

ORDINANCE NO. PD20-0003a

AN ORDINANCE OF THE CITY OF DENTON, TEXAS, APPROVING A DETAILED PLAN FOR A CHARTER SCHOOL ON A 37.3 ACRE PHASE OF PLANNED DEVELOPMENT DISTRICT NO. 139 (THE VINTAGE), GENERALLY LOCATED ON THE SOUTHEAST CORNER OF VINTAGE BOULEVARD AND I-35W VINTAGE BOULEVARD RAMP INTERSECTION, IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (PD20-0003a, PD 139; CHARTER SCHOOL)

WHEREAS, Robert Howman with Glenn Engineering, on behalf of the property owner, Hickory Venture Group, applied for approval of a detailed plan to permit a charter school in Planned Development District No. 139 (PD 139), The Vintage, on approximately 37.3 acres of land legally described in Exhibit "A," attached hereto and incorporated herein by reference (hereinafter, the "Property") to; and

WHEREAS, on March 5, 1991, the City Council adopted Ordinance No. 91-034, approving a change in zoning for 450.6 acres of land to PD 139 and approving a general concept plan for PD 139, including the Property, as more particularly described therein; and

WHEREAS, on September 7, 1999, the City Council adopted Ordinance No. 99-317, approving an amendment to the concept plan for 401.23 acres of land in PD 139, including the Property, as more particularly described therein; and

WHEREAS, on May 14, 2002, the City Council adopted Ordinance No. 2002-147, approving an amendment to the concept plan for 401 acres of land in PD 139, including the Property, as more particularly described therein; and

WHEREAS, on September 2, 2020, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and held a public hearing for all property owners interested in this regard, and recommended approval (7-0) of the request; and

WHEREAS, on September 15, 2020, the City Council likewise conducted a public hearing as required by law, and found that the request meets and complies with all substantive and procedural standards for a Detailed Plan set forth in Section 35-154 of the 1991 Zoning Ordinance; and

WHEREAS, the Planning and Zoning Commission and the City Council of the City of Denton, have determined that the proposed Detailed Plan is in the best interest of the health, safety, morals, and general welfare of the City of Denton and should be granted as set forth herein; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. The Detailed Plan for a phase of PD 139 is hereby approved to permit a charter school on the Property, as shown in Exhibit “B,” subject to the following conditions:

1. Landscaping in the attached plan reflects an intent to comply with the planned development requirements. Minor alterations to the depicted locations of individual plantings and final individual plant selections may be approved by City staff, provided that the final landscaping, as planted, complies with the attached landscape plan in terms of minimum number of large canopy trees to be planted (91), minimum number of shrubs to screen and landscape parking area (1,558), and minimum number of medium canopy or ornamental trees (59).
2. All buildings must comply with the Site Design Standards in Section 7.10.5 of the 2019 DDC.

SECTION 3. The Detailed Plan for a phase of PD 139 is approved for the charter school with the following requirements:

1. Two classroom buildings with a total ground floor footprint of 81,800 square feet.
2. Maximum building height of thirty-three (33) feet.
3. Three hundred fifty-seven (357) parking spaces.
4. 10,000-square-foot plaza area improved with a minimum of two (2) landscape beds and five trees.

SECTION 4. The provisions of this ordinance, as they apply to PD 139 shown in Exhibit A are herein approved and shall govern and control over any conflicting provision of Ordinance Nos. 91-034, 99-317, and 2002-147, but all provisions of Ordinance Nos. 91-034, 99-317, and 2002-147 as they apply to that remaining portion of the PD district not herein affected shall continue in force and effect and apply to the remainder of the PD district.

SECTION 5. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 6. Any person, firm, partnership or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated shall constitute a separate and distinct offense.

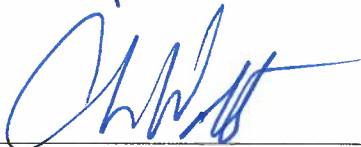
SECTION 7. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record-

Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by Keely Briggs and seconded by Jesse Davis, the ordinance was passed and approved by the following vote [7 - 0]:

	Aye	Nay	Abstain	Absent
Mayor Chris Watts:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Gerard Hudspeth, District 1:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Keely G. Briggs, District 2:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Jesse Davis, District 3:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
John Ryan, District 4:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Deb Armintor, At Large Place 5:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>
Paul Meltzer, At Large Place 6:	<u>✓</u>	<u> </u>	<u> </u>	<u> </u>

PASSED AND APPROVED this the 15th day of September, 2020.


CHRIS WATTS, MAYOR

ATTEST:
ROSA RIOS, CITY SECRETARY

BY: 



APPROVED AS TO LEGAL FORM:
AARON LEAL, CITY ATTORNEY

BY: 

Exhibit A

STATE OF TEXAS

COUNTY OF DENTON

WHEREAS, HICKORY VENTURE GROUP is the owner of all that certain tract of land situated in the S. A. Pritchett Survey Abstract Number 1021, City of Denton, Denton County, Texas and being all of the called 37.235 acre tract described in the deed from Denton CJW Partners, LTD to Hickory Venture Group recorded in Document Number 2007-110095 of the Real Property Records of Denton County, Texas; the subject tract being more particularly described as follows by Bearings relative to the Texas Coordinate System of 1983 North Central Zone (4202) based on GPS Network ties to Geodetic Control:

BEGINNING for the Northeast corner of the tract being described herein at a 1/2 inch iron rod found at the Northeast corner of the said 37.235 acre tract on the South right-of-way line of Vintage Boulevard;

THENCE South 00 Degrees 45 Minutes 07 Seconds East with the East line of the 37.235 acre tract passing at a distance of 7.5 feet the Northwest corner of Lot 2, Block A, Public Safety Training Facility as shown by the plat thereof recorded in Document 2009-224 of the Plat Records of Denton County, Texas and continuing generally along the remains of a wire fence and tree line along the same course, in all, a total distance of 863.31 feet to the Southeast corner thereof and the Northeast corner of a called 917.60 acre Tract II described in the deed from Hillwood/McCutchin, LTD to Petrus Investment, LP recorded under Clerk's File Number 98-R00117450 of the said Real Property Records from which a 2 inch metal fence corner post bears South 73 Degrees 17 Minutes 51 Seconds East a distance of 0.44 feet;

THENCE South 89 Degrees 32 Minutes 25 Seconds West generally along a wire with the South line of the 37.235 acre tract a distance of 1,997.71 feet to a 5/8 inch iron rod found near a 2 inch metal fence corner post at the Southwest corner thereof and the Northwest corner of the said 917.60 acre tract on the East right-of-way line of Interstate Highway 35W;

