

NewStar Drilling, Inc. Offices

June 18, 2019

1620 Riverview Drive Lewisville,

TX 75056

SUP Zoning Case: SUP-2019-07-04

Narrative

Intent and Purpose:

This application is for an amendment to an existing SUP. The existing SUP is Ordinance No. 0018-18-SUP. The amendment to the project is an effort to add approx. 2,448 SF to the rear of the building to provide more enclosed area for the shop. This will bring the overall size of the building to approx. 10,604 SF. Additional outside storage is also being proposed in the new layout. The outside storage area is located in the interior of the property and it remains screened of public view by the 8' masonry fence. The main front facade to Riverview Dr. remains unchanged and the sign plan also will remain the same as in the original approved SUP. Lastly, no variances are being requested with this new application.

Description of the Project: (Narrative)

NewStar Drilling's current office is located at 545 Church Street in Lewisville's downtown and we have operated out of this site for about a decade. Today, we have outgrown our space and have acquired a property on Riverview Drive in hopes of making it our new location. This lot is zoned HI (Heavy Industrial) and current the land use is vacant. With the current zoning designation, the *contractor's yard* part of our operation needs to obtain a Special Use Permit. Overall, the proposed project consists of developing a 10,604 SF building on 2.47 acres of land. This building features approx. 4,126 SF of office space for NewStar which will function for their daily business operations and within the same building there will be a shop space that will be used for daily maintenance and storage of equipment. This proposed building features 80% masonry materials with brick and stone accents along with glass window features that compliment the building's articulation. The lot is also projected to have extensive landscape coverage with enhanced landscape features at the entry of the property. This project exceeds the tree planting requirements for the street buffer as we are planting 3 more trees than required on the landscape buffer adjacent to the right-of-way. For the interior of the property, we are providing 1 additional tree than what is required on the interior parking area. An 8 ft. concrete screen fence is another component that is being proposed on the sides of the property to add to the screening of this project from the street. Additionally the proposed project will be planned to comply with City of Lewisville applicable codes and ordinances. We are really looking forward to making the transition to this new location.

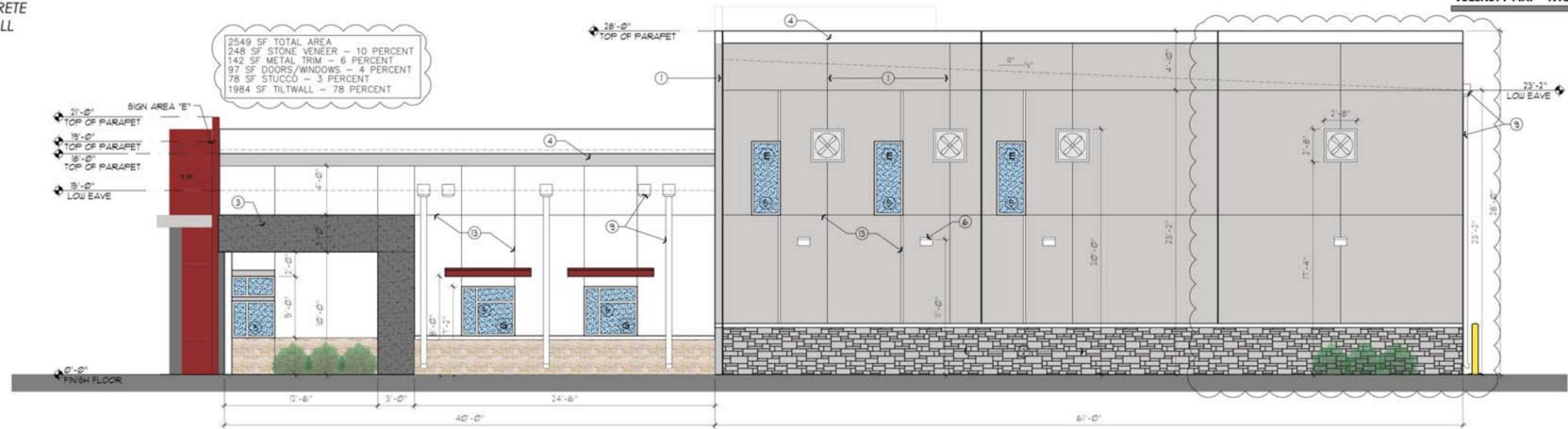
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- LEGEND NOTES:
- 1 CONCRETE TILT WALL
 - 2 CULTURED STONE
 - 3 STUCCO
 - 4 STUCCO ACCENT BAND
 - 5 CLEAR ANODIZED ALUM. FRAME WITH LOW-E GLAZING
 - 6 WALL MOUNTED LED LIGHT FIXTURE
 - 7 METAL FRAMED ACCENT AWNING
 - 8 TPO ROOF
 - 9 DOWNSPOUTS AND GUTTERS PAINTED TO MATCH BLDG.
 - 10 METAL ROLL UP DOOR
 - 11 HOLLOW METAL DOORS
 - 12 PIPE BOLLARD
 - 13 WALL REVEALS



