CITY OF DENTON LANDSCAPE CODE CALCULATIONS		
GENERAL SITE DATA		
ZONING DISTRICT	LI	
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) *184,495 SF x 15% = 27,792*	27,675 SF (15% MIN.)	50,912 SF (27.6%)
MINIMUM TREE CANOPY COVER (20% LOT AREA MINUS PROPOSED BUILDING FOOTPRINT) *185,280 SF - 13,600 SF = 171,680 SF X 20% = 34,336 SF*	34,336 SF (20% MIN.)	40,275 SF (23.4%)
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. (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	**5 POINTS**	
INTERNAL LANDSCAPE ISLANDS WITH AN AREA OF AT LEAST 9' x 18' CONTAINING AT LEAST ONE LARGE CANOPY TREE	1 TREE	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	**5 POINTS**	
AT LEAST 75% OF PLANTS PROPOSED ARE DROUGHT-TOLERANT AS INDICATED IN THE APPROVED LANDSCAPE PLANT	75% MIN.	100%
4" CALIPER MINIMUM	**5 POINTS**	
EACH PLANTED TREE MEETS OR EXCEEDS FOUR CALIPER INCHES AT THE TIME OF PLANTING	YES	YES
LANDSCAPE AREA PROVIDED EXCEEDS THE REQ. MINIMUM BY AN ADDITIONAL 10% OR MORE	**3 POINTS**	
184,495 SF X .15 SF = 27,792 SF	46,124 SF (25%)	50,912 SF (27.6%)
NO MORE THAN 30% OF LANDSCAPE AREAS ARE COVERED IN TURF GRASS	**3 POINTS**	
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

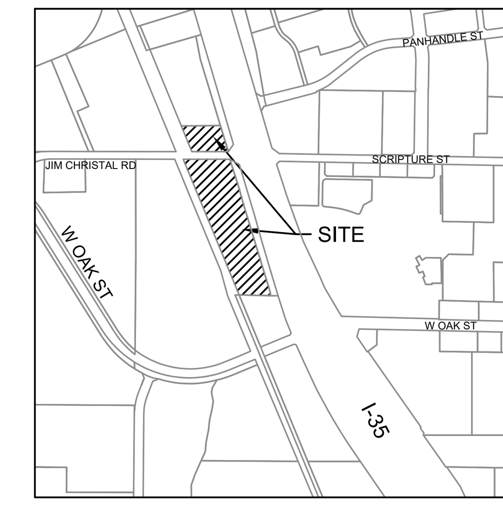
APPROVAL: CUT SHEET, SHOP DRAWINGS

PLANT SCHEDULE

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
TREES						
	Bigtooth Maple / Acer grandidentatum	4" cal	12`-14`		9	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, DROUGHT TOLERANT
	Chinkapin Oak / Quercus muhlenbergii	4" cal	12`-14`		10	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, DROUGHT TOLERANT
	Lacebark Elm / Ulmus parvifolia	4" cal	14`-16`		7	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, DROUGHT TOLERANT
	Live Oak / Quercus virginana	4" cal	14`-16` ht		10	B&B, NURSERY GROWN, MATCHED, FULL, WELL-BRANCHED, STRONG CENTRAL LEADER, DROUGHT TOLERANT
SHRUBS						
	Dwarf Wax Myrtle / Myrica pusilla	5 gal	30" h x 30" w	36" OC	35	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED. BUFFER SHRUB
	Green Cloud Texas Ranger / Leucophyllum frutescens `Green Cloud` TM	3 gal	36"h X 36` w	36" OC	272	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED
	Little Bunny Fountain Grass / Pennisetum alopecuroides 'Little Bunny'	1 gal	18" h X 18" w	24" OC	216	CONTAINER, NURSERY GROWN, MATCHED, WELL ROOTED, DROUGHT TOLERANT
	Mealy Blue Sage / Salvia farinacea	1 gal	18" h X 18" w	24" OC	185	CONTAINER, NURSERY GROWN, MATCHED, WELL ROOTED, DROUGHT TOLERANT
	Purpleleaf Japanese Barberry / Berberis thunbergii "atropurpurea"	5 gal	30" h x 30" w	36" OC	35	CONTAINER, NURSERY GROWN, MATCHED AND WELL ROOTED. BUFFER SHRUB

SYMBOL	COMMON / BOTANICAL NAME	CONT.	SIZE	SPACING	QTY	REMARKS
GROUND COVERS						
	Bermuda Grass / Cynodon dactylon	sod				REFER TO SPECIFICATIONS
	Planting Mix / Planting Mix	HYDROMULCH			27,788 sf	MIX OF NATIVE GRASSES: PANCIUM VIRGATUM, SCHIZACHYRIUM SCOPARIUM, & GLANDULARIA BIPINNATIFIDA
	Purpleleaf Wintercreeper / Euonymus fortunei 'Coloratus'	1 gal	8"h x 8"w	18" o.c.	1,316	CONTAINER, NURSERY GROWN, MATCHED, WELL ROOTED, DROUGHT TOLERANT
	Variegated Lilyturf / Liriope muscari `Variegata`	1 gal	12" h x 12" w	18" o.c.	1,107	CONTAINER, NURSERY GROWN, MATCHED, WELL ROOTED, DROUGHT TOLERANT

MISC.	NAME	REMARKS
	Steel Edge	REF. MATERIAL LEGEND
	Existing Tree to Remain	REF. TREE PRESERVATION PLANS FOR SPECIES AND SIZE.



