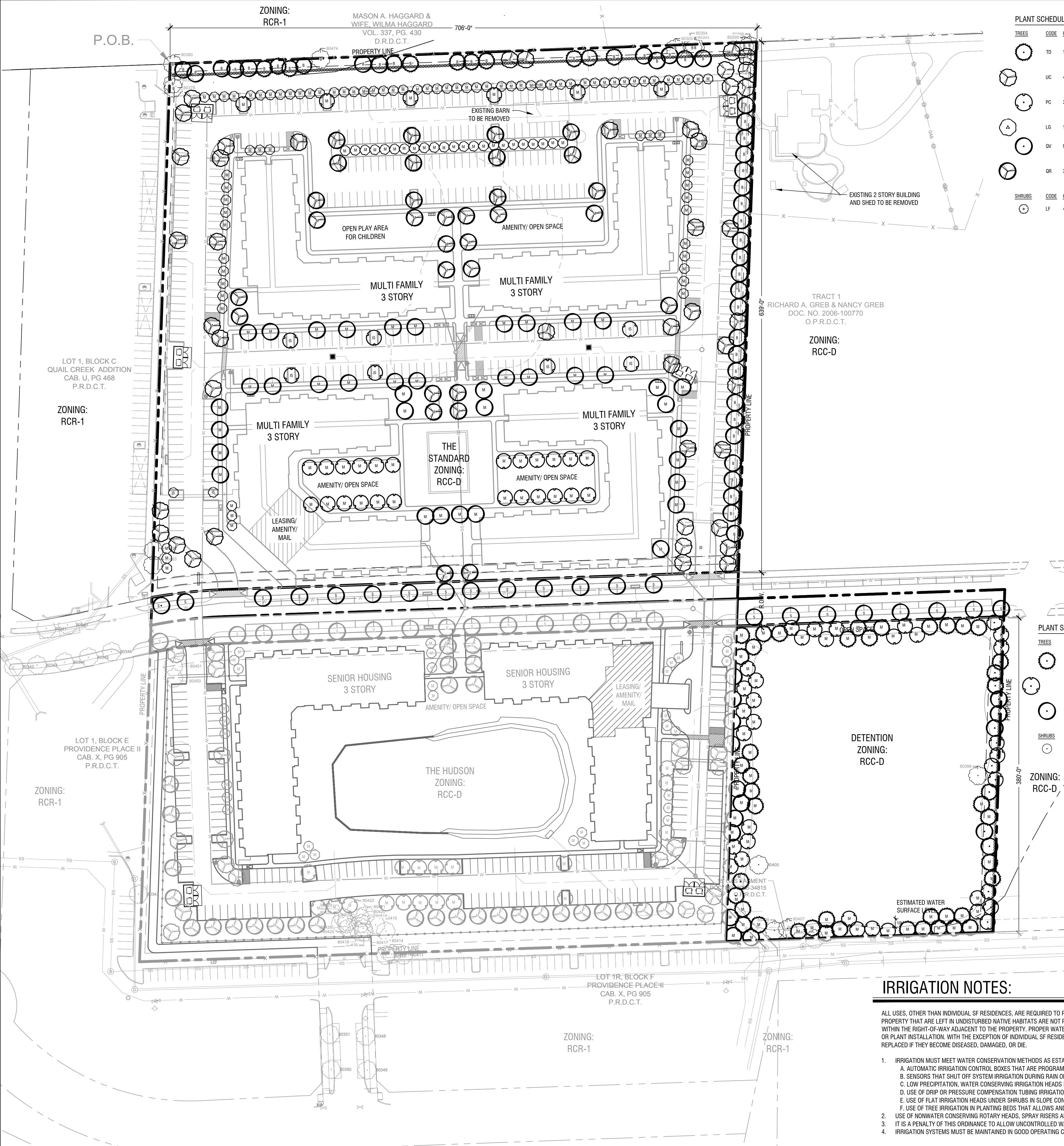


LAST SAID 12/20/16 8:44 AM
STEPHENS, KY 12/20/16 8:44 AM
PLOTTER BY
DRAWN BY B. STEPHENS
REVISIONS



PLANT SCHEDULE STANDARD AT MEDPARK						
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL	SIZE
TD	12		Taxodium distichum / Bald Cypress	B & B	2" Cal.	10' - 12' H. Single Straight Upright Growth Habit, Full and Matching
UC	44		Ulmus crassifolia / Cedar Elm	B & B	2" Cal.	10' - 12' H. Single Straight Upright Growth Habit, Full and Matching
PC	37		Pistacia chinensis / Chinese Pistache	B & B	2" Cal.	10' - 12' H. Single Straight Upright Growth Habit, Full and Matching
LG	106		Lagerstroemia x Muskogee / Crape Myrtle	30 gal	2" Cal.	6' - 8' H. Multi-Trunk, Full and Matching
QV	90		Quercus virginiana / Live Oak	B & B	2" Cal.	10' - 12' H. Straight Upright Growth Habit, Full and Matching