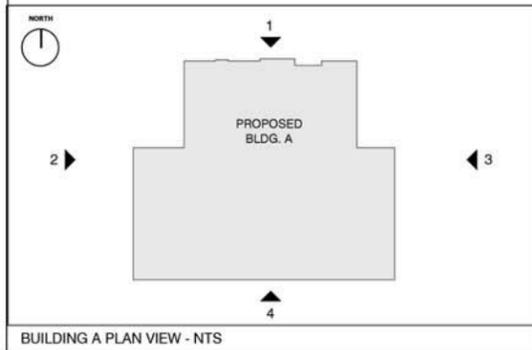
VICINITY MAP - NTS

Building Elevations

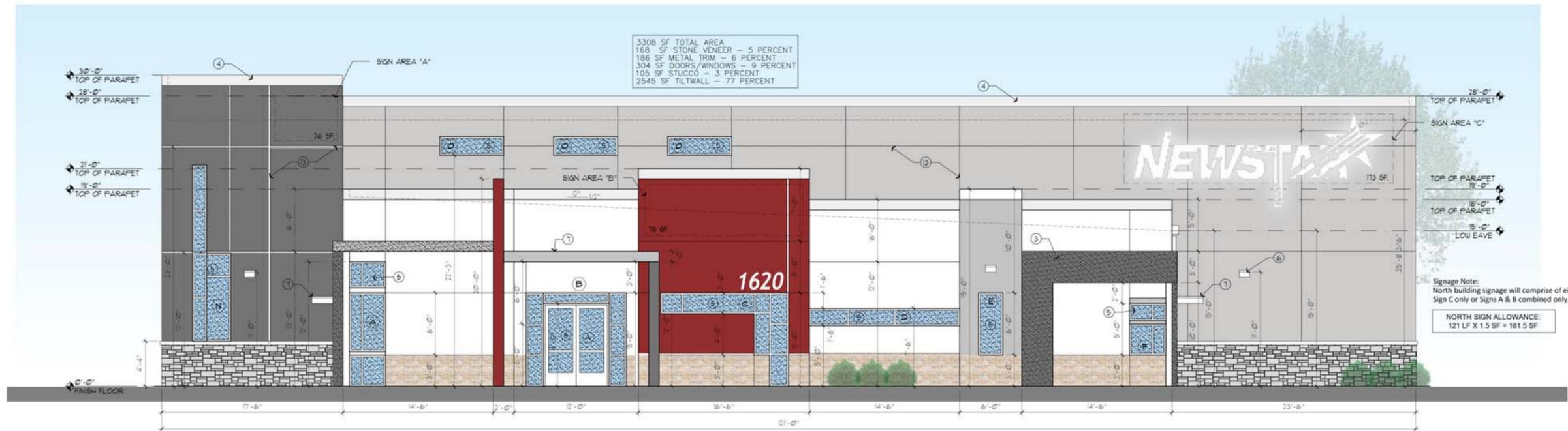


02 | WEST CONCEPT ELEVATION

SCALE: 3/16" = 1'-0"



BUILDING A PLAN VIEW - NTS



01 | NORTH CONCEPT ELEVATION

SCALE: 3/16" = 1'-0"

- GENERAL NOTES:
- This Concept Elevation is for conceptual purposes only. All building plans require review and approval from the Building Inspection Division.
 - All mechanical equipment shall be screened from public view in accordance with the Zoning Ordinance.

