NORTH

SCALE: 1" = 20'-0"

0 10 20 40

LANDSCAPE PLAN

PLANT SYMBOL LEGEND

CANOPY TREES

- BUR OAK
- DRAKE ELM
- LIVE OAK
- RED OAK
- BIGTOOTH MAPLE

ORNAMENTAL TREES

- AFGHAN PINE
- EVE'S NECKLACE
- LEYLAND CYPRESS
- TEXAS REDBUD
- CHASTE TREE (VITEX)
- CRAPE MYRTLE
- YAUPON HOLLY

SHRUBS

- AMERICAN BEAUTYBERRY
- ST. JOHN'S WORT
- TEXAS SAGE

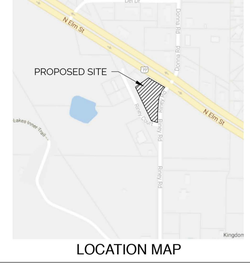
PLANT MATERIAL SCHEDULE

QUANT.	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
CANOPY TREES, LARGE							
3	BUR OAK	QUERCUS MACROCARPA	4"	13'	8'	B&B	FULL & MATCHED, STRAIGHT TRUNK
5	DRAKE ELM	ULMUS PARVIFOLIA 'DRAKE'	4"	13'	8'	B&B	FULL & MATCHED, STRAIGHT TRUNK
3	LIVE OAK	QUERCUS VIRGINIANA	4"	13'	8'	B&B	FULL & MATCHED, STRAIGHT TRUNK
6	SHUMARD RED OAK	QUERCUS SHUMARDII	4"	13'	8'	B&B	FULL & MATCHED, STRAIGHT TRUNK
CANOPY TREES, MEDIUM							
4	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	4"	13'	8'	B&B	FULL & MATCHED, STRAIGHT TRUNK
ORNAMENTAL TREES, LARGE							
2	AFGHAN PINE	PINUS ELDARICA	-	6'	4' MIN.	B&B	
8	EVE'S NECKLACE	SOPHORA AFFINIS	-	8'	8'	30 GAL	FULL & MATCHED, STRAIGHT TRUNK
3	LEYLAND CYPRESS	CUPRESSIS x LEYLANDII 'LEIGHTON GREEN'	-	6'	4' MIN.	30 GAL.	
4	TEXAS REDBUD	CERCIS TEXENSIS	-	8'	8'	30 GAL.	FULL & MATCHED, STRAIGHT TRUNK
ORNAMENTAL TREES, SMALL							
6	CHASTE TREE	VITEX AGNUS-CASTUS	-	4'	4'	15 GAL.	FULL & MATCHED, MULTI-TRUNK, 3-5 MAIN CANES
4	CRAPE MYRTLE	LAGERSTROEMIA x 'TONTO'	-	4'	4'	15 GAL.	FULL & MATCHED, SINGLE OR MULTI-TRUNK
5	YAUPON HOLLY	ILEX VOMITORIA	-	4'	4'	15 GAL.	FULL & MATCHED, STRAIGHT, SINGLE TRUNK
SHRUBS							
48	AMERICAN BEAUTYBERRY	CALLICARPA AMERICANA	-	36"	36"	5 GAL.	
23	ST. JOHN'S WORT	HYPERICUM SPP.	-	24"	24"	3. GAL.	
36	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	-	36"	36"	5 GAL.	

LANDSCAPE DATA TABLE

SPECIAL USE PERMIT CHECKLIST DATA	PROVIDED	REQUIRED BY DDC SUBCHAPTER 13
LOT AREA (EXCLUDING EASEMENTS AND R.O.W.)	39,362 SF	N/A
LOT AREA (INCLUDING EASEMENTS AND R.O.W.)	45,397 SF	
NEW TREE CANOPY COVERAGE AREA	30,703 SF	17,713 SF
PERCENTAGE OF TREE CANOPY LOT COVERAGE (EXCLUDING ESMT. / R.O.W.)	78%	45%
PERVIOUS LANDSCAPE AREA (INCL. ESMT. / R.O.W.)	32,017 SF	18,159 SF
PERCENTAGE OF PERVIOUS LANDSCAPE LOT COVERAGE (INCL. ESMT. / R.O.W.)	71%	40%
PERVIOUS LANDSCAPE AREA (EXCL. ESMT. / R.O.W.)	19,174 SF	15,745 SF
PERCENTAGE OF PERVIOUS LANDSCAPE LOT COVERAGE (EXCLUDING ESMT. / R.O.W.)	48.7%	40%
IMPERVIOUS PARKING AREA	7,229 SF	N/A
PERVIOUS PARKING AREA	486 SF	486 SF (3 SPACES)
PARKING LANDSCAPE AREA	1,100 SF	540 SF
PERCENTAGE OF PARKING LANDSCAPE AREA	15%	7%
PARKING LOT TREE CANOPY AREA	3,768 SF	1,084 SF
PARKING LOT TREE CANOPY PERCENTAGE	52%	15%
OTHER LANDSCAPE REQUIREMENTS		
STREET TREE SPACING: 1 TREE / 45 LF OF STREET FRONTAGE	N. ELM= 4 TREES RINEY RD.= 7 TREES RINEY CT.= 2 NEW TREES + EXISTING STAND IN R.O.W.	N. ELM= 4 TREES RINEY RD.= 7 TREES RINEY CT.= 7 TREES
LANDSCAPE BUFFERS: TYPE 'B' BUFFER @ WEST ADJACENT LOT (135 LF)	135 LF OF 10' BUFFER + 7 TREES & 48 SHRUBS	5 TREES & 30 SHRUBS PER 100 LF OF BUFFER
PARKING LOT LANDSCAPE SCREEN (ANY PARKING VISIBLE FROM THE STREET)	36 LF OF 10' BUFFER + 3 TREES	36 LF OF 10' BUFFER + 1 TREE / 45 LF

REFER TO TREE PROTECTION PLAN (SHEET T1.1) FOR PROTECTION OF EXISTING TREES IN THE RINEY CT. R.O.W.



LOCATION MAP

Valley Quest DESIGN
LANDSCAPE ARCHITECTS
509 Fenceline Dr.
Argyle, Texas 76226
ph: 214.783.1715

OWNER / CLIENT:

NOT QUITE 4A PROPERTIES
BRAD ANDRUS
(940) 368-3588

Project No:	2017-014
Drawn By:	JDB
Reviewed By:	AAC
Issue Type:	SUP Exhibit (4th Submittal)
Issue Date:	06/05/2017

REVISIONS:

No.	Date	Description

REGISTERED LANDSCAPE ARCHITECT
JEREMY D. BLADT
2734
STATE OF TEXAS

June 3, 2017

PROJECT:

RINEY ROAD APARTMENTS
CITY PROJECT No: S16-0007

ZONING DESIGNATION:
NRMU-12
DESIRED LAND USE:
MULTI-FAMILY

NORTH ELM (US HWY 77) &
RINEY ROAD
DENTON, TEXAS

SHEET TITLE:

LANDSCAPE PLAN
(SUP EXHIBIT)

SHEET NUMBER:

L1.1