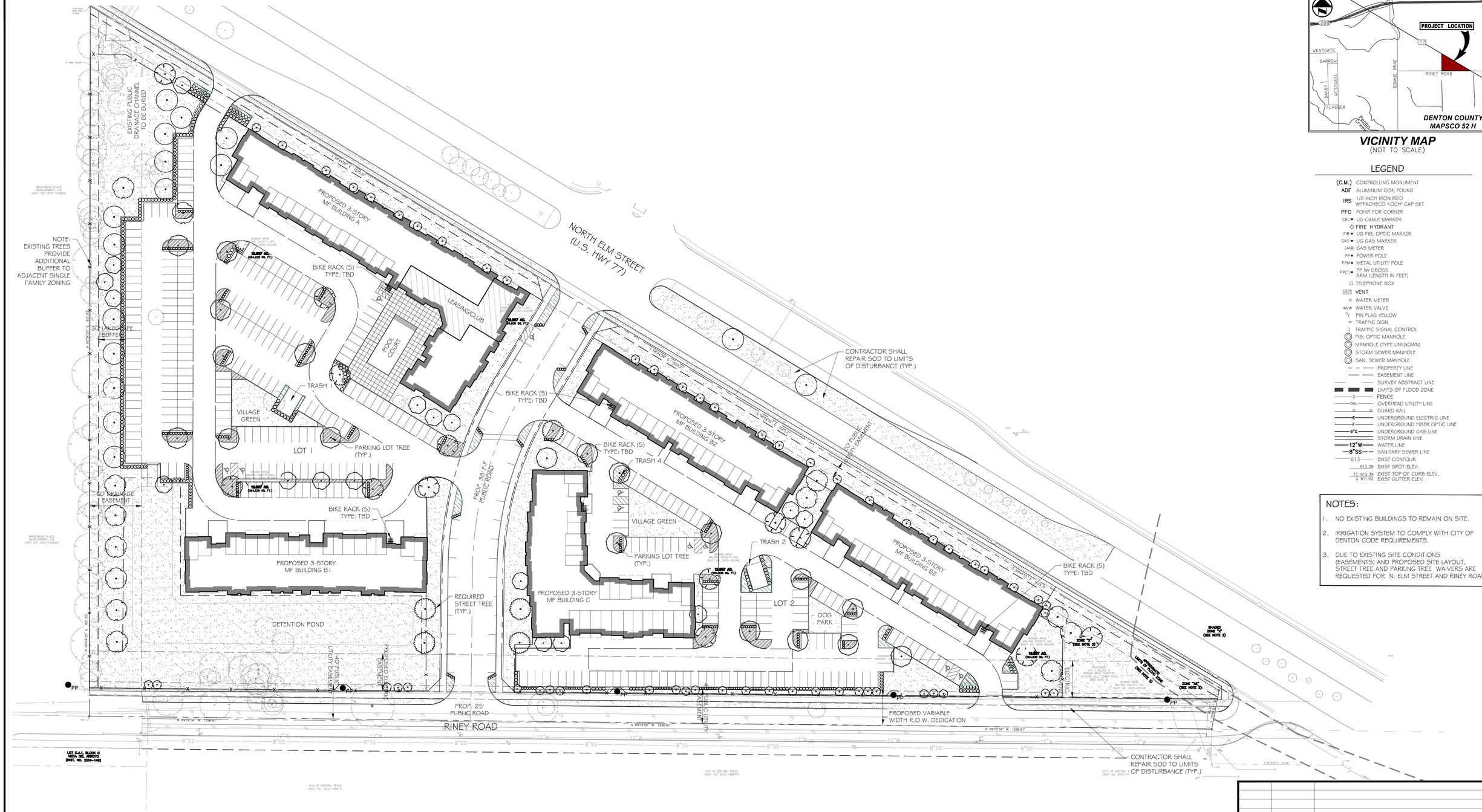

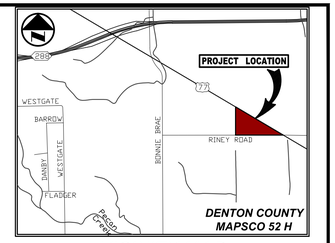

VICINITY MAP
(NOT TO SCALE)