OWNER/APPLICANT:
 LUIS CONSTRUCTION
 SERVICE INC. & NEWSTAR
 545 E. CHURCH ST.
 LEWISVILLE, TX 75057
 PHONE: 972-906-9988

CONTRACTOR:
 RELIABLE PAVING, INC.
 1903 PEYCO DR. N.
 ARLINGTON, TX 76001
 PHONE: 817-467-0779
 ATTN: JOHN MORRIS, P.E.
 john@reliablepaving.com

BUILDING A CONCEPT ELEVATION

NEWSTAR DRILLING, INC.
 1620 RIVERVIEW DR.
 LOT 1, BLOCK C - RIVERVIEW INDUSTRIAL ADDITION
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
 JUNE 18, 2019

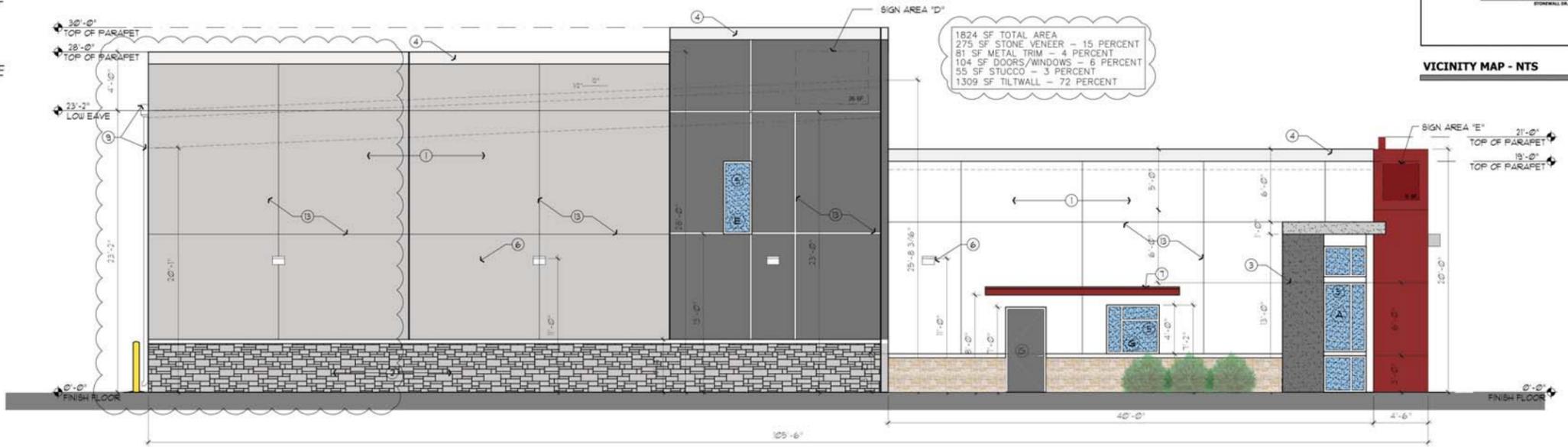
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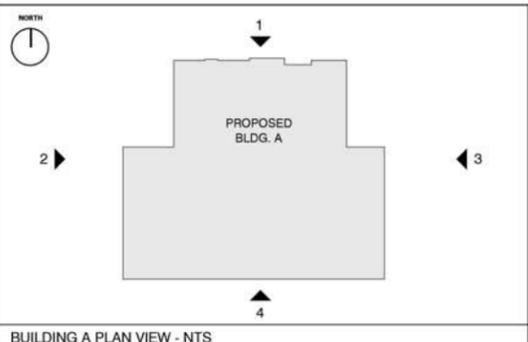
VICINITY MAP - NTS

