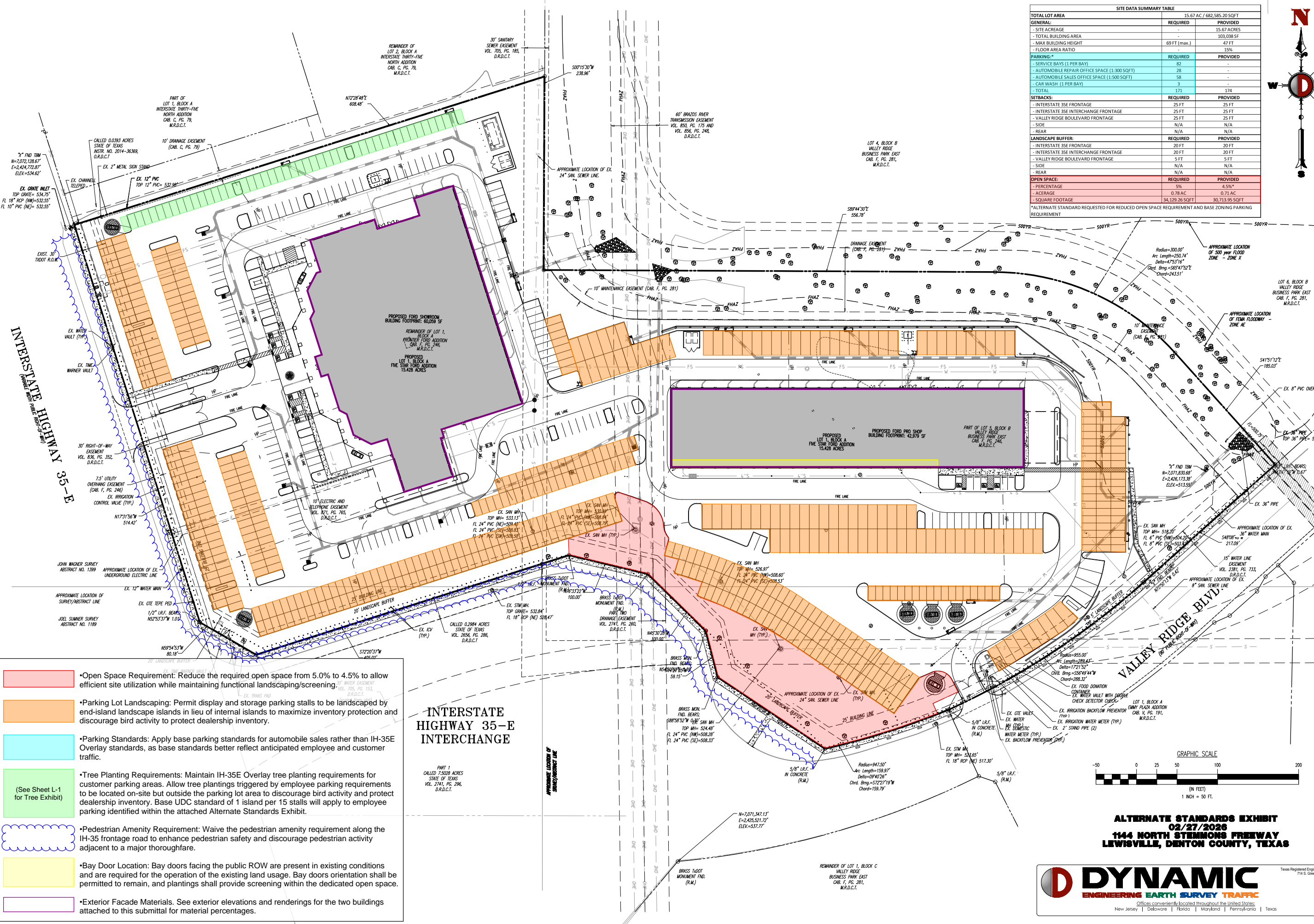


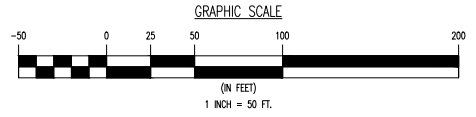
SITE DATA SUMMARY TABLE		
GENERAL	REQUIRED	PROVIDED
TOTAL LOT AREA	15.67 AC / 682,585.20 SQFT	
- SITE ACREAGE	15.67 ACRES	
- TOTAL BUILDING AREA	103,038 SF	
- MAX BUILDING HEIGHT	69 FT (max.)	47 FT
- FLOOR AREA RATIO	15%	
PARKING*	REQUIRED	PROVIDED
- SERVICE BAYS (1 PER BAY)	82	
- AUTOMOBILE REPAIR OFFICE SPACE (1:300 SQFT)	28	
- AUTOMOBILE SALES OFFICE SPACE (1:500 SQFT)	58	
- CAR WASH (1 PER BAY)	3	
TOTAL	174	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

