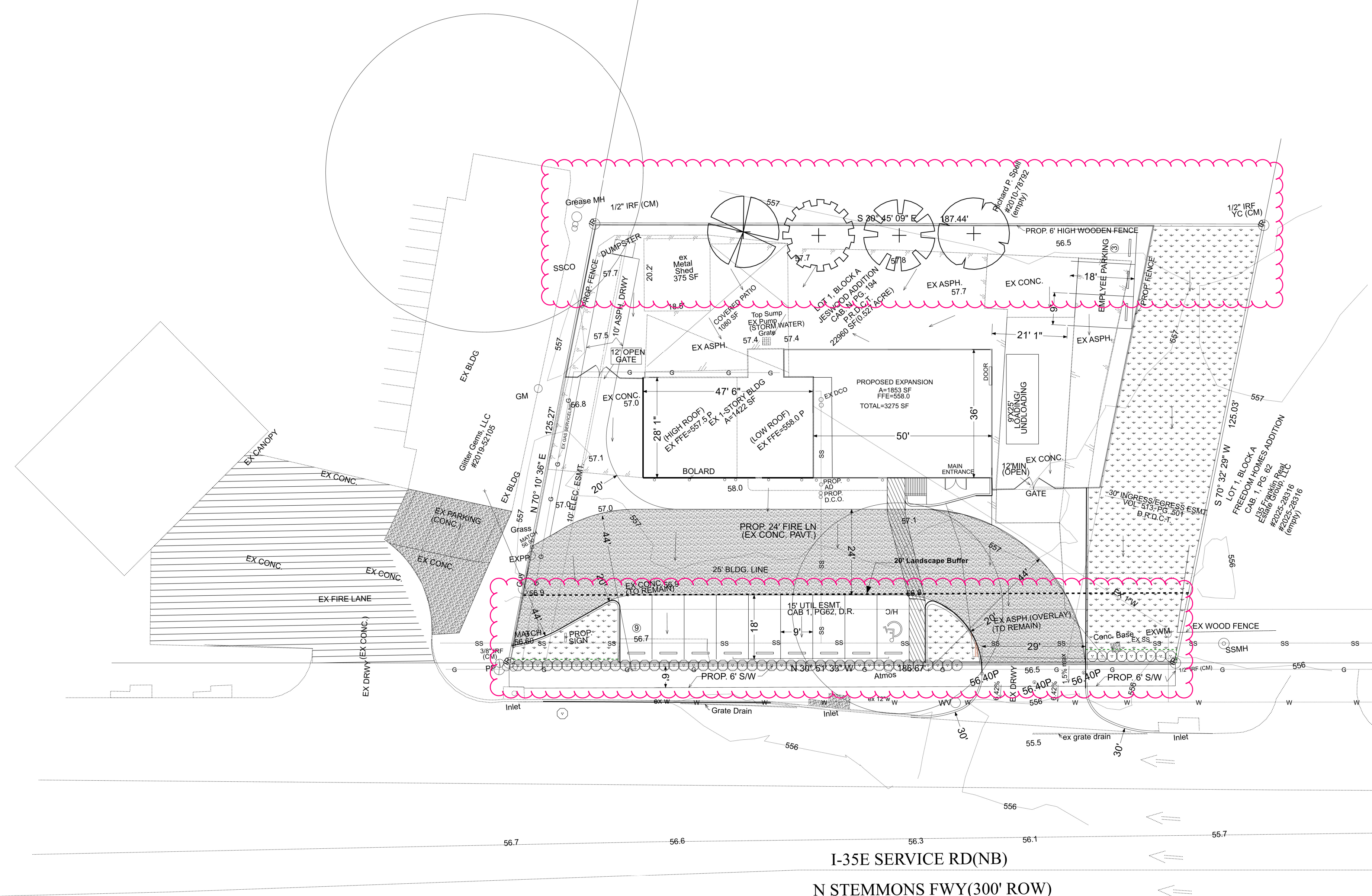


Location Map  
 1"=1000'



