

## SITE LEGEND

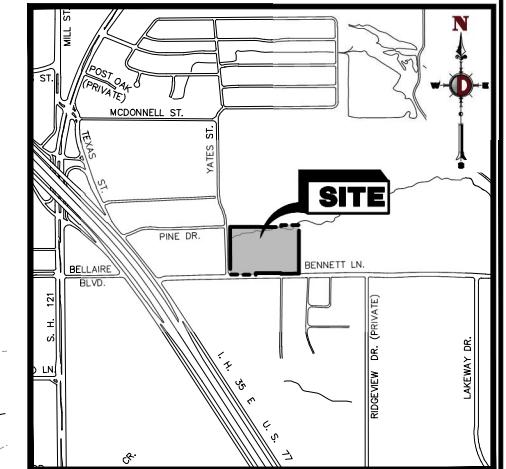
- PROPERTY LINE (PARCEL IN QUESTION)
- OFF-SITE PROPERTY LINES
- OHE
- EXIST. FIRE HYDRANT
- EXIST. UTILITY POLE
- EXIST. WATER METER
- PROPS. CURB INLET
- PROPS. GRATE INLET
- PROPS. JUNCTION STRUCTURE
- PROPS. SANITARY SEWER MANHOLE
- PROPS. CLEAN OUT
- PROPS. FIRE HYDRANT
- PROPS. WATER METER
- PROPS. IRRIGATION METER
- PROPS. REMOTE FDC
- PROPS. LIGHT POLE
- PROPS. SIGN

## BENCHMARKS:

SITE BENCHMARK #100 - BENCH MARK CP MNW [YP CONTROL POINT]  
 PROJECT Y: 7061157.44 - PROJECT X: 2432721.56 - Z: 512.56  
 GRID N: 7060093.98 - GRID E: 2432555.18

SITE BENCHMARK #101 - BENCH MARK CP MNW [YP CONTROL POINT]  
 PROJECT Y: 7061099.49 - PROJECT X: 2432499.71 - Z: 510.76  
 GRID N: 7060036.04 - GRID E: 2432103.37

SITE BENCHMARK #102 - BENCH MARK CP MNW [YP CONTROL POINT]  
 PROJECT Y: 7061519.41 - PROJECT X: 2432436.71 - Z: 496.01  
 GRID N: 7060455.89 - GRID E: 2432070.37



## VICINITY MAP

SCALE: 1" = 1,000'

## NOTE:

1. THE NORTHERN WEST BOUND LANE ALONG BENNETT WILL BE STRIPED TO A RIGHT TURN LANE ONLY DURING THE ENGINEERING SITE PLAN PROCESS.

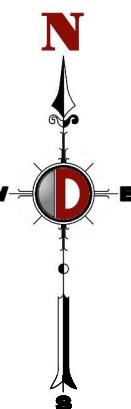
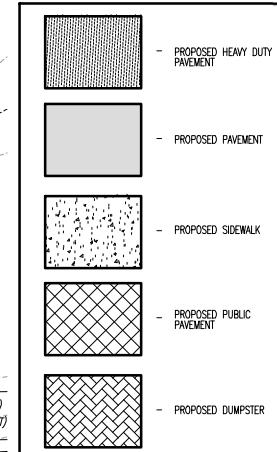
## CIVIL ENGINEER

DYNAMIC ENGINEERING CONSULTANTS, PC  
 LINDSEY G. MAYER, PE  
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## DEVELOPER

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## PAVING LEGEND



THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION			
BRN/BL:	DESIGNED BY:	CHECKED BY:	REVIEWED BY:
JK	RG	LGM	-

**DYNAMIC ENGINEERING**  
 LAND DEVELOPMENT CONSULTING + PERMITTING  
 GEOTECHNICAL • ENVIRONMENTAL  
 TRAFFIC • SURVEY • PLANNING & ZONING  
 (d/b/a) DYNAMIC ENGINEERING CONSULTANTS, PC  
 714 S. GREENVILLE AVENUE  
 SUITE 100  
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 T: 972-534-2100  
 Offices conveniently located throughout the United States:  
 New Jersey • Delaware • Florida • Maryland • Pennsylvania • Texas  
 Texas Registered Engineering Firm No. F-3560

PRELIMINARY PLAN FOR REVIEW ONLY  
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARKUP UNDER THE AUTHORITY OF LINDSEY G. MAYER, STATE LICENSE NUMBER 107537. ON 12/01/2025, THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.

