

ENGINEERS NOTES:
1. EXISTING UTILITIES ARE APPROXIMATE PER AVAILABLE VILLAGE FORD AS BUILTS AND SURVEY DATA. CONTRACTOR TO FIELD VERIFY DEPTH, SIZE, MATERIAL, AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

SITE DATA SUMMARY TABLE		
TOTAL LOT AREA	15.67 AC / 682,585.20 SQFT	
GENERAL:	REQUIRED	PROVIDED
- SITE ACREAGE	-	15.67 ACRES
- TOTAL BUILDING AREA	-	103,038 SF
- MAX BUILDING HEIGHT	69 FT (max.)	47 FT
- FLOOR AREA RATIO	-	15%
PARKING*:	REQUIRED	PROVIDED
- SERVICE BAYS (1 PER BAY)	82	-
- AUTOMOBILE REPAIR OFFICE SPACE (1:300 SQFT)	28	-
- AUTOMOBILE SALES OFFICE SPACE (1:500 SQFT)	58	-
- CAR WASH (1 PER BAY)	3	-
- TOTAL	171	172
SETBACKS:	REQUIRED	PROVIDED
- INTERSTATE 35E FRONTAGE	25 FT	25 FT
- INTERSTATE 35E INTERCHANGE FRONTAGE	25 FT	25 FT
- VALLEY RIDGE BOULEVARD FRONTAGE	25 FT	25 FT
- SIDE	N/A	N/A
- REAR	N/A	N/A
LANDSCAPE BUFFER:	REQUIRED	PROVIDED
- INTERSTATE 35E FRONTAGE	20 FT	20 FT
- INTERSTATE 35E INTERCHANGE FRONTAGE	20 FT	20 FT
- VALLEY RIDGE BOULEVARD FRONTAGE	5 FT	5 FT
- SIDE	N/A	N/A
- REAR	N/A	N/A
OPEN SPACE:	REQUIRED	PROVIDED
- PERCENTAGE	5%	4.5%*
- ACREAGE	0.78 AC	0.71 AC
- SQUARE FOOTAGE	34,129.26 SQFT	30,713.95 SQFT

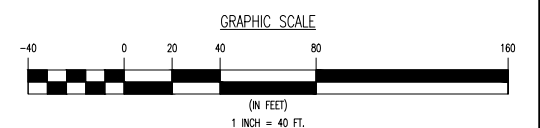
*ALTERNATE STANDARD REQUESTED FOR REDUCED OPEN SPACE REQUIREMENT AND BASE ZONING PARKING REQUIREMENT

SITE LEGEND

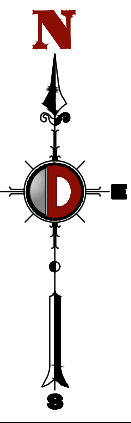
- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- OH --- EXISTING POWER POLE & O.H. ELECTRIC LINES
- PROP. PIPE RAILING
- EXIST. FIRE HYDRANT
- EXIST. WATER VALVE
- EXIST. GAS VALVE
- EXIST. IRRIGATION CONTROL VALVE
- EXIST. UTILITY POLE
- EXIST. WATER METER
- EXIST. CATCH BASIN
- EXIST. STORM DRAIN MANHOLE
- EXIST. SEWER MANHOLE
- EXIST. LIGHT POLE
- EXIST. CLEANOUT
- EXIST. PED POLE
- EXIST. SIGN
- EXIST. BACKFLOW PREVENTOR
- PROP. CURB INLET
- PROP. AREA INLET
- PROP. DRAINAGE MANHOLE
- PROP. OUTLET STRUCTURE
- PROP. SANITARY SEWER MANHOLE
- PROP. CLEAN OUT
- PROP. END SECTION
- PROP. FIRE HYDRANT
- PROP. WATER METER
- PROP. IRRIGATION METER
- PROP. REMOTE FDC
- PROP. LIGHT POLE
- PROP. SIGN
- PROP. BACKFLOW PREVENTOR

GENERAL NOTES:

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
TOPOGRAPHIC SURVEY, 15.428 ACRES CITY OF LEWISVILLE, DENTON COUNTY
NORTH TEXAS SURVEYING, L.L.C.
1010 WEST UNIVERSITY, MOCKEY, TX. 75069
SURVEYOR FILE NO: 2024-0140
- APPLICANT:
DYNAMIC ENGINEERING CONSULTANTS, PC
CASSANDRA HUGGINS, PE
714 S. GREENVILLE AVENUE, SUITE 100
ALLEN, TX 75002
P: 972-244-2100
EMAIL: CHUGGINS@DYNAMICCE.COM
- PROJECT OWNER:
SAM PACK
PACK PROPERTIES II, LTD
2070 DIPLOMAT DRIVE
FARMERS BRANCH, TX 75234
- PARCEL DATA:
BLOCK A, LOT 1
TOWNSHIP OF LEWISVILLE
DENTON COUNTY, TEXAS
BLOCK B, LOT 5
TOWNSHIP OF LEWISVILLE
DENTON COUNTY, TEXAS
- ZONE:
ZONE LI (LIGHT INDUSTRIAL ZONE) IN US OVERLAY DISTRICT
- EXISTING USE:
RETAIL AUTO DEALERSHIP
- PROPOSED USE:
AUTOMOBILE SALES AND LEASING, AND AUTOMOBILE REPAIR
- PARKING:
A. TOTAL PROVIDED = 805
B. STANDARD PARKING STALLS (9'x18') = 648
C. EXTENDED PARKING STALLS (9'x20') = 42
D. LARGE TRUCK PARKING STALLS (12'x30') = 109
E. DISPLAY PADS = 6



MATCH LINE
PRELIMINARY ZONING PLAN B
SHEET 2



INTERSTATE
HIGHWAY 35-E
INTERCHANGE

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TITLE: **PRELIMINARY ZONING PLAN A**

PROJECT: **FIVE STAR FORD-LEWISVILLE**
1144 N. STEAMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
LI-LIGHT INDUSTRIAL/US 35 OVERLAY, 15.67-ACRES
AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

JOB No: 1455-24-04472 DATE: 02/27/2026
DRAWN BY: BG SCALE: (H) 1"=40' (V) 1"=40'
DESIGNED BY: CH SHEET No: 1 OF 4
CHECKED BY: -
REVIEWED BY: -

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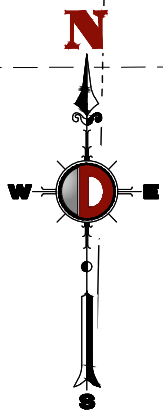
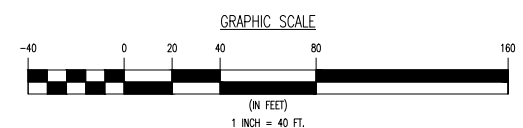
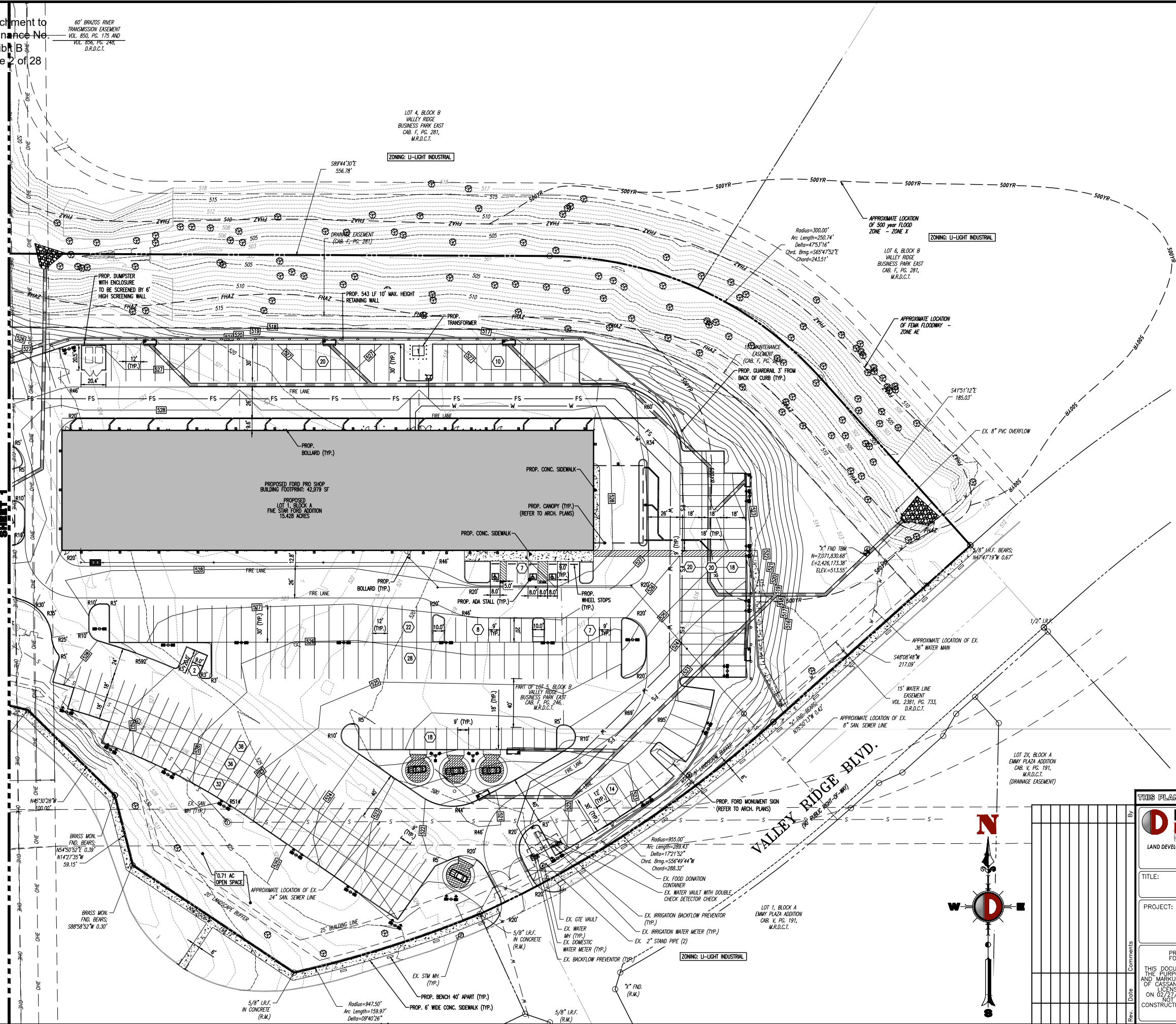
CASSANDRA A. HUGGINS
PROFESSIONAL ENGINEER
TEXAS LICENSE No. 148325

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65' BRAZOS RIVER TRANSMISSION EASEMENT VOL. 850, PG. 175 AND VOL. 856, PG. 246, D.R.D.C.T.

NOTE
 1. REFER TO SITE PLAN A FOR GENERAL NOTES.
 2. DEMOLITION AND RECONSTRUCTION SHALL BE COMPLETED IN PHASES TO MINIMIZE OPERATIONAL DOWNTIME. SEQUENCING TO BE DETERMINED BASED ON THE ESP (ENGINEERING SEQUENCING PLAN).
ENGINEERS NOTES:
 1. EXISTING UTILITIES ARE APPROXIMATE PER AVAILABLE VILLAGE FORD AS BUILTS AND SURVEY DATA. CONTRACTOR TO FIELD VERIFY DEPTH, SIZE, MATERIAL AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.

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 MATCH LINE SEE PRELIMINARY ZONING PLAN A SHEET 1



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Project: **FIVE STAR FORD—LEWISVILLE**
 1144 N. STEMMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
 VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
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Job No: 1455-24-04472 DATE: 02/27/2026
 DRAWN BY: BG SCALE: (H) 1"=40' (V) 1"=40'
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65' BRAZOS RIVER TRANSMISSION EASEMENT VOL. 856, PG. 175 AND VOL. 856, PG. 246, D.R.D.C.T.

LOT 4, BLOCK B VALLEY RIDGE BUSINESS PARK EAST CAB. F, PG. 281, M.R.D.C.T.

LOT 6, BLOCK B VALLEY RIDGE BUSINESS PARK EAST CAB. F, PG. 281, M.R.D.C.T.

