

## THE PROPOSITION

National Indoor RV Centers ("NIRVC", see nirvc.com) seeks to expand its flagship dealership located at 498 E. Hwy 121 in Lewisville by:

1. Purchasing 1.7 acres ("Subject Property") located immediately adjacent to the existing NIRVC dealership.
2. Using the Subject Property for expanded outdoor display of its high-end luxury motor-coaches for sale.

Note: The average sales price of new motor coaches sold at NIRVC is approximately \$200,000 with prices ranging from about \$80,000 to over \$900,000. These coaches are beautiful and often cause those passing by to pause and admire their aesthetic qualities, much like the public appreciates the mystique of private aircraft or ultra-high-end automobiles such as Rolls Royce or Ferrari.

These coaches likely represent the highest valued retail items for sale in Lewisville and perhaps the entire DFW area other than the sale of private aircraft. See attached photos of example coaches sold at NIRVC.

3. Constructing, on dealership land currently owned by NIRVC, a new 50,000 square foot building to house a state of the art motor coach repair facility, combined with a Class A sales center, warranty center, back-end support area and headquarters office space ("Office Space"). The Office Space will face 121 with the repair center behind it. Total costs will exceed \$8,000,000. See attached site plan and rendering.

Operationally, it is essential that the motor coach display area be situated on the Subject Property and the repair facility and Office Space be constructed on land currently owned by NIRVC. Among other reasons, customer and employee safety is an important factor. Separating the Office Space from the repair facility, for example, would create heavy foot traffic through the display and customer parking areas. The motor coaches are up to 45 feet long and 13 feet tall and are often driven by elderly customers. The mixing of foot traffic in coach maneuvering areas poses serious safety concerns.

Additionally, the critical flow of employees, customers and processes require that the Office Space (which will include our customer waiting area) and the repair area be in the same building and as close to our existing motor coach storage building as possible.

## APPROVAL NEEDED

NIRVC seeks a Special Use Permit ("SUP") to allow for the display of these motor coaches at the dealership to include the Subject Property which is zoned General Business. As conditions for approval of the SUP, NIRVC agrees to the following:

1. Upgraded landscaping of the Subject Property in the 10-foot set back strip along Hwy 121. The landscaping would include:
  - a. Trees planted at a ratio of every 30 feet vs 50 feet.
  - b. A row of a variety of bushes along 121 planted in a serpentine pattern to accent the depth of the set-back strip.
2. Approximately 3,200 square feet of additional greenspace located in the northwest corner of the Subject Property which is anticipated by the city to be a high exposure corner in its IH 35E corridor planning. This area will contain a professionally designed and densely planted area of high canopy trees and a variety of plants of various heights and colors. See attached landscape plan.
3. Replacing two existing pole signs with a single monument sign meeting current city standards.
4. Although drive-by traffic is beneficial for marketing purposes, NIRVC will not use on-site temporary promotional displays typical of auto dealerships to advertise the motor coaches. e.g. no balloons, no placards in the wind shields, no glass painted advertisements on the dealership buildings or the motor coaches. Such advertising is inconsistent with our corporate culture and is not appreciated by our customers.

Furthermore, NIRVC does not advertise on the radio or TV with pitchmen as is often the case in the automobile industry. Rather, NIRVC markets almost exclusively by:

- a) Our sales people attending motor coach rallies around the nation, many of which are co-sponsored by NIRVC, to meet current and potential motor coach owners.
- b) Internet advertising. Potential buyers who anticipate spending over \$200,000 for a motor coach shop nationally. See [nirvc.com](http://nirvc.com).
- c) Word of mouth advertising among our current sales, service and storage customers. NIRVC has an excellent reputation nationwide. Motor coach owners are a tight knit community and the reputations of dealerships spread quickly.

#### ADVANTAGES TO THE CITY OF LEWISVILLE

NIRVC draws wealthy customers from all over the DFW area as well as the nation and internationally. Storage customers have included owners from the South Pacific, Europe, Canada and throughout the United States. Service, sales and storage customers have included professional athletes, entertainment stars and nationally recognized business leaders.

Unlike other retail businesses which cannibalize competitors from within the city such that tax revenue for the city is not impacted, NIRVC is drawing the very wealthy from inside and outside the city. 2017 taxable revenue was approximately \$60,000,000. With the subject expansion, taxable revenue will approach \$80,000,000.

As part of this expansion, NIRVC plans to close its Plano office which houses its accounting and finance departments, bringing eight current employees from Plano to Lewisville. The NIRVC expansion will also call for hiring ten new service technicians, two to three sales people, two to three service writers, additional warranty support, accounting positions and human resource professionals. These are all well-paying career type positions. The expansion will also call for several lower level positions to be created... wash and detail workers, an additional porter etc. In total, over 30 new full-time Lewisville employees are anticipated.

Currently, many NIRVC employees at the dealership are housed in a less than desirable mobile home which has been converted into office space and which is an admitted eye sore viewed from Hwy 121. As mentioned above, this mobile home office space will be replaced by a new state of the art service center combined with a Class A office building which will face 121... see rendering.

The site plan of the Subject Property shows the masonry wall NIRVC will erect, to block the view of the Northwood Mobile home park (on the south side of the Subject) from the proposed display area and thus block the view of the mobile home park from highway 121.

#### THE SUBJECT PROPERTY

The subject property is surrounded by:

1. The Northwood Mobile Home park to the south. Given the lack of Mobile Home Parks in the DFW area, Northwood is highly valued and likely not a candidate for redevelopment for as long as mobile homes are manufactured.
2. To the west, across from the mobile home park entrance off 121, is a Class C strip shopping center which has no nationally recognized tenants but rather is occupied by a laundry mat, a small low-end restaurant and other local mom and pop tenants. This strip center is less than 10 years old and is not likely to be a candidate for redevelopment in the next 40 years.
3. The NIRVC dealership is immediately to the east of the Subject Property. The NIRVC dealership is less than 10 years old and will not be a candidate for redevelopment for at least 40 years.
4. Hwy 121 defines the north boundary of the property.

Regardless of any long-term planning, the land uses to the east, west and south of the Subject Property are not candidates for redevelopment. Therefore, it is extremely unlikely that any developer would choose to develop the Subject Property with a high-end use. After having been on the market for sale for over 10 years, the Subject Property is now under contract to be purchased by NIRVC on or before May 7th. Advanced Auto Parts was also interested in the Subject Property prior to the seller agreeing to sell to NIRVC.

Without the requested SUP, the property will continue to be for sale. Advance Auto Parts (think small auto repairs being completed in the parking lot using parts just purchased) or a similar use would be probable. Again, land uses on all three sides makes high-end development highly unlikely. Therefore, we believe the expansion of NIRVC unto the Subject Property is its highest and best use.

### HISTORY OF NIRVC

NIRVC is a Texan success story. Formed in late 2007 when three friends were having lunch and the conversation turned to the fact that one wanted to purchase a motor coach and had learned there was a lack of storage facilities capable of handling the specialized needs of the motor coach owner. The existing NIRVC building was designed by placing orange safety cones out in a Walmart parking lot and measuring turning distances. Ground was broken on the Lewisville dealership in July of 2008, the month Lehman Brothers filed for bankruptcy in the midst of the mortgage meltdown.

Lewisville was chosen as the best location for the business in the DFW area and NIRVC was the first new development along 121 between I35 and main street in many years. It is not overstating the point to say NIRVC was a pioneer to develop a facility costing over \$11,000,000 in that area in 2008. NIRVC initially purchased approximately six acres and later expanded on to an additional six acres replacing what was then an active mobile home sales lot. NIRVC has been a good citizen in Lewisville.

NIRVC is growing, with locations open in Lewisville, Atlanta and Phoenix. Las Vegas will be opened in late 2018 and central Florida in 2019. As the company grows, additional corporate professionals will be needed in the Lewisville headquarters.

### SUMMARY

Granting the requested SUP will result in the construction of a new \$8,000,000 repair center with a Class A office building facing Hwy 121 with upgraded landscaping. The SUP will be good for the aesthetics of Hwy 121, good for land values in the area, good for the revenue to the City of Lewisville, good for NIRVC, good for our new employees, good for the motor coach market and good for the contractors who will be employed.

Thank you for your consideration.





✓12/16

2018 FORESTER 2401WSD  
OUR PRICE  
**\$91,775**

|      |           |                    |
|------|-----------|--------------------|
| MSRP | \$126,586 | \$545<br>Per Month |
|------|-----------|--------------------|

Stock Number: 2388

**NATIONAL  
INDOOR  
RV CENTERS**  
SALES • SERVICE • STORAGE • WASH

\*4.99% APR 240 months  
†MSRP includes destination charge, excludes taxes, title, license, and dealer fees. Dealer sets actual price.

