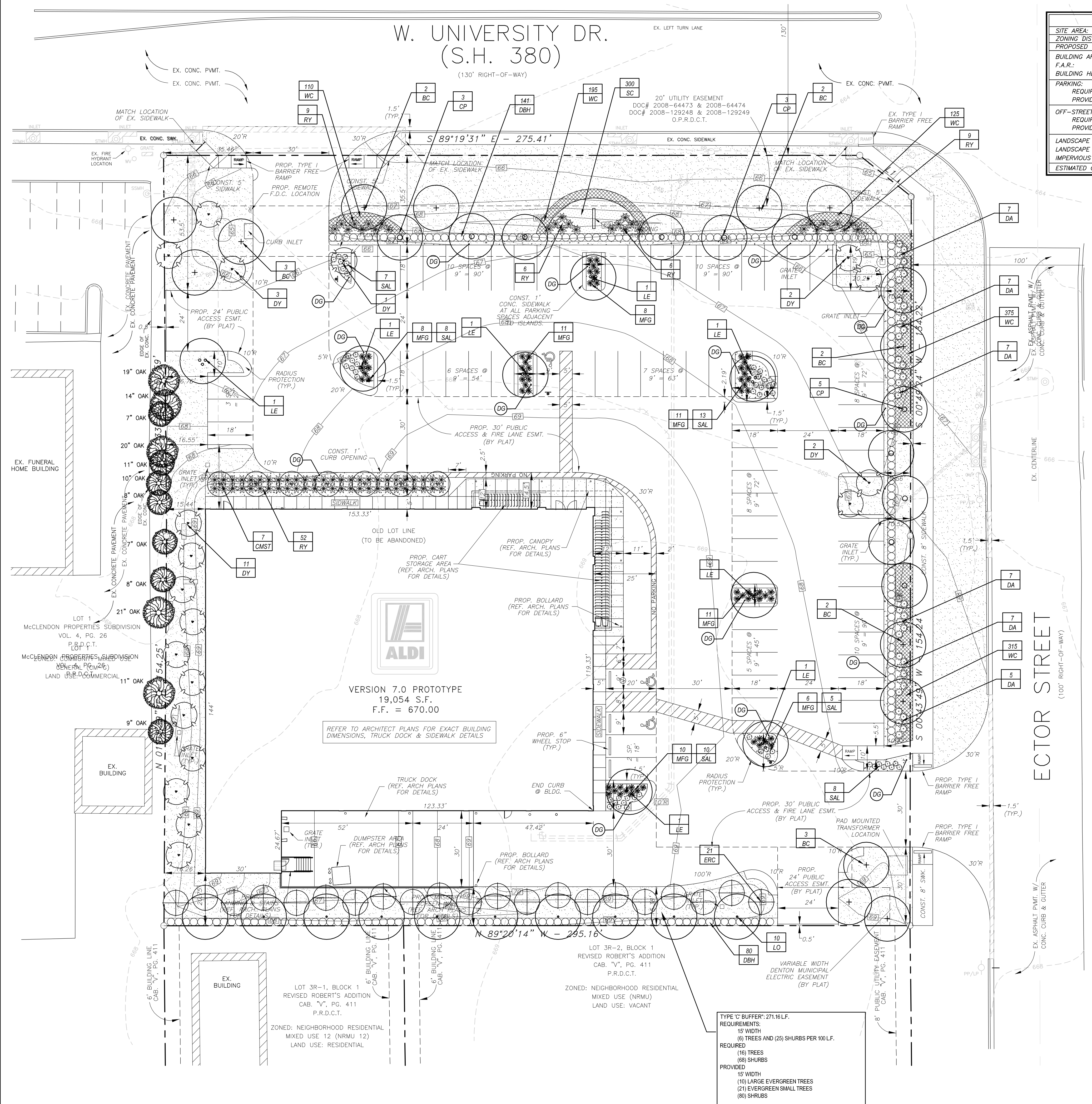
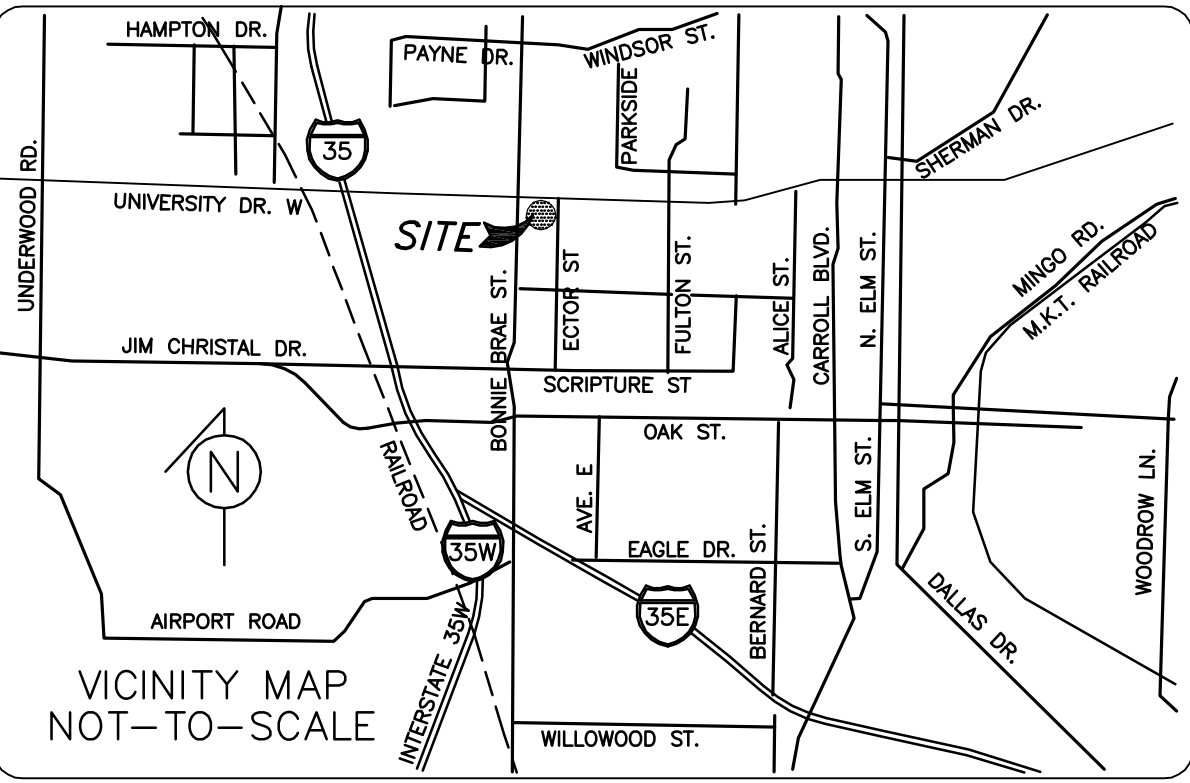