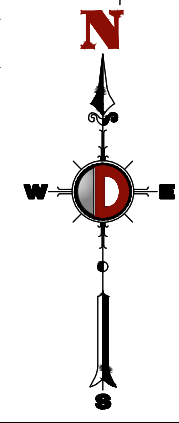
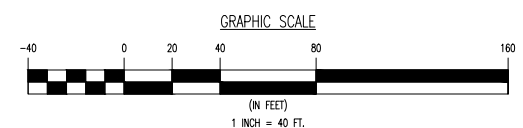
LOT 2X, BLOCK A EMAY PLAZA ADDITION CAB. V, PG. 191, M.R.D.C.T. (DRAINAGE EASEMENT)

VALLEY RIDGE BLVD. (20' PUBLIC RIGHT-OF-WAY)

LOT 1, BLOCK A EMAY PLAZA ADDITION CAB. V, PG. 191, M.R.D.C.T.

- NOTES:**
- SEE PRELIMINARY GRADING & UTILITY PLAN B FOR UTILITY NOTES.
 - ALL CONSTRUCTION SHALL BE DONE IN STRICT CONFORMANCE TO THESE PLANS AND ALL APPLICABLE MUNICIPAL CODES AND STANDARDS.
 - CONTRACTOR MUST OBTAIN ALL NECESSARY PERMITS FROM THE STATE HIGHWAY DEPARTMENT FOR ANY AND ALL WORK TO BE DONE IN HIGHWAY RIGHT-OF-WAY.
 - THE CONTRACTOR SHALL MAKE APPLICATION FOR SERVICES, OBTAIN ALL PERMITS, AND PAY ALL CHARGES, FEES AND CONNECTION COSTS REQUIRED FOR EVERY UTILITY SERVICE.
 - SEE PLUMBING AND ELECTRICAL PLANS FOR EXACT LOCATIONS AND DETAILS OF LIGHTING POLES AND SERVICES INTO BUILDING.
 - CONTRACTOR TO VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
 - PUBLIC WORKS INSPECTOR WILL ONLY INSPECT UTILITY SERVICE LINE FROM THE CONNECTION TO THE BUILDING.
 - CONTRACTOR TO FIELD VERIFY EXISTING METERS AND EQUIP WITH APPROPRIATE BACKFLOW DEVICES PRIOR TO CONSTRUCTION.

- UTILITY NOTES**
- LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICE CONNECTION POINTS SHALL BE CONFIRMED IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST INVERT (POINT OF CONNECTION) AND PROGRESS UP GRADIENT. INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OR CONSTRUCTION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY UTILITY "ONE-CALL" NUMBER 72 HOURS PRIOR TO ANY EXCAVATION ON THIS SITE. CONTRACTOR SHALL ALSO NOTIFY LOCAL WATER & SANITARY DEPARTMENTS TO MARK OUT THEIR UTILITIES.
 - REFER TO ARCHITECTURAL DRAWINGS FOR EXACT UTILITY CONNECTION LOCATIONS. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME. SERVICE SIZES TO BE DETERMINED BY ARCHITECT.
 - WATER SERVICE MATERIALS SHALL BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTORS PRICE FOR WATER SERVICE SHALL INCLUDE ALL FEES AND APPURTENANCES REQUIRED BY THE UTILITY TO PROVIDE A COMPLETE WORKING SERVICE.
 - ALL WATER MAIN SHALL BE DR 18 CLASS 200 C-900 PVC PIPES, UNLESS OTHERWISE DESIGNATED.
 - THE MINIMUM DIAMETER FOR DOMESTIC WATER SERVICES SHALL BE 2 INCH.
 - FIRE HYDRANTS SHALL BE LOCATED 2'-0" BEHIND THE PAVEMENT EDGE AND SHALL NOT BE IN THE SIDEWALK.
 - THRUST BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH CITY STANDARDS AT ALL BONDS, TEES, CROSSES, PLUGS, FIRE HYDRANTS, ETC.
 - SEWER MAINS SHALL BE SEPARATED FROM WATER MAINS BY A DISTANCE OF AT LEAST 10 FEET HORIZONTALLY. WHERE THIS IS NOT POSSIBLE, THE PIPES SHALL BE IN SEPARATE TRENCHES WITH THE SEWER MAIN AT LEAST 18 INCHES BELOW THE WATER MAIN. ALL GRAVITY SEWER MAINS SHALL BE SDR-35 PVC PIPE UNLESS OTHERWISE DESIGNATED.
 - ALL SEWER PIPE INSTALLED WITH LESS THAN 3 FEET OF COVER OR GREATER THAN 20 FEET OF COVER SHALL BE CONSTRUCTED OF DUCTILE IRON PIPE. ALL DUCTILE IRON SEWER PIPE SHALL BE CEMENT-LINED, CLASS S2 PIPE, FURNISHED WITH SEWER COAT OR PROTECTED EQUAL.
 - WHERE SANITARY SEWER LATERALS ARE GREATER THAN 10' DEEP AT CONNECTION TO THE SEWER MAIN, CONCRETE DEEP LATERAL CONNECTIONS ARE TO BE UTILIZED.
 - LOCATION & LAYOUT OF GAS, ELECTRIC & TELECOMMUNICATION UTILITY LINES AND SERVICES SHOWN ON THESE PLANS ARE SCHEMATIC IN NATURE. ACTUAL LOCATION & LAYOUT OF THESE UTILITIES & SERVICES ARE TO BE PER THE APPROPRIATE UTILITY PROVIDER.
 - ROOF LEADER COLLECTION PIPING ARE CONCEPTUAL IN NATURE AND ARE NOT FOR CONSTRUCTION. ACTUAL ROOF LEADER COLLECTION PIPING IS TO BE COORDINATED W/ ARCHITECTURAL PLANS FOR EACH INDIVIDUAL BUILDING. ALL ROOF LEADER COLLECTION PIPING SHALL BE SCHEDULE 40 PVC UNLESS OTHERWISE DESIGNATED.
 - ALL SEWER AND WATER FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF ----- AND NORTH CENTRAL COUNCIL OF GOVERNMENTS STANDARD SPECIFICATIONS FOR PUBLIC WORK CONSTRUCTION (LATEST EDITION).
 - MINIMUM BURY DEPTH SHALL BE AT LEAST 48" FROM FINISH GRADE TO THE TOP OF PIPE.
 - MANUFACTURED REINFORCED CONCRETE STORM PIPE TO CONFORM TO ASTM C-76, CLASS II, UNLESS OTHERWISE DESIGNATED. REINFORCED CONCRETE STORMWATER PIPE TO BE INSTALLED IN ACCORDANCE WITH AMERICAN CONCRETE PIPE ASSOCIATION INSTALLATION GUIDELINES AND MORTAR OR PREFORMED FLEXIBLE JOINT SEALANTS IN ACCORDANCE WITH ASTM C 990 TO BE UTILIZED TO PROVIDE A SILENT-TIGHT JOINT. WHERE SPECIFICALLY INDICATED, REINFORCED CONCRETE STORM PIPE JOINTS SHALL BE WATER TIGHT AND CONFORM TO ASTM C-443.
 - OVERHEAD LINES MAY EXIST ON THE PROPERTY. WE HAVE NOT ATTEMPTED TO MARK THOSE LINES SINCE THEY ARE CLEARLY VISIBLE, BUT CONTRACTOR SHOULD LOCATE THEM PRIOR TO BEGINNING CONSTRUCTION. TEXAS LAW, SECTION 752, HEALTH AND SAFETY CODE, FORBIDS ALL ACTIVITIES IN WHICH PERSON OR EQUIPMENT MAY COME WITHIN SIX (6) FEET OF LINE OVERHEAD HIGH VOLTAGE LINES. CONTRACTORS ARE LEGALLY RESPONSIBLE FOR SAFETY OF CONSTRUCTION WORKERS UNDER THIS LAW. THIS LAW CARRIES BOTH CIVIL AND CRIMINAL LIABILITY.
 - PIPE LENGTHS ON THIS PLAN HAVE BEEN MEASURED AS THE DISTANCE BETWEEN THE CENTER POINT OF THE 2 CONNECTED STRUCTURES. ACTUAL PHYSICAL PIPE LENGTH FOR INSTALLATION IS EXPECTED TO BE LESS AND SHOULD BE ACCOUNTED FOR BY THE CONTRACTOR ACCORDINGLY. ALL VALVE COVERS, METER BOXES, CLEANOUT LIDS, MANHOLES, GRATES, AND VAULT HATCHES LOCATED WITHIN PAVED AREAS SHALL BE H20 TRAFFIC LOAD RATED, UNLESS OTHERWISE NOTED BY THE LOCAL AGENCY.

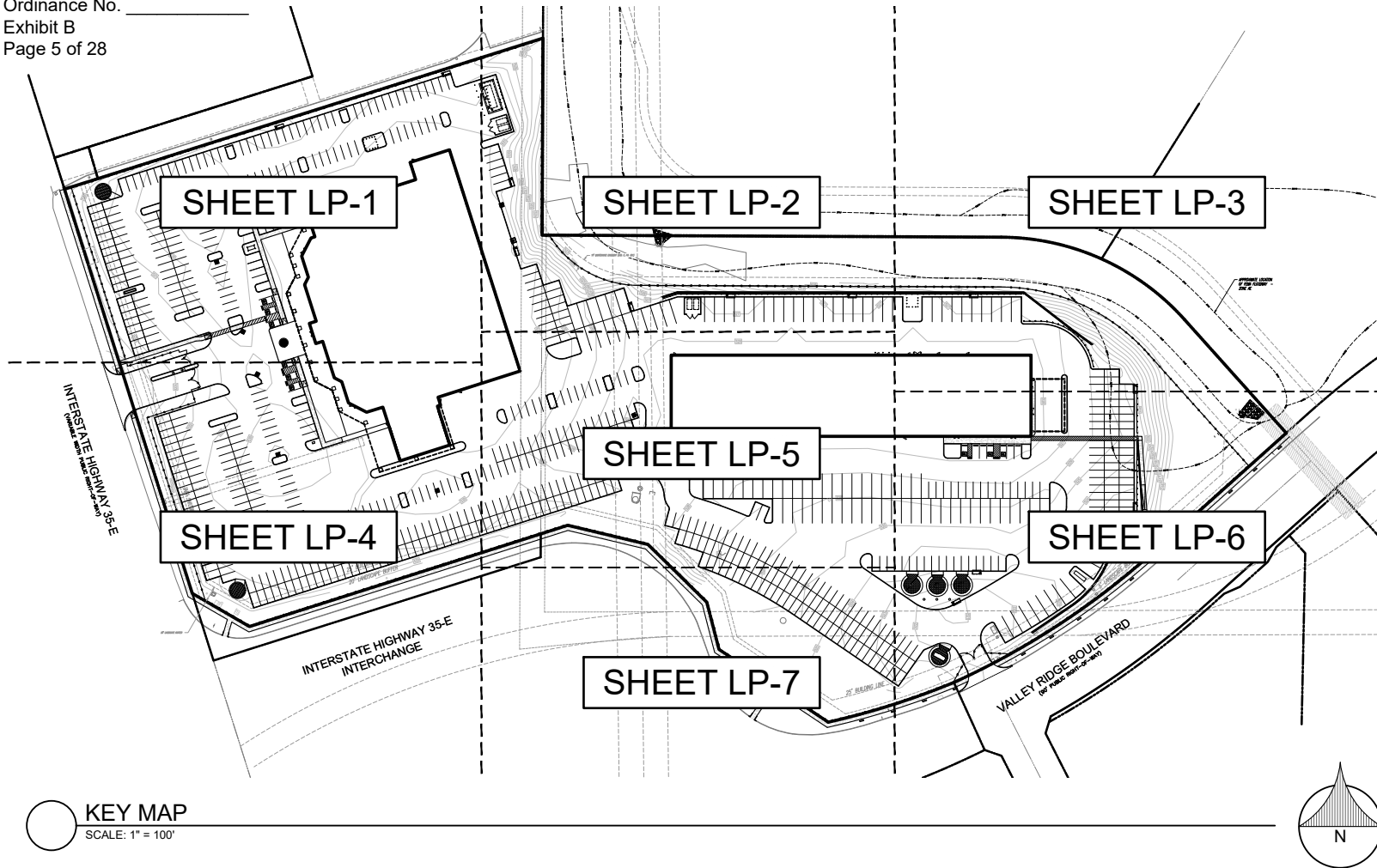


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<p>TITLE: PRELIMINARY GRADING & UTILITY PLAN B</p>		
<p>PROJECT: FIVE STAR FORD-LEWISVILLE 1144 N. STEAMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1 LL-LIGHT INDUSTRIAL/H 35 OVERLAY, 15.67-ACRES AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS</p>		
<p>JOB No: 1455-24-04472</p> <p>DESIGNED BY: AR</p> <p>CHECKED BY: CH</p>	<p>DATE: 02/27/2026</p> <p>SCALE: (H) 1"=40' (V)</p> <p>SHEET No: 4 OF 4</p>	<p>PRELIMINARY PLAN FOR REVIEW ONLY</p> <p>THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF CASSANDRA A. HUGGINS, STATE LICENSE NUMBER 148325 ON 02/27/2026. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.</p>
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MATCH LINE SEE PRELIMINARY GRADING & UTILITY PLAN B SHEET 4



