SITE DATA		LEGEND
		CLUB HOUSE
SITE LOCATION LEWISVILLE, TEXAS		MULTI-FAMILY RESIDENCES (4 STORY)
75057		MULTI-FAMILY RESIDENCES (3 STORY)
		TOWNHOMES
SITE AREA PHASE I 12.58 ACR	RES / 548,029.13 S.F.	
	RES /217,883.34 S.F.	COTTAGES
SITE AREA 17.58 ACR	RES / 765,912.47 S.F.	PARKING GARAGE/ DETACHED GARAGES
ZONING SUMMARY - BUILDING		ZONING SUMMARY - PARKING
YARDS AND EASEMENTS FRONT YARD = 5 FT		REQUIRED PARKING UNIT 1.50 SPACES PER UNIT (PRIVATE) 60
SIDE YARD = 5 FT		0.30 SPACES PER UNIT (PUBLIC) 60
REAR YARD = 5 FT		TOTAL REQUIRED
LOT SIZE		PROVIDED PARKING - PHASE I (AREA A)
ALLOWED NO	MINIMUM LOT SIZE	PRIVATE (OFF-STREET) SURFACE - REGULAR
		SURFACE - PARALLEL
HEIGHT AND STORIES		TOWNHOMES - GARAGES TOTAL PROVIDED
ALLOWED COTTAGE	30 FT/ 1 STORY	ADDITIONAL PUBLIC PARKING - PHASE I (A
PROVIDED	26 FT/ 1 STORY	PUBLIC (ON-STREET)
ALLOWED 2-STORY TOWNHOME	50 FT/ 2 STORIES	SURFACE - ANGLE SURFACE - PARALLEL
PROVIDED	40 FT/ 2 STORIES	TOTAL
ALLOWED 3-STORY APT (FLATS & STACKED)) 60 FT/ 3 STORIES	PROVIDED PARKING RATIO - PHASE I (AREA A)
PROVIDED	51 FT/ 3 STORIES	
ALLOWED 4-STORY APT	70 FT/ 4 STORIES	PROVIDED PARKING - PHASE I (AREA B) PRIVATE (OFF-STREET)
PROVIDED	65 FT/ 4 STORIES	SURFACE - REGULAR
		DETACHED GARAGES TOTAL PROVIDED
DENSITY - PHASE I (AREAS A & B)	UNITS	ADDITIONAL PUBLIC PARKING - PHASE I (A
3-STORY APT UNIT FLATS	72	PUBLIC (ON-STREET)
3-STORY APT UNIT STACKED	112	SURFACE - ANGLE SURFACE - PARALLEL
2-STORY TOWNHOMES COTTAGES	43 30	TOTAL
FOTAL PROVIDED	257	PROVIDED PARKING RATIO - PHASE I (AREA B)
TOTALTROVIDED	237	(PROVIDED PARKING RATIO - PHASE I (AREA A &
DENSITY - PHASE II (AREA C)	UNITS	PROVIDED PARKING - PHASE II (AREA C)
1-STORY APT UNITS	343	PRIVATE (OFF-STREET)
TOTAL PROVIDED	343	GARAGE - REGULAR TOTAL PROVIDED
		ADDITIONAL PUBLIC PARKING - PHASE II (A
DENSITY - PHASE I & II (AREAS A,	B&C) UNITS	PUBLIC (ON-STREET)
-	_	SURFACE - ANGLE SURFACE - PARALLEL
3-STORY APT UNIT FLATS 3-STORY APT UNIT STACKED *	72 112	TOTAL
2-STORY TOWNHOMES *	43	PROVIDED PARKING RATIO - PHASE II (AREA C
COTTAGES * 1-STORY APT UNITS	30 343	. NOTED THROUGHT OF THOSE II (ANEA C
TOTAL PROVIDED	600	PROVIDED PARKING - PHASE I & II (AREA
*LOW DENSITY UNITS SHALL BE A MINIMU		PRIVATE (OFF-STREET) SURFACE - REGULAR
ZOTT DENOTE I GIVE DE A MINIMUL	J. JU/U I OTAL	SURFACE - PARALLEL
		TOWNHOMES - GARAGES
		DETACHED GARAGES
		GARAGE - REGULAR TOTAL PROVIDED
		GARAGE - REGULAR TOTAL PROVIDED
		GARAGE - REGULAR TOTAL PROVIDED ADDITIONAL PUBLIC PARKING - PHASE I & II (AREA PUBLIC (ON-STREET)
		GARAGE - REGULAR TOTAL PROVIDED ADDITIONAL PUBLIC PARKING - PHASE I & II (AREA

