



151 W. Church Street
Lewisville, TX 75057

City of Lewisville, TX
Agenda
Joint Meeting of the Planning and Zoning Commission and Overlay Board

Tuesday August 18, 2020

6:30 P.M.

**Zoom Meeting Will be Held
Links for the Meeting are
Contained Below**

The Planning and Zoning meeting scheduled for Tuesday, August 18th, will only be open to public via remote access. This is pursuant to Governor Greg Abbott's temporary suspension of various provisions of the Texas Open Meetings Act to allow for telephonic or videoconference meetings of governmental bodies that are accessible to the public in an effort to reduce in-person meetings that assemble large groups of people.

Citizens/Visitors wanting to access the meeting may go to <https://cityoflewisville.zoom.us/j/97113892480> call 888.475.4499 (Toll Free) or 877.853.5257 (Toll Free) using the following information: Webinar ID: 971 1389 2480. Listeners must sign-in to the event in order to comment. Please use the "raise hand" function to participate in any public hearing process while using the zoom application. If you have called in to the meeting, press *9 to raise your hand and speak. If you have a technical issue connecting to this meeting, or during the meeting, call 817.938.4409 or e-mail planning@cityoflewisville.com.

Comments will be accepted via e-mail until 5 p.m. prior to the meeting. To submit a comment, please e-mail planning@cityoflewisville.com with the agenda date and agenda number in the subject line of the e-mail. Please include your name and physical address for the record.

PLANNING AND ZONING COMMISSION MEETING

- 1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.**
- 2. APPROVE MINUTES OF THE AUGUST 4, 2020 MEETING.**
- 3. PUBLIC HEARINGS**

A. Public Hearing: Consideration of a Zone Change Request from Agriculture Open Space District (AO) to Light Industrial District (LI); on Approximately 17.189 Acres, Being all or Part of Seven Tracts of Land out of the Burrell Hunter Survey, Abstract Number 544 and Located on the Northwest Corner of South Edmonds Land and Spinks Road; as Requested by Nathan Forney of Kimley-Horn, on Behalf of Edward Cobb III, EOC-Round Grove LLC and Thomas V. Cobb, the Property Owners. (Case No. 20-07-4-Z)

- 4. ADJOURNMENT**

OVERLAY BOARD MEETING

- 1. CALL TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.**

2. APPROVE MINUTES OF THE JULY 7, 2020 MEETING.

3. STERI-TEK ALTERNATIVE STANDARDS

- A. Consideration of Nine Alternative Standards Associated with a Proposed New Medical Equipment Sterilization Facility on a 6.152-Acre Lot Legally Described as Buddy Gregg Motor Homes Addition, Lot 1, Block A; Located at 1206 North Stemmons Freeway; Zoned Light Industrial (LI) and General Business (GB); as Requested by Steven Homeyer of Homeyer Engineering, INC. on behalf of 1206 N Stemmons, LLC, the Property Owner. (Case No. 20-07-6-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
TRANSPORTATION BOARD
AUGUST 4, 2020

PLANNING AND ZONING COMMISSION MEETING

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 P.M. on Tuesday, August 4, 2020, by Vice-Chairman MaryEllen Miksa through Zoom Virtual Meeting.

Planning and Zoning Commission Members present: William Meredith (Teleconference); John Lyng (Teleconference); MaryEllen Miksa, Vice-Chairman (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference); Erum Ali (Teleconference) and Francisca Al-waely (Tekeconference).

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

Item 2:

The second item on the agenda was the selection of Chairman, Vice-Chairman, and ZBOA Representative. A motion was made by William Meredith to nominate MaryEllen Miksa as Chairman, seconded by Karen Locke. The motion passed unanimously (7-0). A motion was made by Karen Locke to nominate William Meredith as Vice-Chairman, seconded by Erum Ali. The motion passed unanimously (7-0). A motion was made by Karen Locke to nominate John Lyng as ZBOA Representative, seconded by Francisca Al-waely. The motion passed unanimously (7-0).

Item 3:

The third item on the agenda was to approve the minutes from the July 21, 2020, meeting. A motion was made by Erum Ali to approve the minutes as presented, seconded by John Lyng. The motion passed unanimously (7-0).

Item 4:

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

- A. Development Plan/Preliminary Plat of Lewisville Corporate Center Addition, Lot 2, Block A; on 6.641 Acres out of the Steven Riggs Survey, Abstract Number 1088; Zoned Planned Development – Mixed Use (PD-MU) District; Located on the West Side of State Highway 35 East (I-35E), Approximately 850 Feet South of Justin Road (F.M. 407), Being a Replat of Lot 2, Block A, Lewisville Corporate Center Addition.

Staff gave a brief overview of the proposed development plan/preliminary plat with a recommendation of disapproval due to deficiencies and a recommendation to delegate to staff the

ability to accept and approve the development plan/preliminary plat once the listed deficiencies are corrected. Once the deficiencies listed are corrected the approved development plan/preliminary 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 development plan/preliminary plat and grant staff the ability to accept and approve the development plan/preliminary plat. The motion was seconded by John Lyng. The motion passed unanimously (7-0).*

- B. Final Plat of South Village Addition, Lot 2R2R, Block A; on 0.214 Acres out of the J.W. King Survey, Abstract Number 696; Zoned General Business (GB) District and Old Town Mixed Use Two (OTMU2) District; Located on the West Side of South Mill Street Approximately 300 Feet South of Elm Street, A Portion Being a Replat of Lot 2R2, Block A, South Village Addition.

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 Karen Locke 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).*

- C. Final Plat of Castle Hills Golf Villas Phase III Addition, with Five Variances, Containing 15 Residential Lots and 4 Open Space Lots; on 2.171 Acres, Out of the P.R. Splane Survey, Abstract No. 1212, and J.T. Dooley Survey, Abstract No. 343; With Townhouse Two Zoning Designation (TH-2) and Estate Townhouse Zoning Designation (ETH); Located at the Southeast Corner of Lady of the Lake Boulevard and Sir Lovel Lane.

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 Alvin Turner. The motion passed unanimously (7-0).*

- D. Continued - Preliminary Plat of Parker Place Addition, Containing 131 Residential Lots and 3 Open Space Lots; on 24.120 Acres, Out of the B.B.B. and C.R.R. Survey, Abstract No. 180, J. Johnson Survey, Abstract No. 1609, and A. Singleton Survey, Abstract No. 1138; Zoned Planned Development – Estate Townhouse District (PD – ETH); Located at the Northeast Corner of Windhaven Parkway and Parker Road (F.M. 544).

Staff gave a brief overview of the proposed preliminary 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 Erum Ali to disapprove the preliminary plat and grant staff the ability to accept and approve the preliminary plat. The motion was seconded by Karen Locke. The motion passed unanimously (7-0).

Item 5:

Public Hearings were next on the agenda. There was one item for consideration:

- A. **Public Hearing:** Consideration of a Special Use Permit for a Self-Storage/Mini Warehouse; on Approximately 3.57 Acres, Legally Described as Lot 1, Block A, 121 East Addition, Located at 2391 East State Highway 121 Business, Zoned Light Industrial District (LI); as Requested by Arlyn Samuelson, Westwood Professional Services, on behalf of Rick Jones, Advantage 121 Storage LP, the Property Owner. (Case No. 20-04-1-SUP).

Staff gave a brief overview of the proposed special use permit request and recommended approval as presented. Chairman MaryEllen Miksa then opened the public hearing. The property owner and applicant were present via Teleconference and were available for questions. With no one else coming forward to speak, the public hearing was then closed. A motion was made by William Meredith to recommend approval of the special use permit request. The motion was seconded by Francisca Al-waely. The motion passed unanimously (7-0). Staff indicated that the item would appear before the Lewisville City Council on Monday, September 14th, 2020, for a second public hearing and final decision.

Item 6:

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

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

Chairman MaryEllen Miksa gave a brief statement regarding the Transportation Board meeting following the adjournment of the Planning and Zoning Commission meeting.

There being no other business to discuss, the Planning & Zoning Commission meeting was adjourned at 6:52 P.M.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa, Chairman
Planning and Zoning Commission

TRANSPORTATION BOARD MEETING

Item 1:

The Lewisville Transportation Board meeting was called to order at 6:53 P.M. on Tuesday, June 16, 2020, by Chairman MaryEllen Miksa through Zoom Virtual Meeting.

Overlay District Board Members present: MaryEllen Miksa, Chairman (Teleconference); William Meredith (Teleconference); John Lyng (Teleconference); Alvin Turner (Teleconference); Karen Locke (Teleconference); Erum Ali (Teleconference) and Francisca Alwaelly (Teleconference).

City Staff members present: Richard Luedke, Planning Director (Teleconference); Michele Berry, Planning Manager (Teleconference); Jonathan Beckham, Senior Planner (Teleconference); Sagar Medisetty, Traffic Engineer (Teleconference).

Item 2:

The second item on the agenda was the selection of Chairman and Vice-Chairman. *A motion was made by MaryEllen Miksa to nominate William Meredith as Chairman, seconded by Karen Locke. The motion passed unanimously (7-0). A motion was made by Karen Locke to nominate Erum Ali as Vice-Chairman, seconded by John Lyng. The motion passed unanimously (7-0).*

Item 3:

The third item on the agenda was to approve the minutes from the July 7, 2020, meeting. *A motion was made by Erum Ali to approve the minutes as presented, seconded by MaryEllen Miksa. The motion passed unanimously (7-0).*

Item 4:

Visitors/Citizens Forum was next on the agenda.

No public comment was received.

Item 5:

Consideration of an Amendment to Section 15-104, Trucks Operation Restricted, of the Lewisville City Code to Extend the Truck Restriction on Church Street to include the block between Mill Street and Kealy Avenue and Make a Recommendation to the City Council Regarding the Amendment.

Staff gave a brief overview of the item and recommended approval as presented. *A motion was made by Erum Ali to recommend approval of the item. The motion was seconded by MaryEllen*

Miksa. The motion passed unanimously (6-0). Member Karen Locke exited the meeting at approximately 7:02 PM and was absent from the vote.

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

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

William Meredith, Chairman
Transportation Board

MEMORANDUM

TO: Planning and Zoning Commission

FROM: Jonathan Beckham, Senior Planner

DATE: August 18, 2020

SUBJECT: Public Hearing: **Consideration of a Zone Change Request from Agriculture Open Space (AO) to Light Industrial District (LI); on Approximately 17.189 Acres, Legally Described as Seven Tracts of Land out of the Burrell Hunter Survey, Abstract Number 544 and Located on the Northwest Corner of South Edmonds Land and Spinks Road; as Requested by Nathan Forney of Kimley-Horn, on Behalf of Edward Cobb III, EOC-Round Grove LLC and Thomas V. Cobb, the Property Owner. (Case No. 20-07-4-Z)**

BACKGROUND:

The subject property currently contains three residential houses on seven tracts of land. The seven tracts proposed to be rezoned will be combined with three additional tracts to the north to allow a warehouse development. The City is working with the applicant to abandon the Willow Glenn Drive right-of-way south of Round Grove Road for this development. The applicant is proposing light industrial zoning, matching the other properties in this anticipated development.

ANALYSIS:

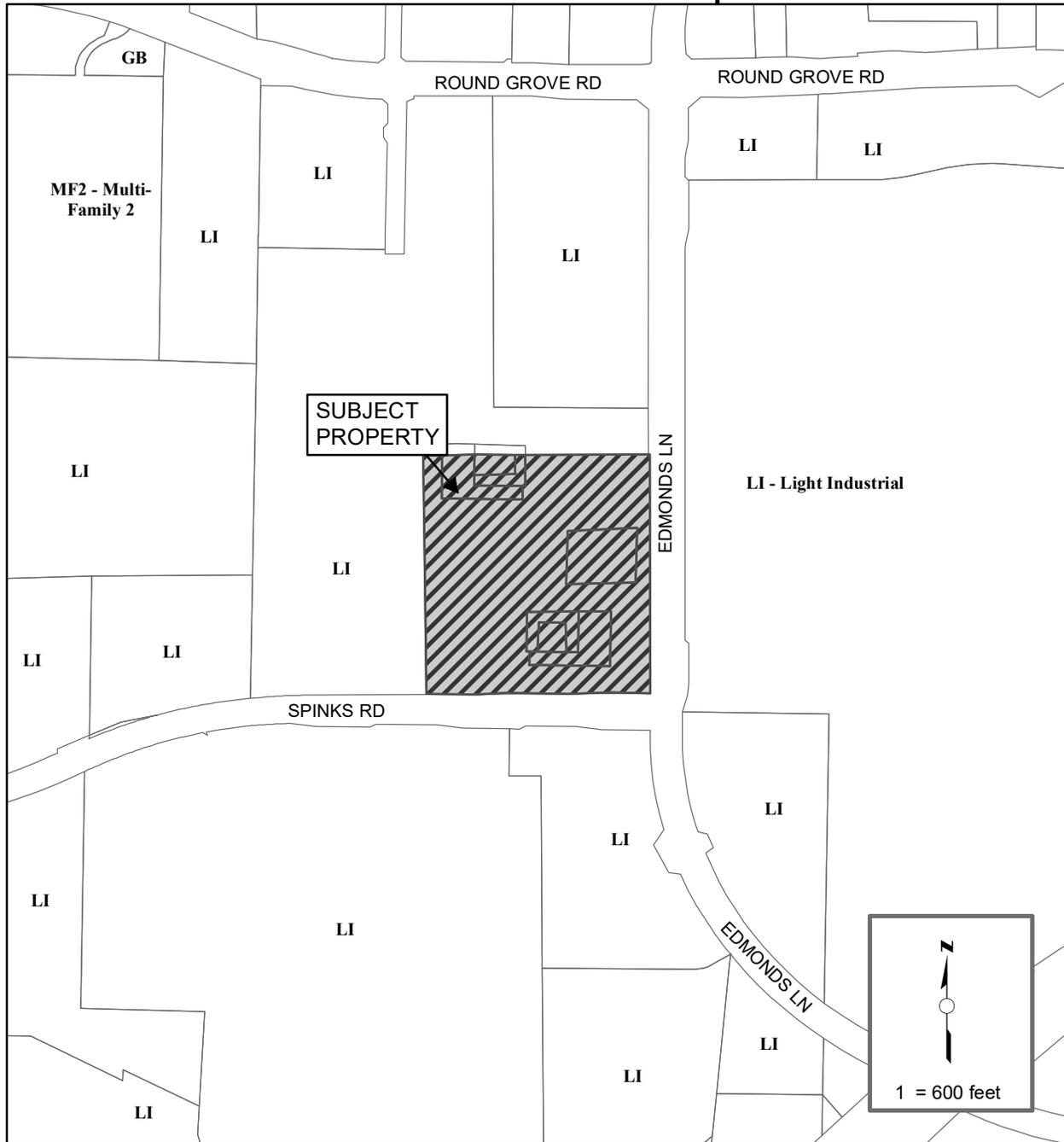
The property is bounded by light industrial zoned property to the north and west. This adjacent property contains a gas well site and a residential house. The properties across South Edmonds Lane and Spinks Road are also zoned light industrial.