VICINITY MAP
N.T.S.

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.

"S" INDICATES STREET TREES
"RS" INDICATES RELOCATED STREET TREES
"PE" INDICATES END CAP TREES
"*PE" INDICATES RELOCATED END CAP TREES
"*P" INDICATES RELOCATED PARKING ISLAND TREE
"B" INDICATES BUFFER TREES

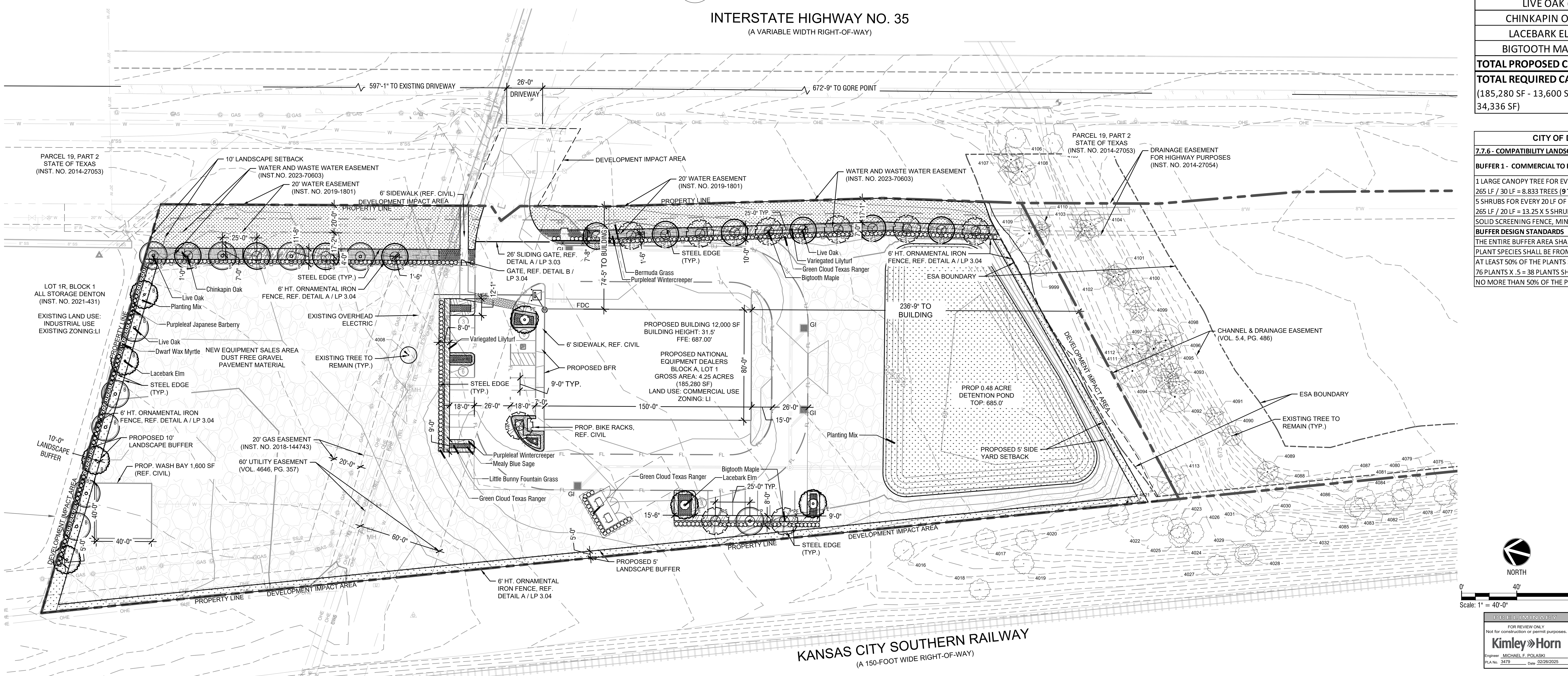
LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- PROPOSED SANITARY SEWER LINE
- EXISTING SANITARY SEWER LINE
- PROPOSED WATER MAIN LINE
- EXISTING WATER MAIN LINE
- PROPOSED OVERHEAD ELECTRIC
- EXISTING OVERHEAD ELECTRIC
- PROPOSED UNDERGROUND ELECTRIC
- EXISTING GAS LINE
- ORNAMENTAL IRON FENCE (REF. DETAIL A / LP 3.04)
- VEHICULAR SLIDING GATE (REF. DETAIL C / LP 3.03)
- CHAIN LINK FENCE (REF. DETAIL A / LP 3.03)
- DEVELOPMENT IMPACT AREA
- SETBACK LINE
- ESA BOUNDARY
- DUST FREE GRAVEL PAVEMENT MATERIAL (NEW EQUIPMENT SALES AREA, REF. CIVIL)
- PROPOSED FIRE HYDRANT (FH)
- EXISTING FIRE HYDRANT (EX. FH)
- PROPOSED WATER METER (WM)
- PROPOSED IRRIGATION METER (IM)
- EXISTING WATER METER (EX. WM)
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED SANITARY SEWER MANHOLE (MH)
- EXISTING SANITARY SEWER MANHOLE (EX. MH)
- NUMBER OF PARKING SPACES PER ROW
- EXISTING POWER POLE
- EXISTING SIGN
- EXISTING GAS MARKER
- O.P.R.D.C.T. — OFFICIAL PUBLIC RECORD DENTON COUNTY, TEXAS
- D.R.D.C.T. — DEED RECORDS DENTON COUNTY, TEXAS
- P.U.E. — PUBLIC UTILITY EASEMENT
- D.E. — DRAINAGE EASEMENT
- PROPOSED BIKE RACK (REF. CIVIL)