TEXAS  
KDR-9650



2018 King Aire 4531  
MFG Suggested Price

**\$967,786**

**\$5,743**  
Per Month

\*4.99% @ 240 months  
\*\*Payment does not include taxes and is estimated  
with 10% down @ 4.99% WAC

Stock Number: **2441**















VICINITY MAP  
SCALE: 1" = 1000'

LEWISVILLE ISD  
ZONING: PU (PUBLIC USE)

BUDDY'S ENT., INC.  
ZONING: GB (GENERAL BUSINESS)

STATE HIGHWAY 121  
(VARIABLE WIDTH R.O.W.)

M.A. HAEUSSLER ADDITION, LP  
ZONING: GB (GENERAL BUSINESS)

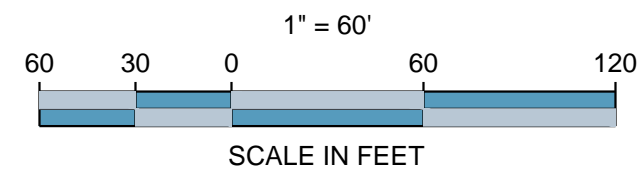
LOT 1, BLOCK A  
AUTO MASTER ADDITION  
CAB. Y. SKIDE 286  
P.R.D.C.T.

FIRST CASH LTD.  
DOC. NO. 2009-132370  
D.R.D.C.T.

TRACTS 70, 71, & 72  
(57.337 ACRES, 2,497,583 SQ. FT.)  
AMC NORTHWOOD LLC  
DOC. NO. 2011-120771, D.R.D.C.T.  
ZONING: MHP (MOBILE HOME PARK)

NORTHWOOD MOBILE  
HOME PARK

LEWISVILLE, INC.  
ZONING: GB (GENERAL BUSINESS)



| EXISTING PARKING                              |                     |                  |                   |
|---|---------------------|------------------|-------------------|
| USE   | SQUARE FOOTAGE (SF) | PARKING RATIO    | REQUIRED PARKING  |
| DISPLAY (OUTSIDE)                             | 50,400              | 1 SPACE/ 1000 SF | 51 SPACES         |
| OFFICE (0-9,999 SF)                           | 548                 | 1 SPACE/ 200 SF  | 3 SPACES          |
| WAREHOUSE (25,000 SF AND OVER)                | 149,369             | 1 SPACE/ 2000 SF | 75 SPACES         |
|   | <b>149,917</b>      |                  | <b>129 SPACES</b> |
| PROPOSED PARKING                              |                     |                  |                   |
| USE   | SQUARE FOOTAGE (SF) | PARKING RATIO    | REQUIRED PARKING  |
| PARTS (STORAGE ROOM)                          | 5,730               | 1 SPACE/300 SF   | 20 SPACES         |
| OFFICE (PROFESSIONAL OFFICE 10,000-74,999 SF) | 13,756              | 1 SPACE/250 SF   | 56 SPACES         |
| SERVICE SHOP BAYS (AUTO REPAIR)               | 28,184              | 1 SPACE/200 SF   | 141 SPACES        |
| TECH SUPPORT (OFFICE)                         | 2,320               | 1 SPACE/ 250 SF  | 10 SPACES         |
|   | <b>49,990</b>       |                  | <b>227 SPACES</b> |
| PROVIDED INDOOR PARKING                       |                     |                  | 144 SPACES        |
| PROVIDED OUTDOOR PARKING                      |                     |                  | 251 SPACES        |
| TOTAL PARKING PROVIDED                        |                     |                  | <b>395 SPACES</b> |
| TOTAL PARKING REQUIRED                        |                     |                  | <b>356 SPACES</b> |

OWNER:  
NATIONAL INDOOR STORAGE, LLC.  
498 E STATE HIGHWAY 121  
LEWISVILLE, TEXAS 75057  
(214) 563-3135

CONTACT: HAL KENDRICK

SURVEYOR:  
SPOONER & ASSOCIATES  
309 BYERS STREET  
SUITE 100  
EULESS, TEXAS 76039  
(817) 685-8448

CONTACT: ERIC S. SPOONER, RPLS

**FORESITE**  
group  
TBE Firm No. F-12878  
Foresite Group, Inc.  
1999 Bryan St., Suite 890  
Dallas, TX 75201  
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888.765.8135  
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D/B/A Foresite Consulting Group of Texas, Inc.  
CONTACT: DAVID NORRIS, EIT

PREPARED: 04 APRIL 2018

CASE NO. TBD

## DEVELOPMENT PLAN NATIONAL INDOOR RV CENTER LEWISVILLE EXPANSION

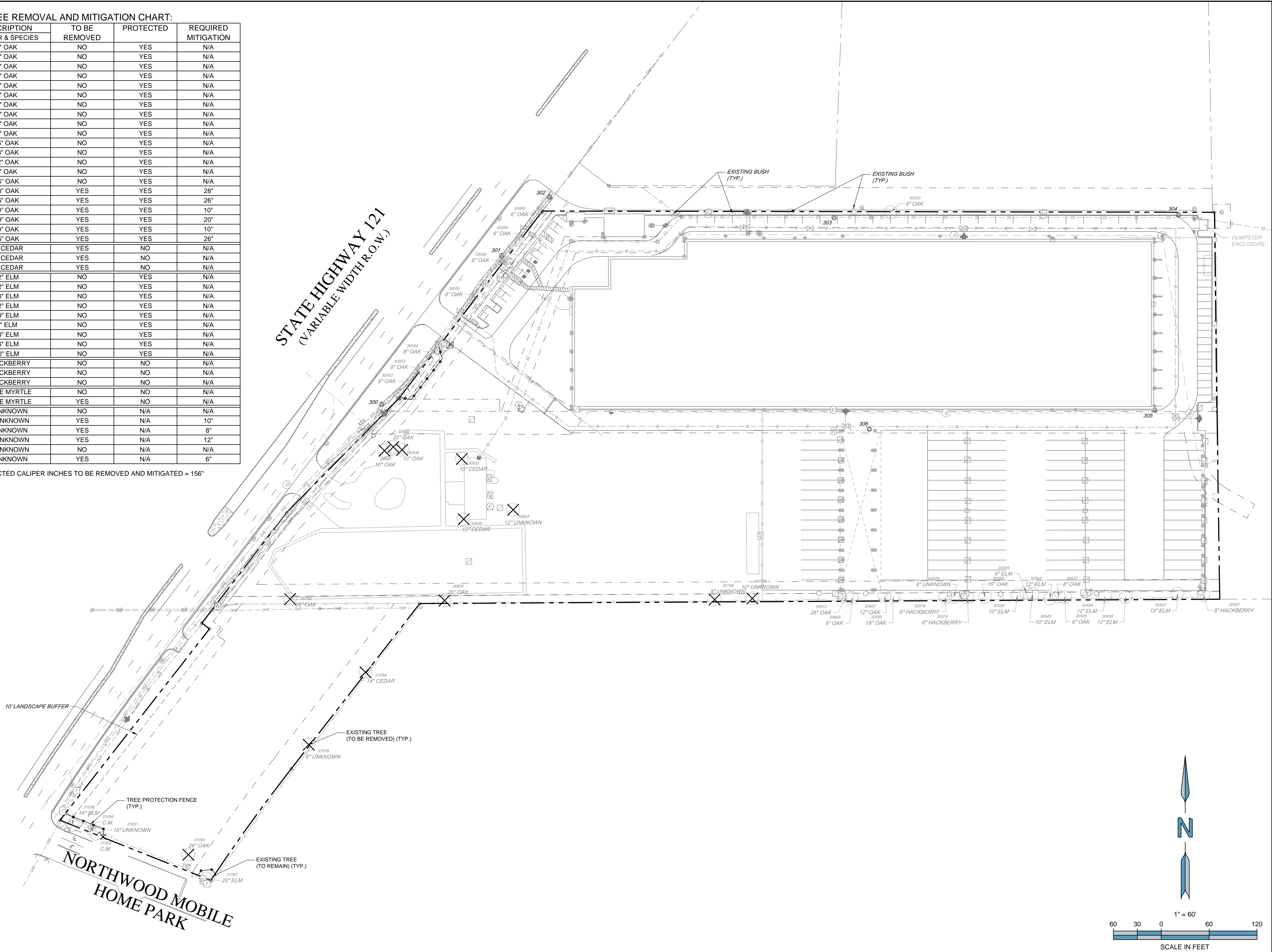
FOR  
NATIONAL INDOOR STORAGE ADDITION  
LOT 1R, BLOCK A  
ZONED: LI (LIGHT INDUSTRIAL), 11.72 ACRES  
AND  
AUTO MASTER ADDITION  
LOT 1, BLOCK A