The Light Industrial zoning designation allows for a warehouse development. Rezoning these tracts is the first step in this development process. Next the 10 tracts will be platted together, and an Engineering Site Plan will be submitted to the City. The Lewisville 2025 Plan and Southwest Lewisville Small Area Plan designate this area as an employment center. The Small Area Plan specifically calls this area for distribution uses. The rezoning of these tracts to allow a warehouse development complies with the Lewisville's 2025 Vision and the Small Area Plan.

RECOMMENDATION:

That the Planning and Zoning Commission recommend approval of the zone change request from Agricultural Open Space (AO) to Light Industrial District (LI) as requested.

Location Map - Northwest Corner of South Edmonds Lane and Spinks Road



ZONING CASE NO. 20-07-4-Z

PROPERTY OWNERS: EDWARD COBB III, EOC-ROUND GROVE LLC, AND THOMAS V. COBB

APPLICANT: NATHAN FORNEY, KIMLEY-HORN

PROPERTY LOCATION: BURRELL HUNTER SURVEY, ABSTRACT NUMBER 554 (17.189-ACRES)
NORTHWEST CORNER OF SOUTH EDMONDS LANE AND SPINKS ROAD.

CURRENT ZONING: AGRICULTURE OPEN SPACE DISTRICT (AO)

REQUESTED ZONING: LIGHT INDUSTRIAL DISTRICT (LI)

Aerial Map - Northwest Corner of South Edmonds Lane and Spinks Road



This Section (Office Use Only)	
Case:	
PZ:	CC:
Sign/s Picked Up By:	



LEWISVILLE
Deep Roots. Broad Wings. Bright Future.

ZONE CHANGE APPLICATION

Owner/s (name): Thomas Cobb	
Company Name: EOC-Round Grove, LLC	
Mailing Address: 810 West Round Grove Road	
Work #:	Cell #: 214-308-8030
E-Mail: tdcobb2@verizon.net	
Owner Signature (Owner/s Must Sign or Submit Letter of Authorization):	Date:
Printed Name:	

Applicant/Agent (name): Nathan Forney	
Company Name: Kimley-Horn and Associates, Inc.	
Mailing Address: 13455 Noel Rd Ste 700	
Work #: 972-770-1304	Cell #:
E-Mail: nathan.forney@kimley-horn.com	
Applicant/Agent Signature 	Date: 7/27/20
Printed Name: Nathan Forney	

Current Zoning: AO	Requested Zoning: LI	Acres: 17.189
Legal Description (Lot/ Block/Tract/Abstract): See attached.		
Address/Location: 810 W. Round Grove Rd. Lewisville, TX 75067		

Application and Sign Fees:

	Less than 1/2 acre	\$ 150.00
	1/2 acre up to 4.99 acres	\$ 250.00
X	5 acres up to 24.99 acres	\$ 400.00

	25 acres up to 49.99 acres	\$ 750.00
	50 acres up to 99.99 acres	\$1,000.00
	100 acres and more	\$1,500.00

Qty: 4	Zone Change Signs - \$35 each. 1 sign required for each 5 acres (max. 5 per site)	\$ 140
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Sign(s) must be posted a minimum of ten (10) days prior to the Planning & Zoning hearing date.

Amount Due (application & sign fee)	\$ 540
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Letter of Authorization

To: Michele Berry, AICP
City of Lewisville
151 W. Church Street
Lewisville, TX 75057

From:

Date: July 20, 2020

Subject: Cobb Tracts – Lewisville, TX
Zoning Change Request

I/we hereby certify that I/we am/are the owner(s) of the described property included as part of the submittal. I/we am/are respectfully requesting processing and approval of the above referenced zoning change for review. I/we hereby authorize the Applicant listed as part of this application to act on my/our behalf during the processing and presentation of this request. They shall be the principal contact with the City in processing this application.

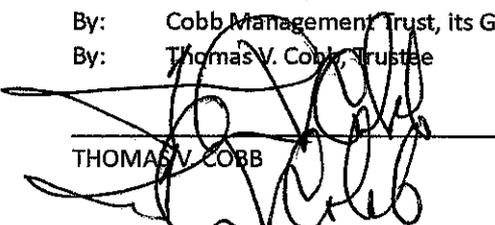
EOC-ROUND GROVE, LLC,

a Texas limited liability company

By: EO Cobb Ltd., its sole member

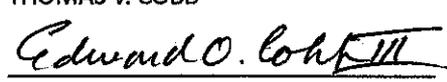
By: Cobb Management Trust, its General Partner

By: Thomas V. Cobb, Trustee



THOMAS V. COBB

THOMAS V. COBB



EDWARD O. COBB, III

To: Michele Berry, Planning Manger,
City of Lewisville

From: Nathan Forney, P.E., Kimley-Horn

Date: July 24, 2020

Cobb Tracts – Zoning Change Narrative

Existing Zoning: AO

Requested Zoning: LI

Subject Site & Existing Use

The subject site as described in the attached legal description and exhibit consists of approximately 17 acres located at the northwest corner of Spinks Road and Edmonds Lane. There are 3 residential houses within the 17 acres that are currently within the AO subject site zoning. The zoning of the subject site is bordered to the north and west by Light Industrial zoning of the same undeveloped tract, to the east by Edmonds Lane right-of-way, and to the south by Spinks Road right-of-way.

Requested Zoning

The requested zoning for the subject site is Light Industrial. The requested zoning will match the zoning of the contiguous piece of property already zoned LI. The requested zoning will also support the proposed development and use of the property consisting of four warehouse buildings with supporting access, parking, utility infrastructure, and storm water detention.

Conclusion

The requested zoning and proposed development is consistent with the Lewisville goals, policies, and objectives of the City of Lewisville.

Kimley-Horn respectfully submits this request on behalf of the landowner and developer. We look forward to working with the City of Lewisville on this project.

Attachments:

Zoning Legal Description

Zoning Exhibit

MINUTES
JOINT MEETING OF THE PLANNING AND ZONING COMMISSION, OVERLAY
DISTRICT BOARD, AND TRANSPORTATION BOARD
JULY 7, 2020

PLANNING AND ZONING COMMISSION MEETING

Item 1:

The Lewisville Planning and Zoning Commission meeting was called to order at 6:30 P.M. on Tuesday, July 7, 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).

Item 2:

The second item on the agenda was to approve the minutes from the June 16, 2020, meeting. A motion was made by Erum Ali to approve the minutes as presented, seconded by Karen Locke. The motion passed unanimously (6-0).

Item 3:

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

- A. Final Plat of Trinity Townhomes Addition Lots 1-8, Block A; on 0.302 Acres out of the A.G. King Survey, Abstract Number 698; Zoned Old Town Mixed Use 2 (OTMU2) District; Located on the Northwest Corner of Main Street and Leonard Street.

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 Karen Locke to disapprove the final plat and grant staff the ability to accept and approve the final plat. The motion was seconded by William Meredith. The motion passed unanimously (6-0).

- B. Final Plat of Villas of Bellaire Addition; Containing 102 Residential Lots, Eight Open Space Lots and Seven Private Street Lots; on 9.06 Acres out of the Eli Pickett Survey, Abstract Number 1014; Zoned Planned Development – Townhouse Two (PD-TH2) District; Located at the Northwest Corner of the Bellaire Boulevard and Southwest Parkway/Oakwood Lane Intersection, a Portion Being a Replat of Lot 2, Oakwood West Addition.

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 MaryEllen Miksa. The motion passed unanimously (6-0).*

Item 4:

Public Hearings were next on the agenda. There were two items for consideration:

- A. **Public Hearing:** Consideration of a Zone Change Request from Single Family Residential (R-7.5) to Old Town Mixed Use 2 District (OTMU2); on Approximately 0.52 Acres, Legally Described as a Portion of Lot 2, Block E, O.T. Lewisville and Located at 135 West Walters Street; as Requested by William Peck of William Peck & Associates Inc., on Behalf of SJC Holdings, LLC, the Property Owner. (Case No. 20-06-2-Z)

Staff gave a brief overview of the proposed zoning change and requested the public hearing for the item be continued for consideration until the next Planning & Zoning Commission meeting on Tuesday, July 21, 2020 to allow the applicant to meet signposting requirements. *A motion was made by William Meredith to continue the public hearing until the Tuesday, July 21, 2020 meeting. The motion was seconded by Erum Ali. The motion passed unanimously (6-0).*

Item 5:

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.

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

There being no other business to discuss, the Planning & Zoning Commission meeting was adjourned at 6:42 P.M.

OVERLAY DISTRICT BOARD MEETING

Item 1:

The Lewisville Overlay District Board meeting was called to order at 6:42 P.M. on Tuesday, June 16, 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).

Item 2:

The second item on the agenda was to approve the minutes from the June 16, 2020, meeting. *A motion was made by MaryEllen Miksa to approve the minutes as presented, seconded by Erum Ali. The motion passed unanimously (6-0).*

Item 3:

Consideration of Two Alternative Standards Associated with a New Development on a 1.130-Acre Lot, Legally Described as The Hilton Garden Inn Addition, Block A, Lot 2; Located on the Southwest side of Lake Vista Drive, Approximately 570 Feet South of East Vista Ridge Mall Drive; Zoned Light Industrial (LI) District, as Requested by D.Y. Lee, of DL Architecture, on Behalf of Jang Myungsun, the Property Owner. (Case No. 20-06-5-ALTSTD)

Staff gave a brief overview of the subject property, the existing conditions of the site and its improvements, and details of the two proposed alternative standards. Staff provided a recommendation that the Board approve alternative standard b.) as presented, and that the Board provide a recommendation of approval for alternative standard a.) prior to its appearance before the Lewisville City Council. The applicant was present and available for questions. *A motion was made by MaryEllen Miksa to recommend approval of alternative standard a.), and to approve alternative standard b.) as presented. The motion was seconded by John Lyng. The motion passed unanimously (6-0).* Staff indicated that alternative standard a.) would appear before the Lewisville City Council on Monday, August 3rd, 2020 for a final decision.

Item 4:

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)

Staff gave a brief overview of the item and asked that the Board make no action on the item as it is being considered for an Economic Development Agreement by the Lewisville City Council. A motion was made by Karen Locke to make no action on the item. The motion was seconded by William Meredith. The motion passed unanimously (6-0).

There being no other business to discuss, the Overlay District Board meeting was adjourned at 6:50 P.M.

Respectfully Submitted,

Approved,

Michele Berry, AICP
Planning Manager

MaryEllen Miksa Chairman
Planning and Zoning Commission and
Overlay District Board

MEMORANDUM

TO: Overlay District Board
FROM: June Sin, Planner
DATE: August 18, 2020
SUBJECT: **Consideration of Nine Alternative Standards Associated with a Proposed New Medical Equipment Sterilization Facility on a 6.152-Acre Lot Legally Described as Buddy Gregg Motor Homes Addition, Lot 1, Block A; Located at 1206 North Stemmons Freeway; Zoned Light Industrial (LI) and General Business (GB); as Requested by Steven Homeyer of Homeyer Engineering, INC. on behalf of 1206 N Stemmons, LLC, the Property Owner. (Case No. 20-07-6-ALTSTD).**

BACKGROUND:

This building lies in the IH-35E Corridor Overlay Transition Sub-District and must comply with enhanced 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:

The proposal includes removal of remaining structures and pavement, previously used by Buddy Gregg Motor Homes has been vacant for several years. Staff has been reviewing designs for this project since July 20, 2020. Originally the applicant planned to retrofit the existing structure but eventually decided to replace the building entirely triggering compliance with IH-35E.

Steri-Tek provides medical equipment cleaning service using e-beam and radiation. The process is FDA approved and is performed inside a concrete bunker. The applicant wishes to grow at this location starting initially with one bunker then adding one more in the future. The applicant plans to construct an approximately 103,000 square foot office warehouse at the property. Per the IH-35E Corridor Overlay District, the development must comply with all standards in the Transition Sub-District.

The standards in the overlay District were designed in anticipation of smaller structures with office, retail and restaurant services and are difficult for large industrial buildings to meet. The applicant desires to construct a tilt-wall building with a sleek and modern look, matching their company identity. They have requested nine 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. An alternative standard is requested to allow the narrow end of the building be parallel to the street.

Section 17.5-5 (b)(2) requires the long edge of the building be parallel to the adjacent street. An alternative standard is requested to allow the narrow end of the building to run along the street. This is based on the shape of the lot which is 361 feet wide and roughly 727 feet deep. The building will be 237 feet wide and 508 feet deep in order to effectively utilize the full area of the site. Staff has no objection to this request. The Overlay Board may make a recommendation to the City Council on this request.

- b. An alternative standard is requested 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) states that on-site parking shall be provided at one space per 250 gross square feet of floor area. The proposed building consists of 15,402 square feet of office area, 23,345 square feet of unoccupied bunker area and 64,488 square feet of warehouse space. The applicant is requesting 1:250 square feet ratio for the office area and 1:2,000 sq. ft ratio for the warehouse are, which is consistent with the parking requirement for warehouse and office that are not within the overlay district. 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

The proposed building is an industrial building consisting of concrete tilt wall with an entry feature with porcelain tiles and glazing windows. The applicant is requesting four alternative standards to architectural requirements.

- c. An alternative standard is requested to reduce the minimum of 40% of the ground floor façade comprised of windows and doors to 32%.

Section 17.5-5 (c)(1)b requires all building facades along the I-35 frontage road to have a minimum of 40% of the ground floor façade comprised of windows and doors. The proposed front elevation has 1778 sq. ft. of glass storefront which is 32% of the street facing elevation. The glass extends around the corners to the south façade with additional 683 sq. ft of glass on the elevation facing approaching traffic. Staff has no objection to this request. The Overlay Board may approve this request.

- d. An alternative standard is requested to provide concrete tilt wall with 25% porcelain tiles in lieu of required 80% brick or stone

Section 17.5-5 (c)(3)a requires 80% of each exterior wall to be comprised of brick or stone. The applicant is proposing a tilt wall structure with porcelain tiles on the most visible elevations. The proposed west façade will have 951 sq. ft. of wood grain porcelain tile framing the main entrance. The percentage of porcelain tiles of the front façade is 25%. The tiles extend around the southwest corner providing additional 860 sq. ft of porcelain tile. The porcelain tiles promote a modern clean aesthetic and a dramatic front entry. The tiles in combination with the fins on the front of the building create a unique and compelling design. Staff has no objection to this request. The Overlay Board may make a recommendation to the City Council on this request.

- e. An alternative standard is requested to allow ground floor light transmittance to be as provided in the exhibit.