SITE DATA	
SITE AREA:	2.0596 ACRES (89,715 S.F.)
ZONING DISTRICT:	NRMU (NEIGHBORHOOD RETAIL MIXED USE)
PROPOSED USE:	GROCERY / RELATED PRODUCTS
BUILDING AREA:	19,054 S.F.
F.A.R.:	1.0/212
BUILDING HEIGHT:	22.5' (1 STORY)
PARKING:	
REQUIRED: 1 SPACE/300 SF OF BUILDING AREA	64 (3 ACCESSIBLE)
PROVIDED:	72 (3 ACCESSIBLE)
OFF-STREET LOADING:	
REQUIRED:	1
PROVIDED:	1
LANDSCAPE (PERVIOUS) AREA REQUIRED:	17,943 S.F. (20%)
LANDSCAPE (PERVIOUS) AREA PROVIDED:	22,640 S.F. (25.24%)
IMPERVIOUS AREA PROVIDED:	67,075 S.F. (74.76%)
ESTIMATED CONSTRUCTION TIME:	6 MONTHS



ADP SUMMARY TABLE			
	REQUIRED	PROVIDED	DIFFERENCE
PARKING STALLS:	64	72	+8
PARKING AREA (S.F.):	10,368	11,664	+1,296
LANDSCAPE AREA (S.F.):	17,943	22,640	+4,697
INTERIOR LANDSCAPE AREA (S.F.):	3,604	4,793	+1,189
TREE CANOPY AREA (S.F.):	35,886	42,235	+6,349
WATER FILTRATION AREA (S.F.):	0	55,757	+55,757

LANDSCAPE TABULATIONS

STREET TREES

Requirements: (1) One tree per every 45 ft. of street frontage

West University (301.5211)

Required (7) Trees

Ector Street (288.4611)

Required (7) Trees

PERIMETER SCREENING

Provided (7) Trees

PARKING LOT PERIMETER: 416.11

Required (11) Trees

Provided (11) Trees

INTERIOR LANDSCAPING (70 Parking Spaces)

Requirements: (1) trees per 10 Parking Spaces

Required (7) Trees

Provided (7) Trees

TREE CANOPY TABULATIONS

LANDSCAPE AND TREE CANOPY REQUIREMENTS

SITE LANDSCAPE AREA: Total site Area: 89,715 s.f.