ZONED: GB (GENERAL BUSINESS), 1.70 ACRES  
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS



| TREE REMOVAL AND MITIGATION CHART: |                                  |                  |           |                        |
|------------------------------------|----------------------------------|------------------|-----------|------------------------|
| TREE No.                           | DESCRIPTION<br>CALIPER & SPECIES | TO BE<br>REMOVED | PROTECTED | REQUIRED<br>MITIGATION |
| 30052                              | 8" OAK                           | NO               | YES       | N/A                    |
| 30053                              | 8" OAK                           | NO               | YES       | N/A                    |
| 30054                              | 8" OAK                           | NO               | YES       | N/A                    |
| 30055                              | 8" OAK                           | NO               | YES       | N/A                    |
| 30058                              | 6" OAK                           | NO               | YES       | N/A                    |
| 30059                              | 8" OAK                           | NO               | YES       | N/A                    |
| 30060                              | 6" OAK                           | NO               | YES       | N/A                    |
| 30230                              | 4" OAK                           | NO               | YES       | N/A                    |
| 30535                              | 6" OAK                           | NO               | YES       | N/A                    |
| 30537                              | 8" OAK                           | NO               | YES       | N/A                    |
| 30568                              | 16" OAK                          | NO               | YES       | N/A                    |
| 30585                              | 18" OAK                          | NO               | YES       | N/A                    |
| 30607                              | 12" OAK                          | NO               | YES       | N/A                    |
| 30609                              | 6" OAK                           | NO               | YES       | N/A                    |
| 30610                              | 26" OAK                          | NO               | YES       | N/A                    |
| 30799                              | 28" OAK                          | YES              | YES       | 28"                    |
| 30832                              | 26" OAK                          | YES              | YES       | 26"                    |
| 30938                              | 10" OAK                          | YES              | YES       | 10"                    |
| 30939                              | 20" OAK                          | YES              | YES       | 20"                    |
| 30940                              | 10" OAK                          | YES              | YES       | 10"                    |
| 31063                              | 26" OAK                          | YES              | YES       | 26"                    |
| 30836                              | 12" CEDAR                        | YES              | NO        | N/A                    |
| 30933                              | 10" CEDAR                        | YES              | NO        | N/A                    |
| 31084                              | 14" CEDAR                        | YES              | NO        | N/A                    |
| 30494                              | 12" ELM                          | NO               | YES       | N/A                    |
| 30495                              | 12" ELM                          | NO               | YES       | N/A                    |
| 30503                              | 10" ELM                          | NO               | YES       | N/A                    |
| 30543                              | 12" ELM                          | NO               | YES       | N/A                    |
| 30545                              | 10" ELM                          | NO               | YES       | N/A                    |
| 30549                              | 6" ELM                           | NO               | YES       | N/A                    |
| 30550                              | 10" ELM                          | NO               | YES       | N/A                    |
| 31056                              | 16" ELM                          | NO               | YES       | N/A                    |
| 31067                              | 20" ELM                          | NO               | YES       | N/A                    |
| 30507                              | 8" HACKBERRY                     | NO               | NO        | N/A                    |
| 30574                              | 6" HACKBERRY                     | NO               | NO        | N/A                    |
| 30578                              | 6" HACKBERRY                     | NO               | NO        | N/A                    |
| 31059                              | CREPE MYRTLE                     | NO               | NO        | N/A                    |
| 31062                              | CREPE MYRTLE                     | YES              | NO        | N/A                    |
| 30575                              | 8" UNKNOWN                       | NO               | N/A       | N/A                    |
| 30739                              | 10" UNKNOWN                      | YES              | N/A       | 10"                    |
| 30748                              | 8" UNKNOWN                       | YES              | N/A       | 8"                     |
| 30843                              | 12" UNKNOWN                      | YES              | N/A       | 12"                    |
| 31061                              | 18" UNKNOWN                      | NO               | N/A       | N/A                    |
| 31079                              | 6" UNKNOWN                       | YES              | N/A       | 6"                     |

TOTAL PROTECTED CALIPER INCHES TO BE REMOVED AND MITIGATED = 156"



ENGINEER:

**FORESITE**  
group

**TBPE Firm No. F-12878**  
Foresite Group, Inc. w | www.fg-inc.net  
1999 Bryan St. o | 214.939.7123  
Suite 890 f | 888.765.8135  
Dallas, TX 75201  
D/B/A Foresite Consulting Group of Texas, Inc.

DEVELOPER:

**NATIONAL**  
**INDOOR**  
**RV CENTERS**  
SALES • SERVICE • STORAGE • WASH

498 E STATE HIGHWAY 121  
LEWISVILLE, TEXAS 75057

CONTACT: MR. HAL KENDRICK

PROJECT:

**NATIONAL INDOOR RV CENTER**  
**LEWISVILLE EXPANSION**  
498 E STATE HIGHWAY 121  
LEWISVILLE, DENTON COUNTY, TEXAS 75057

SEAL:

**DRAFT**

REVISIONS DATE

PROJECT MANAGER: DN

DRAWING BY: PA

JURISDICTION: CITY OF LEWISVILLE

DATE: 04 APRIL 2018

SCALE: 1" = 60'

TITLE:

**TREE SURVEY AND**  
**MITIGATION PLAN**

SHEET NUMBER:










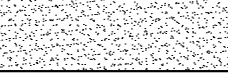
1 OF 1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1033.001



PLANT SCHEDULE

| TREES   | BOTANICAL NAME / COMMON NAME                          | CONT   | CAL      |           | QTY       | PERCENTAGE | MITIGATION TREES | MITIGATION TREES (INCHES) |
|---|---|--------|----------|-----------|-----------|------------|------------------|---------------------------|
|  | CERCIS CANADENSIS / EASTERN REDBUD                    | B & B  | 3" CAL   |           | 9         | 13.64%     | --               | --                        |
|  | DIOSPYROS TEXANA / TEXAS PERSIMMON                    | B & B  | 3" CAL   |           | 9         | 13.64%     | --               | --                        |
|  | FRAXINUS TEXENSIS / TEXAS ASH                         | B & B  | 5" CAL   |           | 13        | 19.70%     | 11               | 55"                       |
|  | QUERCUS SHUMARDII / SHUMARD RED OAK                   | B & B  | 5" CAL   |           | 13        | 19.70%     | 10               | 50"                       |
|  | ULMUS PARVIFOLIA / LACEBARK ELM                       | B & B  | 5" CAL   |           | 13        | 19.70%     | 11               | 55"                       |
|  | VITEX AGNUS-CASTUS / CHASTE TREE                      | B & B  | 3" CAL   |           | 9         | 13.64%     | --               | --                        |
|   |   |        |          |           | TOTAL: 66 |            | TOTAL: 32        | TOTAL: 160"               |
| SHRUBS  | BOTANICAL NAME / COMMON NAME                          | SIZE   | SPACING  | QTY       |           |            |                  |                           |
|  | MISCANTHUS SINENSIS 'ADAGIO' / ADAGIO EULALIA GRASS   | 3 GAL  | 36" o.c. | 19        |           |            |                  |                           |
|  | MYRICA PUSILLA / DWARF SOUTHERN WAX MYRTLE MIN 24" HT | 5 GAL  | 36" o.c. | 292       |           |            |                  |                           |
| GROUND COVERS   | BOTANICAL NAME / COMMON NAME                          | CONT   | SPACING  | QTY       |           |            |                  |                           |
|  | LIRIOPE SPICATA / CREEPING LILY TURF                  | 4" POT | 10" o.c. | 741       |           |            |                  |                           |
| SOD/SEED  | BOTANICAL NAME / COMMON NAME                          | CONT   | SPACING  | QTY       |           |            |                  |                           |
|  | CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS            | SOD    |          | 12,683 SF |           |            |                  |                           |

GENERAL LANDSCAPE NOTES:

1. WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE.

2. PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.

3. PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.

4. HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.

5. SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED.

6. PLANTS SHALL BE SUBJECT TO REVIEW BY LANDSCAPE ARCHITECT. LANDSCAPE ARCHITECT SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.

7. PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.

8. BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.

9. PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.

10. PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUND COVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED. MULCH SAMPLE IS TO BE SUBMITTED FOR APPROVAL PRIOR TO INSTALLATION. MULCH IS TO BE REPLACED AT CONTRACTOR'S OWN EXPENSE IF LAID PRIOR TO APPROVAL.
11. MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.

12. CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.

13. QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.

14. WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE, AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.

15. A MAINTENANCE INSPECTION OF TREES WILL BE PERFORMED AFTER TWO FULL GROWING SEASONS FROM THE DATE OF THE FINAL CONSTRUCTION INSPECTION. PROJECT OWNERS AT THE TIME OF THE MAINTENANCE INSPECTION ARE RESPONSIBLE FOR ORDINANCE COMPLIANCE.

16. CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE.

LANDSCAPE REQUIREMENTS:

STREET FRONTAGE REQUIREMENT: (1) SHADE TREE PER 30 LF  
785 LF / 30 LF = 26.17  
27 TREES REQUIRED  
27 TREES PROPOSED  
\*3 EXISTING TREES AND 24 ORNAMENTAL TREES ALONG FRONTAGE DUE TO OVERHEAD UTILITY CONFLICT

INTERIOR PARKING AREAS LANDSCAPE REQUIREMENT: MINIMUM 8% LANDSCAPE AREA  
11,459 SF x 8% = 916.72  
916.72 SF (8%) LANDSCAPE AREA REQUIRED  
917 SF (8%) LANDSCAPE AREA PROPOSED

TREE MITIGATION REQUIREMENT: 1:1 INCH RATIO  
INCHES REMOVED: 156"  
156" REQUIRED  
160" PROPOSED

MAXIMUM 20% OF ANY (1) TREE SPECIES.

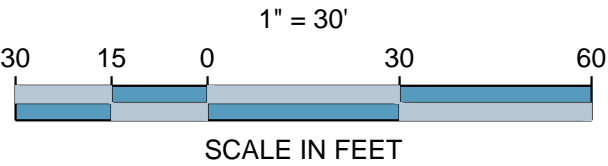
- NOTE:
1. UNDERSTORY TREES PROPOSED ALONG STREET FRONTAGE DUE TO OVERHEAD POWER.
  2. EASTERN REDBUDS AND TEXAS PERSIMMONS ARE PROPOSED AS MITIGATION TREES, AND ARE FROM THE "APPROVED TREE LIST" AS OPPOSED TO THE "PROTECTED TREE LIST."

10' LANDSCAPE BUFFER

25' BUILDING LINE  
(PER PLAT CAB. Y, SLD. 286)

LANDSCAPE CORNER TO BE ELEVATED ON A BERM  
SEE DETAIL ON SHEET L-2  
1/2" CRP

NORTHWOOD MOBILE HOME PARK



ENGINEER:



ForeSITE  
group  
TBPE Firm No. F-12878  
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w | www.fg-inc.net  
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D/B/A Foresite Consulting Group of Texas, Inc.

DEVELOPER:



SALES • SERVICE • STORAGE • WASH

498 E STATE HIGHWAY 121  
LEWISVILLE, TEXAS 75057

CONTACT: MR. HAL KENDRICK

PROJECT:

NATIONAL INDOOR RV CENTER  
LEWISVILLE EXPANSION  
498 E STATE HIGHWAY 121  
LEWISVILLE, DENTON COUNTY, TEXAS 75057

SEAL:

THESE PLANS WERE PREPARED UNDER THE SUPERVISION AND DIRECTION OF  
JASON V. WECKERLY, RLA #2788  
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REVISIONS DATE

PROJECT MANAGER: DN

DRAWING BY: KCN

JURISDICTION: LEWISVILLE, TEXAS

DATE: 04 APRIL 2018

SCALE: 1" = 30'

TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1033.001





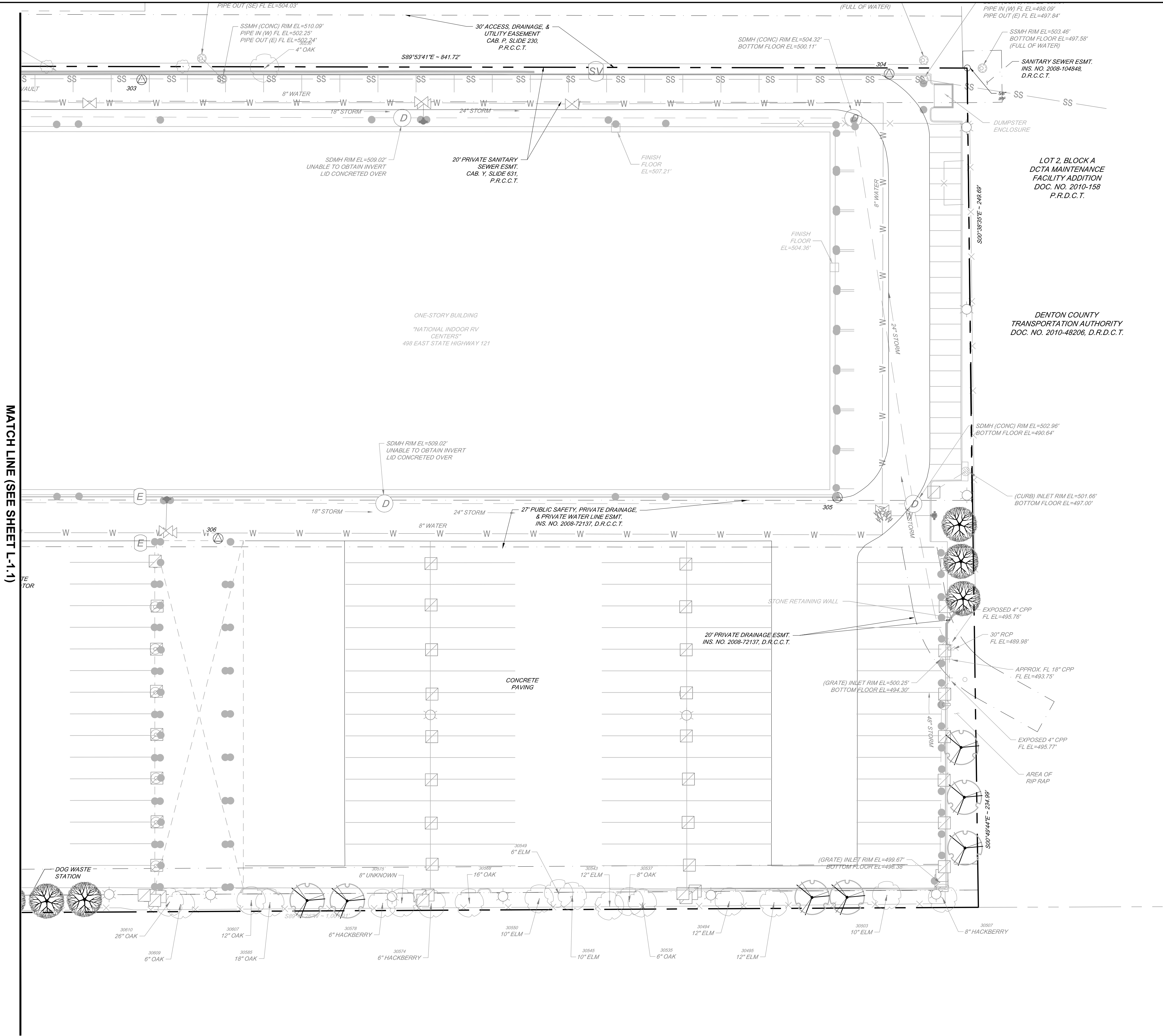
**Know what's below**  
**Call** before you dig



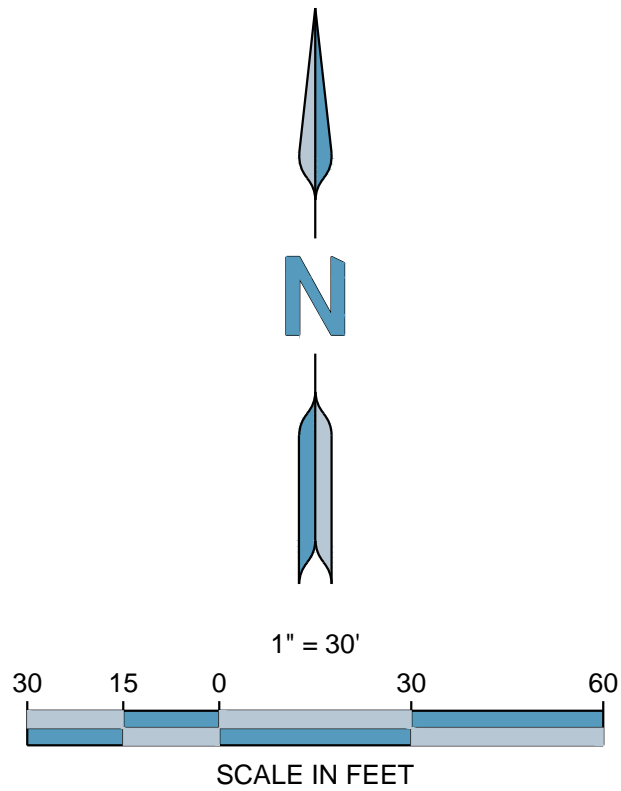
JOB/FILE NUMBER: 1033.001



SEE SHEET L-1 FOR PLANT SCHEDULE.