Section 17.5.5(c)(5)b requires the first floor windows to have a minimum 60 percent visible light transmittance. The west side of proposed building is designed for office occupancy and not visible from the sidewalk. The windows are west and south facing, which needs higher performing glass is required to comply with the 2015 International Energy Compliance Code (IECC). The applicant is requesting Solar Ban Gray tinted glass and Gray Light glass to be allowed per attached COMCheck report. Staff has no objection to this request. The Overlay Board may make a recommendation to the City Council on this request.

- f. An alternative standard is requested to allow a parapet wall between 2.5 feet and 3 feet, in lieu of requiring it to be the height of the equipment.

Section 17.5.5(f)(5)a states the height of the screening mechanism shall be the height of the tallest element of the roof mounted equipment. Due to the height of the parapet, size of building and the distance from the sidewalk, the equipment will not be visible from the pedestrian. The applicant has provided an exhibit showing line of sight. Staff has no objection to this request. The Overlay Board may make a recommendation to the City Council on this request.

Landscape Standards and Open Space

- g. An alternative standard is requested to waive open space requirement at 5% of the lot area for lots of 5 acres or more.

Section 17.5-5(d)3 states that open space designed for public use shall be provided on a site that is five acres or more. The applicant is asking the open space requirement to be waived. The facility utilizes radiation and e-beam for medical equipment sterilization and would not involve any customer interactions. Trucks deliver equipment needing cleaning and picks up the sterilized equipment from the site each day. Staff has no objection to this request. The amount of staff and visitors will be minimal on site. The rear of the site is along drainage way which could be amenitized in the future. The Overlay Board may make a recommendation to the City Council on this request.

Street and Streetscape Standards

- h. An alternative standard is requested to reduce driveway to be at 95 feet apart in lieu of required 300 feet.

Section 17.5-5 (b)(5) c.1 requires that driveway openings spacing shall be a minimum of 300 feet apart. The proposed driveway will meet the separation requirements with the existing driveway to the south but will only be approximately 95 feet from the existing driveway to the north. Staff has no objection to this request. The Overlay Board may make a recommendation to the City Council on this request.

- i. The applicant is requesting an alternative standard to allow 6-foot sidewalk along the front entry in lieu of a 12-foot wide secondary walkway.

Section 17.5-5(c)(2)b states that a minimum 12-wide secondary walkway shall be provided along each building's front façade that is compromised of the primary entrances into the building. A six-foot sidewalk connecting the entrances at north and south end will be provided. The primarily warehouse building is not anticipated to generate pedestrian traffic. Staff has no objection to this request. The Overlay Board may make a recommendation to the City Council on this request.

Administrative Modification

Staff has approved one administrative modification.

- j. An administrative modification was requested to reduce landscape buffer from required 20 feet to 18 feet between public right of way (ROW) and parking lot.

Section 17.5-5(d)(1) states that a 20-foot landscape buffer shall be provided between the public right of way and the parking lot. Texas Department of Transportation (TxDOT) plans to acquire public ROW along I-35 frontage. The approximated line of taking would leave approximately 18 feet between the new property line and the beginning of pavement. The applicant plans to maintain the existing landscape buffer but be allowed to provide 18 feet landscape when the take occurs. 18 feet is sufficient for required landscaping and reduction of 10%. Staff has no objection to this request.

Variance

One variance will be requested from City Council at a later date. No action or recommendation from the Overlay Board is required.

- k. The applicant is requesting an alternative standard to waive the requirement to provide a 12-foot wide deceleration lane along IH-35 Frontage Road.

At the time IH-35 Frontage Road is constructed to a full 3-Lane road any existing deceleration lane will be removed by TxDOT. The applicant requests that the requirement to provide the deceleration lane be waived due to the IH-35 Frontage Road future expansion. However, there is no timeline for the planned expansion. The applicant is working on obtaining Traffic Impact Analysis for staff consideration. This variance will appear before City Council as a variance to their Engineering Site Plan.

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:

Staff recommends that the Overlay District Board approve alternative standards c) and make recommendation for approval on a), b) and d) through i) as presented.



July 20, 2020

Mr. Richard Luedke, AICP
City of Lewisville
151 W Church Street
Lewisville, TX 75057

**RE: Request for Alternative Standards – Site Plan
for Steri-Tek, 1206 N. Stemmons Freeway**

Dear Mr. Luedke:

Homeyer Engineering, Inc., on behalf of our client, is submitting this alternative standard request for Steri-Tek at 1206 N. Stemmons Freeway in Lewisville, Texas. The following variances are being requested for the development of the site.

1. An alternative standard is requested to Section 17.5-5 (b)(5)c.1 which states that a driveway opening shall be a minimum of 300 feet apart. The proposed driveway will meet the separation requirements with the existing driveway to the south, but will only be separated by approximately 95 feet from the existing driveway to the north. We request waving the minimum spacing requirement and approval of the proposed driveway opening.
2. An alternative standard is requested to Section 17.5-5 (b)(7) which states that on-site parking shall be provided at one space per 250 gross square feet of floor area. Our building will have approximately 17,542 square feet of office area, 23,345 square feet of unoccupied bunker area and 62,202 square feet of warehouse space. We are proposing to meet the 1: 250 sq. ft. ratio for the office area and meet a 1:2,000 sq. ft. ratio for the warehouse area, which matches the parking requirements for warehouse areas not within the overlay district. We request that the parking requirement for 1:250 be waived for the entire building and limit the requirement only to the office area.
3. An alternative standard is requested to section 17.5-5(d)(1) which states that a 20 foot landscape buffer shall be provided between the public ROW and the parking lot. We request an 18 foot landscape buffer be provided between the future TxDOT ROW and the parking lot in lieu of the required 20 foot landscape buffer as the future TxDOT ROW is only an approximation by TxDOT at this time. Actual expansion of the IH-35E Frontage roads may require more or less land for the final completion of work.
4. An alternative standard is requested to section 17.5-5(c)(2)b which states that a minimum 12-foot wide secondary walkway shall be provide along each building's front façade that is compromised of the primary entrances into the building. The proposed secondary walkway will meet the overlay district requirements directly in front of the required entrances into the proposed building, but exterior pedestrian circulation between the two required entrances will be reduced, so a 6-foot sidewalk is proposed.

We request that the secondary walkway minimum width of 12 feet be waived to allow for 6 feet.

5. An alternative standard is requested to waive the requirement to provide a 12 foot wide deceleration lane along IH-35 Frontage Road. At the time IH-35 Frontage Road is constructed to a full 3-Lane road any existing deceleration lane will be removed by TxDOT for construction. Therefore we request that the requirement to provide the deceleration lane be waived due to the IH-35 Frontage Road future expansion.
6. An alternative standard is requested to section 17.5-5(d)(3) which states that open space shall be provide at 5% of the lot area for lots of 5 acres or more. We request that the open space requirement be waived as the main operational use of this building is medical equipment sterilization. There will be no shopping/retail functions at this facility where an open space area would be more functional.
7. An alternative standard is requested to Section 17.5-5 (b)(2) which requires the long side of the building be parallel to the adjacent street. The site is 361 feet wide and roughly 727 feet deep. The building will be 237 feet wide and 508 feet deep in order to effectively utilize the full area of the site. The shape and orientation of the site does not allow for the long side of the building to face the adjacent street. Therefore, we request that the City allow this alternate orientation.
8. An alternative standard is requested to Section 17.5-5 (c)(1)b, which requires all building facades along the I-35 frontage road to have a minimum of 40 percent of the ground floor façade comprised of windows and doors. The proposed front elevation has 1778 s.f. of glass storefront or 32.18% of the total 5,525 s.f. of façade. In addition, the glass extends around the corner to the south façade. An additional 683 s.f. of glass is located on the south wall of the office. Approaching the site from the south, north bound traffic will see the primary entrance at the southwest corner and 2461 s.f. of glass. We request the requirement for 40% of the front façade to be reduced. Please see the attached perspective of the building.
9. An alternate standard is being requested for Section 17.5.5(c)(3)a,1, which requires eighty percent of each exterior wall to be comprised of brick or stone. The proposed west façade will have 951 s.f. of wood grain porcelain tile framing the storefront at the main entrance. The percentage of porcelain tiles of the front façade is 25.38%. The tiles would also extend around the southwest corner where another 791 s.f. of tiles are added. We request easing the masonry requirements to accept the proposed design. Please see the attached perspective and sample of a possible tile.
10. An alternative standard is being requested for Section 17.5.5(c)(5)b. The ground floor windows will have a minimum 60 percent visible light transmittance. The west side of the proposed building is designed for office occupancy, and the ability to see into the space from the exterior is not required. The office area has glass on the west and south sides. A higher performing glass is required to comply with the 2015 International Energy Compliance Code. We proposed using Solar Ban Gray tinted glass (VTL 35) at the primary and secondary entries, and Gray Light 14 glass (VTL 7) at the strip office

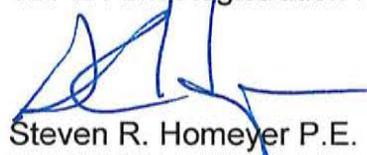
window behind the sunscreen elements. We request that this 60 percent minimum light transmittance be waived. Please see a copy of the attached Office COMCheck report.

11. An alternate standard is requested for Section 17.5.5(f)(5)a, which states the height of the screening mechanism shall be the height of the tallest element of roof mounted equipment. The tallest roof top equipment on the office is 47.5 inches and on the warehouse is 71.5 inches. The attached drawing shows a line of sight drawn from an eye position in the middle of the north bound lanes of I-35. The parapets around the office area are 2'-6" high and a minimum of 3'-0" high around the warehouse. The warehouse roof slopes approximately 5 feet from north to south. The parapet across the west wall of the warehouse will be held at a same height as the north wall parapet. The parapet at the southwest corner and the first three panels along the south wall will have an 8'-0" high parapet. The sight line studies show that the roof top equipment is not visible from the highway. Therefore, we are asking the screening height requirement be relaxed and these parapet heights be accepted.

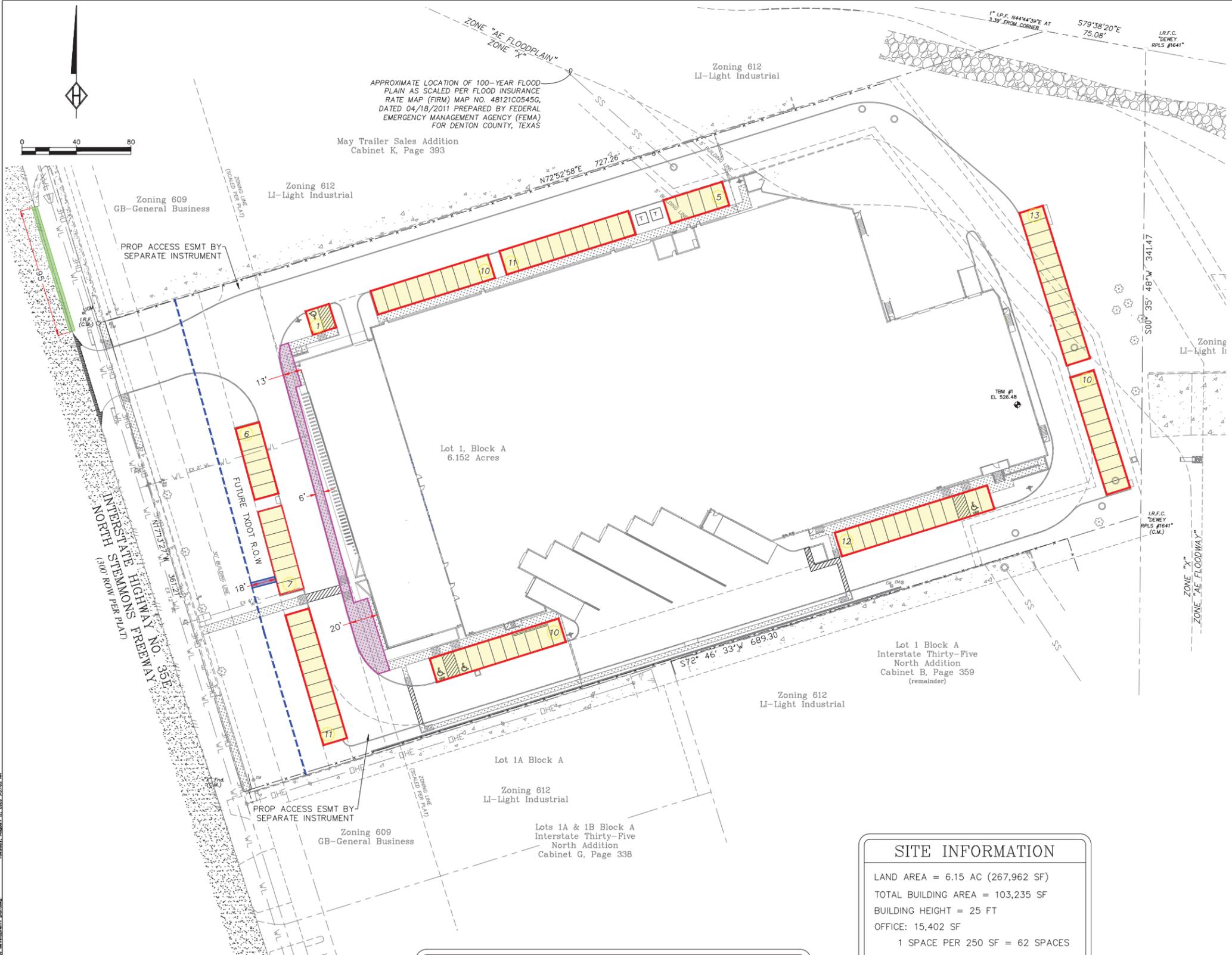
All other requirements of the overlay district requirements will be met for the site. Please feel free to contact me with any questions or comments at 972-906-9985 or shomeyer@hei.us.com

Sincerely,

HOMEYER ENGINEERING, INC.
TBPE Firm Registration No. F-8440

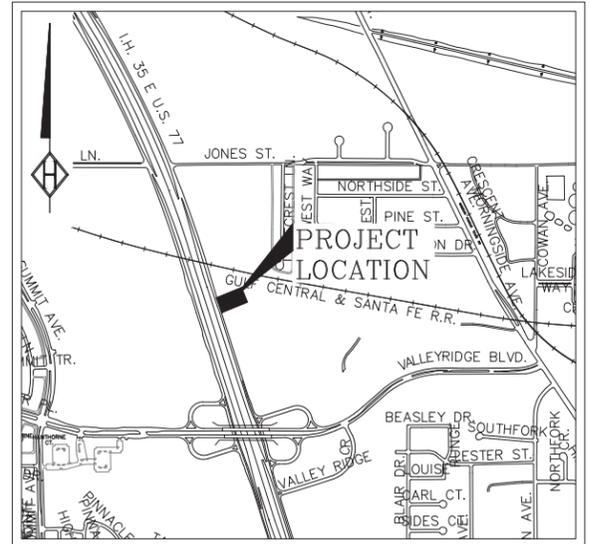


Steven R. Homeyer P.E.
President



APPROXIMATE LOCATION OF 100-YEAR FLOOD PLAIN AS SCALED PER FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48121C05456, DATED 04/18/2011 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR DENTON COUNTY, TEXAS