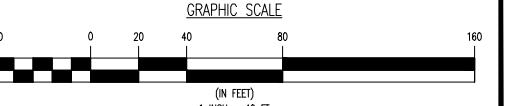
**LINDSEY G. MAYER**  
 PROFESSIONAL ENGINEER  
 TEXAS LICENSE No. 107537

**TITLE: ZONING CONCEPT PLAN**

SCALE: (H) 1" = 40'  
 (V) 1" = 40'  
 DATE: 12/01/2025  
 PROJECT No: TBD

SHEET No: 1  
 Rev. #: 0  
 OF 1  
 0

ZONING	REQUIRED	PROVIDED
EXIST. ZONING:	AGRICULTURAL OPEN SPACE / LIGHT INDUSTRIAL	
PROPOSED ZONING:	LIGHT INDUSTRIAL	
PROPOSED USE:	WAREHOUSE DISTRIBUTION OR MANUFACTURING	
GENERAL		
SITE ACREAGE:	-	8.335 ACRES
BUILDING AREA:	-	29,635 SF
BUILDING HEIGHT:	69' FT (MAX.)	40 FT
LOT COVERAGE:	N/A	2.976 ACRES / 35.14%
FLOOR AREA RATIO:	-	0.362
PARKING (1 SPACE PER 2,000 SF):	65	132 STALLS
ADA PARKING SPACES:	5	6
TOTAL AREA OF PARKING LOT:	-	25,562 SF
ROW DEDICATION AREA:	-	
LANDSCAPE	REQUIRED	PROVIDED
FRONT BUFFER (BENNETT LN.):	50 FT	50 FT
FRONT BUFFER (YATES ST.):	50 FT	50 FT
REAR BUFFER:	NONE	10 FT
OPEN SPACE AREA:	7,935 SF	20,187 SF
TOTAL LANDSCAPED AREA:	3,126 SF	74,383 SF (1.721 AC.)
LANDSCAPED AREA (EXCLUDING BUFFERS)	3,126 SF	21,885 SF (0.502 AC.)
BUILDING SETBACK	REQUIRED	PROVIDED
FRONT (BENNETT LN.):	25 FT	25 FT
FRONT (YATES ST.):	15 FT	25 FT
REAR:	NONE	NONE







**LANDSCAPE TABULATIONS**

STREET FRONTOAGE:  
REQUIREMENT: 50' WIDE LANDSCAPE BUFFER

50' WIDE LANDSCAPE BUFFER ALONG ALL PUBLIC OR PRIVATE STREETS

REQUIRED PROVIDED

REQUIREMENT: DOUBLE ROW OF CANOPY TREES 30' O.C. AND (1) UNDERSTORY TREE PER 20 L.F.

YATES STREET: 412 L.F.

REQUIRED PROVIDED  
28 CANOPY TREES 28 CANOPY TREES  
22 UNDERSTORY TREES 22 UNDERSTORY TREES

BENNETT LANE: 722 L.F.

REQUIRED PROVIDED  
48 TREES 48 TREES  
36 UNDERSTORY TREES 36 UNDERSTORY TREES

REQUIREMENT: DOUBLE ROW OF CANOPY TREE PER 30 L.F. OF THE PERIMETER LANDSCAPE BUFFER.

EAST PROPERTY LINE: 487 L.F.

REQUIRED PROVIDED  
34 TREES 34 TREES

TRUCK COURT:  
REQUIREMENT: 12 TALL MASONRY WALL OR CONCRETE TILT WALL SCREENING WALL

REQUIRED PROVIDED

PARKING (129 PARKING SPACES)

REQUIREMENT: 1 TREE PER 8 PARKING SPACES

REQUIRED PROVIDED  
17 TREES 18 TREES

OPEN SPACE (SITE AREA 356,982 S.F.)  
REQUIREMENT: A MINIMUM OF 5% OF THE SITE SHALL BE OPEN SPACE AREA.  
(REQUIRED LANDSCAPE BUFFERS DO NOT COUNT TOWARDS  
OPEN SPACE AREA)

REQUIRED PROVIDED  
17,935.83 S.F. (5% OF SITE)  
SHADE STRUCTURE  
TABLE AND CHAIRS  
- 2 TWO TOPS  
- 2 FOUR TOPS  
DECOMPOSED GRANITE PLAZA / WALK  
BUTTERFLY GARDEN  
2 BENCHES

PEDESTRIAN AMENITIES: 1,207 L.F.  
(2) AMENITIES WILL BE LOCATED FULLY WITHIN THE SECONDARY WALKWAY.  
1. (1) TRASH RECEPTACLE PER 500 L.F. (3 TRASH RECEPTACLES PROVIDED)  
2 (1) RACK PER 400 L.F. (4 BIKES RACKS PROVIDED)

**LANDSCAPE NOTES**

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. 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.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

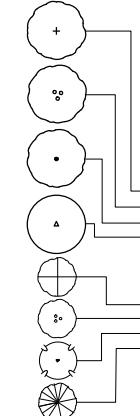
**GENERAL LAWN NOTES**

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. 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.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
6. ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

**SOLID SOD NOTES**

1. 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.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. 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.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. 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.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. 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.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. 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.

