

**AGENDA  
OVERLAY DISTRICT BOARD  
JUNE 16, 2020**

**MCL GRAND THEATRE  
100 NORTH CHARLES STREET  
LEWISVILLE, TEXAS**

**SPECIAL SESSION 6:35 P.M.  
FOLLOWING THE PLANNING AND ZONING COMMISSION MEETING**

- 1. Call to Order and Announce that a Quorum is Present.**
- 2. Approve Minutes of the May 19, 2019 Joint Meeting.**
- 3. Consideration of Four Alternative Standards Associated with a Proposed Expansion of an Existing Industrial Building on a 25.263-Acre Lot, Legally Described as Summit Business Park Addition, Block A, Lot 3; Located at 1175 North Stemmons Freeway; Zoned Light Industrial (LI) District, as Requested by Jason Russell of GSR Andrade Architects on Behalf of Norman International Dallas LLC, the Property Owner. (Case No. 20-05-5-ALTSTD)**
- 4. Adjournment.**

**NOTICE OF ASSISTANCE AT THE PUBLIC MEETINGS**

The City will provide appropriate auxiliary aids and services, including sign language interpreters and assisted listening devices, whenever necessary to ensure effective communication with members of the public who have hearing, sight or speech impairments, unless doing so would result in a fundamental alteration of its programs or an undue financial burden. A person who requires an accommodation or auxiliary aid or service to participate in a City program, service or activity, should contact the sponsoring Department, or the Human Resource Department at 972-219-3450 or by Fax at 972-219-5005 as far in advance as possible but no later than 48 hours before the scheduled event.

**MINUTES**  
**JOINT MEETING OF THE PLANNING AND ZONING COMMISSION**  
**AND OVERLAY DISTRICT BOARD**  
**MAY 19, 2020**

**PLANNING AND ZONING COMMISSION MEETING**

**Item 1:**

The Lewisville Planning and Zoning Commission meeting was called to order at 6:31 P.M. on Tuesday, May 19, 2020, by Chairman James Davis through Zoom Virtual Meeting.

Planning and Zoning Commission Members present: James Davis, Chairman (Teleconference); William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa, Vice-Chair (Teleconference); Karen Locke (Teleconference) and Erum Ali (Teleconference).

Planning and Zoning Commission Members absent: Alvin Turner.

City Staff members present: Richard Luedke, Planning Director (Teleconference); Michele Berry, Planning Manager (Teleconference); Jonathan Beckham, Planner; (Teleconference) and Theresa Ernest, Planning Technician (Teleconference).

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**Item 2:**

The second item on the agenda was to approve the minutes from the May 5, 2020, meeting. A motion was made by Karen Locke to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).

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**Item 3:**

Regular Hearing – Plats were next on the agenda. There were two items for consideration:

- A. Final Plat of Castle Hills Golf Course Addition Lots 6R-1, 6R-2, 6R-3 & 7, Block A; on 17.179 Acres out of the J. Dooley Survey, Abstract Number 343; With Estate Townhouse Residential (ETH) District and Single-Family Residential (R-12) District Zoning Designations; Located on the South Side of King Arthur Boulevard, Approximately 300 Feet West of Queen Peggy Lane, Being a Replat of Castle Hills Golf Course Addition Lots 6 and 7, Block A.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chairman for signature. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. A motion was made by William Meredith to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by Erum Ali. The motion passed unanimously (6-0).

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- B. Final Plat of Peck V.R. Addition Lot 7A, Block B; on 3.946 Acres out of the J.W. King Survey, Abstract Number 696; Zoned Light Industrial (LI) District; Located on the South side of South Valley Ridge Boulevard Approximately 320 Feet East of Kealy Avenue, Being a Replat of Peck V.R. Addition Lots 7&8, Block A.

Staff gave a brief overview of the proposed final plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the ability to accept and approve the plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved plat will be brought to the Chairman for signature. No comments were received prior to the meeting and no one at the meeting indicated a desire to speak. A motion was made by John Lyng to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by MaryEllen Miksa. The motion passed unanimously (6-0).

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**Item 4:**

Other Business was next on the agenda. There was one item for discussion:

- A. The Overlay District Board will meet following the Planning and Zoning Commission Meeting.

Staff gave a brief statement regarding the Overlay District Board meeting following the adjournment of the Planning and Zoning Commission meeting.

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There being no other business to discuss, the Planning & Zoning Commission meeting was adjourned at 6:39 P.M.

**OVERLAY DISTRICT BOARD MEETING**

**Item 1:**

The Lewisville Overlay District Board meeting was called to order at 6:39 P.M. on Tuesday, May 19, 2020, by Chairman James Davis through Zoom Virtual Meeting.

Overlay District Board Members present: James Davis, Chairman (Teleconference); William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa, Vice-Chair (Teleconference); Karen Locke (Teleconference) and Erum Ali (Teleconference).

Overlay District Board Members absent: Alvin Turner.

City Staff members present: Richard Luedke, Planning Director (Teleconference); Michele Berry, Planning Manager (Teleconference); Jonathan Beckham, Planner; (Teleconference) and Theresa Ernest, Planning Technician (Teleconference).

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**Item 2:**

The second item on the agenda was to approve the minutes from the March 3, 2020, meeting. A motion was made by William Meredith to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).