May Trailer Sales Addition
Cabinet K, Page 393



Vicinity Map 1"=1000'

- THE FOLLOWING ALTERNATIVE STANDARDS ARE BEING SUBMITTED TO THE LEWISVILLE CITY COUNCIL FOR CONSIDERATION.
- 1. REDUCE THE REQUIREMENT TO PROVIDE A MINIMUM DRIVEWAY SEPARATION OF 300 FEET AND ALLOW FOR 95 FEET OF DRIVEWAY SEPARATION.
 - 2. REDUCE THE REQUIREMENT TO PROVIDE 420 PARKING SPACES AND ALLOW FOR 96 PARKING SPACES BASED ON OPERATIONAL USE.
 - 3. REDUCE THE REQUIREMENT TO PROVIDE A 20 FOOT LANDSCAPE BUFFER FROM THE FUTURE TXDOT R.O.W AND ALLOW FOR AN 18 FOOT LANDSCAPE BUFFER FROM THE FUTURE TXDOT R.O.W.
 - 4. REDUCE THE REQUIREMENT TO PROVIDE A 12 FOOT WIDE WALKWAY ALONG THE FRONT BUILDING FACADE AND ALLOW FOR A 6 FOOT WIDE WALKWAY ALONG THE FRONT BUILDING FACADE.
 - 5. WAIVE THE REQUIREMENT TO PROVIDE 5% OPEN SPACE FOR LOTS OF 5 ACRES OR MORE AS THE MAIN OPERATIONAL USE WILL BE MEDICAL EQUIPMENT STERILIZATION AND NOT RETAIL WHERE AN OPEN SPACE AREA WOULD BE MORE FUNCTIONAL.
 - 6. WAIVE THE REQUIREMENT TO ORIENT THE LONGEST SIDE OF THE BUILDING PARALLEL TO THE ADJACENT STREET AND ALLOW FOR THE PROPOSED ORIENTATION OF THE PROPOSED BUILDING.
 - 7. REDUCE THE REQUIREMENT TO PROVIDE A MINIMUM 40% OF THE GROUND FLOOR FACADE TO BE COMPROMISED OF WINDOWS AND DOORS, AND ALLOW FOR A 32% REDUCED PERCENTAGE BASED ON OFFICE USE.
 - 8. WAIVE THE REQUIREMENT TO PROVIDE A MINIMUM 80% MASONRY FOR EACH EXTERIOR WALL AND ALLOW FOR THE PROPOSED DESIGN.
 - 9. WAIVE THE REQUIREMENT TO PROVIDE GROUND FLOOR WINDOWS WITH A MINIMUM OF 60% VISIBLE LIGHT TRANSMITTANCE, AND ALLOW FOR GLASS RATED (VTL 35) TO BE USED AT THE PRIMARY ENTRANCES AND GLASS RATED (VTL 7) FOR THE OFFICE SPACES TO COMPLY WITH THE 2015 INTERNATIONAL ENERGY COMPLIANCE CODE.
 - 10. WAIVE THE REQUIREMENT TO PROVIDE SCREENING MECHANISMS TO BE THE MINIMUM HEIGHT OF THE TALLEST ELEMENT OF THE ROOF MOUNTED EQUIPMENT, AND ALLOW FOR A VARIABLE HEIGHT PARAPET WALL THAT WILL SCREEN ANY ROOF MOUNTED EQUIPMENT AND ALLOW FOR THE PROPOSED DESIGN.

SITE INFORMATION

LAND AREA = 6.15 AC (267,962 SF)
 TOTAL BUILDING AREA = 103,235 SF
 BUILDING HEIGHT = 25 FT
 OFFICE: 15,402 SF
 1 SPACE PER 250 SF = 62 SPACES
 WAREHOUSE: 64,488 SF
 1 SPACE PER 2,000 SF = 33 SPACES
 BUNKER: 23,345 SF
 NO PARKING REQUIRED = 0 SPACES
 TOTAL PARKING REQUIRED: 95 SPACES
 TOTAL PARKING PROVIDED: 96 SPACES
 HANDICAP PARKING REQUIRED: 4 SPACES
 HANDICAP PARKING PROVIDED: 4 SPACES
 TOTAL IMPERVIOUS SURFACE AREA:
 4.675 AC (203,646 SF) 76%

LEGEND

I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ ^{SSMH}	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊗ ^{WM}	WATER METER

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 STEVEN R. HOMEYER, PE # 86942
 DATE: 08/11/2020

HOMEYER ENGINEERING, INC.
 T.B.P.E. FIRM REGISTRATION NO. F-8440
 P.O. BOX 294527 • LEWISVILLE, TEXAS • 75029
 972-906-9985 PHONE • 972-906-9987 FAX
 WWW.HEI.US.GOM



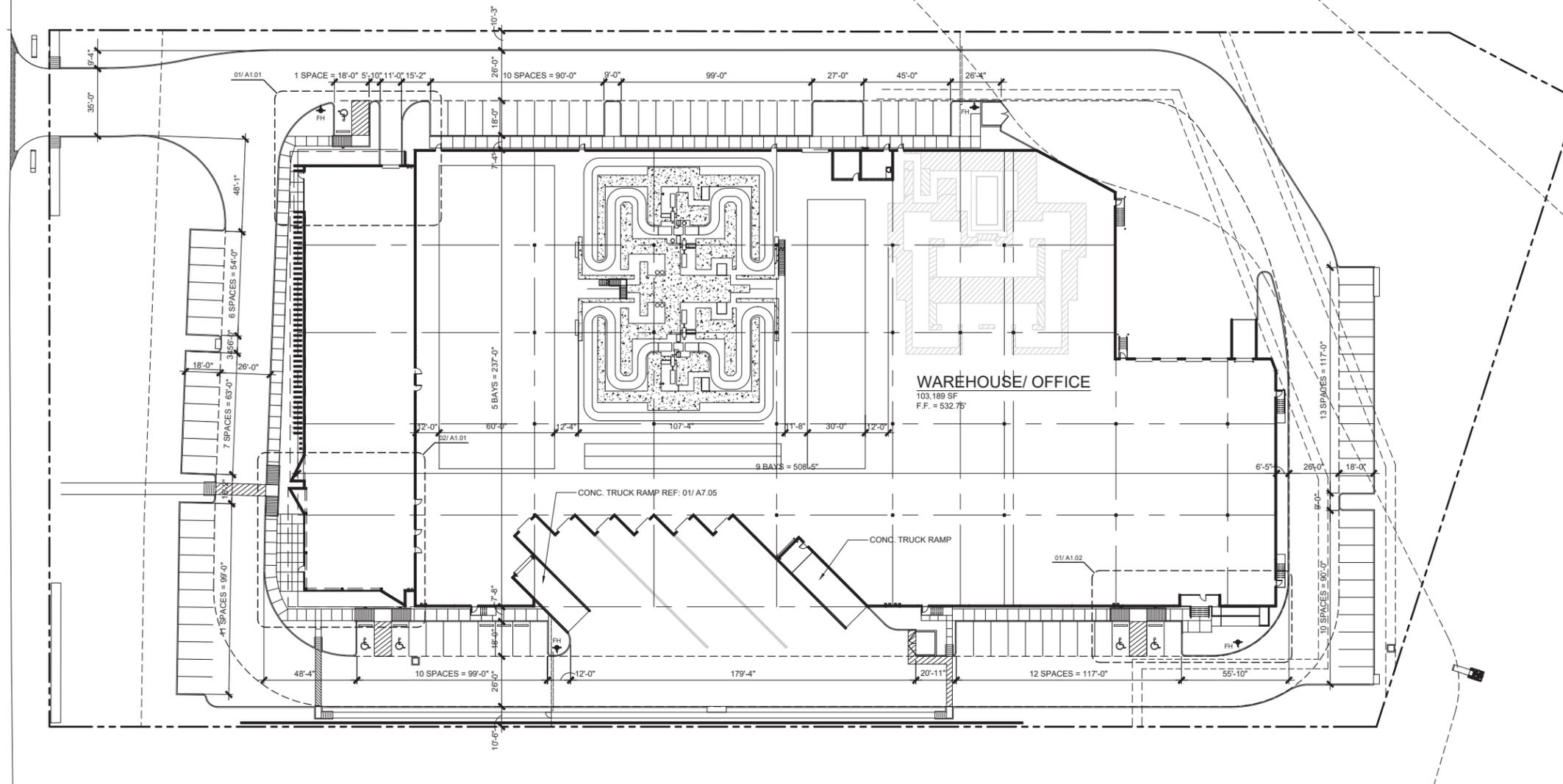
STERI-TEK
 BUDDY GREGG MOTOR HOMES ADDN
 LOT 1, BLOCK A
 6.15 ACRES
 1206 N STEMMONS FREEWAY
 CITY OF LEWISVILLE

DEVELOPMENT
 PLAN

DRAWN: SRH
 DATE: 09/30/19
 HEI #: 19-0705

SHEET NO:
 C01

T:\projects\19-0705 - STERI-TEK MOTOR HOMES ADDN\19-0705 - STERI-TEK MOTOR HOMES ADDN.dwg
 August 11, 2020 9:27:02 AM
 User: srh
 Plot Date: 09/30/2019 10:00:00 AM
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 Plot Orientation: Landscape
 Plot Color: Black
 Plot Lineweight: 0.20
 Plot Linetype: Solid
 Plot Font: Arial, 10
 Plot Title: Development Plan
 Plot Sheet: C01



01 SITE PLAN
Scale: 1/32" = 1'-0"

2015 INTERNATIONAL BUILDING CODE
2015 INTERNATIONAL RESIDENTIAL CODE
2015 INTERNATIONAL FIRE CODE
2015 INTERNATIONAL PLUMBING CODE
2015 INTERNATIONAL ENERGY CONSERVATION CODE (STATE REQUIRED)
2015 INTERNATIONAL MECHANICAL CODE
2014 NATIONAL ELECTRIC CODE (STATE REQUIRED)
ASTM STANDARDS

STERI-TEK AREA CALCULATIONS

BUILDING AREA	
WEST OFFICE	13,042 S.F.
EAST OFFICE	2,000 S.F.
TOTAL OFFICE AREA	15,042 S.F.
WAREHOUSE	64,488 S.F.
UNOCCUPIED WAREHOUSE AREA	23,345 S.F.
TOTAL AREA	103,235 S.F.
PARKING REQUIRED	
OFFICE (15,402 SF @ 1,250 SF)	61 SPACES
WAREHOUSE (64,488 SF @ 1,200)	32 SPACES
TOTAL PARKING REQUIRED	93 SPACES
TOTAL PARKING PROVIDED	96 SPACES
TOTAL ACCESSIBLE PARKING REQUIRED	5 SPACES
TOTAL ACCESSIBLE PARKING PROVIDED	5 SPACES
OCCUPANCY	
OFFICE	GROUP B-1
WAREHOUSE	GROUP S-1
TYPE OF CONSTRUCTION	TYPE IIB
SPRINKLER SYSTEM	E.S.F.R.
OCCUPANT LOAD	
OFFICE (15,402 S.F./100)	154.02
WAREHOUSE (64,488 S.F./500)	128.98
TOTAL	283.00
EXIT WIDTH REQUIRED (283 X 0.15)	42.45' WIDE
EXIT WIDTH PROVIDED (32' WIDTH X 22 OPNGS.)	734' WIDE
EXIT TRAVEL DISTANCE	400 FEET

GENERAL DATA

- ALL DRIVE & APPROACHES SHALL MEET CITY OF LEWISVILLE STANDARDS.
- REFER TO PROJECT MANUAL FOR CONCRETE PAVING AND SIDEWALK SPECIFICATIONS.
- PARKING LOT STRIPING SHALL BE 4" WIDE SPRAY APPLIED WHITE VINYL ACRYLIC PAINT. (ALL SPACES @ 9'-0" WIDE X 17'-6", TYP.)
- ALL FIRELANES SHALL BE STRIPED PER CITY OF LEWISVILLE STANDARDS.
- ALL CURB RADII SHALL BE 3'-0" UNLESS NOTED OTHERWISE.
- REFER TO CIVIL FOR SITE GRADING INFORMATION.
- ALL CONCRETE STOODS & ENTRANCES TO REF. 04/A8.02 FOR THE SILL DETAIL.
- DOWEL STOODS AND WALKS INTO GRADE BEAMS AT ENTRANCES W/ #4'S AT 12" O.C.
- DIMENSIONS ARE TO GRID LINES, FACE OF CONCRETE PANELS AND FACE OF ROUGH OPENINGS.
- PROVIDE (1) ACCESSIBLE PARKING STALL SIGN PER STALL & (1) VAN ACCESSIBLE SIGN PER SECTION 502 PARKING SPACES ON SHEET A1.05
- REFER TO SHEET A1.01 - A1.02 FOR ENLARGED ENTRY PLAN.
- REFER TO SHEET A1.04-A1.06 FOR ADA DETAILS AND NOTES.
- REFER TO CIVIL FOR PAVING DETAILS.
- 24" FIRE LANE W/6" WIDE RED STRIPE SHALL BE INSTALLED W/4" HIGH WHITE LETTERING PER CITY OF CARROLLTON STANDARDS.
- FIRE HYDRANTS SHALL BE INSTALLED EVERY 600' AS PER IFC 2012, 508.5.1, EXCEPTION 2.

A Proposed Facility For
STERI-TEK

1206 N. STEMMONS FREEWAY
LEWISVILLE, TEXAS



MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.

