

OLD NORTH PARK ADDITION
PHASE III
DOC. #2019-265
P.R.D.C.T.

MN LANDSCAPE DATA TABLE

MINIMUM LANDSCAPE AREA & TREE CANOPY REQUIREMENTS (SEC. 7.7.5 B-C)	REQUIRED	PROVIDED
MIN. LANDSCAPE AREA OF THE DEVELOPMENT ZONED (MN) SHALL BE 20% OF THE TOTAL LOT AREA - ESA AREA	20% OR 86,597 SF	31.7% OR 137,511.58 SF
MIN. TREE CANOPY COVER OF THE DEVELOPMENT ZONED (MN) SHALL BE 40% OF THE TOTAL LOT AREA, MINUS THE FOOTPRINT AREA OF ANY PROPOSED BUILDINGS	40% OR 131,152 SF	62% OR 202,823 SF

MINIMUM OPEN SPACE REQUIREMENTS

ANY DEVELOPMENT CONSISTING OF 10 OR MORE DWELLING UNITS REQUIRE A MINIMUM OF 8% OF THE LAND AREA TO BE OPEN SPACE.

8% OR 34,810 SF 9.4% OR 40,964 SF

STREET TREE REQUIREMENTS (SEC. 7.7.7 C-D)

MIN 1 STREET TREE PER EVERY 30 LF OF STREET FRONTAGE

UNIVERSITY DRIVE (US 380) 369.03 LF / 30 LF = 12.3 (13)

13 TREES 13 TREES

COMPATIBILITY LANDSCAPE BUFFER REQUIREMENTS (7.7.6 A)

MINIMUM BUFFER REQUIRED (TABLE 7.F SEC. A)

MULTIFAMILY USE BUFFER:	REQUIRED	PROVIDED
BUFFER 1 - SINGLE-FAMILY DETACHED OR DUPLEX	20 POINTS	20 POINTS
5 OR MORE ADDITIONAL FEET IN LANDSCAPE BUFFER WIDTH BEYOND REQUIRED MINIMUM		5 POINTS
3 ORNAMENTAL TREES FOR EVERY 25 LINEAR FEET OF BUFFER		5 POINTS
1 LARGE CANOPY TREE FOR EVERY 25 LINEAR FEET OF BUFFER		10 POINTS
BUFFER 2 - COMMERCIAL (SONIC):	30 POINTS	20 POINTS
WEST BUFFER		20 POINTS
SOLID MASONRY WALL, MINIMUM 6' HIGH		
NORTH BUFFER		
BUFFER ELEMENTS NOT APPLICABLE DUE TO 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS		
TEN (10) POINTS NOT PROVIDED DUE TO SIZE AND UTILITY CONSTRAINTS		
COMMERCIAL USE BUFFER		
BUFFER REQUIREMENTS BETWEEN DEVELOPING MULTIFAMILY AND DEVELOPING COMMERCIAL DEVIATED PER PD STANDARDS.		

LANDSCAPING POINT DATA TABLE

SECTION A: RIGHT-OF-WAY ELEMENTS (TABLE 7.E SEC. A)

	REQUIRED	PROVIDED
THREE SMALL ACCENT TREES CLUSTERED EVERY 30 LINEAR FEET WHEN SPACE DOES NOT PERMIT LARGE CANOPY TREES	30 POINTS	30 POINTS
THREE-FOOT HIGH CONTINUOUS HEDGE OF EVERGREEN SHRUBS		5 POINTS