**Landscape**

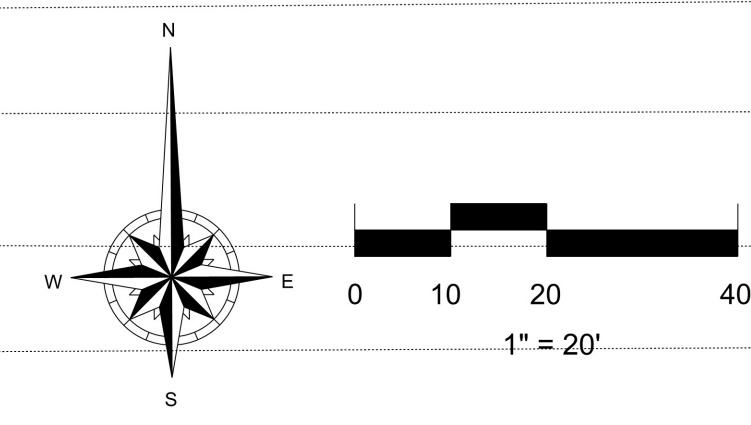
Quantity	Symbol	Description
<b>Ground Cover-Vines</b>		
4641		Cynodon dactylon / Bermudagrass Sq. Ft.
<b>Shrubs Under 4 Feet</b>		
56		Ilex comuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
<b>Trees</b>		
1		Quercus macrocarpa / Oak, Bur or Mossycup 3 in cal min
1		Quercus muehlenbergii / Oak, Chinkapin 3 in cal min
1		Quercus virginiana / Oak, Southern Live 3 in cal min
1		Ulmus crassifolia / Elm, Cedar 3 in cal min

**Landscaping Requirements**

Landscape Strip Adjacent to I-35 Service Road  
 10' Landscape Strip - 186.67 lin.ft.  
 1 Tree per 40 lin. ft.  
 Trees Required - 5 Trees  
 Alternative Standard request 4 trees to be planted in rear of property, parking to be allowed within 20' Landscape Buffer.  
 Trees Provided - 4 Trees

Interior Parking Areas - 12 Parking spaces - 14,668 sq.ft.  
 Required - 1 Tree per 8 Spaces  
 Trees Required - 2 Trees  
 Alternative Standard request no trees to be required for Internal Parking Areas  
 Trees Provided - 0 Trees

Landscape Area - Open Space of 5% of Total Development  
 Landscape Area Required - 1,135 Sq. Ft.(5%)  
 Landscape Area Provided - 5,426Sq. Ft. (23.6%)



PROJECT SUMMARY	
LOT SIZE (NET AREA)	0.527 ACRE (22,960 SF)
EXISTING BLDG (1-STORY)	1422 SF
PROPOSED BLDG (1-STORY)	1853 SF
	3275 SF
PROPOSED USE	SERVICE CONTRACTOR
BLDG. HT.	
LOT COVERAGE	
EX & PROP. BLDG	3275 SF
EX MTL. SHED	375 SF
EX COVERED PATIO	1080 SF
TOTAL	4730 SF(20.6%)
PARKING LOT/DRIVEWAY AREAS	7,498 SF
TOTAL IMPERVIOUS AREA	17,534 SF(76.4%)
PERVIOUS(LANDSCAPE) AREA	5,426 SF(23.6%)
TOTAL PARKING REQUIRED	
1 SPC./300 SF	11
TOTAL PARKING PROVIDED	12 (INCLUDES 1 HC PARKING)
LOADING/UNLOADING SPACE	(1)
TOTAL PARKING PROVIDED	12

LANDSCAPE PLAN

LOT 1, BLOCK A  
 JESWEED ADDITION  
 0.527 ACRE(22960 SF)  
 CAB N, PG 194. P.R.D.C.T  
 1844 N Stemmons Fwy  
 Denton co., Lewisville, TX 75067

REVISIONS:	None
DATE:	3-5-2026
JOB NUMBER:	260305
DRAWN BY:	David G
CHECKED BY:	N/A
SCALE:	1" = 20'
SHEET:	LS-1

