

VICINITY MAP

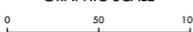
1" = 1000'

LAYOUT & DIMENSIONAL CONTROL NOTES:

- BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
- CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
- BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
- ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.



GRAPHIC SCALE



SCALE: 1" = 50'

LEGEND

PROPOSED SIGN	
FIRE LANE STRIPING	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY MANHOLE	
PROPOSED CURB INLET	
PROPOSED GRATE INLET	
ACCESSIBLE ROUTE	
PARKING COUNT	
PROPOSED RETAINING WALL	
PROPOSED FDC	
PROPERTY BOUNDARY	
OVERHEAD DOOR (REFER ARCH. PLANS FOR DETAILS)	

PARKING DATA TABLE

OFFICE PARKING REQUIREMENT	1 SPACE PER 250 SF
WAREHOUSE PARKING REQUIREMENT	1 SPACE PER 2,000 SF
PORTION OF BUILDING OFFICE	20% / 24,787 SF
PORTION OF BUILDING WAREHOUSE	80% / 99,148 SF
OFFICE PARKING SPACES REQUIRED	100 SPACES
WAREHOUSE PARKING SPACES REQUIRED	50 SPACES
TOTAL PARKING SPACES REQUIRED	153 SPACES
TOTAL PARKING SPACES PROVIDED	184 SPACES
REQUIRED ADA PARKING	7 SPACES (2 VAN)
PROVIDED ADA PARKING	9 SPACES (9 VAN)

