

| SITE DATA | |
|--|--|
| SITE LOCATION LEWISVILLE, TEXAS 75057 | |
| SITE AREA <div><div>PHASE I</div><div>12.58 ACRES / 548,029.13 S.F.</div></div> <div><div>PHASE II</div><div>5.00 ACRES /217,883.34 S.F.</div></div> <div><div>SITE AREA</div><div>17.58 ACRES / 765,912.47 S.F.</div></div> | |
| ZONING SUMMARY - BUILDING YARDS AND EASEMENTS FRONT YARD = 5 FT SIDE YARD = 5 FT REAR YARD = 5 FT | |
| LOT SIZE ALLOWEDNO MINIMUM LOT SIZE | |
| HEIGHT AND STORIES <div><div>ALLOWED COTTAGE</div><div>30 FT/ 1 STORY</div></div> <div><div>PROVIDED</div><div>26 FT/ 1 STORY</div></div> <div><div>ALLOWED 2-STORY TOWNHOME</div><div>50 FT/ 2 STORIES</div></div> <div><div>PROVIDED</div><div>40 FT/ 2 STORIES</div></div> <div><div>ALLOWED 3-STORY APT (FLATS & STACKED)</div><div>60 FT/ 3 STORIES</div></div> <div><div>PROVIDED</div><div>51 FT/ 3 STORIES</div></div> <div><div>ALLOWED 4-STORY APT</div><div>70 FT/ 4 STORIES</div></div> <div><div>PROVIDED</div><div>65 FT/ 4 STORIES</div></div> | |
| DENSITY - PHASE I (AREAS A & B) <div><div>3-STORY APT UNIT FLATS</div><div>72</div></div> <div><div>3-STORY APT UNIT STACKED</div><div>112</div></div> <div><div>2-STORY TOWNHOMES</div><div>43</div></div> <div><div>COTTAGES</div><div>30</div></div> <div><div>TOTAL PROVIDED</div><div>257</div></div> | |
| DENSITY - PHASE II (AREA C) <div><div>4-STORY APT UNITS</div><div>343</div></div> <div><div>TOTAL PROVIDED</div><div>343</div></div> | |
| DENSITY - PHASE I & II (AREAS A, B & C) <div><div>3-STORY APT UNIT FLATS</div><div>72</div></div> <div><div>3-STORY APT UNIT STACKED *</div><div>112</div></div> <div><div>2-STORY TOWNHOMES *</div><div>43</div></div> <div><div>COTTAGES *</div><div>30</div></div> <div><div>4-STORY APT UNITS</div><div>343</div></div> <div><div>TOTAL PROVIDED</div><div>600</div></div> <div><div>*LOW DENSITY UNITS SHALL BE A MINIMUM OF 30% TOTAL</div><div></div></div> | |

| LEGEND | | |
|-------------|-----------------------------------|--|
| <div></div> | CLUB HOUSE | |
| <div></div> | MULTI-FAMILY RESIDENCES (4 STORY) | |
| <div></div> | MULTI-FAMILY RESIDENCES (3 STORY) | |
| <div></div> | TOWNHOMES | |
| <div></div> | COTTAGES | |
| <div></div> | PARKING GARAGE/ DETACHED GARAGES | |

