

- NOTES:**
- WHERE MODIFICATIONS ARE NOT EXPRESSLY AUTHORIZED ALL REQUIREMENTS OF THE DENTON DEVELOPMENT CODE, AS AMENDED, MUST BE MET.
  - SIGN TO BE POSTED ON PROPERTY 10 DAYS PRIOR TO THE PUBLIC HEARING.
  - NO 100-YEAR FLOODPLAIN EXISTS ON THE PROPERTY.

**LEGEND**

	SITE BOUNDARY
	FIRE LANE
	PHASE LINE
	RIGHT OF WAY
	OVERHEAD LINES
	FIRE HYDRANT
	BIKE RACK
	PROPOSED SIDEWALK
	26' FIRE LANE
	DUMPSTER APPROACH
	ACCESS ROAD FOR NEW DISD ELEMENTARY SCHOOL CEP23-0026
	ELECTRIC TRANSFORMER

NOT FOR CONSTRUCTION

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DAVID K. ISBELL 3783B.IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

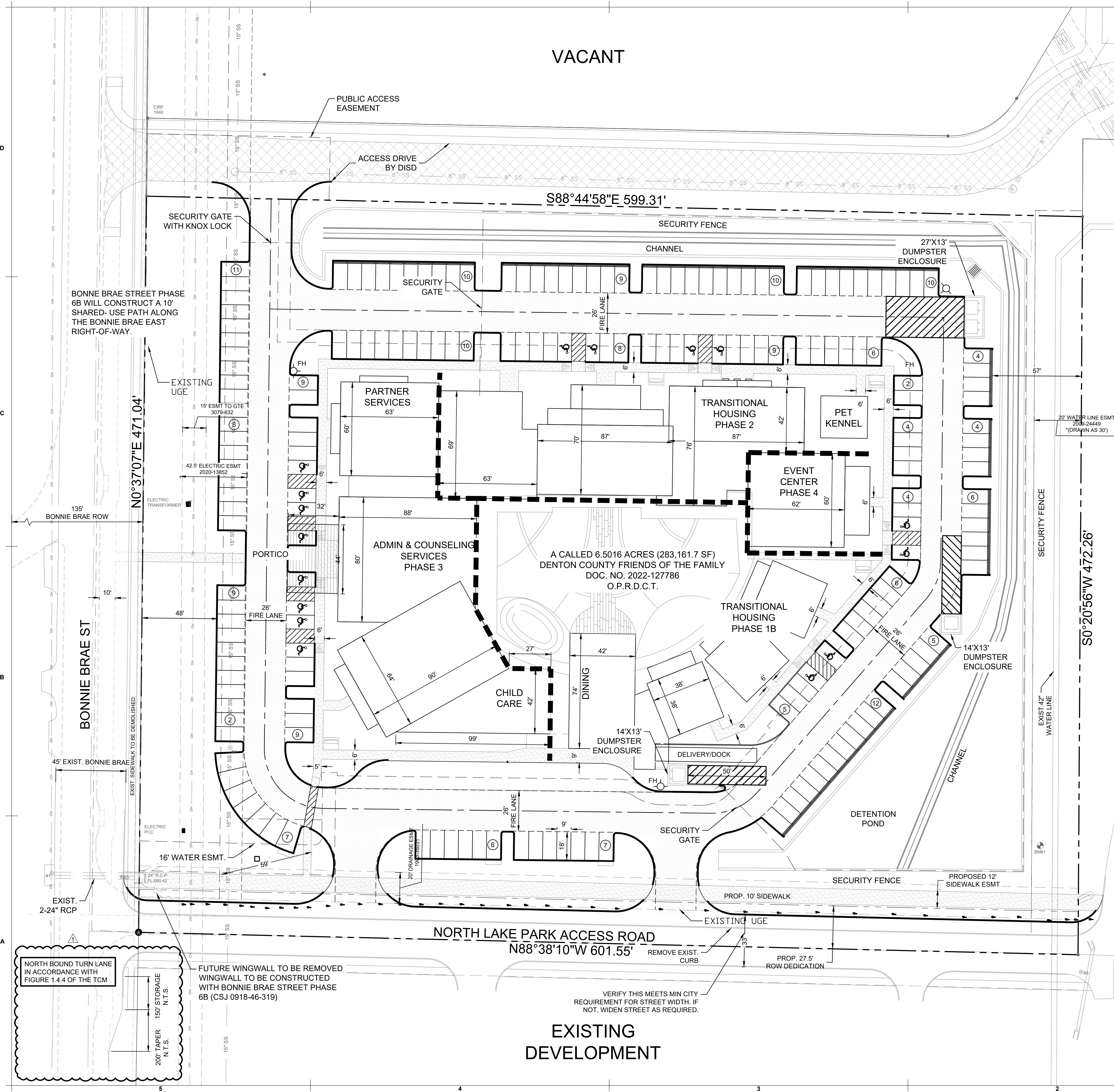
TLDR #

DENTON COUNTY FRIENDS OF THE FAMILY JUSTICE CENTER SITE PLAN

Item	Required	Provided
<b>General Site Data</b>		
Lot Area (square feet & acres)	N/A	283,209 SF (6.5016 ACRES)
Building Footprint Area (square feet)	N/A	47,081 SF
Building Height (feet - distance to the tallest building element and number of stories)	N/A	52' MAX, THREE STORIES
Building Coverage (percent - x.xx%)	N/A	16.6% (47,081 SF FIRST FLOOR)
Development Impact Area (square feet)	N/A	306,500 SF (7.025 ACRES)
<b>Parking</b>		
Parking Ratio (from Denton Development Code)	N/A	PER DEVELOPMENT ORDINANCE
Provided Parking (# spaces)	175	192
Accessible Parking Provided (# spaces)	8	15
Bicycle Spaces Provided (# spaces)	16	16