Building Elevations



03 | EAST CONCEPT ELEVATION
SCALE: 3/16" = 1'-0"

EAST SIGN ALLOWANCE:
85.5 LF X 1.5 SF = 128.25 SF



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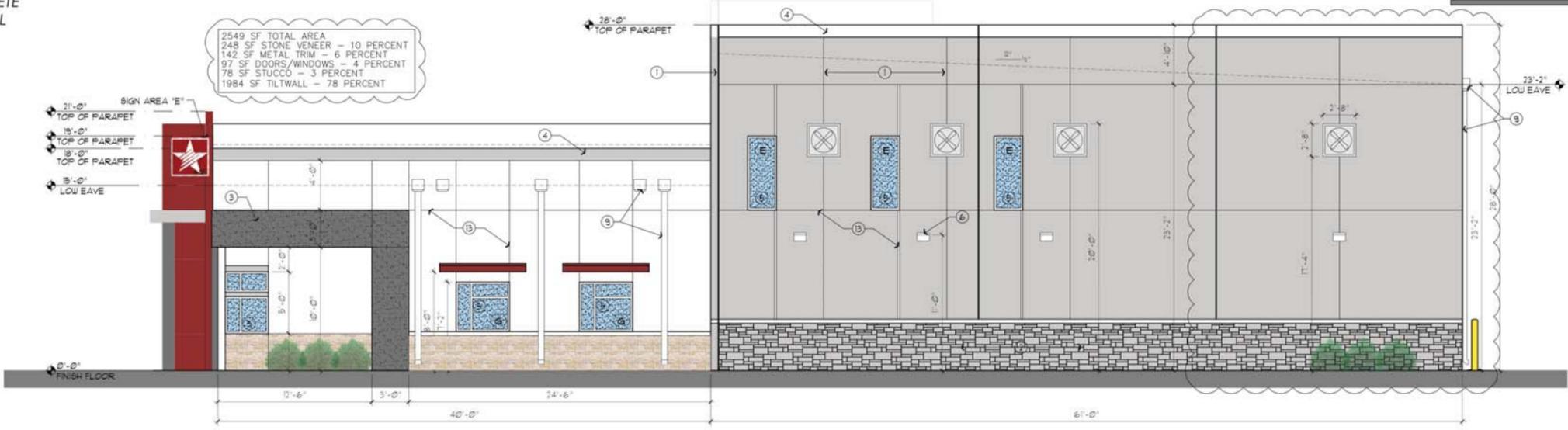
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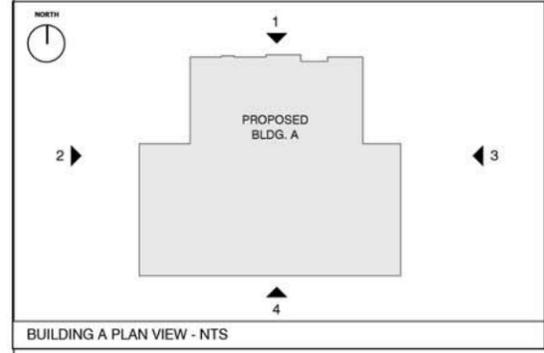
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Sign Exhibit



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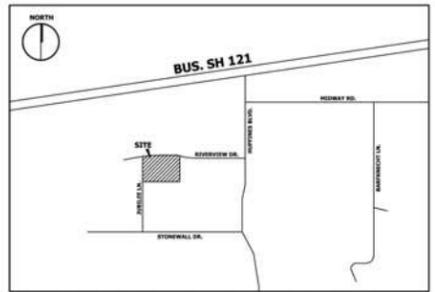
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BUILDING A CONCEPT SIGNS
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Signage Note:
 North building signage will comprise of either Sign C only or Signs A & B combined only.
 NORTH SIGN ALLOWANCE:
 121 LF X 1.5 SF = 181.5 SF