PLANT SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
TREES						
ACE CDO	Acer barbatum 'Caddo'	Caddo Southern Sugar Maple	2" Cal.	Pot	7	8.9%
CER OKL	Cercis canadensis texensis 'Oklahoma'	Oklahoma Texas Redbud	3" Cal.	Pot	8	10.1%
GIN PR2	Ginkgo biloba 'PNI 2720'	Princeton Sentry® Maidenhair Tree	2" Cal.	Pot	2	11.4%
GIN PR3	Ginkgo biloba 'PNI 2720'	Princeton Sentry® Maidenhair Tree	3" Cal.	Pot	7	---
ILE VOM	Ilex vomitoria	Yaupon Holly	2" Cal.	Pot	13	16.5%
PLA MEX	Platanus mexicana	Mexican Sycamore	2" Cal.	Pot	8	10.1%
QUE V12	Quercus virginiana	Southern Live Oak	2" Cal.	Pot	10	29.1%
QUE VIR	Quercus virginiana	Southern Live Oak	3" Cal.	Pot	13	---
QUE NDL	Quercus x warei 'Nadler'	Kindred Spirit® Oak	2" Cal.	Pot	4	5.1%
ULM CRA	Ulmus crassifolia	Cedar Elm	3" Cal.	Pot	7	8.9%
SHRUBS						
ABE RCR	Abelia x 'Rose Creek'	Rose Creek Abelia	#3	Pot	48" o.c.	110
BER ROS	Berberis thunbergii 'Rose Glow'	Rose Glow Japanese Barberry	#3	Pot	48" o.c.	13
ILE NAN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	#3	Pot	36" o.c.	174
MYR PUS	Myrica pusilla	Dwarf Southern Wax Myrtle	#3	Pot	48" o.c.	382
ROS SST	Rosa x 'Meizorian'	White Drift® Groundcover Rose	#3	Pot	30" o.c.	175
ORNAMENTAL GRASSES						
MUH CAP	Muhlenbergia capillaris	Pink Muhly Grass	#3	Pot	36" o.c.	25
GROUND COVERS						
CYN T13	Cynodon dactylon 'Tif 419'	Tif 419 Bermudagrass	sod			54,484 sf
---	---	Native seed mix (TBD)	hydroseed			

LANDSCAPE CALCULATIONS

OPEN SPACE	
SITE AREA:	672,034 SF
OPEN SPACE REQUIRED:	33,602 SF (5% OF SITE AREA)
OPEN SPACE PROVIDED:	33,725 SF (5.0%)

PERIMETER LANDSCAPE STRIP (IH-35E OVERLAY)	
LANDSCAPE STRIP LENGTH:	1,418 LF
SHADE TREES REQUIRED:	36 TREES (1 TREE PER 40 LF)
SHADE TREES PROVIDED:	36 TREES (30 PROPOSED, 6 EXISTING)

LANDSCAPE STRIP AREA:	27,331 SF
MAXIMUM TURF AREA ALLOWED:	13,666 SF (50%)
TURF AREA PROVIDED:	13,310 SF (48.7%)

PERIMETER LANDSCAPE STRIP (VALLEY RIDGE BLVD.)	
LANDSCAPE STRIP LENGTH:	666 LF
SHADE TREES REQUIRED:	17 TREES (1 TREE PER 40 LF)
SHADE TREES PROVIDED:	17 TREES (14 PROPOSED, 3 EXISTING)

LANDSCAPE STRIP AREA:	2,721 SF
MAXIMUM TURF AREA ALLOWED:	1,361 SF (50%)
TURF AREA PROVIDED:	1,291 SF (47.4%)

BUILDING LANDSCAPE	
SECONDARY WALKWAY, BLDG. A:	215 LF
TREES REQUIRED:	5 TREES (1 TREE PER 40 LF)
TREES PROVIDED:	5 TREES

PARKING LOT LANDSCAPE	
REQUIRED PARKING SPACES:	171 SPACES
TREES REQUIRED:	21 TREES (1 TREE PER 8 SPACES)
TREES PROVIDED:	21 TREES

TOTAL PARKING LOT AREA, BLDG. A:	9,264 SF
LANDSCAPE AREA REQUIRED:	463 SF (5% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	726 SF (7.8%)
TOTAL PARKING LOT AREA, BLDG. B:	2,928 SF
LANDSCAPE AREA REQUIRED:	146 SF (5% OF PARKING AREA)
LANDSCAPE AREA PROVIDED:	515 SF (17.6%)

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.



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OVERALL PLANTING PLAN

PROJECT: FIVE STAR FORD—LEWISVILLE
1144 N. STEMMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
LP-LIGHT INDUSTRIAL/IN 35 OVERLAY, 15.67-ACRES
AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

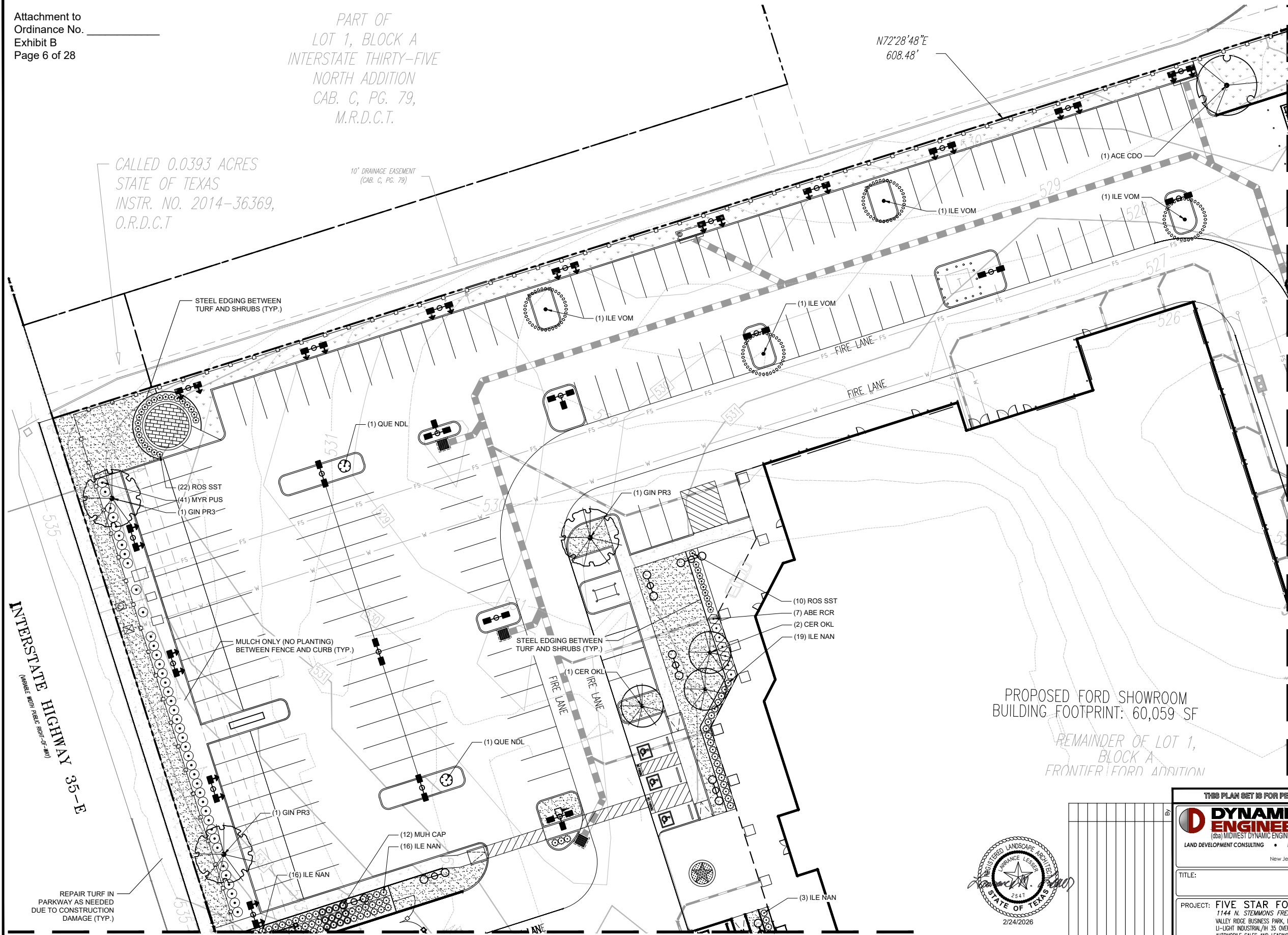
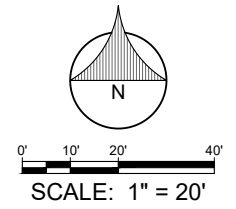
JOB No: 1455-24-04472 DATE: 01/09/2026
DRAWN BY: XXX SCALE: (H) 1"=XX' (V)
DESIGNED BY: XXX SHEET No:
CHECKED BY: XXX
CHECKED BY: -

LP-0

Rev. # 0

PART OF
 LOT 1, BLOCK A
 INTERSTATE THIRTY-FIVE
 NORTH ADDITION
 CAB. C, PG. 79,
 M.R.D.C.T.

CALLED 0.0393 ACRES
 STATE OF TEXAS
 INSTR. NO. 2014-36369,
 O.R.D.C.T.



MATCHLINE - SEE SHEET LP-2

MULCH
 AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 4" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS, AND AS NOTED BELOW). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS
 THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

SEE SHEET LP-0 FOR
 PLANT SCHEDULE

PROPOSED FORD SHOWROOM
 BUILDING FOOTPRINT: 60,059 SF
 REMAINDER OF LOT 1,
 BLOCK A
 FRONTIER FORD ADDITION

INTERSTATE HIGHWAY 35-E
(SHADED AREA PUBLIC RIGHT-OF-WAY)

MATCHLINE - SEE SHEET LP-4



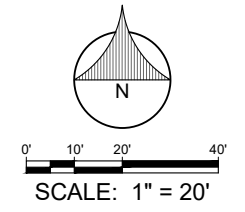
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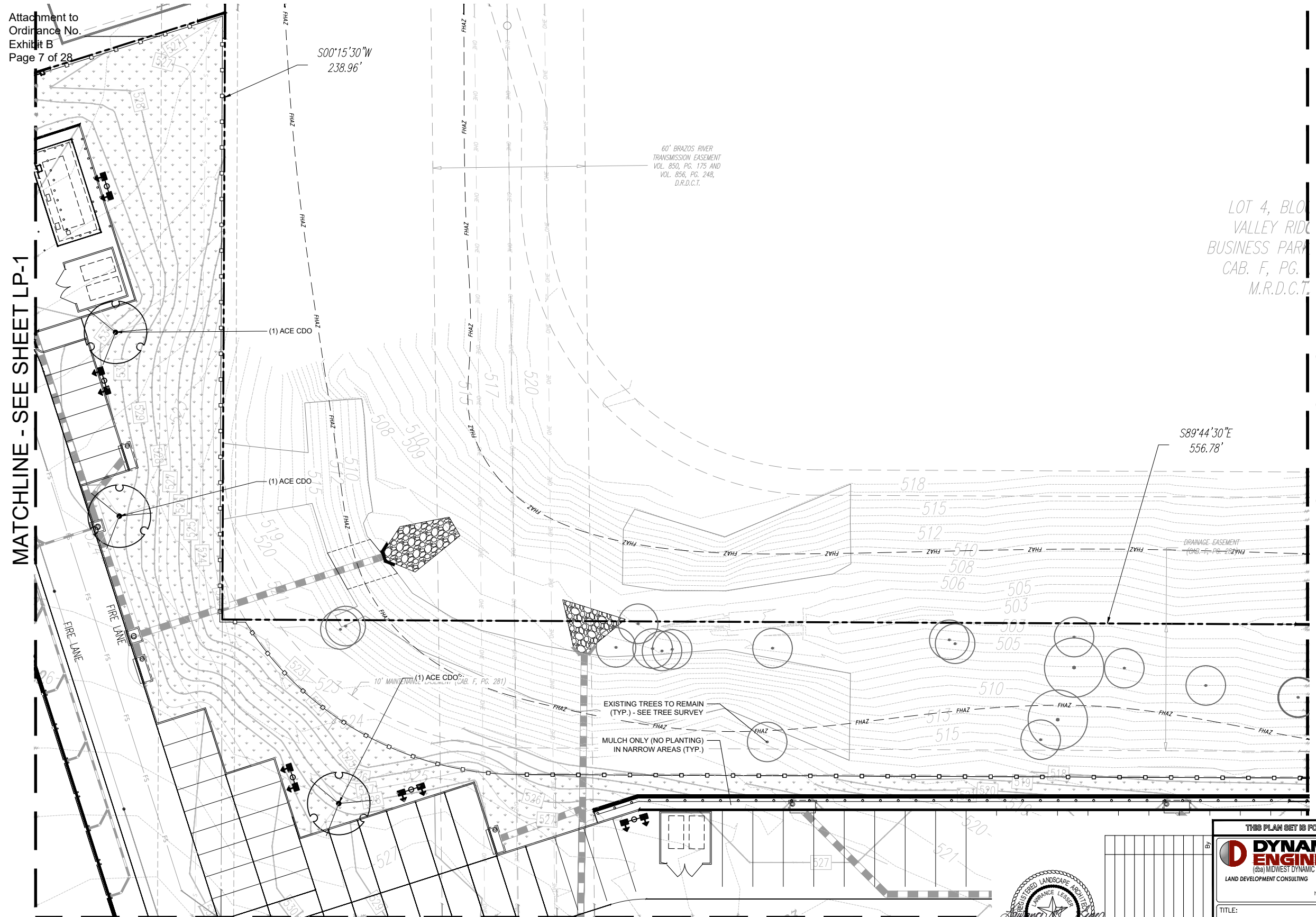
TITLE: PLANTING PLAN	
PROJECT: FIVE STAR FORD-LEWISVILLE 1144 N. STEMMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1 LI-LIGHT INDUSTRIAL/IN 35 OVERLAY, 13.67-ACRES AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS	JOB No: 1455-24-04472 DATE: 01/09/2026 SCALE: (H) 1"=XX' (V) _____ SHEET No: <div style="font-size: 2em; font-weight: bold; text-align: center;">LP-1</div>
DRAWN BY: XXX DESIGNED BY: XXX CHECKED BY: XXX APPROVED BY: _____	Rev. # 0 Date _____ Comments _____