LEGEND

(C.M.)	CONTROLLING MONUMENT
ADF	ALUMINUM DISK FOUND
IRS	1/2 INCH IRON ROD W/PACHECO KOCH CAP SET
PFC	POINT FOR CORNER
CBL	UG CABLE MARKER
	FIRE HYDRANT
FIB	UG FIB. OPTIC MARKER
GAS	UG GAS MARKER
GM	GAS METER
PP	POWER POLE
PPM	METAL UTILITY POLE
PP(1)	PP W/ CROSS ARM (LENGTH IN FEET)
	TELEPHONE BOX
VNT	VENT
	WATER METER
WV	WATER VALVE
	PIN FLAG YELLOW
	TRAFFIC SIGN
	TRAFFIC SIGNAL CONTROL
	FIB. OPTIC MANHOLE
	MANHOLE (TYPE UNKNOWN)
	STORM SEWER MANHOLE
	SAN. SEWER MANHOLE
	PROPERTY LINE
	EASEMENT LINE
	SURVEY ABSTRACT LINE
	LIMITS OF FLOOD ZONE
X	FENCE
OHL	OVERHEAD UTILITY LINE
G	GUARD RAIL
E	UNDERGROUND ELECTRIC LINE
F	UNDERGROUND FIBER OPTIC LINE
6"G	UNDERGROUND GAS LINE
	STORM DRAIN LINE
12"W	WATER LINE
8"SS	SANITARY SEWER LINE
613	EXIST CONTOUR
612.39	EXIST SPOT ELEV.
TC 612.39	EXIST TOP OF CURB ELEV.
G 611.92	EXIST GUTTER ELEV.

NOTES:

1. NO EXISTING BUILDINGS TO REMAIN ON SITE.
2. IRRIGATION SYSTEM TO COMPLY WITH CITY OF DENTON CODE REQUIREMENTS.
3. DUE TO EXISTING SITE CONDITIONS (EASEMENTS) AND PROPOSED SITE LAYOUT, STREET TREE AND PARKING TREE WAIVERS ARE REQUESTED FOR N. ELM STREET AND RINEY ROAD

1 SPECIFIC USE PERMIT - LANDSCAPE PLAN
1" = 50'-0"

0 25 50 100 150
GRAPHIC SCALE IN FEET

INTERIM REVIEW

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REGISTERED LANDSCAPE ARCHITECT
MARK R. COLBY
TEXAS REGISTRATION NUMBER 3129

NO.	DATE	REVISION

Pacheco Koch
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-14439
TX REG. SURVEYING FIRM LS-10193805

SPECIFIC USE PERMIT
LANDSCAPE PLAN
NORTH ELM STREET APARTMENTS
12.562 ACRES
CITY OF DENTON, DENTON COUNTY, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
MRC	AMD/GBH	SEPT 2016				L2.0A