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**Item 3:**

Consideration of Three Alternative Standards Associated with Façade Changes for El Paisa on Two Lots Totaling 1.0542-Acres, Legally Described as Two Lots Out of the W. King Survey, Abstract Number 697; Located at 1342 E SH 121 Business; Zoned General Business (GB) District, as Requested by Ayman Alkurdi, of Moose Construction LLC, on Behalf of Jose Velasquez, the Business Owner (Case No. 20-04-3-AltStd).

Staff gave a brief overview of the subject property, the existing conditions of the site and its improvements, and details of the requested three proposed alternative standards. Staff provided a recommendation that the Board approve alternative standard b.) and alternative standard c.) as presented, and that the Board provide a recommendation of approval for alternative standard a.) prior to its appearance before the Lewisville City Council. Members MaryEllen Miksa and William Meredith had questions regarding the type of exterior building materials and their percentage of coverage on the building exterior. The business owner, Jose Velasquez, was present and answered questions regarding the exterior materials. Staff provided additional details about the unique circumstances of the re-development at the subject property and their recommendation of the request. A motion was made by William Meredith to recommend approval of alternative standard a.), and to approve alternative standard b.) and alternative standard c.) as presented. The motion was seconded by Erum Ali. The motion passed unanimously (6-0). Staff indicated that alternative standard a.) would appear before the Lewisville City Council on Monday, June 15<sup>th</sup>, 2020 for a second reading and final decision.

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There being no other business to discuss, the Overlay District Board meeting was adjourned at 7:06 P.M.

Respectfully Submitted,

Approved,

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Michele Berry, AICP  
Planning Manager

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James Davis, Chairman  
Planning and Zoning Commission and  
Overlay District Board

## MEMORANDUM

**TO:** Overlay District Board

**FROM:** June Sin, Planner

**DATE:** June 16, 2020

**SUBJECT:** **Consideration of Four Alternative Standards Associated with a Proposed Expansion of an Existing Industrial Building on a 25.263-Acre Lot, Legally Described as Summit Business Park Addition, Block A, Lot 3; Located at 1175 North Stemmons Freeway; Zoned Light Industrial (LI) District, as Requested by Jason Russell of GSR Andrade Architects on Behalf of Norman International Dallas LLC, the Property Owner. (Case No. 20-05-5-ALTSTD)**

### BACKGROUND:

This building lies in the IH-35E Corridor Overlay Transition Sub-District, and as such has enhanced requirements to the design requirements. The overlay district does not impact the uses permitted in the base Light Industrial (LI) Zoning District. The City Council may approve Alternative Standards after a recommendation of the Overlay Board if they find that hardship or practical difficulties may result from strict compliance with the Overlay District regulations, provided that such exception shall not have the effect of nullifying the intent and purpose of the regulations.

### ANALYSIS:

Norman Windows plans a 31% expansion of their existing facility. The current office warehouse building is approximately 430,000 square feet and the new addition will add approximately 132,000 square feet to the west side of the building. Per the IH-35E Corridor Overlay District applicability matrix, the expansion needs to comply with all standards in the Transition Sub-District, except for parking structure and open space requirements. The standards in the Overlay District were designed in anticipation of smaller structures with office, retail and restaurant services and are difficult for industrial developments to meet. The applicant desires to match the existing tilt-wall building as much as possible for consistency and has requested four Alternative Standards. Staff reviewed the conceptual layout and helped the applicant to identify the following Alternative Standard requests.

#### *Building and Envelope Standards*

The conceptual layout is attached and shows the orientation of the building, proposed parking and access. The applicant plans to meet all other building and envelope standards.

- a. The applicant is requesting an alternative standard to park the office portion at 1 space per 250 square feet and park the warehouse portion at 1 space per 2,000 square feet.

Section 17.5-5 (b)(7) requires one onsite parking space per 250 gross square feet of floor area. The applicant's proposal to park the warehouse area at 1 space per 2,000 square feet reflects the parking ratios for warehouses outside of the I-35E Overlay. The parking ratios established in the I-35E Overlay were adopted at a blended ratio anticipating mostly office, retail and restaurant developments. The goal was to reduce the parking standard and make reuse of the same site with a different use easier. No parking ratios were established for industrial uses. Staff is currently drafting revisions to the I-35E overlay to address proposed developments with industrial and office/warehouse buildings. Staff has no objection to this request. The Overlay Board may make a recommendation to the City Council on this request.

### Architectural Standards

Due to the size and scale of the industrial building the applicant is requesting two alternative standards to architectural requirements.

- b. The applicant is requesting an Alternative Standard to reduce the percent of masonry to zero percent on the west façade facing Summit Avenue and zero percent for the side facades.

Section 17.5-5 (c)(3)a which requires 80% of each exterior wall to be comprised of brick or stone. The applicant is proposing a tilt wall structure with 23% stone-like detail on the most visible elevations. The previous brick veneer gateway standards required only ten percent masonry on the street facing elevation when the tilt-wall construction type was used with a 15-foot landscape buffer. In addition, the applicant is providing a 6-foot masonry wall along the Summit Avenue behind a variable landscape buffer ranging from 60' to 200' feet with. The wall will block the lower portion of the building from view and is slightly over 3,500 square feet area. The brick veneer of the wall would be about 18 percent of the street facing elevation if applied to the building. The Overlay Board may make a recommendation to the City Council on this request.

