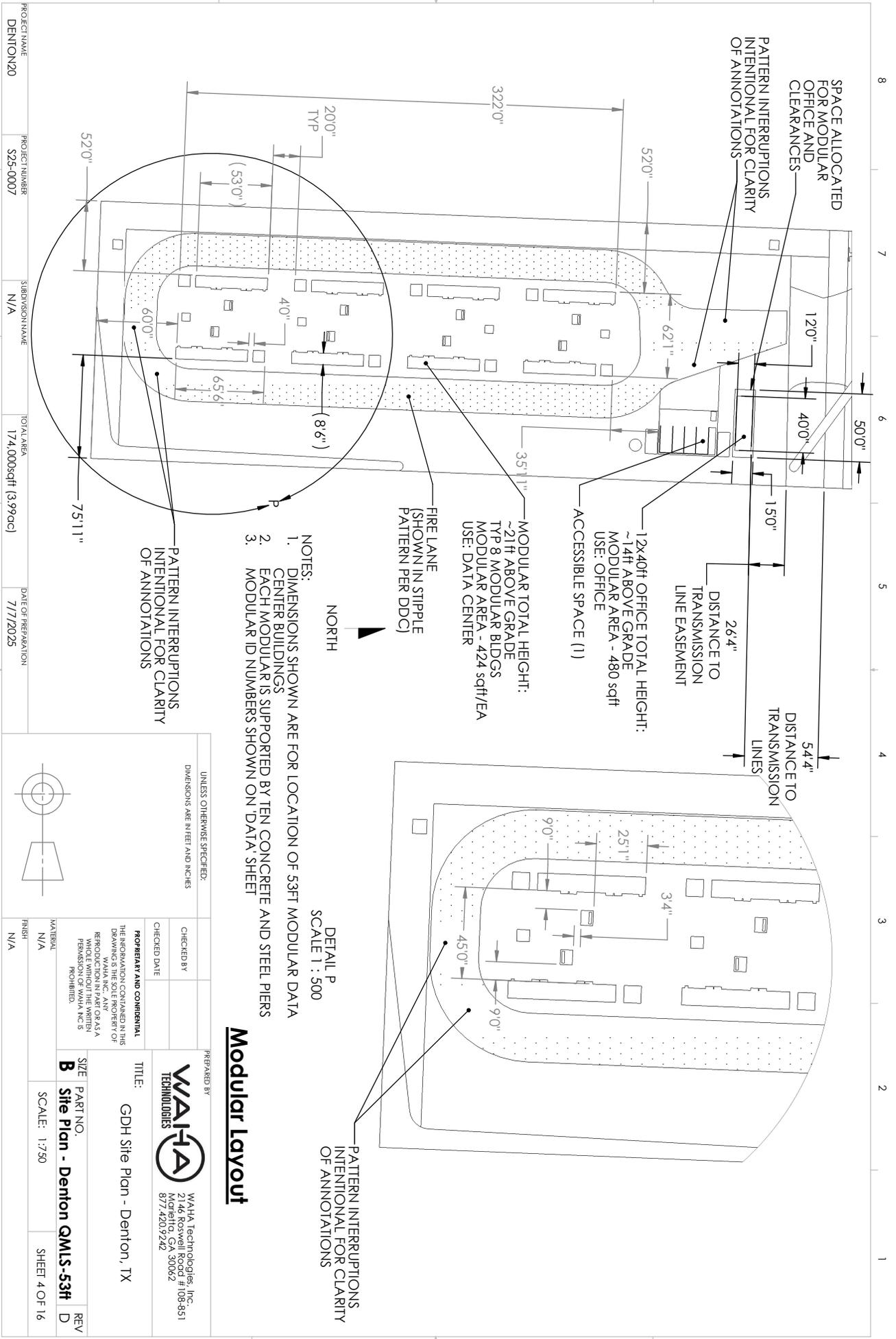
PROJECT NAME: DENTON20
 PROJECT NUMBER: S25-0007
 SUBDIVISION NAME: N/A
 TOTAL AREA: 174,000sqft (3.99ac)
 DATE OF PREPARATION: 7/17/2025