NORTH ELM STREET APARTMENTS

TREES TO REMAIN

TAG#	CAL.	TRUNK	TREE TYPE	CREDITS
2248	6	SINGLE	HACKBERRY	1
2257	8	SINGLE	HACKBERRY	1.5
2258	15	SINGLE	HACKBERRY	1.5
2259	36	SINGLE	HACKBERRY	3
2261	6	SINGLE	BOIS D' ARC	1
2262	12	SINGLE	HACKBERRY	1.5
2263	12	SINGLE	HACKBERRY	1.5
3074	8	MULTI	MISCILLANEOUS	1
3170	7	SINGLE	OAK	1
3186	6	MULTI	CEDAR	1
3231	8	SINGLE	HACKBERRY	1
3265	7	SINGLE	CEDAR	1
3291	12	MULTI	WILLOW	1.5
3294	12	MULTI	WILLOW	1.5
3300	6	MULTI	WILLOW	1
3301	9	SINGLE	WILLOW	1
3302	11	MULTI	WILLOW	1.5
3307	8	SINGLE	WILLOW	1
3308	8	SINGLE	COTTONWOOD	1
3311	10	SINGLE	WILLOW	1.5
3313	10	SINGLE	WILLOW	1.5
3340	10	SINGLE	HACKBERRY	1.5
3416	10	SINGLE	HACKBERRY	1.5
3418	6	SINGLE	CEDAR	1
3420	12	SINGLE	HACKBERRY	1.5
3422	6	SINGLE	CEDAR	1
3425	14	MULTI	HACKBERRY	1.5
3433	8	MULTI	BOIS D' ARC	1
3434	16	MULTI	BOIS D' ARC	2
3435	19	MULTI	BOIS D' ARC	2
3436	9	SINGLE	BOIS D' ARC	1
3437	12	MULTI	BOIS D' ARC	1.5
3439	17	MULTI	BOIS D' ARC	2
3440	22	MULTI	BOIS D' ARC	2.5
3442	12	SINGLE	HACKBERRY	1.5
3443	6	SINGLE	HACKBERRY	1
3444	7	SINGLE	HACKBERRY	1
3445	9	SINGLE	HACKBERRY	1
3447	8	SINGLE	HACKBERRY	1
3449	12	SINGLE	HACKBERRY	1.5
3513	7	SINGLE	HACKBERRY	1
3514	9	SINGLE	HACKBERRY	1
3515	9	SINGLE	HACKBERRY	1
3516	20	SINGLE	HACKBERRY	2
3518	14	SINGLE	HACKBERRY	1.5
3524	11	SINGLE	HACKBERRY	1.5
3525	12	SINGLE	HACKBERRY	1.5
3527	20	SINGLE	HACKBERRY	2
3529	12	SINGLE	HACKBERRY	1.5
3531	6	SINGLE	HACKBERRY	1
3533	10	SINGLE	HACKBERRY	1.5
3534	8	SINGLE	HACKBERRY	1
3535	16	SINGLE	HACKBERRY	2
3536	10	SINGLE	HACKBERRY	1.5
3541	25	SINGLE	HACKBERRY	2.5
3542	6	SINGLE	HACKBERRY	1
3543	22	MULTI	HACKBERRY	2.5
3546	16	SINGLE	HACKBERRY	2
3547	9	SINGLE	HACKBERRY	1.5
3550	11	SINGLE	HACKBERRY	1.5
3551	8	SINGLE	HACKBERRY	1
3553	16	SINGLE	HACKBERRY	2
3554	6	SINGLE	HACKBERRY	1
3555	11	SINGLE	HACKBERRY	1.5
3556	8	SINGLE	HACKBERRY	1
3557	11	SINGLE	HACKBERRY	1.5
3558	11	SINGLE	HACKBERRY	1.5
3562	10	MULTI	HACKBERRY	1.5
3565	17	MULTI	HACKBERRY	2
3566	8	SINGLE	HACKBERRY	1
3567	9	SINGLE	HACKBERRY	1
3568	18	MULTI	HACKBERRY	2
3569	10	SINGLE	HACKBERRY	1.5
3570	7	SINGLE	HACKBERRY	1
3571	14	MULTI	HACKBERRY	1.5
3572	12	SINGLE	HACKBERRY	1.5
4008	13	SINGLE	HACKBERRY	1.5
4041	6	MULTI	CEDAR	1
4045	6	SINGLE	CEDAR	1
4049	8	SINGLE	CEDAR	1.5
4050	7	SINGLE	LIVE OAK	1
4063	7	SINGLE	HACKBERRY	1
4065	8	SINGLE	WILLOW	1
			TOTAL	116

	LANDSCAPE PLAN CHECKLIST				
		SQ FT	%	AC	NOTES
15.a	Total Site (including easements and ROW)	564,903	100%	13.0	
15.a	Easements & ROW (undevelopable area)	209,774	37%	4.8	
15.a	Developable Site (excluding easements and ROW)	355,129	63%	8.2	
15.b	Existing Tree Canopy	70,037	12%	1.6	
15.c	New Tree Canopy (66 lg. trees @ 1,256 sf, 75 small trees @ 315 sf)	106,521	30%	2.4	excluding easements & ROW
15.d	Pervious Landscaped Areas	193,669	34%	4.4	
15.e	Impervious Parking Areas		0%	0.0	TBD
15.f	Pervious Parking Areas		0%	0.0	TBD
15.g	Landscaped Parking Areas	14,000	20%	0.3	
15.h	Parking Lot Tree Canopy	48,681	46%	1.1	percentage based on total parking area and 36 lg. trees @1,256 sf 11small trees @ 315 sf

ZONING DISTRICTS				
	SQ FT	%	AC	NOTES
NRMU (20% landscape/40% canopy coverage)	355,129	63%	8.2	excluding easements & ROW
Canopy Coverage Required	142,052	40%	3.3	
Canopy Coverage Existing (18 lg. trees @ 1,256 sf.)	22,608	6%	0.5	
Canopy Coverage Provided (66 lg. trees @ 1,256 sf, 75 small trees @ 315 sf)	106,521	75%	2.4	
Landscape Required	71,026	20%	1.6	
Landscape Coverage Provided	93,154	26%	2.1	including easements & ROW
Drainage Easement	45,352	8%	1.0	
Electric Easement	44,467	21%	1.0	
Public Utility Easement	79,805	14%	1.8	
TxDOT ROW	40,150	19%	0.0	N/A
TOTAL	564,903	100%	13.0	

