



LANDSCAPE LEGEND

- PROPERTY LINE
- PLANTING BED AREA
- SOD
- CONCRETE PAVEMENT
- GRAVEL MAINTENANCE STRIP
- * = TREES WITHIN ROW
- S = STREET TREES
- E = TREES IN END CAP LANDSCAPES ISLANDS
- T = TREES IN INTERNAL LANDSCAPE ISLANDS

PLAN LEGEND

- PROPOSED CONTOUR
- SS - SANITARY SEWER LINE
- W - WATER LINE
- FIRE HYDRANT
- GAS - GAS LINE
- ELEC - UNDERGROUND ELECTRIC LINE
- UGT - UNDERGROUND TELEPHONE LINE
- ST - STORM PIPE
- EXISTING STREET LIGHT POLE
- PROPOSED LIGHT POLE
- SINGLE CURB INLET
- SINGLE CATCH BASIN
- JUNCTION BOX
- ID/NAME - TREE TO BE REMOVED



PICTURE / IMAGE OF EXISTING 6" COTTONWOOD TREE TO BE REMOVED

LANDSCAPE SITE DEVELOPMENT CALCULATIONS

- DENTON, TX
 ZONING: COMMERCIAL WITH RAYZOR RANCH SOUTH MIXED USE DISTRICT (SMUD) - 1 OVERLAY
 • NO TREES SHALL BE CLOSER THAN 9' FROM PUBLIC UNDERGROUND WATER OR SEWER (WASTEWATER) UTILITY MAIN UNLESS STAFF APPROVES.
 • NO TREES SHALL BE PLANTED CLOSER THAN 10' FROM ANY FIRE HYDRANT.
 • THE SITE MAINTAIN A MINIMUM AVERAGE LANDSCAPE AREA OF 20%.
 • THE SITE MAINTAIN A MINIMUM AVERAGE OF OPEN SPACE OF 28%. PLAZAS AND SIDEWALKS CAN BE CALCULATED TOWARD OPEN SPACE.

BIODIVERSITY

- NO MORE THAN 30% OF ONE SPECIES OF TREES ON SITE
- 115 TOTAL TREES PROPOSED:
- REDBUD: 4%
- HONEYLOCUST: 10%
- SWEETGUM: 30%
- CHINGQUIN OAK: 7%
- SHUMARD OAK: 11%
- CEDAR ELM: 17%
- FOSTER HOLLY: 5%
- BALD CYPRESS: 5%
- VITEX: 11%

STREET TREE PLANTING (TOTAL REQUIRED = 30)
 HERITAGE TRAIL - 294 L.F. (1 CANOPY TREE PER 30) = 10 REQUIRED CANOPY TREES
 • PROVIDED: 10

LINDEN DRIVE - 412 L.F. (1 CANOPY TREE PER 30) = 14 REQUIRED CANOPY TREES
 • PROVIDED: 14

O'REILLY AVENUE - 335 L.F. (1 CANOPY TREE PER 30) = 12 REQUIRED CANOPY TREES
 • PROVIDED: 12

INTERNAL PARKING TREE PLANTING

- 1 CANOPY TREE PER EVERY 12 SPACES (83 SPACES / 12 = 7 REQUIRED CANOPY TREES)
- PROVIDED: 7 TREES
- 1 CANOPY TREE AT END CAPS (11 END CAPS)
- PROVIDED: 13 TREES