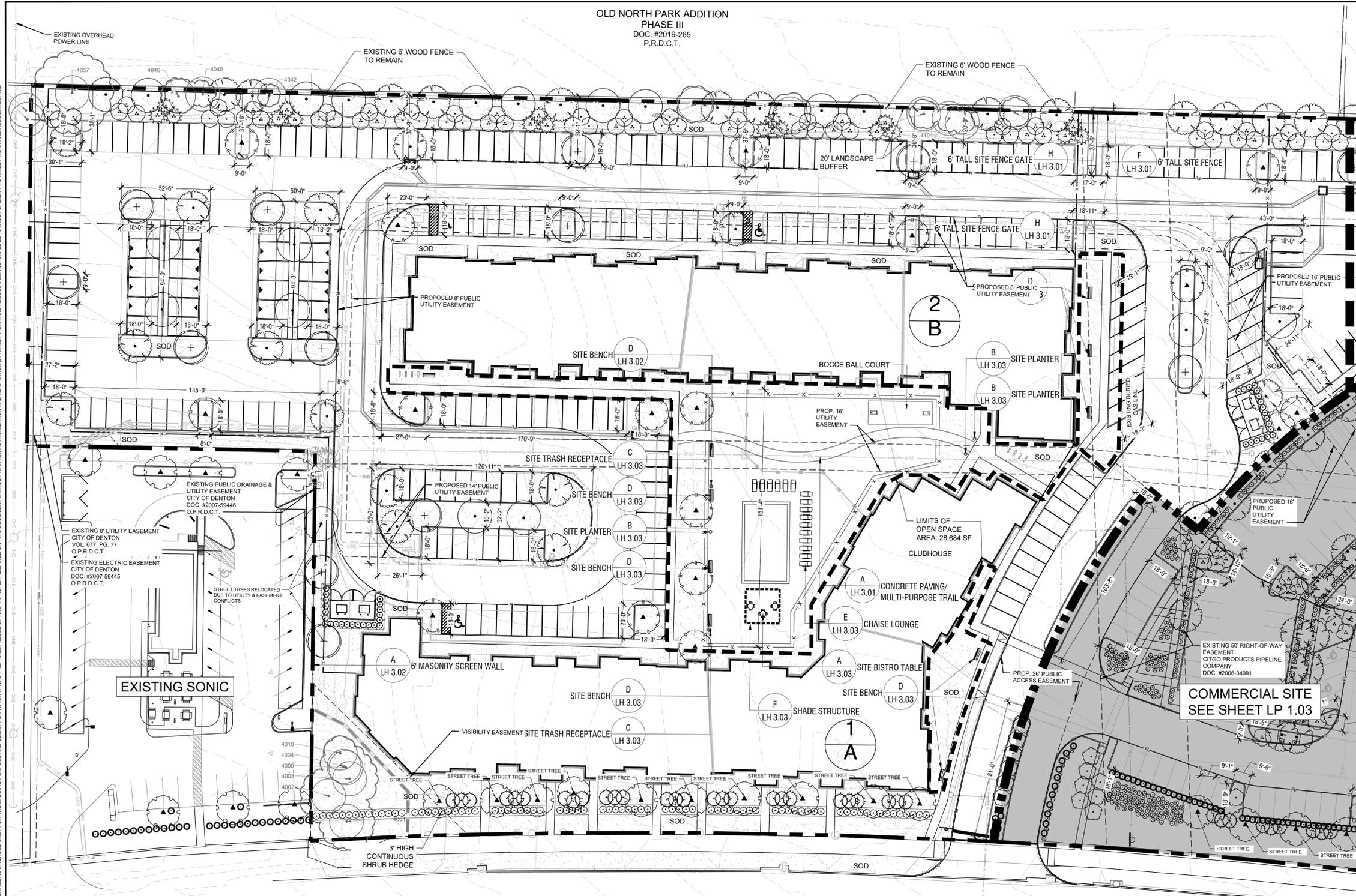
SECTION B: PARKING LOT LANDSCAPE (TABLE 7.E SEC. B)

	REQUIRED	PROVIDED
INTERNAL LANDSCAPE ISLANDS WITH AN AREA OF AT LEAST 9' x 18' CONTAINING AT LEAST ONE LARGE CANOPY TREE PLANTED EVENLY AT AN AVERAGE OF ONE FOR EVERY 10 SPACES		5 POINTS
END CAPS WITH AN AREA OF AT LEAST 9' x 18' CONTAINING AT LEAST ONE LARGE CANOPY TREE		5 POINTS