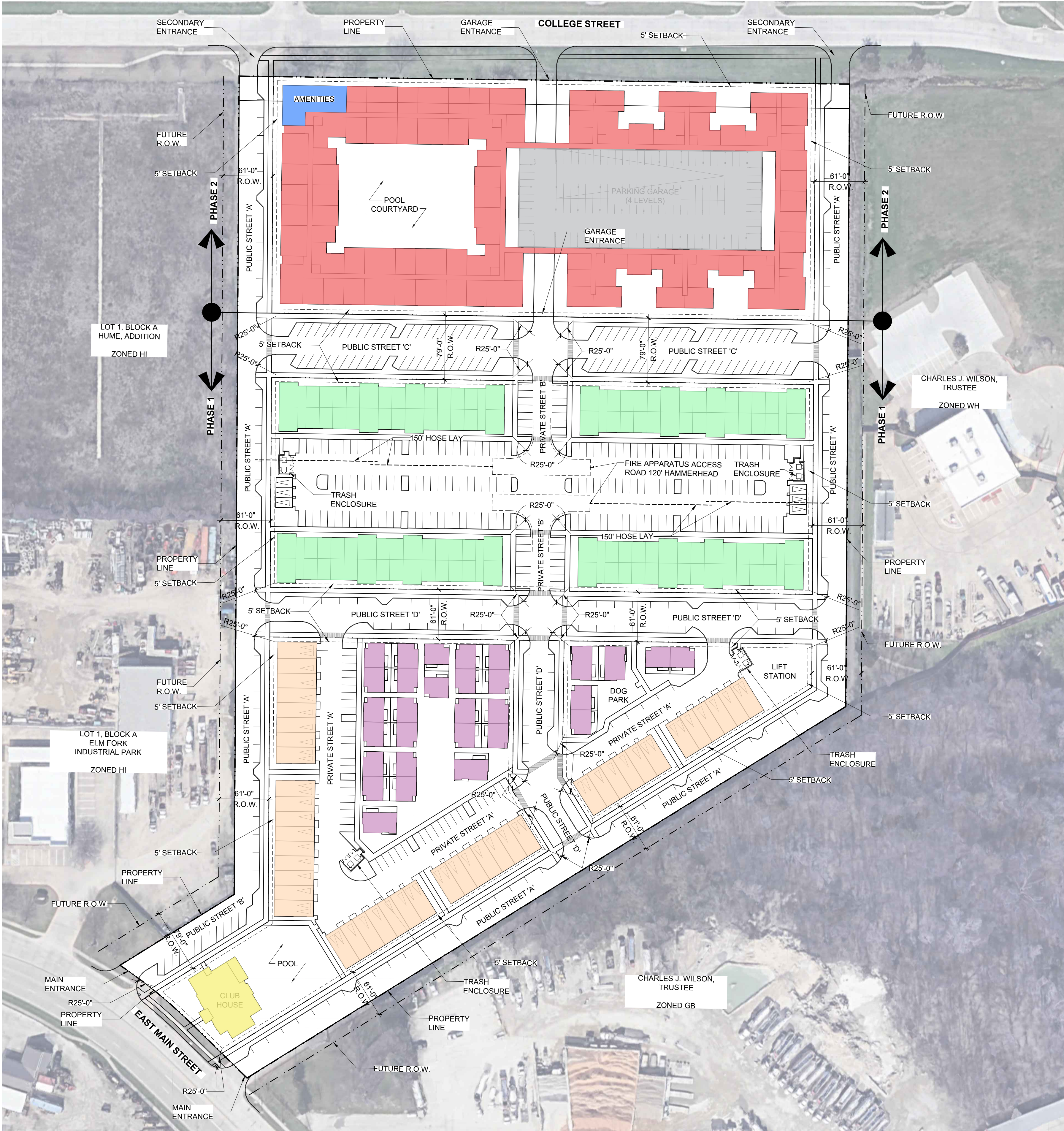
| ZONING SUMMARY - PARKING | | |
|--------------------------------|-------|--------|
| REQUIRED PARKING | UNITS | SPACES |
| 1.50 SPACES PER UNIT (PRIVATE) | 600 | 900 |
| 0.30 SPACES PER UNIT (PUBLIC) | 600 | 180 |
| TOTAL REQUIRED | | 1,080 |

