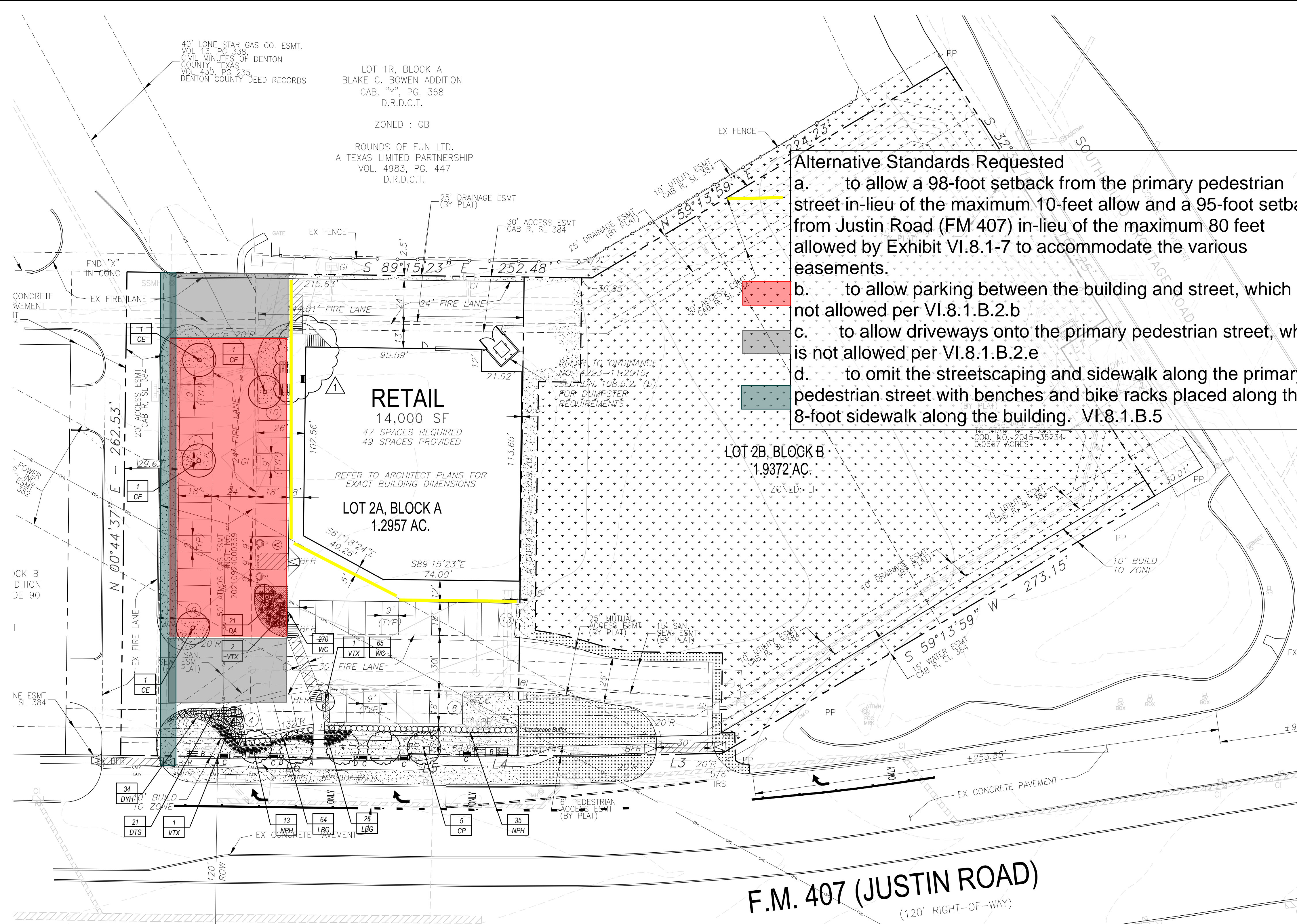


40' LONE STAR GAS CO. ESMT.
VOL. 13, PG. 338
CIVIL MINUTES OF DENTON
COUNTY, TEXAS
VOL. 430, PG. 235
DENTON COUNTY DEED RECORDS

LOT 1R, BLOCK A
BLAKE C. BOWEN ADDITION
CAB. "Y", PG. 368
D.R.D.C.T.

ZONED : GB

ROUNDS OF FUN LTD.
A TEXAS LIMITED PARTNERSHIP
VOL. 4983, PG. 447
D.R.D.C.T.