MATCH LINE (SEE SHEET L-1.1)



ENGINEER:

**FORESITE**  
group

**TBPE Firm No. F-12878**  
ForeSITE Group, Inc.  
1999 Bryan St.  
Suite 890  
Dallas, TX 75201  
D/B/A ForeSITE Consulting Group of Texas, Inc.

www.fg-inc.net  
214.939.7123  
888.765.8135

DEVELOPER:

**NATIONAL INDOOR RV CENTERS**  
SALES • SERVICE • STORAGE • WASH

498 E STATE HIGHWAY 121  
LEWISVILLE, TEXAS 75057

CONTACT: MR. HAL KENDRICK

PROJECT:

**NATIONAL INDOOR RV CENTER  
LEWISVILLE EXPANSION**

498 E STATE HIGHWAY 121  
LEWISVILLE, DENTON COUNTY, TEXAS 75057

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| REVISIONS | DATE |
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PROJECT MANAGER: DN

DRAWING BY: KCN

JURISDICTION: LEWISVILLE, TEXAS

DATE: 04 APRIL 2018

SCALE: 1" = 30'

TITLE:

**LANDSCAPE PLAN**

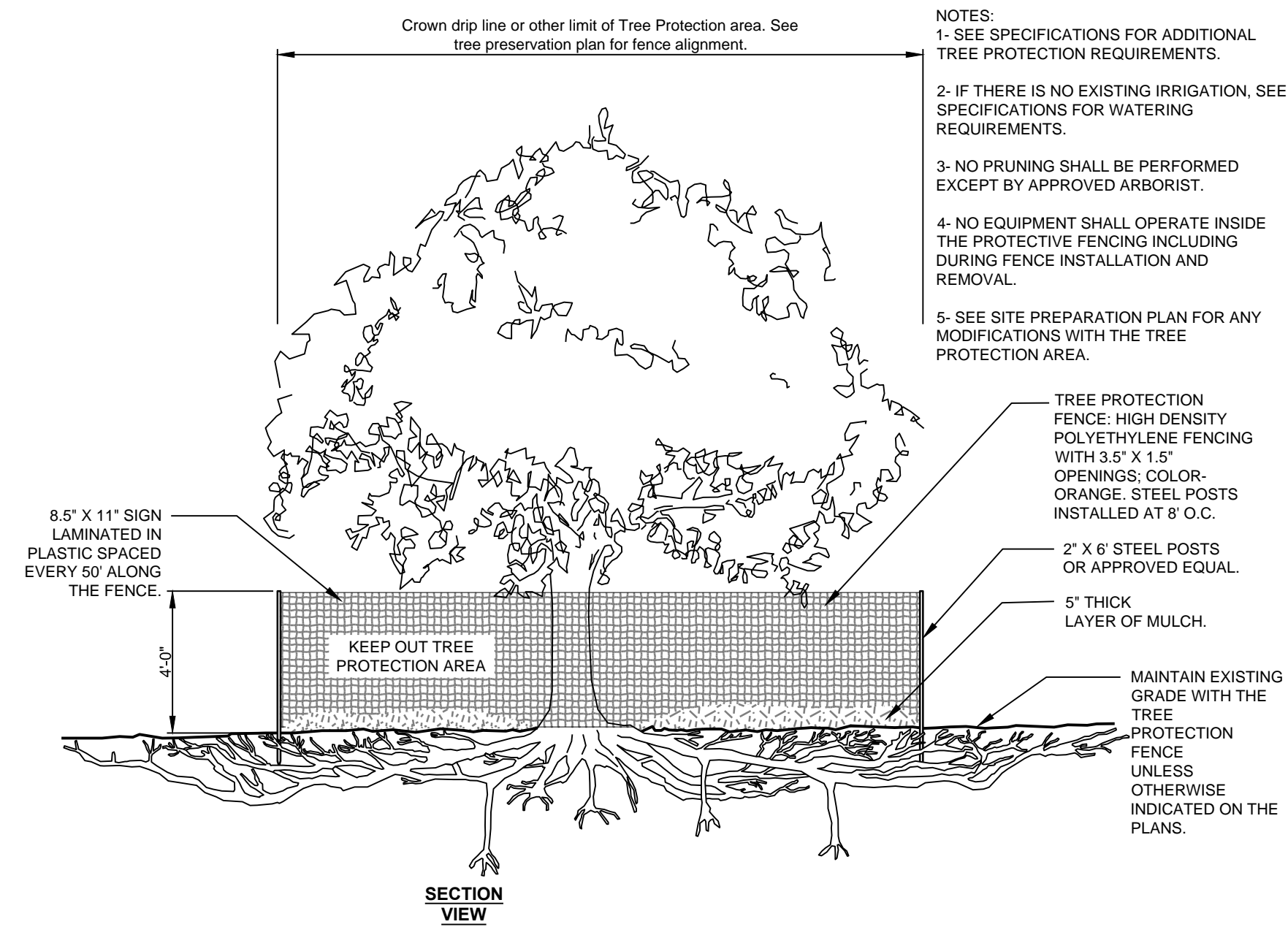
SHEET NUMBER:

**L-1.2**

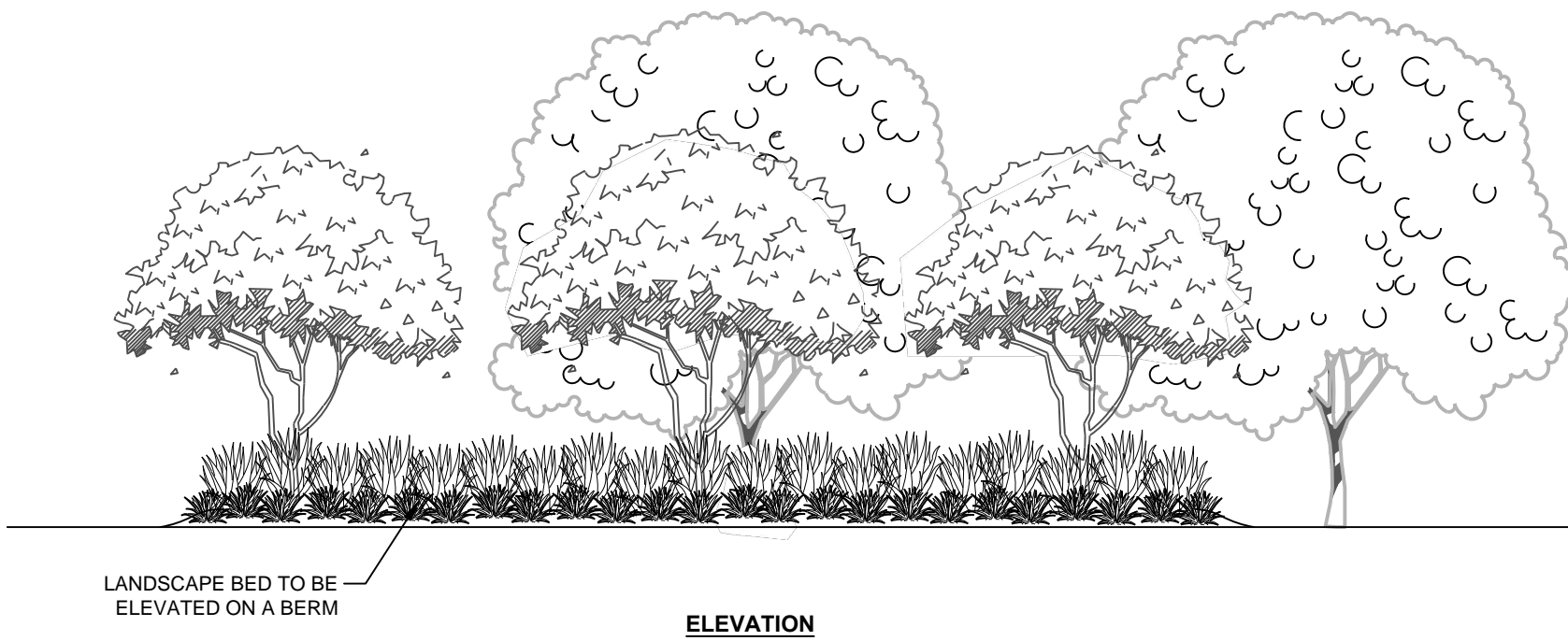
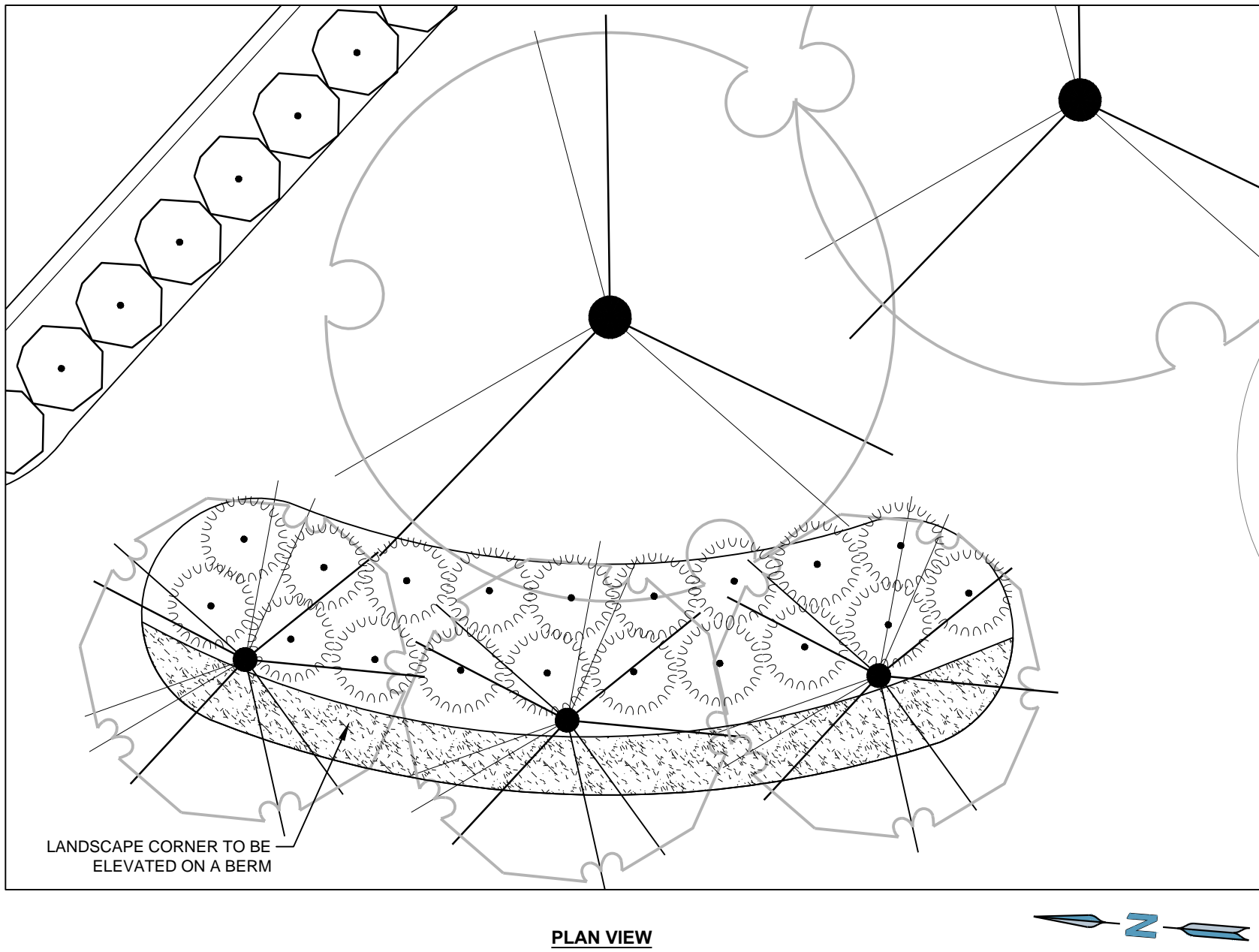
COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 1033.001