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PROPRIETARY AND CONFIDENTIAL		DATE		DATE	
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TITLE: GDN Site Plan - Denton, TX		SCALE: 1:1,000		SHEET 3 OF 16	
PREPARED BY: WAHA TECHNOLOGIES		SCALE: 1:1,000		SHEET 3 OF 16	
WAHA Technologies, Inc. 2146 Roswell Road #108-851 Knoxville, TN 37906 877.426.1242		SCALE: 1:1,000		SHEET 3 OF 16	
PART NO. B		SCALE: 1:1,000		SHEET 3 OF 16	
REV D		SCALE: 1:1,000		SHEET 3 OF 16	



Easement Boundaries

A B C D 1 2 3 4 5 6 7 8



- NOTES:
1. DIMENSIONS SHOWN ARE FOR LOCATION OF 53FT MODULAR DATA CENTER BUILDINGS
 2. EACH MODULAR IS SUPPORTED BY TEN CONCRETE AND STEEL PIERS
 3. MODULAR ID NUMBERS SHOWN ON 'DATA' SHEET

DETAIL P
SCALE 1 : 500

Modular Layout

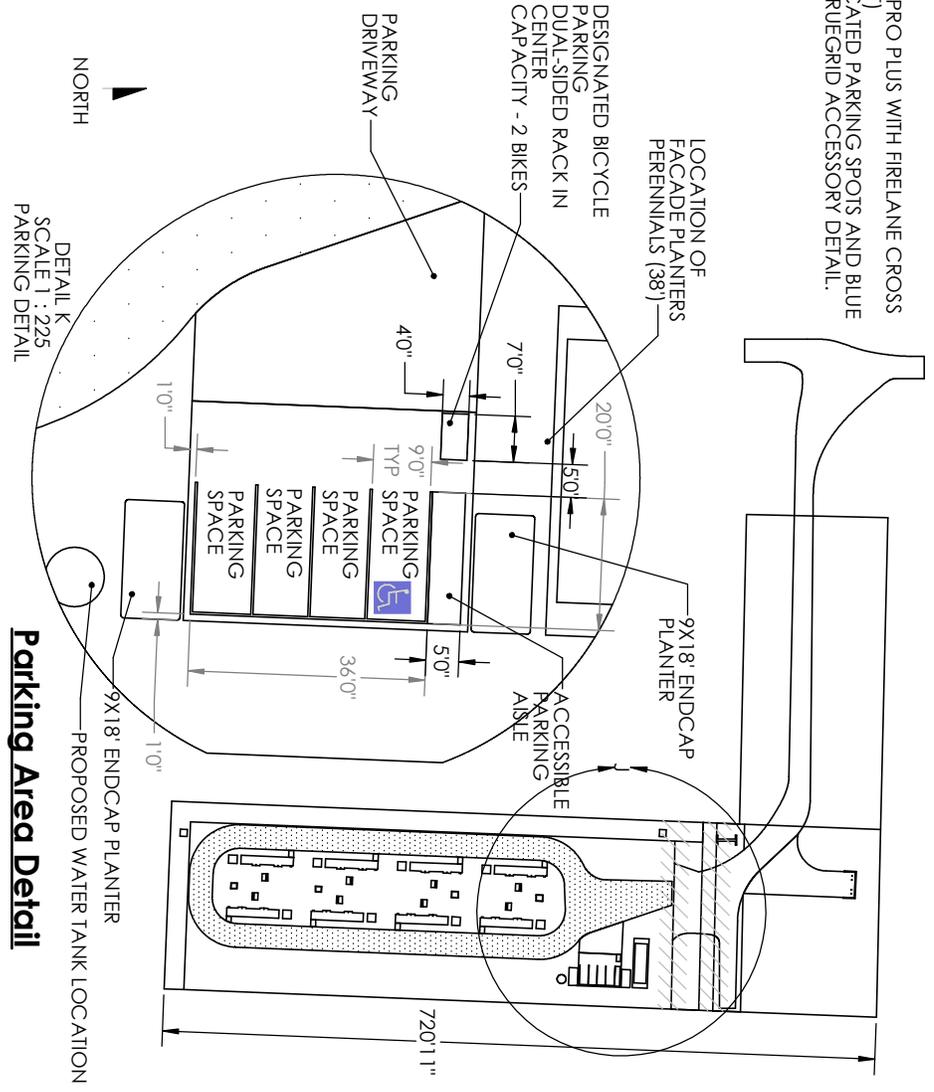
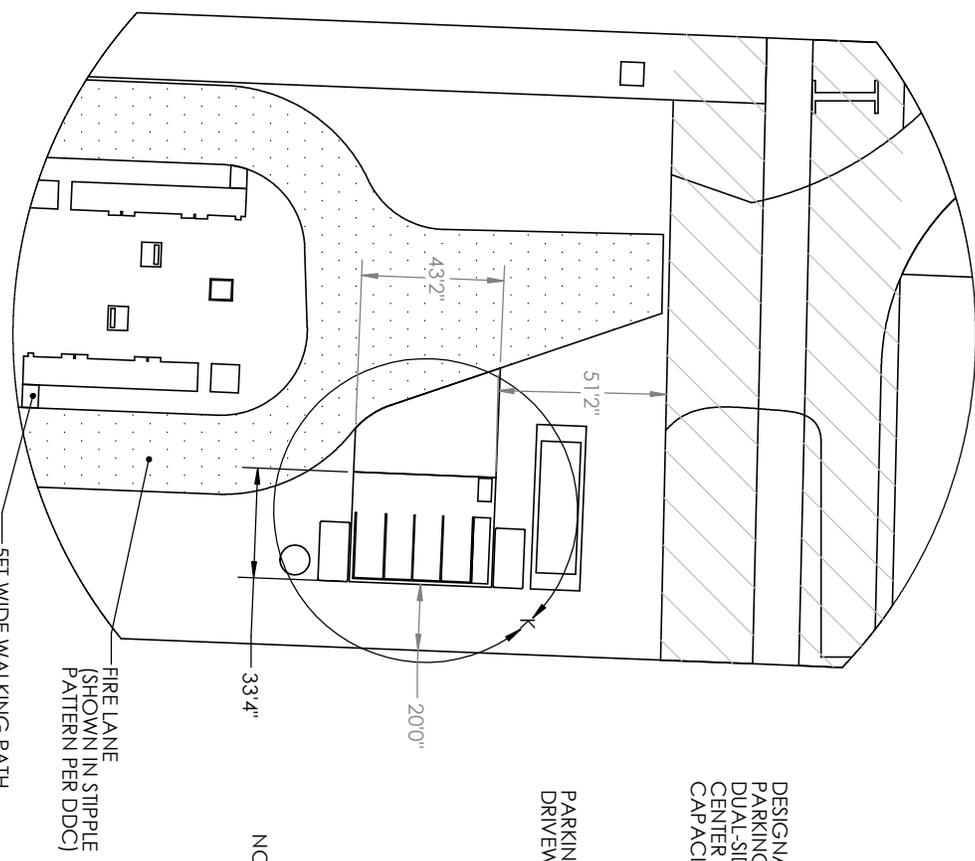
PROJECT NAME DENTON120	PROJECT NUMBER S25-0007	SUBDIVISION NAME N/A	TOTAL AREA 174,000sqft (3.99ac)	DATE OF PREPARATION 7/17/2025