Alternative Standards Requested

- to allow a 98-foot setback from the primary pedestrian street in-lieu of the maximum 10-foot allow and a 95-foot setback from Justin Road (FM 407) in-lieu of the maximum 80 feet allowed by Exhibit VI.8.1-7 to accommodate the various easements.
- to allow parking between the building and street, which is not allowed per VI.8.1.B.2.b
- to allow driveways onto the primary pedestrian street, which is not allowed per VI.8.1.B.2.e
- to omit the streetscaping and sidewalk along the primary pedestrian street with benches and bike racks placed along the 8-foot sidewalk along the building. VI.8.1.B.5

SOLID SOD NOTES

- Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
- Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
- All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
- Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
- Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
- Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
- Water sod thoroughly as sod operation progresses.
- Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
- Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
- If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

MAINTENANCE NOTES

- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
- All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
- All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
- All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
- All plant material which dies shall be replaced with plant material of equal or better value.
- Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GRAPHIC PLANT LEGEND

	CHINESE PISTACHE		WINTERCREEPER
	CEDAR ELM		LAWN, BERMUDAGRASS, SOLID SOD
	VITEX		LAWN, BERMUDAGRASS, SOLID SOD
	DWARF TEXAS SAGE		Temporary above ground irrigation until well rooted
	NEEDLEPOINT HOLLY		Hydromulch Highway Mix
	DWARF YAUPON HOLLY		Temporary above ground irrigation until 100% germination
	LITTLE BUNNY GRASS		
	DWARF ABELIA		

PLANT LIST

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
4	CE	Cedar Elm	Ulmus crassifolia	3" cal.	container grown, 13' ht. min., 4' spread min.
5	CP	Chinese Pistache	Pistacia chinensis	3" cal.	container grown, 13' ht. min., 4' spread min.
4	VITX	Vitex	Vitex agnes castes	3" cal.	container grown, 3 cane, tree form

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
21	DA	Dwarf Abelia 'Rose Creek'	Abelia sp. 'Rose Creek'	3 gal.	container, full top of container, 36" o.c.
21	DTS	Dwf. Texas Sage 'Lynn's Lowery'	Leucophyllum sp. 'Lynn's Lowery'	5 gal.	container, full plant specimen, 36" o.c.
34	DYH	Dwf. Yaupon Holly	Ilex vomitoria nana	5 gal.	container, full plant, 24" o.c.
90	LBG	Little Bunny Grass	Pennisetum sp. 'Little Bunny'	3 gal.	container, full plant, 24" o.c.
48	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	36" ht.	container, 36" ht. min. at planting, full plant specimen, 36" o.c.

QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
335	WC	Wintercreeper	Euonymus fortunei coloratus	4" pots	container, (3) 12" runners min. 12" o.c.
		Common Bermudagrass	Cynodon dactylon	roll sod	solid sod, refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS

- STREET REQUIREMENTS**
Requirements: 10' Wide landscape strip / (1) tree 3" cal. tree for every 40' of landscape strip
- JUSTIN ROAD: 215.61 LF
Required: (6) trees, 3" cal.
24" ht. screen
Provided: (6) trees, 3" cal.
36" ht. evergreen screen
- PARKING LOT: (49 SPACES) / 21,008 s.f.**
Requirements: (1) tree, 3" cal. per (8) parking spaces; 10% of total area of parking lot must be landscape All parking must be screened with 36" ht evergreen shrub.
Required: (6) trees, 3" cal.
2,101 s.f. (10%)
Provided: (6) trees, 3" cal.
2,685 s.f. (12.7%)
- No landscaping such as trees, hedges, or structures above and underground shall be located within existing or proposed utility easements and right of way
- Any landscape or irrigation in R.O.W. or easements will require License Agreement of Real Prop Agreement
- No existing trees to be removed

LANDSCAPE NOTES

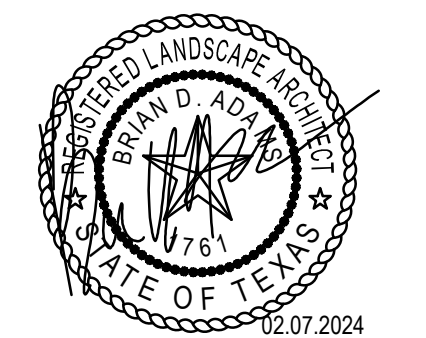
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
- Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
- Contractor is responsible for obtaining all required landscape and irrigation permits.
- Contractor to provide a minimum 2% slope away from all structures.
- All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
- All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
- All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

ENG-2023-360 / 1151 FM 407, Lewisville 75077

01 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

OWNER/DEVELOPER
LEWISVILLE 407 & 35 PARTNERSHIP
17855 DALLAS PARKWAY, SUITE 100
DALLAS, TEXAS 75287
(214) 693-4712
CONTACT: BRAD BOWEN

