

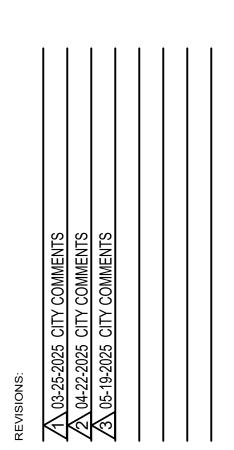
LANDSCAPE PLANTING NOTES:

- ALL WEEDS WITHIN THE LIMITS OF CONSTRUCTION ARE TO BE REMOVED AND TAKEN OFF SITE BY THE CONTRACTOR. ROOT SYSTEMS SHOULD BE ERADICATED. FINISH GRADES OF PLANT BED AREAS (TOP OF MULCH), SOD (TOP OF SOD)
- HYDROMULCH (TOP OF TOPSOIL), SHALL BE FLUSH WITH ADJACENT PAVING. TRENCHING AND SITE WORK PERFORMED WITHIN THE PROMINENT ROOT ZONES OF EXISTING TREES SHALL BE DONE BY HAND OR AIR SPADE UNLESS OTHERWISE
- SPECIFIED BY THE LANDSCAPE ARCHITECT. NO ROOTS OVER 1" DIA. SHALL BE CUT VERIFY PLANT COUNTS AND SQUARE FOOTAGES: IF QUANTITIES ON PLANT
- SCHEDULE DIFFER FROM GRAPHIC INDICATIONS, THEN GRAPHICS SHALL PREVAIL LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPHS OF ACTUAL MATERIAL TO BE PLANTED PRIOR TO PURCHASE, DIGGING, OR SHIPPING OF PLANT MATERIALS.
- PROVIDE MATCHING FORMS AND SIZES FOR PLANT MATERIALS WITHIN EACH SPECIES AND SIZE DESIGNATED ON THE DRAWINGS.
- PLANT NAMES USED ON THE PLANS COMPLY WITH STANDARD HORTICULTURAL NOMENCLATURE, AND NAMES GENERALLY ACCEPTED IN THE NURSERY TRADE. THE LANDSCAPE ARCHITECT, OR OWNERS REPRESENTATIVE SHALL REVIEW ALL PLANTS AT THE TIME OF DELIVERY TO THE SITE. IF THE CONTRACTOR FAILS TO NOTIFY THE LANDSCAPE ARCHITECT, OR OWNERS REPRESENTATIVE FORTY-EIGHT (48) HOURS IN ADVANCE OF THE DELIVERY TIME, AND/OR DOES NOT CALL FOR OBSERVATION OF THE MATERIAL. THE CONTRACTOR SHALL BE LIABLE FOR ALL REMOVAL AND REPLACEMENT COSTS OF THE PLANT MATERIAL. THE PLANT MATERIAL WILL BE JUDGED AND ACCEPTED OR REJECTED ON BASIS OF THE FOLLOWING CRITERIA
- a. PROVIDE PLANTS OF QUALITY, SIZE, GENUS, SPECIES, AND VARIETY AS INDICATED ON THE PLANS AND AS COORDINATED WITH THE LANDSCAPE ARCHITECT.
- b. PLANTS SHALL BE FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS CONFORMING TO ANSI Z60.1
- TREE CANOPIES SHALL HAVE AN INTACT AND UNDAMAGED CENTRAL LEADER. TREES ARE REQUIRED TO STAND UPRIGHT WITH NO SUPPORT AND HAVE PROPER TRUNK CALIPER AND TAPER. TREES HAVING "BROOM STICK" TRUNKS WITH

"POODLE" TOPS WILL NOT BE ACCEPTED.