UNLESS OTHERWISE SPECIFIED: DIMENSIONS ARE IN FEET AND INCHES				
CHECKED BY		PROPRIETARY AND CONFIDENTIAL		
CHECKED DATE		THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WAHA, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WAHA, INC. IS PROHIBITED.		
MATERIAL		SIZE		
FINISH		PART NO.		
N/A		B Site Plan - Denton QMLS-53ff		
SCALE: 1:750		REV		
		D SHEET 4 OF 16		

PREPARED BY

WAHA Technologies, Inc.
2146 Roswell Road # 108-851
Mckinney, TX 75062
877.426.1242

TITLE:
GDH Site Plan - Denton, TX

1. PARKING AREA AND DRIVEWAY DETAIL:
CONSTRUCTED OF PERMEABLE GEOGRID PAYER SYSTEM (TRUEGRID PRO PLUS WITH FIRELANE CROSS SECTION INSTALLATION AND SUBGRADE PREP PER GEOTECH REPORT)
2. MARKINGS PER DDC - YELLOW TRUEGRID SPOTS DESIGNATING PARKING SPOTS AND BLUE TRUEGRID SPOTS DESIGNATING ACCESSIBLE SPACE AND AISLE. SEE TRUEGRID ACCESSORY DETAIL.
3. SIGNAGE PER DDC



