

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.

DEVELOPER

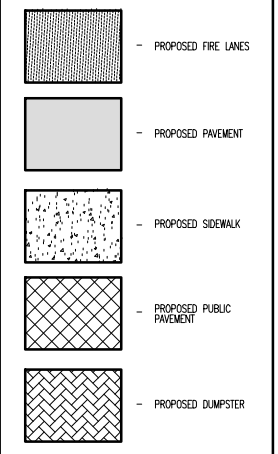
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CIVIL ENGINEER

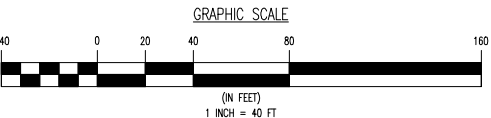
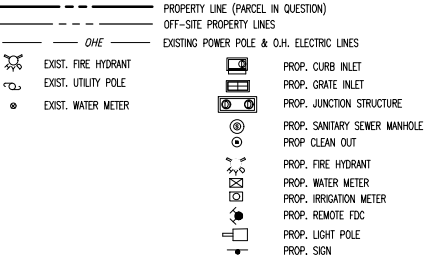
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| SITE DATA TABLE | | |
|--------------------------------------|--|-------------------|
| ZONING: | REQUIRED | PROVIDED |
| EXISTING ZONING: | AGRICULTURAL OPEN SPACE / LIGHT INDUSTRIAL | |
| PROPOSED ZONING: | | LIGHT INDUSTRIAL |
| PROPOSED USE: | WAREHOUSE DISTRIBUTION OR MANUFACTURING | |
| GENERAL: | REQUIRED | PROVIDED |
| DATE ACQUIRED: | - | 6.027 ACRES |
| BUILDING AREA: | - | 85,500 SF |
| BUILDING HEIGHT: | 59 FT (MAX.) | 40 FT |
| LOT COVERAGE: | N/A | 1.96 ACRES/32.07% |
| FLOOR AREA RATIO: | - | 0.376 |
| PARKING (1 SPACE PER 2,000 SF): | 43 | 60 STALLS |
| ADA PARKING SPACES: | 4 | 4 |
| TOTAL AREA OF PARKING LOT: | - | 40,041 SF |
| ROW CATCHMENT AREA: | - | 0.11 ACRES |
| LANDSCAPE: | REQUIRED | PROVIDED |
| FRONT BUFFER (BENNETT LN): | 50 FT | 50 FT |
| FRONT BUFFER (YATES ST): | 50 FT | 50 FT |
| REAR BUFFER: | NONE | NONE |
| TOTAL LANDSCAPED AREA: | - | 0.245 |
| LANDSCAPED AREA (EXCLUDING BUFFERS): | 13,126 SF | 15,947 SF |
| BUILDING SETBACK: | REQUIRED | PROVIDED |
| FRONT (BENNETT LN): | 25 FT | 25 FT |
| FRONT (YATES ST): | 15 FT | 15 FT |
| REAR: | NONE | NONE |

PAVING LEGEND



SITE LEGEND



Plotted: 07/30/25 - 6:01 PM, By: jkoplom, Product Ver: 25.0a (LMS Tech)
File: P:\DEPCO PROJECTS\4006 Lovett Industrial\24-04215 Lewisville TX\Drawg Preliminary Site Plan Package\040692404215SS.dwg, ---> 1 ZONING CONCEPT PLAN

PROTECT YOURSELF

ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISRUPT THE EARTH'S SURFACE ANYWHERE IN ANY STATE

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

| | | | |
|--|-----------------|-----------------|------------------|
| THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION | DESIGNED BY: JK | CHECKED BY: LGM | DATE: 07/30/2025 |
| PROJECT: LEWISVILLE BENNETT 35 EADAY SURVEY, ABSTRACT 11, TRACTS 21-25 6.99 ACRES ZONING: LIGHT INDUSTRIAL 421 BENNETT LANE LEWISVILLE, DENTON COUNTY, TEXAS 75057 | | | REVISIONS: |

DYNAMIC ENGINEERING

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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 07/30/2025, 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: 07/30/2025

PROJECT No: TBD

SHEET No: **1** OF 1

Rev. #: 0

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.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- 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.
- 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.
- 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.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

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.

