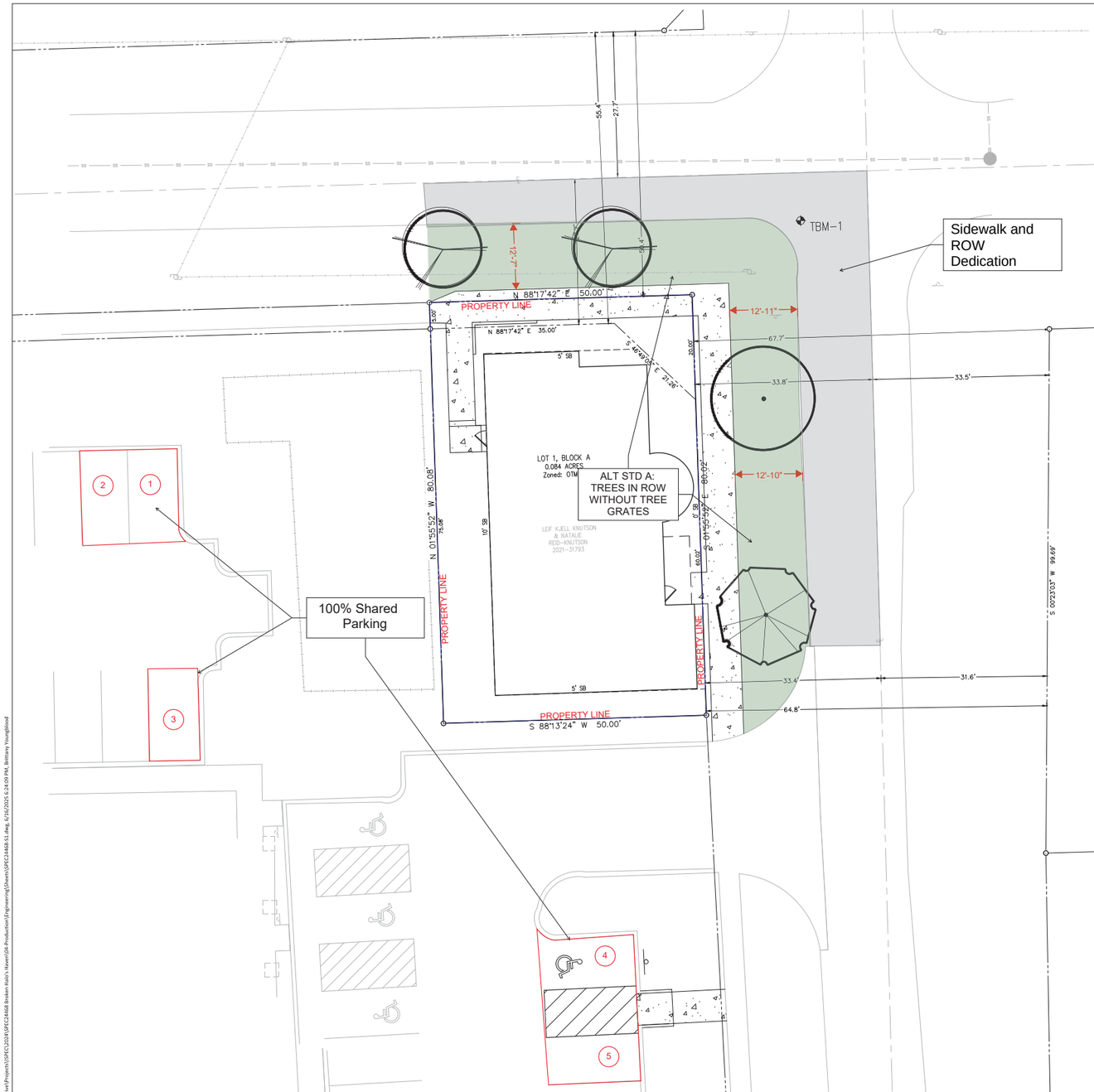
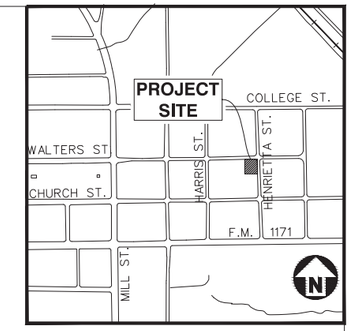


GRAPHIC SCALE

0 5 10 20

1 inch = 10 ft.



