

PROFESSIONAL SEAL:



DATE SEALED: 05/19/2025

PROJECT NAME:
**PALLADIUM
DENTON WEST**

OWNER:
PALLADIUM USA

PROJECT LOCATION:
**FALLMEADOW
ST.
DENTON, TEXAS
76207**

REVISIONS:

03-25-2025	CITY COMMENTS
04-22-2025	CITY COMMENTS
05-19-2025	CITY COMMENTS

PROJECT #: 121-24-01
DATE PRINTED: 02/11/2025
DRAWING TITLE:
**LANDSCAPE
NOTES & CITY
CALCULATIONS**

SHEET NO.:

LANDSCAPE LEGEND:

NOTES:
1. 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.

SHADE TREES

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

ORNAMENTAL TREES

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

SHRUBS, PERENNIALS, GROUNDCOVERS

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

NATIVE AND ORNAMENTAL GRASSES

SYM.	QTY.	COMMON NAME, BOTANICAL NAME	CONTAINER	SPACING
	235	ADAGIO MAIDEN GRASS, <i>MISCANTHUS SINENSIS 'ADAGIO'</i>	1 GALLON	3' O.C.
	66	GULF MUHLY GRASS, <i>MUHLENBERGIA CAPILLARIS</i>	1 GALLON	3' O.C.
	225	PURPLE WINTERCREEPER, EUONYMUS FORTUNEI 'COLORATUS'	1 GALLON	2' O.C.

TURF GRASS

SYM.	QTY.	COMMON NAME, BOTANICAL NAME	TYPE
	SEE PLAN	TIFTUF BERMUDAGRASS, <i>CYNODON DACTYLON 'TIFTUF'</i>	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.
- TURF AREAS WILL BE IRRIGATED USING SPRAY IRRIGATION.
- 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.

OVERALL SITE DATA TABLE

	REQUIRED	PROPOSED
DEVELOPMENT IMPACT AREA (DIA.)	-	183,764 SF
LOT SIZE IN SQUARE FEET	-	176,171 SF
ZONING DISTRICT	-	R7
FOOTPRINT OF PROPOSED BUILDING IN SQUARE FEET	-	49,811 SF
LANDSCAPE AREA (IN SQUARE FEET AND PERCENTAGE)	36,753 SF (20%)	38,724 SF (21%)
TREE CANOPY AT MATURITY (INCLUDES PRESERVED TREE CANOPY AS APPROVED BY THE TREE PRESERVATION PLAN)	50,544 SF	51,342 SF
NUMBER OF STREET TREES	14	14

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
NORTH PROPERTY BOUNDARY	0	-	-
EAST PROPERTY BOUNDARY	0	-	-
SOUTH PROPERTY BOUNDARY	0	-	-
WEST PROPERTY BOUNDARY	0	-	-

(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

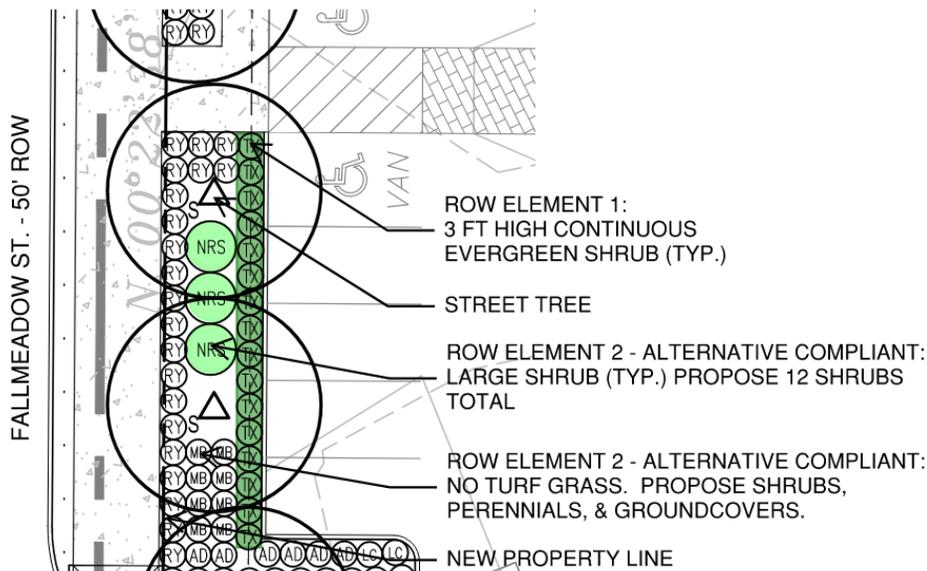
The addition of a 10’ wide sidewalk in a limited ROW area makes it challenging to plant both street trees and provide 2 screening elements per DDC 7.7.5 F.4.b.i & Table 7.E Section A ROW Elements requirement.

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:



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.