DETAIL J
SCALE 1 : 450
PAVED AREA DETAIL

DETAIL K
SCALE 1 : 225
PARKING DETAIL

Parking Area Detail

PROJECT NAME DENTON120	PROJECT NUMBER S25-0007	SUBVISION NAME N/A	TOTAL AREA 174,000sqft (3,990ac)	DATE OF PREPARATION 7/7/2025
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UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN FEET AND INCHES

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CHECKED DATE	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF WAHA, INC. ANY REPRODUCTION OR TRANSMISSION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WAHA, INC. IS PROHIBITED.

PREPARED BY
WAHA TECHNOLOGIES
WAHA Technologies, Inc.
2146 Roswell Road #108-851
Knoxville, TN 37920
877.426.1242

TITLE:
GDH Site Plan - Denton, TX

SIZE PART NO.
B Site Plan - Denton QMLS-53#

SCALE: 1:1,500

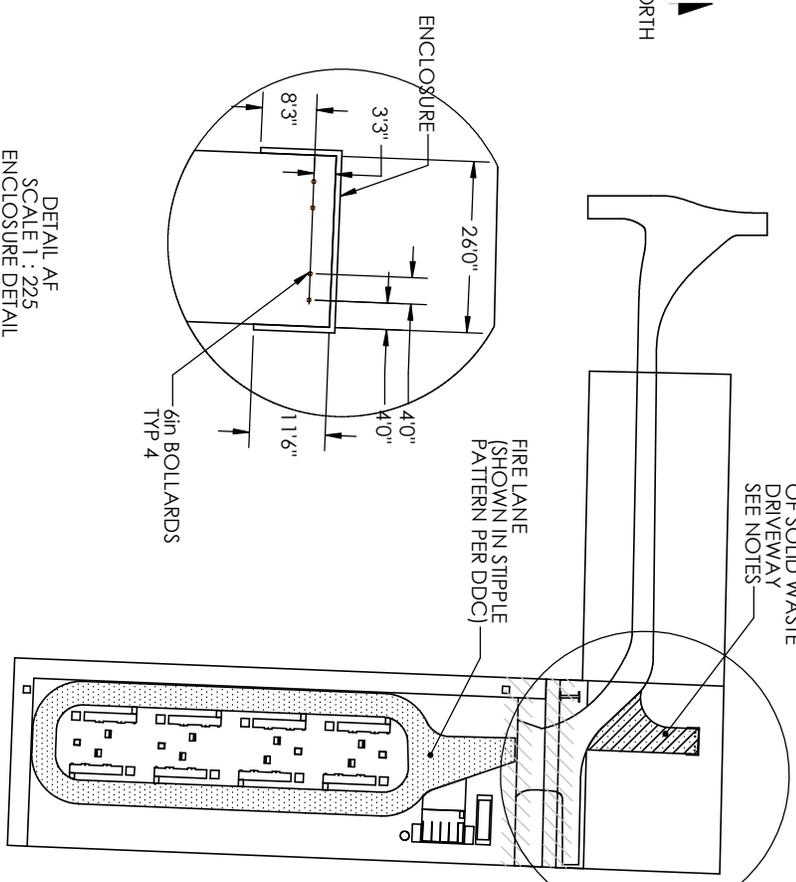
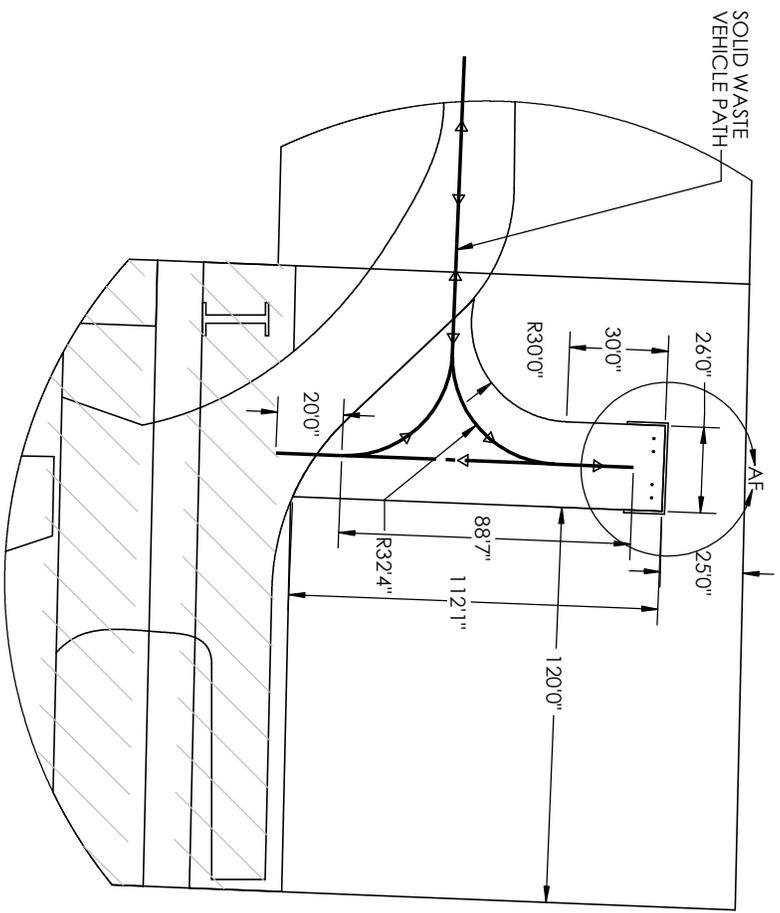
FINISH
N/A