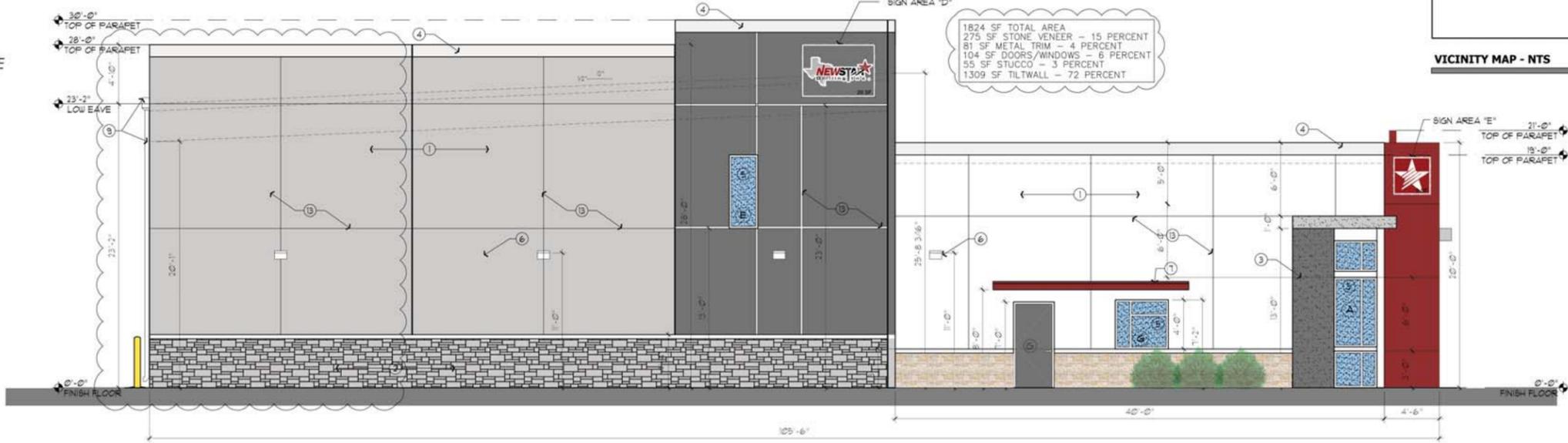
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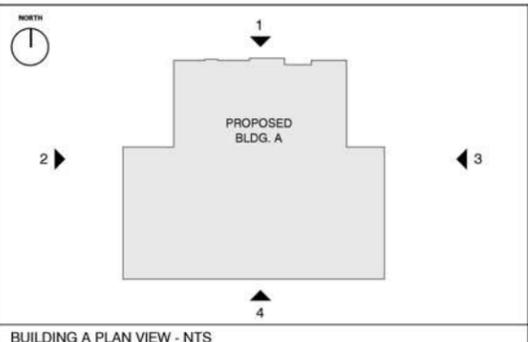
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