SECTION C: OTHER SITE LANDSCAPING ELEMENTS (TABLE 7.E SEC. C)

	REQUIRED	PROVIDED
EACH PLANTED TREE MEETS OR EXCEEDS 4 CALIPER INCHES		5 POINTS
AT LEAST 75 PERCENT OF PLANTS PROPOSED ARE DROUGHT TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLANT LIST OR ADAPTIVE TO DENTON'S		5 POINTS

PLANT HARDINESS ZONE AS DETERMINED BY THE US DEP. OF AGRICULTURE.
NOTE: ALL PLANTS WERE SELECTED FROM THE APPROVED CITY OF DENTON SITE DESIGN CRITERIA MANUAL (APPENDIX A) TO COMPLY WITH DDC SECTION 7.7.5D.
NOTE: NO SOD PLACED WITHIN BUFFER PER CITY ORDINANCE



U.S. HIGHWAY 380
(2351 E. UNIVERSITY DRIVE)
VARIABLE WIDTH R.O.W.

PLANT SCHEDULE MULTI-FAMILY

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	SOD
AR	10		Acer rubrum / Red Maple	8' ht, 4" spr	Cynodon dactylon / Common Bermuda
PC	24		Pistacia chinensis / Chinese Pistache	3" cal, 14" ht, 6" spr	Solid soil, rolled tight with sand filled joints 100% weed, disease, and pest free
QV	31		Quercus virginiana / Southern Live Oak	2" cal, 8' ht, 4" spr	STEEL EDGE 4" x 3/16", black
QV2	19		Quercus virginiana / Southern Live Oak	6' ht, 4" spr	MULCH Shredded Hardwood Mulch 3" depth, all trees within sod have 4" dia mulch ring
UC2	24		Ulmus crassifolia / Cedar Elm		
UP	31		Ulmus parvifolia / Lacebark Elm		
VC	27		Vitex agnus-castus / Chaste Tree		

ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
CE	42		Cercis canadensis / Eastern Redbud	8' ht, 4" spr
LN	36		Lagerstroemia x 'Natchez' / Crape Myrtle Natchez	3" cal, 14" ht, 6" spr
PX	39		Prunus mexicana / Mexican Plum	2" cal, 8' ht, 4" spr
SS2	42		Sophora secundiflora / Texas Mountain Laurel	6' ht, 4" spr

SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
ILB	49		Ilex cornuta 'Burfordii' / Burford Holly	36" ht, 30" spr, 42" oc
IXH	51		Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly	36" ht, 24" spr, 48" oc
LEU	29		Leucophyllum frutescens / Texas Sage	5 gal

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REV NO.	DATE	DESCRIPTION	BY

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SUBDIVISION NAME	BLOCK & LOT	EXISTING ZONING	PROPOSED LAND USE
X	X	MN / SC	MULTIFAMILY / COMMERCIAL

MULTIFAMILY & AMENITY LANDSCAPE PLAN

380 OLD NORTH
(PD23-0003)
LOT 1-8 OF THE UNPLATTED LOT (18.235 A.C. / 794,594 SF)

REVIEWED BY:	DRAWN BY:	DATE	FILE	PROJECT NUMBER	SHEET
MFP	KS	10/24/2023		064514820	LP 1.01



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Kimley»Horn

P.L.A. MICHAEL F. POLASKI
L.A. No. 3479 Date 2/2/2024

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MN LANDSCAPE DATA TABLE

MINIMUM LANDSCAPE AREA & TREE CANOPY REQUIREMENTS (SEC. 7.7.5 B-C)

MIN. LANDSCAPE AREA OF THE DEVELOPMENT ZONED (MN) SHALL BE 20% OF THE TOTAL LOT AREA - ESA AREA

MIN. TREE CANOPY COVER OF THE DEVELOPMENT ZONED (MN) SHALL BE 40% OF THE TOTAL LOT AREA, MINUS THE FOOTPRINT AREA OF ANY PROPOSED BUILDINGS

ANY DEVELOPMENT CONSISTING OF 10 OR MORE DWELLING UNITS REQUIRE A MINIMUM OF 8% OF THE LAND AREA TO BE OPEN SPACE.