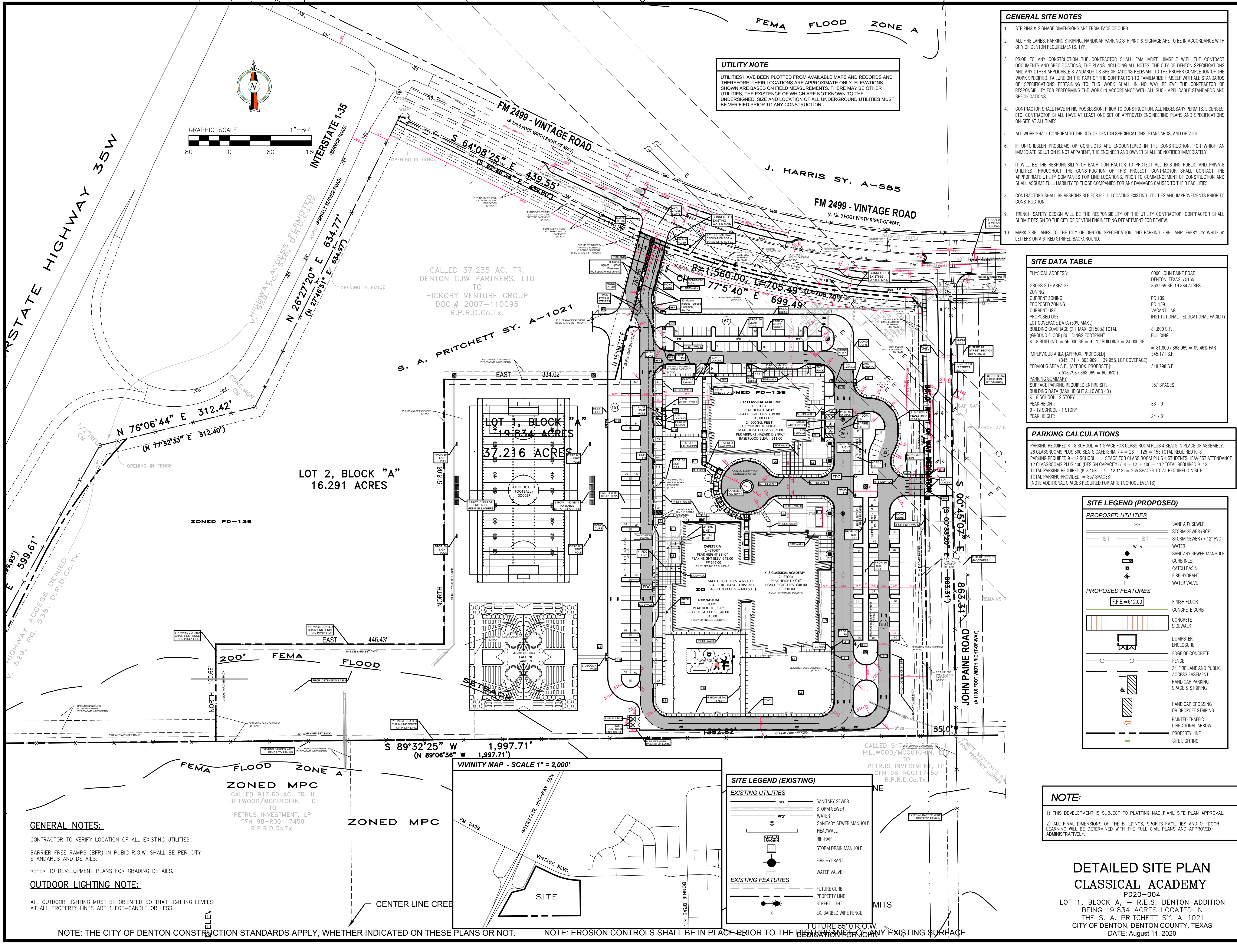
THENCE Northeasterly with the East right-of-way line of Interstate Highway 35W and the West line of the 37.235 acre tract the following four calls:

1. North 26 Degrees 33 Minutes 46 Seconds East a distance of 67.69 feet to a 5/8 inch iron rod found;
2. North 29 Degrees 12 Minutes 31 Seconds East a distance of 599.61 feet to a 1/2 inch iron rod with a plastic cap;
3. North 76 Degrees 06 Minutes 44 Seconds East a distance of 312.42 feet to a concrete right-of-way monument found;
4. North 26 Degrees 27 Minutes 20 Seconds East a distance of 634.77 feet to a 1/2 inch iron rod with a plastic cap stamped "RPLS 4818" found at the Northwest corner of the 37.235 acre tract in the South right-of-way line of Vintage Boulevard as shown by the right-of-way deed recorded under Clerk's File Number 2001-R0013040;

THENCE South 64 Degrees 08 Minutes 25 Seconds East with the South right-of-way line of Vintage Boulevard and the North line of the 37.235 acre tract a distance of 439.55 feet to a 1/2 inch iron rod found at the beginning of a curve to the left having a radius of 1,560.00 feet;

THENCE Easterly continuing with the South right-of-way line of Vintage Boulevard and the North line of the 37.235 acre tract along the arc of the said curve, an arc length of 705.49 feet (chord bearing South 77 Degrees 05 Minutes 40 Seconds East a distance of 699.49 feet) to the PLACE OF BEGINNING and enclosing 37.216 acres of land.

Plotted: Aug 24, 2020, 8:56 AM by user: robert
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ASSOCIATES
ARCHITECTS

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CARROLLTON, TEXAS 75006 (972) 416-4666
E-MAIL: tbiaas@hidell.com

THIS DOCUMENT IS RELEASED
FOR THE PURPOSE OF INTERIM
REVIEW UNDER THE AUTHORITY
OF MIKE GLENN, P.E. 35059,
ON August 24, 2020
IT IS NOT TO BE USED FOR
CONSTRUCTION PURPOSES

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TITLE

DETAILED SITE PLAN

REVISIONS

1 CITY SITE PLAN SUBMITTAL

JOB NO.

Issue Date: 08/18/2020

Drawn By: R.A.H.

Checked By: C.M.G.

SHEET NO.