Parking in Excess of 125% of required parking (# spaces)	0	0
<b>Landscape Area</b>		
Open Space (square feet and x.xx%)	8% / 22,653 SF	10% / 28,170 SF
Landscaped Area (square feet and x.xx%)		45% / 86,984 SF
Tree Canopy (square feet and x.xx%)		
<b>Permeable Area</b>		
Permeable Pavement (square feet)		N/A
Other Permeable Area within the lot not including landscaping		N/A
<b>Impervious Area</b>		
Building Footprint Area (square feet)		47,081 SF
Area of Sidewalks, Pavement & other Impervious Flatwork (square feet)		77,140 SF
Total Impervious Area		212,416 SF
<b>Water Utilities</b>		
Water Demand (GPD)		4600 GPD
Water Demand - Peak Hour (GPM)		65 GPM
Wastewater Loading (GPD)		4140 GPD
Wastewater Loading - Peak Flow (GPM)		59 GPM



VICINITY MAP  
1" = 2000'



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SITE PLAN

C1.0




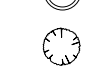




**PLANT SYMBOL LEGEND**

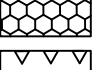


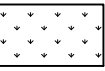
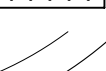
**CANOPY TREES**

-  BALD CYPRESS
-  CEDAR ELM
-  CHINESE PISTACHE
-  LACEBARK ELM
-  LIVE OAK
-  TEXAS MOUNTAIN LAUREL
-  TEXAS RED OAK

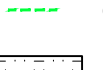
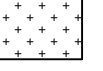


**ORNAMENTAL TREES**

-  DESERT WILLOW
-  NELLIE R. S. HOLLY
- SHRUBS / LG. PERENNIALS**
-  DWARF WAX MYRTLE
-  DWARF YAUPON HOLLY
-  ROSE CREEK ABELIA
-  GREEN CLOUD TEXAS SAGE