- BARK SHALL BE DAMAGE FREE WITH ALL MINOR CUTS AND ABRASIONS SHOWING HEALING TISSUE. FOLIAGE, ROOTS AND STEMS OF ALL PLANTS SHALL BE OF VIGOROUS HEALTH AND NORMAL HABIT OF GROWTH FOR ITS SPECIES. ALL PLANTS SHALL BE FREE OF INSECT INFESTATIONS AND DISEASES. TOP GROWTH SHALL BE PROPORTIONATE TO BOTTOM GROWTH.
- SHRUBS TRANSPLANTED IN AN UP-SIZED CONTAINER LARGER THAN SPECIFIED SIZE, SHALL HAVE BEEN GROWN IN THAT CONTAINER FOR A SUFFICIENT LENGTH OF TIME TO DEVELOP NEW FIBROUS ROOTS, SO THAT ROOT MASS WILL FILL THE CONTAINER AREAS DISTURBED BY CONSTRUCTION AND ARE NOT SCHEDULED TO BE IMPROVED
- SHALL BE REPAIRED TO THE STATE THAT IT WAS PRIOR TO THE START OF CONSTRUCTION.
- ALIGN AND EQUALLY SPACE IN ALL DIRECTIONS PLANTS SO DESIGNATED PER THESE NOTES AND DRAWINGS.
- EXACT LOCATIONS OF PLANT MATERIALS TO BE APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO DIRECT THE ADJUSTMENT OF PLANTS TO EXACT LOCATION IN FIELD.
- 10. IF PLANT MATERIAL IS BALL AND BURLAP, CUT AND REMOVE BURLAP FROM TOP 1/3 OF BALL. CONTAINER GROWN STOCK WILL HAVE THE OUTSIDE EDGE OF THE ROOTBALL LOOSENED BY HAND AFTER REMOVING FROM THE CONTAINER.
- PRUNE NEWLY PLANTED TREES ONLY AS DIRECTED BY LANDSCAPE ARCHITECT 12. PROVIDE SPECIFIED EDGING AS DIVIDER BETWEEN PLANTING BEDS AND LAWN
- 13. PLANT SPACING LISTED IN PLANT SCHEDULE IS A MAXIMUM TYPICAL SPACING. IF
- PLANTS ARE SHOWN CLOSER ON THE PLAN THEY SHOULD BE INSTALLED PER THE 14. ALL PROPOSED TURF GRASS AREAS SHALL HAVE 6" DEPTH OF CLEAN (NO WEEDS,
- ROOTS, DEBRIS, VEGETATION) TOPSOIL, UNLESS A LESSOR DEPTH IS REQUIRED BY THE LOCAL JURISDICTION. TOP SOIL SHOULD BE ATTAINED FROM A REPUTABLE SOURCE LOCATED WITHIN 50 MILES OF THE PROJECT SITE.
- ALL SOD INSTALLED ON SLOPES 4:1 OR STEEPER SHALL HAVE BIODEGRADABLE STAKES / STAPLES INSTALLED.
- 16. ALL PLANTING BED SOIL MIX SHALL BE AMENDED TOPSOIL. CONTRACTOR TO PROVIDE A SOIL TEST RESULTS TO THE LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL OF TOPSOIL TO BE USED, AND THE APPROPRIATE AMENDMENTS TO BE ADDED TO THE TOPSOIL TO PROVIDE OPTIMUM GROWING CONDITIONS. ALL TOPSOIL SHALL BE FREE OF ROCKS LARGER THAN 3/4" DIAMETER, DELETERIOUS MATERIAL AND ANY DEBRIS.
- 17. NO TREE SHALL BE PLANTED CLOSER THAN 9 FEET FROM ANY UNDERGROUND WATER OR WASTEWATER UTILITY CONNECTION OR MAIN.





|BLU FISH

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Phone: (512) 388-4115

PROFESSIONAL SEAL:

DATE SEALED: 05/19/2025

PALLADIUM

DENTON WEST

PALLADIUM USA

FALLMEADOW

DENTON, TEXAS

PROJECT LOCATION:

76207

PROJECT NAME:

COLLABORATIVE

CALL BEFORE YOU DIG - TEXAS811.ORG SCALE IN FEET (1"=20'-0

ALTERNATE LANDSCAPE PLAN

DATE PRINTED: 02/11/2025

PROJECT #:

DRAWING TITLE:

SHEET NO.:

CITY OF DENTON - # TPP25-0006 # S25-0002

LANDSCAPE LEGEND: 🛆

NOTES:
. THE CONTRACTORS (GENERAL AND SUBCONTRACTORS) SHALL PROVIDE UNIT COSTS FOR ALL
SOFTSCAPE AND HARDSCAPE MATERIAL SPECIFIED ON THE DRAWINGS AND SPECIFICATIONS.
UNIT COSTS SHALL BE PROVIDED FOR MATERIALS AND INSTALLATION SEPARATELY. UNIT COSTS
SHALL BE: 'EACH' FOR PLANT MATERIAL, 'SQUARE FOOT' OR 'SQUARE YARD' FOR PAVEMENTS,
LINEAR FOOT FOR WALL AND FENCE, 'EACH' FOR SITE FURNISHINGS AND SITE AMENITIES, 'CUBIC
YARD' OR 'CUBIC FOOT' FOR SOIL, MULCH AND OTHER BULK PRODUCTS AND 'EACH' OR 'LUMP
SUM' FOR MISCELLANEOUS ITEMS. THE UNIT COST SHALL BE FORMATTED TO HAVE COLUMNS
FOR; ITEMS, UNIT, UNIT COST, TOTAL ITEM COST.

- 2. PLANT QUANTITIES ARE PROVIDED FOR OWNER CONVENIENCE ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND PROVIDING PLANT QUANTITIES SHOWN ON THE LANDSCAPE PLAN.
- 3. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND SECURING TREE AND PLANT MATERIAL IN ADVANCE. BECAUSE OF THE LONG LEAD TIME ON THIS INSTALLATION AND THE RECENT SHORTAGE ON TREE CROP, CONTRACTOR SHALL RESERVE OR CONTRACT GROW TREES WITH A GROWER.

	GROWER.							
	SHADE TREES							
	SYM.	QTY.	COMMON NAME, BOTANICAL NAME	SPEC.	CANOPY			
<u> (3</u>		4	LACEBARK ELM, U. PARVIFOLIA SEMPERVIRENS	100 GAL., 4" CAL., 14' - 16' HT. MINIMUM, CONTAINER GROWN	1,256 S.F.			
		7	CHINQUAPIN OAK, QUERCUS MUHLENBERGII	100 GAL., 4" CAL., 14' - 16' HT. MINIMUM, CONTAINER GROWN	1,256 S.F.			
		3	BALD CYPRESS, TAXODIUM DISTICHUM	100 GAL., 4" CAL., 14' HT. MINIMUM, CONTAINER GROWN	1,256 S.F.			
		8	SHUMARD RED OAK, QUERCUS SHUMARDII	100 GAL., 4" CAL., 14' - 16' HT. MINIMUM, CONTAINER GROWN	1,256 S.F.			
<u> </u>	+	3	LIVE OAK, QUERCUS VIRGINIANA	100 GAL., 4" CAL., 14' - 16' HT. MINIMUM, CONTAINER GROWN	1,256 S.F.			
	+	4	LIVE OAK, QUERCUS VIRGINIANA (STREET TREE)	100 GAL., 4" CAL., 14' - 16' HT. MINIMUM, CONTAINER GROWN	1,256 S.F.			
		10	CHINQUAPIN OAK, QUERCUS MUHLENBERGII (STREET TREE)	100 GAL., 4" CAL., 14' - 16' HT. MINIMUM, CONTAINER GROWN	1,256 S.F.			

			GROWN				
ORNAMENTAL TREES							
SYM.	QTY.	COMMON NAME, BOTANICAL NAME	SPEC.	CANOPY			
<u>%</u>	4	TEXAS REDBUD, CERCIS CANADENSIS VAR. TEXENSIS	30 GAL., 6' HT. MINIMUM, CONTAINER GROWN, SINGLE	314 S.F.			
+	2	DESERT WILLOW, CHILOPSIS LINEARIS 'BUBBA'	30 GAL., 6' HT., CONTAINER GROWN, MULTI	314 S.F.			
P	6	TUSCARORA CRAPEMYRTLE, LAGERSTROEMIA INDICA X FAURIEI 'TUSCARORA'	30 GAL., 7' HT., CONTAINER GROWN, MULTI	79 S.F.			

