

CITY OF DENTON LANDSCAPE CODE CALCULATIONS		
GENERAL SITE DATA		
ZONING DISTRICT	U	
LOT AREA	185,280 SF / 4.25 AC	
TOTAL BUILDING FOOTPRINT (SQFT)	13,600 SF	
DEVELOPMENT IMPACT AREA (SQFT)	184,495 SF	
LANDSCAPE REQUIREMENTS	REQUIRED	PROVIDED
7.7.5 - LANDSCAPE & TREE CANOPY REQUIREMENTS		
7.7.5.B - MINIMUM LANDSCAPED AREA & TREE CANOPY COVER BY ZONING DISTRICT (TABLE 7.D)		
MINIMUM LANDSCAPED AREA (15% LOT DIA)	27,675 SF (15% MIN.)	50,912 SF (27.6%)
184,495 SF x 15% = 27,792		
MINIMUM TREE CANOPY COVER (20% LOT AREA MINUS PROPOSED BUILDING FOOTPRINT)	34,336 SF (20% MIN.)	40,275 SF (23.4%)
185,280 SF - 13,600 SF = 171,680 SF X 20% = 34,336 SF		
NOTE: THE REQUIRED PERCENTAGE OF TREE CANOPY COVER REQUIRED SHALL APPLY TO EITHER: THE ENTIRE DEVELOPMENT IMPACT AREA, OR THE ENTIRE LOT BEING DEVELOPED, MINUS THE FOOTPRINT AREA OF ANY PROPOSED BUILDINGS. THE SELECTED METHOD FOR CALCULATING THE REQUIRED TREE CANOPY MUST BE EXPLICITLY STATED ON THE LANDSCAPE PLAN AS PER SECTION 7.7.5.C.1.b.ii		
7.7.5.D - APPROPRIATE PLANTING MATERIALS		
90% OF PLANTINGS SHALL BE FROM THE APPROVED LANDSCAPE PLANT LIST IN THE SITE DESIGN CRITERIA MANUAL.	90% MIN.	100%
IF 20 OR MORE TREES ARE PLANTED, NO ONE SPECIES OF TREE MAY EXCEED 30% OF THE TOTAL NEW TREES ON THE SITE. (36 PROPOSED TREES X 3 = 10.8 TREES)	30% MAX. (11 TREES)	YES
AT LEAST 50% OF THE TREES PLANTED MUST BE NATIVE, INDIGENOUS, OR ADAPTED, AS INDICATED ON THE APPROVED LANDSCAPE PLANT LIST. (36 TREES X .5 = 18 TREES)	50% MIN. (18.5 TREES)	75% (28 TREES)
7.7.5.F - LANDSCAPE AREA POINT SYSTEM (TABLE 7.E) - 30 POINTS MINIMUM		
SECTION A. RIGHT-OF-WAY ELEMENTS (MINIMUM 2 UNLESS NO FRONT PARKING, THEN 1)		
3' HIGH EVERGREEN HEDGE	5 POINTS	
MIN. THREE-FOOT HIGH CONTINUOUS EVERGREEN HEDGE	YES	YES
SECTION B. PARKING LOT LANDSCAPING ELEMENTS (MINIMUM 2)		
INTERNAL LANDSCAPE ISLANDS		
INTERNAL LANDSCAPE ISLANDS WITH AN AREA OF AT LEAST 9' x 18' CONTAINING AT LEAST ONE LARGE CANOPY TREE	5 POINTS	1 TREE
END CAP ISLANDS	5 POINTS	
END CAPS WITH AN AREA OF AT LEAST 9' x 18' CONTAINING AT LEAST ONE LARGE CANOPY TREE*	6 TREES	5 TREES
SECTION C. OTHER SITE LANDSCAPING ELEMENTS		
DROUGHT-TOLERANT SPECIES		
AT LEAST 75% OF PLANTS PROPOSED ARE DROUGHT-TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLANT	75% MIN.	100%
4" CALIPER MINIMUM	YES	YES
EACH PLANTED TREE MEETS OR EXCEEDS FOUR CALIPER INCHES AT THE TIME OF PLANTING	3 POINTS	
LANDSCAPE AREA PROVIDED EXCEEDS THE REQ. MINIMUM BY AN ADDITIONAL 10% OR MORE	46,124 SF (25%)	50,912 SF (27.6%)
184,495 SF X .35 SF = 27,792 SF		
NO MORE THAN 30% OF LANDSCAPE AREAS ARE COVERED IN TURF GRASS		
50,912 SF X .3 = 15,274 SF OF SOD	15,247 SF (30%)	12,920 SF (25.6%)
TOTAL POINTS	30 POINTS	31 POINTS
7.7.7 - STREET TREE REQUIREMENTS		
D.1 - AT LEAST ONE STREET TREE IS REQUIRED FOR EVERY 30 FEET OF STREET FRONTAGE		
I-35 FRONTAGE (624 LF / 30 LF = 20.8 TREES)	21 TREES	21 TREES
*NOTE: ONE END CAP TREE CANNOT BE PLACED DUE TO AN EASEMENT.		
NOTE: DUE TO EXISTING UTILITIES AND EASEMENTS ALONG THE I-35 FRONTAGE, 1 STREET TREE HAS BEEN RELOCATED AROUND THE PARKING SPACES ON SITE AND CALLED OUT ON THE PLANS.		

## MATERIAL SCHEDULE:

### METALS

#### M-1 STEEL EDGE

MATERIAL: 3/16" X 4" DURAEDGE  
COLOR: POWDERCOATED BLACK  
SIZE: LENGTHS PER PLAN  
INSTALL: REF. DETAIL H / LP 3.01

APPROVAL: CUT SHEET

#### M-2 ORNAMENTAL IRON GATE (VEHICULAR)

MANUFACTURER: AMERISTAR  
TYPE: MONTAGE PLUS SINGLE SLIDE GATE  
SIZE: 26" OPENING, 6' HEIGHT  
COLOR: BLACK  
INSTALL: REF. DETAIL A / LP 3.03

APPROVAL: CUT SHEET, SHOP DRAWINGS

#### M-3 ORNAMENTAL IRON FENCE & GATE

MANUFACTURER: AMERISTAR  
TYPE: MONTAGE PLUS, 2 RAIL, MAJESTIC  
HEIGHT: 6'  
COLOR: BLACK  
INSTALL: REF. DETAIL A / LP 3.04

APPROVAL: CUT SHEET, SHOP DRAWINGS

## PLANT SCHEDULE

### TREES

Bigtooth Maple / *Acer grandidentatum*

Chinkapin Oak / *Quercus muhlenbergii*

Lacebark Elm / *Ulmus parvifolia*

Live Oak / *Quercus virginiana*

### SHRUBS

Dwarf Wax Myrtle / *Myrica pusilla*

Green Cloud Texas Ranger / *Leucophyllum frutescens* 'Green Cloud' TM

Little Bunny Fountain Grass / *Pennisetum alopecuroides* 'Little Bunny'

Mealy Blue Sage / *Salvia farinacea*

Purpleleaf Japanese Barberry / *Berberis thunbergii* 'atropurpurea'

### GROUND COVERS

Bermuda Grass / *Cynodon dactylon*

Planting Mix / Planting Mix

Purpleleaf Wintercreeper / *Eunonymus fortunei* 'Coloratus'

Variegated Lilyturf / *Lilium muscari* 'Variegata'

### MISC.

Steel Edge

Existing Tree to Remain

## INTERSTATE HIGHWAY NO. 35

(A VARIABLE WIDTH RIGHT-OF-WAY)

