



LANDSCAPE PLAN

PLANT SYMBOL LEGEND

- CANOPY TREES**

 - BUR OAK
 - DRAKE ELM
 - LIVE OAK
 - RED OAK
 - BIGTOOTH MAPLE
- ORNAMENTAL TREES**

 - AFGHAN PINE
 - EVE'S NECKLACE
 - LEYLAND CYPRESS
 - TEXAS REDBUD
- SHRUBS**

 - AMERICAN BEAUTYBERRY
 - ST. JOHN'S WORT
 - TEXAS SAGE
- CHASTE TREE (VITEX)**

CRAPE MYRTLE

YAUPON HOLLY

PLANT MATERIAL SCHEDULE							
QUANT.	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
CANOPY TREES, LARGE							
3	BUR OAK	QUERCUS MACROCARPA	4"	13'	8'	88B	FULL & MATCHED, STRAIGHT TRUNK
5	DRAKE ELM	ULMUS PARVIFOLIA 'DRAKE'	4"	13'	8'	88B	FULL & MATCHED, STRAIGHT TRUNK
3	LIVE OAK	QUERCUS VIRGINIANA	4"	13'	8'	88B	FULL & MATCHED, STRAIGHT TRUNK
6	SHUMARD RED OAK	QUERCUS SHUMARDII	4"	13'	8'	88B	FULL & MATCHED, STRAIGHT TRUNK
CANOPY TREES, MEDIUM							
4	BIGTOOTH MAPLE	ACER GRANDIDENTATUM	4"	13'	8'	88B	FULL & MATCHED, STRAIGHT TRUNK
ORNAMENTAL TREES, LARGE							
2	AFGHAN PINE	PINUS ELDARICA	-	6'	4' MIN.	88B	
8	EVE'S NECKLACE	SOPHORA AFFINIS	-	8'	8'	30 GAL	FULL & MATCHED, STRAIGHT TRUNK
3	LEYLAND CYPRESS	CUPRESSUS x LEYLANDII 'LEIGHTON GREEN'	-	6'	4' MIN.	30 GAL	
4	TEXAS REDBUD	CERCIS TEXENSIS	-	8'	8'	30 GAL	FULL & MATCHED, STRAIGHT TRUNK
ORNAMENTAL TREES, SMALL							
6	CHASTE TREE	VITEX AGNUS-CASTUS	-	4'	4'	15 GAL	FULL & MATCHED, MULTI-TRUNK, 3-5 MAIN CANES
4	CRAPE MYRTLE	LAGERSTROEMIA x 'TONTON'	-	4'	4'	15 GAL	FULL & MATCHED, SINGLE OR MULTI-TRUNK
5	YAUPON HOLLY	ILEX VOMITORIA	-	4'	4'	15 GAL	FULL & MATCHED, STRAIGHT, SINGLE TRUNK
SHRUBS							
48	AMERICAN BEAUTYBERRY	CALLICARPA AMERICANA	-	36"	36"	5 GAL	
23	ST. JOHN'S WORT	HYPERICUM SPP.	-	24"	24"	3 GAL	
36	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	-	36"	36"	5 GAL	

LANDSCAPE DATA TABLE		
SPECIAL USE PERMIT CHECKLIST DATA	PROVIDED	REQUIRED BY DDC SUBCHAPTER 13
LOT AREA (EXCLUDING EASEMENTS AND R.O.W.)	39,362 SF	N/A
LOT AREA (INCLUDING EASEMENTS AND R.O.W.)	45,397 SF	
NEW TREE CANOPY COVERAGE AREA	30,703 SF	17,713 SF
PERCENTAGE OF TREE CANOPY LOT COVERAGE (EXCLUDING ESMT. / R.O.W.)	78%	45%
PERVIOUS LANDSCAPE AREA (INCL. ESMT. / R.O.W.)	32,017 SF	18,159 SF
PERCENTAGE OF PERVIOUS LANDSCAPE LOT COVERAGE (INCL. ESMT. / R.O.W.)	71%	40%
PERVIOUS LANDSCAPE AREA (EXCL. ESMT. / R.O.W.)	19,174 SF	15,745 SF
PERCENTAGE OF PERVIOUS LANDSCAPE LOT COVERAGE (EXCLUDING ESMT. / R.O.W.)	48.7%	40%
IMPERVIOUS PARKING AREA	7,229 SF	N/A
PERVIOUS PARKING AREA	486 SF	486 SF (3 SPACES)
PARKING LANDSCAPE AREA	1,100 SF	540 SF
PERCENTAGE OF PARKING LANDSCAPE AREA	15%	7%
PARKING LOT TREE CANOPY AREA	3,788 SF	1,084 SF
PARKING LOT TREE CANOPY PERCENTAGE	52%	15%
OTHER LANDSCAPE REQUIREMENTS		
STREET TREE SPACING: 1 TREE / 45 LF OF STREET FRONTAGE	N. ELM= 4 TREES RINEY RD.= 7 TREES RINEY CT.= 3 NEW TREES + EXISTING STAND IN R.O.W.	N. ELM= 4 TREES RINEY RD.= 7 TREES RINEY CT.= 7 TREES
LANDSCAPE BUFFERS: TYPE 'B' BUFFER @ WEST ADJACENT LOT (135 LF)	135 LF OF 10' BUFFER + 7 TREES & 48 SHRUBS	5 TREES & 30 SHRUBS PER 100 LF OF BUFFER
PARKING LOT LANDSCAPE SCREEN (ANY PARKING VISIBLE FROM THE STREET)	36 LF OF 10' BUFFER + 3 TREES	36 LF OF 10' BUFFER + 1 TREE / 45 LF

REFER TO TREE PROTECTION PLAN (SHEET T1.1) FOR PROTECTION OF EXISTING TREES IN THE RINEY CT. R.O.W.



Valley Quest
DESIGN

LANDSCAPE ARCHITECTS
509 Fenceline Dr.
Argyle, Texas 76226
ph: 214.783.1715

OWNER / CLIENT:

NOT QUITE 4A PROPERTIES
BRAD ANDRUS
(940) 368-3588

Project No: 2017-014
Drawn By: JDB
Reviewed By: AAC
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REVISIONS:

No.	Date	Description

June 3, 2017

PROJECT:

RINEY ROAD APARTMENTS
CITY PROJECT No: S16-0007

ZONING DESIGNATION:
NRMU-12
DESIRED LAND USE:
MULTI-FAMILY

NORTH ELM (US HWY 77) &
RINEY ROAD
DENTON, TEXAS

SHEET TITLE:

LANDSCAPE PLAN
(SUP EXHIBIT)

SHEET NUMBER:

L1.1