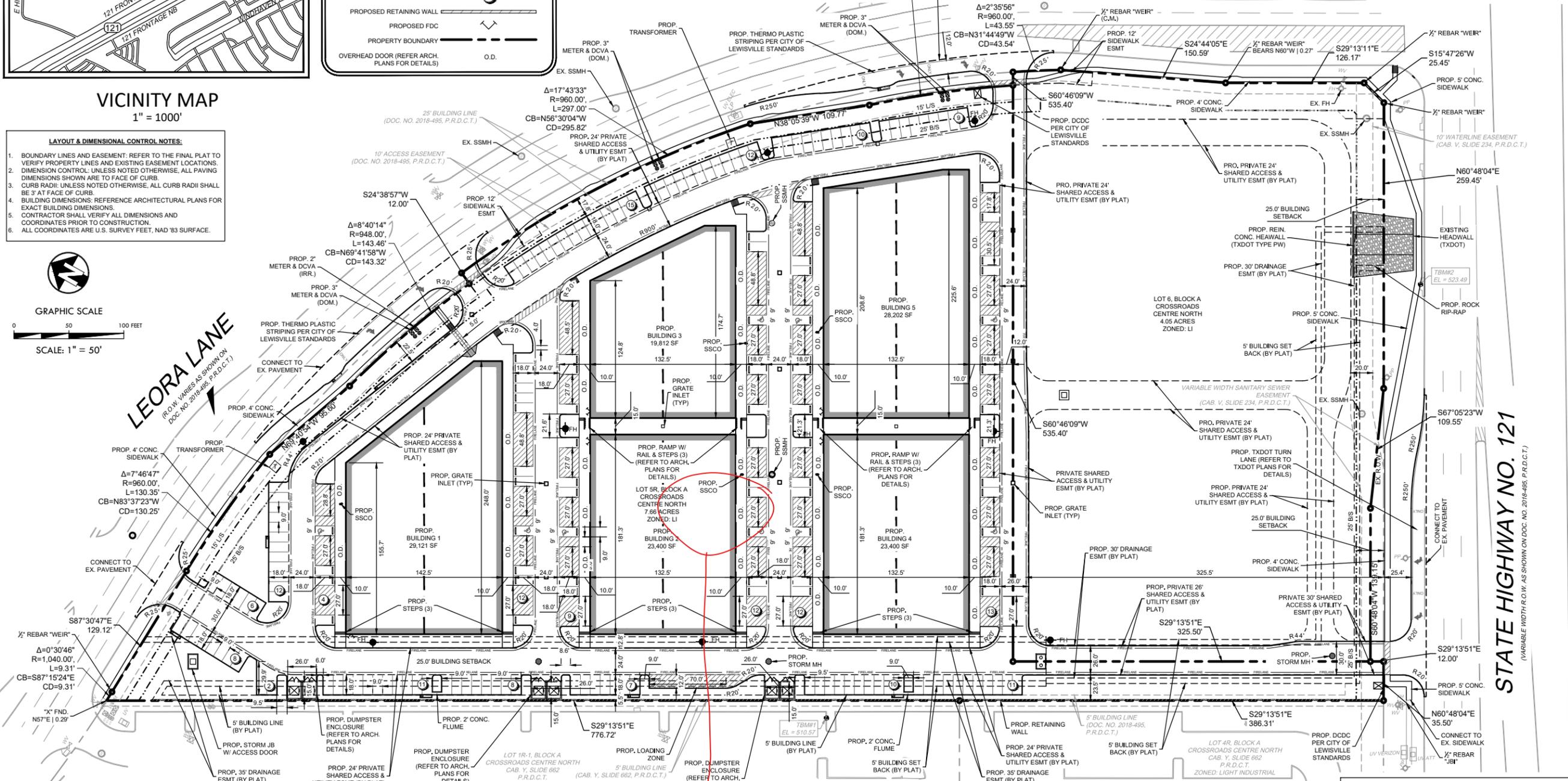
SITE PLAN DATA TABLE

EXISTING ZONING	LI
PROPOSED ZONING	LI
LOT AREA (SF) / (ACRES)	333,670 / 7.66
TOTAL BUILDING AREA (SF)	123,935
BUILDING HEIGHT	30'-0" (1 STORY)
BUILDING LOT COVERAGE (%) / FLOOR AREA RATIO	37.1% / 0.371:1
OUTSIDE STORAGE	NONE

SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN EASTERLY CURB LINE OF A PARKING LOT, BEING APPROXIMATELY 543 FEET SOUTHWESTERLY AND 508 FEET NORTHWESTERLY FROM THE NORTHWEST INTERSECTION OF LEORA LANE AND STATE HIGHWAY 121.
ELEVATION = 510.57' (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT FOUND IN A CURB INLET IN THE NORTH LINE OF STATE HIGHWAY 121, BEING APPROXIMATELY 168 FEET SOUTHWESTERLY FROM THE NORTHWEST INTERSECTION OF STATE HIGHWAY 121 AND LEORA LANE.
ELEVATION = 523.49' (NAVD '88)



Our Location

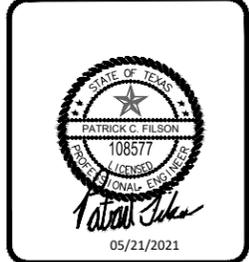
LANDSCAPE BUFFER REDUCTION NOTE:

- ENHANCED BUILDING MATERIALS TO BE PROVIDED PER SECTION 6-123 OF THE CITY OF LEWISVILLE CODE OF ORDINANCES.
- CONSTRUCTION TYPE TO BE PRE-ENGINEERED METAL FRAMING WITH EXTERIOR TO INCLUDE 80% MINIMUM BRICK OR STONE VENEER.

ENGINEERING SITE PLAN
CITY PROJECT NO. ENG-2020-287

LAKESIDE AT 121 BUSINESS PARK
2601 EAST STATE HIGHWAY 121 BUSINESS
7.66 ACRES
LOT SR, BLOCK A
CROSSROADS CENTRE NORTH
P.D.C.T.
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
PREPARATION DATE: 05/21/2021

OWNER/APPLICANT PRIME OFFICE WAREHOUSES 3220 PRENTISS LANE LEANDER, TX 78641 PH: 512-761-8025 CONTACT: MALLIK GILAKATTULA	LANDSCAPE ARCHITECT STUDIO GREEN SPOT, INC. 1784 W. MADDERMOTT ST. SITE 110 ALLEN, TX 75013 PH: (469) 369-4448 CONTACT: CHRIS TRONZANO, RLA
ENGINEER KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-468-4660 CONTACT: JEREMY NELSON, PE	SURVEYOR BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-864-1857 CONTACT: JACK BARTON, RPLS



LAKESIDE AT 121 BUSINESS PARK
LOT 5R, BLOCK A
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS

REV.	DATE	DESCRIPTION



JOB NUMBER: RA19001
ISSUE DATE: 05/21/2021

ENGINEERING SITE PLAN

SHEET:
C3.0