QR	31		Quercus rubra / Red Oak	B & B	2" Cal.	10' - 12' H. Straight Upright Growth Habit, Full and Matching
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	SPACING
LF	402		Leucophyllum frutescens / Texas Sage	5 gal	24" h x 24" w	36" O.C. Full and Matching

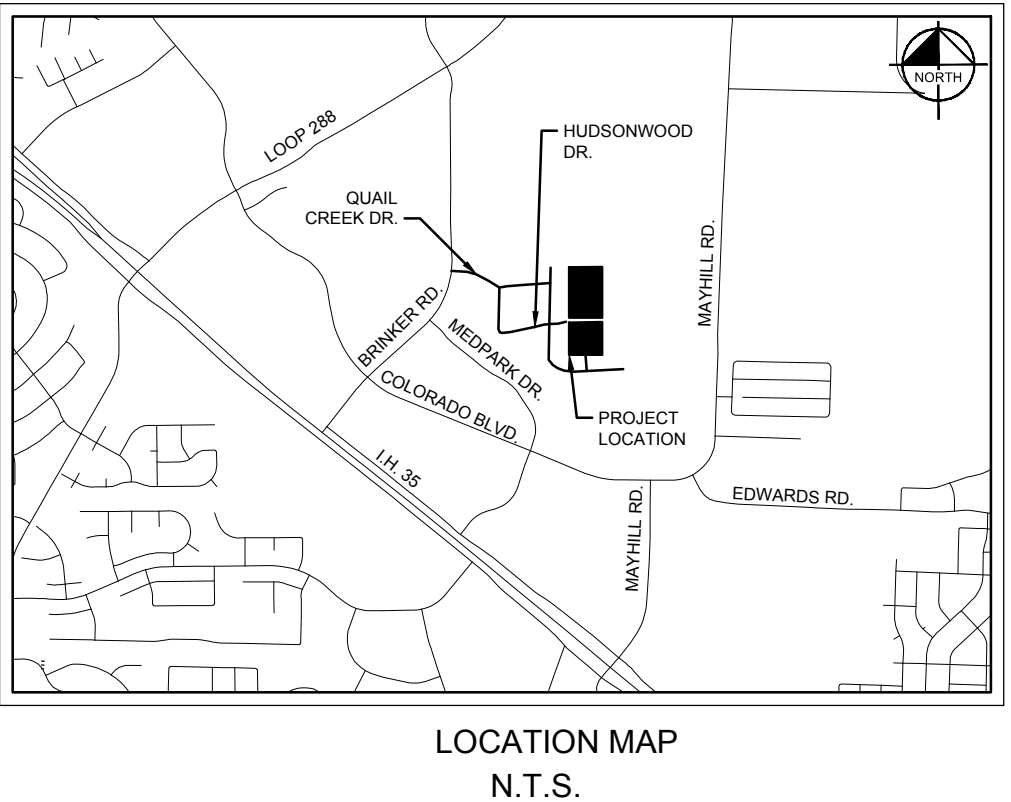
PLANT SCHEDULE DETENTION						
TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL	SIZE
TD	44		Taxodium distichum / Bald Cypress	B & B	2" Cal.	10' - 12' H. Single Straight Upright Growth Habit, Full and Matching
PC	36		Pistacia chinensis / Chinese Pistache	B & B	2" Cal.	10' - 12' H. Single Straight Upright Growth Habit, Full and Matching
QV	20		Quercus virginiana / Live Oak	B & B	2" Cal.	10' - 12' H. Straight Upright Growth Habit, Full and Matching
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	SIZE	SPACING
RH	114		Rhaphiophis indica / Indian Hawthorn	3 gal	30" ht. x 24" w.	36" O.C. Full and Matching