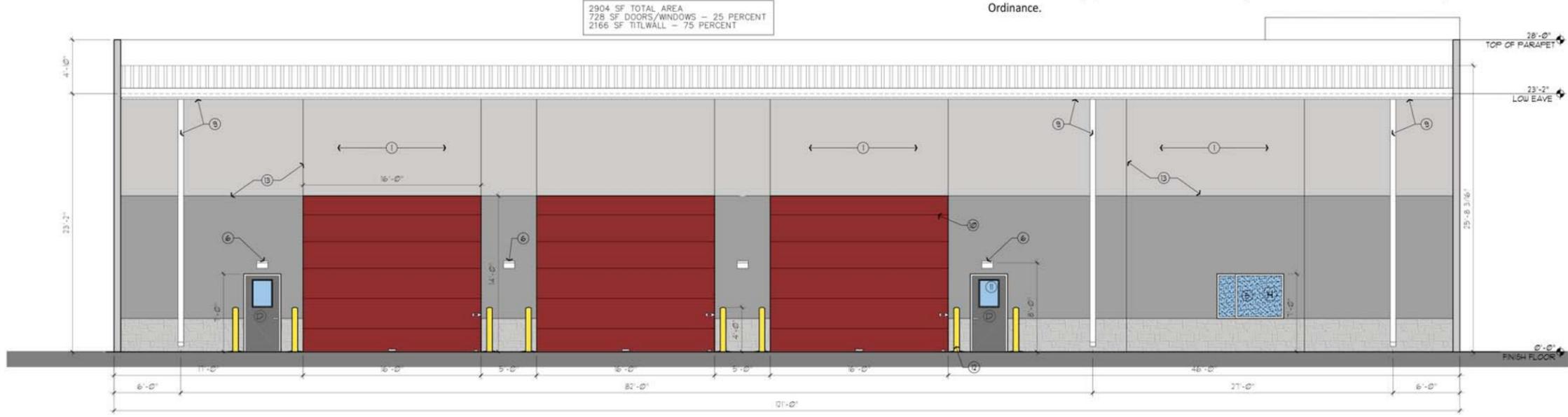
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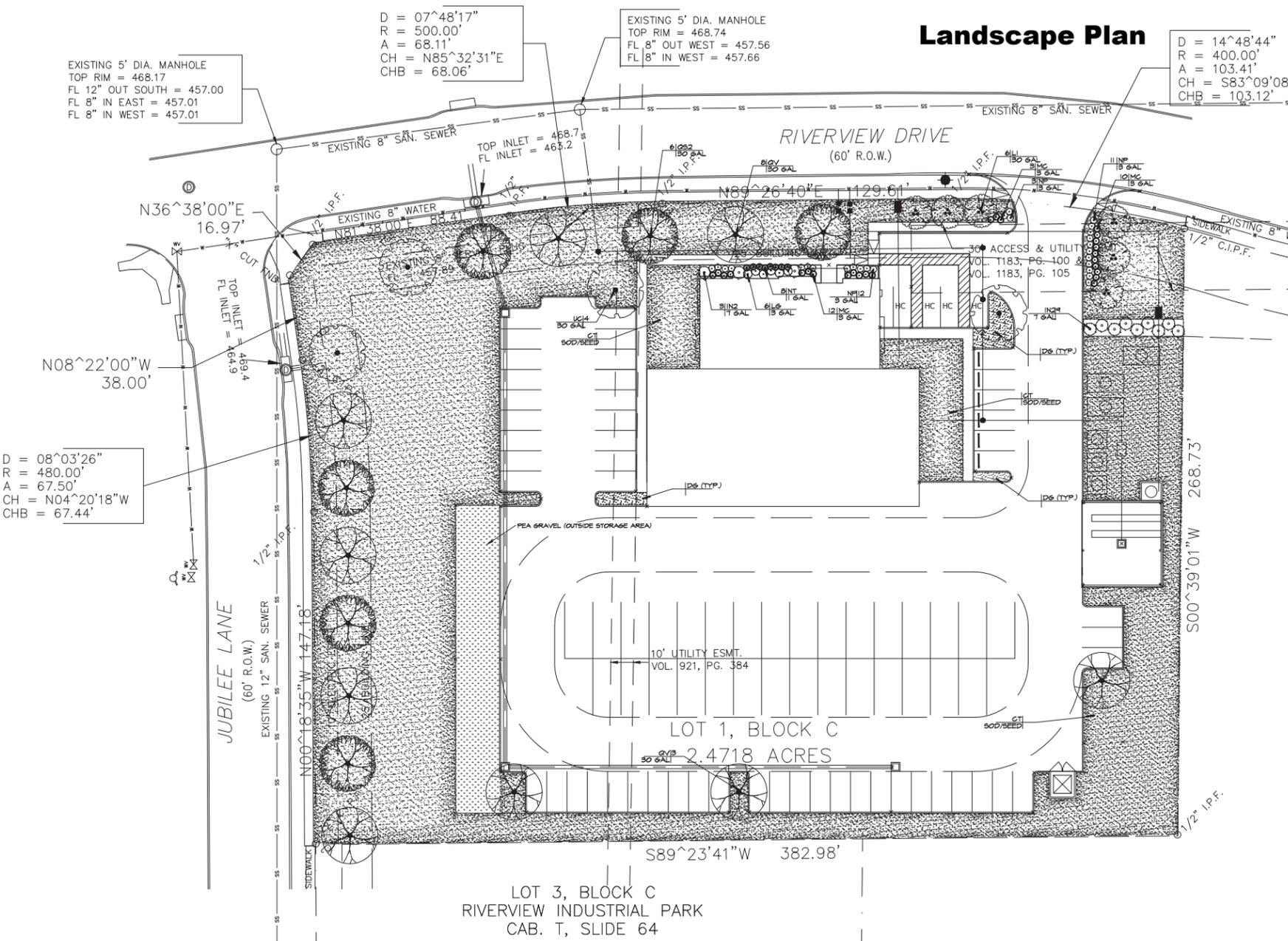


