

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

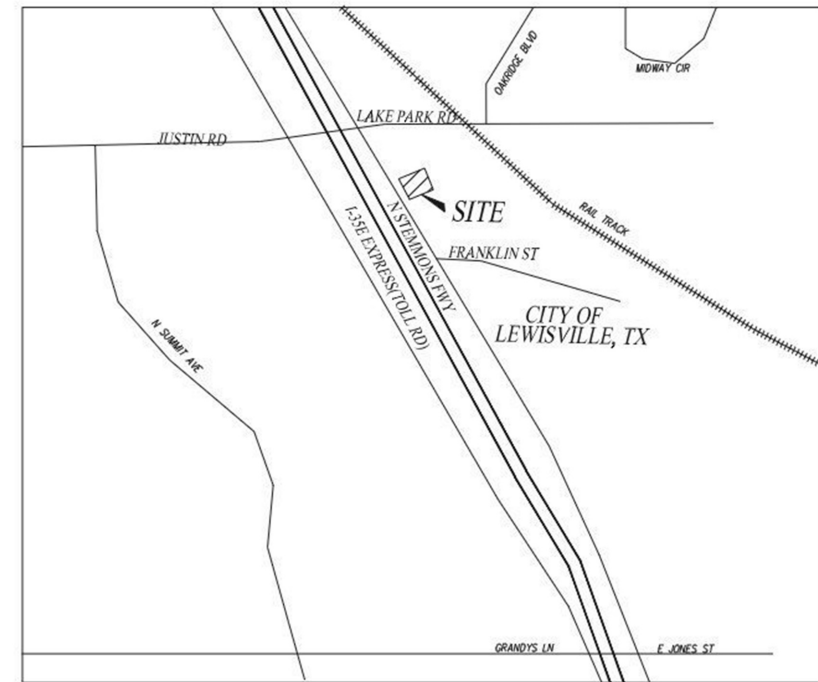
JOB NUMBER:
260305

DRAWN BY:
David G

CHECKED BY:
N/A

SCALE:
1" = 20'

SHEET:
LS-1



Location Map
1"=1000'

Landscape

Quantity	Symbol	Description
Ground Cover-Vines		
4641		Cynodon dactylon / Bermudagrass Sq. Ft.
Shrubs Under 4 Feet		
56		Ilex cornuta 'Burfordii Nana' / Holly, Dwarf Burford 24" Ht. Min.
Trees		

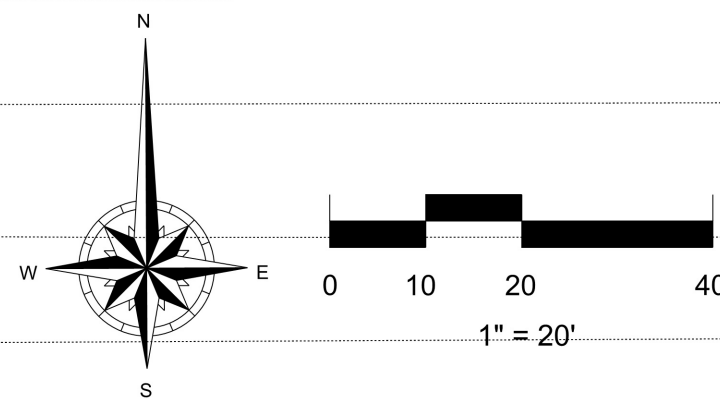
1		Quercus macrocarpa / Oak, Bur or Mossycup 3 in cal min
1		Quercus muehlenbergii / Oak, Chinkapin 3 in cal min
1		Quercus virginiana / Oak, Southern Live 3 in cal min
1		Ulmus crassifolia / Elm, Cedar 3 in cal min

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%)



I-35E SERVICE RD(NB)
N STEMMONS FWY(300' ROW)

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