IRRIGATION NOTES:

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- IRRIGATION MUST MEET WATER CONSERVATION METHODS AS ESTABLISHED FOR IRRIGATION SYSTEMS AND MUST USE:
 - AUTOMATIC IRRIGATION CONTROL BOXES THAT ARE PROGRAMMABLE FOR SEASONABLE WEATHER CONDITIONS.
 - SENSORS THAT SHUT OFF SYSTEM IRRIGATION DURING RAIN OR FREEZE.
 - LOW PRECIPITATION, WATER CONSERVING IRRIGATION HEADS IN LAWN AND SLOPE CONDITIONS.
 - USE OF DRIP OR PRESSURE COMPENSATION TUBING IRRIGATION SYSTEM IN PLANTING BEDS.
 - USE OF FLAT IRRIGATION HEADS UNDER SHRUBS IN SLOPE CONDITIONS IS ALLOWED.
 - USE OF TREE IRRIGATION IN PLANTING BEDS THAT ALLOWS AND PLANS FOR FUTURE GROWTH OF ROOT SYSTEM.
 - USE OF NONWATER CONSERVING ROTARY HEADS, SPRAY RISERS AND ANY SPRAY HEAD WHICH IS NOT DESIGNED AS A LOW PRECIPITATION RATE HEAD IS PROHIBITED.
 - IT IS A PENALTY OF THIS ORDINANCE TO ALLOW UNCONTROLLED WATER EMISSIONS.
 - IRRIGATION SYSTEMS MUST BE MAINTAINED IN GOOD OPERATING CONDITION AT ALL TIMES.