- c. An Alternative Standard is requested regarding articulation.

Section 17.5-5 (c)(1)a requires building facades visible from any street to demonstrate horizontal and vertical Articulation with Façade Rhythm between twenty to forty feet. The proposed tilt-wall consists of approximately 25-foot-wide bays where the rhythm is created with slits created during pouring of concrete and with difference in parapet height. All of the proposed colors are grey neutral colors as shown on the elevations and rendering. Staff is recommending approval with condition that additional vertical articulation is provided, reinforcing the 25-foot rhythm, through utilizing more slit lines and alternating proposed neutral colors. With this condition the project would meet the code requirement as the code allows for changing colors in combination with other techniques to meet the articulation requirements. The Overlay Board may make a recommendation to the City Council on this request.

### Landscape Standards and Open Space

The applicant plans to meet all landscaping requirements of the overlay district and Alternative Standards are being requested at this time.

Street and Streetscape Standards

- d. The applicant is requesting an alternative standard to keep the existing sidewalk as is.

Section 17.5-4 (e)(4) & (5), Appendix F requires a 5-foot sidewalk along Summit Avenue. An Alternative Standard is requested to allow existing 4-foot sidewalk to remain, which is a 20% reduction from the requirement. The sidewalk is well maintained and in good condition. Trees are planted along the sidewalk on the property owner's side. The site is directly south of Lewisville High School Killough campus. The Trails master Plan calls for an enhanced sidewalk along Summit Avenue. The neighborhood directly opposite Summit Avenue has a 5-foot sidewalk. The Overlay Board may approve this request.

If these Alternative Standards are approved, they will apply only to the proposed concept plan and allow the applicant to move forward with the engineering site plan and building permit process.

**RECOMMENDATION:**

That Overlay District Board recommend approval for Alternative Standards a) through c) as presented with the additional vertical articulation be provided on c) and consider alternative standard d) as presented.

May 28, 2020

Plans Examiner  
City of Lewisville  
151 W Church Street  
Lewisville, TX 75057

RE: Request for Alternative Standards to the IH-35 E Overlay District (**Revised**)  
Norman International Existing Facility  
1175 N Stemmons Freeway - Lewisville, TX

Norman International, the owner of the above noted property, would like to request alternative standards for the expansion of an existing building on the property, which falls in the I-35 overlay district (Mainstreet Sub-District Transition Sub-District).

1. An alternative standard is requested to Section 17.5-5 (b)(7) which states that on-site parking shall be provided in a one space per 250 gross square feet of floor area. We are proposing meeting the 1: 250 sq. ft. ratio for the office area and meeting a 1:2000 sq. ft. ratio for the warehouse area, which matches the parking requirements for warehouse areas not within the overlay district. We request that you omit the parking requirement for 1:250 for the entire building and limit the requirement only to the office areas. ***In addition, it is our understanding that the existing parking to the East will be affected as part of the I-35 expansion. After discussion with the tenant, only a portion of the truck court will be used for distribution and any parking that is lost from the I-35 expansion can be recouped by striping the truck court if needed.***
2. An alternative standard is requested to Section 17.5-5 (c)(3) which requires 80% of each exterior wall to be comprised of brick or stone. We are requesting an alternative that the expansion to the building match the existing architectural tilt up concrete and reveal patterns ***with some added form-liner***. The only building façade that faces a public right of way will be the west façade. ***The form-liner will only be on the West elevation and will comprise 20% of said elevation. In addition***, the owner is proposing an 8'-10' tall precast masonry screen wall along the entire length of Summit Avenue parallel to the building expansion (as shown in the following Exhibit A Elevation). We request that the size and scale of the wall ***and the added form-liner*** be counted toward a reduced percentage of masonry requirement of 20% (on screen wall only) and that the cumulative visible surface area along Summit area include the west building face and screen wall.
3. An alternate standard to the horizontal articulation requirement. The intention is that the new west building façade will replicate the existing west wall and compliment the buildings existing architecture. The new west wall facing the public right of way will have the required vertical articulation as shown in Exhibit A Elevation.

4. *Section 17.5-5 (e)(3) &(5) requires a 5' sidewalk with a 4' amenity zone. Currently a 4' side walk already exists and is in good condition. Rather than demolish the existing concrete sidewalk and re-pour a new one, we request the existing 4' sidewalk remain in place.*

All other requirements of the Overlay District will be met.

Please feel free to call with any comments or questions and we look forward to your response.