STREET TREE REQUIREMENTS (SEC. 7.7.7 C-D)

MIN 1 STREET TREE PER EVERY 30 LF OF STREET FRONTAGE

UNIVERSITY DRIVE (US 380) 369.03 LF / 30 LF = 12.3 (13)

COMPATIBILITY LANDSCAPE BUFFER REQUIREMENTS (7.7.6 A)

MINIMUM BUFFER REQUIRED (TABLE 7.F SEC. A)

- MULTIFAMILY USE BUFFER:**
- BUFFER 1 - SINGLE-FAMILY DETACHED OR DUPLEX:**
 - 5 OR MORE ADDITIONAL FEET IN LANDSCAPE BUFFER WIDTH BEYOND REQUIRED MINIMUM
 - 3 ORNAMENTAL TREES FOR EVERY 25 LINEAR FEET OF BUFFER
 - 1 LARGE CANOPY TREE FOR EVERY 25 LINEAR FEET OF BUFFER

REQUIRED	PROVIDED
20% OR 86,597 SF	31.7% OR 137,511.58 SF
40% OR 131,152 SF	62% OR 202,823 SF
8% OR 34,810 SF	9.4% OR 40,964 SF
13 TREES	13 TREES

BUFFER 2 - COMMERCIAL (SONIC):

- WEST BUFFER:** SOLID MASONRY WALL, MINIMUM 6' HIGH
 - NORTH BUFFER:** BUFFER ELEMENTS NOT APPLICABLE DUE TO 10' WIDE PUBLIC UTILITY AND DRAINAGE EASEMENTS
- *TEN (10) POINTS NOT PROVIDED DUE TO SIZE AND UTILITY CONSTRAINTS

LANDSCAPING POINT DATA TABLE

SECTION A: RIGHT-OF-WAY ELEMENTS (TABLE 7.E SEC. A)

- THREE SMALL ACCENT TREES CLUSTERED EVERY 30 LINEAR FEET WHEN SPACE DOES NOT PERMIT LARGE CANOPY TREES
- THREE-FOOT HIGH CONTINUOUS HEDGE OF EVERGREEN SHRUBS

SECTION B: PARKING LOT LANDSCAPE (TABLE 7.E SEC. B)

- INTERNAL LANDSCAPE ISLANDS WITH AN AREA OF AT LEAST 9' x 18' CONTAINING AT LEAST ONE LARGE CANOPY TREE PLANTED EVENLY AT AN AVERAGE OF ONE FOR EVERY 10 SPACES
- END CAPS WITH AN AREA OF AT LEAST 9' x 18' CONTAINING AT LEAST ONE LARGE CANOPY TREE

SECTION C: OTHER SITE LANDSCAPING ELEMENTS (TABLE 7.E SEC. C)