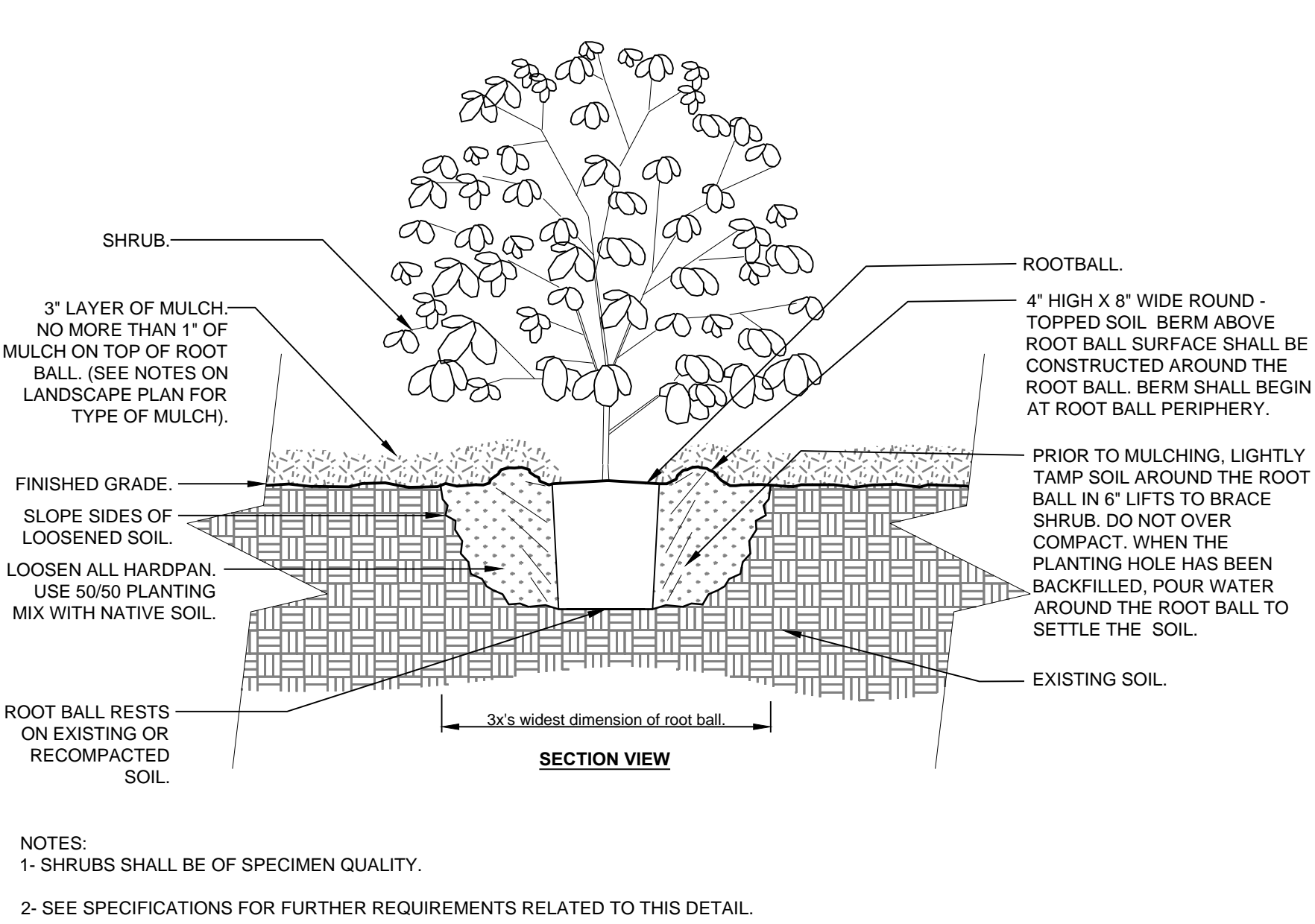




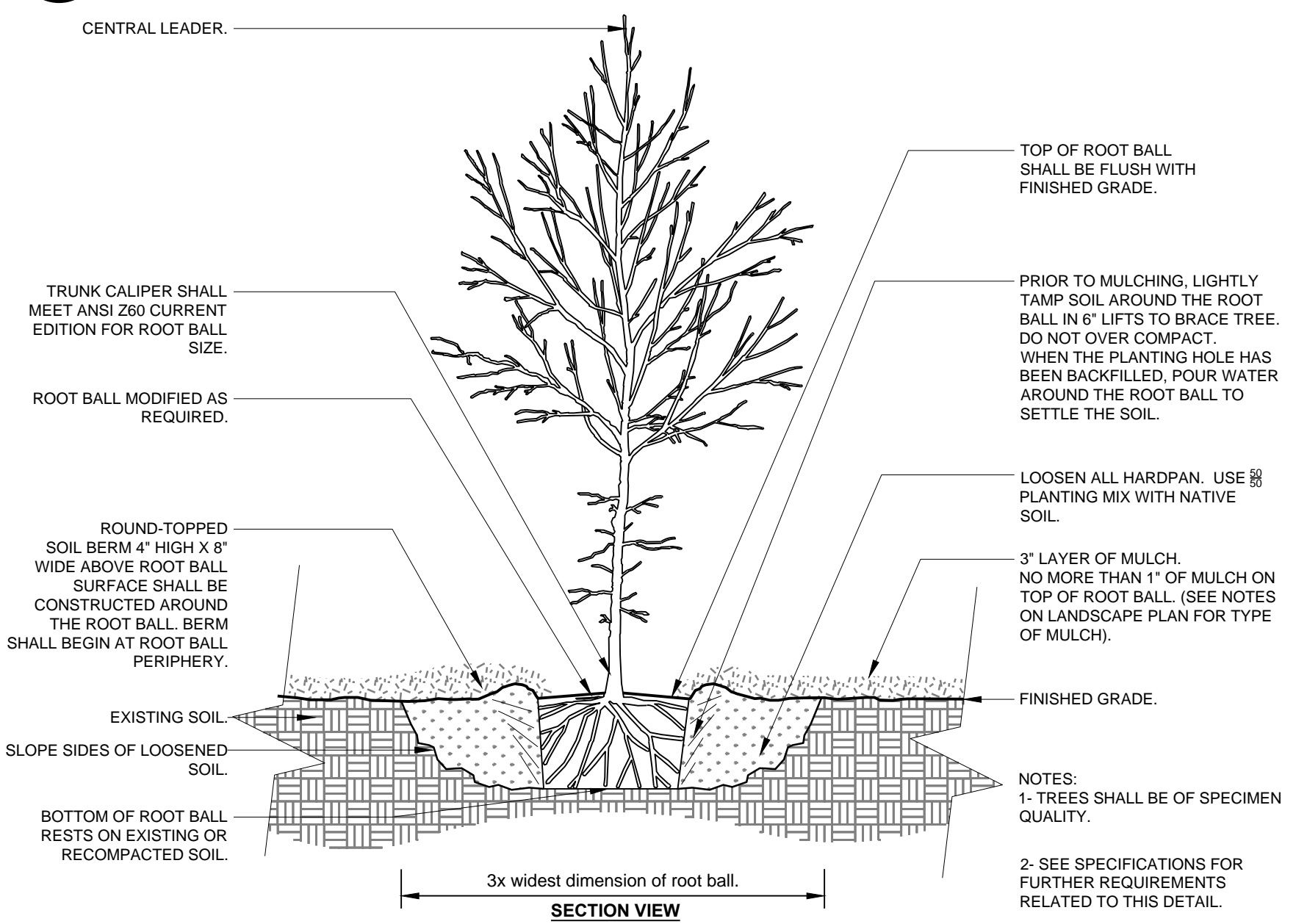
5 TREE PROTECTION  
1/4" = 1'-0"



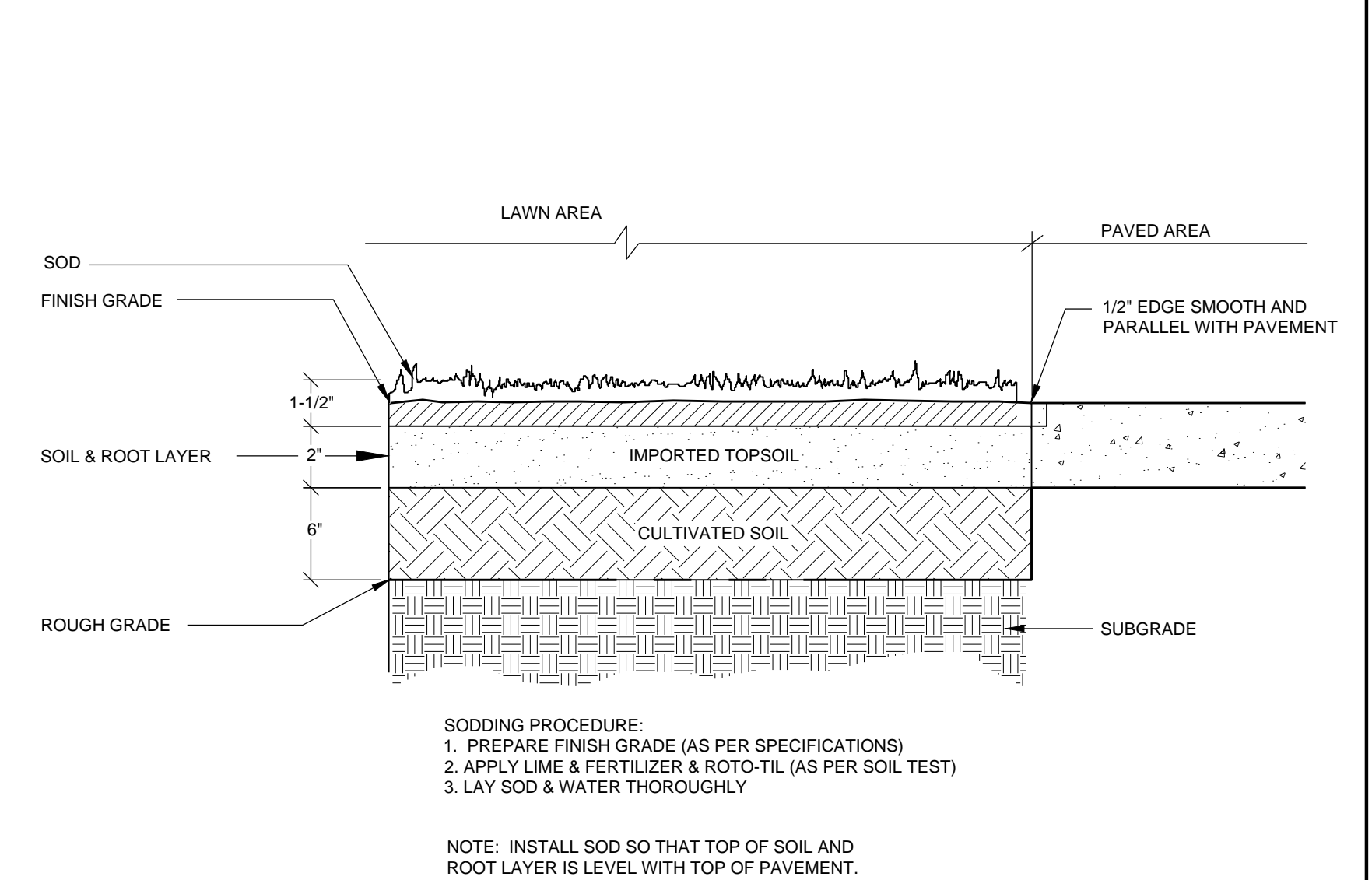
6 PLANTING BED  
1" = 5'-0"