C300

ISSUE FOR SITE PLAN APPLICATION

Plotted: Aug 24, 2020, 8:56 AM by user: robert
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PLANTIND DATA: NOTE: CONTRACTOR TO VERIFY QUANTITIES PER PLANS

CANOPY TREES				
QNTY.	SYMBOL	COMMON NAME	SIZE	EXPECTED CANOPY
36	CO	CHINQUAPIN OAK	4" CAL.	1,256 S.F.
14	CP	CHINESE PISTACHE	4" CAL.	1,256 S.F.
34	LE	LACEBARK ELM	4" CAL.	1,256 S.F.
7	LO	LIVE OAK	4" CAL.	1,256 S.F.
ACCENT TREES				
QNTY.	SYMBOL	COMMON NAME	SIZE	EXPECTED CANOPY
24	DW	DESERT WILLOW	30 GAL.	113 S.F.
18	PH	POSSUMHAW HOLLY	30 GAL.	113 S.F.
17	VI	VITEX	30 GAL.	113 S.F.
SHRUBS/PERENNIALS				
QNTY.	SYMBOL	COMMON NAME	SIZE	
599	BA	BLONDE AMBITION	1 GAL.	
177	DWM	DWARF WAX MYRTLE	5 GAL.	
77	IH	INDIAN HAWTHORN	5 GAL.	
84	LRA	LITTLE RICHARD ABELIA	5 GAL.	
463	RM	ROSEMARY	5 GAL.	
150	TS	TEXAS SAGE	5 GAL.	
GRASSES/GROUNDCOVERS				
QNTY.	SYMBOL	COMMON NAME	SIZE	
422,820 SF	BG1	BERMUDA GRASS SOD	1" THICK	
87,860 SF	BG2	BERMUDA GRASS TIFWAY 419	1" THICK	

LANDSCAPE SITE DATA TABLE	
PHYSICAL ADDRESS:	0000 JOHN PAINE ROAD DENTON, TEXAS 75165
GROSS SITE AREA SF:	863,969 SF
CURRENT ZONING:	PD - 139
PROPOSED ZONING:	PD - 139
BUILDINGS FOOTPRINT (APPROX. PROPOSED): TOTAL	81,800 S.F.
K - 8 BUILDING = 56,900 SF = 9 - 12 BUILDING = 24,900 SF =	81,800 / 863,969 = 09.46%
LANDSCAPE AREA (APPROX. PROPOSED):	345,171 S.F.
(345,171 / 863,969 = 39.95%)	
TREE CANOPY AT MATURITY (APPROX. PROPOSED):	114,628 S.F.
(114,628 / 863,969 = 13.26%)	
STREET TREES: TOTAL	27 TREES
BUILDING DATA	
K - 8 SCHOOL - 2 STORY	33' - 0"
PEAK HEIGHT:	
9 - 12 SCHOOL - 1 STORY	24' - 8"
PEAK HEIGHT:	

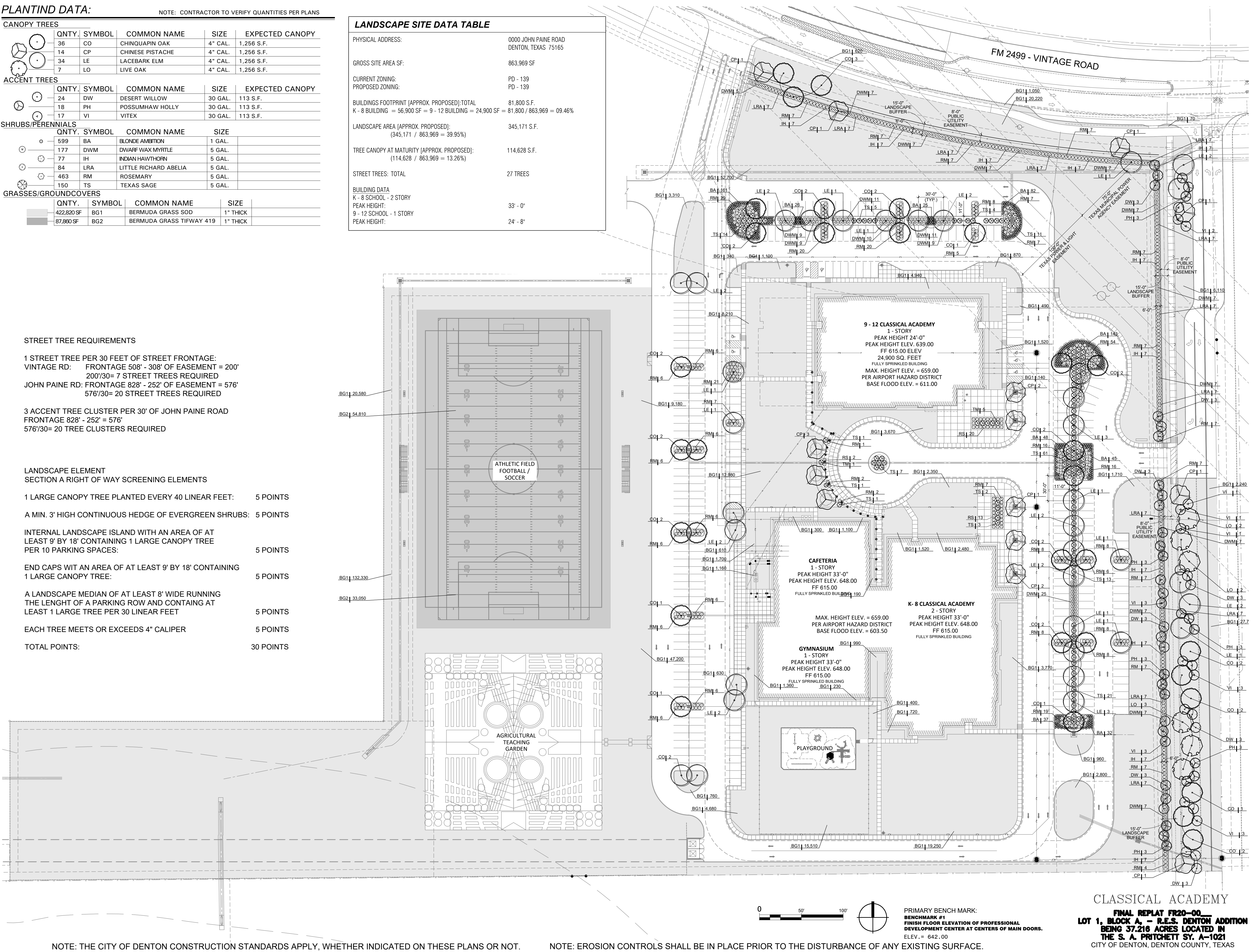
STREET TREE REQUIREMENTS

1 STREET TREE PER 30 FEET OF STREET FRONTAGE:
VINTAGE RD: FRONTAGE 508' - 308' OF EASEMENT = 200'
200'/30= 7 STREET TREES REQUIRED
JOHN PAINE RD: FRONTAGE 828' - 252' OF EASEMENT = 576'
576'/30= 20 STREET TREES REQUIRED

