

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
BC	<i>Taxodium distichum</i>	Bald Cypress	1	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
CM	<i>Lagerstroemia indica 'Natchez'</i>	Crepe Myrtle 'Natchez'	3	30 gal.	container grown, 3-5 trunk, no cross canes, 8' ht., 4' spread, matching
LO	<i>Quercus virginiana</i>	Live Oak	10	3" cal.	container grown, 12' ht., 4' spread, 4' branching ht., matching
SHRUBS/GROUNDCOVER					
IH	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne 'Clara'	48	5 gal.	container full, 20" spread, 36" o.c.
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii 'Red'	7	5 gal.	container full, 20" spread 24" o.c.
WC	<i>Euonymus fortunei 'Coloratus'</i>	Wintercreeper	380	4" pots	container (3) 12" runners min., 12" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

SITE DATA SUMMARY

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LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BUILDING (SQ. FT.)	BLDG HGT. (FT)	PERVIOUS AREA (SQ. FT.)	PERVIOUS AREA (%)	TOTAL LOT COVERAGE		TOTAL FLR AREA RATIO		TOTAL PARKING				HANDICAP SP.	
									REQ.	PROV.	REQ.	PROV.	REQ. RATIO		REQ.	PROV.	REQ.	PROV.
6R1	RCC-N	MEDICAL OFFICE	0.93	40,401	5,200	28' - 6" 1 STORY	26,412	65.4%	50% MAX	34.6%	0.5:1 MAX	0.13	MEDICAL OFFICE (1/200 SF) 5,200 SF		26	18	1	1
6R2	RCC-N	EX. MEDICAL OFFICE	0.75	32,555	4,078	EX. 1 STORY	14,603	44.9%	50% MAX	55.1%	0.5:1 MAX	0.13	MEDICAL OFFICE (1/200 SF) 4,078 SF		21	21	1	1
6R3	RCC-N	MEDICAL OFFICE	0.90	39,340	0	NA	35,868	91.2%	50% MAX	8.8%	0.5:1 MAX	0.00	None		0	10	0	0
													TOTAL PARKING		47	49	2	2

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. 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.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE 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 LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS

THE CITY OF DENTON, TEXAS

ZONING	RCC-N
SITE AREA	40,401 s.f.
BUILDING AREA	5,200 s.f. (one-story)
PROPOSED USE	Medical Office
REQUIRED PARKING	(1 space / 200s.f.) = 26 spaces
PROVIDED PARKING	28 spaces

STREET BUFFER

- A minimum 15' landscape buffer shall be provided where from parking is allowed.
- One (1) large tree per 40 l.f. of street frontage where front parking is allowed. A minimum of three (3) small accent trees within the 15' landscape area may be substituted for the large tree requirement.
- Landscape berm with max slope of 1:4 side slope.
- Three (3) foot high evergreen shrubs.

MEDPARK DRIVE 35: 171 l.f.

Required	Provided
15' landscape buffer	15' landscape buffer
(5) large trees	(4) large trees
	(3) accent trees
Landscape berm	Landscape berm
36" ht. screen	36" ht. screen

LANDSCAPE AREA AND TREE CANOPY REQUIREMENTS

- RCC-N Zoning: 92 acres (40,401 s.f.)
- 15% of the site shall be landscape.
 - 30% of the site shall have tree canopy cover.

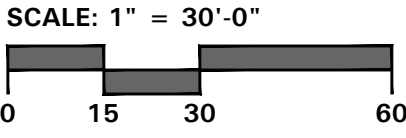
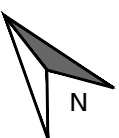
Required	Provided
6,061 s.f. landscape (15%)	26,157 s.f. landscape (65%)
12,120 s.f. tree canopy (30%)	12,788 s.f. tree canopy (31%)