LOT 4, BLO VALLEY RIDGE BUSINESS PARK CAB. F, PG. M.R.D.C.T.

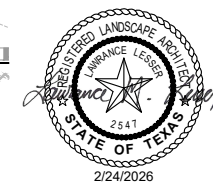
MATCHLINE - SEE SHEET LP-1

MATCHLINE - SEE SHEET LP-3



SEE SHEET LP-0 FOR PLANT SCHEDULE

MATCHLINE - SEE SHEET LP-5



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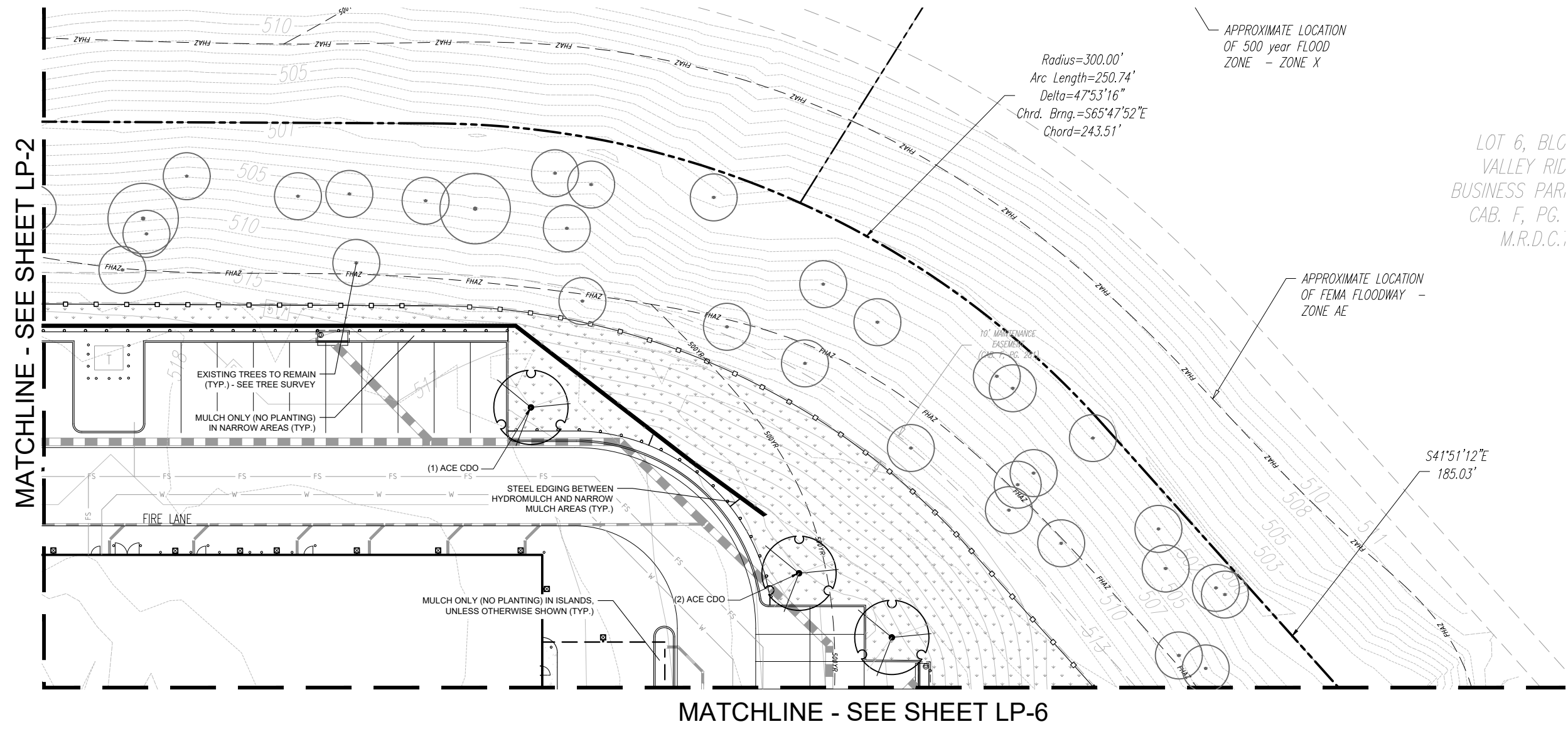
TITLE: **PLANTING PLAN**

PROJECT: **FIVE STAR FORD—LEWISVILLE**
1144 N. STEMMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
LI-LIGHT INDUSTRIAL/IN 35 OVERLAY, 13.67-ACRES
AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

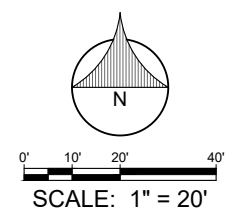
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LP-2



LOT 6, BLC
 VALLEY RIDGE
 BUSINESS PARK,
 CAB. F, PG.
 M.R.D.C.;



SEE SHEET LP-0 FOR
 PLANT SCHEDULE



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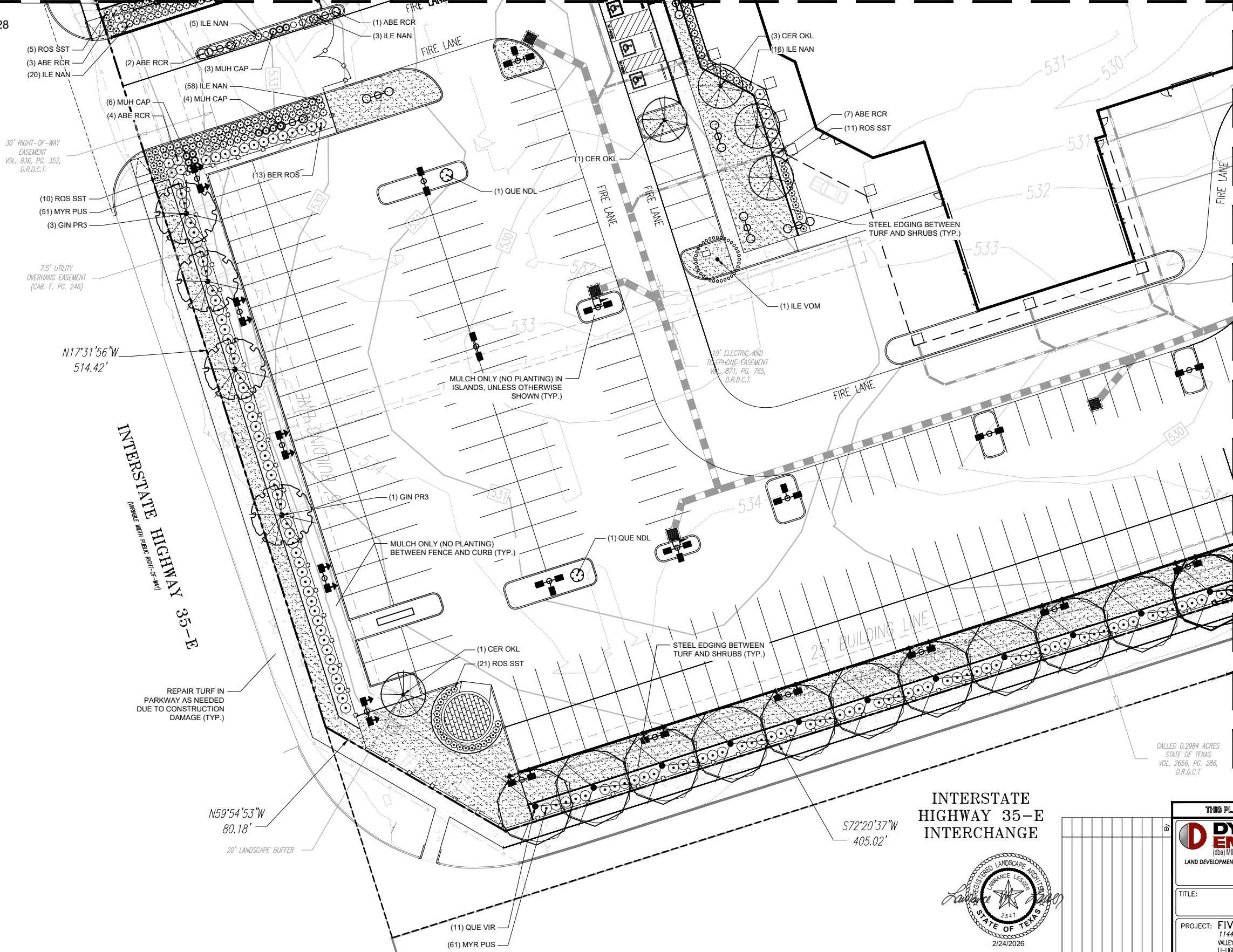
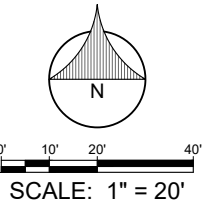
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MATCHLINE - SEE SHEET LP-5

SEE SHEET LP-0 FOR PLANT SCHEDULE

CALLED 0.2984 ACRES STATE OF TEXAS VOL. 2656, PG. 286, D.R.D.C.T.