3 ACCENT TREE CLUSTER PER 30' OF JOHN PAINE ROAD
FRONTAGE 828' - 252' = 576'
576'/30= 20 TREE CLUSTERS REQUIRED

LANDSCAPE ELEMENT
SECTION A RIGHT OF WAY SCREENING ELEMENTS

1 LARGE CANOPY TREE PLANTED EVERY 40 LINEAR FEET:	5 POINTS
A MIN. 3' HIGH CONTINUOUS HEDGE OF EVERGREEN SHRUBS:	5 POINTS
INTERNAL LANDSCAPE ISLAND WITH AN AREA OF AT LEAST 9' BY 18' CONTAINING 1 LARGE CANOPY TREE PER 10 PARKING SPACES:	5 POINTS
END CAPS WIT AN AREA OF AT LEAST 9' BY 18' CONTAINING 1 LARGE CANOPY TREE:	5 POINTS
A LANDSCAPE MEDIAN OF AT LEAST 8' WIDE RUNNING THE LENGHT OF A PARKING ROW AND CONTAING AT LEAST 1 LARGE TREE PER 30 LINEAR FEET	5 POINTS
EACH TREE MEETS OR EXCEEDS 4" CALIPER	5 POINTS
TOTAL POINTS:	30 POINTS



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EMAIL: bmcoulton@laterrastudio.com

TITLE

LANDSCAPE PLAN

REVISIONS

1 CITY SITE PLAN SUBMITTAL

JOB NO.

Issue Date: 07/14/2020

Drawn By: R.A.C.

Checked By: B.H.M.

SHEET NO.

L100

ISSUE FOR SITE PLAN APPLICATION

CLASSICAL ACADEMY

FINAL REPLAT FR20-00
LOT 1, BLOCK A, - R.E.S. DENTON ADDITION
BEING 37.216 ACRES LOCATED IN
THE S. A. PRITCHETT SY. A-1021
CITY OF DENTON, DENTON COUNTY, TEXAS

PRIMARY BENCH MARK:
BENCHMARK #1
FINISH FLOOR ELEVATION OF PROFESSIONAL
DEVELOPMENT CENTER AT CENTERS OF MAIN DOORS.
ELEV. = 642.00



NOTE: THE CITY OF DENTON CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

NOTE: EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

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TITLE

LANDSCAPE PLAN

REVISIONS

1 CITY SITE PLAN SUBMITTAL

JOB NO.

Issue Date: 07/14/2020

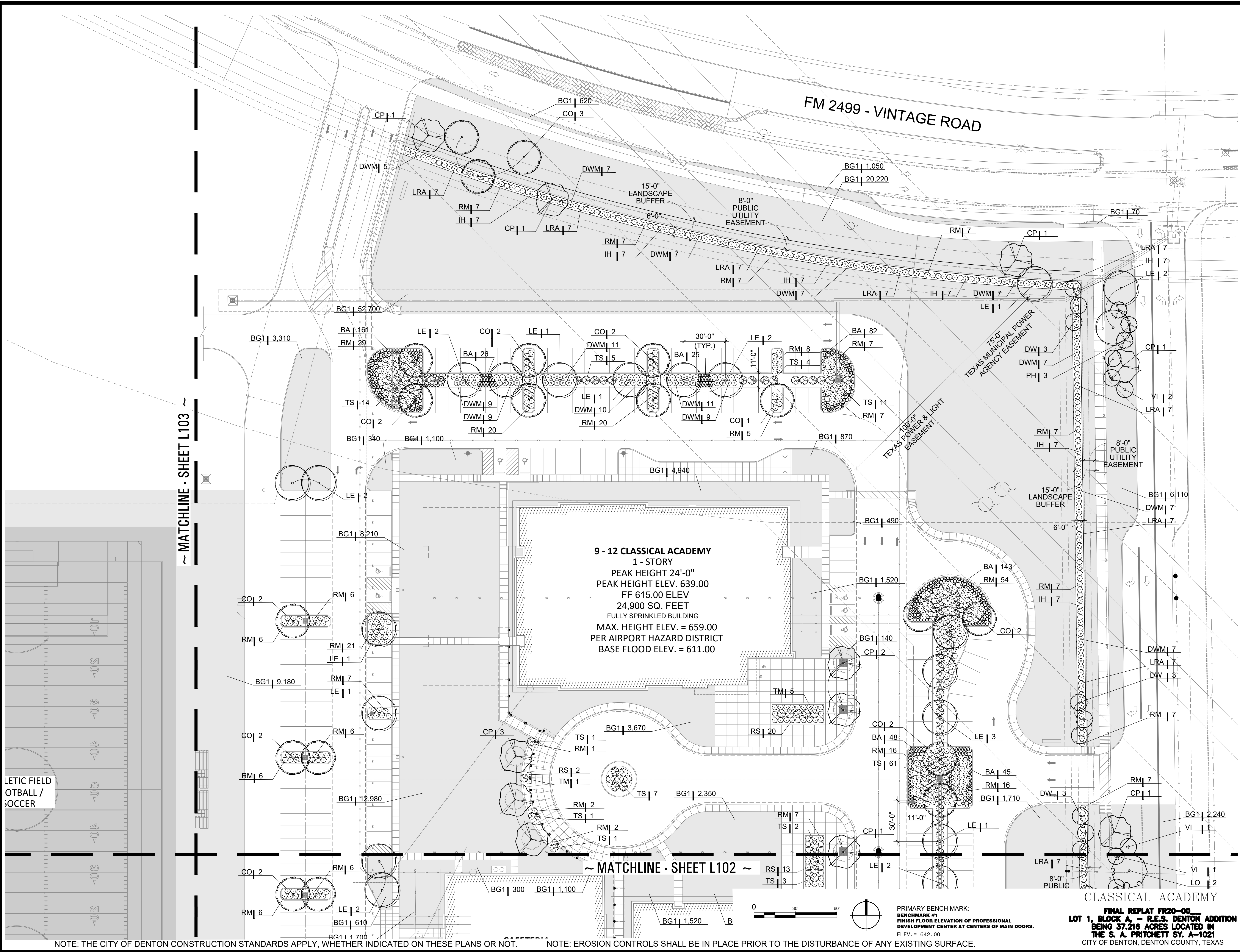
Drawn By: R.A.C.

Checked By: B.H.M.

SHEET NO.

L101

ISSUE FOR SITE PLAN APPLICATION



DENTON, TX

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TITLE

LANDSCAPE PLAN

REVISIONS

1 CITY SITE PLAN SUBMITTAL

JOB NO.