Sincerely,

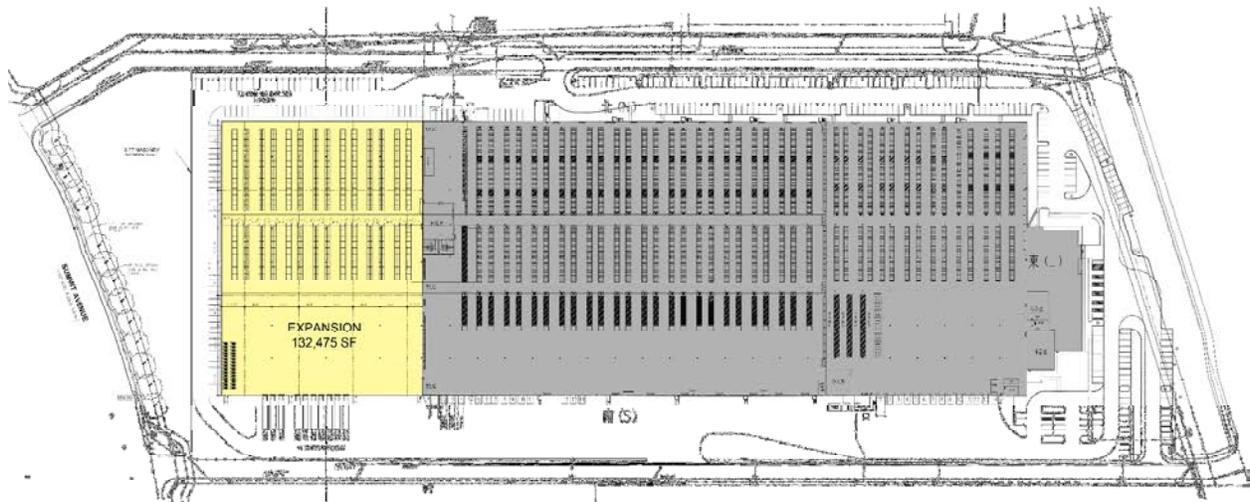
Jason Russell  
Principal  
GSR Andrade Architects

214.282.1479

[jrussell@gsr-andrade.com](mailto:jrussell@gsr-andrade.com)

## **EXHIBITS**

### **BUILDING SITE PLAN AND FLOOR PLAN EXPANSION**

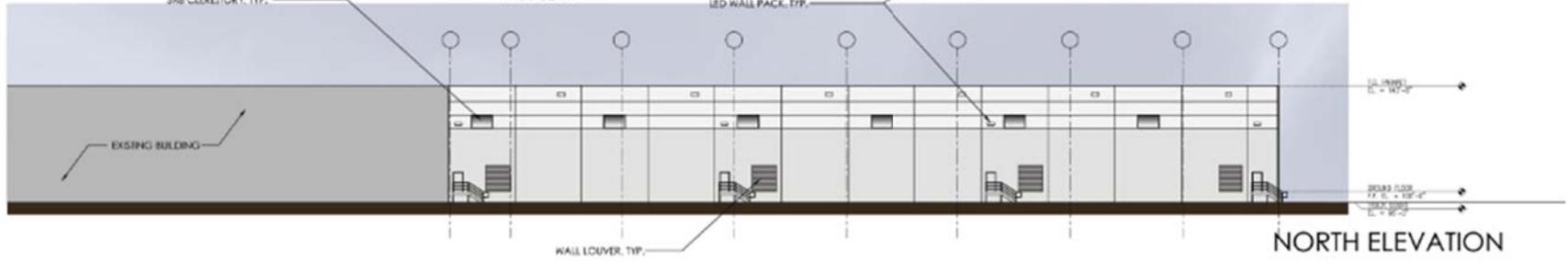
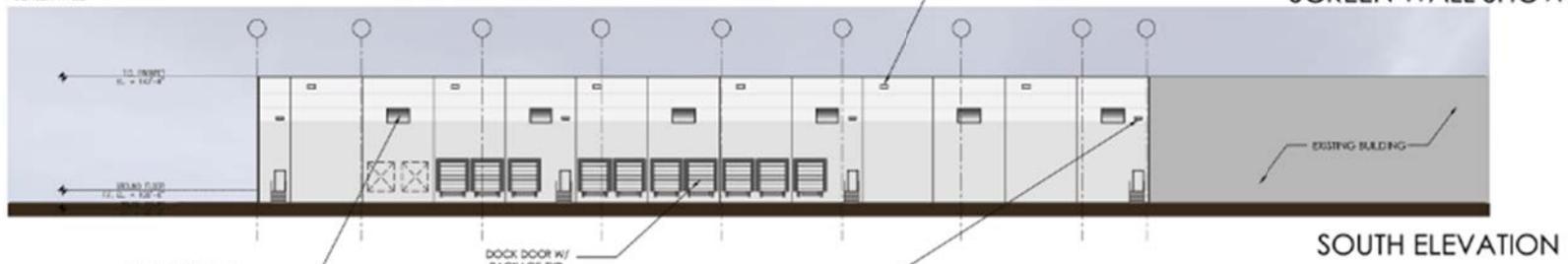
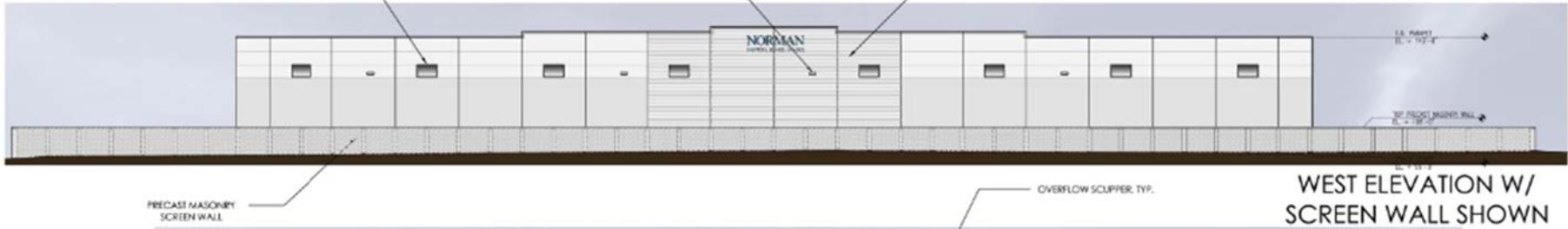
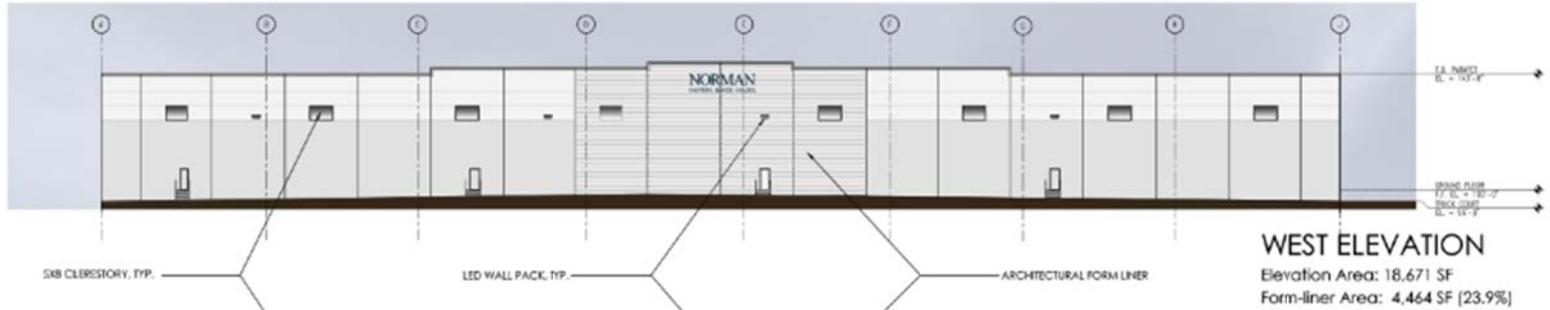