LEGEND		
CLUB HOUSE		
MULTI-FAMILY RESIDENCES (4 STOR	RY)	
MULTI-FAMILY RESIDENCES (3 STOR	RY)	
TOWNHOMES		
COTTAGES		
PARKING GARAGE/ DETACHED GARAGES	3	
G SUMMARY - PARKING ED PARKING	UNITS	SPACES
SDACES DED LINIT (DDIVATE)	600	<u>SI ACES</u>

VEGOTVED LAVVING	011113	SPACES
1.50 SPACES PER UNIT (PRIVATE)	600	900
0.30 SPACES PER UNIT (PUBLIC)	600	180
TOTAL REQUIRED		1,080

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 - PHASE I (AREA B)	
PRIVATE (OFF-STREET)	SPACES
SURFACE - REGULAR	188
DETACHED GARAGES	6_
TOTAL PROVIDED	194

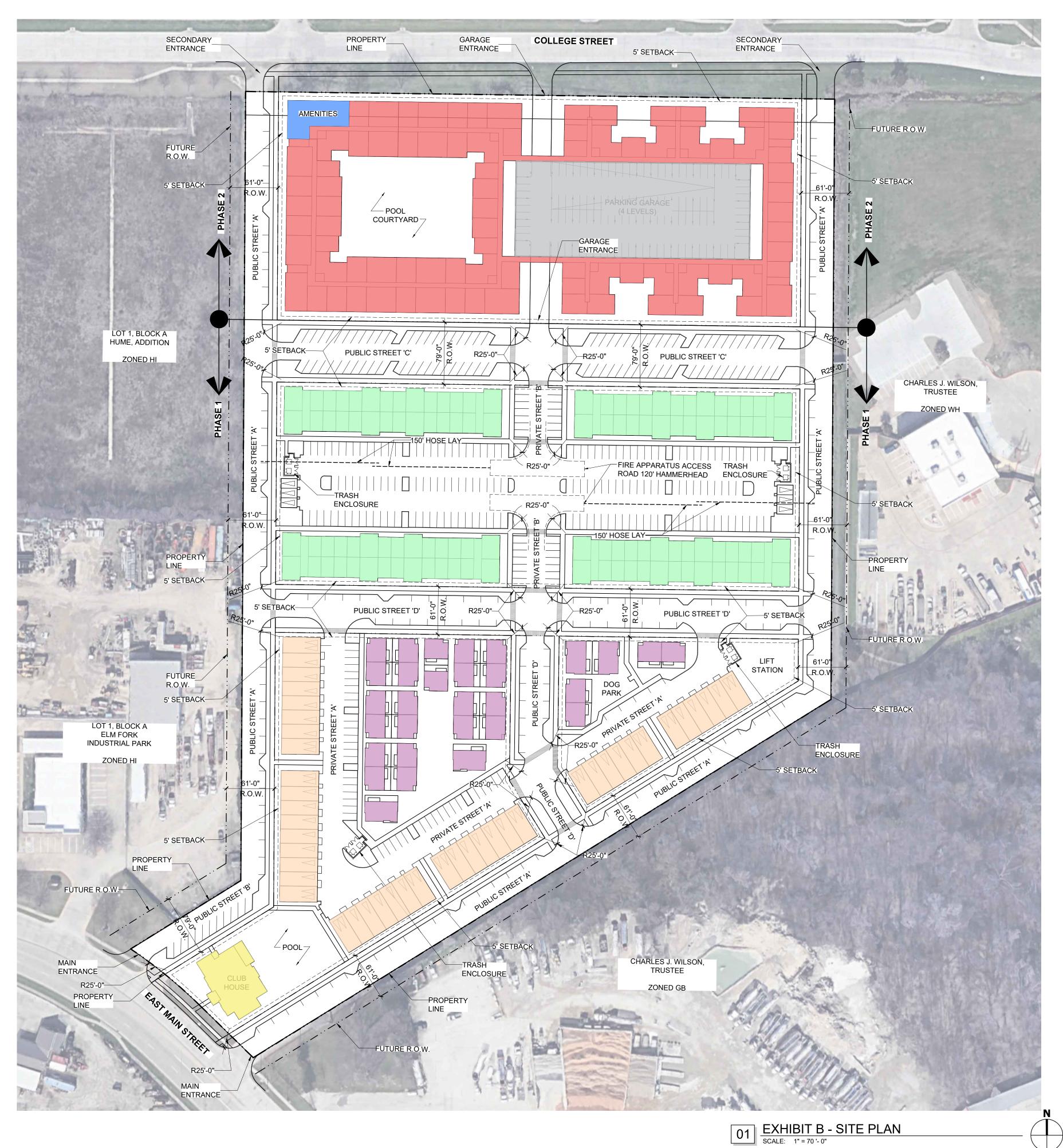
ADDITIONAL PUBLIC PARKING - PHASE I (AREA	B)
PUBLIC (ON-STREET)	
SURFACE - ANGLE	47
SURFACE - PARALLEL	40
TOTAL	87