Requirements: 20% of site area to be landscape

40% of site area to be tree canopy

Required (17,943 s.f. (20%))

Provided (22,640 S.F. (25.24%))

35,886 s.f. (40%)

Required (17,943 s.f. (20%))

Provided (22,640 S.F. (25.24%))

35,886 s.f. (40%)

PLANT LIST

TREES

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
14	BC	Bald Cypress	<i>Taxodium distichum</i>	4" cal.	B&B, 14" ht., 5' spread min.
11	CP	Chinese Pistache	<i>Pistacia chinensis</i>	4" cal.	B&B, 14" ht., 5' spread min.
8	LE	Lacebark Elm	<i>Ulmus parvifolia</i>	4" cal.	B&B, 14" ht., 5' spread min.
21	ERC	Eastern Red Cedar	<i>Juniperus virginiana</i>	1.5" cal.	B&B, full to base, 7' ht. min.
19	DY	Deciduous Yaupon Holly	<i>Ilex decidua</i>	1.5" cal.	B&B, 3-5 cane, no cross caning, 8' ht. min.
10	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	B&B, 14" ht., 5' spread min.
7	CMST	Crape Myrtle Dallas Red	<i>Lagerstroemia indica</i> Dallas Red	10' ht.	container grown, single trunk matching

SHRUBS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
221	DBH	Dwarf Burford Holly	<i>Ilex cornuta</i> Burfordii nana	36" ht.	container, full plant, 36" o.c.
40	DA	Dwarf Andromeda	<i>Abelia sp.</i> Edward Goucher	5 gal.	container, full plant, 36" o.c.
65	MFG	Mexican Feather Grass	<i>Nassella tenuissima</i>	3 gal.	container, full top of container
82	RY	Red Yucca	<i>Hesperaloe parviflora</i>	5 gal.	container, full plant
51	SAL	Salvia Furman's Red	<i>Salvia greggii</i> Furman's Red	3 gal.	container, full plant

GROUNDCOVERS

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
300	SC	Seasonal Color		4" pots	container, full plant, 12" o.c.
1120	WC	Wintercreeper	<i>Euonymus fortunei</i> coloratus	4" pots	container, (3) 12" runners min. 12" o.c.
		Common Bermudagrass	<i>Cynodon dactylon</i>	roll sod	solid sod, refer to notes

NOTE: 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. All trees to have straight trunks and be matching within varieties.

GENERAL LAWN NOTES

- Fine grade areas to achieve final contours 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 to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, rocks, debris, vegetation, stones, containing no salt and black to brown in color.
- All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
- All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation.
- Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

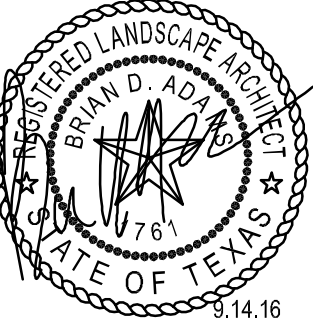
FILTRATION AREA SOIL MIX
BOTTOM 3"
PEA GRAVEL: 3/4"
MIDDLE 3"
FINE GRAVEL: 4MM
TOP PLANTING BACKFILL: 6" DEPTH
10% SANDY LOAM
20% DOUBLE SHREDDED HARDWOOD MULCH
70% C-33 SAND

APPLICANT:

ALDI, INC.
2500 WESTCOURT ROAD
DENTON, TEXAS 76207
CONTACT: HEATHER RIMMER

ENGINEER:

BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.



LANDSCAPE NOTES

- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

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.

01 ALTERNATE LANDSCAPE PLAN

SCALE: 1"=20'-0"



smr
landscape architects, inc.
17103 Preston Road, Suite 180N
Dallas, Texas 75248
Office: 972.630.3360 Fax: 972.630.3380
TBPE F-12997
Email: smr@smrllc.com

REV.	DATE	REMARKS
2	9.14.16	SITE PLAN REVISIONS
1	7.8.16	CITY COMMENTS
REV.	DATE	REMARKS
ALTERNATE LANDSCAPE PLAN		
LOT 1, BLOCK 1 - ALDI-ROBERT'S ADDITION		
S.W.C. W. UNIVERSITY DR. (S.H. 380) & ECTOR ST.		
THE CITY OF DENTON, TEXAS		
Burger Engineering, LLC		
Civil Consultants		
DESIGN	DRAWN	DATE
BDA	BDA	6/13/16
SCALE	NOTES	FILE
1"=20'	D.P.	007-095
NO.	NO.	
L-1	L-1	