### **EXISTING WEST WALL**



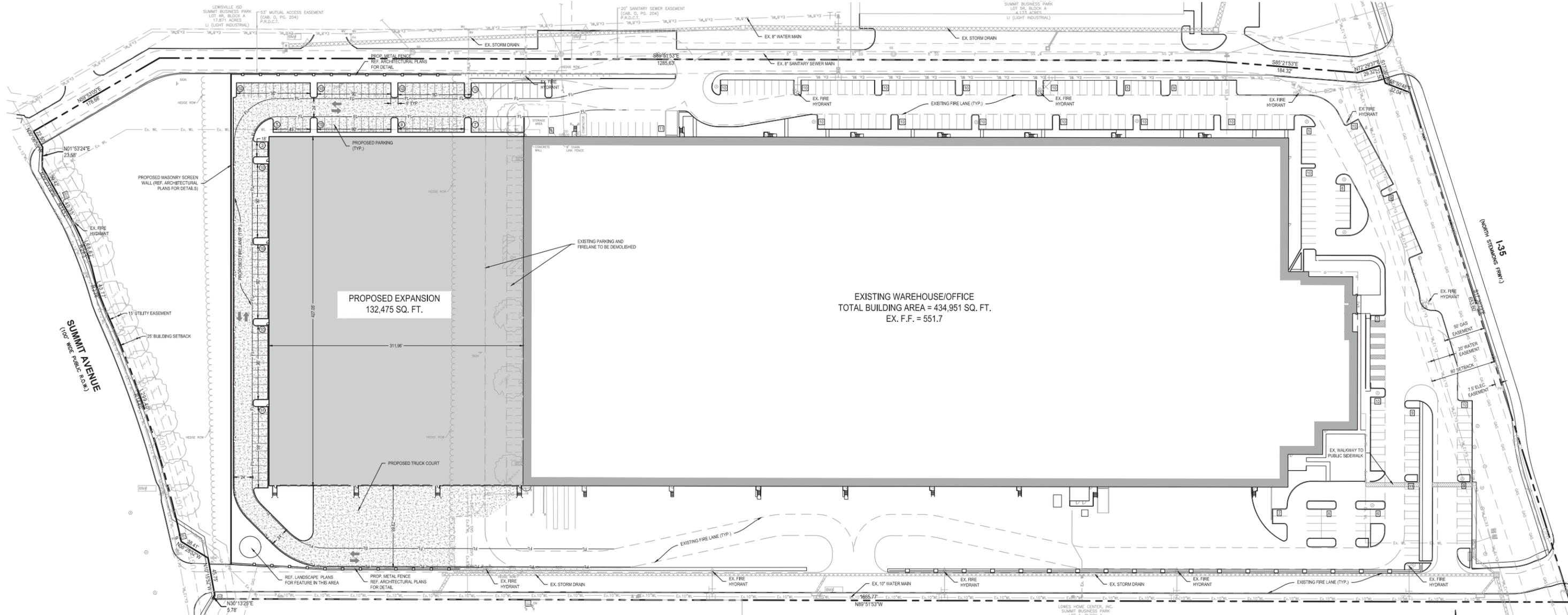
EXISTING STREET VIEW (from Summit Ave.) OF WEST SIDE WITH EXISTING TREES





PROPOSED PRECAST MASONRY SCREEN WALL





PROPOSED EXPANSION  
132,475 SQ. FT.