LANDSCAPE TABULATIONS

STREET FRONTAGE:
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
14 CANOPY TREES 15 CANOPY TREES
22 UNDERSTORY TREES 22 UNDERSTORY TREES

BENNETT LANE: 484 L.F.

REQUIRED PROVIDED
16 TREES 16 TREES
24 UNDERSTORY TREES 24 UNDERSTORY TREES

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

REQUIRED PROVIDED

PARKING (55 PARKING SPACES)
REQUIREMENT: 1 TREE PER 8 PARKING SPACES

PROVIDED PROVIDED
7 TREES 8 TREES

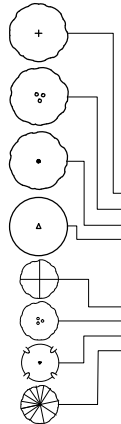
OPEN SPACE (SITE AREA 258,392 S.F.)
REQUIREMENT: A MINIMUM OF 5% OF THE SITE SHALL BE OPEN SPACE AREA. (REQUIRED LANDSCAPE BUFFERS DO NOT COUNT TOWARDS OPEN SPACE AREA

REQUIRED PROVIDED
12,919 S.F. (5% OF SITE) 13,529 S.F. (5.2% OF SITE)
SHADE STRUCTURE
TABLE AND CHAIRS
2- TWO TOPS
2- FOUR TOPS
DECOMPOSED GRANITE PLAZA / WALK
BUTTERFLY GARDEN
2 BENCHES

PEDESTRIAN AMENITIES:
(2) AMENITIES WILL BE LOCATED FULLY WITHIN THE SECONDARY WALKWAY.

- TRASH RECEPTACLES - (1) RACK PER 400 L.F. (6 BIKES MIN.)
- BENCHES - (1) PER 40 L.F.