VICINITY MAP

1" = 1000'

BENCHMARKS:

TBM-1: 60D NAIL N: 7067577.27 E: 2431003.55 ELEV: 518.11'

SITE DATA TABLE		
PHYSICAL ADDRESS		334 E WALTERS STREET
GROSS SITE AREA		0.0918 ACRES
NET SITE AREA		0.085 ACRES
ZONING		OTMU2 (OLD TOWN MIXED USE 2)
CURRENT USE		RESIDENTIAL
PROPOSED USED		COMMERCIAL AMUSEMENT (INDOOR)
FRONT SETBACK		N/A
SIDE SETBACK		5'
REAR SETBACK		10'
LOT COVERAGE DATA		
BUILDING COVERAGE	2,209 SF	55.24%
EXISTING IMPERVIOUS AREA	1,193 SF	29.83%
EXISTING PERVIOUS AREA	2,806 SF	70.17%
PROPOSED IMPERVIOUS AREA	2,287 SF	57.19%
PROPOSED PERVIOUS AREA	1,712 SF	42.81%
PARKING SUMMARY		
REQUIRED PARKING 1 SPACE PER 3 PEOPLE OF DESIGN CAPACITY		4 SPACES
TOTAL REQUIRED PARKING		4 SPACES
PROVIDED SURFACE PARKING		5 SPACES
TOTAL PROVIDED PARKING		5 SPACES
REQUIRED ACCESSIBLE SPACES		1 SPACE
PROVIDED ACCESSIBLE SURFACE PARKING		4 SPACE
BUILDING DATA		
TOTAL BUILDING FOOTPRINT AREA		2,209 SF
NUMBER OF BUILDING STORIES		2 STORY
TOTAL BUILDING SQUARE FOOTAGE		3,553 SF
MAXIMUM BUILDING HEIGHT		29.5'

GENERAL NOTES:

1. CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DEPTHS OF EXISTING UTILITIES PRIOR TO START OF CONSTRUCTION.
2. SIDEWALK RAMPS ARE TO BE DESIGNED AND INSTALLED SO THEY ARE IN COMPLIANCE WITH TAS, ADA & PROWAG.
3. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROTECT ALL PUBLIC UTILITIES DURING THE CONSTRUCTION OF THIS PROJECT. ALL MANHOLES, CLEANOUTS, VALVE BOXES, FIRE HYDRANTS, ETC. MUST BE ADJUSTED TO PROPER LINE AND GRADE BY THE CONTRACTOR PRIOR TO AND AFTER PLACEMENT OF PERMANENT PAVING. UTILITIES MUST BE MAINTAINED TO PROPER LINE AND GRADE DURING CONSTRUCTION OF THIS PROJECT.
4. CONSTRUCTION SITE SHALL MEET ALL APPLICABLE TCEQ STANDARDS FOR EROSION CONTROL MEASURES.
5. CONTRACTOR TO ADHERE TO CURRENT OSHA REGULATIONS, INCLUDING EXCAVATION & TRENCH SAFETY.
6. EXISTING WATER AND SEWER CONNECTIONS TO BE UTILIZED FOR PROPOSED BUILDINGS.
7. SHARED PARKING AGREEMENT TO BE ESTABLISHED WITH LOT 1 BLOCK A PROPERTY OWNER.

SITE LEGEND

SIDEWALK (5" THICK, 3,000 PSI MIN.)

PARKING COUNT

SIGN

PRELIMINARY DRAWING - NOT RELEASED FOR CONSTRUCTION

MCADAMS

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CLIENT

BROKEN HALO'S HAVEN
1305 CAYENNE DRIVE
FLOWER MOUND, TX 75028
214.901.6047
KJELL KNUTSON

ENGINEERING SITE PLAN
BROKEN HALO'S HAVEN
LOT 6, BLOCK 10 KEALY ADDITION
0.0918 ACRES
334 E WALTERS ST
ZONING: OTMU2
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS, 75057

STATE OF TEXAS
TRACY A. LAPENE
100599
LICENSED PROFESSIONAL ENGINEER
NOT FOR CONSTRUCTION

REVISIONS

NO.	DATE	DESCRIPTION
1	2025-01-21	1ST SUBMITTAL
2	2025-04-07	2ND SUBMITTAL
3	2025-05-19	3RD SUBMITTAL
4	2025-06-16	4TH SUBMITTAL

PLAN INFORMATION

PROJECT NO.	SPEC24468
FILENAME	SPEC24468-S1.DWG
CHECKED BY	TL
DRAWN BY	RD
SCALE	1" = 10'
DATE	06.16.2025

SHEET

SITE PLAN

C2.00

Z:\Drives\Projects\SPEC\2024\SPEC24468 Broken Halo's Haven\04-Production\Engineering\Sheets\SPEC24468-S1.dwg, 6/16/2025 6:24:09 PM, Brittany Youngblood