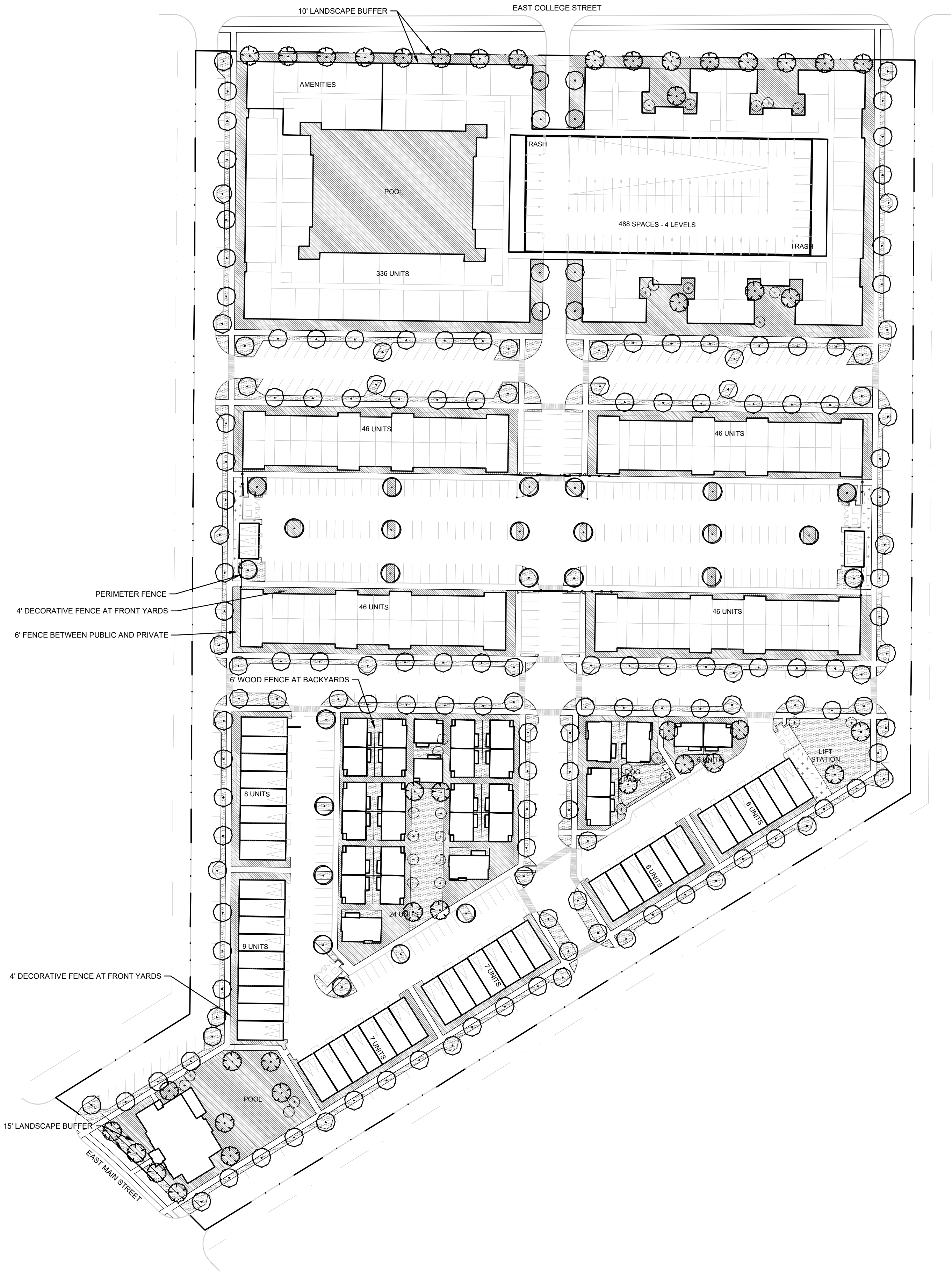
| PROVIDED PARKING - PHASE I (AREA A) | |
|--|--------|
| PRIVATE (OFF-STREET) | SPACES |
| SURFACE - REGULAR | 43 |
| SURFACE - PARALLEL | 4 |
| TOWNHOMES - GARAGES | 55 |
| TOTAL PROVIDED | 102 |
| ADDITIONAL PUBLIC PARKING - PHASE I (AREA A) | |
| PUBLIC (ON-STREET) | |
| SURFACE - ANGLE | 12 |
| SURFACE - PARALLEL | 66 |
| TOTAL | 78 |
| PROVIDED PARKING RATIO - PHASE I (AREA A) = 1.40 | |

| PROVIDED PARKING - PHASE I (AREA B) | |
|--|--------|
| PRIVATE (OFF-STREET) | SPACES |
| SURFACE - REGULAR | 188 |
| DETACHED GARAGES | 6 |
| TOTAL PROVIDED | 194 |
| ADDITIONAL PUBLIC PARKING - PHASE I (AREA B) | |
| PUBLIC (ON-STREET) | |
| SURFACE - ANGLE | 47 |
| SURFACE - PARALLEL | 40 |
| TOTAL | 87 |
| PROVIDED PARKING RATIO - PHASE I (AREA B) = 1.05 | |
| (PROVIDED PARKING RATIO - PHASE I (AREA A & B) = 1.15) | |