Issue Date: 07/14/2020

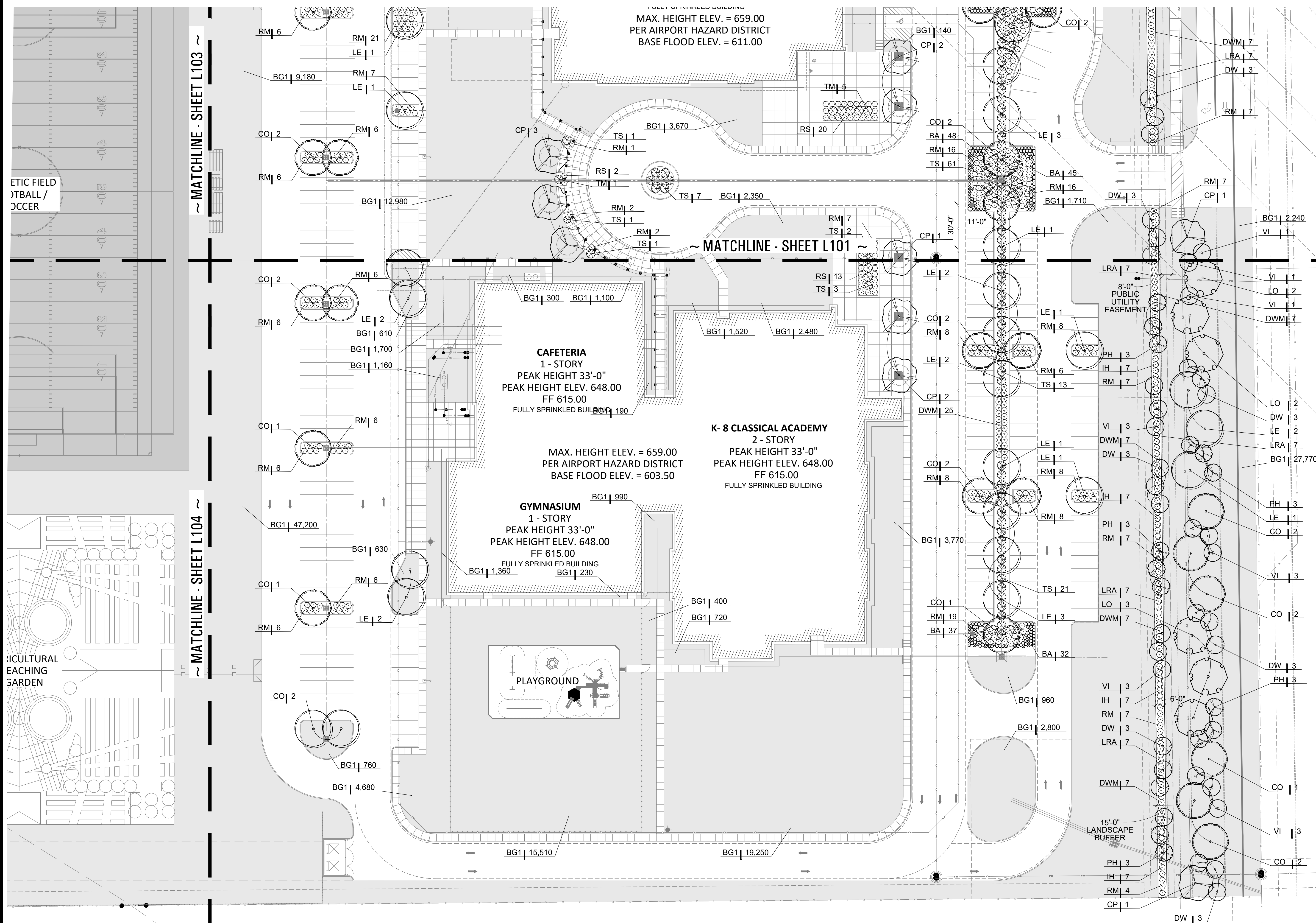
Drawn By: R.A.C.

Checked By: B.H.M.

SHEET NO.

L102

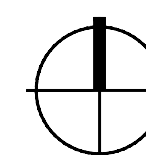
ISSUE FOR SITE PLAN APPLICATION



CLASSICAL ACADEMY

**FINAL REPLAT FR20-00___
LOT 1, BLOCK A, - R.E.S. DENTON ADDITION
BEING 37.216 ACRES LOCATED IN
THE S. A. PRITCHETT SY. A-1021
CITY OF DENTON, DENTON COUNTY, TEXAS**

A horizontal graphic scale bar with alternating black and white segments. It is marked with '0' at the left end, '30'' in the middle, and '60'' at the right end.



PRIMARY BENCH MARK:
BENCHMARK #1
FINISH FLOOR ELEVATION OF PROFESSIONAL
DEVELOPMENT CENTER AT CENTERS OF MAIN DOORS.
FI.FV. = 642.00

NOTE: THE CITY OF DENTON CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

NOTE: EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

Plotted: Aug 27, 2020, 11:37 AM by user: ##### - Saved: 8/27/2020 by user: robert.cunningham
C:\Shared drives\PROJECTS\20017-ResponsiveEd - Glenn Engineering\CAD\SHEETS\20017_L100.dwg

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TITLE

LANDSCAPE PLAN

REVISIONS

1 CITY SITE PLAN SUBMITTAL

JOB NO.

Issue Date: 07/14/2020

Drawn By: R.A.C.

Checked By: B.H.M.

SHEET NO.

L103

ISSUE FOR SITE PLAN APPLICATION

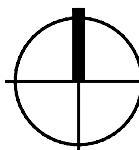
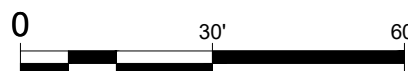
BG1 | 20,580

BG2 | 54,810

~ MATCHLINE - SHEET L104 ~

~ MATCHLINE - SHEET L101 ~

ATHLETIC FIELD
FOOTBALL /
SOCCER



PRIMARY BENCH MARK:
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TITLE

LANDSCAPE PLAN

REVISIONS

1 CITY SITE PLAN SUBMITTAL

JOB NO.