**PLANT MATERIAL SYMBOLS**



**PLANT MATERIAL SCHEDULE**

CANOPY TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CE	34	Cedar Elm	<i>Ulmus crassifolia</i>	3" cal.	B&B, 14' ht., 6' spread, 5' clear straight trunk
RO	21	Red Oak	<i>Quercus rubra</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
LO	61	Live Oak	<i>Quercus virginiana</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk
BC	16	Bald Cypress	<i>Taxodium distichum</i>	3" cal.	container, 14' ht., 6' spread, 5' clear straight trunk

ORNAMENTAL TREES					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
WM	18	Wax Myrtle	<i>Myrica cerifera</i>	3" cal.	multi-trunk 8' ht., 5' spread straight trunk
DW	11	Desert Willow	<i>Chilopsis linearis</i>	3" cal.	multi-trunk 8' ht., 5' spread straight trunk
CM	22	Crepe Myrtle	<i>Lagerstroemia indica</i>	3" cal.	multi-trunk 8' ht., 5' spread straight trunk
TY	10	Tree Yaupon	<i>Ilex vomitoria</i>	3" cal.	B&B, 8' ht., 5' spread

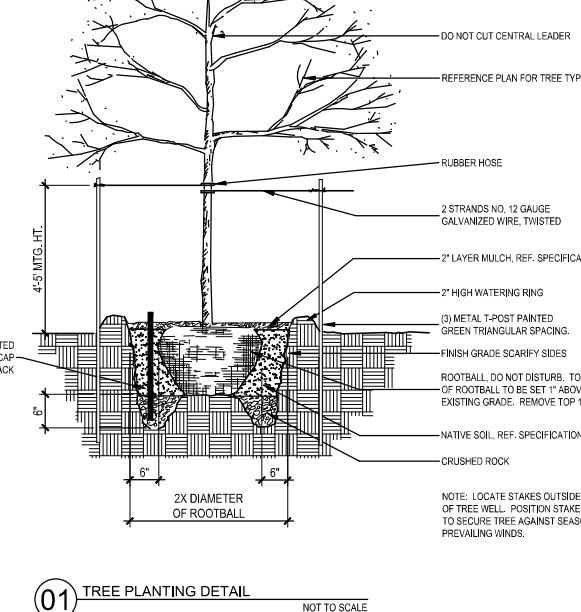
  

SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DWM	92	Dwarf Wax Myrtle	<i>Myrica cerifera</i>	5 gal.	container grown, 24" ht., 20" spread
NRS	72	Nellie R. Stevens Holly	<i>Ilex x Nellie R. Stevens'</i>	7 gal.	container grown, 36" ht., 24" spread

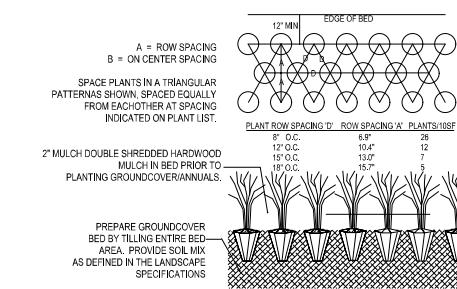
  

GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'419' Bermudagrass	<i>Cynodon dactylon '419'</i>		Solid Sod refer to notes

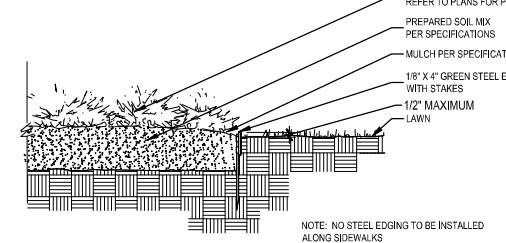
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.