THE STANDARD (MULTI FAMILY DEVELOPMENT)		
LANDSCAPE REQUIREMENTS (CHAPTER 13, SEC 35.13)		
ZONING DESIGNATION	RCR-2	
TOTAL GROSS LOT AREA	470,643 (10.80 AC)	
SITE LANDSCAPE (35.13.7.B)	REQUIRED	PROVIDED
IMPERVIOUS COVERAGE		223,207 SF (7.42 AC)
BUILDING COVERAGE		104,236 SF (2.39 AC)
SURFACE COVERAGE (ROADS, WALKS, ETC.)		219,807 SF (5.03 AC)
DETENTION POOL		3,285 SF (0.08 AC)
LANDSCAPE AREA (25% REQUIRED)	117,660 SF (2.70 AC)	143,810 SF (3.30 AC)
PERCENT TREE CANOPY COVER (30% REQUIRED)	141,192 SF (3.24 AC)	349,164 SF (8.02 AC)
EXISTING TREE CANOPY COVERAGE TO BE SAVED		13,812 SF (0.32 AC)
PROPOSED TREE CANOPY COVERAGE		335,352 SF (7.70 AC)
STREET TREES (35.13.7.C) (1 PER 45 LF OF FRONTAGE)		
HUDSONWOOD ROAD NORTH FRONTAGE (706 LF / 45)	16 TREES	16 TREES
PRIMARY PRIVATE STREET (1,133 LF / 45)	26 TREES	26 TREES
26 PROPOSED TREES		
BUFFER REQUIREMENTS (35.13.8)		
TYPE B BUFFER (706 LF) (5 TREES AND 30 SHRUBS PER 100 LF)		
TREES (27 PROPOSED, 9 EXISTING)	36 TREES	36 TREES
SHRUBS (212 PROPOSED)	212 SHRUBS	212 SHRUBS
TYPE B BUFFER (330 LF) (5 TREES AND 30 SHRUBS PER 100 LF)		
TREES (32 PROPOSED, 0 EXISTING)	32 TREES	32 TREES
SHRUBS (192 PROPOSED)	192 SHRUBS	192 SHRUBS
PERIMETER FENCES AND SCREENING (35.13.9)		
FENCE SETBACK 5' FROM SIDEWALK, 10' FROM R.O.W. PAVEMENT	YES	YES
REFUSE CONTAINER SCREENED FROM PUBLIC VIEW	YES	YES
PARKING LOT LANDSCAPE AND SCREENING (35.13.10.C)		
TOTAL PARKING AREA		157,295 SF (3.61 AC)
LANDSCAPE IN PARKING AREA (7% REQUIRED)	11,004 SF (0.25 AC)	13,233 SF (0.30 AC)
TREE CANOPY IN PARKING AREA (15% REQUIRED)	23,581 SF (0.54 AC)	79,128 SF (1.82 AC)
MULTI FAMILY DEVELOPMENTS (35.13.13.2)		
PRIVATE STREET SYSTEM WITH		
9' SIDEWALK, 5' STREET TREE PLANTING AREA	YES	YES
PLAY AREA FOR CHILDREN	YES	YES
OPEN SPACE (8% EXCEPTING SETBACKS)	37,551 SF (0.86 AC)	40,788 SF (0.94 AC)
TREE MITIGATION REQUIREMENTS (CHAPTER 13, SEC 35.13.7)		
CLASS	REQUIREMENT	INCHES SAVED
PROTECTED TREES 18"+	1:2 RATIO OF INCHES REMOVED	60 (24%)
QUALITY TREES	NO MITIGATION IF 25% SAVED	83 (21%)
LARGE SECONDARY TREES 18"+	1:1 RATIO OF INCHES REMOVED	0 (0%)
SECONDARY 6-18" (12.5% REQ. SAVED)	NO MITIGATION IF 12.5% SAVED	27 (18%)
TOTAL MITIGATION INCHES	(IN ADDITION TO 110 STREET, INTERNAL STREET, AND BUFFER TREES) 631"	
QUALITY TREE MITIGATION CREDIT	(PRESERVED IN EXCESS OF 25% QUALITY TREE REQUIREMENT) 0"	
TOTAL MITIGATION TREES (2" CAL.)	631" / 2" = 316 TREES REQUIRED	
TOTAL MITIGATION TREES (2" CAL.)	(104 CANOPY TREES, 136 ORNAMENTAL TREES) 240 TREES PROVIDED	
TOTAL MITIGATION INCHES TO BE PAID INTO TREE FUND	631" - 429" = 211" X \$125 PER INCH = \$26,375	