Issue Date: 07/14/2020

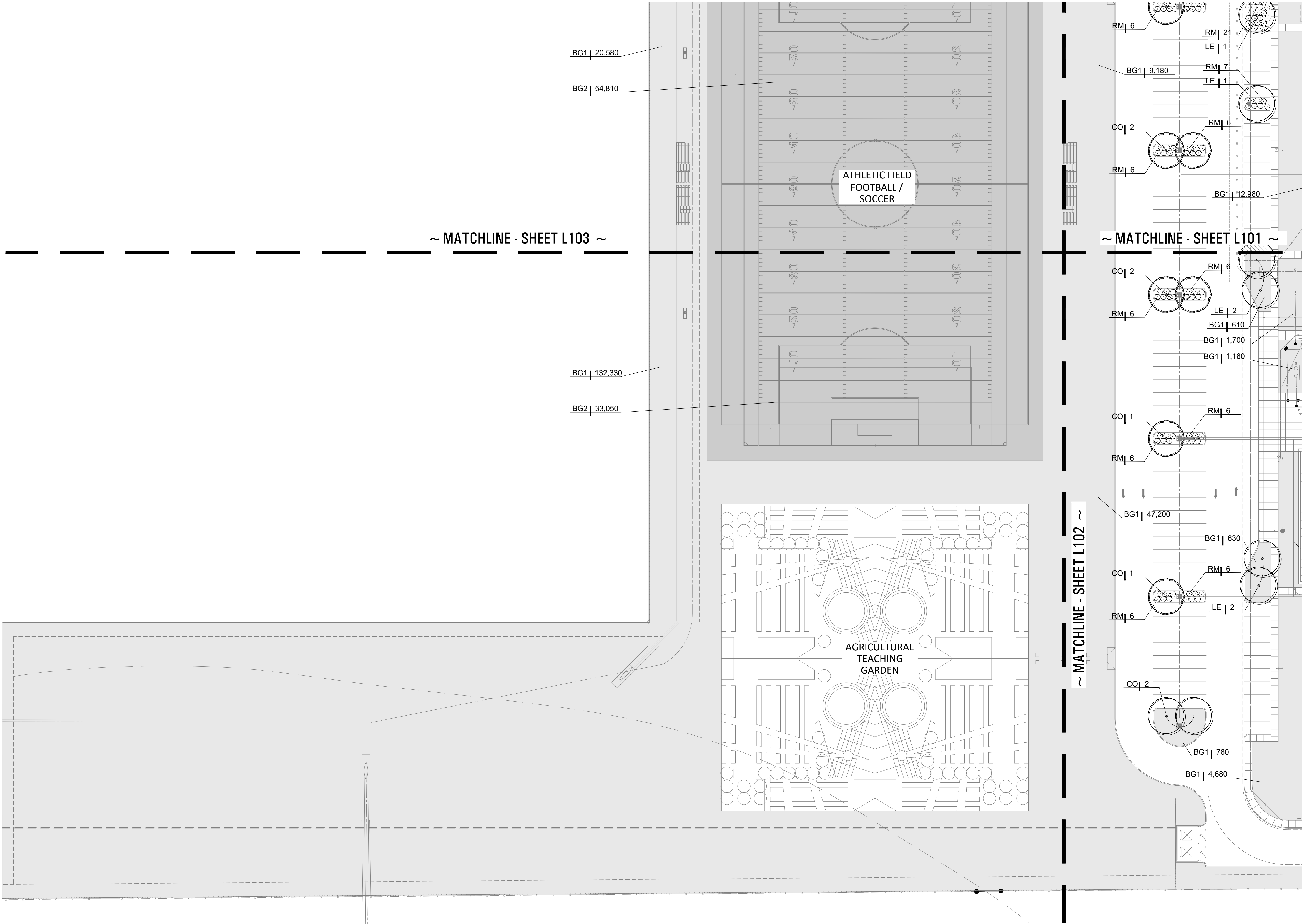
Drawn By: R.A.C.

Checked By: B.H.M.

SHEET NO.

L104

ISSUE FOR SITE PLAN APPLICATION



Plotted: Aug 27, 2020, 1:28 AM by user: #####. Saved: 8/27/2020 by user: robert.cunningham
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PLANT AND MATERIALS LIST: NOTE: CONTRACTOR TO VERIFY QUANTITIES PER PLANS

CANOPY TREES						
	QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	DESCRIPTION
	36	CO	CHINQUAPIN OAK	QUERCUS MUEHLENBERGII	4" CAL.	14'-16' HT., SINGLE STRAIGHT TRUNK, UPRIGHT GROWTH, FULL ROUNDED CANOPY
	14	CP	CHINESE PISTACHE	PISTACIA CHINENSIS	4" CAL.	14'-16' HT., SINGLE STRAIGHT TRUNK, UPRIGHT GROWTH, FULL ROUNDED CANOPY
	34	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CAL.	14'-16' HT., SINGLE STRAIGHT TRUNK, UPRIGHT GROWTH, FULL ROUNDED CANOPY
	7	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CAL.	12'-14' HT., SINGLE STRAIGHT TRUNK, UPRIGHT GROWTH, FULL ROUNDED CANOPY

ACCENT TREES						
	QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	DESCRIPTION
	24	DW	DESERT WILLOW	CHILOPSIS LINEARIS	30 GAL.	3-5 CANES, UPRIGHT GROWTH, FULL ROUNDED CANOPY
	18	PH	POSSUMHAW HOLLY	ILEX DECIDUAS	30 GAL.	3-5 CANES, UPRIGHT GROWTH, FULL ROUNDED CANOPY
	17	VI	VITEX	VITEX AGNUS-CASTUS	30 GAL.	3-5 CANES, UPRIGHT GROWTH, FULL ROUNDED CANOPY

SHRUBS/PERENNIALS						
	QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	DESCRIPTION
	599	BA	BLONDE AMBITION	BOUTELOUA GRACILIS BLONDE AMBITION	1 GAL.	16" HEIGHT, 12" SPREAD, SPACING PER PLAN
	177	DWM	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GAL.	24" HEIGHT, 16" SPREAD, SPACING PER PLAN
	77	IH	INDIAN HAWTHORN	RAPHIOLEPIS INDICA 'CLARA'	5 GAL.	24" HEIGHT, 16" SPREAD, SPACING PER PLAN
	84	LRA	LITTLE RICHARD ABELIA	ABELIA GRANDIFLORA 'LITTLE RICHARD'	5 GAL.	24" HEIGHT, 16" SPREAD, SPACING PER PLAN
	463	RM	ROSEMARY	ROSMARINUS OFFICINALIS	5 GAL.	24" HEIGHT, 16" SPREAD, SPACING PER PLAN
	150	TS	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	5 GAL.	24" HEIGHT, 16" SPREAD, SPACING PER PLAN

GRASSES/GROUNDCOVERS						
	QNTY.	SYMBOL	COMMON NAME	BOTANIC NAME	SIZE	DESCRIPTION
	422,820 SF	BG1	BERMUDA GRASS SOD	CYNODON DACTYLON	1" THICK	SOLID SOD, COMMON AREA
	87,860 SF	BG2	BERMUDA GRASS TIFWAY 419	CYNODON DACTYLON X C.TRANSVALENSIS GERMPLASMA	1" THICK	SOLID SOD, SPORTS FIELDS