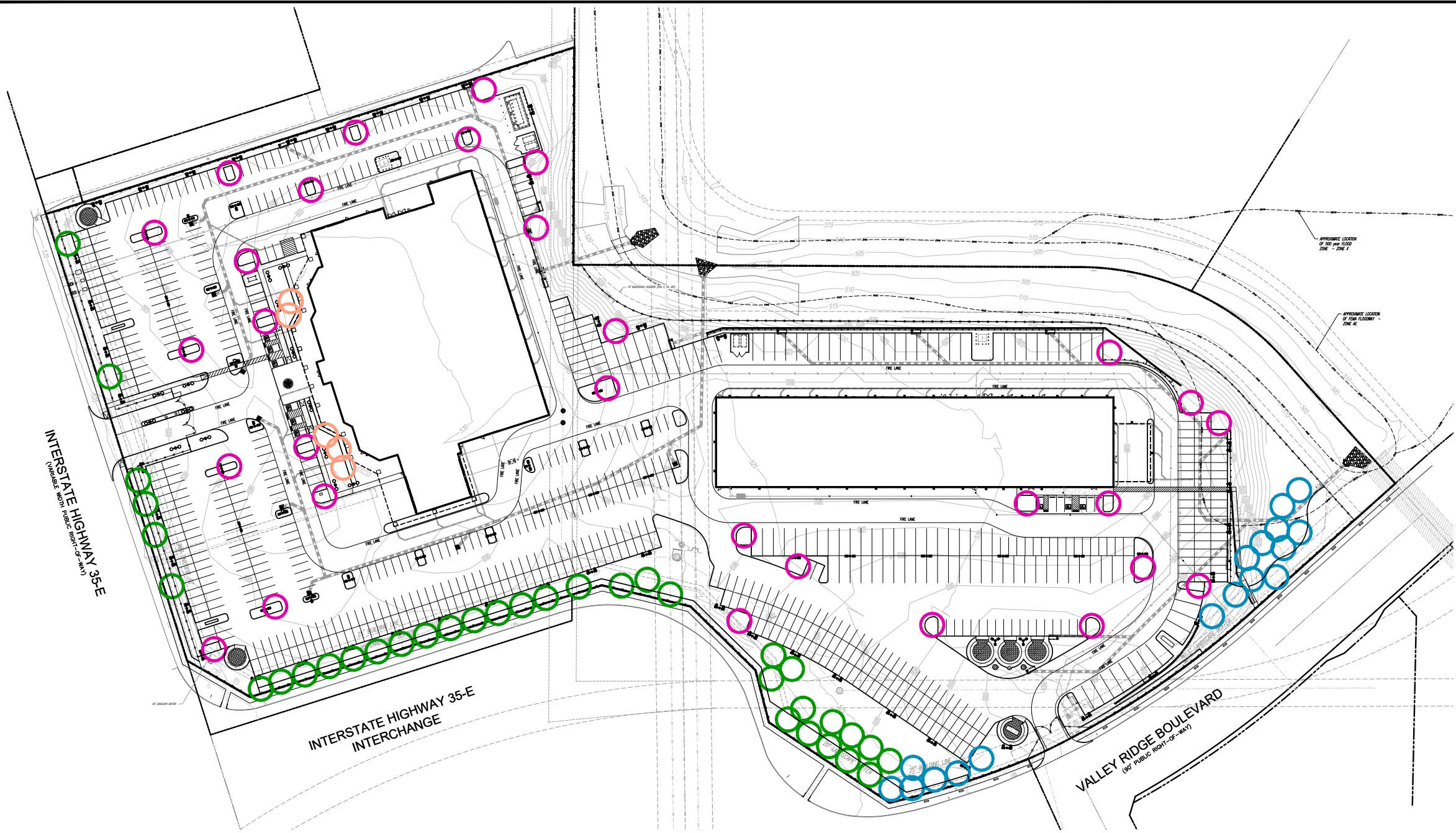


ALTERNATE STANDARDS EXHIBIT
02/27/2026
1144 NORTH STEMMONS FREEWAY
LEWISVILLE, DENTON COUNTY, TEXAS

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 By: jkoplan,
 Date: 02/27/26 - 4:13 PM
 File: P:\DEPC\PROJECTS\1455_Sum Pack Automotive Group 24-04725.dwg
 Standards Exhibit 0145524044725.dwg
 ALTERNATE STANDARDS EXHIBIT



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/IH 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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