REV
D

SHEET 7 OF 16



- SOLID WASTE CONTAINER DRIVEWAY DETAIL:
1. CONSTRUCTED OF PERMEABLE GEOGRID PAYER SYSTEM (TRUEGRID PRO PLUS WITH FIRELANE CROSS SECTION INSTALLATION AND SUBGRADE PREP PER GEOTECH REPORT) MARKINGS PER DDC - TRUEGRID YELLOW DOTS ALONG BOTH SIDES OF SOLID WASTE DRIVEWAY. ACCESSORY DETAIL SHOWN IN TRUEGRID DATA SHEETS.
 2. SIGNAGE PER DDC
 3. VEHICLE PATH SHOWN - AUTO TURN EXHIBIT
 4. SOLID WASTE ENCLOSURE DETAIL: CONSTRUCTION PER CITY OF DENTON DESIGN CRITERIA MANUAL AND STANDARD DETAILS (DP201). WALLS CONSTRUCTED OF LOUVERED PANELS, MIN 8ft TALL 6in BOLLARDS AS SHOWN
 - DUAL ENCLOSURE SHOWN FOR TWO FRONT-LOAD CONTAINERS



DETAIL AF
SCALE 1 : 225
ENCLOSURE DETAIL

SW.01 - Solid Waste Plans

DETAIL U
SCALE 1 : 450
DUMPSTER DRIVE DETAIL

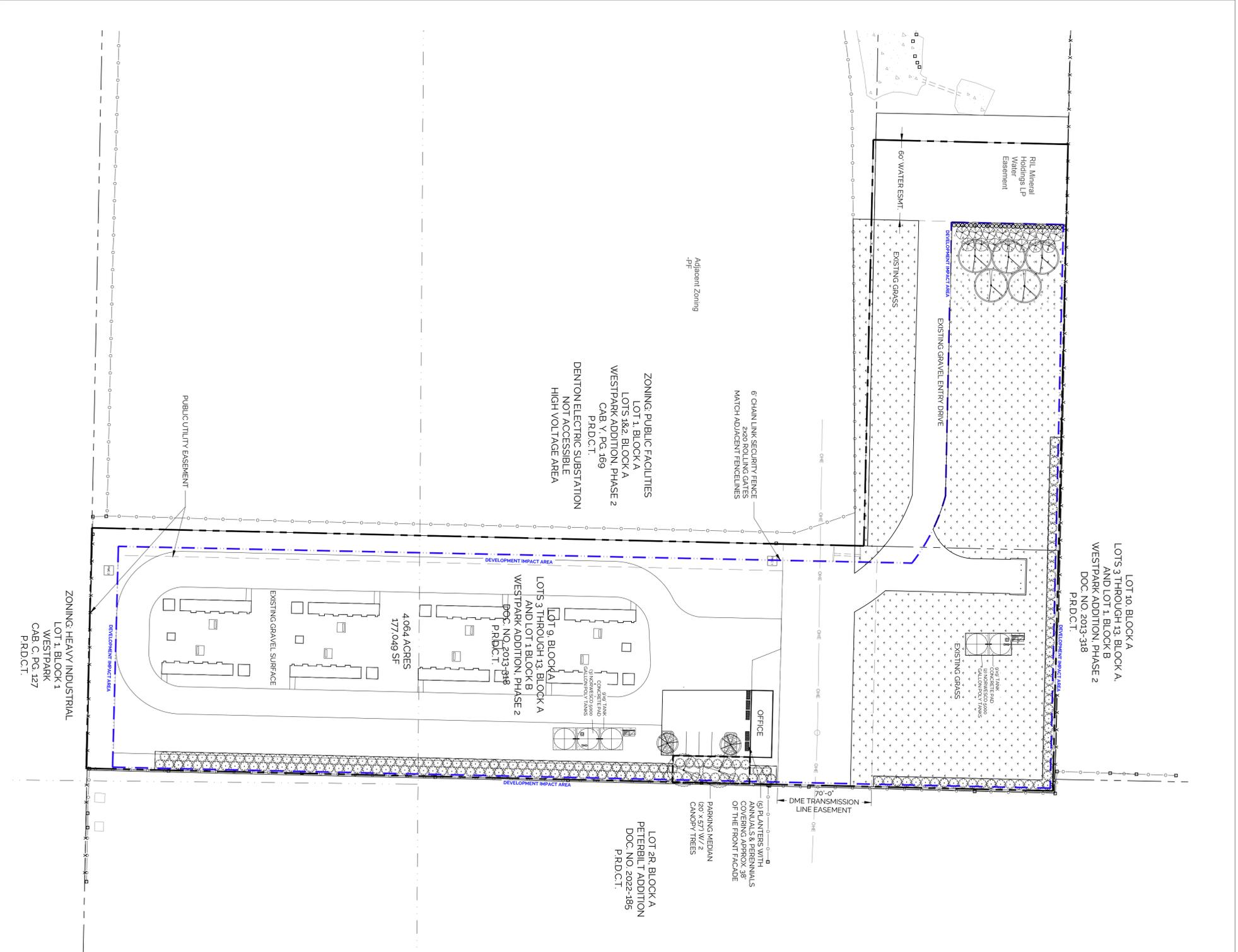
PROJECT NAME DENTON120	PROJECT NUMBER S25-0007	SUBVISION NAME N/A	TOTAL AREA 174,000sqft (3.99ac)	DATE OF PREPARATION 7/7/2025