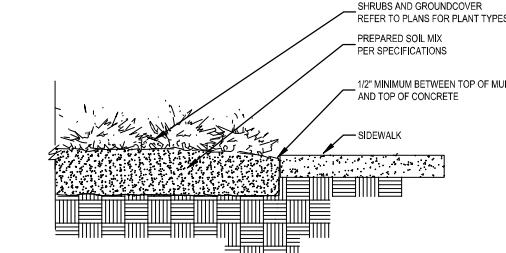
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NOT TO SCALE



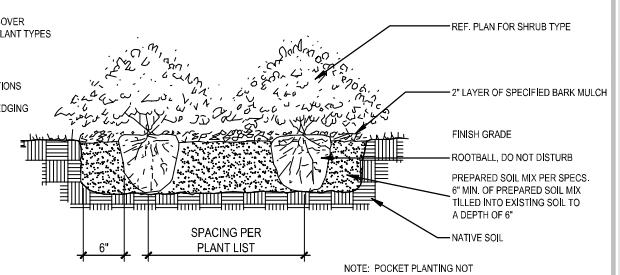
02 GROUNDCOVER PLANTING DETAIL  
NOT TO SCALE



04 STEEL EDGING DETAIL  
NOT TO SCALE



03 SIDEWALK / MULCH DETAIL  
no steel along sidewalks  
NOT TO SCALE



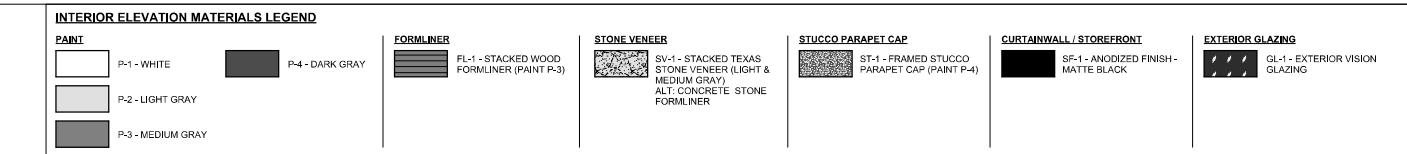
05 SHRUB PLANTING DETAIL  
NOT TO SCALE

ISSUE:  
FOR APPROVAL 10.06.2025  
CITY COMMENTS 11.07.2025  
CITY COMMENTS 11.25.2025

DATE:  
11.25.2025

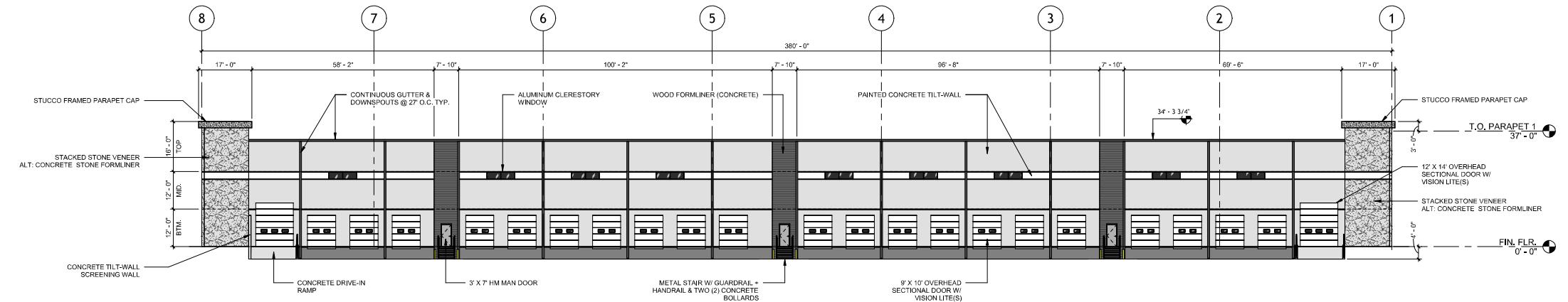
SHEET NAME:  
LANDSCAPE NOTES / DETAILS

SHEET NUMBER:  
L.4



Lewisville Bennett 35 - Building 1  
Dwight C. Vaden, Jr.

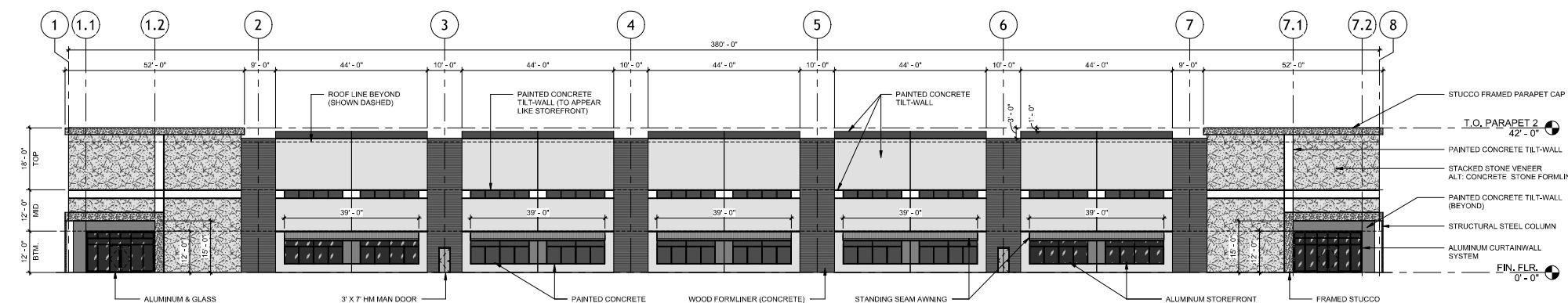
**Lovett Industrial**  
Bennett St & Yates Ln