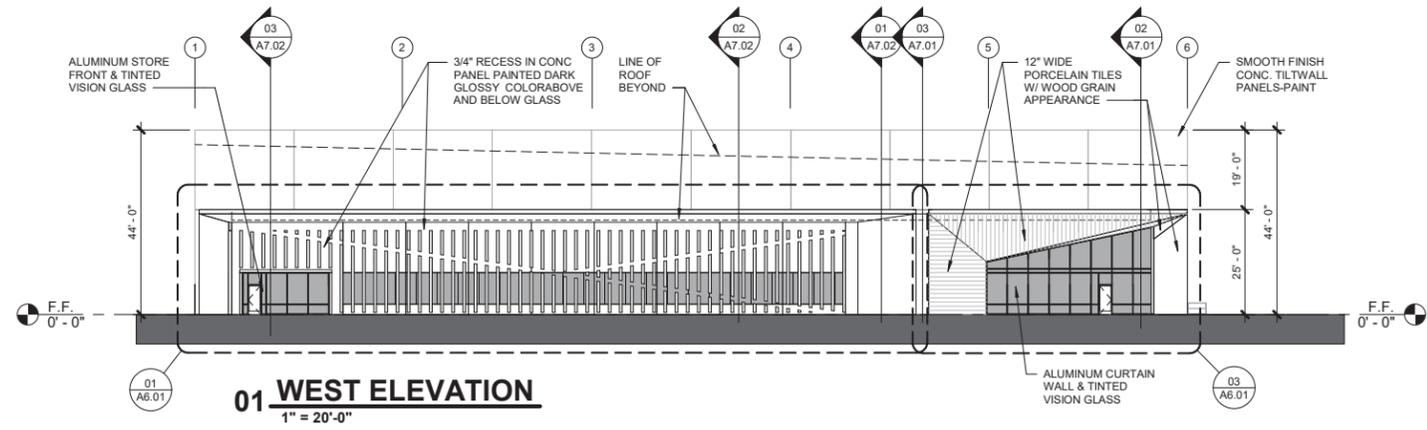
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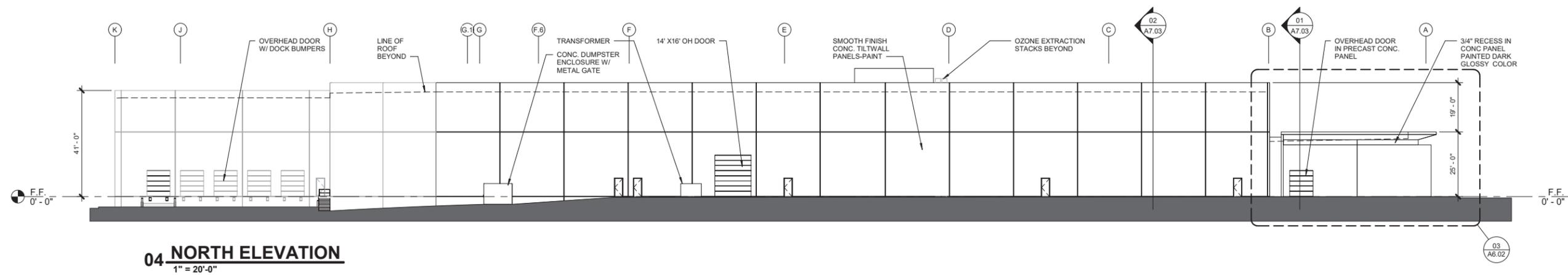
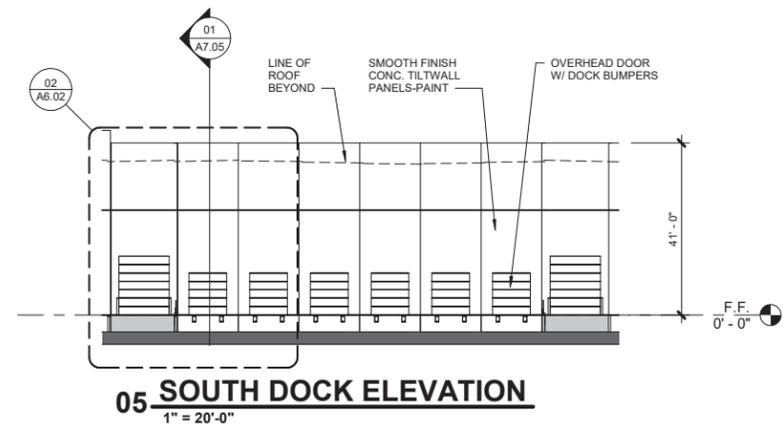
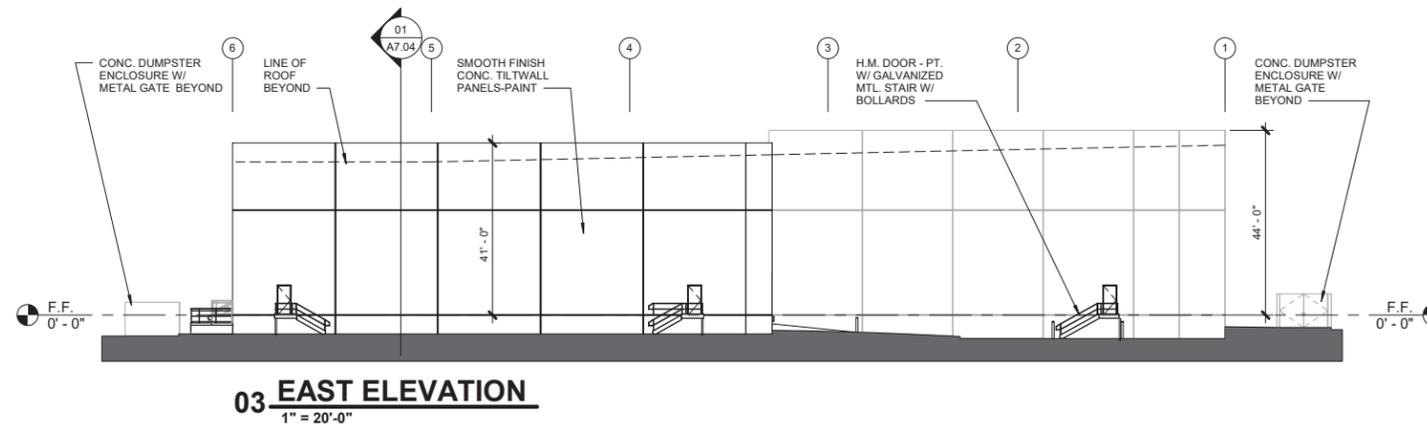
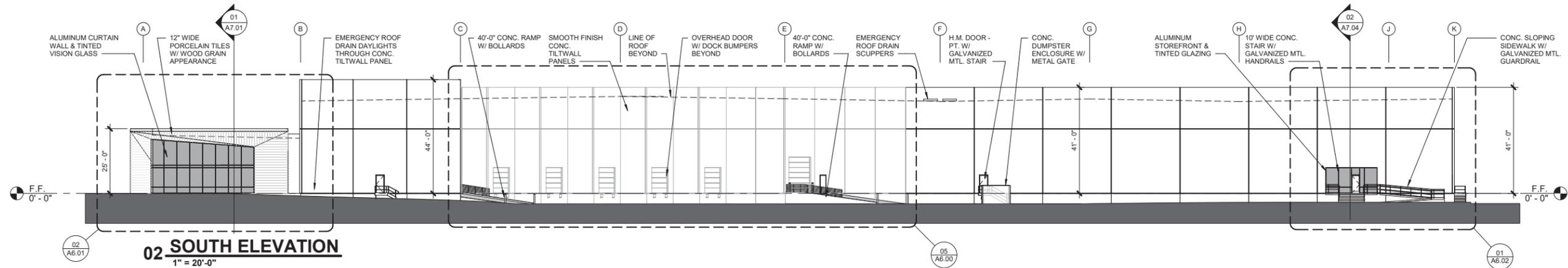


PORCELANOSA-USA | EWOOD CAMEL NATURE - 2





WEST FAÇADE			SOUTH FAÇADE		
TOTAL FAÇADE AREA	5,525 SF	100.00%	TOTAL FAÇADE AREA	20,179 SF	100.00%
AREA OF GLASS	1,778 SF	32.18%	AREA OF GLASS	980 SF	4.86%
STONE REQUIREMENT			STONE REQUIREMENT		
TOTAL FACE AREA LESS AREA OF GLASS	3,747 SF	100.00%	TOTAL FACE AREA LESS AREA OF GLASS	19,199 SF	100.00%
PORCELAIN TILE AREA	951 SF	25.38%	PORCELAIN TILE AREA	860 SF	4.48%



STERI TEK
 1206 N. STEMMONS FREEWAY
 LEWISVILLE, TEXAS 75067



PROJECT NO: 20-195
 DATE: 08-10-20
 DRAWN BY: WSD
 CHECKED BY: MEM
 SHEET: BUILDING ELEVATIONS

A6.00





Envelope Compliance Certificate

Project Information

Energy Code: 2015 IECC
 Project Title: OFFICE
 Location: Lewisville (Denton), Texas
 Climate Zone: 3a
 Project Type: New Construction
 Vertical Glazing / Wall Area: 20%

Construction Site:
 1206 N. STEMMONS FREEWAY
 LEWISVILLE, TX

Owner/Agent:
 Steri Tek

Designer/Contractor:
 Mike Meinhardt
 Meinhardt & Associates
 14643 Dallas Parkway
 Dallas, TX 75254

Additional Efficiency Package(s)

Enhanced Interior Lighting Controls

Building Area

Floor Area

1-Manufacturing Facility : Nonresidential	12840
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Envelope Assemblies

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor ^(a)
ROOF: Insulation Entirely Above Deck: High Albedo Roof Required, 3-Year-Aged Solar Reflectance Index = 79.00 (e), [Bldg. Use 1 - Manufacturing Facility]	12475	---	17.4	0.055	0.039
FLOOR: Slab-On-Grade:Unheated, [Bldg. Use 1 - Manufacturing Facility] (d)	553	---	---	0.730	0.730
<u>NORTH</u>					
NORTH ELEVATION + 10': Solid Concrete:9" Thickness, Normal Density, Furring: None, [Bldg. Use 1 - Manufacturing Facility]	686	---	8.6	0.096	0.123
NORTH ELEVATION: Solid Concrete:9" Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Manufacturing Facility]	576	11.0	0.0	0.180	0.123
OH DOOR: Uninsulated Single-Layer Metal, Non-Swinging, [Bldg. Use 1 - Manufacturing Facility]	90	---	---	1.150	0.179
<u>EAST</u>					
EAST ELEVATION + 10': Solid Concrete:9" Thickness, Normal Density, Furring: None, [Bldg. Use 1 - Manufacturing Facility]	2500	---	8.6	0.096	0.123
EAST Semi-Exterior Wall: Solid Concrete:9" Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Manufacturing Facility]	2210	11.0	0.0	0.180	0.123
<u>SOUTH</u>					
SOUTH ELEVATION + 10': Solid Concrete:9" Thickness, Normal Density, Furring: None, [Bldg. Use 1 - Manufacturing Facility]	687	---	8.6	0.096	0.123
Windows Solargrey: Other Window:Fixed, Perf. Specs.: Product ID n/a, SHGC 0.29, PF 5.00, VT 0.35, [Bldg. Use 1 - Manufacturing Facility] (c)	335	---	---	0.290	0.460
SOUTH ELEVATION: Solid Concrete:9" Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Manufacturing Facility]	576	11.0	0.0	0.180	0.123

Assembly	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U- Factor ^(a)
Windows Solargrey: Other Window:Fixed, Perf. Specs.: Product ID n/a, SHGC 0.29, PF 5.00, VT 0.35, [Bldg. Use 1 - Manufacturing Facility] (c)	350	---	---	0.290	0.460
WEST					
WEST ELEVATION + 10': Solid Concrete:9" Thickness, Normal Density, Furring: None, [Bldg. Use 1 - Manufacturing Facility]	2763	---	8.6	0.096	0.123
Window Solargrey: Other Window:Fixed, Perf. Specs.: Product ID N/A, SHGC 0.29, PF 5.00, VT 0.35, [Bldg. Use 1 - Manufacturing Facility] (c)	272	---	---	0.290	0.460
WEST ELEVATION: Solid Concrete:9" Thickness, Normal Density, Furring: Metal, [Bldg. Use 1 - Manufacturing Facility]	2210	11.0	0.0	0.180	0.123
Window Solargrey: Other Window:Fixed, Perf. Specs.: Product ID N/A, SHGC 0.29, PF 5.00, VT 0.35, [Bldg. Use 1 - Manufacturing Facility] (c)	607	---	---	0.290	0.460
Window Greylite: Other Window:Fixed, Perf. Specs.: Product ID N/A, SHGC 0.13, PF 5.00, VT 0.07, [Bldg. Use 1 - Manufacturing Facility] (c)	900	---	---	0.290	0.460

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

(b) 'Other' components require supporting documentation for proposed U-factors.

(c) Fenestration product performance must be certified in accordance with NFRC and requires supporting documentation.

(d) Slab-On-Grade proposed and budget U-factors shown in table are F-factors.

(e) High albedo roof requirement options: 1) 3-year aged solar reflectance ≥ 0.55 thermal emittance ≥ 0.75 , 2) 3-year aged solar reflectance index ≥ 64.0 , 3) Initial year aged solar reflectance ≥ 0.70 thermal emittance ≥ 0.75 , 4) Initial year aged solar reflectance index ≥ 82.0 .

Envelope PASSES: Design 3% better than code

Envelope Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications, and other calculations submitted with this permit application. The proposed envelope systems have been designed to meet the 2015 IECC requirements in COMcheck Version 4.1.1.0 and to comply with any applicable mandatory requirements listed in the Inspection Checklist.

Name - Title

Signature

Date



Inspection Checklist

Energy Code: 2015 IECC

Requirements: 0.0% were addressed directly in the COMcheck software

Text in the "Comments/Assumptions" column is provided by the user in the COMcheck Requirements screen. For each requirement, the user certifies that a code requirement will be met and how that is documented, or that an exception is being claimed. Where compliance is itemized in a separate table, a reference to that table is provided.