EXISTING WAREHOUSE/OFFICE  
TOTAL BUILDING AREA = 434,951 SQ. FT.  
EX. F.F. = 551.7

SUMMIT AVENUE  
(100' WIDE PUBLIC ROAD)

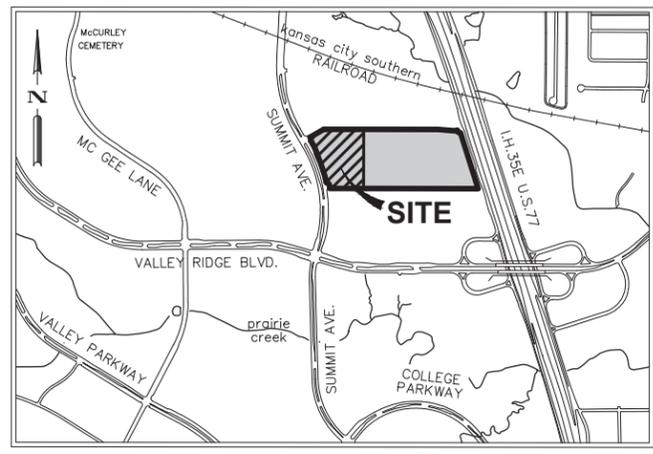
NORTH STEMMONS (RWH)  
135'

**LEGEND**

	EXISTING PARKING ROW
	PROPOSED PARKING ROW
	PROPERTY LINE
	EASEMENT

**NOTES:**

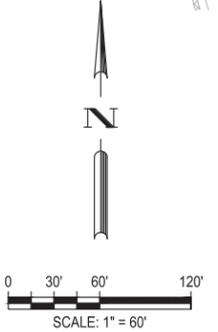
- ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS OTHERWISE NOTED
- SEE ARCHITECTURE DRAWINGS FOR MORE INFORMATION ON BUILDING



VICINITY MAP  
N.T.S.

SITE/BUILDING DATA	
EXISTING PARKING COUNT*	365 SPACES
PARKING SPACES TO BE DEMO'D	(38 SPACES)
NEW PARKING SPACES PROVIDED	114 SPACES
<b>NEW PARKING COUNT</b>	<b>441 SPACES</b>
EXISTING O.H. DOCK DOORS*	35 DOORS
NEW O.H. DOCK DOORS	10 DOORS
<b>TOTAL O.H. DOCK DOORS</b>	<b>45 DOORS</b>
EXISTING OFFICE AREA	35,740 S.F.
EXISTING WAREHOUSE AREA*	394,502 S.F.
EXISTING MANUFACTURING AREA (APPROX.)*	34,524 S.F.
NEW WAREHOUSE AREA	132,475 S.F.
<b>TOTAL BUILDING AREA</b>	<b>597,241 S.F.</b>
<b>PARKING CALCULATION</b>	
PARKING REQUIRED	
OFFICE (10,000 S.F. - 74,999 S.F.) = 1:250 @ 35,740 S.F. = 143	
WAREHOUSE (25,000 S.F. +) = 1:2,000 @ 526,977 S.F. = 265	
<b>TOTAL PARKING REQUIRED = 408 SPACES</b>	
<b>TOTAL PARKING PROVIDED</b>	<b>441 SPACES</b>
H/C ACCESSIBLE SPACES REQUIRED (301-400 SP. = 8)	
H/C SPACES PROVIDED	9 SPACES
LOADING SPACES REQUIRED = 1:10,000 S.F. @ 526,977 S.F. = 53	
LOADING SPACES PROVIDED	53 SPACES

\* REFERENCED FROM PREVIOUSLY APPROVED SITE PLAN



**BGE, Inc.**  
777 Main St., Suite 1900  
Fort Worth, TX 76102  
Tel: 972-887-6130 • www.bgeinc.com  
TBPE Registration No. F-1046  
Contact: David Greer  
Tel: 817-872-6005

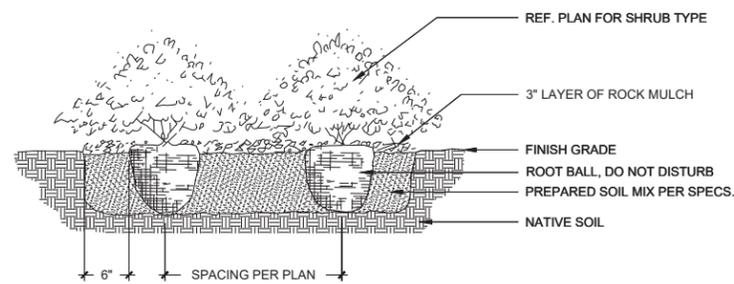
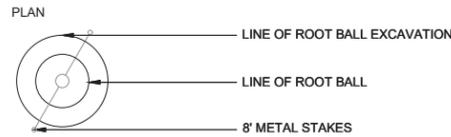
**OWNER**  
**NORMAN INTERNATIONAL**  
1175 N. STEMMONS FWY  
LEWISVILLE, TX 75067  
Contact: Tim Allin  
Tel: 562-236-2600