## 2 EAST ELEVATION (TERTIARY)

**EAST ELEVATION MATERIAL CALCULATIONS**

TOTAL SQUARE FOOTAGE:	14,617 SF
STONE / MASONRY:	1,065 SF (8%)
CONCRETE:	10,981 SF
DOORS:	2,300 SF
STOREFRONT:	203 SF
STUCCO:	68 SF



## 1 | WEST ELEVATION (SECONDARY)

<u>WEST ELEVATION MATERIAL CALCULATIONS</u>	
TOTAL SQUARE FOOTAGE:	15,603 SF
STONE / MASONRY:	2,675 SF (17%)
CONCRETE:	11,019 SF
DOORS:	49 SF
STOREFRONT:	946 SF
STUCCO:	426 SF
DING SEAM METAL AWNING:	489 SF
OVERALL BUILDING LENGTH:	380' - 0"
OVERALL CANOPY LENGTH:	195' - 0" (51%)

PRELIMINARY  
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PREPARED BY OR UNDER THE SUPERVISION OF:  
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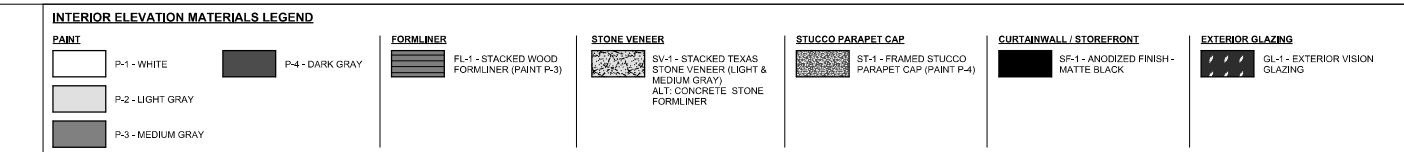
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#### REVISIONS

DRAWN BY:	DDS
CHECKED BY:	DDS
DDS PRJ. NO:	25.010
PROJECT ISSUED:	2025.11.04
SHEET ISSUED:	2025.11.04

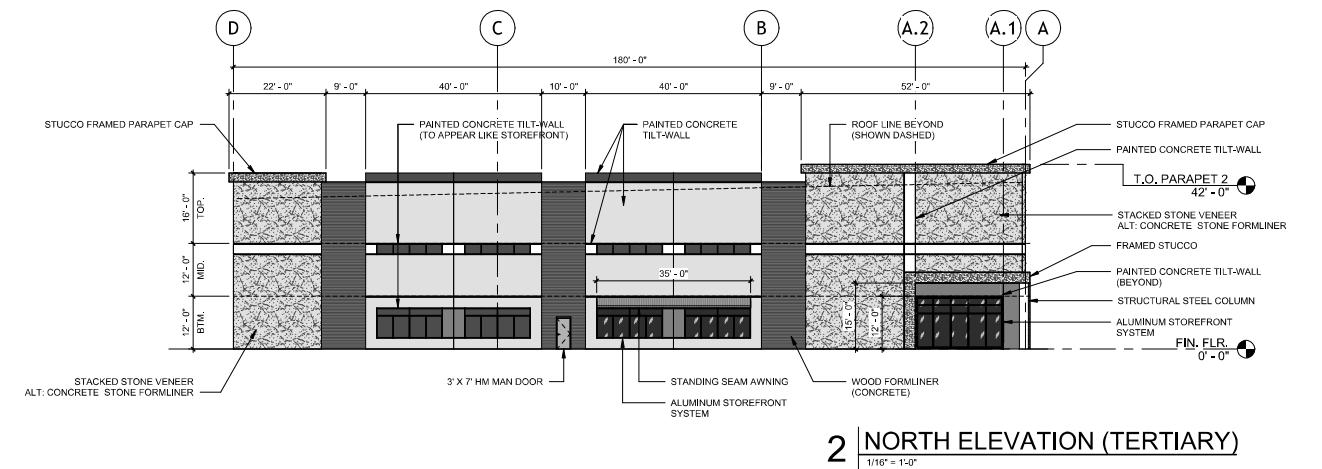
## Schematic Design (SD)