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CHECKED BY		PREPARED BY	
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PROPRIETARY AND CONFIDENTIAL			
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TITLE:	GDH Site Plan - Denton, TX		
SIZE	B		
PART NO.	Site Plan - Denton QMLS-53ff		
SCALE:	1:1500		
FINISH	N/A		
REVISION	D		
REV	SHEET 9 OF 16		

PREPARED BY
WAHA TECHNOLOGIES
WAHA Technologies, Inc.
2146 Roswell Road # 108-851
McDonough, GA 30062
877.426.1242



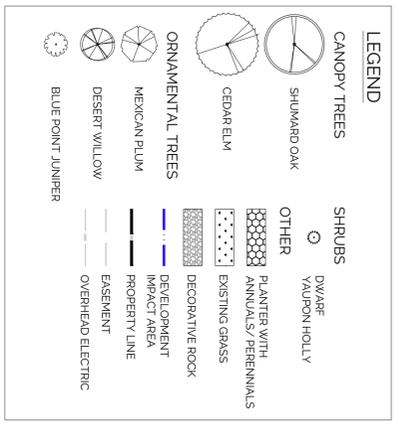
LOT 10, BLOCK A
 LOTS 3 THROUGH 13, BLOCK A
 AND LOT 1, BLOCK B
 WESTPARK ADDITION, PHASE 2
 P.R.D.C.T.
 DOC. NO. 2013-318

ZONING PUBLIC FACILITIES
 LOT 1, BLOCK A
 LOTS 1&2, BLOCK A
 WESTPARK ADDITION, PHASE 2
 CAB. Y. PG. 109
 P.R.D.C.T.
 DENTON ELECTRIC SUBSTATION
 NOT ACCESSIBLE
 HIGH VOLTAGE AREA

ZONING HEAVY INDUSTRIAL
 LOT 1, BLOCK 1
 WESTPARK
 CAB. C. PG. 127
 P.R.D.C.T.