**ENGINEERING SITE PLAN**  
for  
Norman International  
25.263 Acres of Lot 3, Block A  
Summit Business Park  
City of Lewisville  
Denton County, Texas

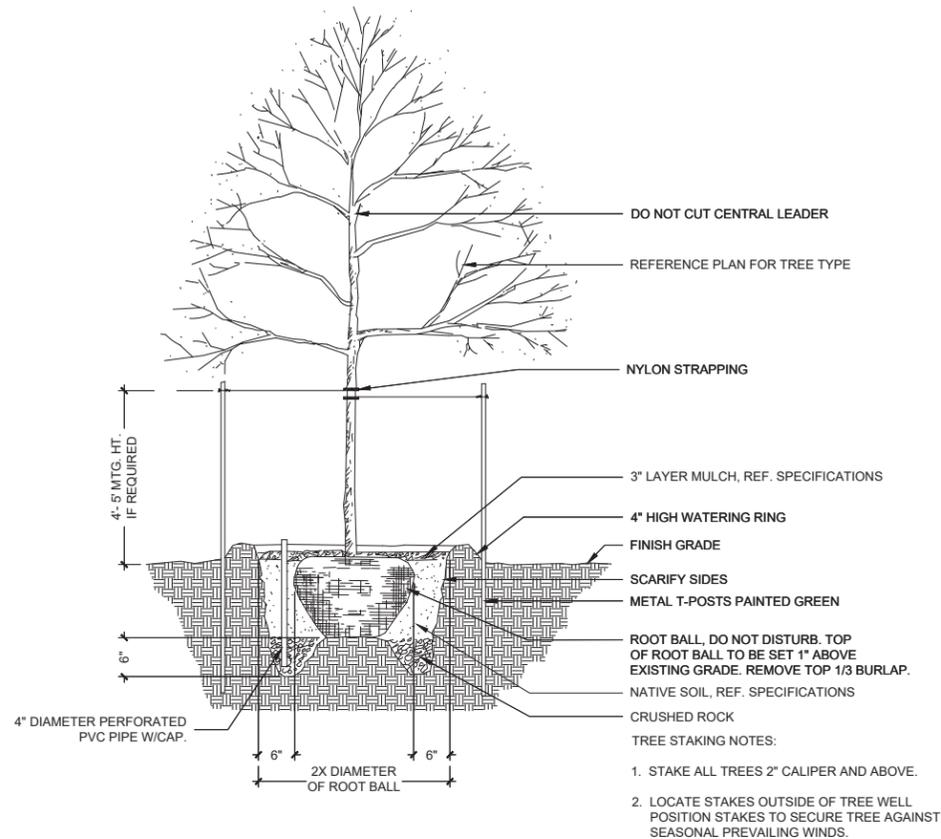
RESPONSIBLE ENGINEER:  
BGE, INC.  
TEXAS REGISTERED ENGINEERING  
FIRM F-1046  
DAVID A. GREER, P.E.  
TEXAS REGISTRATION NO. 109928  
MAY 29, 2020

EXISTING UTILITY LOCATIONS SHOWN ARE GENERALLY SCHEMATIC IN NATURE AND MAY NOT ACCURATELY REFLECT THE SIZE AND LOCATION OF EACH PARTICULAR UTILITY. SOME UTILITY LINES AND SURFACE LOCATIONS MAY NOT BE SHOWN. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ACTUAL FIELD LOCATION AND PROTECTION OF EXISTING UTILITIES WHETHER SHOWN OR NOT. CONTRACTOR SHALL ALSO ASSUME RESPONSIBILITY FOR REPAIRS TO EXISTING UTILITIES, WHETHER SHOWN OR NOT, DAMAGED BY CONTRACTOR'S ACTIVITIES. DIFFERENCES IN HORIZONTAL OR VERTICAL LOCATION OF EXISTING UTILITIES SHALL NOT BE A BASIS FOR ADDITIONAL COMPENSATION.