INTERSTATE HIGHWAY 35-E INTERCHANGE



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TITLE: **PLANTING PLAN**

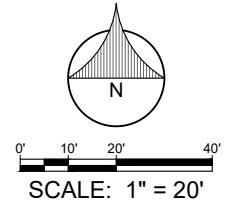
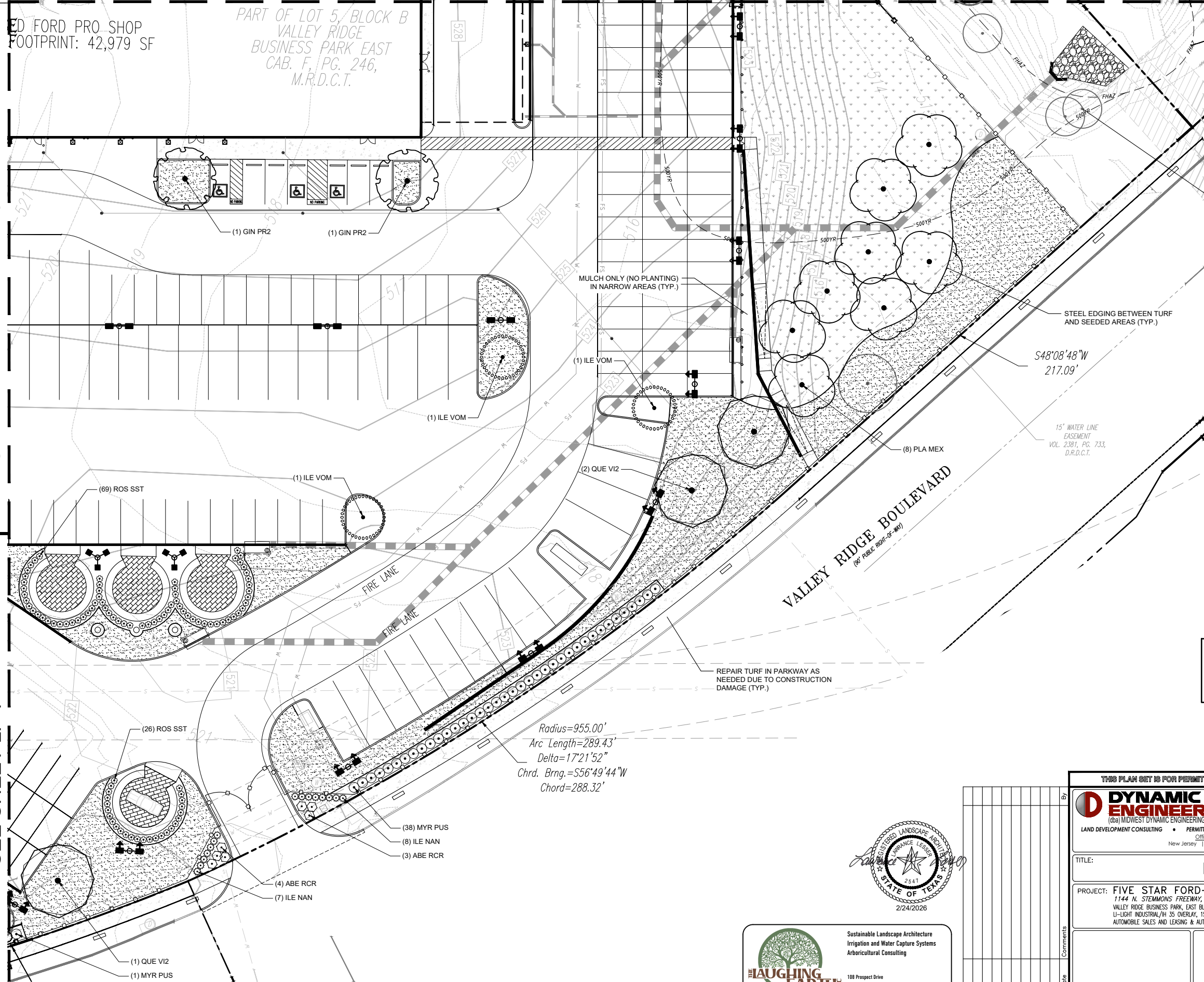
PROJECT: **FIVE STAR FORD-LEWISVILLE**
1144 N. STEMMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
LP-LIGHT INDUSTRIAL/WH 35 OVERLAY, 15.67-ACRES
AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

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EXISTING TREES TO REMAIN (TYP.) - SEE TREE SURVEY

STEEL EDGING BETWEEN TURF AND SEEDED AREAS (TYP.)

MULCH ONLY (NO PLANTING) IN NARROW AREAS (TYP.)

15' WATER LINE EASEMENT VOL. 2391, PG. 733, D.R.D.C.T.

REPAIR TURF IN PARKWAY AS NEEDED DUE TO CONSTRUCTION DAMAGE (TYP.)

SEE SHEET LP-0 FOR PLANT SCHEDULE

MATCHLINE - SEE SHEET LP-5

MATCHLINE - SEE SHEET LP-7



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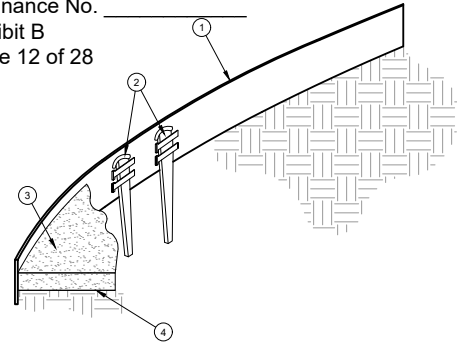
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TITLE: **PLANTING PLAN**

PROJECT: **FIVE STAR FORD-LEWISVILLE**
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VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
L1-LIGHT INDUSTRIAL/IN 35 OVERLAY, 15.67-ACRES
AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

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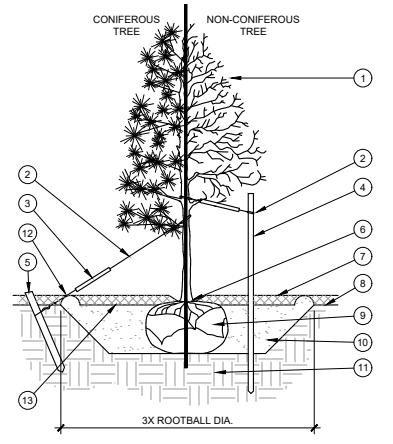
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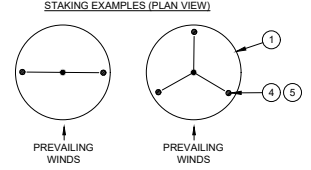
- 1 ROLLED-TOP STEEL EDGING PER PLANS.
- 2 TAPERED STEEL STAKES.
- 3 MULCH, TYPE AND DEPTH PER PLANS.
- 4 FINISH GRADE.

NOTES:
 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

C STEEL EDGING
SCALE: NOT TO SCALE

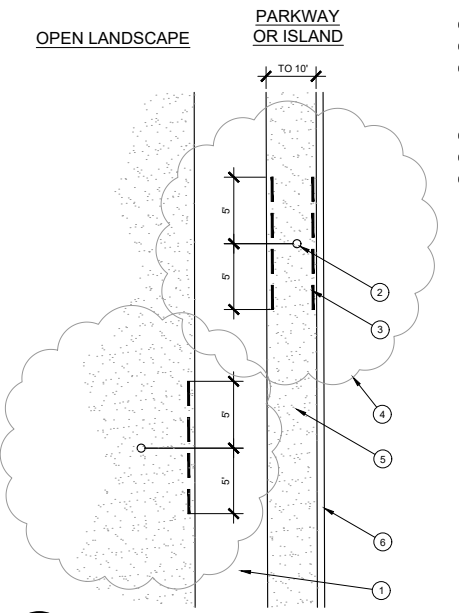


- 1 TREE CANOPY.
- 2 CINCH-TIES (2" X 3/4" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (3/8" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 3 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4 GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- 5 PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- 6 TRUNK FLARE.
- 7 MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- 8 FINISH GRADE.
- 9 ROOT BALL.
- 10 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 11 UNDISTURBED NATIVE SOIL.
- 12 4" HIGH EARTHEN WATERING BASIN.
- 13 FINISH GRADE.



NOTES:
 1) SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 2) REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 3) FOR BAB TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 4) REMOVE ALL NURSERY STAKES AFTER PLANTING.
 5) FOR TREES 3/8" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE.
 6) STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT IN WIND.

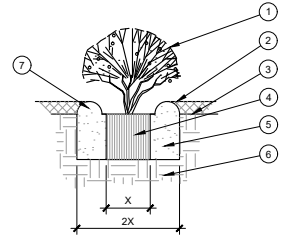
A TREE PLANTING
SCALE: NOT TO SCALE



- 1 TYPICAL WALKWAY OR PAVING
- 2 TREE TRUNK
- 3 LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 4 TREE CANOPY
- 5 TYPICAL PLANTING AREA
- 6 TYPICAL CURB AND GUTTER

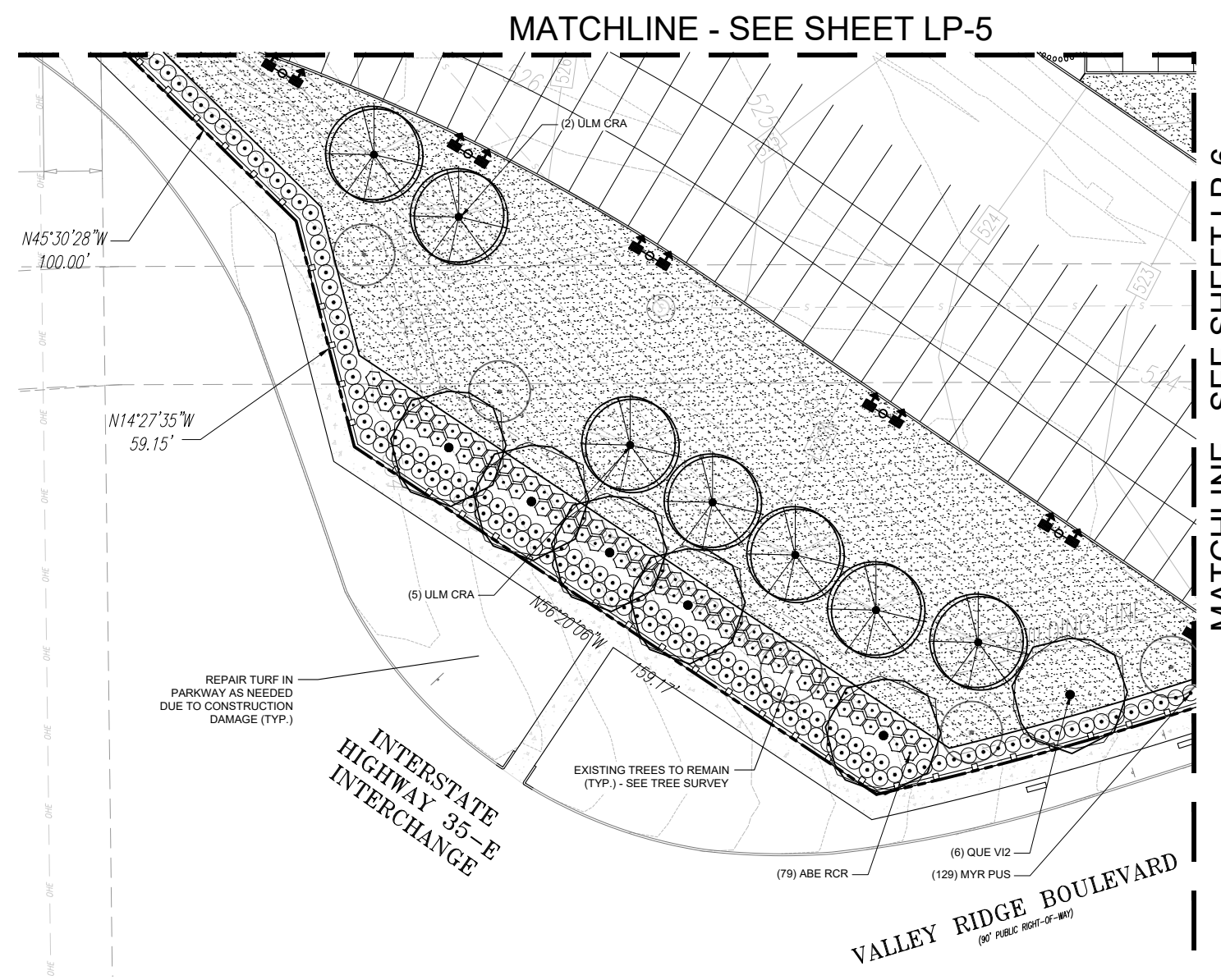
NOTES:
 1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

D ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



- 1 SHRUB, PERENNIAL OR ORNAMENTAL GRASS.
- 2 MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- 3 FINISH GRADE.
- 4 ROOT BALL.
- 5 BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- 6 UNDISTURBED NATIVE SOIL.
- 7 3" HIGH EARTHEN WATERING BASIN.

B SHRUB AND PERENNIAL PLANTING
SCALE: NTS



SEE SHEET LP-0 FOR PLANT SCHEDULE

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TITLE: **PLANTING PLAN AND DETAILS**

PROJECT: **FIVE STAR FORD-LEWISVILLE**
 1144 N. STEMMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
 VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
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PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW:**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD:** PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED:** PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL:** SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST:** WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DSB/BIEMENS; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER:** GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH:** SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. TREE STAKING AND GUYING**
- STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- J. STEEL EDGING:** PROFESSIONAL STEEL EDGING, 1/4 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- K. PRE-EMERGENT HERBICIDES:** ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - PRE-PLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 6" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 - SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE. PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 - SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 - WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING**
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 - EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 - TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST HEIGHT (4:1 ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- D. TREE PLANTING**
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 - SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZES THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1 1/2" TREES: TWO STAKES PER TREE
 - 2-1/2" 4" TREES: THREE STAKES PER TREE
 - TREES OVER 4" CALIPER: GUY AS NEEDED
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUND COVER PLANTING**
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- F. SODDING**
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 - LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 - ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 - WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. HYDROMULCHING**
- TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - WINTER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - UNHULLED BERMUDA SEED
 - ANNUAL RYE SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - HULLED BERMUDA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - GENERAL
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED RATE PER LEGEND

H. MULCH

- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
- DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

I. CLEAN UP

- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

J. INSPECTION AND ACCEPTANCE

- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
- WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
- THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.