SHRUBS, PERENNIALS, GROUNDCOVERS

SYM.	QTY.	COMMON NAME, BOTANICAL NAME	CONTAINER	SPACING
(CB)	101	CRIMSON PYGMY DWARF BARBERRY, BERBERIS THUNBERGII 'CRIMSON PYGMY'	3 GALLON	3' O.C.
0	32	DAYLILY, HEMEROCALLIS 'STELLA D' ORO'	1 GALLON	2' O.C.
®	210	RED YUCCA, HESPERALOE PARVIFLORA	3 GALLON	3' O.C.
NRS	12	NELLIE R. STEVENS HOLLY, ILEX X 'NELLIE R. STEVENS'	10 GALLON, 4' HT. MIN.	6' O.C.
(1)	205	DWARF YAUPON HOLLY, ILEX VOMITORIA 'STOKES DWARF'	3 GALLON	3' O.C.
(LC)	54	NEW GOLD LANTANA, LANTANA CAMARA 'NEW GOLD'	1 GALLON	3' O.C.
₩	113	TEXAS SAGE, LEUCOPHYLLUM FRUTESCENS 'GREEN CLOUD'	5 GALLON	3' O.C.
(1)	426	BIG BLUE LIRIOPE, LIRIOPE MUSCARI 'BIG BLUE'	1 GALLON	2' O.C.
RR	54	ROCK ROSE, PAVONIA LASIOPETALA	3 GALLON	3' O.C.
MB	34	MEALY BLUE SAGE, SALVIA FARINACEA 'HENRY DUELBERG'	3 GALLON	3' O.C.

2

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	NATIVE	AND ORNA	MENTAL GRASSES			
	SYM.	QTY.	COMMON NAME, BOTANICAL NAME	CONTAINER	SPACING	
	(AD)	235	ADAGIO MAIDEN GRASS, MISCANTHUS SINENSIS 'ADAGIO'	1 GALLON	3' O.C.	
	(M)	66	GULF MUHLY GRASS, MUHLENBERGIA CAPILLARIS	1 GALLON	3' O.C.	
\(\)		225	PURPLE WINTERCREEPER, EUONYMUS FORTUNEI, 'COLORATUS'	1 GALLON	2' O.C.	3
6	~~					
	TURF (GRASS				
	SYM.	QTY.	COMMON NAME, BOTANICAL NAME	TYPE		
		SEE PLAN	TIFTUF BERMUDAGRASS, CYNODON DACTYLON 'TIFTUF'	SOD		

CITY OF DENTON LANDSCAPE REQUIREMENTS:

TREE CANOPY REQUIREMENTS:

METHOD OF TREE CANOPY CALCULATION:

ENTIRE LOT BEING DEVELOPED, MINUS THE FOOTPRINT AREA OF PROPOSED BUILDING.

TREE CANOPY:
LOT SIZE - 176,171 SF
BUILDING FOOTPRINT - 49,811 SF
LOT SIZE MINUS BUILDING FOOTPRINT = 126,360 SF
TREE CANOPY REQUIRED (40%) - 50,544 SF
TREE CANOPY PROPOSED - 51,342 SF (40.6%)

PROPOSED NEW TREES:

LARGE CANOPY - 1,256 SF 39 TREES X 1,256 = 48,984 TOTAL SF

LARGE ORNAMENTAL - 314 SF 6 TREES X 314 = 1,884 TOTAL SF

SMALL ORNAMENTAL TREE - 79 SF 6 TREES X 79 = 474 SF TOTAL SF

TOTAL CANOPY PROVIDED: 48,984 + 1,884 + 474 = 51,342 SF

LANDSCAPE REQUIREMENTS:

ZONING - R7 - 20% LANDSCAPE AREA & 40% TREE CANOPY COVER REQUIRED

REQUIRED LANDSCAPE AREAS:
DEVELOPMENT IMPACT AREA - 183,764 SF
REQUIRED 20% - 36,753 SF
PROPOSED - 38,724 SF (21%)
REQUIRED OPEN SPACE:

DEVELOPMENT IMPACT AREA - 183,764 SF REQUIRED 8% - 14,702 SF PROPOSED - 18,487 SF (10%)

