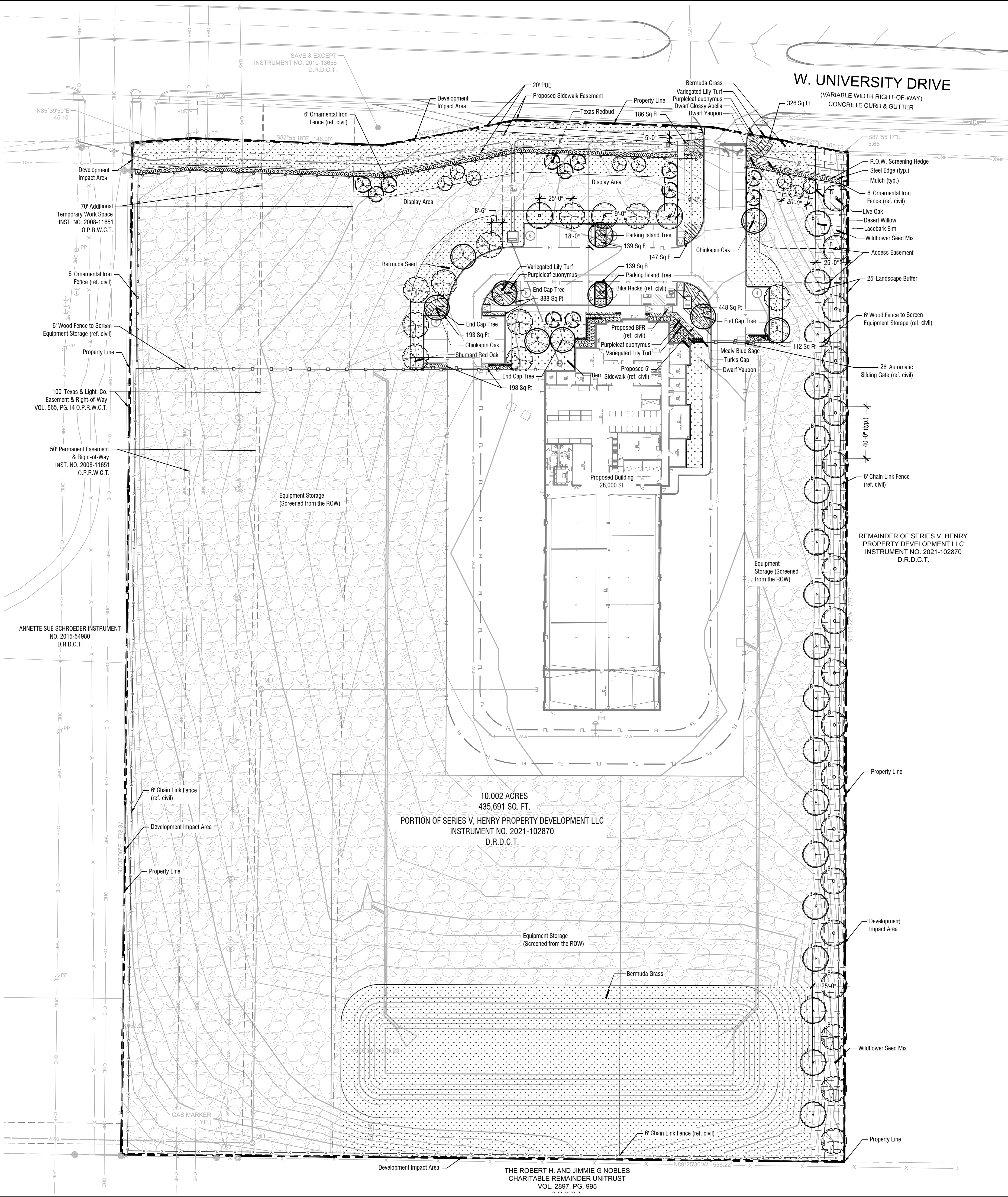











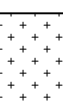


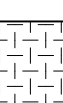


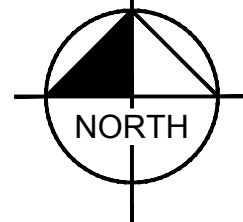


NOTES:
1. THIS SET OF DRAWINGS IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR PERMIT PURPOSES.
2. THE DESIGNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
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PLANT SCHEDULE

TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Chinkapin Oak / Quercus muhlenbergii	4" cal	14' -16' ht		10	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Lacebark Elm / Ulmus parvifolia	4" cal	14' -16' ht		18	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER.
	Live Oak / Quercus virginiana	4" cal	14' -16' ht		19	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER.
	Shumard Red Oak / Quercus shumardii	4" cal	14' -16' ht		13	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
ORNAMENTAL TREES	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Desert Willow / Chilopsis linearis	4" cal	8' -10' ht		8	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
	Texas Redbud / Cercis texensis	4" cal	8' -10' ht		12	CONTAINER, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER
SHRUBS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Dwarf Glossy Abelia / Abelia x grandiflora	3 gal	30" h x 30" w	36" OC	87	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Dwarf Yaupon / Ilex vomitoria `Nana`	5 gal	24" h x 24" w	36" OC	137	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Mealy Blue Sage / Salvia farinacea	1 gal	18" h X 18" w	24" OC	67	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Turk's Cap / Malvaviscus arboreus v. drummondii	3 gal	30" h x 30" w	30" OC	42	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
GROUND COVERS	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
	Bermuda Grass / Cynodon dactylon	seed				HYDROSEED AREA. INSTALL EXCELSIOR MATTING ALONG SLOPES.
	Bermuda Grass / Cynodon dactylon	sod				REFER TO SPECIFICATIONS
	Purpleleaf euonymus / Euonymus fortunei 'Colotara'	1 gal	8" h x 8" w	18" o.c.	574	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Variegated Lily Turf / Liriope muscari `Variegata`	1 gal	12" h x 12" w	18" o.c.	542	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Wildflower Seed Mix / Native Trail Mix	seed				"NATIVE TRAIL MIX" FROM SEED SOURCE. INCLUDES INDIAN BLANKET, BLACK-EYED SUSAN, PRAIRIE VERBENA, BLUE GRAMA, LITTLE BLUESTEM, ETC
MISC	COMMON / BOTANICAL NAME				QTY	REMARKS
	Steel Edge				TBD	3/16" X 4", BLACK
	Shredded Hardwood Mulch				TBD	ALL TREES IN SOD TO RECEIVE A 4' DIA. MULCH RING. DARK BROWN IN COLOR.



GRAPHIC SCALE IN FEET
0 20 40 80
1" = 40' @ 24"x36"