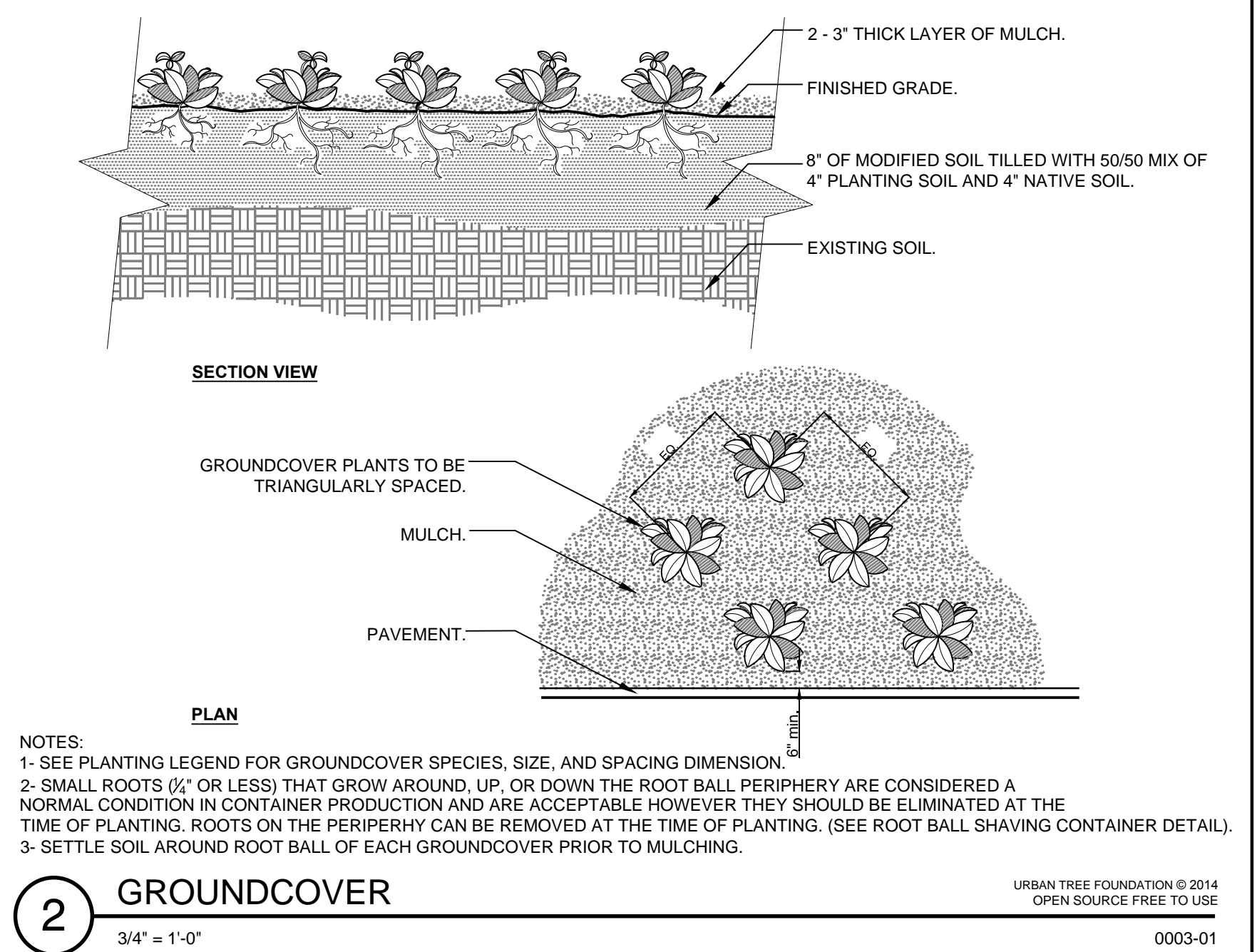
3 SHRUB PLANTING  
3/4" = 1'-0"



4 TREE PLANTING  
1/2" = 1'-0"



1 SOD INSTALLATION  
NOT TO SCALE



2 GROUNDCOVER  
3/4" = 1'-0"

ENGINEER:  
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PROJECT MANAGER: DN  
DRAWING BY: PA  
JURISDICTION: LEWISVILLE, TEXAS  
DATE: 04 APRIL 2018  
SCALE: AS SHOWN  
TITLE:

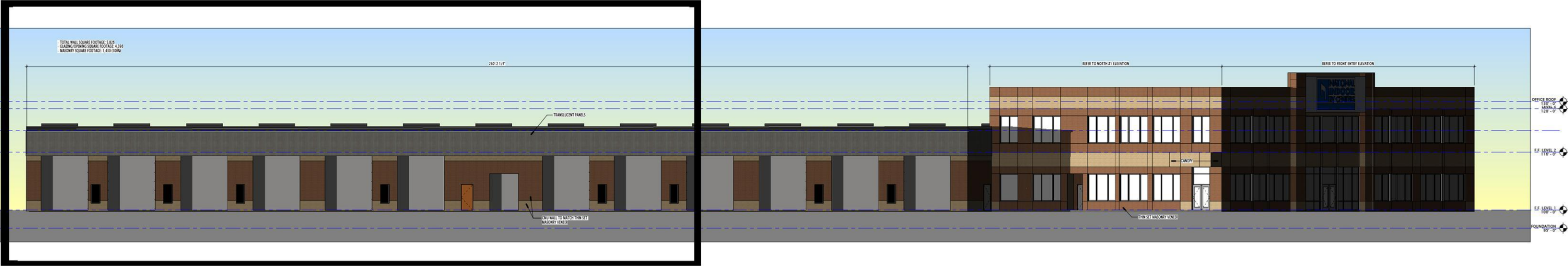
## LANDSCAPE DETAILS

SHEET NUMBER:  
**L-2**  
COMMENTS: NOT RELEASED FOR CONSTRUCTION  
JOB/FILE NUMBER: 1033.001

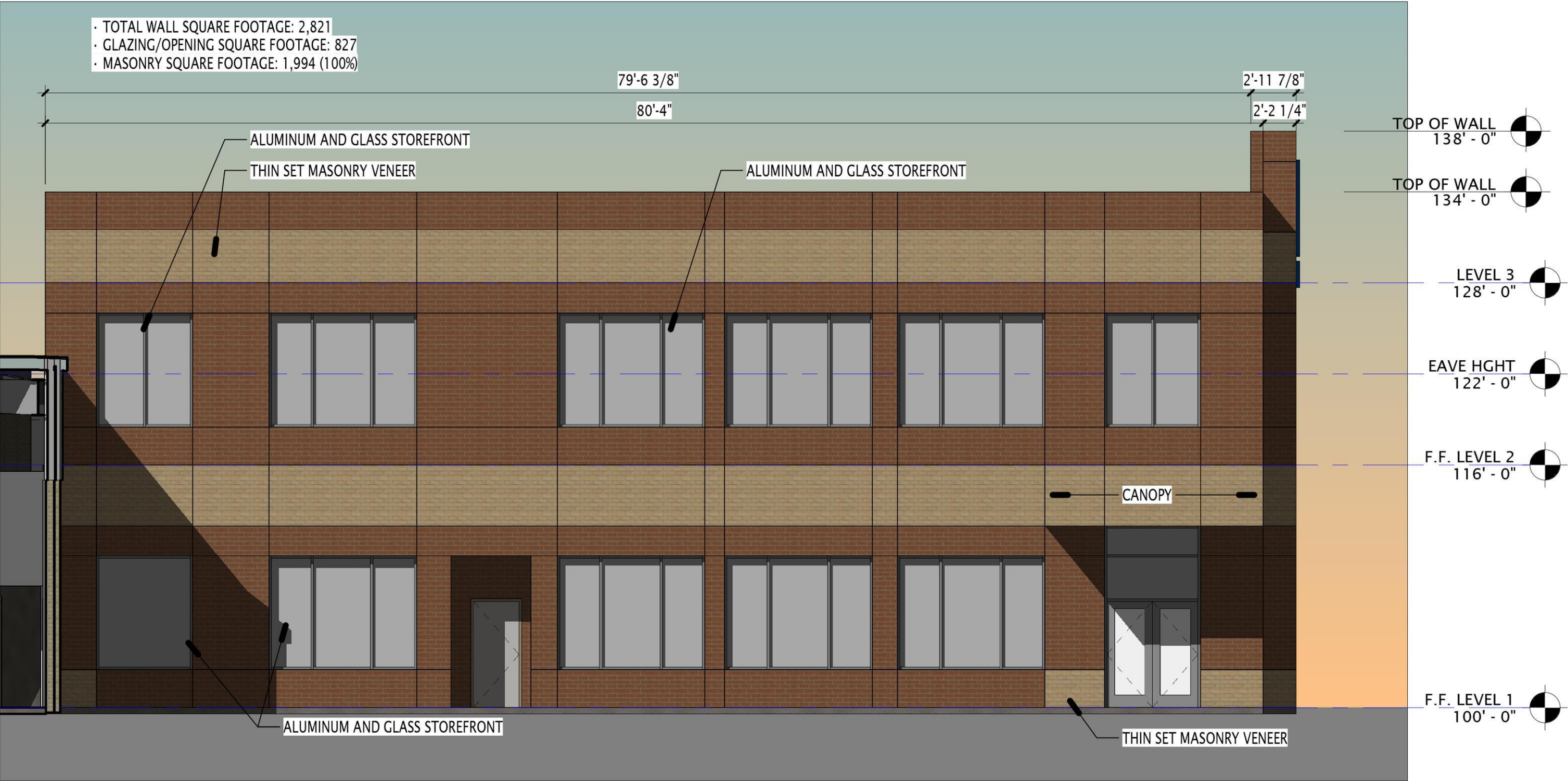




SEE ENLARGED ELEVATION THIS SHEET







SEE ENLARGED ELEVATION THIS SHEET