LANDSCAPE POINTS - 25 POINTS PROVIDED

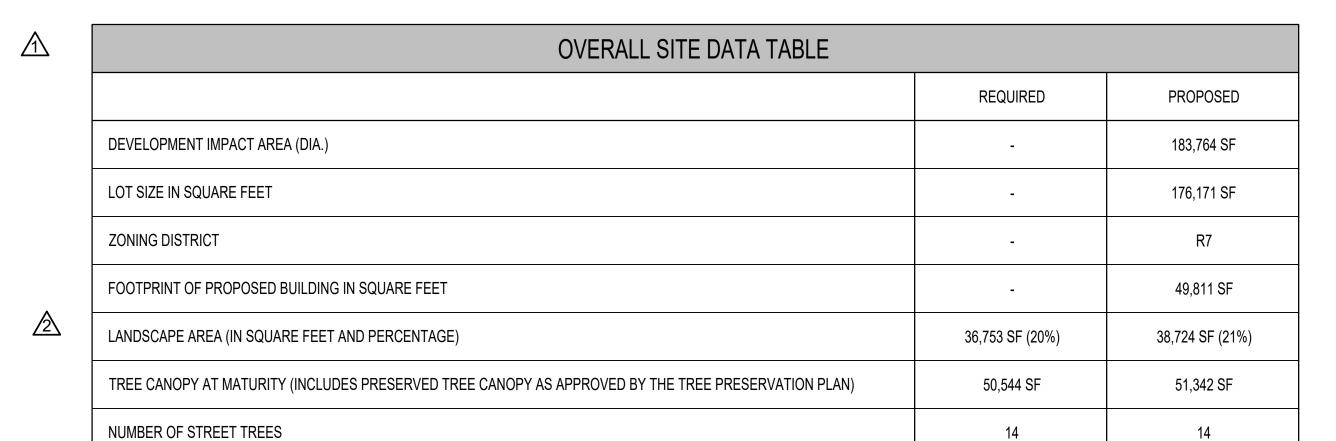
USING AFFORDABLE HOUSING INCENTIVE PROGRAM REDUCTION (2.12F.2.H) FOR 5 POINTS

STREET TREE REQUIREMENTS:

STREET FRONTAGE - 410 LF TREES REQUIRED - 410 LF / 30 = 14 TREES TREES PROVIDED - 14 TREES

IRRIGATION NOTES:

- THE IRRIGATION SYSTEM WILL BE AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- 2. TURF AREAS WILL BE IRRIGATED USING SPRAY IRRIGATION.
- 3. PLANTING BED AREAS WILL BE IRRIGATED USING DRIP IRRIGATION.
- NEW TREES WILL BE IRRIGATED USING TREE BUBBLERS.
 IRRIGATION DESIGN SHALL COMPLY WITH ALL STANDARDS LISTED UNDER CHAPTER 28, ARTICLE XI. - IRRIGATION SYSTEMS IN THE LAND DEVELOPMENT CODE.



LANDSCAPE POINT DATA TABLE				
	POINTS	PROVIDED		
SECTION A. RIGHT-OF-WAY ELEMENTS (MINIMUM 2)				
A MINIMUM THREE-FOOT HIGH CONTINUOUS HEDGE OF EVERGREEN SHRUBS	5	5		
ALTERNATE ELEMENT PROPOSED AND SUBJECT TO APPROVAL BY THE PLANNING DEPT. REFER TO ALTERNATE LANDSCAPE PLAN AND MEMO.	5	5		
SECTION B. PARKING LOT LANDSCAPING ELEMENTS (MINIMUM 2)				
INTERNAL LANDSCAPE ISLANDS WITH AN AREA OF AT LEAST 9 FEET BY 18 FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE PLACED EVENLY AT AN AVERAGE OF ONE FOR EVERY TEN SPACES (OR PORTION THEREOF). FOR LOTS OF TEN SPACES OR LESS, AT LEAST ONE INTERNAL LANDSCAPE ISLAND IS REQUIRED BUT DOES NOT HAVE TO BE CENTRALLY LOCATED WITHIN A ROW OF PARKING SPACES.	5	5		
END CAPS WITH AN AREA OF AT LEAST 9 FEET BY 18 FEET CONTAINING AT LEAST ONE LARGE CANOPY TREE - USING AFFORDABLE HOUSING INCENTIVE PROGRAM REDUCTION (2.12F.2.h)	5	-		
SECTION C. OTHER SITE LANDSCAPING ELEMENTS				
EACH PLANTED TREE MEETS OR EXCEEDS FOUR CALIPER INCHES AT THE TIME OF PLANTING	5	5		
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	5		