## OVERALL EXTERIOR ELEVATIONS 1



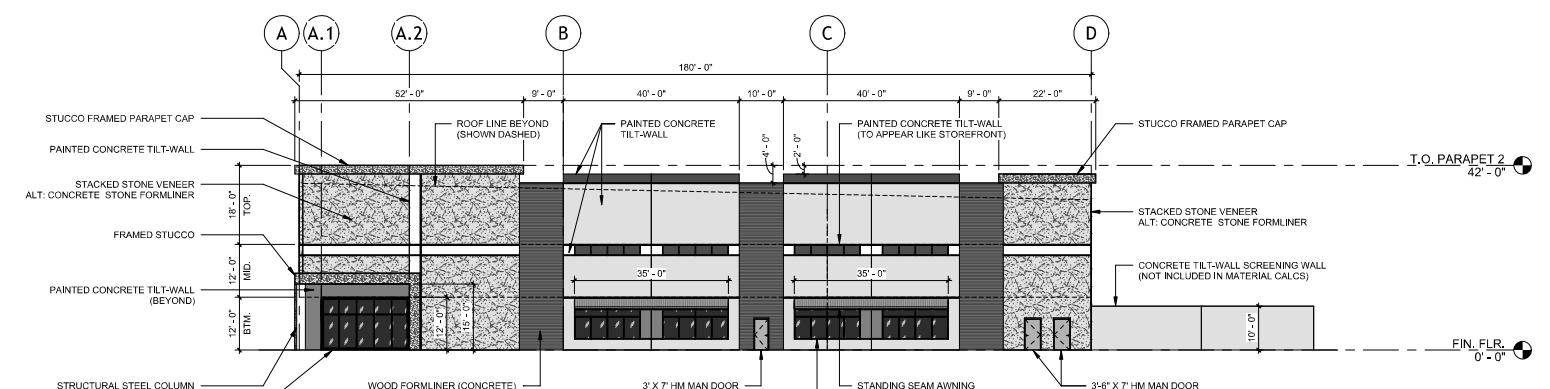
Lewisville Bennett 35 - Building 1  
Brooktree Ct. 8, Vinton, Ia.

**Lewisville** **Lowett Industrial**  
Bennett St & Yates Ln



## 2 | NORTH ELEVATION (TERTIARY)

<u>ORTH ELEVATION MATERIAL CALCULATIONS</u>	
TOTAL SQUARE FOOTAGE:	7,266 SF
STONE / MASONRY:	2,047 SF (28%)
CONCRETE:	4,405 SF
DOORS:	24 SF
STOREFRONT:	445 SF
STUCCO:	257 SF



## 1 | SOUTH ELEVATION (PRIMARY)

<u>OUTLINE ELEVATION MATERIAL CALCULATIONS</u>	
TOTAL SQUARE FOOTAGE:	7,266 SF
STONE / MASONRY:	1,990 SF (27%)
CONCRETE:	4,113 SF
DOORS:	81 SF
STOREFRONT:	650 SF
STUCCO:	257 SF
NG SEAM METAL AWNING:	175 SF
OVERALL BUILDING LENGTH:	180' - 0"
OVERALL GABLE LENGTH:	75' - 0" (22.86m)