Section # & Req.ID	Plan Review	Complies?	Comments/Assumptions
C103.2 [PR1] ¹	Plans and/or specifications provide all information with which compliance can be determined for the building envelope and document where exceptions to the standard are claimed.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.1 [PR10] ¹	The vertical fenestration area <= 30 percent of the gross above-grade wall area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.1 [PR11] ¹	The skylight area <= 3 percent of the gross roof area.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.2 [PR14] ¹	In enclosed spaces > 2,500 ft ² directly under a roof with ceiling heights >15 ft. and used as an office, lobby, atrium, concourse, corridor, storage, gymnasium/exercise center, convention center, automotive service, manufacturing, non-refrigerated warehouse, retail store, distribution/sorting area, transportation, or workshop, the following requirements apply: (a) the daylight zone under skylights is >= half the floor area; (b) the skylight area to daylight zone is >= 3 percent with a skylight VT >= 0.40; or a minimum skylight effective aperture >= 1 percent.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406 [PR9] ¹	Plans, specifications, and/or calculations provide all information with which compliance can be determined for the additional energy efficiency package options.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Footing / Foundation Inspection	Complies?	Comments/Assumptions
C303.2 [FO4] ²	Slab edge insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2.1 [FO6] ¹	Exterior insulation protected against damage, sunlight, moisture, wind, landscaping and equipment maintenance activities.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.5 [FO3] ²	Slab edge insulation R-value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.2.6 [FO12] ³	Radiant heating systems panels insulated to $\geq R-3.5$ on face opposite space being heated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Framing / Rough-In Inspection	Complies?	Comments/Assumptions
C303.1.3 [FR12] ²	Fenestration products rated in accordance with NFRC.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.1.3 [FR13] ¹	Fenestration products are certified as to performance labels or certificates provided.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.4.3 [FR10] ¹	Vertical fenestration SHGC value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.4.3, C402.4.3.4 [FR8] ¹	Vertical fenestration U-Factor.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.4.4 [FR14] ²	U-factor of opaque doors associated with the building thermal envelope meets requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	See the Envelope Assemblies table for values.
C402.5.1 [FR16] ¹	The building envelope contains a continuous air barrier that is sealed in an approved manner and either constructed or tested in an approved manner. Air barrier penetrations are sealed in an approved manner.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.2, C402.5.4 [FR18] ³	Factory-built fenestration and doors are labeled as meeting air leakage requirements.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.7 [FR17] ³	Vestibules are installed on all building entrances. Doors have self-closing devices.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Mechanical Rough-In Inspection	Complies?	Comments/Assumptions
C402.5.5, C403.2.4.3 [ME3] ³	Stair and elevator shaft vents have motorized dampers that automatically close.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1 High Impact (Tier 1)	2 Medium Impact (Tier 2)	3 Low Impact (Tier 3)
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Section # & Req.ID	Insulation Inspection	Complies?	Comments/Assumptions
C303.1 [IN3] ¹	Roof insulation installed per manufacturer's instructions. Blown or poured loose-fill insulation is installed only where the roof slope is <=3 in 12.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.1 [IN10] ²	Building envelope insulation is labeled with R-value or insulation certificate providing R-value and other relevant data.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2 [IN7] ¹	Above-grade wall insulation installed per manufacturer's instructions.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C303.2.1 [IN14] ²	Exterior insulation is protected from damage with a protective material. Verification for exposed foundation insulation may need to occur during Foundation Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.1.3 [IN19] ³	Non-swinging opaque doors have R-4.75 insulation.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.1 [IN17] ³	Insulation intended to meet the roof insulation requirements cannot be installed on top of a suspended ceiling. Mark this requirement compliant if insulation is installed accordingly.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.3 [IN6] ¹	Above-grade wall insulation R-value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.2.5 [IN8] ²	Floor insulation R-value.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.2.6 [IN18] ³	Radiant panels and associated components, designed for heat transfer from the panel surfaces to the occupants or indoor space are insulated with a minimum of R-3.5.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.3 [IN5] ³	High-albedo roofs satisfy one of the following: 3-year-aged solar reflectance >= 0.55 and thermal emittance >= 0.75 or 3-year-aged solar reflectance index >= 64.0.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.2.2 [IN2] ¹	Roof R-value. For some ceiling systems, verification may need to occur during Framing Inspection.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	<i>See the Envelope Assemblies table for values.</i>
C402.5.1.1 [IN1] ¹	All sources of air leakage in the building thermal envelope are sealed, caulked, gasketed, weather stripped or wrapped with moisture vapor-permeable wrapping material to minimize air leakage.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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Section # & Req.ID	Final Inspection	Complies?	Comments/Assumptions
C402.5.3 [FI51] ³	Where open combustion air ducts provide combustion air to open combustion fuel burning appliances, the appliances and combustion air opening are located outside the building thermal envelope or enclosed in a room, isolated from inside the thermal envelope. Such rooms are sealed and insulated.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.6 [FI37] ¹	Weatherseals installed on all loading dock cargo doors.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C402.5.8 [FI26] ³	Recessed luminaires in thermal envelope to limit infiltration and be IC rated and labeled. Seal between interior finish and luminaire housing.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	
C406.4 [FI54] ¹	Enhanced digital lighting controls efficiency package: Interior lighting has following enhanced lighting controls in accordance with Section C405.2.2: Luminaires capable of continuous dimming and being addressed individually, <= 8 luminaires controlled in combination in a daylight zone, digital control system for fixtures, "Sequence of Operations" documentation, and functional testing per Section C408.	<input type="checkbox"/> Complies <input type="checkbox"/> Does Not <input type="checkbox"/> Not Observable <input type="checkbox"/> Not Applicable	

Additional Comments/Assumptions:

1	High Impact (Tier 1)	2	Medium Impact (Tier 2)	3	Low Impact (Tier 3)
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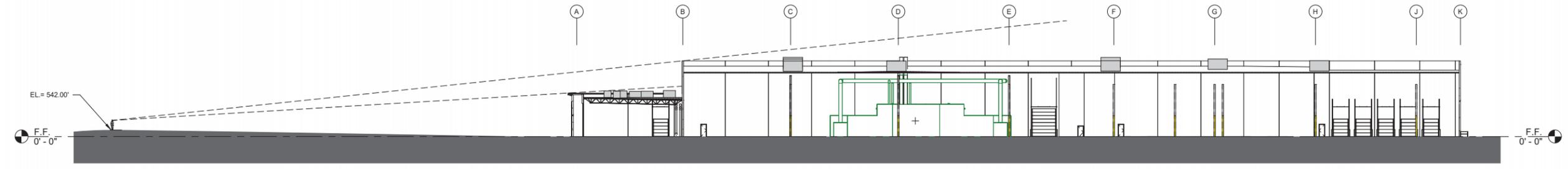


MEINHARDT & ASSOCIATES
ARCHITECTS, P.L.L.C.

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1206 N. STEMMONS FREEWAY
LEWISVILLE, TEXAS 75067
972.966.8888

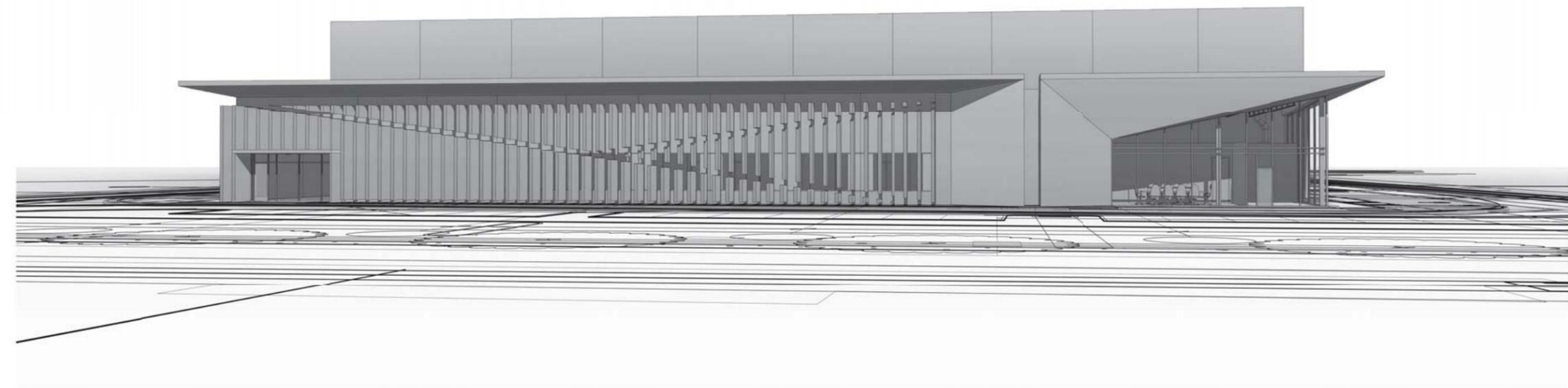
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DATE: 07/07/20
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CHECKED BY: Checker
SHEET: LINE OF SITE STUDY

A0.01

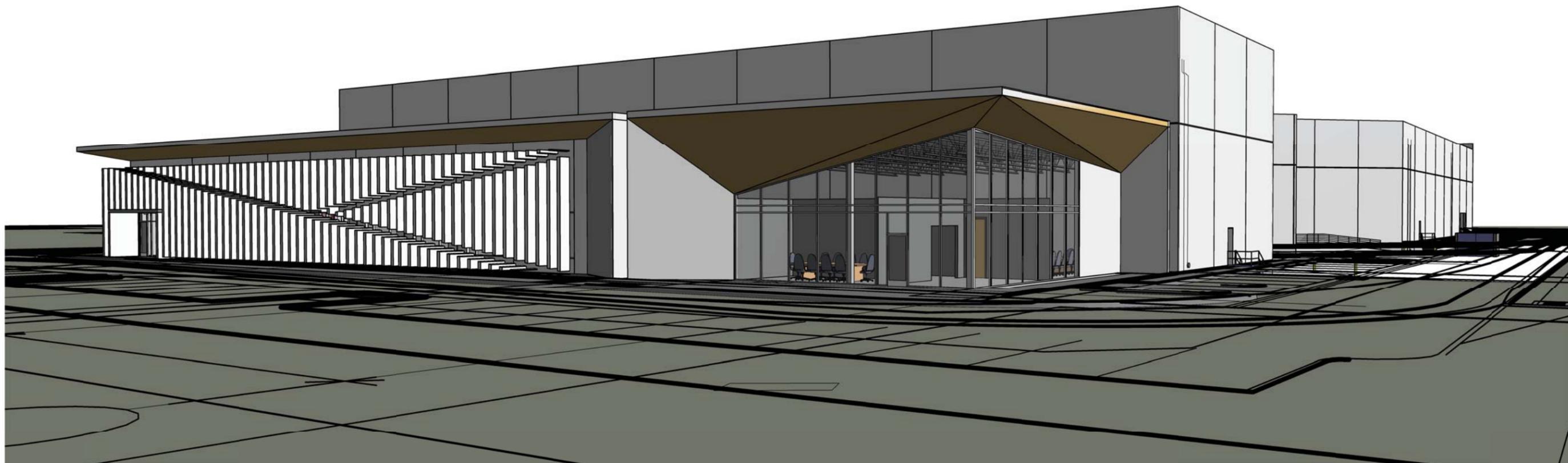


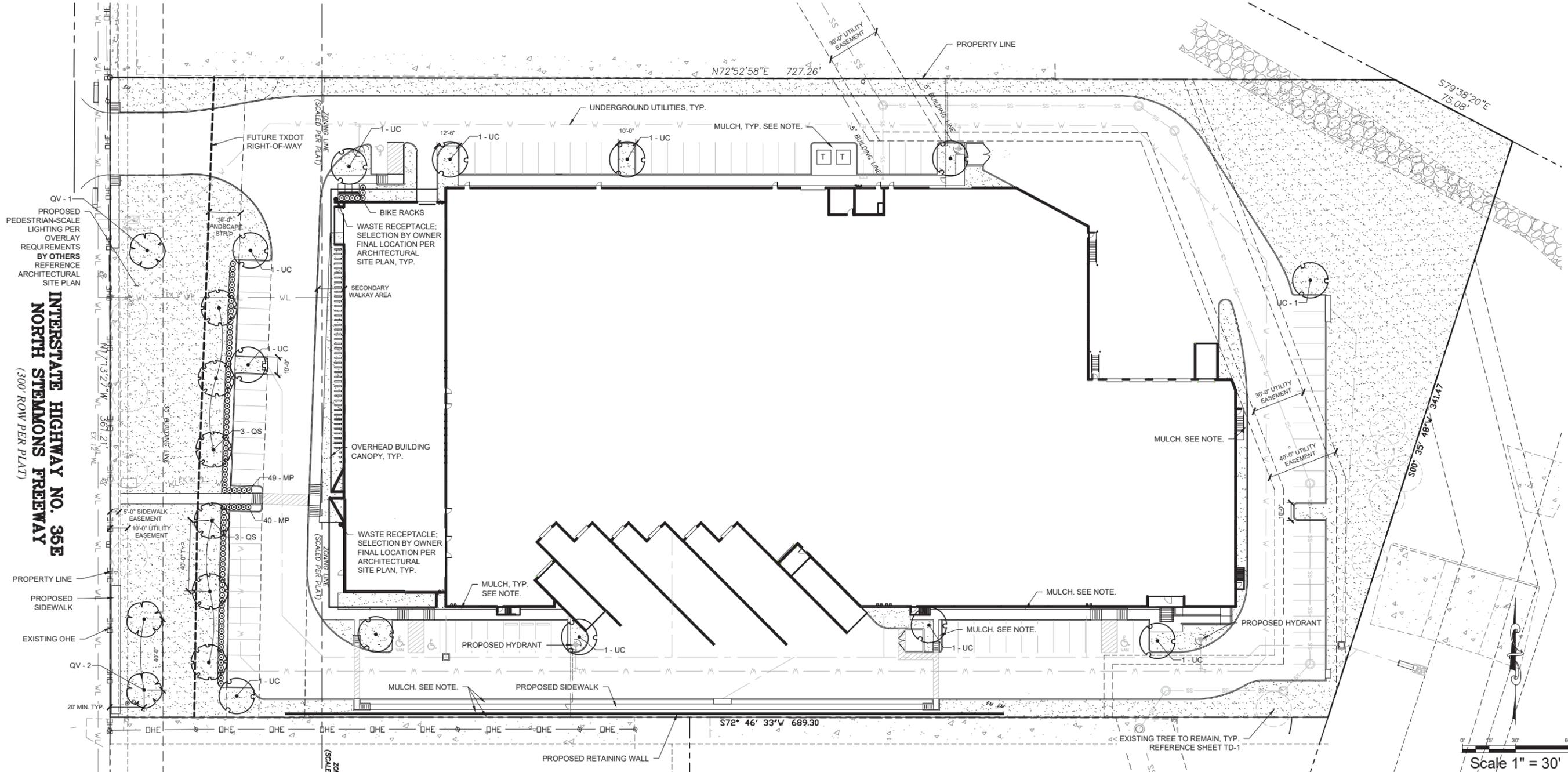
01 LINE OF SITE - SECTION
1" = 30'-0"

FF ELEVATION 532.75'
VIEW ELEVATION 542.00'
DIFFERENCE 9.25'



02 LINE OF SITE VIEW





INTERSTATE HIGHWAY NO. 35E
 NORTH STEMMONS FREEWAY
 (300' ROW PER PLAT)

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" OR "DEEP PANELS" (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENIRCLE THE ROOTBALL.