Tree Requirement	
Trees at ratio of 15 per Acre	
Trees Required (13 x 15) = 195 Trees	195 Trees
Trees Provided	116 Credits
	141 Trees
North Property Line- Street Trees	
N. Elm Street -1525' lf frontage	
1 tree per 45 lf: 1525 / 45=34 Trees	
Trees Required	34 Trees
Trees Provided:	34 Trees
South Property Line- Street Trees	
450 lf	
1 tree per 45 lf: 450 / 45=29 Trees	
Trees Required	29 Trees
Trees Provided:	29 Trees
Interior Street- Street Trees	
Riney Road-1,297 lf	
1 tree per 45 lf: 1,297 / 45=10 Trees	
Trees Required	10 Trees
Trees Provided:	10 Trees
Parking Lot Screening and Landscaping	
Parking lot screening: 10 or more spaces visible to Right of Way	
Required	Yes
Provided	Yes
Interior Landscaping:	
1 canopy tree for every 15 parking spaces 482 /15 = 32	
Trees Required	32 Trees
Trees Provided	34 Trees
1 shrub for every 5 parking spaces 482 / 5 = 96	
Shrubs Required	96 Shrubs
Shrubs Provided	564 Shrubs
Outdoor Storage Area	
Outdoor storage area screened from Public ROW (6' Ht. Shrub Screening)	
Required	Yes
Provided: wall provided as screening. See Arch. Sheets	Yes
Buffer: Multi Family - Adjacent to Single Family Residential	
Vegatative Buffer - minimum 30' wide, existing and proposed vegetation	Yes
min. 50% opaque	Yes

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	CONT	CAL		REMARKS
	IV2	57	ILEX VOMITORIA Yaupon Holly	15 GAL			FULL, MATCHING
	LW	18	LAGERSTROEMIA X `NATCHEZ` White Crape Myrtle Multi-Trunk	30 GAL			FULL, MATCHING
	PC	13	PISTACIA CHINENSIS Chinese Pistache	B & B	3"CAL		SINGLE, STRAIGHT LEADER, MATCHING 10`-12` H X 5`-6` W
	QMA	5	QUERCUS MACROCARPA Burr Oak	B & B	3"CAL		SINGLE, STRAIGHT LEADER, MATCHING 10`-12` H X 5`-6` W
	QS	13	QUERCUS SHUMARDII Shumard Red Oak	B & B	3"CAL		SINGLE, STRAIGHT LEADER, MATCHING 10`-12` H X 5`-6` W
	QV	16	QUERCUS VIRGINIANA Southern Live Oak	B & B	3"CAL		SINGLE, STRAIGHT LEADER, MATCHING 10`-12` H X 5`-6` W
	UL	19	ULMUS PARVIFOLIA `LACEBARK ELM` Chinese Elm Tree	B & B	3"CAL		SINGLE LEADER, STRAIGHT, FULL, MATCHING 10`-12` H X 5`-6` W
SHRUBS	CODE	QTY	BOTANICAL NAME	SIZE			REMARKS
	ID	253	ILEX CORNUTA `DWARF BURFORD` Dwarf Burford Holly	5 GAL			FULL, MATCHING
	IN	243	ILEX VOMITORIA `NANA` Dwarf Yaupon	5 GAL			FULL, MATCHING
	PM3	68	PENNISETUM ALOPECUROIDES `MOUDRY` BLACK FOUNDTAIN GRASS	5 GAL			FULL, MATCHING
SHRUB AREAS	CODE	QTY	BOTANICAL NAME	CONT		SPACING	REMARKS
	LL2	330	LANTANA SELLOWIANA `WHITE LIGHTNIN` TM Trailing Lantana	1 GAL		18" o.c.	FULL, MATCHING
	NP2	1,210	NASSELLA TENUISSIMA `PONY TAILS` Mexican Feathergrass	1 GAL		18" o.c.	FULL, MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL NAME	CONT		SPACING	REMARKS
	LM	3,050	LIRIOPE MUSCARI `BIG BLUE` Lily Turf	4"POT		18" o.c.	FULL, MATCHING
SOD/SEED	CODE	QTY	BOTANICAL NAME	CONT		SPACING	REMARKS
	CD	35,349 SF	CYNODON DACTYLON Bermuda Grass	SOD			SOLID, ROLLED TIGHT, SAND FILLED JOINTS, 100% WEED, PEST AND DISEASE FREE

1 SPECIFIC USE PERMIT - LANDSCAPE PLAN (NOTES)

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