| PROVIDED PARKING - PHASE II (AREA C) | |
|---|--------|
| PRIVATE (OFF-STREET) | SPACES |
| GARAGE - REGULAR | 518 |
| TOTAL PROVIDED | 518 |
| ADDITIONAL PUBLIC PARKING - PHASE II (AREA C) | |
| PUBLIC (ON-STREET) | |
| SURFACE - ANGLE | 46 |
| SURFACE - PARALLEL | 20 |
| TOTAL | 66 |
| PROVIDED PARKING RATIO - PHASE II (AREA C) = 1.51 | |


| PROVIDED PARKING - PHASE I & II (AREAS A, B & C) | |
|---|--------|
| PRIVATE (OFF-STREET) | SPACES |
| SURFACE - REGULAR | 231 |
| SURFACE - PARALLEL | 4 |
| TOWNHOMES - GARAGES | 55 |
| DETACHED GARAGES | 6 |
| GARAGE - REGULAR | 518 |
| TOTAL PROVIDED | 814 |
| ADDITIONAL PUBLIC PARKING - PHASE I & II (AREAS A, B & C) | |
| PUBLIC (ON-STREET) | |
| SURFACE - ANGLE | 105 |
| SURFACE - PARALLEL | 126 |
| TOTAL | 231 |
| PROVIDED PARKING RATIO - PHASE I & II (AREAS A, B & C) = 1.36 | |




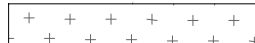



| LANDSCAPE REQUIREMENT COMPLIANCE PD CODE AND SECTION VII.3.4 - NON-RESIDENTIAL AND MULTI-FAMILY DWELLING USES CITY OF LEWISVILLE, TEXAS | | | |
|---|-------------|-----------------------|-----------------------|
| COLLEGE STREET | | | |
| 9FT LANDSCAPE BUFFER | | | |
| STANDARD | LENGTH (LF) | REQUIRED | PROVIDED |
| evergreen shrubs, min. 5 gal., 30" o.c. | 632 lf | 253 shrubs (5 gal.) | 253 shrubs (5 gal.) |
| MAIN STREET | | | |
| 15FT LANDSCAPE BUFFER | | | |
| STANDARD | LENGTH (LF) | REQUIRED | PROVIDED |
| (1) 2.5" cal. tree / 40 lf | 150 lf | 4 trees (2.5" cal.) | 4 trees (2.5" cal.) |
| turf area, 50% max. of overall buffer | 150 lf | 1,125 sf | 1,125 sf |
| OTHER PUBLIC STREETS | | | |
| 5FT LANDSCAPE BUFFER | | | |
| STANDARD | LENGTH (LF) | REQUIRED | PROVIDED |
| (1) 2.5" cal. tree / 40 lf | 5,380 lf | 135 trees (2.5" cal.) | 135 trees (2.5" cal.) |
| PARKING LOT TREES | | | |
| STANDARD | LENGTH (LF) | REQUIRED | PROVIDED |
| (1) 2.5" cal. tree / 15 spaces | 237 spaces | 16 trees (2.5" cal.) | 16 trees (2.5" cal.) |


LEGEND:

 2.5" CAL. CANOPY TREE

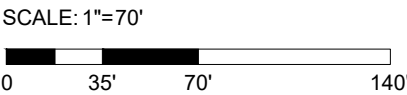
 ORNAMENTAL TREE

 LIVE SCREENING

 EVERGREEN SHRUBS

 TURF AREA

LANDSCAPE PLAN



LP1.0

HENSLEY LAMKIN RACHEL, INC.
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REVISIONS

PRELIMINARY DRAWING
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Issue Set: 10.12.2023

Project # 23235

Drawing No.