PLANTING AND IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

NOTE:
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	SIZE
	QS	6	QUERCUS SHUMARDII	SHUMARD RED OAK	CONT.	3" CAL.	12-14' HT
	QV	3	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	CONT.	3" CAL.	12-14' HT
	UC	12	ULMUS CRASSIFOLIA	CEDAR ELM	CONT.	2.5" CAL.	10'-12' HT
				COMMON NAME			
				EXISTING TREE TO REMAIN			
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
	MP	96	MYRICA PUSILLA	DWARF SOUTHERN WAX MYRTLE	5 GAL	3' OC	24" HT MIN
SOD/SEED			BOTANICAL NAME	COMMON NAME	CONT		
			CYNODON DACTYLON	BERMUDA GRASS	HYDROMULCH		

LANDSCAPE CALCULATIONS (SEC. 17.5-5)

STREET FRONTAGE TREES REQUIRED: 7 TREES (AVG. 40' O.C.)
 TREES PROVIDED: 7 TREES *
 EVERGREEN SHRUB SCREENING: PROVIDED (WHERE PARKING FRONTS LANDSCAPE STRIP AREA)

PARKING SPACES: 95 SPACES
 PARKING TREES REQUIRED: 12 TREES (1 TREE PER 8 SPACES)
 PARKING TREES PROVIDED: 12 TREES
 MINIMUM ISLAND WIDTH 10': PROVIDED

OPEN SPACE REQUIRED: 13,400 SF (5% OF DEVELOPMENT)
 OPEN SPACE PROVIDED: 21,943 SF
 PLANTED WITH GRASS, TREES, SHRUBS INCLUDING FRONTAGE (17.5-5(d)(3))

STREETSCAPE STANDARDS
 STREETSCAPE ZONE REQUIRED: MINIMUM 9' WITH W/ 5' SIDEWALK
 STREETSCAPE ZONE PROVIDED: 10' W/ 5' SIDEWALK
 PEDESTRIAN STREET LIGHTING REQUIRED: BY OTHERS, REFERENCE ARCHITECTURAL SITE PLAN

SECONDARY WALKWAY AREA
 PEDESTRIAN AMENITIES REQUIRED: TWO FROM APPROVED LIST
 PEDESTRIAN AMENITIES PROVIDED: A) Trash receptacles (2 per 500 LF) = Qty 2
 B) Bike racks (6 bicycles per 400 LF) = Qty 6

* INCLUDING EXISTING TREES TO REMAIN AT EXISTING SPACING; NEW TREES PLACED AT AVERAGE 40' O.C.; ORNAMENTAL TREES PROPOSED DUE TO EXISTING OHE, PER SEC. 6-12(f).



HOMEYER ENGINEERING, INC.
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STERI-TEK
 BUDDY GREGG MOTOR HOMES ADDN
 LOT 1, BLOCK A
 6.15 ACRES
 1206 N STEMMONS FREEWAY
 CITY OF LEWISVILLE

EVERGREEN DESIGN GROUP
 (800) 680-6630
 15455 Dallas Parkway, Suite 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

REGISTERED LANDSCAPE ARCHITECT
 CHRIS STOUGH
 3358
 STATE OF TEXAS
 07-23-2020

DRAWN: EDG
 DATE: 09/30/19
 HEI #: 19-0705

SHEET NO:
 LP-1

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR**
- ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 - A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 - THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK**
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND /OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 - THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.**
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:**
- FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 - ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 - ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 - ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 - CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 - MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL.
 - ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE IS NOT BEING COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD:** PROVIDE SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED:** PROVIDE AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL:** SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST:** WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/8-INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS, NOT EXCEEDING 0.5 PERCENT NERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER:** GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH:** SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC:** 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUAL).
- J. TREE STAKING AND GUYING**
- STAKES: 6' LONG GREEN METAL T-POSTS.
 - GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 - STRAF CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- M. STEEL EDGING:** PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN, ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- N. PRE-EMERGENT HERBICIDES:** ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION**
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 - SOIL TESTING:
 - AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
 - CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 - THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 - FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - AMMONIUM PHOSPHATE 16-20-0 - 15 LBS PER 1,000 S.F.
 - AGRICULTURAL GYPSUM - 100 LBS PER 1,000 S.F.
 - TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
 - AGRICULTURAL GYPSUM - 10 LBS. PER CU. YD.
 - IRON SULPHATE - 2 LBS. PER CU. YD.
 - CONTRACTOR SHALL ENSURE THAT THE GRADE IN SOD AREAS SHALL BE 1" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS, AND 2" BELOW FINISH GRADE IN SHRUB AREAS BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
 - ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

GENERAL PLANTING

- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
- EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES:
 - CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

- C. TREE PLANTING**
- TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE.
 - REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - FOR CONTAINER AND BOX TREES: TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL HAVE A 1" LAYER OF SOIL REMOVED FROM THE TOP OF THE ROOTBALL OF ALL TREES. JUST BEFORE PLACING INTO THE PLANTING PIT, DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
 - THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - 1"-2" TREES: TWO STAKES PER TREE
 - 2-1/2"-4" TREES: THREE STAKES PER TREE
 - TREES OVER 4" CALIPER: GUY AS NEEDED
 - MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).

- D. SHRUB, PERENNIAL, AND GROUND COVER PLANTING**
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 - INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 - WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. HYDROMULCHING**
- TURF HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - WINTER MIX (OCTOBER 1 - MARCH 31)
 - 50# CELLULOSE FIBER MULCH
 - 2# UNHILLED BERMUDA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SUMMER MIX (APRIL 1 - SEPTEMBER 30)
 - 50# CELLULOSE FIBER MULCH
 - 2# HILLED BERMUDA SEED
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED HYDROMULCH MIX (PER 1,000 SF) SHALL BE AS FOLLOWS:
 - GENERAL
 - 50# CELLULOSE FIBER MULCH
 - 15# 15-15-15 WATER SOLUBLE FERTILIZER
 - SEED RATE PER LEGEND

- F. CLEAN UP**
- DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 - DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.

- G. INSPECTION AND ACCEPTANCE**
- UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 - WHEN THE INSPECTED WORK IS FOUND TO BE IN COMPLIANCE WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 - THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

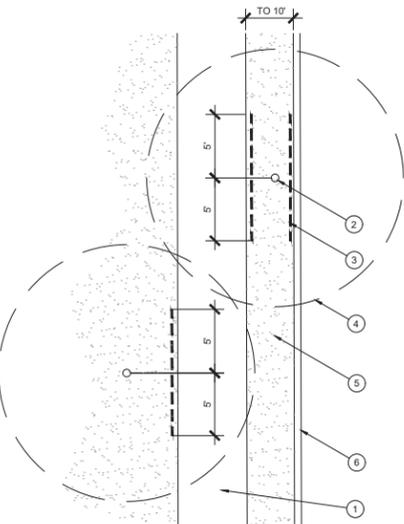
- H. LANDSCAPE MAINTENANCE**
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 - SOILED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDD OR RESEEDD (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.

- I. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDD/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 - AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- J. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.**

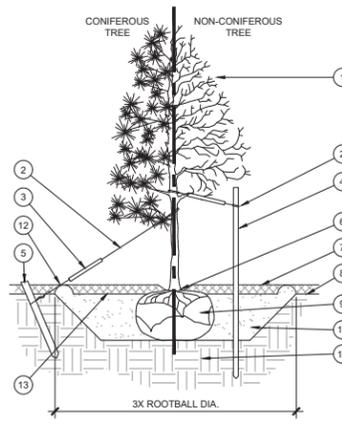
GENERAL PLANTING NOTES

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN). BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES IN LANDSCAPE AREAS AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, OR OWNER.
- ENSURE THAT THE GRADE IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE AFTER INSTALLING SOIL AMENDMENTS, AND 1" BELOW FINISH GRADE IN TURF AREAS AFTER INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- INSTALL 5 OUNCE, WOVEN, NEEDLE-PUNCHED POLYPROPYLENE FABRIC (DEWITT "PRO-5" OR EQUAL) UNDER ALL MULCHED AREAS AND INDIVIDUAL TREE RINGS.
- INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING BEDS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE.
- INSTALL 14G, GREEN STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS, AND BETWEEN GROUNDCOVERS AND OTHER PLANTS (WHERE INDICATED ON THE PLAN).
- HYDROMULCH ALL DISTURBED AREAS OUTSIDE OF PROPERTY LIMITS (UNLESS SHOWN AS SOD).
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOBSITE BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDD AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
- TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDD OR RESEEDD (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

OPEN LANDSCAPE PARKWAY



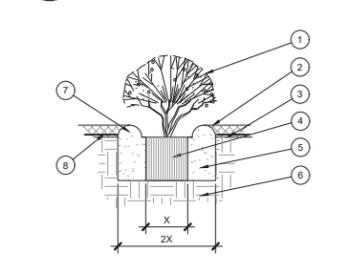
D. ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE



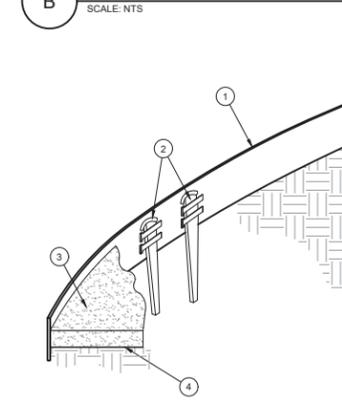
A. TREE PLANTING
SCALE: NOT TO SCALE



B. SHRUB AND PERENNIAL PLANTING
SCALE: NTS



C. STEEL EDGING
SCALE: NOT TO SCALE



C. STEEL EDGING
SCALE: NOT TO SCALE

- NOTES:
- INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 - BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE.
 - TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.

- TREE CANOPY.
- CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 12 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TRUNK AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER TREE. MIN. 18" MIN. OUTSIDE OF PLANTING PIT AND 18" MIN. INTO UNDISTURBED SOIL.
- TRUNK FLARE.
- MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 4" HIGH EARTHEN WATERING BASIN.
- FINISH GRADE.

- NOTES:
- SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
 - REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 2"-4" ABOVE FINISH GRADE.
 - FOR 8&8 TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL AS IS PRACTICAL.
 - REMOVE ALL NURSERY STAKES AFTER PLANTING.
 - FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN AS APPROPRIATE, SPACED EVENLY AROUND TREE.
 - STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK MOVEMENT IN WIND.

- SHRUB, PERENNIAL, OR ORNAMENTAL GRASS.
- MULCH, TYPE AND DEPTH PER PLANS. PLACE NO MORE THAN 1" OF MULCH WITHIN 6" OF PLANT CENTER.
- FINISH GRADE.
- ROOT BALL.
- BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- UNDISTURBED NATIVE SOIL.
- 3" HIGH EARTHEN WATERING BASIN.
- WEED FABRIC UNDER MULCH.

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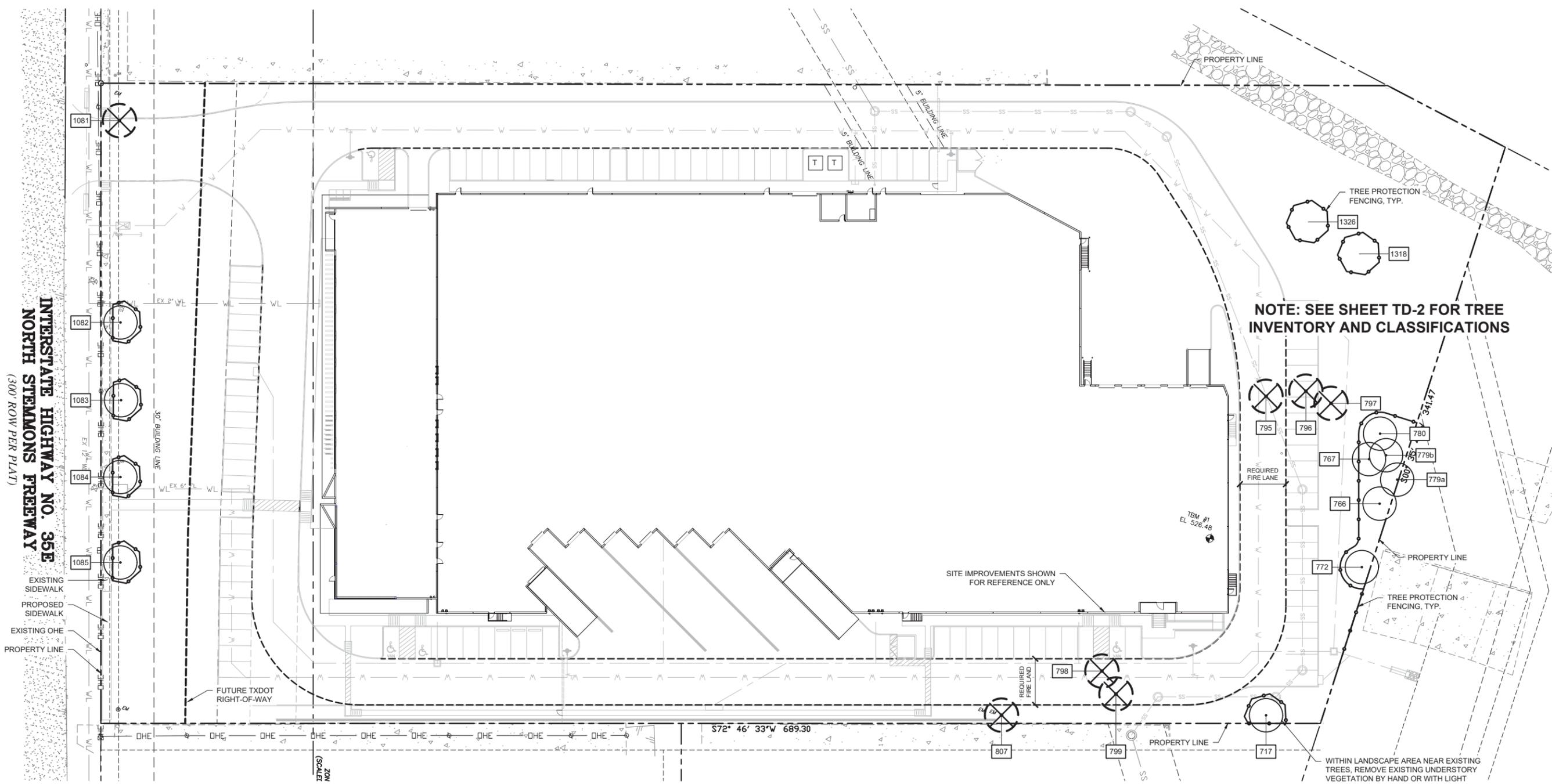
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 1206 N STEMMONS FREEWAY
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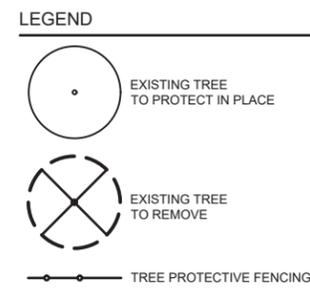
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 DATE: 09/30/19
 HEI #: 19-0705
 SHEET NO:
 LP-2

LANDSCAPE DETAILS AND SPECIFICATIONS



NOTE: SEE SHEET TD-2 FOR TREE INVENTORY AND CLASSIFICATIONS

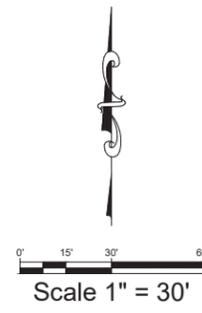
WITHIN LANDSCAPE AREA NEAR EXISTING TREES, REMOVE EXISTING UNDERSTORY VEGETATION BY HAND OR WITH LIGHT EQUIPMENT - DO NOT USE HEAVY EQUIPMENT, TYP.



