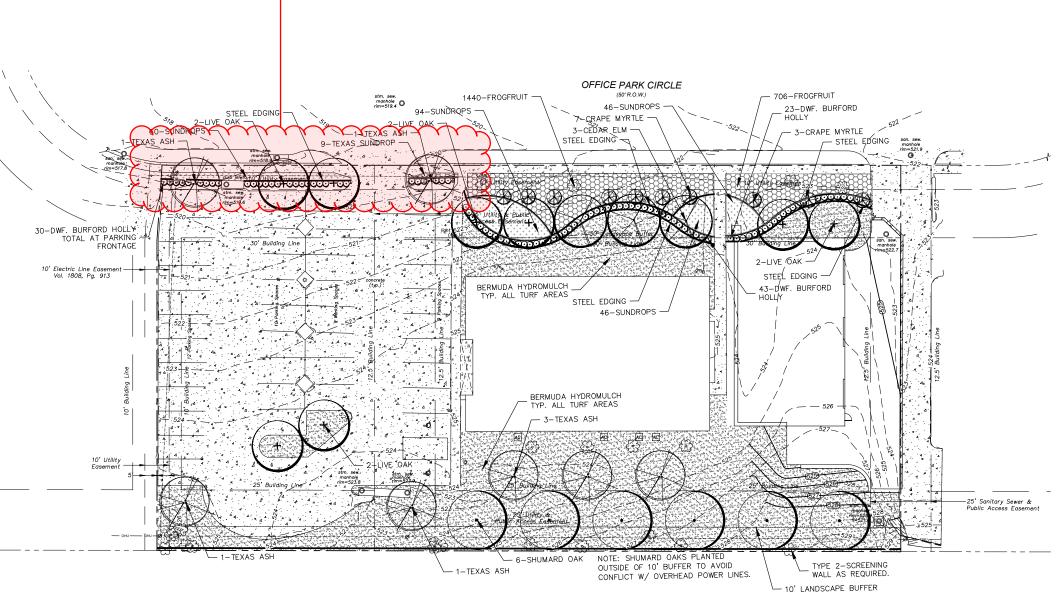




Alternative Standards Exhibit

NORTHSIDE AIR LEWISVILLE, TEXAS

a)To allow a 10-foot landscape buffer for a portion of the site in lieu of the required 30-foot buffer.



	LANDSCAPE REQUIRE	MENTS	
Code Standard	Formula	Required	Provided
Landscaping		30' wide Buffer	Varies 30' to 11.7'
Along Office Park	1 Shade Tree per 30 LF	10 Trees	7 Trees*
Circle: 308.39 LF Frontage	1 Ornamental Tree per 30 LF	10 Ornamental	10 Ornamental
Total Buffer Landscape 6,131 SF Required.	Maximum 50% Turf Area	Max 3,065 SF Turf	1,088 SF Turf 17.7% 5,043 SF Shrubs and Ground Cover 82.3%
Parking Lot Landscaping	5% Landscaped	Min. 804 SF Landscaped	1,134 SF Landscaped
(16073 SF Parking Lot with 40 spaces)	1 Shade Tree per 15 spaces Landscaped Island Required at terminus of Parking Rows	8 Canopy Trees and Parking Screen Required.	8 Canopy Trees and Parking Screen Provided
Screening Wall	8' Ht. Type 2 Wall and 10' Landscape Buffer Shade Trees 30' o.c.	Type 2 Wall and Canopy Trees 30' o. c.	Type 2 Wall and Canopy Trees 30' o. c.
Mitigation	There are no existing protected trees to be removed from this site.	No mitigation trees are required.	None Required

\*Note: 3 Additional shade trees added to the site, to meet buffer tree requirement.



## Alternative Standards Exhibit

## NORTHSIDE AIR

HILLSIDE OFFICE PARK ADDITION 816 OFFICE PARK CIRCLE LOTS 7, 8, & 9 BLOCK C 1.125 ACRES ZONING: LOCAL INDUSTRIAL (LI)

Designed by: JBS
Drawn by: JBS
Checked by: SCDG
Date: JANUARY 21, 2025
0.00 010 010 020

NORTHSIDE AIR LSIDE OFFICE PARK LOTS 7, 8, & 9 BLK C TOTAL ACREAGE: 1.125, ZONING (LI)