RATIO - PHASE I (AREA B) = 1.05

 $ATIO - PHASE\ I\ (AREA\ A\ \&\ B) = 1.15)$

(**************************************	_,,
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 (AR	REAS 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 (A PUBLIC (ON-STREET)	REAS A, B & C)
SURFACE - ANGLE	105
SURFACE - PARALLEL	126
TOTAL	231





HENSLEY LAMKIN RACHEL, INC.

DALLAS • HOUSTON • SEATTLE WWW.HLRINC.NET PH: 972.726.9400

REVISIONS

JalaHoldings

PRELIMINARY DRAWING NOT FOR CONSTRUCTION

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09.15.2023

Project #: 23235

Drawing No.

Project Title:

THE STANDARD

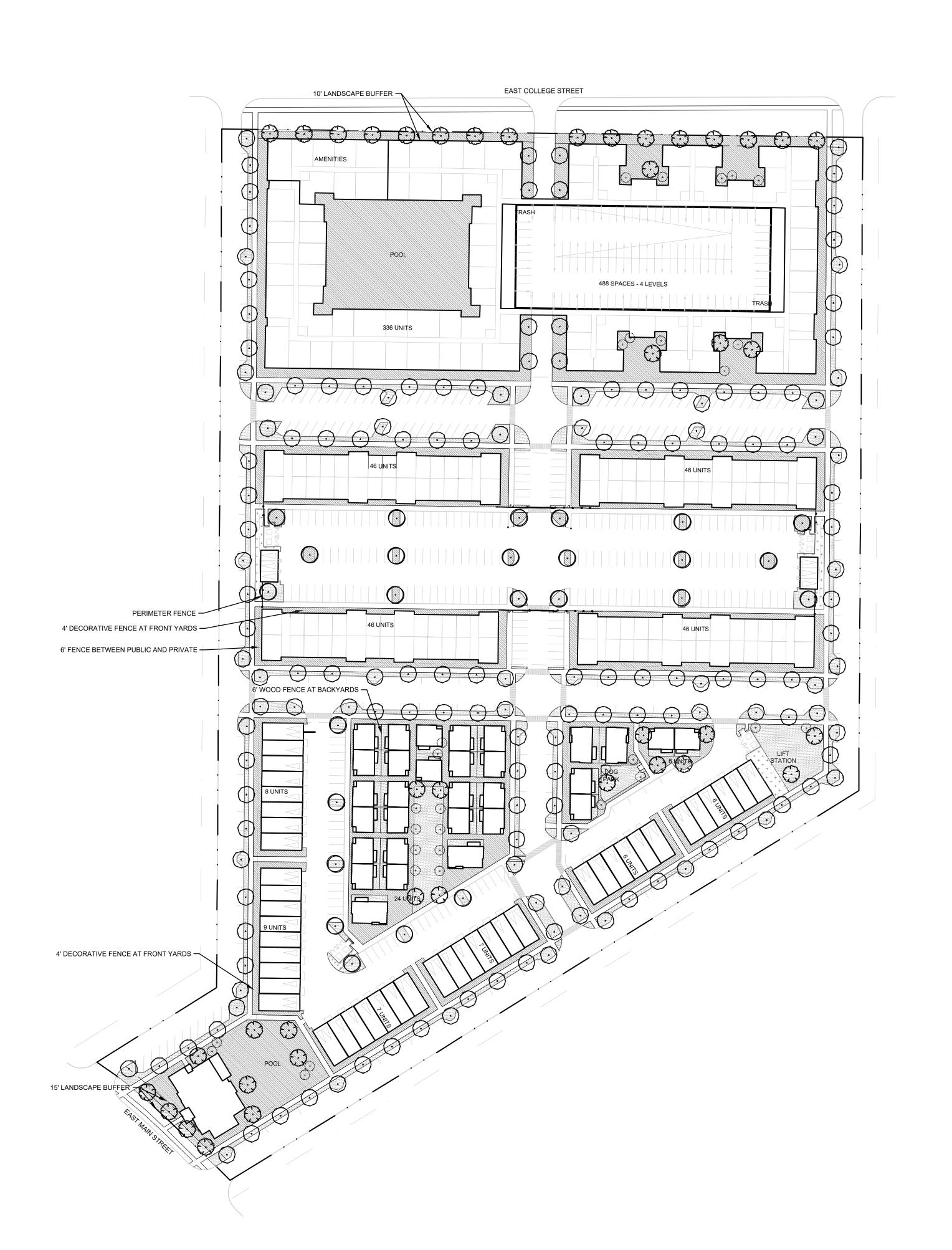
Name of the Addition: **ELM FORK INDUSTRIAL** PARK ADDITION

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

Total Acreage:

17.5827 ACRES Proposed Base Zoning District:

ZONED "HI"



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 253 shrubs (5 gal.) evergreen shrubs, min. 5 gal., 30" o.c. 253 shrubs (5 gal.) **MAIN STREET** 15FT LANDSCAPE BUFFER LENGTH (LF) STANDARD REQUIRED PROVIDED (1) 2.5" cal. tree / 40 lf 4 trees (2.5" cal.) 4 trees (2.5" cal.) 150 If 1,125 sf turf area, 50% max. of overall buffer OTHER PUBLIC STREETS 5FT LANDSCAPE BUFFER LENGTH (LF) STANDARD REQUIRED PROVIDED (1) 2.5" cal. tree / 40 lf 5,380 If 135 trees (2.5" cal.) 135 trees (2.5" cal.) PARKING LOT TREES LENGTH (LF) REQUIRED STANDARD PROVIDED 16 trees (2.5" cal.) 16 trees (2.5" cal.) (1) 2.5" cal. tree / 15 spaces 237 spaces

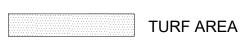
LEGEND:

2.5" CAL.CANOPY TREE

ORNAMENTAL TREE



EVERGREEN SHRUBS





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10.12.2023 Issue Set:

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

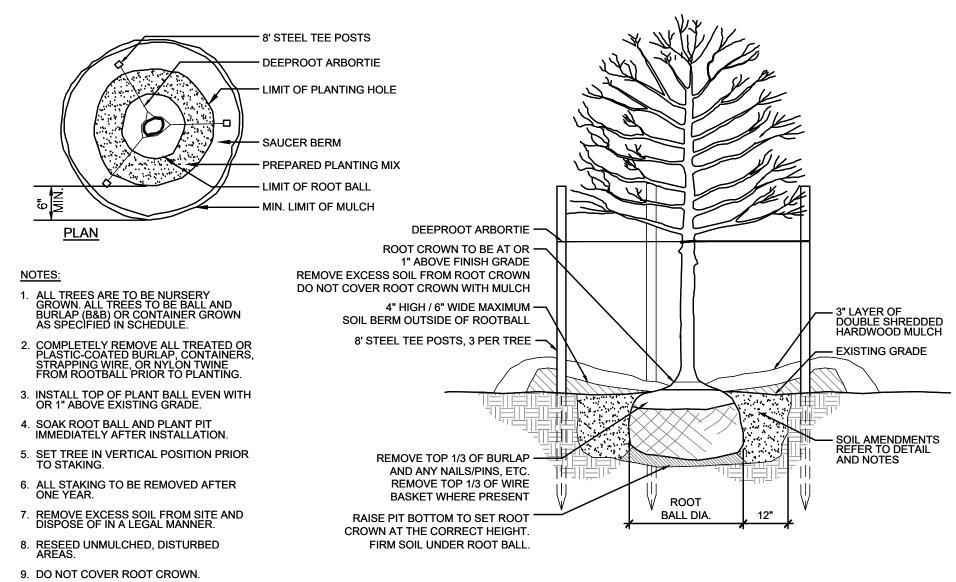
Total Acreage: 17.5827 ACRES

LANDSCAPE PLAN

LandDesign.

CREATING PLACES

THAT MATTER.



ALL TREES SHALL MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) FOR EXAMPLE: CALIPER HEIGHT (RANGE) MAX. HEIGHT MIN. ROOT BALL DIA. MIN. ROOT BALL DEPTH

TREE PLANTING

NOT TO SCALE

NOTES:

1. SCARIFY ROOT MASS OF CONTAINERIZED PLANT SPACING VARIES 2. INSTALL CONTAINERIZED PLANTS AT FINISHED GRADE. SEE LANDSCAPE PLAN 3. TAMP PLANTING MIX FIRMLY AS PIT IS FILLED AROUND EACH PLANT BALL. TYP. COLLAR -MIN. 2" HT. 2" LAYER OF DARK BROWN — DOUBLE SHREDDED 4. OMIT COLLAR AROUND EACH SHRUB WHEN IRRIGATION SYSTEM IS PRESENT. HARDWOOD MULCH 5. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER INSTALLATION. "V" TRENCH ---AROUND ENTIRE TAMP SOIL MIX UNDER EACH PLANT BALL TO PLANTING BED EDGE OF — MINIMIZE SETTLEMENT PLANTING BED SOIL AMENDMENTS TYPICAL PLANTING BED DETAIL CROWN HEIGHT IN INCHES — EQUALS WIDTH IN FEET TO 12" MAX. EQUAL SPACING BETWEEN ALL PLANTS EDGE OF PLANTING BED ➤ EXISTING GRADE

TYP. STAGGARED ROWS

SHRUB PLANTING BED

TYPICAL BED CROWNING

NOT TO SCALE

HENSLEY LAMKIN RACHEL, INC.

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10.12.2023 Issue Set:

Project #:

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"

LandDesign. CREATING PLACES THAT MATTER.

LANDSCAPE DETAILS

LP1.1