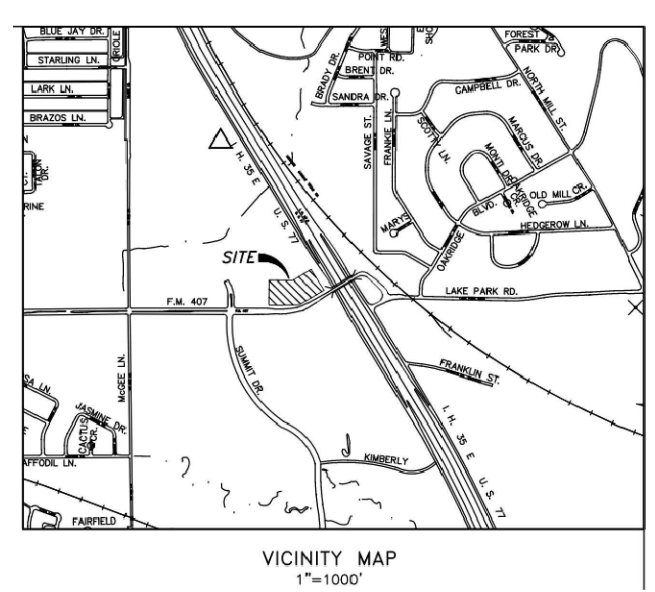
ENGINEER
LAWRENCE A. CATES CONSULTING ENGINEER
2180 COURTLAND DRIVE
FRISCO, TEXAS 75034
(214) 908-7043
CONTACT: LAWRENCE A. CATES, P.E., R.P.L.S.



smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-ls.com

~ PROPERTY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	S 57°29'46" W	30.00'
L2	S 32°30'14" E	94.96'
L3	S 88°37'52" W	69.98'
L4	N 89°15'23" W	100.00'
L5	S 01°14'51" W	2.83'
L6	N 89°15'28" W	156.75'
L7	S 00°44'37" W	51.70'
L8	N 89°15'23" W	26.27'



SITE DATA

LOT:	2A
LOT AREA:	1.2957 ACRES (56,443 SQ. FT.)
LIGHT INDUSTRIAL	VACANT
CURRENT USE:	RETAIL
PROPOSED USE:	RETAIL
BUILDING AREA:	14,000 SQ. FT.
MAX. BUILDING HEIGHT:	24 FEET
PARKING REQUIRED:	(14,000/300) = 47 SPACES
PARKING PROVIDED:	49 SPACES
PARKING RATIO:	3 SPACE/1,000SF
IMPERVIOUS COVER:	48,868 SF
ROW DEDICATION:	N/A

B: BIKE RACK NOTES

- Bike Racks shall be:
BELSON OUTDOORS
Standard Inverted 'U'
Model #5801S
Powder coated: Black
(Total of (10))
 - Contractor shall provide turn-key installation of all Bike Racks including, but not limited to, shipment, handling, placement, etc.
-

C: BENCHES

- BENCHES shall be:
BELSON OUTDOORS
WILMINGTON COLLECTION PARK BENCH:
MODEL: 978-S4 4' length / backless
 - Contractor shall provide turn-key installation including, but not limited to, shipment, handling, placement, etc.
-

A: TRASH RECEPTACLE NOTES

- Trash Receptacles shall be:
BELSON OUTDOORS
24 GALLON CAPACITY
WITH RAIN SHIELD LID
Powder Coated: Black / Textured
Available from: Belson Outdoors
(800) 323 5664
Total of (1)
 - Contractor shall provide turn-key installation including, but not limited to, shipment, handling, placement, etc.
-

D: PLANTERS

- Planters shall be:
BELSON OUTDOORS
24" Precast Concrete Planter
Model TF4351
Color: Weatherstone Cream
Total of (2),
Available from: Belson Outdoors
(800) 323 5664
 - Contractor shall provide turn-key installation of all planters including, but not limited to, shipment, handling, placement, etc.
 - Irrigation and drainage holes to be drilled on site by Contractor.
 - Bottom of pots to include pea gravel, 2" depth. Filter fabric to separate pea gravel from planting mix.
-

REV.	DATE	REMARKS
1	2.7.24	Added Bike Racks / Bench and HC Ramp

LANDSCAPE PLAN
ENGINEERING SITE PLAN FOR SPEC'S
LOT 2A, BLOCK B - BLAKE C. BOWEN ADDITION
NWC I.H. 35E SERVICE ROAD & F.M. 407 (JUSTIN ROAD)
1.2957 ACRES, ZONED LI
THE CITY OF LEWISVILLE, TEXAS

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BDA	BDA	01.08.24	1"=30'	BSSM	310-001	L1.1