TREE CANOPY CALCULATION TABLE			
TREE SPECIES	**QUANTITY**	**AVG. CANOPY COVER**	**TOTAL CANOPY COVER**
LIVE OAK (PROPOSED)	10	1,256	12560
CHINKAPIN OAK (PROPOSED)	10	1,256	12560
LACEBARK ELM (PROPOSED)	7	1,256	8792
BIGTOOTH MAPLE (PROPOSED)	9	707	6363
TOTAL PROPOSED CANOPY COVER			**40,275**
TOTAL REQUIRED CANOPY COVER (185,280 SF - 13,600 SF = 171,680 SF X 20% = 34,336 SF)			**34,336 SF**

CITY OF DENTON LANDSCAPE COMPATIBILITY BUFFER REQUIREMENTS		
7.7.6 - COMPATIBILITY LANDSCAPE BUFFER (TABLE 7.F/G)	**REQUIRED**	**PROVIDED**
BUFFER 1 - COMMERCIAL TO INDUSTRIAL	**10' BUFFER & 20 POINTS**	
1 LARGE CANOPY TREE FOR EVERY 30 LINEAR FEET OF BUFFER. 265 LF / 30 LF = 8.833 TREES (**9 TREES**)	10	YES
5 SHRUBS FOR EVERY 20 LF OF BUFFER (5 GALLON SIZE) 265 LF / 20 LF = 13.25 X 5 SHRUBS = 66.25 (**67 SHRUBS**)	5	YES
SOLID SCREENING FENCE, MINIMUM 6 FEET IN HEIGHT	5	YES
BUFFER DESIGN STANDARDS	**REQUIRED**	**PROVIDED**
THE ENTIRE BUFFER AREA SHALL BE LANDSCAPED WITH GROUND COVER OTHER THAN TURF	YES	YES
PLANT SPECIES SHALL BE FROM THE APPROVED LANDSCAPE PLANT LIST	YES	YES
AT LEAST 50% OF THE PLANTS SHALL BE EVERGREEN 76 PLANTS X .5 = 38 PLANTS SHALL BE EVERGREEN	YES	YES
NO MORE THAN 50% OF THE PLANTS SHALL BE FROM THE SAME GENUS	YES	YES

INTERSTATE HIGHWAY NO. 35
(A VARIABLE WIDTH RIGHT-OF-WAY)



KANSAS CITY SOUTHERN RAILWAY
(A 150-FOOT WIDE RIGHT-OF-WAY)

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer MICHAEL F. POLASKI
PLA No. 3479 Date 02/26/2025

REVISIONS			
REV NO.	DATE	DESCRIPTION	BY

Kimley»Horn

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CONTACT: MACK MATTKE, P.E. EMAIL: MACK.MATTKE@KIMLEY-HORN.COM
PHONE: 940-536-0176

DEVELOPER:
NAME: ALCAT REAL ESTATE
ADDRESS: 665 NORTH A1A
CITY/ZIP: JUPITER, FL 33477
CONTACT: DANIEL RENSEHAUSEN
EMAIL: DANIEL_RENSEHAUSEN@JJTAYLOR.COM
PHONE: 401-200-1054

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

PLANTING PLAN

S24-0006
(PROPOSED NATIONAL EQUIPMENT DEALERS ADDITIONAL, BLOCK A, LOT 1)

NATIONAL EQUIPMENT DEALERS - DENTON

4.25 A.C. (185,280 SF), COMPRISED OF 1 UNPLATTED TRACT.
LOCATED IN THE CITY OF DENTON

REVIEWED BY:	DRAWN BY:	DATE	FILE	PROJECT NUMBER	SHEET
MFP	KMR	02/26/2025		060019500	LP 1.01

IMAGES
XREFS xTtlb-SUP : xHard : xPlant : oGrad : xEsmt : xExUtil : xHatch : xSite : xStrm : xSurvey : xTreeSurvey : xUtil : xAnno : xESA
LAST SAVED 3/12/2025 10:50 AM
PLOTTED BY ROBESON, KATELYN 3/12/2025 10:52 AM
DWG PATH K:\MKN_LALP_Projects\060019500 - NED\CAD\Sheets
DWG NAME LP 1.01.dwg , [LP 1.01]