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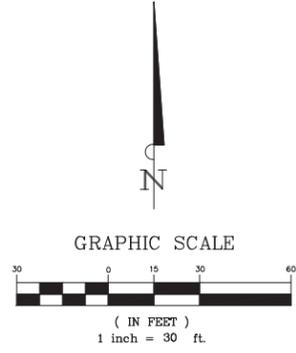
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Landscape Plan



LANDSCAPE TABULATIONS:

TOTAL LOT AREA:	107,595.9
LANDSCAPE AREA PROVIDED:	46,882.9
LANDSCAPE BUFFER AREA:	5,383.9
BUFFER TREES REQUIRED: 1/500 SF	11 TREES
BUFFER TREES PROVIDED:	14 TREES
PARKING LOT TREES REQUIRED: 1/15 SPACES (56 SPACES)	4 TREES
PARKING LOT TREES PROVIDED:	6 TREES
PARKING LOT AREA:	47,789.9
PARKING LOT LANDSCAPE AREA REQUIRED: 5%	2,389.9
PARKING LOT LANDSCAPE AREA PROVIDED:	2,714.9

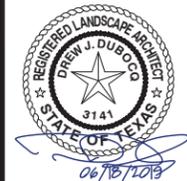
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	NOTES
	6	Lagerstroemia indica / Crape Myrtle	30 GAL	25"	6'-8"	SYMMETRICAL, MATCHING, FULL
	6	Quercus shumardii / Shumard Red Oak	30 GAL	25"	10'-12"	SYMMETRICAL, MATCHING, FULL
	4	Quercus virginiana / Southern Live Oak	30 GAL	25"	10'-12"	SYMMETRICAL, MATCHING, FULL
	4	Ulmus crassifolia / Cedar Elm	30 GAL	25"	10'-12"	SYMMETRICAL, MATCHING, FULL
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	NOTES
	12	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	7 GAL	48" HT.	48" O.C.	SYMMETRICAL, MATCHING, FULL
	6	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	3 GAL	24" HT.	36" O.C.	SYMMETRICAL, MATCHING, FULL
	25	Muhlenbergia capillaris / Pink Muhly	3 GAL	24" HT.	36" O.C.	SYMMETRICAL, MATCHING, FULL
	26	Nandina domestica 'Fire Power' / Firepower Nandina	3 GAL	24" HT.	30" O.C.	SYMMETRICAL, MATCHING, FULL
	8	Nassella tenuissima / Texas Needle Grass	1 GAL	16" HT.	30" O.C.	SYMMETRICAL, MATCHING, FULL
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	NOTES			
	PER PLAN	Decomposed Granite	3" DEPTH COMPACTED WITH PERMEABLE WEED MAT			
	PER PLAN	Cynodon dactylon TIF 4191 / Bermuda Grass	SOD OR SEED			

NEWSTAR DRILLING, INC OFFICE BLDG.
 RIVERVIEW INDUSTRIAL PARK ADDITION
 LOT 1, BLOCK C
 LEWISVILLE, TEXAS

LANDSCAPE PLAN

No.	Date	Revision Description



SHEET NO.

L-1.0



Know what's below.
 Call before you dig.
 (@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

PROJECT NO.: 152-17-01