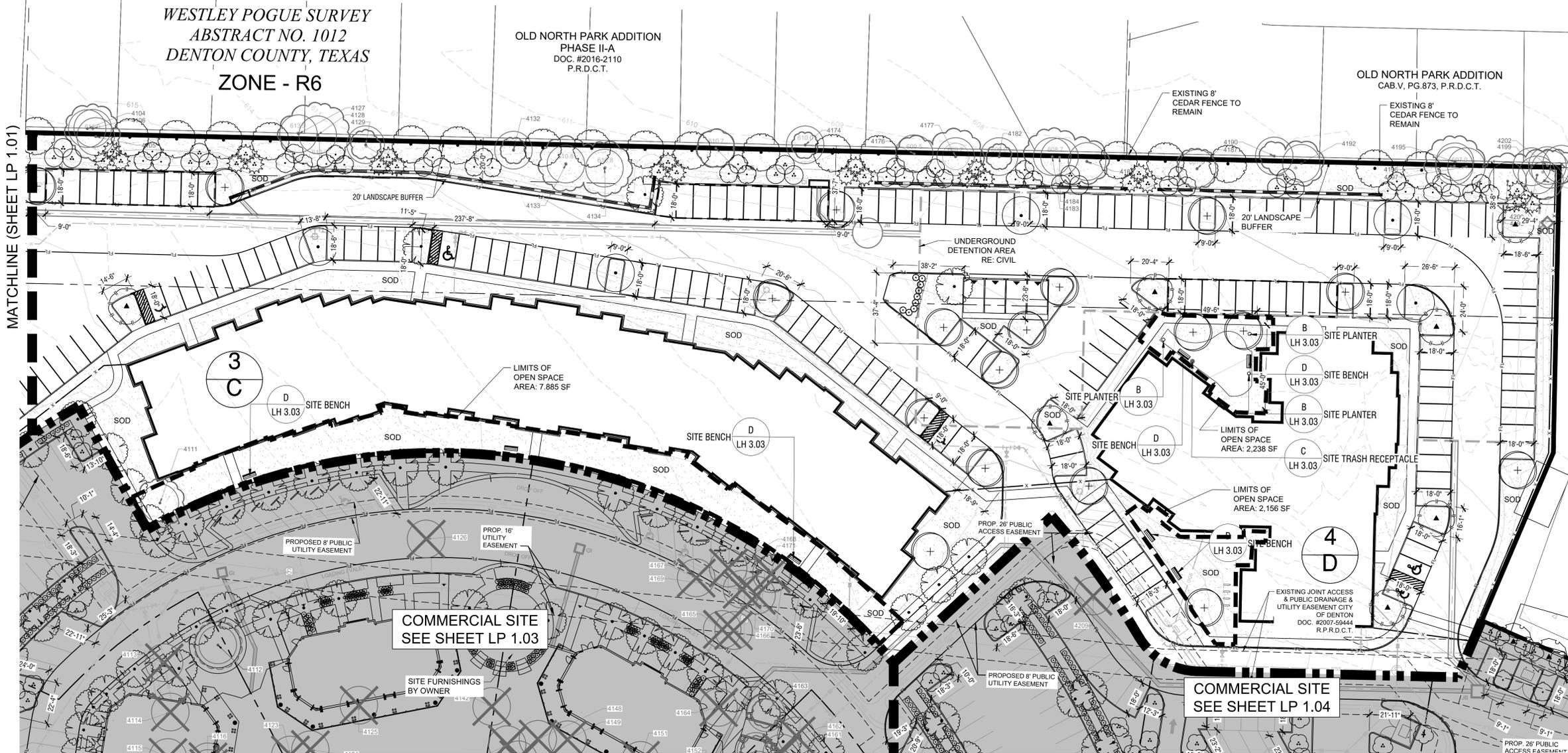
- EACH PLANTED TREE MEETS OR EXCEEDS 4 CALIPER INCHES
- AT LEAST 75 PERCENT OF PLANTS PROPOSED ARE DROUGHT TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLANT LIST OR ADAPTIVE TO DENTON'S

PLANT HARDINESS ZONE AS DETERMINED BY THE US DEP. OF AGRICULTURE. NOTE: ALL PLANTS WERE SELECTED FROM THE APPROVED CITY OF DENTON SITE DESIGN CRITERIA MANUAL (APPENDIX A) COMPLY WITH DOC SECTION 7.7.5D. NOTE: NO SOD PLACED WITHIN BUFFER PER CITY ORDINANCE