BUFFER PLANTING

N/A DUE TO SIMILAR USES WITHIN SMUD - 1 DISTRICT

LANDSCAPE POINTS TALLY - MIN. 30 POINTS REQUIRED

- SECTION A: RIGHT OF WAY TOTAL (MIN. 2 ELEMENTS MUST BE SELECTED FROM SECTION A)
 • THREE SMALL TREES CLUSTERED EVERY 30 L.F. (492 / 30 = 17 (x 3) = 51 TREES) = 5 PTS.
 • 1 HIGH HEDGE OF CONTINUOUS EVERGREEN SHRUBS. THESE HAVE BEEN PROVIDED = 5 PTS.
- SECTION B: PARKING LOT LANDSCAPING (MIN. 2 ELEMENTS MUST BE SELECTED FROM SECTION B)
 • END CAPS CONTAIN ONE LARGE CANOPY TREE; THESE HAVE BEEN PROVIDED = 5 PTS.
 • INTERNAL LANDSCAPE ISLANDS CONTAINING ONE LARGE CANOPY TREE; THESE HAVE BEEN PROVIDED = 5 PTS.
 • LANDSCAPE ISLANDS SHALL BE VENLY DISTRIBUTED THROUGHOUT THE PARKING AREAS AT A MINIMUM AVERAGE SPACING OF 12 SPACES PER RAYZOR RANCH LANDSCAPE STANDARDS FOR SOUTH MIXED-USE DISTRICT - 1.
- SECTION C: OTHER SITE LANDSCAPE
 • 75% OF PLANTS PROPOSED ARE DROUGHT TOLERANT PER APPROVED LANDSCAPE PLANT LIST OR ADAPTIVE TO DENTON'S PLAN HARDINESS ZONE = 5 PTS. (REFER TO PLANT LIST FOR NOTED SPECIES BASED ON DENTON PLANT LIST)
 • TREE CANOPY EXCEEDS MINIMUM REQUIREMENT BY 25% OR MORE (MIN. 60,743 S.F.; PROVIDED: 71,310 S.F.) = 3 PTS.
 • LANDSCAPE EXCEEDS AREA BY 10% OR MORE (MIN. 26,997 S.F.; PROVIDED: 36,037 S.F.) S.F. = 3 PTS.

TOTAL POINTS PROVIDED: 31 PTS.

LANDSCAPE AREA	REQUIRED	PROVIDED
LOT / PROJECT SITE AREA	N/A	134,984 S.F. OR 3.099 AC.
LANDSCAPE AREA (SQ. FT. & 7% PER EXHIBIT DENTON DEV. CODE)	ENTIRE SITE: 10% = 13,498 S.F.	36,037 S.F.
OPEN SPACE (SQ. FT. & 20% PER EXHIBIT DENTON DEV. CODE)	ENTIRE SITE: 20% = 26,997 S.F.	52,000 S.F.
TOTAL PARKING AREA (SQ. FT. & 7% PER EXHIBIT D-2 RAYZOR RANCH SOUTH MIXED-USE DISTRICT - 1)	MIN. LANDSCAPE WITHIN PARKING AREA: 7% (x 41,238 S.F.) = 2,887 S.F.	3,501 S.F.
TREE CANOPY COVERAGE (SQ. FT. & 15% PER EXHIBIT D-2 RAYZOR RANCH SOUTH MIXED-USE DISTRICT - 1)	MIN. TREE CANOPY IN PARKING AREA: 15% (x 41,238 S.F.) = 6,186 S.F.	23,864 S.F.
TREE CANOPY COVERAGE (SQ. FT. & 20% PER EXHIBIT D-2 RAYZOR RANCH SOUTH MIXED-USE DISTRICT - 1)	MIN. TREE CANOPY WITHIN TOTAL SITE: 20% = 26,997 S.F.	71,310 S.F.