K. LANDSCAPE MAINTENANCE

- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKSMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 - TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1-1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEDED OR RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- L. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
 - PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

M. RECORD DRAWINGS

- PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

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TITLE: PLANTING SPECIFICATIONS

PROJECT: **FIVE STAR FORD—LEWISVILLE**
 1144 N. STEMMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
 VALLEY RIDGE BUSINESS PARK, EAST BLK. B LOT 5 & FRONTIER FORD BLK. A LOT 1
 LI-LIGHT INDUSTRIAL/IN-35 OVERLAY, 15.67-ACRES
 AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

JOB No: 1455-24-04472

DATE: 01/09/2026

DRAWN BY: XXX

DESIGNED BY: XXX

CHECKED BY: XXX

CHECKED BY: -

LP-8

OF X

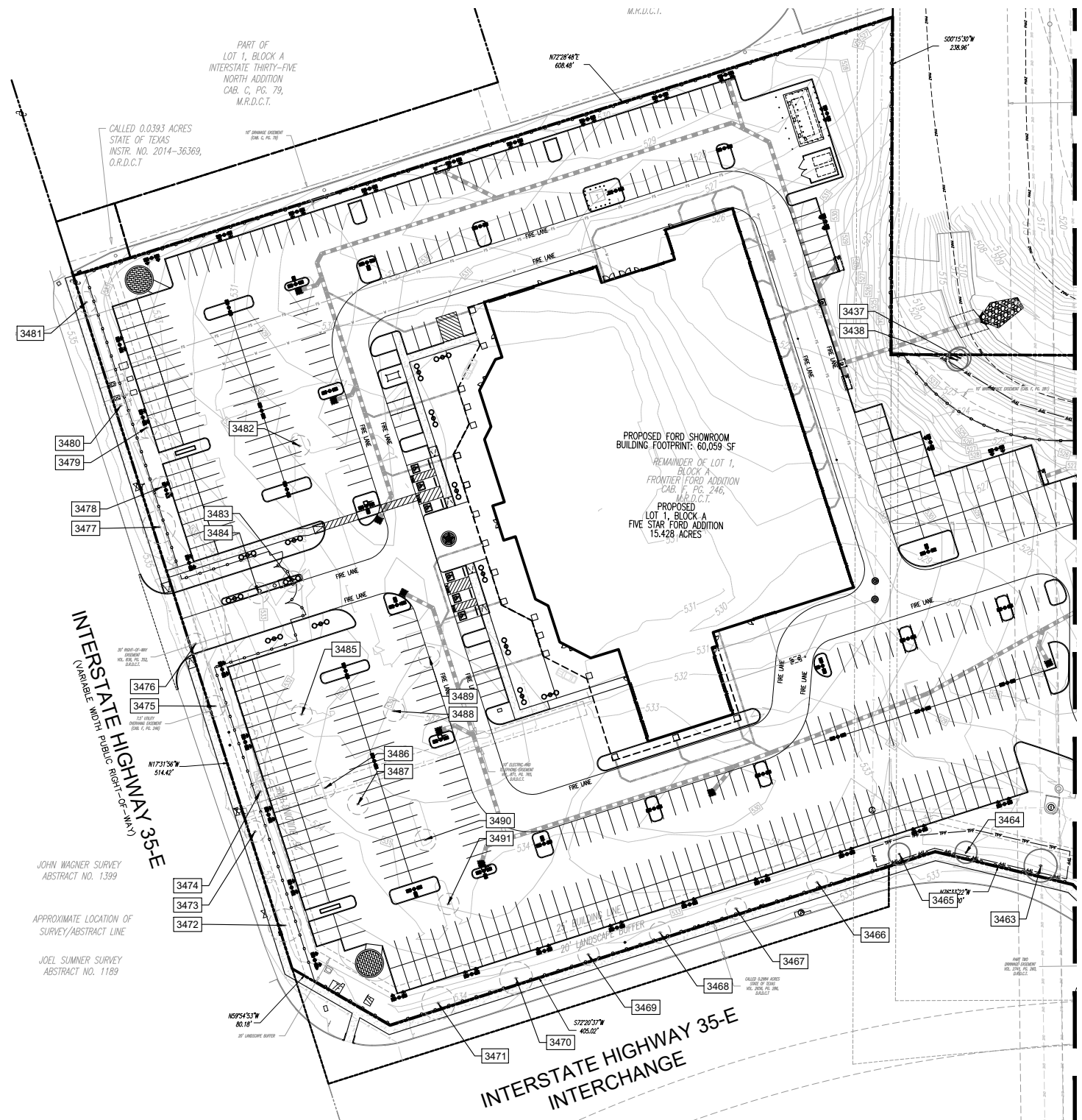
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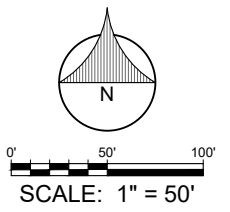
Sustainable Landscape Architecture
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
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MATCHLINE - SEE SHEET TP-2



- LEGEND**
-  EXISTING TREE TO BE REMOVED
 -  EXISTING TREE TO BE PROTECTED IN PLACE
 -  TREE PROTECTION FENCE
 -  TREE NUMBER



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TITLE: TREE SURVEY

PROJECT: FIVE STAR FORD-LEWISVILLE
 1144 N. STEMMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
 VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
 LI-LIGHT INDUSTRIAL/IN 35 OVERLAY, 13.67-ACRES
 AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

JOB No: 1455-24-04472 DATE: 01/09/2026
 DRAWN BY: XXX SCALE: (H) 1"=XX' (V) (V)
 DESIGNED BY: XXX SHEET No:
 CHECKED BY: XXX
 CHECKED BY: -

TP-1
 OF X
 Rev. # 0

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 CALL 811 FOR STATE-SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

EXISTING FENCING: 6 FOOT HIGH CHAIN LINK FENCING.
 MATERIALS AND METHODS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL.
 Page 16 of 28

CONSTRUCTION METHODS

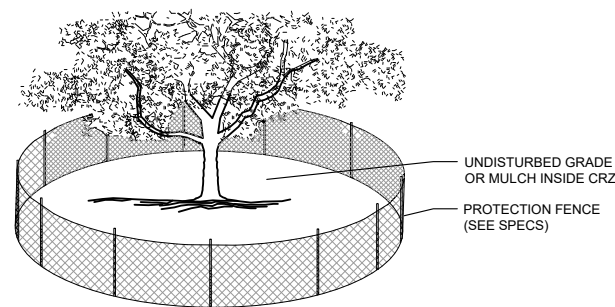
- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
- PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
- THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. CHAIN LINK SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE CHAIN LINK TO THE POSTS TO HOLD THE CHAIN LINK IN A STABLE AND UPRIGHT POSITION.
 - DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
- TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
- ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
- COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
- CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.

Tree No.	Classification	Inches	Botanic Name	Preserve	Remove	Mitigation	
						Credits	Amt. (if not replaced)
3309	Unprotected tree	10	Celtis occidentalis	x		10	\$ -
3310	Protected tree	12.5	Celtis occidentalis	x		12.5	\$ -
3374	Unprotected tree	9	Celtis occidentalis	x		9	\$ -
3376	Unprotected tree	8	Prosopis glandulosa	x		8	\$ -
3377	Unprotected tree	10	Prosopis glandulosa	x		10	\$ -
3378	Protected tree	10	Salix nigra	x		10	\$ -
3379	Protected tree	16	Salix nigra	x		16	\$ -
3380	Protected tree	8.5	Ulmus crassifolia	x		8.5	\$ -
3382	Protected tree	14	Salix nigra	x		14	\$ -
3383	Protected tree	10	Salix nigra	x		10	\$ -
3384	Unprotected tree	8	Celtis occidentalis	x		8	\$ -
3385	Unprotected tree	13.5	Prosopis glandulosa	x		13.5	\$ -
3386	Protected tree	8	Ulmus crassifolia	x		8	\$ -
3387	Protected tree	10	Ulmus crassifolia	x		10	\$ -
3388	Unprotected tree	17	Prosopis glandulosa	x		17	\$ -
3389	Protected tree	8	Ulmus crassifolia	x		8	\$ -
3390	Protected tree	16.5	Ulmus americana	x		16.5	\$ -
3392	Unprotected tree	10	Maclura pomifera	x		10	\$ -
3394	Protected tree	9	Ulmus crassifolia	x		9	\$ -
3396	Unprotected tree	8	Celtis occidentalis	x		8	\$ -
3397	Unprotected tree	18	Prosopis glandulosa	x		18	\$ -
3400	Unprotected tree	8	Celtis occidentalis	x		8	\$ -
3401	Unprotected tree	15.5	Prosopis glandulosa		x	0	\$ -
3403	Protected tree	10	Acer negundo	x		10	\$ -
3404	Protected tree	9.5	Ulmus americana	x		9.5	\$ -
3405	Protected tree	9.5	Acer negundo	x		9.5	\$ -
3406	Protected tree	28	Ulmus americana	x		28	\$ -
3407	Protected tree	15.5	Ulmus americana	x		15.5	\$ -
3408	Protected tree	16.5	Celtis occidentalis	x		16.5	\$ -
3409	Protected tree	18	Acer negundo	x		18	\$ -
3410	Protected tree	8	Ulmus crassifolia	x		8	\$ -
3411	Protected tree	15	Ulmus americana	x		15	\$ -
3412	Protected tree	26	Ulmus americana	x		26	\$ -
3413	Protected tree	12	Ulmus americana	x		12	\$ -
3414	Protected tree	15	Celtis occidentalis	x		15	\$ -
3415	Protected tree	18.5	Acer negundo	x		18.5	\$ -
3417	Protected tree	18	Ulmus americana	x		18	\$ -
3418	Protected tree	17	Acer negundo	x		17	\$ -
3420	Protected tree	24	Salix nigra	x		24	\$ -
3421	Protected tree	25	Celtis occidentalis	x		25	\$ -
3422	Protected tree	16	Celtis occidentalis	x		16	\$ -
3423	Protected tree	14	Salix nigra	x		14	\$ -
3424	Protected tree	11	Acer negundo	x		11	\$ -
3425	Protected tree	12	Salix nigra	x		12	\$ -
3429	Protected tree	18	Celtis occidentalis	x		18	\$ -