PLANT MATERIAL SCHEDULE

QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	H.T.	[SPREAD]	CONT.	REMARKS
CANOPY TREES							
5	SHUMARD OAK	QUERCUS SHUMARDII	3"	12'	4'	8&8	FULL & MATCHED STRAIGHT TRUNK
2	CEDAR ELM	ULMUS CRASSIFOLIA	3"	12'	4'	8&8	FULL & MATCHED STRAIGHT TRUNK
ORNAMENTAL TREES							
15	MEXICAN PLUM	PRUNUS MEXICANA	2"	8'	3'	-	FULL & MATCHED STRAIGHT TRUNK
2	DESERT WILLOW	CHILOPSIS LINEARIS	2"	8'	3'	--	STRAIGHT TRUNK
201	BLUE POINT JUNIPER	JUNIPERUS CHINENSIS BLUE POINT	-	6'	-	-	FULL & MATCHED STRAIGHT TRUNK
SHRUBS							
36	DWARF YAUJON HOLLY	ILEX VOMITORIA NANK	-	-	3 GAL.	-	36" O.C. TRIANGULAR SPACING OR AS INDICATED ON PLANS
SMALL PERENNIALS / ANNUALS							
90 SF	PATIO PLANTER MIX	SELECTED BY OWNER	-	-	4" POT	-	12" O.C. TRIANGULAR SPACING
OTHER							
1144 SF	DECORATIVE ROCK	SMOOTH MULTICOLOR RIVER COBBLES, 2-3" DIA	-	-	-	-	-
1,000 LF	BED EDGING	1/2" STEEL	4"	BROWN COLOR	-	-	INSTALL 1" ABOVE ADJACENT GRADE WITH STAKES



GENERAL LANDSCAPE DATA TABLE

ZONING PF		REQUIRED	PROPOSED
LOT AREA	N/A	117,940 SF (4.084 ACRES)	
TOTAL AREA WITHIN DEVELOPMENT IMPACT AREA	N/A	137,500 SF (4.958 ACRES)	
PARKING LOT AREA	N/A	2,900 SF	
LANDSCAPED AREA	15%	37% (51,250 SF)	
LOT PERCENTAGE/AREA OF TOTAL EXPECTED TREE CANOPY COVERAGE AT MATURITY	15% (60,625 SF)	22% (30,720 SF)	
TREE CANOPY CALCULATION METHOD: ENTIRE DEVELOPMENT IMPACT AREA (137,500 SF)			
ADJACENT USE BUFFER	NO	N/A	
STREET TREES - ONE (0) TREE PER 30 LF OF FRONTAGE (145 LF)	5 TREES	5 TREES	