"S" INDICATES STREET TREES
"B" INDICATES RELOCATED BUFFER TREES
"E" INDICATES RELOCATED END CAP TREES

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

CITY OF DENTON LANDSCAPE CODE CALCULATIONS			
GENERAL SITE DATA			
ZONING DISTRICT	U		
LOT AREA	10,002 AC / 435,693 SF		
TOTAL BUILDING FOOTPRINT (SQFT)	28,000 SF		
DEVELOPMENT IMPACT AREA (SQFT)	9,941 AC / 433,029 SF		
NUMBER OF STREET TREES	18 STREET TREES		
LANDSCAPE REQUIREMENTS			
7.7.5 - LANDSCAPE & TREE CANOPY REQUIREMENTS	REQUIRED	PROVIDED	
7.7.5.B - MINIMUM LANDSCAPED AREA & TREE CANOPY COVER BY ZONING DISTRICT (TABLE 7.0)			
MINIMUM LANDSCAPED AREA (15% LOT AREA)	65,353 SF (15% MIN.)	97,039 SF (22.3%)	
MINIMUM TREE CANOPY COVER (20% LOT AREA MINUS PROPOSED BUILDING FOOTPRINT)	81,538 SF (20% MIN.)	81,640 SF (20.02%)	
NOTE: THE REQUIRED PERCENTAGE OF TREE CANOPY 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. (80 PROPOSED TREES X .3 = 24 TREES)	30% MAX. (24 TREES)	YES	
AT LEAST 50% OF THE TREES PLANTED MUST BE NATIVE, INDIGENOUS, OR ADAPTED, AS INDICATED ON THE APPROVED LANDSCAPE PLANT LIST. (80 TREES X .5 = 40 TREES)	50% MIN. (40 TREES)	78% (62 TREES)	
7.7.5.F - LANDSCAPE AREA POINT SYSTEM (TABLE 7.6) - 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	
CONTINUOUS WALL	5 POINTS		
MIN. THREE-FOOT HIGH CONTINUOUS WALL MADE OF WROUGHT IRON.	YES	YES	
SECTION B. PARKING LOT LANDSCAPING ELEMENTS (MINIMUM 2)			
INTERNAL LANDSCAPE ISLANDS	5 POINTS		
INTERNAL LANDSCAPE ISLANDS WITH AN AREA OF AT LEAST 9' x 18' CONTAINING AT LEAST ONE LARGE CANOPY TREE PLACED EVENLY AT AN AVERAGE OF ONE FOR EVERY TEN SPACES (OR PORTION THEREOF)	2 TREES	2 TREES	
END CAP ISLANDS	5 POINTS		
"END CAPS WITH AN AREA OF AT LEAST 9' x 18' CONTAINING AT LEAST ONE LARGE CANOPY TREE	10 TREES	10 TREES	
SECTION C. OTHER SITE LANDSCAPING ELEMENTS			
DROUGHT-TOLERANT SPECIES	5 POINTS		
AT LEAST 75% OF PLANTS PROPOSED ARE DROUGHT-TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLANT LIST	75% MIN.	100%	
4" CALIPER MINIMUM	5 POINTS		
EACH PLANTED TREE MEETS OR EXCEEDS FOUR CALIPER INCHES AT THE TIME OF PLANTING	YES	YES	
TOTAL POINTS	30 POINTS	30 POINTS	
7.7.7 - STREET TREE REQUIREMENTS			
D.1 - AT LEAST ONE STREET TREE IS REQUIRED FOR EVERY 30 FEET OF STREET FRONTAGE			
**W. UNIVERSITY DRIVE (U.S. HIGHWAY 380) (554 LF / 30 LF = 18 TREES)	18 TREES	18 TREES	
*6 End Cap Trees relocated and labeled due to site constraints.			
**18 Street trees shown as ornamentals due to site constraints. Street trees are clustered for visibility into the site along W. University Drive. Reference Alternative Landscape Narrative.			

TREE CANOPY CALCULATION TABLE			
TREE SPECIES	QUANTITY	AVG. CANOPY COVER	TOTAL CANOPY COVER
CHINKAPIN OAK	10	1,256	12560
LACEBARK ELM	18	1,256	22608
LIVE OAK	19	1,256	23864
SHUMARD RED OAK	13	1,256	16328
TEXAS REDBUD	12	314	3768
DESERT WILLOW	8	314	2512
TOTAL PROVIDED CANOPY COVER			81640
TOTAL REQUIRED CANOPY COVER (435,691-28,000 SF) X 20%			81,538 SF

NOTE: REFERENCE ALTERNATE LANDSCAPE NARRATIVE FOR BUFFER REQUIREMENTS

NOTE: NO SOD PLACED WITHIN BUFFER PER CITY ORDINANCE.

REVISIONS

REV NO.	DATE	DESCRIPTION	BY

Kimley»Horn

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SUBDIVISION NAME	BLOCK & LOT	EXISTING ZONING	PROPOSED LAND USE
RDO EQUIPMENT ADDITION	BLOCK A, LOT 1	LI (LIGHT INDUSTRIAL)	EQUIPMENT SALES

S24-0001 (RDO EQUIPMENT ADDITION, BLOCK A, LOT 1)			
RDO EQUIPMENT - US 380 10,002 A.C. (387,790 SF), COMPRISED OF 1 UNPLATTED TRACT. LOCATED IN THE CITY OF DENTON			

REVIEWED BY:	DRAWN BY:	DATE	FILE	PROJECT NUMBER	SHEET
MER	KMR	03/21/2024		068298100	LP 1.01