30 POINTS	20 POINTS
	20 POINTS
REQUIRED 30 POINTS	PROVIDED 30 POINTS
5 POINTS	5 POINTS

PLANT SCHEDULE MULTI-FAMILY

TREES	CODE	QTY	BOTANICAL / COMMON NAME
	AR	10	Acer rubrum / Red Maple
	PC	24	Pistacia chinensis / Chinese Pistache
	QV	31	Quercus virginiana / Southern Live Oak
	QV2	19	Quercus virginiana / Southern Live Oak
	UC2	24	Ulmus crassifolia / Cedar Elm
	UP	31	Ulmus parvifolia / Lacebark Elm
	VC	27	Vitex agnus-castus / Chaste Tree
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME
	CE	42	Cercis canadensis / Eastern Redbud
	LN	36	Lagerstroemia x 'Natchez' / Crape Myrtle Natchez
	PX	39	Prunus mexicana / Mexican Plum
	SS2	42	Sophora secundiflora / Texas Mountain Laurel
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME
	ILB	49	Ilex cornuta 'Burfordii' / Burford Holly
	IXH	51	Ilex x 'Nellie R. Stevens' / Nellie R. Stevens Holly
	LEU	29	Leucophyllum frutescens / Texas Sage
MISC	CODE	QTY	BOTANICAL / COMMON NAME
	SOD		Cynodon dactylon / Common Bermuda
	STEEL EDGE		4" x 3/16", black
	MULCH		Shredded Hardwood Mulch



REPLAT OF PHASE ONE, LOT ONE OF THOMPSON ADDITION CAB. E, PG.43 P.R.D.C.T.

REVISIONS			
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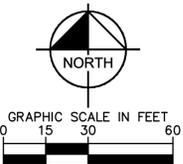
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SUBDIVISION NAME	BLOCK & LOT	EXISTING ZONING	PROPOSED LAND USE
X	X	MN / SC	MULTIFAMILY / COMMERCIAL

MULTIFAMILY LANDSCAPE & AMENITY PLAN

380 OLD NORTH
 (PD23-0003)
 LOT 1-8 OF THE UNPLATTED LOT (18,235 A.C. / 794,594 SF)

REVIEWED BY:	DRAWN BY:	DATE	FILE	PROJECT NUMBER	SHEET
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SC LANDSCAPE DATA TABLE

MINIMUM LANDSCAPE AREA & TREE CANOPY REQUIREMENTS (SEC. 7.7.5 B.-C.)

MIN. LANDSCAPE AREA OF THE DEVELOPMENT ZONED (SC) SHALL BE 20% OF THE TOTAL LOT AREA - ESA AREA

MIN. TREE CANOPY COVER OF THE DEVELOPMENT ZONED (SC) SHALL BE 40% OF THE TOTAL LOT AREA, MINUS THE FOOTPRINT AREA OF ANY PROPOSED BUILDINGS

STREET TREE REQUIREMENTS (SEC. 7.7.7 C.-D.)

MIN 1 STREET TREE PER EVERY 30 LF OF STREET FRONTAGE

UNIVERSITY DRIVE (US 380) 1,167.72 LF / 30 LF = 38.92 (38)

REQUIRED	PROVIDED
20% OR 72,266 SF	24% OR 87,091.1 SF
40% OR 133,981 SF	67% OR 224,316 SF

COMPATIBILITY LANDSCAPE BUFFER REQUIREMENTS (7.7.6 A)

MINIMUM BUFFER REQUIRED (TABLE 7.F SEC. A)

COMMERCIAL USE BUFFER

SINGLE FAMILY DETACHED OR DUPLEX

- 5 OR MORE ADDITIONAL FEET IN LANDSCAPE BUFFER WIDTH BEYOND REQUIRED MINIMUM
- 1 LARGE CANOPY TREE FOR EVERY 25 LINEAR FEET OF BUFFER
- 3 ORNAMENTAL TREES FOR EVERY 50 LINEAR FEET OF BUFFER
- 5 SHRUBS FOR EVERY 20 LINEAR FEET OF BUFFER (5-GALLON SIZE)