**SMALL PERENNIALS / G.C.**

-  SNAKE HERB
-  AJUGA
- ORNAMENTAL GRASSES**
-  GULF MUHLY
- TURF**
-  BERMUDA SOD
-  DAM SLOPE SEED MIX

**OTHER**

-  STREET TREE
-  OPEN SPACE
-  TX-OK NATIVE ROADSIDE MIX
-  PRAIRIE STARTER MIX



**Valley Quest  
DESIGN**

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

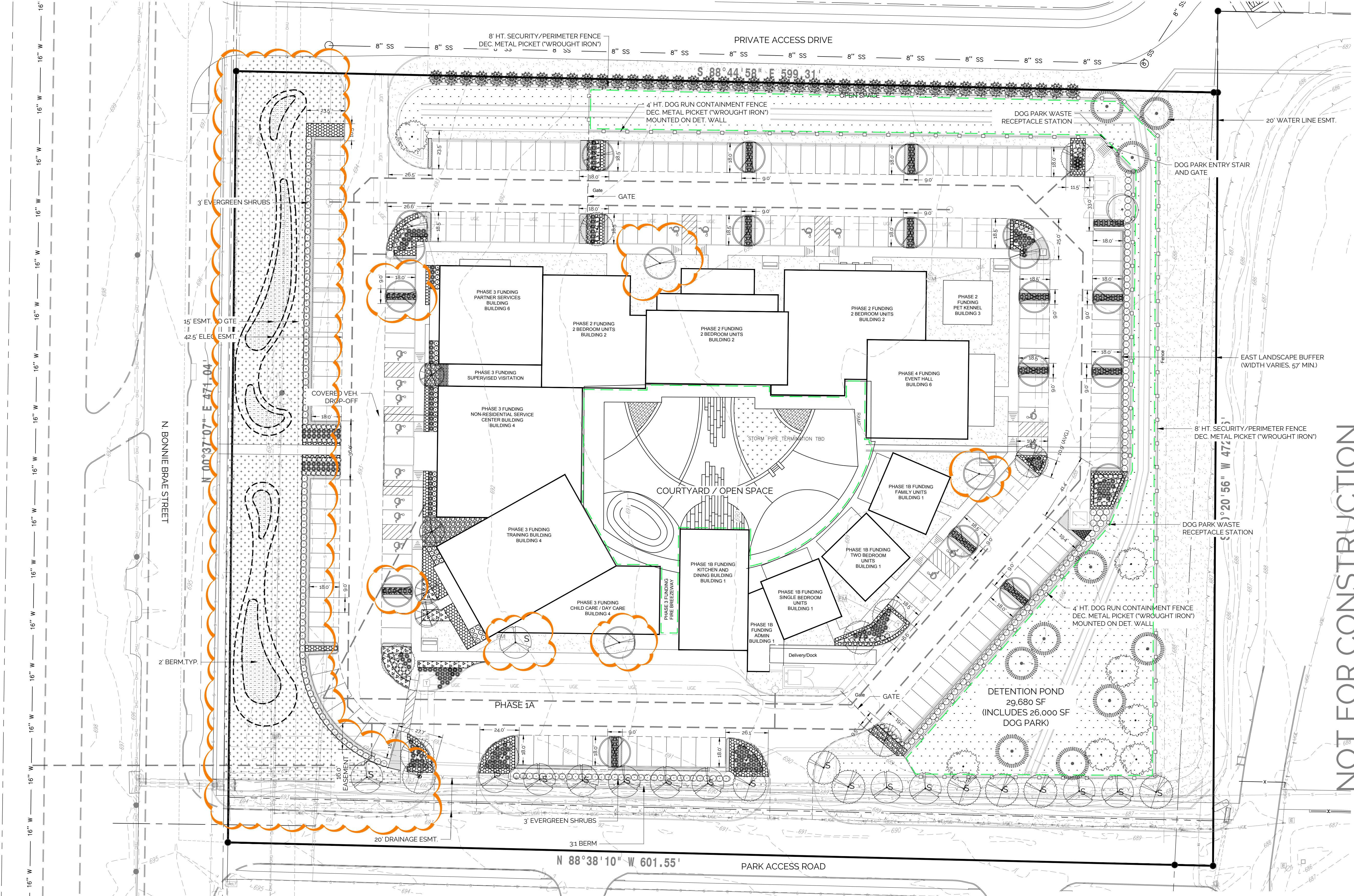
CONSULTANT:

OWNER / CLIENT:  
EIKON CONSULTING GROUP  
1405 W. CHAPMAN DR.  
SANGER, TX 76266

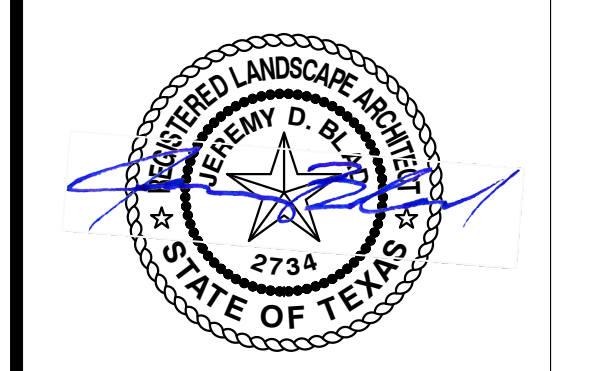
Project No:	2023-014
Drawn By:	MAD
Reviewed By:	JDB
Issue Type:	PD RE-SUBMITTAL (7th)
Issue Date:	11/12/2024

REVISIONS:

No.	Date	Description



**NOT FOR CONSTRUCTION**



December 11, 2024

PROJECT:  
CITY PROJECT No:  
PD23-0006

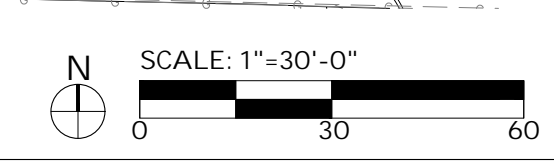
DENTON COUNTY FAMILY JUSTICE CENTER

DENTON COUNTY FRIENDS OF THE FAMILY

DENTON, TEXAS

SHEET TITLE:  
LANDSCAPE PLAN

SHEET NUMBER:  
LP1.0



**LANDSCAPE PLAN**