**PRELIMINARY**  
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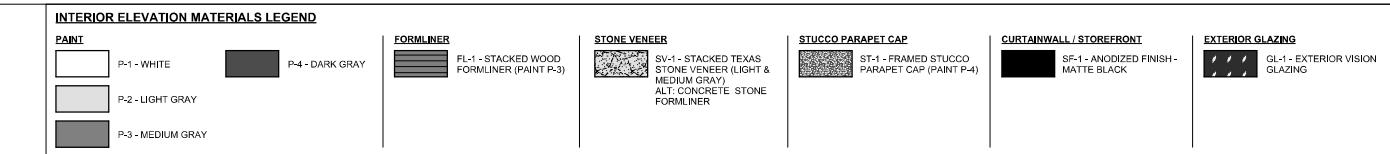
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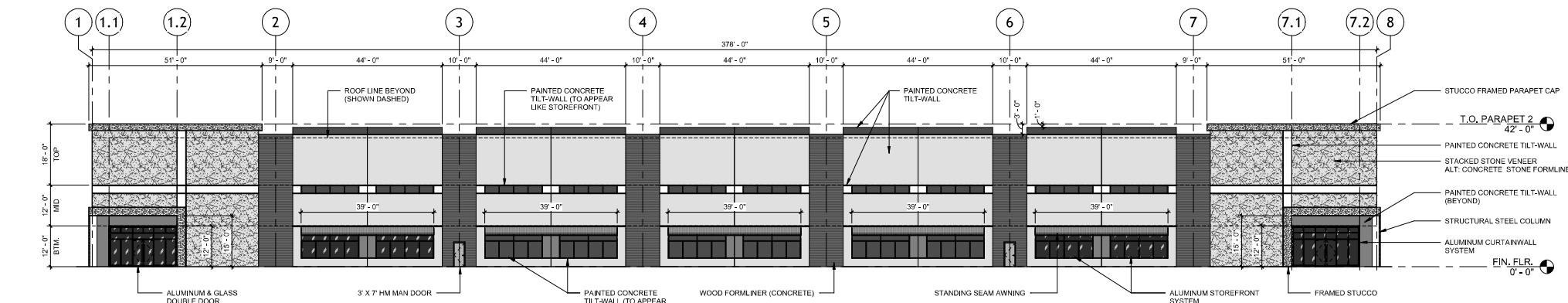
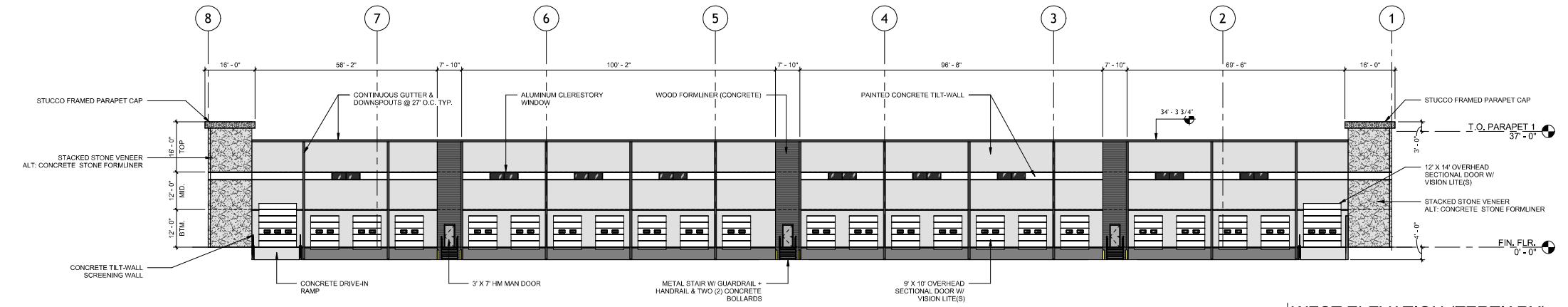
## Schematic Design (SD)

## OVERALL EXTERIOR ELEVATIONS 2



## Lewisville Bennett 35 - Building 2

Bennett St & Yates Ln  
Lovett Industrial



## 1 EAST ELEVATION (SECONDARY)

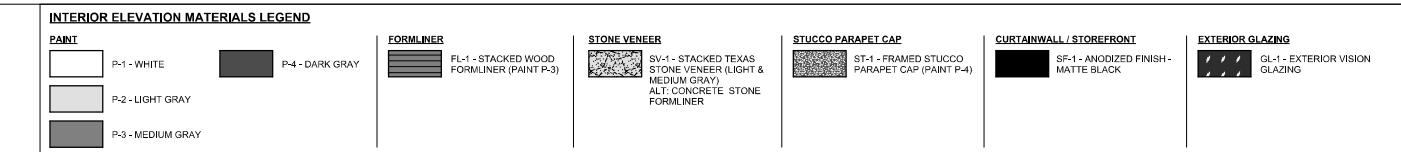
1/16" = 1'-0"

EAST ELEVATION MATERIAL CALCULATIONS

TOTAL SQUARE FOOTAGE: 15,519 SF  
STONE / MASONRY: 2,601 SF (17%)  
CONCRETE: 14,114 SF  
DOORS: 49 SF  
STOREFRONT: 945 SF  
STUCCO: 422 SF  
STANDING SEAM METAL AWNING: 469 SF

OVERALL BUILDING LENGTH: 378' - 0"  
OVERALL CANOPY LENGTH: 195' - 0" (52%)