DETENTION POND (DETENTION AREA)		
LANDSCAPE REQUIREMENTS (CHAPTER 13, SEC 35.13)		
ZONING DESIGNATION	RCR-2	
TOTAL GROSS LOT AREA	132,128 SF (3.03 AC)	
SITE LANDSCAPE (35.13.7.B)	REQUIRED	PROVIDED
IMPERVIOUS COVERAGE		8,725 SF (0.20 AC)
BUILDING COVERAGE		0
SURFACE COVERAGE (ROADS, WALKS, ETC.)		8,725 SF (0.20 AC)
DETENTION		86,405 SF (1.98 AC)
LANDSCAPE AREA (25% REQUIRED)	33,032 SF (0.76 AC)	36,937 SF (0.85 AC)
PERCENT TREE CANOPY COVER (30% REQUIRED)	39,638 SF (0.91 AC)	131,880 SF (3.02 AC)
EXISTING TREE CANOPY COVERAGE TO BE SAVED		6,280 SF (0.14 AC)
PROPOSED TREE CANOPY COVERAGE		125,600 SF (2.88 AC)
STREET TREES (35.13.7.C) (1 PER 45 LF OF FRONTAGE)		
HUDSONWOOD ROAD SOUTH FRONTAGE (321 LF / 45)	8 TREES	8 TREES
8 PROPOSED TREES, 0 EXISTING TREES		
BUFFER REQUIREMENTS (35.13.8)		
TYPE B BUFFER (380 LF) (5 TREES AND 30 SHRUBS PER 100 LF)		
TREES	19	19
SHRUBS	114	114
TREE MITIGATION REQUIREMENTS (CHAPTER 13, SEC 35.13.7)		
CLASS	REQUIREMENT	INCHES SAVED
PROTECTED TREES 18"+	1:2 RATIO OF INCHES REMOVED	50
QUALITY TREES	NO MITIGATION IF 25% SAVED	37
LARGE SECONDARY TREES 18"+	1:1 RATIO OF INCHES REMOVED	0
SECONDARY 6-18" (12.5% REQ. SAVED)	NO MITIGATION IF 12.5% SAVED	0
TOTAL MITIGATION INCHES	(IN ADDITION TO 8 PROPOSED STREET TREES) 218"	
QUALITY TREE MITIGATION CREDIT	(PRESERVED IN EXCESS OF 25% QUALITY TREE REQUIREMENT) 0"	
TOTAL MITIGATION TREES (2" CAL.)	218" / 2" = 109 TREES REQUIRED	
TOTAL MITIGATION TREES (2" CAL.)	(73 CANOPY TREES, 0 ORNAMENTAL TREES) 73 TREES PROVIDED	
TOTAL MITIGATION INCHES TO BE PAID INTO TREE FUND	218" - 146" = 72" X \$125 PER INCH = \$9,000	



BY

DATE

REVISIONS

No.

