



LANDSCAPE REQUIREMENTS			
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 (16073 SF Parking Lot with 40 spaces)	5% Landscaped	Min. 804 SF Landscaped	1,134 SF Landscaped
	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.

ST. CLAIR DESIGN GROUP, INC

Landscape Architecture

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DATE SEALED: 06/7/25  
DESIGN BY: JBS  
DRAWN BY: JBS  
CHECKED BY: SCGG  
DATE: JANUARY 21, 2025

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)

No.1 5/7/25 PER CITY COMMENTS

App.

**Ridinger Associates, Inc.**  
Civil Engineers - Planners  
Firm No. 1969  
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Alternative Standards Exhibit

NORTHSIDE AIR

LEWISVILLE, TEXAS

NORTHSIDE AIR

HILLSIDE OFFICE PARK LOTS 7, 8, & 9 BLK C

TOTAL ACREAGE: 1.125, ZONING (LI)

Scale: 1" = 20'-0"

Designed by: JBS

Drawn by: JBS

Checked by: SCGG

Date: JANUARY 21, 2025

Project No. 212-002