REQUIRED 30 POINTS	PROVIDED 30 POINTS
5 POINTS	5 POINTS
10 POINTS	10 POINTS
5 POINTS	5 POINTS

MULTI FAMILY USE BUFFER

BUFFER REQUIREMENTS BETWEEN DEVELOPING MULTIFAMILY AND DEVELOPING COMMERCIAL DEVIATED PER PD STANDARDS.

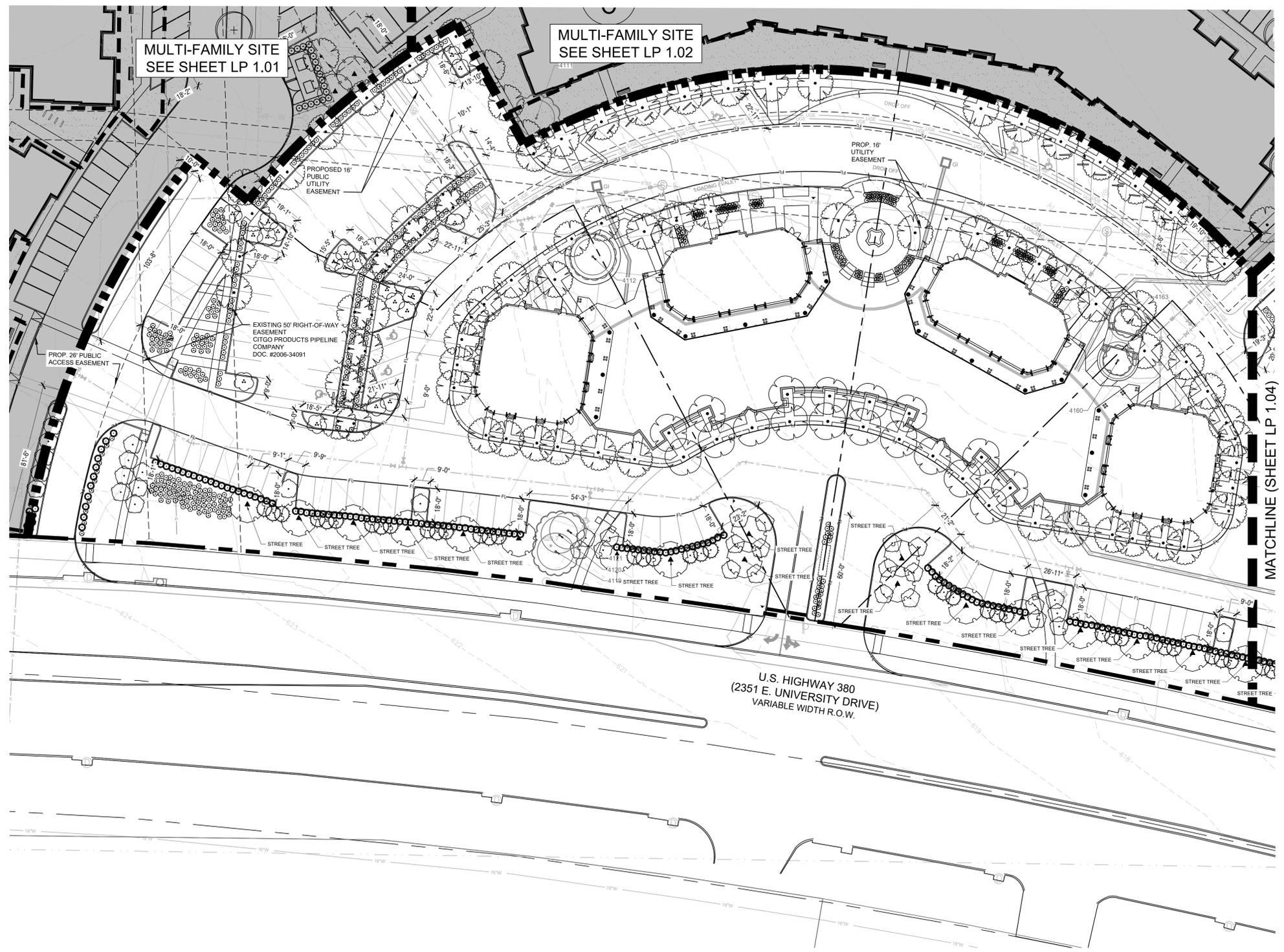
LANDSCAPING POINT DATA TABLE

SECTION A: RIGHT-OF-WAY ELEMENTS (TABLE 7.E SEC. A)	REQUIRED 30 POINTS	PROVIDED 30 POINTS
ONE CANOPY TREE PLANTED EVERY 40 LINEAR FEET		5 POINTS
THREE-FOOT HIGH CONTINUOUS HEDGE OF EVERGREEN SHRUBS		5 POINTS
3 SMALL ACCENT TREES CLUSTERED EVERY 30 LINEAR FEET		5 POINTS
SECTION B: PARKING LOT LANDSCAPE (TABLE 7.E SEC. B)		
INTERNAL LANDSCAPE ISLANDS WITH AN AREA OF AT LEAST 9' x 18' CONTAINING AT LEAST ONE LARGE CANOPY TREE PLANTED EVENLY AT AN AVERAGE OF ONE FOR EVERY 10 SPACES		5 POINTS
END CAPS WITH AN AREA OF AT LEAST 9' x 18' CONTAINING AT LEAST ONE LARGE CANOPY TREE		5 POINTS
SECTION C: OTHER SITE LANDSCAPING ELEMENTS (TABLE 7.E SEC. C)		
AT LEAST 75 PERCENT OF PLANTS PROPOSED ARE DROUGHT TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLANT LIST OR ADAPTIVE TO DENTON'S		5 POINTS

PLANT HARDINESS ZONE AS DETERMINED BY THE US DEP. OF AGRICULTURE.
NOTE: ALL PLANTS WERE SELECTED FROM THE APPROVED CITY OF DENTON SITE DESIGN CRITERIA MANUAL (APPENDIX A) TO COMPLY WITH DDC SECTION 7.65.