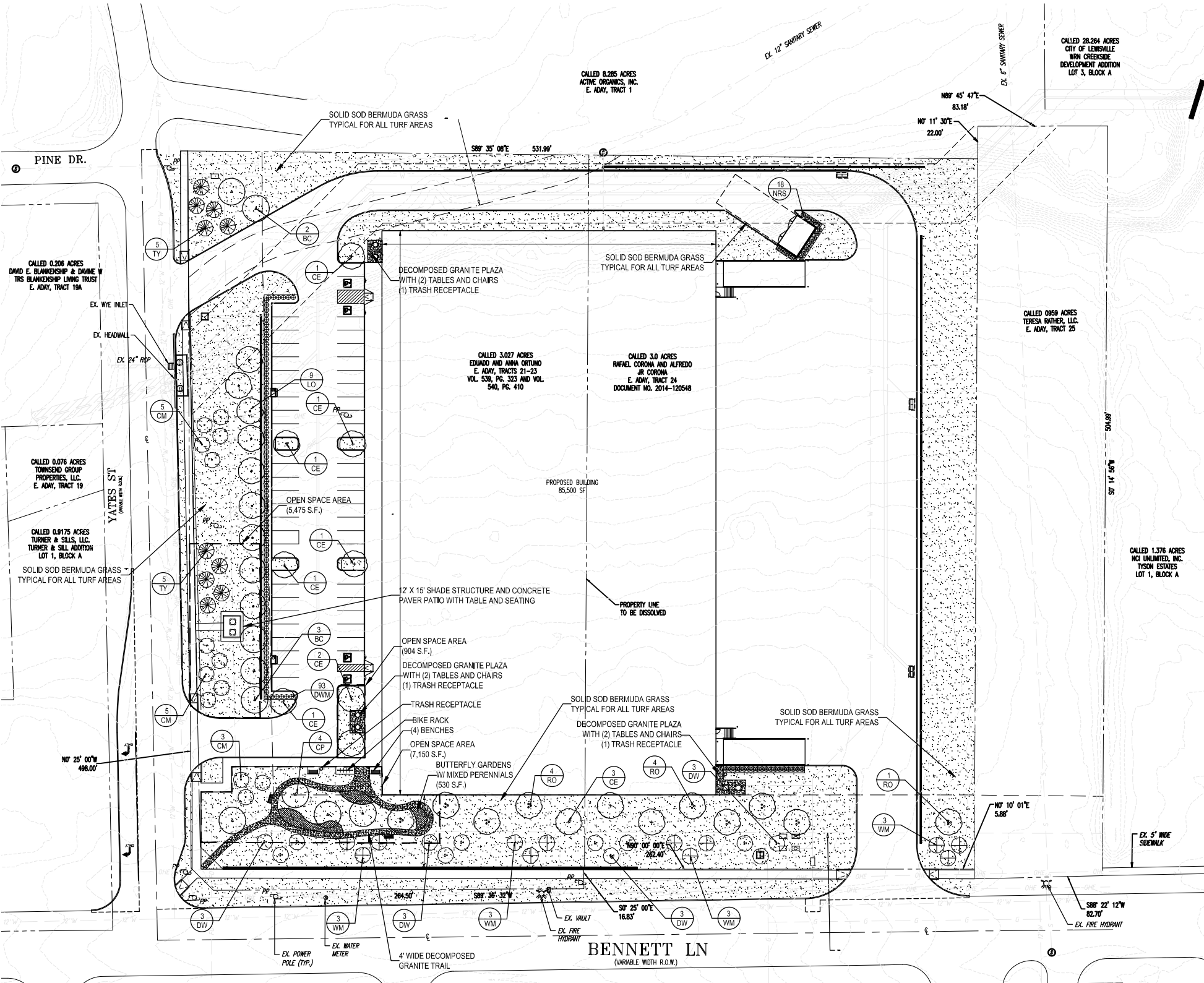
PLANT MATERIAL SYMBOLS



PLANT MATERIAL SCHEDULE

| CANOPY TREES | | | | | |
|------------------|-----|------------------------|----------------------------|---------|--|
| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
| CE | 11 | Cedar Elm | Ulmus crassifolia | 3" cal. | B&B, 14' ht., 6' spread, 5' clear straight trunk |
| RO | 9 | Red Oak | Quercus rubra | 3" cal. | multi-trunk 8' ht., 5' spread straight trunk |
| LO | 9 | Live Oak | Quercus virginiana | 3" cal. | multi-trunk 8' ht., 5' spread straight trunk |
| BC | 9 | Bald Cypress | Taxodium distichum | 3" cal. | multi-trunk 8' ht., 5' spread straight trunk |
| ORNAMENTAL TREES | | | | | |
| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
| WM | 12 | Wax Myrtle | Myrica cerifera | 3" cal. | multi-trunk 8' ht., 5' spread straight trunk |
| DWM | 12 | Desert Willow | Chilopsis linearis | 3" cal. | multi-trunk 8' ht., 5' spread straight trunk |
| CM | 13 | Crape Myrtle | Lagerstroemia indica | 3" cal. | multi-trunk 8' ht., 5' spread straight trunk |
| TY | 10 | Tree Yaupon | Ilex vomitoria | 3" cal. | B&B, 8' ht., 5' spread |
| SHRUBS | | | | | |
| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
| DWM | 93 | Dwarf Wax Myrtle | Myrica cerifera | 5 gal. | container grown, 24" ht., 20" spread |
| NRS | 18 | Nellie R. Steven Holly | Ilex x 'Nellie R. Stevens' | 7 gal. | container grown, 36" ht., 24" spread |
| GROUNDCOVERS | | | | | |
| TYPE | QTY | COMMON NAME | BOTANICAL NAME | SIZE | REMARKS |
| | | '419' Bermudagrass | Cynodon dactylon '419' | | 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.



01 LANDSCAPE PLAN
SCALE 1"=40'-0"