Kimley»Horn

12750 MERIT DRIVE, SUITE 1000, DALLAS, TX 75251
PHONE: 972.770.1300 FAX: 972.239.9820
WWW.KIMLEY-HORN.COM TX F-928

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KHA PROJECT
06450900

DATE
NOVEMBER 2016

SCALE
AS SHOWN

DESIGNED BY
KLS

DRAWN BY
AMB

CHECKED BY
PBT

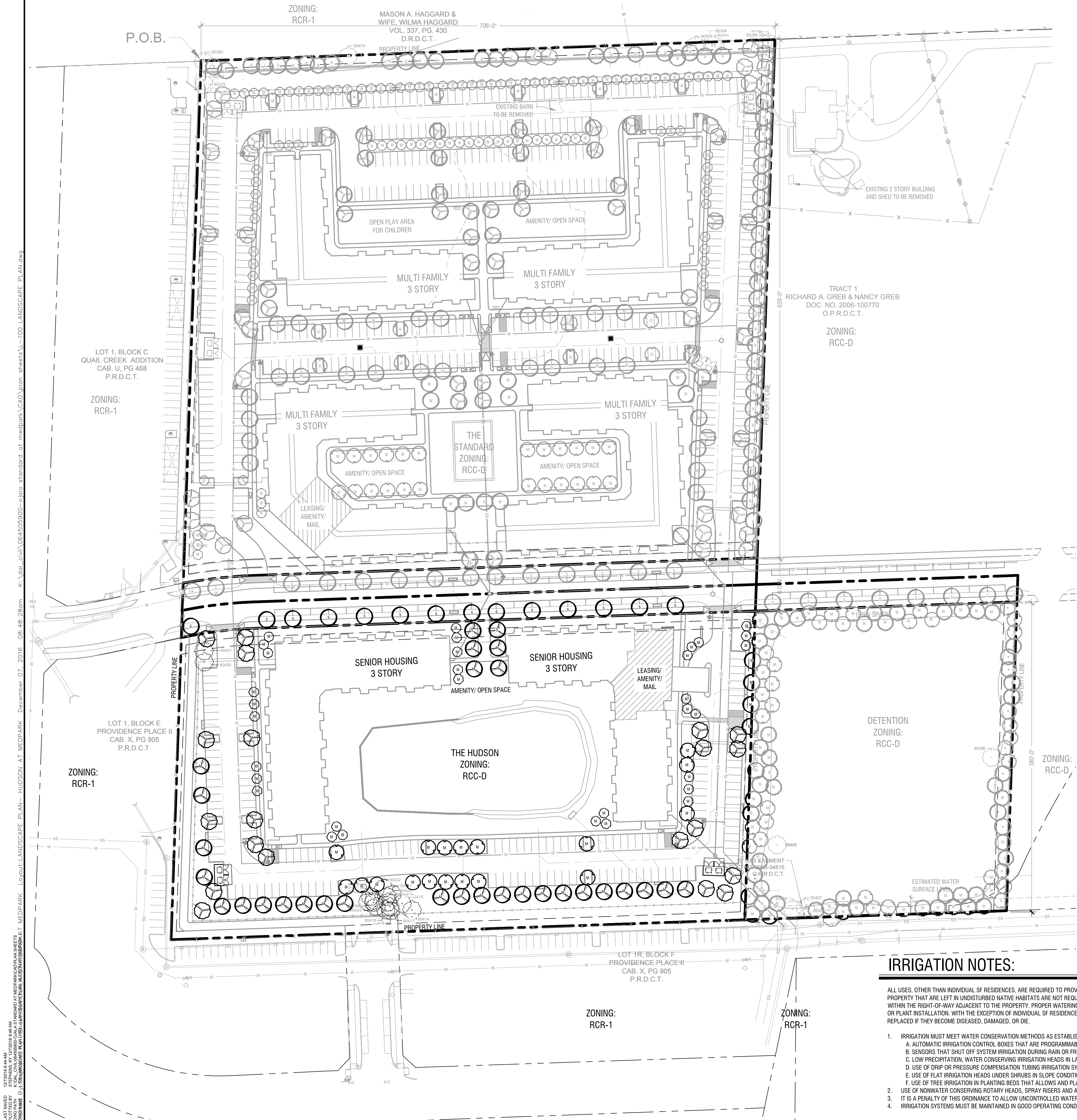
STANDARD AND HUDSON
AT MEDPARK STATION

PREPARED FOR
OJALA HOLDINGS

CITY OF DENTON, TEXAS

LANDSCAPE PLAN-
STANDARD AT
MEDPARK

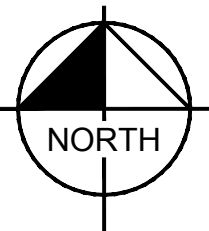
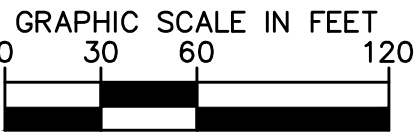
SHEET NUMBER
L-100