TREE PLANTING NOTES

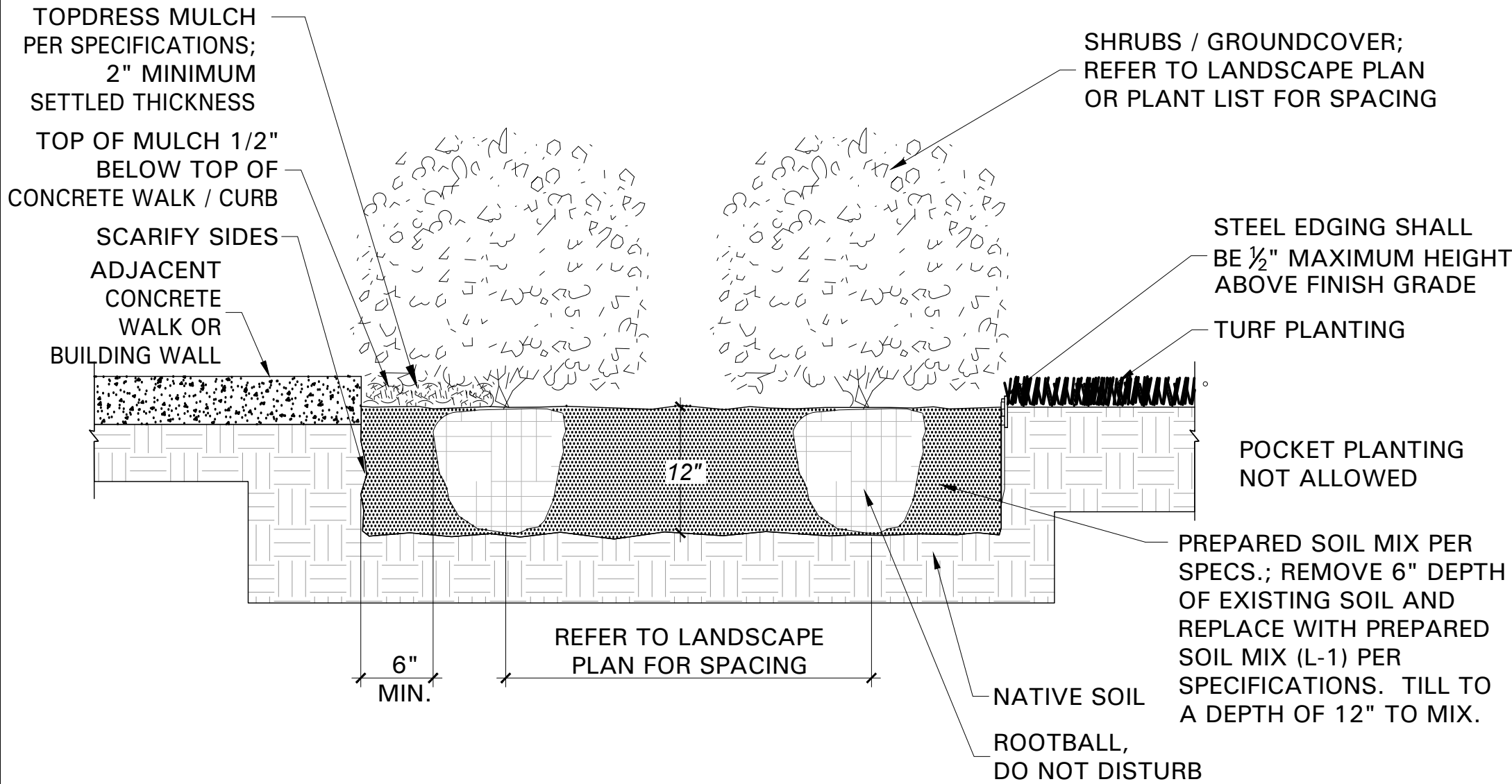
- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP ~~X~~ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.**
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED**, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE.
- E. BACKFILL: USE EXISTING NATIVE SOIL (NO AMENDMENTS) WATER THOROUGHLY TO ELIMINATE AIR POCKETS
- F. FUNGI: APPLY DIVERSE ARRAY MYCORRHIZAE ENDO/ECTO INNOCULANT; APPLICATION RATER PER MANUFACTURER'S SPECIFICATIONS.(1-866-476-7800) www.mycocapply.com
- G. GIRDLING ROOTS & ROOT FLARE: TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- H. REFERENCE SPECIFICATIONS SECTION 02900

ARBOR STAKE NOTES

- A. MINIMUM STAKE QUANTITY IS (3) - THEN - ADD (1) STAKE PER CALIPER INCH GREATER THAN 3".
- B. STAKES SHALL BE DRIVEN THROUGH THE ROOT BALL AS SHOWN
- C. ENSURE TRUNK BASE (ROOT FLARE) IS FREE FROM STAKING AND OTHER MATERIALS.
- D. ABOVEGROUND GUYING AND/OR METALLIC STAKING SYSTEMS NOT ALLOWED AND SHALL BE REJECTED
- E. INSTALL STAKING SYSTEM PER MANUFACTURER'S INSTRUCTIONS