PARKING LOT

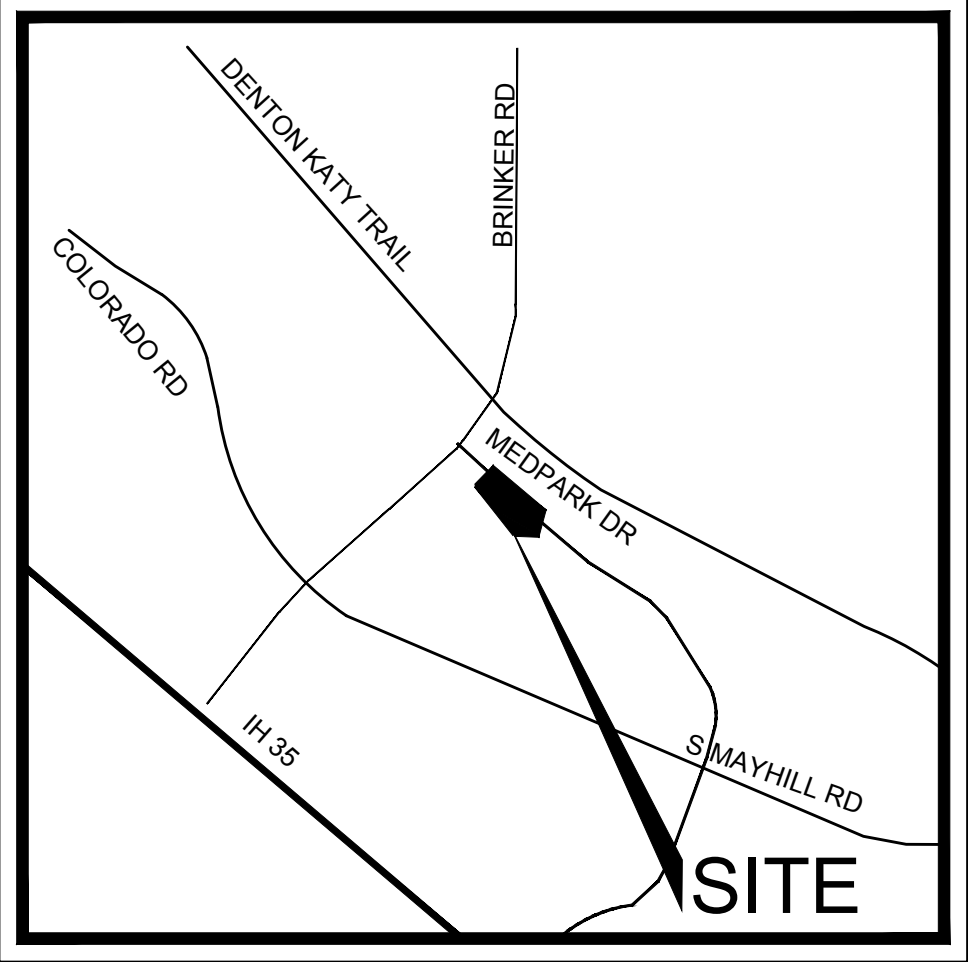
- 7% of the parking lot shall be landscaped
- 15% of the required parking shall be covered by tree canopy

PARKING LOT AREA: 6,760 s.f.

Required	Provided
473 s.f. landscape (7%)	752 s.f. landscape (11%)
1,014 s.f. tree canopy (15%)	5,024 s.f. tree canopy (74%)



VICINITY MAP
NOT TO SCALE



GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- 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 APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

SOLID SOD NOTES

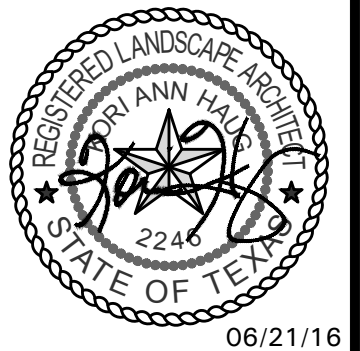
- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION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

GENERAL TREE SURVEY NOTE:
NO EXISTING TREES LOCATED ON SITE

ADP 16-0009

BEING LOT 6R1, BLOCK 1
OF DENTON REGIONAL MEDICAL CENTER PHASE 3,
AN ADDITION TO THE CITY OF DENTON,
AS RECORDED IN COUNTY CLERK'S FILE NUMBER
2015-118 OF THE PLAT RECORDS,
DENTON COUNTY, TEXAS

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



DOCTOR'S OFFICE
3201 MEDPARK DRIVE
DENTON, TEXAS
ADP 16-0009

No.	DATE	REVISION	BY

LANDSCAPE PLAN

DESIGN:	KAH
DRAWN:	MUA
CHECKED:	KAH
DATE:	5/26/2016

SHEET

L1.01