LANDSCAPE POINT SYSTEM TABLE

ZONING LI		POINT VALUE	REQUIRED BY ARTICLE 77.5 (TABLE 7.1)	PROVIDED
SECTION A. RIGHT-OF-WAY ELEMENTS				
THREE SMALL ACCENT TREES CLUSTERED EVERY 30 LF WHEN SPACE DOES NOT PERMIT LARGE CANOPY TREES	5 PTS.	15 TREES	YES	
A MINIMUM THREE-FOOT HIGH CONTINUOUS HEDGE OF EVERGREEN SHRUBS	5 PTS.	2 TREES (ORNAMENTAL)	YES	
SECTION B. PARKING LOT LANDSCAPING ELEMENTS (MIN. OF 2 REQUIRED)				
A LANDSCAPE MEDIAN OF AT LEAST 8-FOOT WIDE RUNNING THE LENGTH OF A PARKING ROW AND CONTAINING AT LEAST ONE LARGE TREE PER 30 LINEAR FEET	5 PTS.	2 TREES	YES	
END CAPS WITH AN AREA OF AT LEAST 9-FOOT BY 18-FOOT CONTAINING AT LEAST ONE LARGE CANOPY TREE	5 PTS.	2 TREES (ORNAMENTAL)	YES	
SECTION C. OTHER SITE LANDSCAPING ELEMENTS				
A MINIMUM 10-FOOT WIDE AREA PROVIDED FOR THE LENGTH OF THE BUILDING FRONTAGE BETWEEN THE FRONT OF THE BUILDING AND THE PARKING LOT AND CONTAINING A FIVE-FOOT WIDE LANDSCAPED AREA ADJACENT TO THE BUILDING WALL. THIS AREA SHALL BE PLANTED AS A WIDE CANOPY TREE (MIN. 18" DBH) AND PROVIDE A MINIMUM AT LEAST 75 PERCENT OF THE BUILDING FRONTAGE	3 PTS.	PLANTERS PROVIDED ALONG 75% OF BUILDING FRONTAGE (97.5 LF)	YES (98.98 LF)	
AT LEAST 75 PERCENT OF PLANTS PROPOSED ARE DROUGHT-TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLANT LIST OR ADAPTIVE TO DENTON'S PLANT HARDINESS ZONE AS DETERMINED BY THE US DEPARTMENT OF AGRICULTURE	5 PTS.		YES	
LANDSCAPE AREA PROVIDED EXCEEDS REQUIRED MINIMUM BY AN ADDITIONAL 10 PERCENT OR MORE	3 PTS.	25%	37%	
TOTAL POINTS ACHIEVED			31 PTS.	

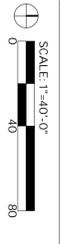
ALTERNATIVE LANDSCAPE PER CLIENTS REQUEST PARKING LOT END CAPS ARE PLANTED WITH ONE ORNAMENTAL TREE INSTEAD OF CANOPY TREE TO REDUCE THE LIKELIHOOD OF FUTURE TREE FALLING INTO UNMANNED BUILDING WHILE STILL PROVIDING SHADE WITH MEDIAN TREES AND BLUE POINT JUNIPERS AROUND THE LOT

TREE CANOPY CALCULATION TABLE

NEW CANOPY CALCULATION	CANOPY AREA
5 - SHUMARD OAK @ 1256 SF / EA1	6,280 SF
2 - CEDAR ELM @ 1266 SF / EA1	2,532 SF
15 - MEXICAN PLUM @ 34 SF / EA1	4,770 SF
2 - DESERT WILLOW @ 34 SF / EA1	688 SF
201 - BLUE POINT JUNIPER @ 79 SF / EA1	16,990 SF
TOTAL	30,270 SF

NOTE:
 A TRADITIONAL AUTOMATIC IRRIGATION SYSTEM WILL NOT BE PROVIDED DUE TO THE ABSENCE OF WATER SERVICE ON THE SITE.
 XERISCAPING/NATURALIZED PLANTINGS ARE PROVIDED AND WILL BE MAINTAINED THROUGH THE USE OF STORAGE CISTERNS THAT ARE SUPPLIED BY WATER DELIVERY TENDERS.

LANDSCAPE PLAN



Valley Quest
 LANDSCAPE ARCHITECTS
 222 S. Elm St. Ste. 102
 Denton, Texas 76201
 ph. 214.783.1715

CONSULTANT:

OWNER / CLIENT:
 WAHA TECHNOLOGIES, INC
 2146 Roswell Road #108-851
 Marietta, GA 30062
 (770) 315-1016

DBA:
 SPRE Denton, TX, LLC
 3513 Jim Christal Rd
 Denton, TX 76207

Project No: 2023-009
 Drawn By: LB
 Reviewed By: JDB
 Issue Type: SUP LANDSCAPE PLAN
 Issue Date: 05/26/25

REVISIONS:

No.	Date	Description

Interim review documents, Not for regulatory approval, permitting or construction.
 Jeremy D. Bird
 Texas RL(A) No. 2734

08/26/2025

PROJECT:
 CITY PROJECT No:
 S25-0007

DENTON GDH
 LOT 9, BLOCK A
 LOTS 3 THROUGH 13,
 BLOCK A, AND LOT 1,
 BLOCK B
 WESTPARK ADDN, PH2
 DOC. NO. 2013-318
 P.R.D.C.T.
 CITY OF DENTON, TEXAS

SHEET TITLE:
 LANDSCAPE PLAN

SHEET NUMBER:
LP.1