NOTE: NO SOD PLACED WITHIN BUFFER PER CITY ORDINANCE

PLANT SCHEDULE COMMERCIAL

TREES	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
	AR2	61	Acer rubrum / Red Maple	3" cal.
	QV	115	Quercus virginiana / Southern Live Oak	4" cal.
	TD	18	Taxodium distichum / Bald Cypress	3" cal.
	VC	99	Vitex agnus-castus / Chaste Tree	2" cal.
ORNAMENTAL TREE	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
	CT	101	Cercis canadensis / Eastern Redbud	3" cal.
	LL	77	Lagerstroemia x 'Muskogee' / Lavender Crape Myrtle	2" cal.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS
	LH2	748	Lantana x 'New Gold' / New Gold Lantana	3 gal.
	LEU	306	Leucophyllum frutescens / Texas Sage	5 gal.
	NT	462	Nassella tenuissima / Mexican Feather Grass	5 gal.



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SUBDIVISION NAME	BLOCK & LOT	EXISTING ZONING	PROPOSED LAND USE
X	X	MN / SC	MULTIFAMILY / COMMERCIAL

COMMERCIAL SITE LANDSCAPE & AMENITY PLAN

380 OLD NORTH
 (PD23-0003)
 LOT 1-8 OF THE UNPLATTED LOT (18,235 A.C. / 794,594 SF)

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MFP	KS	10/24/2023		064514820	LP 1.03

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 L.A. No. 3479 Date 28/2024