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	CER OKL	Cercis canadensis texensis 'Oklahoma' / Oklahoma Texas Redbud	2.5" Cal.	8.8"	5	314 S.F. of Canopy Coverage, Drought Tolerant
	GLE SKY	Gleditsia triacanthos inermis 'Skyline' / Skyline Honey Locust	3" Cal.	8.8"	11	707 S.F. of Canopy Coverage, Drought Tolerant
	FOS	Ilex a. attenuata 'Fosteri' / Foster's Holly	12" Ht.	65 Gal.	6	79 S.F. of Canopy Coverage, Drought Tolerant
	LIQ SLE	Liquidambar styraciflua 'Slender Silhouette' / Slender Silhouette Sweet Gum	3" Cal.	8.8"	34	79 S.F. of Canopy Coverage
	QUE AC2	Quercus acuminata / Chinkapin Oak	3" Cal.	8.8"	8	1,256 S.F. of Canopy Coverage, Drought Tolerant
	QUE SHU	Quercus shumardii / Shumard Oak	3" Cal.	8.8"	13	1,256 S.F. of Canopy Coverage, Drought Tolerant
	X DIS	Taxodium distichum / Bald Cypress	3" Cal.	65 Gal.	6	1,256 S.F. of Canopy Coverage, Drought Tolerant
	ULM CRA	Ulmus crassifolia / Cedar Elm	3" Cal.	8.8"	19	1,256 S.F. of Canopy Coverage, Drought Tolerant
	VIT LEC	Vitex agnus-castus 'Lecompte' / Lecompte Chaste Tree	10'-12" Ht.	8.8"	13	79 S.F. of Canopy Coverage, Drought Tolerant

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	REMARKS	
	ABE KAL	Abelia x grandiflora 'Kaleidoscope' / Kaleidoscope Glossy Abelia	3 gal.	Pot	69	Drought Tolerant	
	CEN EAE	Cenchrus alopecuroides 'Hamelii' / Hamelii Fountain Grass	3 gal.	Pot	280	Drought Tolerant	
	CLE HUM	Clethra alnifolia 'Hummingbird' / Hummingbird Summersweet	3 gal.	Pot	62		
	HES PAR	Hesperaloe parviflora / Red Yucca	5 gal.	Pot	1	Drought Tolerant	
	ILE NAN	Ilex vomitoria 'Nana' / Dwarf Yaupon Holly	5 gal.	Pot	216	Drought Tolerant	
	LIG SUS	Ligustrum sinense 'Sunshine' / Sunshine Chinese Privet	10 gal.	Pot	98	Minimum 3' Ht. at time of planting; shrubs are intended to be maintained as a hedge, Drought Tolerant	
	NAS TEN	Nassella tenuissima / Mexican Feather Grass	5 gal.	Pot	22	Drought Tolerant	
	POD MAK	Podocarpus macrophyllus 'Maki' / Maki Yew Podocarpus	10 gal.	Pot	924	Minimum 3' Ht. at time of planting; shrubs are intended to be maintained as a hedge.	
	ROS ADR	Rosa x 'Maimirrote' / Apricot Drift® Rose	3 gal.	Pot	183	Drought Tolerant	
	SCH LIT	Schizanthus scaberrimus / Little Bluestem	1 gal.	Pot	148	Drought Tolerant	
	THU SMA	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	6' Ht.	8.8"	3		
	HEM ORO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal.	Pot	21" o.c.	93	Drought Tolerant
	ZOY PAL	Zoysia x 'Pallades' / Pallades Zoysia	Saddled Lawn	Transplant	22,199 sf		

SITE DETAILS
 LOT 21, BLOCK A, RAYZOR RANCH TOWN CENTER, LOTS 20R & 21, BLOCK A 3.099 ACRE LOT (134,984 SQ. FT.)
 EXISTING ZONING: RAYZOR RANCH OVERLAY
 PROPOSED LAND USE: INPATIENT REHABILITATION FACILITY

DEED RECORD
 PARCEL #: 749514
 NO. 2019-28019
 O.R.D.C.T.

REVISED:

CITY PROJECT #: ZCP25-0013

PROJECT NAME:
LIFEPPOINT IRF DENTON TEXAS

PLANNING ZONING COMPLIANCE PLAN

SHEET TITLE:
OVERALL LANDSCAPE PLAN

SCALE: 1" = 2500'
JOB NO.: 25002
ORIGINAL ISSUE DATE: 04-01-2025

SHEET NO.:
L1.0

DATE OF PREPARATION: 03-25-2025

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