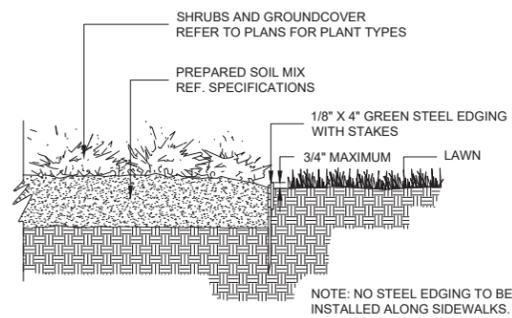




**B** SHRUB PLANTING SECTION NO TO SCALE



**A** SHADE TREE PLANTING SECTION NO TO SCALE



**C** STEEL EDGING SECTION NO TO SCALE

**LANDSCAPE NOTES:**

1. ALL PLANT MATERIAL LOCATIONS SHALL BE STAKED FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION.
2. CONTRACTOR IS RESPONSIBLE FOR VERIFYING SITE INFORMATION, INCLUDING PROPERTY LINES, EASEMENTS, BUILDINGS, ROADWAY CURB AND GUTTERS, UTILITIES AND OTHER INFORMATION AFFECTING THE SCOPE OF WORK INCLUDED ON THESE DRAWINGS. MORE SPECIFIC UTILITY INFORMATION IS INDICATED ON OTHER CONSULTANTS' DRAWINGS AND SITE RECORD DRAWINGS AVAILABLE FROM THE OWNER. THE CONTRACTOR SHALL CONTACT THE OWNER AND THE LANDSCAPE ARCHITECT FOR DIRECTION ON HOW TO PROCEED IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE CIVIL ENGINEERING OR LANDSCAPE ARCHITECTURE PLANS. ANY DAMAGE TO EXISTING SITE UTILITIES CAUSED BY ANY PERSON, VEHICLE, EQUIPMENT OR TOOL RELATED TO THE EXECUTION OF THIS SCOPE OF WORK SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
3. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE DRAWINGS.
4. AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM PROVIDING 100% COVERAGE OF ALL LANDSCAPE AREAS IS REQUIRED. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING, REMOVAL OF MISCELLANEOUS DEBRIS AND ANY ADDITIONAL FILL REQUIRED TO ACHIEVE FINISH GRADE PRIOR TO PLANTING IN ALL AREAS.
6. FINAL GRADING SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE IN THE FIELD PRIOR TO PLANTING.
7. PLANT SPACING IS AS INDICATED ON 'PLANT LEGEND' UNLESS OTHERWISE NOTED. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL PLANT COVERAGE IN ALL LANDSCAPE AREAS AS SPECIFIED IN THE PLANT LEGEND REMARKS.
8. TREES SHALL BE PLANTED AS LEAST FOUR (4') FEET FROM ANY UTILITY LINE, CURB, SIDEWALK OR FIRE CONNECTION AND OUTSIDE ALL UTILITY EASEMENTS.
9. TREES OVERHANGING SIDEWALKS AND PARKING OR PEDESTRIAN AREAS SHALL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.
10. TREES OVERHANGING VISIBILITY EASEMENTS OR RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF NINE (9) FEET.
11. TREES OVERHANGING PUBLIC STREET PAVEMENT WILL HAVE A MINIMUM CLEAR TRUNK OF FOURTEEN (14') FEET.
12. ALL TREES TO BE STAKED AND INCLUDED AT LEAST 3 INCHES OF HARDWOOD MULCH OVER PLANTING AREA.
13. ALL SHRUB, GROUNDCOVER & PERENNIAL SHALL HAVE A MIN. THREE (3") HARDWOOD MULCH.
14. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
15. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES DURING CONSTRUCTION.
16. ALL LANDSCAPE BEDS TO RECEIVE STEEL EDGING WITHIN GROUND COVER AND SHRUB AREAS THAT ARE ADJACENT TO TURF.
17. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING THE LATEST EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK (ANSI Z60.1).
18. TOPSOIL SHALL BE A MINIMUM OF 4" IN DEPTH. SOIL SHALL BE FREE OF STONES, ROOTS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
19. REFER TO CIVIL FOR GRADING AND UTILITY COORDINATION.
20. APPROXIMATE LIMITS OF SEEDING AND SODDING ARE SHOWN AS ON PLAN; CONTRACTOR TO PROVIDE SOD ON ALL AREAS DISTURBED BY CONSTRUCTION.
21. CONTRACTOR TO VERIFY CONSTRUCTION COMPLIANCE WITH ADA. NOTIFY PROJECT ENGINEER OF ANY DISCREPANCIES.
22. CONTRACTOR TO PROVIDE NECESSARY EROSION CONTROL MEASURES AS NEEDED.
23. ALL CONSTRUCTION SHALL CONFORM TO THE PLANS AND SPECIFICATIONS PROVIDED HEREIN OR OTHERWISE TO CITY OF LEWISVILLE STANDARDS.



**BGE, Inc.**  
 777 Main St., Suite 1900  
 Fort Worth, TX 76102  
 Tel: 972-887-6130 • www.bgeinc.com  
 TBPE Registration No. F-1046  
 Contact: David Greer  
 Tel: 817-872-6005  
 Copyright 2020

**PRELIMINARY  
 NOT FOR  
 CONSTRUCTION**

**LANDSCAPE DETAILS  
 & NOTES**

**NORMAN INTERNATIONAL DALLAS**  
 1175 N STEMMONS FWY  
 LEWISVILLE, TX 75067  
 25,263 ACRES  
 CITY OF LEWISVILLE  
 DENTON COUNTY, TEXAS

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:  
 BGE, INC.  
 TEXAS REGISTERED ENGINEERING FIRM F-1046  
 DAVID A. GREER, P.E.  
 TEXAS REGISTRATION NO. 109928  
 JUNE 12, 2020

REVISIONS		
REV. NO.	DATE	DESCRIPTION

DRAWN BY: TDH  
 CHECKED BY: BM  
 DATE: 06/12/2020  
 PROJECT NUMBER: 7711-00

Sheet No.

**L1.02**  
**LANDSCAPE DETAILS  
 & NOTES**