TREE PROTECTION REQUIREMENTS

1. A ROOT PROTECTION ZONE WILL BE ESTABLISHED AROUND EACH TREE OR ANY VEGETATION TO BE PRESERVED. THE ROOT PROTECTION ZONE SHALL BE AN AREA DEFINED BY THE RADIUS EXTENDING OUTWARD FROM THE TRUNK OF THE TREE A DISTANCE OF ONE (1) LINEAR FOOT FOR EACH INCH DIAMETER INCH AT BREAST HEIGHT (4.5') OF THE TREE. EXAMPLE: A 10-INCH DIAMETER TREE WILL HAVE A 10 FOOT RADIUS ROOT PROTECTION ZONE.
2. NO WORK SHALL BEGIN WERE TREE PROTECTION FENCING HAS NOT BEEN COMPLETED AND APPROVED. TREE PROTECTION FENCING SHALL BE INSTALLED, MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING CONSTRUCTION. THE FENCING WILL BE A MINIMUM OF 4' HEIGHT.
3. ALL ROOTS LARGER THAN ONE-INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES.
4. EXPOSED ROOTS SHALL BE COVERED AT THE END OF THE WORK DAY USING TECHNIQUES SUCH AS COVERING WITH SOIL, MULCH OR WET BURLAP.
5. NO EQUIPMENT, VEHICLES OR MATERIALS SHALL BE OPERATED OR STORED WITHIN THE ROOT PROTECTION ZONE. NO CLEAN-OUT AREAS WILL BE CONSTRUCTED SO THAT THE MATERIAL WILL BE IN OR MIGRATE TO THE ROOT PROTECTION ZONE.
6. NO GRADE CHANGE MORE THAN 3" IS ALLOWED WITHIN THE ROOT PROTECTION ZONE.
7. ROOTS OR BRANCHES IN CONFLICT WITH CONSTRUCTION SHALL BE CUT CLEANLY ACCORDING TO PROPER PRUNING METHODS. ALL WOUNDS SHALL BE PAINTED WITHIN 30 MINUTES TO PREVENT OAK WILT INFECTION (OAK TREES ONLY).
8. ANY TREE REMOVAL SHALL BE APPROVED BY THE LOCAL JURISDICTION'S ARBORIST.
9. TREES WHICH ARE DAMAGED OR LOST DUE TO THE CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE REPLACED WITH TREE QUANTITIES AND SIZES ACCEPTABLE TO THE LOCAL JURISDICTION.
10. TREES MUST BE MAINTAINED IN GOOD HEALTH THROUGHOUT THE CONSTRUCTION PROCESS. MAINTENANCE MAY INCLUDE WATERING THE ROOT PROTECTION ZONE AND/OR WASHING FOLIAGE.
11. NO WIRES, NAILS OR OTHER MATERIALS MAY BE ATTACHED TO PROTECTED TREES.
12. THE ROOT PROTECTION ZONE SHALL BE PRESERVED AT NATURAL GRADE. NO CUTTING, FILLING, TRENCHING, ROOT DISTURBANCE, SOIL DISTURBANCE, OR CONSTRUCTION SHALL OCCUR CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS EXCEPT IN PARKING AREAS, WHERE APPROVED ALTERNATIVE MATERIALS AND METHODS MAY BE USED AND CONSTRUCTION MAY OCCUR AS CLOSE AS FIVE (5) FEET FROM THE ROOT FLARES ON ONE SIDE OF THE TREE. NATIVE UNDERSTORY VEGETATION WITHIN THE ROOT PROTECTION ZONE SHALL BE PRESERVED. HOWEVER THE REQUIREMENT DOES NOT APPLY TO ROOT PROTECTION ZONE AREAS THAT HAVE BEEN LANDSCAPED. THE ROOT PROTECTION ZONE MAY BE SHIFTED AND CLUSTERED AS LONG AS THERE IS NO CONSTRUCTION CLOSER TO THE TRUNK THAN ONE-HALF (1/2) THE ROOT PROTECTION ZONE RADIUS. THE CONSTRUCTION OF SIDEWALKS SHALL BE ALLOWED IN THE ROOT PROTECTION ZONE, AS LONG AS EXCAVATION DOES NOT EXCEED THREE (3) INCHES.
13. DURING CONSTRUCTION ACTIVITY ON SITE, AT LEAST A SIX-INCH LAYER OF A COARSE MULCH SHALL BE PLACED AND MAINTAINED OVER THE ROOT PROTECTION ZONE. THE IMPERVIOUS COVER MAY ENCRoACH WITHIN THE ROOT PROTECTION ZONE IF SAID ENCRoACHMENT IS APPROVED BY THE ARBORIST.

NOTE: THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



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DRAWN: EDG
 DATE: 09/30/19
 HEI #: 19-0705

SHEET NO: TD-1

TREE DISPOSITION PLAN

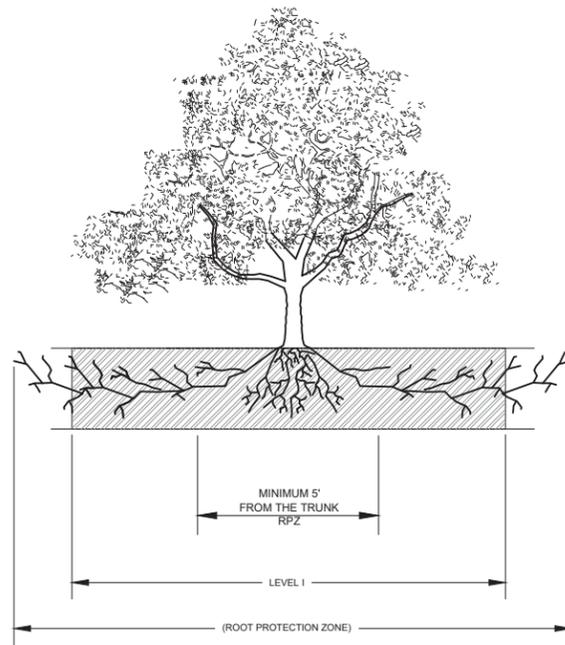
Steri-Tek, Lewisville, TX
Tree Credit and Mitigation

Tree No.	Classification	Inches	Common Name	Preserve	Remove	Tree Credits	Mitigation	
							Amt.	(if not replaced)
717	Protected tree	9	Live Oak (Quercus v.)	x		2	\$	-
766	Protected tree	6	Species undetermined	x		2	\$	-
767	Protected tree	11	Species undetermined	x		3	\$	-
772	Protected tree	12	Species undetermined	x		3	\$	-
779a	Unprot. Approved tree	18	Cottonwood (Populus d.)	x		N/A	\$	-
779b	Unprot. Approved tree	18	Cottonwood (Populus d.)	x		N/A	\$	-
780	Protected tree	10	Species undetermined	x		3	\$	-
795	Protected tree	12	Species undetermined		x	0	None (Fire Lane)	
796	Protected tree	12	Species undetermined		x	0	\$ 1,000.00	
797	Protected tree	15	Species undetermined		x	0	\$ 1,500.00	
798	Protected tree	17	Species undetermined		x	0	None (Fire Lane)	
799	Unprot. Approved tree	17	Bradford Pear (Pyrus c.)		x	N/A	None (Fire Lane)	
807	Unprot. Approved tree	14	Hackberry (Celtis sp.)		x	N/A	None (Unprotected)	
1081	Protected tree	6	Live Oak (Quercus v.)		x	0	None (Fire Lane)	
1082	Protected tree	6	Live Oak (Quercus v.)	x		2	\$	-
1083	Protected tree	6	Live Oak (Quercus v.)	x		2	\$	-
1084	Protected tree	6	Live Oak (Quercus v.)	x		2	\$	-
1085	Protected tree	6	Live Oak (Quercus v.)	x		2	\$	-
								\$ 2,500.00

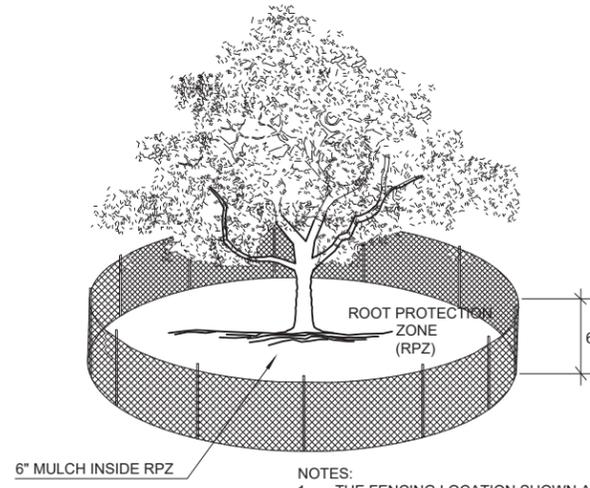
Category	Total Inches	Total Tree Credits for Preserved Trees	Total In. Removed	Total in. to Mitigate
Protected tree	134	21	62	-11
Unprot. approved tree	67	0	31	0
TOTAL INCHES	201	21	93	-11

*Mitigation Inches minus tree preservation credits and trees in fire lane

- NOTES:
1. CREDITS FOR PRESERVED TREES ARE CALCULATED FOR PRESERVED 'PROTECTED' TREES ONLY.
2. TREES IN REQUIRED FIRE LANE NOT INCLUDED FOR REQUIRED MITIGATION INCHES OR FEE.
3. MITIGATION FEE CALCULATED AS PENALTY PER TREE, BASED ON SEC. 6-121(k)(1).



A TREE PROTECTION FENCE - ELEVATION
SCALE: NOT TO SCALE

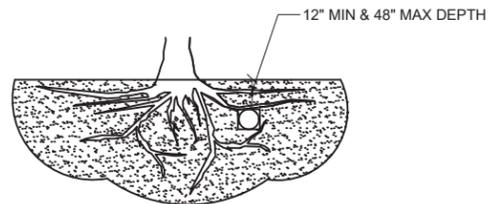


- NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

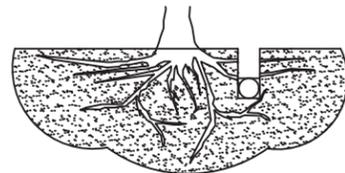
B TREE PROTECTION FENCE
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

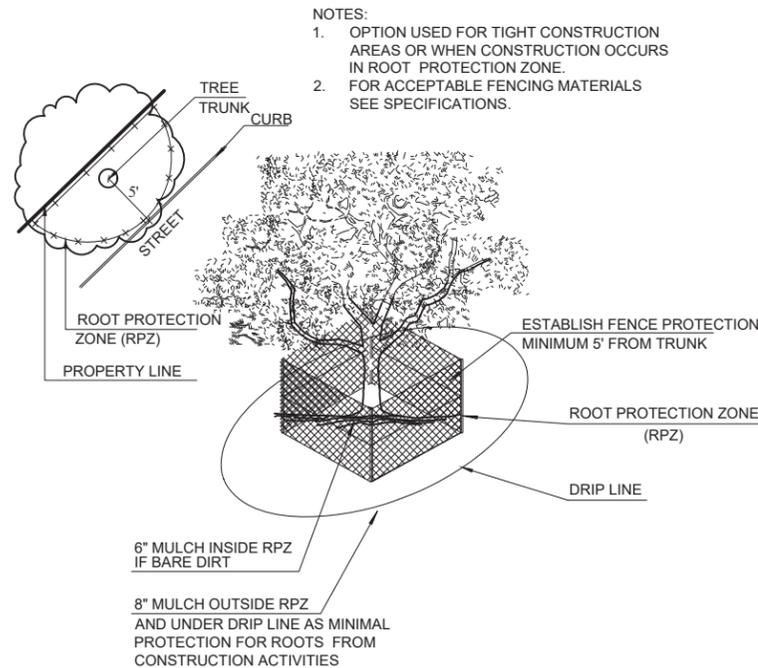


TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3\"/>

D BORING THROUGH ROOT PROTECTION ZONE
SCALE: NOT TO SCALE



- NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

C TREE PROTECTION FENCE - LEVEL 2
SCALE: NOT TO SCALE

TREE PROTECTION SPECIFICATIONS

MATERIALS

- FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "I" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
- TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

ALL TREES AND SHRUBS (SHOWN TO REMAIN) WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.

EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST (AND OBTAIN ALL REQUIRED PERMITS) TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING. ENSURE ALL TREES RECEIVE A COMMERCIAL-GRADE ROOT STIMULATOR APPLICATION AFTER PRUNING.

PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE DRIFLINE AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST OR IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS AT THE DRIP LINE OF TREES (ROOT PROTECTION ZONE, RPZ) AND/OR LANDSCAPE PLANT MATERIAL INCLUDING NATURAL AREAS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION.

PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.

THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.

THE INSTALLATION POSTS WILL BE PLACED EVERY 6 FEET AROUND THE DRIP LINE OR RPZ AND EMBEDDED TO 18 INCHES DEEP. FABRIC ATTACHMENT SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE "T-POSTS" TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.

- DO NOT CLEAR, FILL OR GRADE IN THE RPZ OF ANY TREE.
- DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE SPREAD OF THE TREE BRANCHES.
- DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE SPREAD OF THE TREE BRANCHES (EX. PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
- DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
- DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE RPZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE RPZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.

ROUTE UNDERGROUND UTILITIES TO AVOID THE RPZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

THE CONTRACTOR SHOULD AVOID CUTTING ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. EXCAVATION IN THE VICINITY OF TREES SHALL PROCEED WITH CAUTION.

REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.

TREES DAMAGED OR LOST DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S SATISFACTION.

ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER PRIOR TO ITS REMOVAL.

COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.

IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THOSE AREAS WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.

WATER ALL TREES, MOST HEAVILY IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.

WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.

WHEN AN EXCAVATION OR EMBANKMENT IS PLACED WITHIN THE DRIFLINE OF ANY TREE GREATER THAN EIGHT INCHES IN DIAMETER, A TREE WELL SHALL BE CONSTRUCTED TO PROTECT THE TREE AS INDICATED, WHEN THE CUT OR FILL EXCEEDS EIGHT INCHES.

WHERE PAVING OR FILLING IS NECESSARY WITHIN THE DRIFLINE OF ANY TREE EIGHT INCHES OR GREATER, A PERMEABLE PAVEMENT AND AERATION SYSTEM MUST BE INSTALLED.

CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.



NOTE:
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.

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07-23-2020

DRAWN: EDG

DATE: 09/30/19

HEI #: 19-0705

SHEET NO:
TD-2

TREE DISPOSITION CALCS, DETAILS, AND SPECIFICATIONS