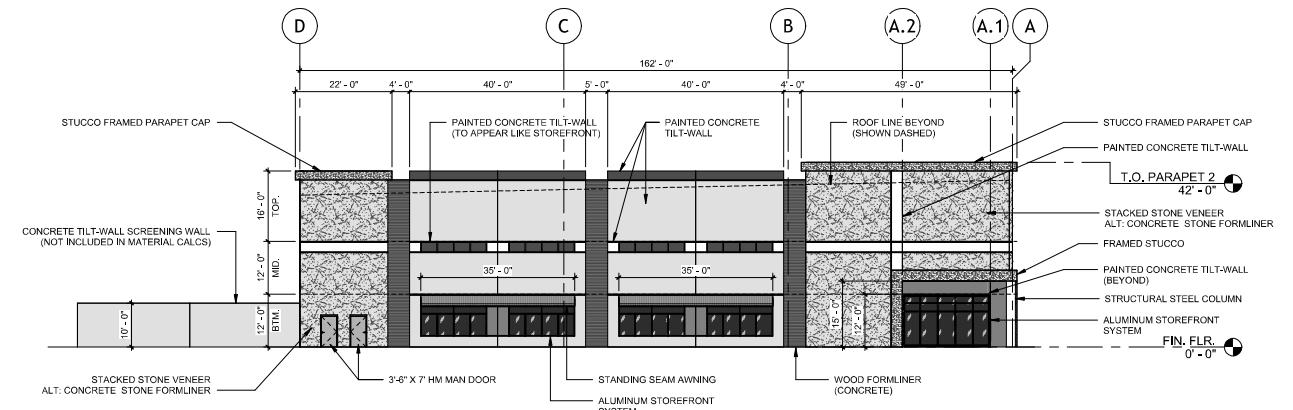
Schematic Design (SD)  
OVERALL EXTERIOR ELEVATIONS 1



**DOWNS**  
DESIGN SOLUTIONS  
901 EAST CAMPBELL RD. STE 800  
RICHARDSON, TX 75081  
[HTTP://DOWNSDESIGN.COM](http://DOWNSDESIGN.COM)

Lewisville Bennett 35 - Building 2  
2 Connect St. 9 Vinton, Ia

**Lewisville E**  
Bennett St & Yates Ln  
**Lovett Industrial**

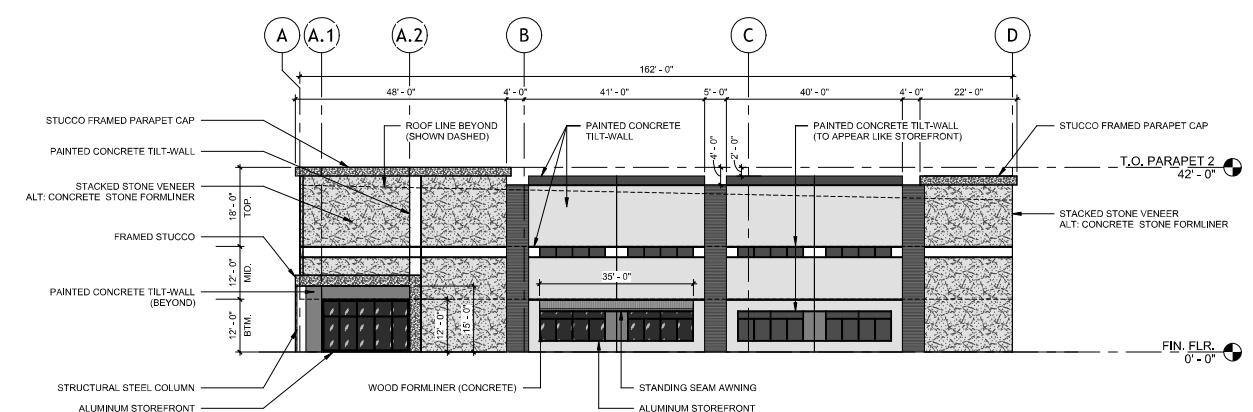


## 2 | SOUTH ELEVATION (PRIMARY)

SOUTH ELEVATION MATERIAL CALCULATIONS

**SOUTH ELEVATION MATERIAL CALCULATIONS**

TOTAL SQUARE FOOTAGE:	6,570 SF
STONE / MASONRY:	1,935 SF (29%)
CONCRETE:	3,851 SF
STOREFRONT:	445 SF
STUCCO:	251 SF
STANDING SEAM METAL AWNING:	86 SF
OVERALL BUILDING LENGTH:	162' - 0"



## 1 | NORTH ELEVATION (TERTIARY)

<u><b>NORTH ELEVATION MATERIAL CALCULATIONS</b></u>	
<b>TOTAL SQUARE FOOTAGE:</b>	<b>6,570 SF</b>
<b>STONE / MASONRY:</b>	<b>1,879 SF (28%)</b>
<b>CONCRETE:</b>	<b>3,559 SF</b>
<b>DOORS:</b>	<b>56 SF</b>
<b>STOREFRONT:</b>	<b>650 SF</b>
<b>STUCCO:</b>	<b>281 SF</b>
<b>NDING SEAM METAL VENTING:</b>	<b>425 SF</b>

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REVISIONS

NO.	DATE	DESCRIPTION
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DRAWN BY:	DDS
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DDS PRJ. NO:	25.010
PROJECT ISSUED:	2025.10.06

## Schematic Design (SD)

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