BUFFER DATA TABLE					
REQUIRED BUFFER POINTS	PROPOSED BUFFER ELEMENTS	PROPOSED BUFFER POINTS			
0	-	-			
0	-	-			
0	-	-			
0	-	-			



107 Leland Street, Suite 2 Austin, TX 78704 P.O. BOX 40792 Austin, TX 78704 Phone: (512) 388-4115

PROFESSIONAL SEAL:

ANDSCA

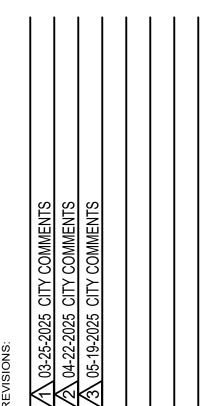
2453

PROJECT NAME:
PALLADIUM
DENTON WEST

DATE SEALED: 05/19/2025

OWNER: PALLADIUM USA

FALLMEADOW ST. DENTON, TEXAS 76207



PROJECT #: 121-24-01
DATE PRINTED: 02/11/2025
DRAWING TITLE:

LANDSCAPE
NOTES & CITY
CALCULATIONS

SHEET NO.:

CITY OF DENTON - # TPP25-0006 # S25-0002 L201

(PROJECT NUMBER: TPP25-0006 / S25-0002)

PALLADIUM DENTON WEST – FALLMEADOW ST. Alternate Landscape Plan Memo

TO: City of Denton

FROM: Blu Fish Collaborative

DATE: 04/22/2025

CC: -

SUBJECT: Palladium Denton West – Alternate Landscape Plan Memo

An alternate landscape plan is proposed for the project.

Section A – Right of Way Elements

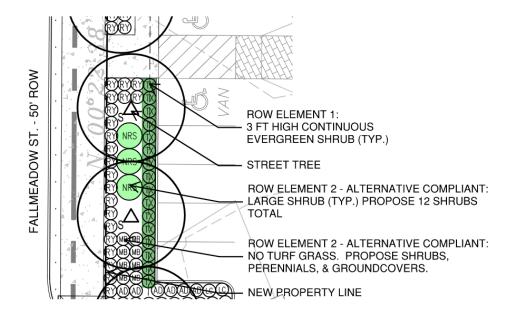
The addition of a 10' wide sidewalk in a limited ROW area makes it challenging to plant both street trees and provide 2 screening elements per DDC 7.7.5 F.4.b.i & Table 7.E Section A ROW Elements requirement.

For the first required element per Section A, a minimum three-foot high continuous hedge of evergreen shrubs is proposed. For the second required element, the project proposes the following alternatives to comply with the second required element in Section A.

Alternatives include:

- 1. Providing large shrubs which can grow to and be maintained at a minimum height of 6' and planted at 4' high at time of planting. Large shrubs shall be calculated at a rate of 1 shrub / 40 linear feet of street frontage. Twelve large shrubs will be provided.
- 2. In addition, there will be no turf grass planted along the street. All planting areas along the street frontage will be in the form of shrubs, perennials, or ground covers.

See exhibit below for information:



Blu Fish Collaborative Inc.

Section B – Parking Lot Landscaping Elements

In addition, the limited ROW area and the DME utility easement along the east side of the property line make it difficult to provide 2 parking lot requirements under DDC 7.7.5 F.4.b.ii & Table 7.E Section B Parking Lot Landscaping Elements. The project elects to use the affordable housing incentive program reduction (2.12F.2.h) to be exempt from the second Section B requirement (endcap requirement), thus only providing 25 points instead of the required 30 landscape points.

DME Utility Easement

The required DME Utility Easement along the east property line does not allow trees to be planted within the easement. The project proposes to relocate the 2 required trees and islands to parking rows along the east and south sides of the building.

Tree and Transformer Conflict

The parking island where the north transformer is located does not allow a tree to be planted in that island because of the transformer clearances and the drainage easement. Tree will be planted at the endcap to the east.

Proposed Alternative

The proposed site design also does not provide all 16 internal parking islands required to meet the "1 island per 10 spaces" ratio in DDC Table 7.E, partly due to the DME easement. The alternative plan proposes that the site provide 4 endcaps with large canopy trees, which are not required. This balances out the one missing landscape island.