Tree No.	Classification	Inches	Botanic Name	Preserve	Remove	Tree Credits	Mitigation Amt. (if not replaced)
3431	Protected tree	9.5	Salix nigra	x		9.5	\$ -
3432	Protected tree	8	Salix nigra	x		8	\$ -
3433	Protected tree	8	Salix nigra	x		8	\$ -
3434	Protected tree	12	Salix nigra	x		12	\$ -
3435	Protected tree	16	Ulmus americana	x		16	\$ -
3437	Unprotected tree	10	Celtis occidentalis	x		10	\$ -
3438	Protected tree	9	Zanthoxylum clava-herculis	x		9	\$ -
3450	Protected tree	20.5	Quercus virginiana	x		20.5	\$ -
3451	Protected tree	14.5	Quercus virginiana		x	0	\$ 2,175.00
3452	Protected tree	13	Quercus virginiana		x	0	\$ 1,950.00
3453	Protected tree	14.5	Quercus virginiana		x	0	\$ 2,175.00
3454	Protected tree	18	Quercus virginiana		x	0	\$ 2,700.00
3455	Protected tree	14	Quercus virginiana		x	0	\$ 2,100.00
3456	Protected tree	19	Quercus virginiana	x		19	\$ -
3457	Protected tree	12	Quercus virginiana	x		12	\$ -
3458	Protected tree	11.5	Quercus virginiana	x		11.5	\$ -
3459	Protected tree	12.5	Quercus virginiana	x		12.5	\$ -
3460	Protected tree	11.5	Quercus virginiana	x		11.5	\$ -
3461	Protected tree	13	Quercus virginiana		x	0	\$ 1,950.00
3462	Protected tree	14	Quercus virginiana		x	0	\$ 2,100.00
3463	Protected tree	21.5	Quercus virginiana	x		21.5	\$ -
3464	Protected tree	17.5	Quercus virginiana	x		17.5	\$ -
3465	Protected tree	19.5	Quercus virginiana	x		19.5	\$ -
3466	Protected tree	16	Quercus virginiana		x	0	\$ 2,400.00
3467	Protected tree	18.5	Quercus virginiana		x	0	\$ 2,775.00
3468	Protected tree	21	Quercus virginiana		x	0	\$ 3,150.00
3469	Protected tree	16	Quercus virginiana		x	0	\$ 2,400.00
3470	Protected tree	21	Quercus virginiana		x	0	\$ 3,150.00
3471	Protected tree	20	Quercus virginiana		x	0	\$ 3,000.00
3472	Protected tree	22	Quercus virginiana		x	0	\$ 3,300.00
3473	Protected tree	16	Quercus virginiana		x	0	\$ 2,400.00
3474	Protected tree	19	Quercus virginiana		x	0	\$ 2,850.00
3475	Protected tree	18	Quercus virginiana		x	0	\$ 2,700.00
3476	Protected tree	15.5	Quercus virginiana		x	0	\$ 2,325.00
3477	Protected tree	21	Quercus virginiana		x	0	\$ 3,150.00
3478	Protected tree	16	Quercus virginiana		x	0	\$ 2,400.00
3479	Protected tree	17	Quercus virginiana		x	0	\$ 2,550.00
3480	Protected tree	12	Quercus virginiana		x	0	\$ 1,800.00
3481	Protected tree	17	Quercus virginiana		x	0	\$ 2,550.00
3482	Protected tree	16	Quercus virginiana		x	0	\$ 2,400.00
3483	Protected tree	9.5	Quercus virginiana		x	0	\$ 1,425.00
3484	Protected tree	10.5	Quercus virginiana		x	0	\$ 1,575.00
3485	Protected tree	14	Quercus virginiana		x	0	\$ 2,100.00
3486	Protected tree	15.5	Quercus virginiana		x	0	\$ 2,325.00
3487	Protected tree	15.5	Quercus virginiana		x	0	\$ 2,325.00
3488	Protected tree	8.5	Quercus virginiana		x	0	\$ 1,275.00
3489	Protected tree	16.5	Quercus virginiana		x	0	\$ 2,475.00
3490	Protected tree	12	Quercus virginiana		x	0	\$ 1,800.00
3491	Protected tree	10.5	Quercus virginiana		x	0	\$ 1,575.00
3492	Protected tree	13.5	Quercus virginiana		x	0	\$ 2,025.00
3493	Protected tree	10	Quercus virginiana		x	0	\$ 1,500.00
3494	Protected tree	14.5	Quercus virginiana		x	0	\$ 2,175.00
6152	Protected tree	15	Quercus virginiana		x	0	\$ 2,250.00
							\$ 85,275.00

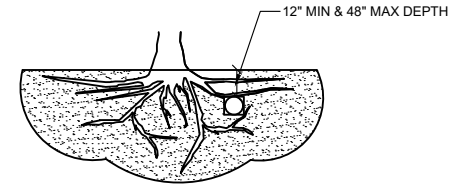
TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

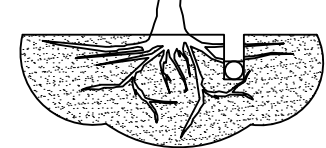


- NOTES:
- THE FENCING LOCATION SHOWN HERE IS DIAGRAMMATIC ONLY, AND WILL CONFORM TO THE CRZ AND REMAIN WITHIN THE PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
 - SEE SPECIFICATIONS FOR FENCING MATERIALS.

A TREE PROTECTION FENCE
 SCALE: NOT TO SCALE



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

B BORING THROUGH ROOT PROTECTION ZONE
 SCALE: NOT TO SCALE



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Category	Total Inches	Total Tree Credits for Preserved Trees	Total In. Removed	Total in. to Mitigate
Protected tree	1273.5	705.0	568.5	568.5
Unprotected tree	145.0	0.0	15.5	0.0
TOTAL INCHES	1418.5	705.0	584.0	568.5

Required Mitigation: 568.5
 Preserved Tree Credits: 705.0
Tree Credit Balance: 136.5
 Mitigation Fees Owed: \$ -

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TITLE: TREE INVENTORY

PROJECT: FIVE STAR FORD—LEWISVILLE
 1144 N. STEMMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
 VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
 LI-LIGHT INDUSTRIAL/IN 35 OVERLAY, 15.67-ACRES
 AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

JOB No: 1455-24-04472 DATE: 01/09/2026
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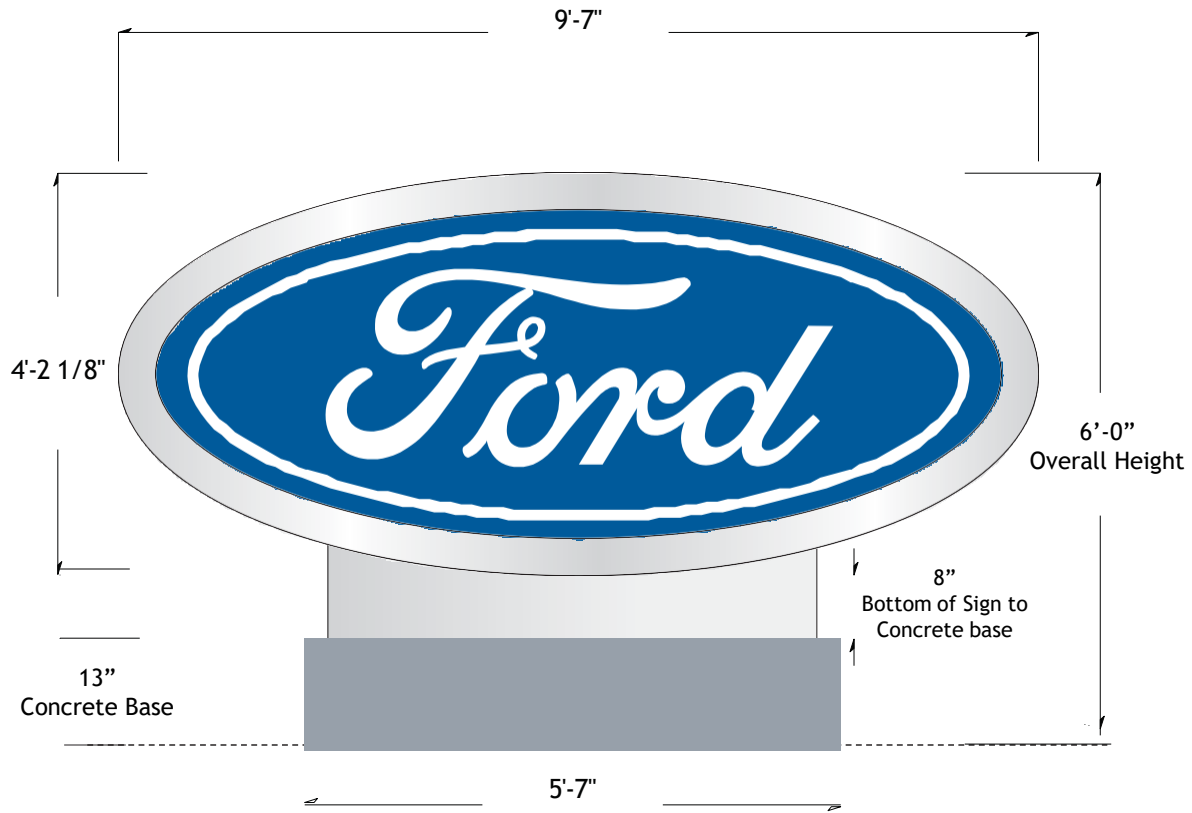




FO F-31 Monument

@ Custom 6ft OAH

Attachment to
Ordinance No.
Exhibit
Page 23 of 28

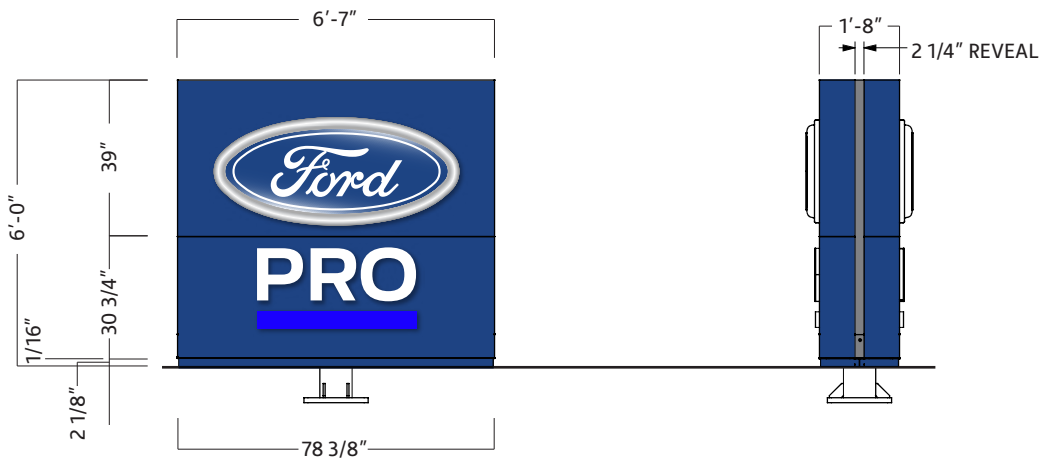


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Ford_F-31 Mounument



Scale: 1/4"=1'

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February 27, 2026

City of Lewisville
151 W Church St.
Lewisville, TX 75057

**RE: Alternative Standard Request Letter
Five Star Ford – Lewisville
1144 N Stemmons Freeway
Valley Ridge Business Park West, Block B, Lot 5
Frontier Ford, Block A, Lot 1
Lewisville, Denton County, TX**

This Alternative Standard Request is for the civil improvements proposed for the existing 15.67-acre automobile dealership located at 1144 North Stemmons Freeway within the IH-35E Overlay District. The following alternative standards are requested to accommodate the unique operational requirements and safety of this development while preserving the spirit and intent of the IH-35E Overlay and it's visitors:

- **Open Space Requirement:** Reduce the required open space from 5.0% to 4.5% to allow efficient site utilization while maintaining functional landscaping/screening.
- **Parking Lot Landscaping:** Permit display and storage parking stalls to be landscaped by end-island landscape islands in lieu of internal islands to maximize inventory protection and discourage bird activity to protect dealership inventory.
- **Parking Standards:** Apply base parking standards for automobile sales rather than IH-35E Overlay standards, as base standards better reflect anticipated employee and customer traffic.
- **Tree Planting Requirements:** Maintain IH-35E Overlay tree planting requirements for customer parking areas. Allow tree plantings triggered by employee parking requirements to be located on-site but outside the parking lot area to discourage bird activity and protect dealership inventory. Base UDC standard of 1 island per 15 stalls will apply to employee parking identified within the attached Alternate Standards Exhibit.
- **Pedestrian Amenity Requirement:** Waive the pedestrian amenity requirement along the IH-35 frontage road to enhance pedestrian safety and discourage pedestrian activity adjacent to a major thoroughfare.

www.dynamicec.com

- **Bay Door Location:** Bay doors facing the public ROW are present in existing conditions and are required for the operation of the existing land usage. Bay doors orientation shall be permitted to remain, and plantings shall provide screening within the dedicated open space.

Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Sincerely,

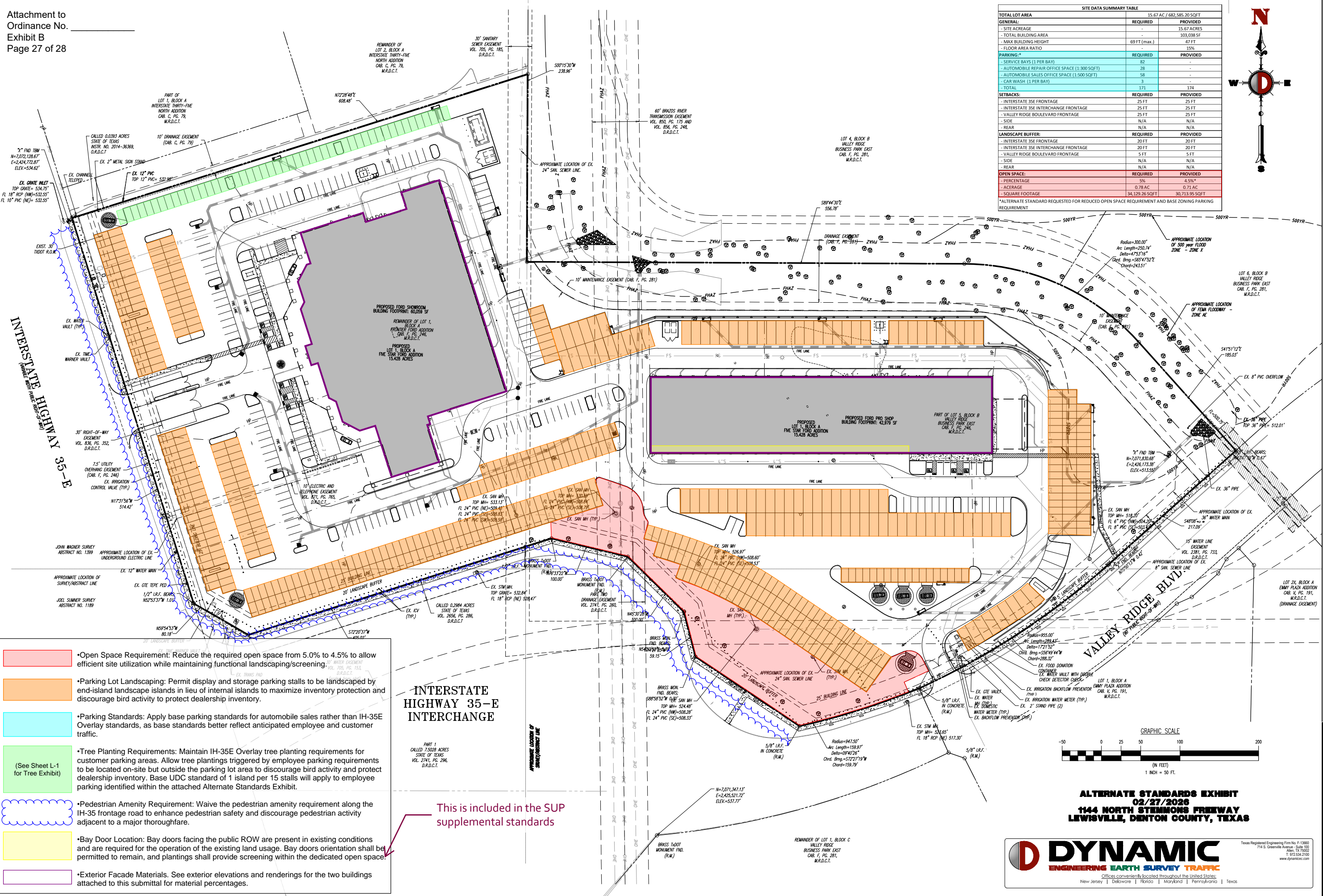
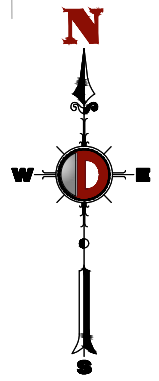
DYNAMIC ENGINEERING CONSULTANTS, PC



Cassandra A. Huggins, P.E.
Principal / Branch Manager

SITE DATA SUMMARY TABLE		
GENERAL	REQUIRED	PROVIDED
TOTAL LOT AREA	15.67 AC / 682,585.20 SQFT	
- SITE ACREAGE	15.67 ACRES	
- TOTAL BUILDING AREA	103,038 SF	
- MAX BUILDING HEIGHT	69 FT (max.)	47 FT
- FLOOR AREA RATIO	15%	15%
PARKING*	REQUIRED	PROVIDED
- SERVICE BAYS (1 PER BAY)	82	-
- AUTOMOBILE REPAIR OFFICE SPACE (1:300 SQFT)	28	-
- AUTOMOBILE SALES OFFICE SPACE (1:500 SQFT)	58	-
- CAR WASH (1 PER BAY)	3	-
TOTAL	171	174
SETBACKS:	REQUIRED	PROVIDED
- INTERSTATE 35E FRONTAGE	25 FT	25 FT
- INTERSTATE 35E INTERCHANGE FRONTAGE	25 FT	25 FT
- VALLEY RIDGE BOULEVARD FRONTAGE	25 FT	25 FT
- SIDE	N/A	N/A
- REAR	N/A	N/A
LANDSCAPE BUFFER:	REQUIRED	PROVIDED
- INTERSTATE 35E FRONTAGE	20 FT	20 FT
- INTERSTATE 35E INTERCHANGE FRONTAGE	20 FT	20 FT
- VALLEY RIDGE BOULEVARD FRONTAGE	5 FT	5 FT
- SIDE	N/A	N/A
- REAR	N/A	N/A
OPEN SPACE:	REQUIRED	PROVIDED
- PERCENTAGE	5%	4.5%*
- ACREAGE	0.78 AC	0.71 AC
- SQUARE FOOTAGE	34,129.26 SQFT	30,713.95 SQFT

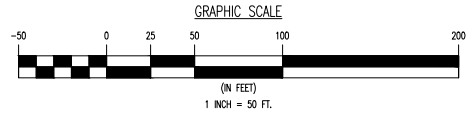
*ALTERNATE STANDARD REQUESTED FOR REDUCED OPEN SPACE REQUIREMENT AND BASE ZONING PARKING REQUIREMENT



- Open Space Requirement: Reduce the required open space from 5.0% to 4.5% to allow efficient site utilization while maintaining functional landscaping/screening.
- Parking Lot Landscaping: Permit display and storage parking stalls to be landscaped by end-island landscape islands in lieu of internal islands to maximize inventory protection and discourage bird activity to protect dealership inventory.
- Parking Standards: Apply base parking standards for automobile sales rather than IH-35E Overlay standards, as base standards better reflect anticipated employee and customer traffic.
- Tree Planting Requirements: Maintain IH-35E Overlay tree planting requirements for customer parking areas. Allow tree plantings triggered by employee parking requirements to be located on-site but outside the parking lot area to discourage bird activity and protect dealership inventory. Base UDC standard of 1 island per 15 stalls will apply to employee parking identified within the attached Alternate Standards Exhibit.
- Pedestrian Amenity Requirement: Waive the pedestrian amenity requirement along the IH-35 frontage road to enhance pedestrian safety and discourage pedestrian activity adjacent to a major thoroughfare.
- Bay Door Location: Bay doors facing the public ROW are present in existing conditions and are required for the operation of the existing land usage. Bay doors orientation shall be permitted to remain, and plantings shall provide screening within the dedicated open space.
- Exterior Facade Materials. See exterior elevations and renderings for the two buildings attached to this submittal for material percentages.

INTERSTATE HIGHWAY 35-E INTERCHANGE

This is included in the SUP supplemental standards

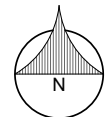
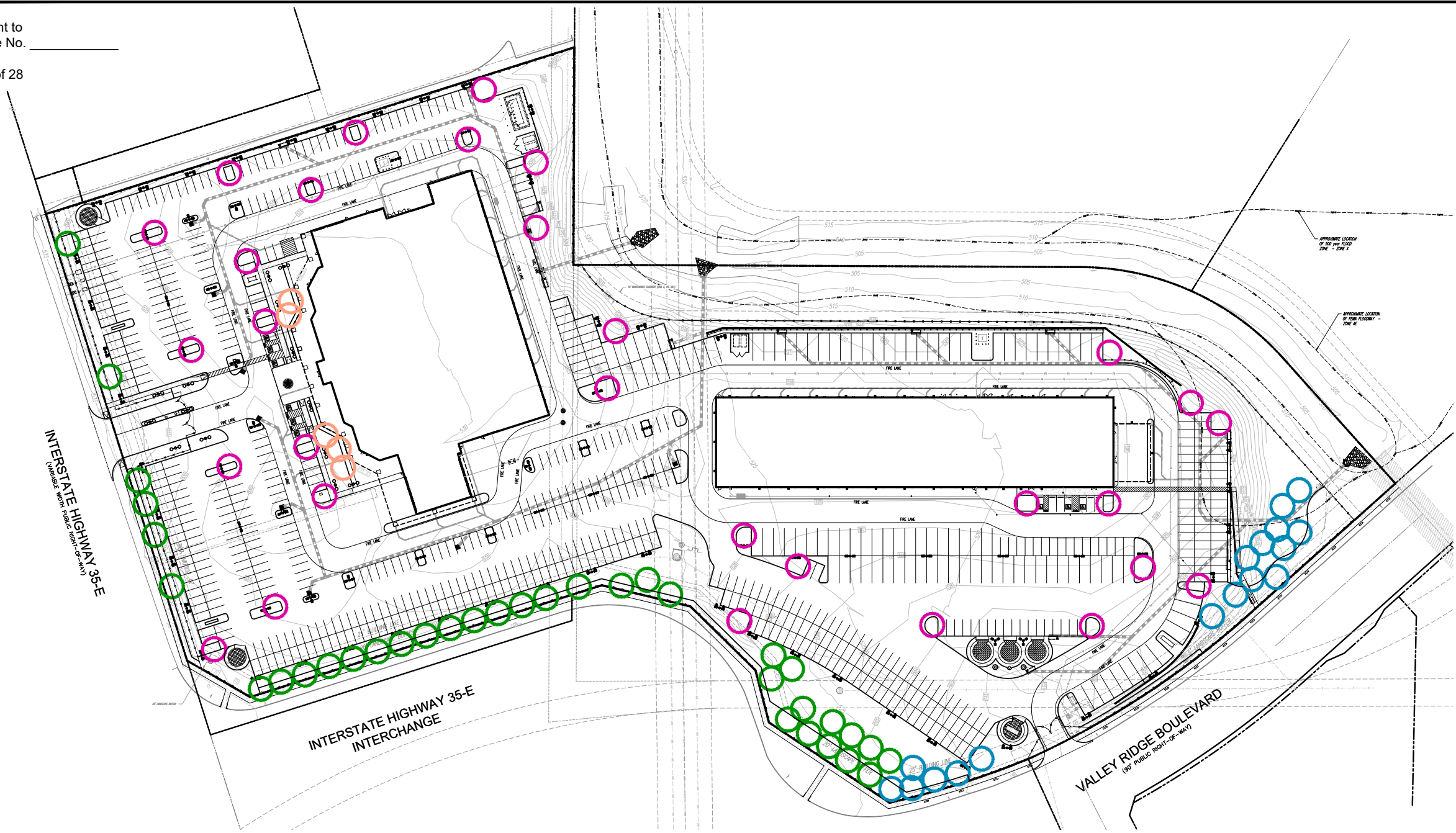


ALTERNATE STANDARDS EXHIBIT 02/27/2026
1144 NORTH STEMMONS FREEWAY
LEWISVILLE, DENTON COUNTY, TEXAS

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○ CONCEPTUAL TREE LAYOUT
SCALE: 1" = 60'

LANDSCAPE CALCULATIONS

- **PERIMETER LANDSCAPE STRIP (IH-35E OVERLAY)**
LANDSCAPE STRIP LENGTH: 1,418 LF
SHADE TREES REQUIRED: 36 TREES (1 TREE PER 40 LF)
SHADE TREES PROVIDED: 36 TREES (30 PROPOSED, 6 EXISTING)
- **PERIMETER LANDSCAPE STRIP (VALLEY RIDGE BLVD.)**
LANDSCAPE STRIP LENGTH: 666 LF
SHADE TREES REQUIRED: 17 TREES (1 TREE PER 40 LF)
SHADE TREES PROVIDED: 17 TREES (14 PROPOSED, 3 EXISTING)
- **BUILDING LANDSCAPE**
SECONDARY WALKWAY, BLDG. A: 215 LF
TREES REQUIRED: 5 TREES (1 TREE PER 40 LF)
TREES PROVIDED: 5 TREES
- **PARKING LOT LANDSCAPE**
REQUIRED PARKING SPACES: 171 SPACES
TREES REQUIRED: 21 TREES (1 TREE PER 8 SPACES)
TREES PROVIDED: 21 TREES



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TITLE: **TREE CODE EXHIBIT**

PROJECT: FIVE STAR FORD-LEWISVILLE
1144 N. STEMMONS FREEWAY, LEWISVILLE, DENTON COUNTY, TEXAS
VALLEY RIDGE BUSINESS PARK, EAST BLK B LOT 5 & FRONTIER FORD BLK A LOT 1
LI-LIGHT INDUSTRIAL/HH 35 OVERLAY, 15.67-ACRES
AUTOMOBILE SALES AND LEASING & AUTOMOTIVE REPAIRS

JOB No: 1455-24-04472 DATE: 01/09/2026
DRAWN BY: XXXX SCALE: (H) 1"=XXX' (V)
DESIGNED BY: XXXX SHEET No:
CHECKED BY: XXXX
CHECKED BY: -

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Rev. # 0

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