THE HUDSON (SENIOR HOUSING DEVELOPMENT)					
LANDSCAPE REQUIREMENTS (CHAPTER 13, SEC 35.13)					
	ZONING DESIGNATION		RCR-2		
	TOTAL GROSS LOT AREA		289,596 SF (6.65 AC)		
SITE LANDSCAPE (35.13.7.B)			REQUIRED	PROVIDED	
IMPERVIOUS COVERAGE				158,006 SF (3.63 AC)	
BUILDING COVERAGE				51,009 SF (1.17 AC)	
SURFACE COVERAGE (ROADS, WALKS, ETC.)				106,997 SF (2.46 AC)	
DETENTION/ POOL				50,130 SF (1.15 AC)	
LANDSCAPE AREA (25% REQUIRED)			72,399 SF (1.66 AC)	81,547 SF (1.87 AC)	
PERCENT TREE CANOPY COVER (30% REQUIRED)			86,878 SF (1.99 AC)	129,388 SF (2.97 AC)	
EXISTING TREE CANOPY COVERAGE TO BE SAVED				20,096 SF (.46 AC)	
PROPOSED TREE CANOPY COVERAGE				109,272 SF (2.51 AC)	
STREET TREES (35.13.7.C) (1 PER 45 LF OF FRONTAGE)					
HUDSONWOOD ROAD SOUTH FRONTAGE (706 LF / 45)			16 TREES	16 TREES	
16 PROPOSED TREES, 0 EXISTING TREES					
PERIMETER FENCES AND SCREENING (35.13.9)					
FENCE SETBACK 5' FROM SIDEWALK, 10' FROM R.O.W. PAVEMENT			YES	YES	
REFUSE CONTAINER SCREENED FROM PUBLIC VIEW			YES	YES	
PARKING LOT LANDSCAPE AND SCREENING (35.13.10.C)					
TOTAL PARKING AREA				75,201 SF (1.73 AC)	
LANDSCAPE IN PARKING AREA (7% REQUIRED)			5,264 SF (.12 AC)	8,674 SF (.19 AC)	
TREE CANOPY IN PARKING AREA (15% REQUIRED)			11,280 SF (.26 AC)	41,488 SF (.95 AC)	
MULTI FAMILY DEVELOPMENTS (35.13.13.2)					
PUBLIC STREET SYSTEM WITH					
5' SIDEWALK, 5' STREET TREE PLANTING AREA			YES	YES	
OPEN SPACE (8%, EXCEPTING SETBACKS)			23,167 SF (.53 AC)	47,123 SF (1.08 AC)	
TREE MITIGATION REQUIREMENTS (CHAPTER 13, SEC 35.13.7)					
CLASS	REQUIREMENT	INCHES SAVED	INCHES REMOVED	TOTAL INCHES	REQ. MITIGATION INCHES
PROTECTED TREES 18"+	1:2 RATIO OF INCHES REMOVED	0 (0%)	152 (100%)	152	304
QUALITY TREES	NO MITIGATION IF 25% SAVED	183 (48%)*	199 (52%)	382	0
LARGE SECONDARY TREES 18"+	1:1 RATIO OF INCHES REMOVED	0	0	0	0
SECONDARY 6-18" (12.5% REQ. SAVED)	NO MITIGATION IF 12.5% SAVED	0	0	0	0
TOTAL MITIGATION INCHES		(IN ADDITION TO 16 PROPOSED STREET TREES) 304*			
QUALITY TREE MITIGATION CREDIT		(PRESERVED IN EXCESS OF 25% QUALITY TREE REQUIREMENT) 0*			
TOTAL MITIGATION TREES (2" CAL.)		304* / 2" = 152 TREES REQUIRED			
TOTAL MITIGATION TREES (2" CAL.)		(72 CANOPY TREES, 30 ORNAMENTAL TREES) 102 TREES PROVIDED			
TOTAL MITIGATION INCHES TO BE PAID INTO TREE FUND		304* - 204* = 100" X \$125 PER INCH = \$12,500			
*87" DBH (23%) OF PRESERVED QUALITY TREES CREDITED AT 12" DBH PER 1 PARKING SPACE REDUCTION					

