



LEGEND

- PROPERTY BOUNDARY
- INTERIOR LOT LINE
- LANDSCAPE BUFFER
- PROPOSED EASEMENT
- ADP BOUNDARY
- PRESERVED EXISTING TREE
- PROPOSED STREET TREE - SEE TREE CANOPY TABLE THIS SHEET
- PROPOSED PARKING LOT CANOPY TREE - SEE TREE CANOPY TABLE THIS SHEET
- PROPOSED SHRUB
- TYPE C BUFFER AREA

Landscape Data Table		
Description	Total	Percentage
ADP Area	58,606.7 sq ft	
Impervious Area	26,184.8 sq ft	37%
Existing Tree Canopy (after preservation)	3,535 sq ft	5.0%
Proposed Tree Canopy	23,248 sq ft	32%
Proposed Landscape Area	44,342.9 sq ft	63%
Parking Lot Area	6,916 sq ft	10%
Parking Lot Landscape Area (7% required)	1,879 sq ft	27%
Total Parking & Driveway Area	17,621.7 sq ft	25%

Tree Canopy Table				
Description	Required	Proposed	Species	Canopy (sq ft)
Street Tree (1 per 45 lf)	7	5	Live Oak	6,280
Type C Buffer (6 Evergreen/Deciduous Trees & 25 shrubs per 100 lf)	18 trees, 75 shrubs	23 trees, 94 shrubs	23 Texas Red Bud, 94 shrubs-mixture of Purpleleaf Japanese Barberry, Rose of Sharon and Harbor Dwarf Nandina	16,261
Parking Lot Canopy	15% (2,743 sq ft)	23% (4,242 sq ft min.)	6 - Caddo Maple	4,242
Subtotal				26,783
Existing Tree Canopy (after preservation)				3,535
Total Tree Canopy Sq Ft				30,318

NOTE:

1. FINAL LANDSCAPE DESIGN WILL BE PROVIDED DURING BUILDING PERMIT PROCESS. TREE SPECIES MAY CHANGE BUT CANOPY SQUARE FOOTAGE MUST REMAIN THE SAME. ALL TREES/PLANTS MUST COMPLY WITH THE CITY OF DENTON DEVELOPMENT CODE.
2. LANDSCAPE AREAS SHALL BE IRRIGATED PER DENTON DEVELOPMENT CODE.
3. ALL EXISTING BUILDINGS ARE TO BE REMOVED UPON DEVELOPMENT OF SITE.
4. TYPE C BUFFER TO BE INTENSIFIED WITH ADDITIONAL PLANTINGS FOR NUISANCE MITIGATION.

KEY VENTURES
ALTERNATE DEVELOPMENT PLAN
MISSION STREET OFFICES
LANDSCAPE PLAN

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EXHIBIT

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