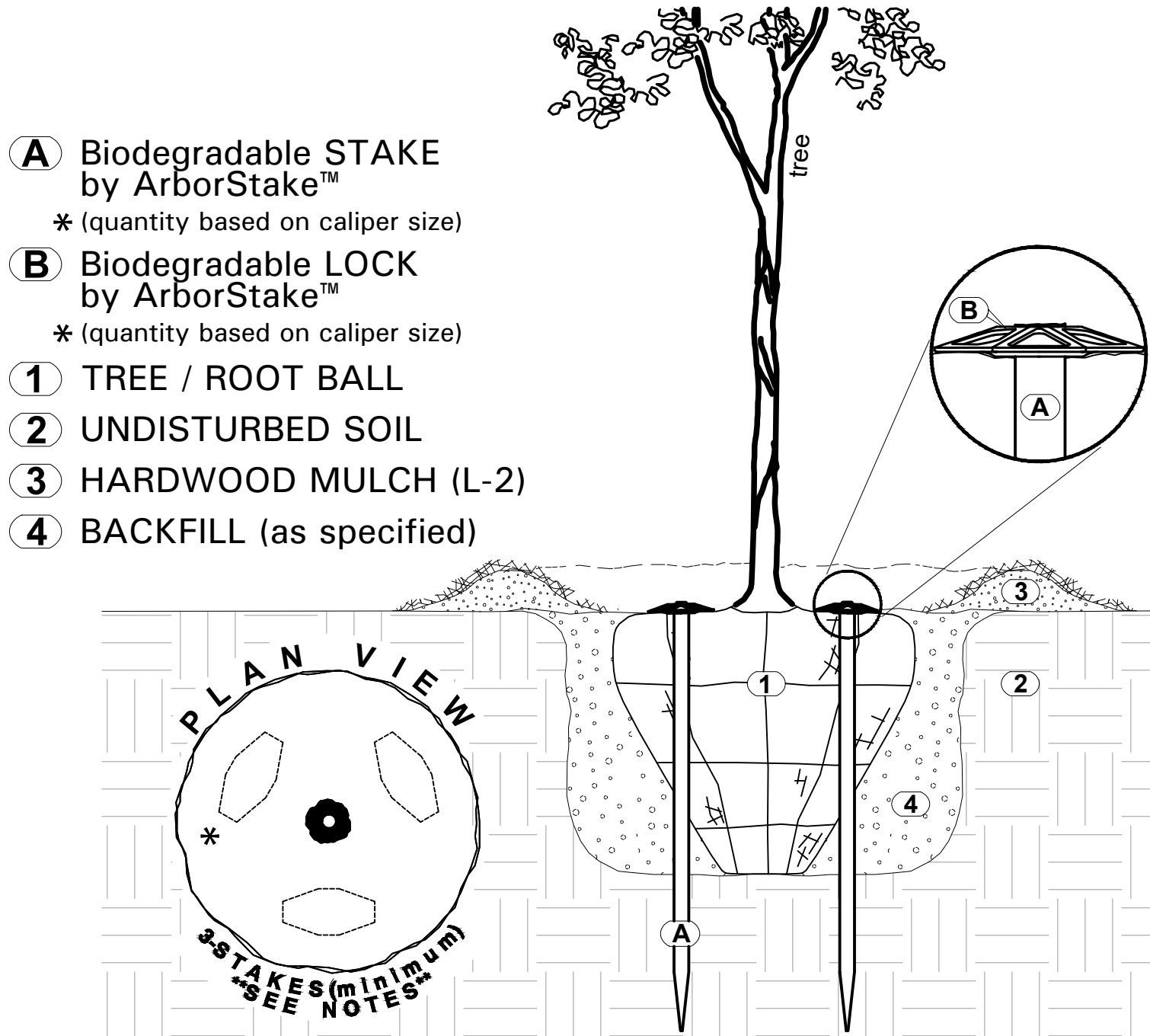
01 TREE PLANTING DETAIL

NOT TO SCALE



02 SHRUB & ORNAMENTAL GRASS PLANTING DETAIL

NOT TO SCALE

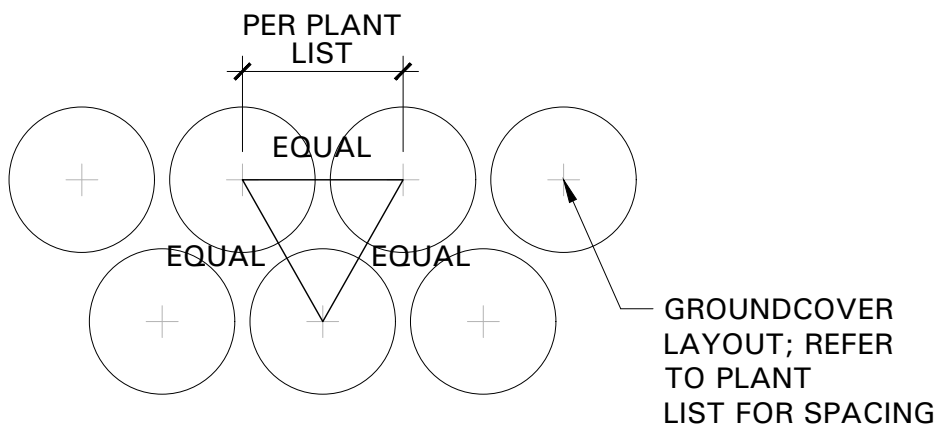


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03 GROUNDCOVER SPACING

NOT TO SCALE



GENERAL LANDSCAPE NOTES:

LANDSCAPE NOTES:

- PROPOSED LANDSCAPING SHALL BE IN CONFORMANCE WITH ALL LOCAL CODES AND ORDINANCES.
- VERIFY EXISTING AND PROPOSED SITE ELEMENTS FOR DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- LOCATE EXISTING UNDERGROUND UTILITIES FOR CONFLICTS. EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- CROWN LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
- PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING.CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.

GENERAL LAWN NOTES:

- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE
- REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES:

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDA GRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

IRRIGATION NOTES:

- LANDSCAPING IS TO BE IRRIGATED IN ACCORDANCE WITH CITY STANDARDS.
- IRRIGATION SYSTEM DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED IRRIGATORS IN ACCORDANCE WITH CITY STANDARDS.
- IRRIGATION SYSTEMS ARE TO BE FITTED WITH RAIN AND FREEZE GAUGES IN ACCORDANCE WITH CITY STANDARDS.

MAINTENANCE NOTES:

- THE OWNER, TENANT AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERELLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING,WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH , LITTER, WEEDS AND OTHER SUCH MATERIALS OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

HARDINESS ZONE:

- DALLAS, TEXAS IS LOCATED IN USDA HARDINESS ZONE 8A: 10°F TO 15°F
- ALL PLANT MATERIAL SHOWN IS AT LEAST HARDY TO USDA HARDINESS ZONE 8A (SOURCE: MONROVIA PLANT DATABASE, USDA PLANTS DATEBASE)

RESPONSIVE
EDUCATION
SOLUTIONS
FOUNDERS
CLASSICAL
ACADEMY OF
DENTON

DENTON, TX

HIDELL
ASSOCIATES
ARCHITECTS

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TITLE

PLANT LIST, NOTES &
DETAILS

REVISIONS

1 CITY SITE PLAN SUBMITTAL

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SHEET NO.

L105

CLASSICAL ACADEMY

FINAL REPLAT FR20-00
LOT 1, BLOCK A, - R.E.S. DENTON ADDITION
BEING 37.216 ACRES LOCATED IN
THE S. A. PRITCHETT SY. A-1021
CITY OF DENTON, DENTON COUNTY, TEXAS

PRIMARY BENCH MARK:
BENCHMARK #1
FINISH FLOOR ELEVATION OF PROFESSIONAL
DEVELOPMENT CENTER AT CENTERS OF MAIN DOORS.
ELEV.= 642.00

NOTE: THE CITY OF DENTON CONSTRUCTION STANDARDS APPLY, WHETHER INDICATED ON THESE PLANS OR NOT.

NOTE: EROSION CONTROLS SHALL BE IN PLACE PRIOR TO THE DISTURBANCE OF ANY EXISTING SURFACE.

ISSUE FOR SITE PLAN APPLICATION