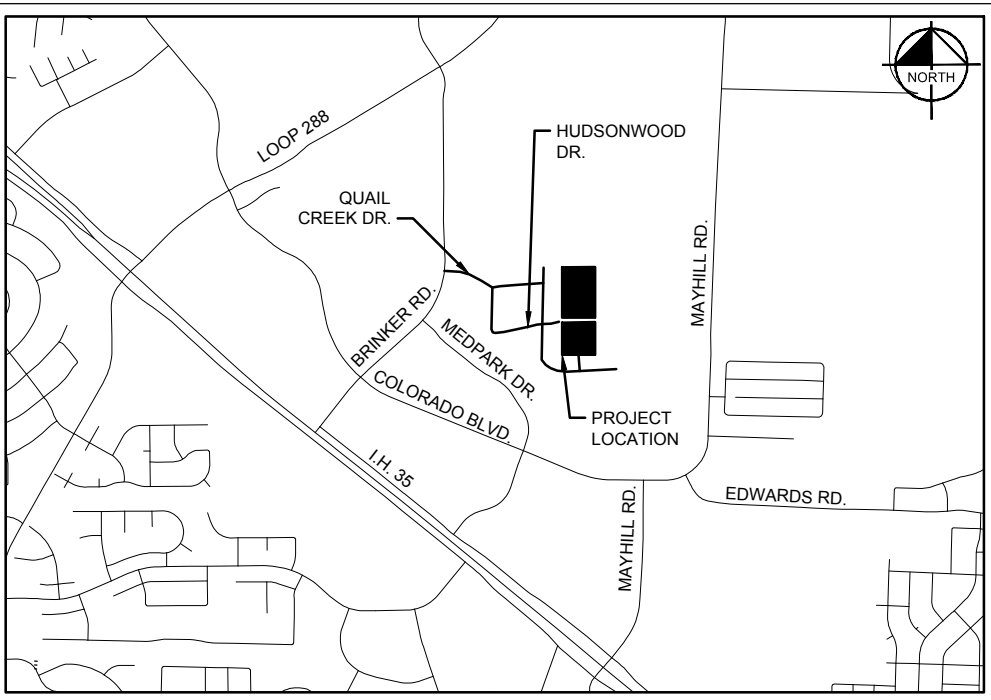
PLANT SCHEDULE HUDSON AT MEDPARK

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	ROOT	CAL	SIZE	REMARKS
	UC	20	Ulmus crassifolia / Cedar Elm	B & B	2" Cal.	10' -12' H.	Single Straight Upright Growth Habit, Full and Matching
	PC	18	Pistacia chinensis / Chinese Pistache	B & B	2" Cal.	10' -12' H.	Single Straight Upright Growth Habit, Full and Matching
	LG	32	Lagerstroemia x 'Muskogee' / Crape Myrtle	30 gal	2" Cal.	6' -8' H.	Multi-Trunk, Full and Matching
	QV	18	Quercus virginiana / Live Oak	B & B	2" Cal.	10' -12' H.	Straight Upright Growth Habit, Full and Matching
	QR	30	Quercus rubra / Red Oak	B & B	2" Cal.	10' -12' H.	Straight Upright Growth Habit, Full and Matching



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 - AUTOMATIC IRRIGATION CONTROL BOXES THAT ARE PROGRAMMABLE FOR SEASONABLE WEATHER CONDITIONS.
 - SENSORS THAT SHUT OFF SYSTEM IRRIGATION DURING RAIN OR FREEZE.
 - LOW PRECIPITATION, WATER CONSERVING IRRIGATION HEADS IN LAWN AND SLOPE CONDITIONS.
 - USE OF DRIP OR PRESSURE COMPENSATION TUBING IRRIGATION SYSTEM IN PLANTING BEDS.
 - USE OF FLAT IRRIGATION HEADS UNDER SHRUBS IN SLOPE CONDITIONS IS ALLOWED.
 - USE OF TREE IRRIGATION IN PLANTING BEDS THAT ALLOWS AND PLANS FOR FUTURE GROWTH OF ROOT SYSTEM.
 - USE OF NONWATER CONSERVING ROTARY HEADS, SPRAY RISERS AND ANY SPRAY HEAD WHICH IS NOT DESIGNED AS A LOW PRECIPITATION RATE HEAD IS PROHIBITED.
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LOCATION MAP
N.T.S.

12/20/16 8:44 AM
STEPHENS, WY 12/20/16 8:44 AM
PLOTTER: B. S. STEPHENS
DRAWN BY: B. S. STEPHENS
CHECKED BY: B. S. STEPHENS
DATE: 12/20/16
PROJECT: LANDSCAPE PLAN - HUDSON AT MEDPARK
SHEET: L-101

STANDARD AND HUDSON
AT MEDPARK STATION

LANDSCAPE PLAN-
HUDSON AT
MEDPARK

SHEET NUMBER
L-101

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley»Horn
P.L.L.C. PATRICK D. HART
L.A. No. 2839 Date: DEC. 2016

KHA PROJECT
06450900

DATE
NOVEMBER 2016

SCALE
AS SHOWN

DESIGNED BY
KLS

DRAWN BY
AMB

CHECKED BY
PBH

PREPARED FOR
OJALA HOLDINGS

CITY OF DENTON, TEXAS

BY

DATE

REVISIONS

No.

Kimley»Horn

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