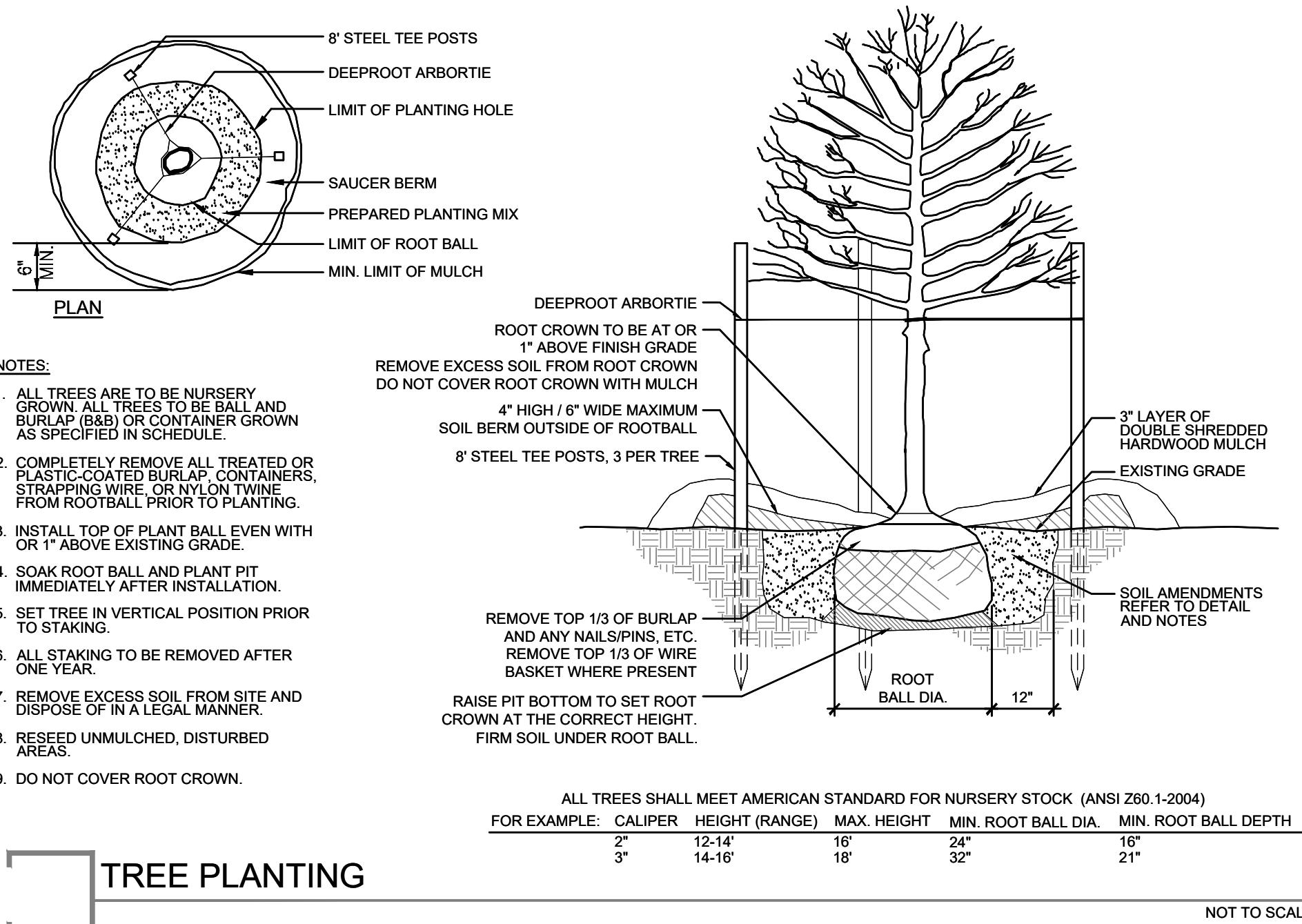
Project Title:
THE STANDARD

Name of the Addition:
ELM FORK INDUSTRIAL PARK ADDITION

Lot & Block & Phases:
LOT 2A & 2B, BLOCK A

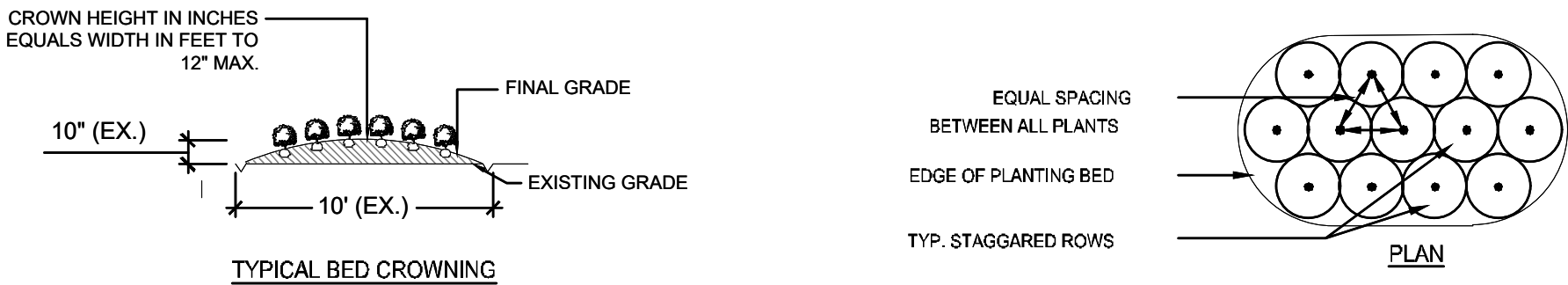
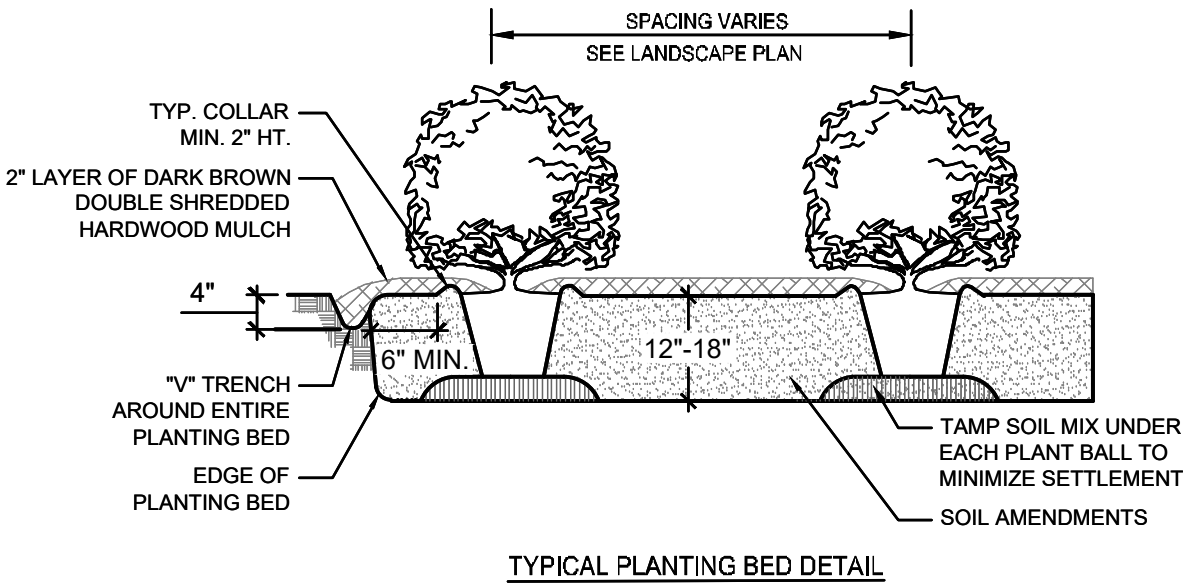
Total Acreage:
17.5827 ACRES

Proposed Base Zoning District:
ZONED "HI"



TREE PLANTING

- NOTES:**
1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT MATERIAL.
 2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE.
 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL.
 4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT.
 5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION.



SHRUB PLANTING BED

NOT TO SCALE

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Project Title:

THE STANDARD

Name of the Addition:
ELM FORK INDUSTRIAL PARK ADDITION

Lot & Block & Phases:
LOT 2A & 2B, BLOCK A

Total Acreage:
17.5827 ACRES

Proposed Base Zoning District:
ZONED "HI"