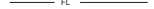


SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
REQUESTED MAX BUILDING HEIGHT	32'
PROPOSED TOTAL BUILDING AREA	241,320 SQFT
TOTAL LAND AREA	841,339 SQFT/19.31 AC
BUILDING COVERAGE	28% (238,946 SQFT)
IMPERVIOUS COVER	64% (535,028 SQFT)
PROPOSED AUTO PARKING (BUILDING 1)	69
PROPOSED AUTO PARKING (BUILDING 2)	76
PROPOSED AUTO PARKING (BUILDING 3)	100
TOTAL PROPOSED PARKING	247
TOTAL REQUIRED AUTO PARKING	205
PROPOSED ACCESSIBLE PARKING (BUILDING 1)	3
PROPOSED ACCESSIBLE PARKING (BUILDING 2)	4
PROPOSED ACCESSIBLE PARKING (BUILDING 3)	4
TOTAL PROPOSED ACCESSIBLE PARKING	11
REQUIRED ACCESSIBLE PARKING	11

PARKING CALCULATIONS	
OFFICE PARKING REQUIREMENT 1 / 300 SQFT (8% OFFICE SPACE)	
WAREHOUSE PARKING REQUIREMENT 1 / 2,000 SQFT	
BUILDING 1 = 52,476 SQFT = (5,248/200) + (47,228/2,000) = 50 SPACES	
BUILDING 2 = 74,258 SQFT = (7,426/200) + (66,832/2,000) = 71 SPACES	
BUILDING 3 = 112,212 SQFT = (11,222/250) + (100,990/2,000) = 96 SPACES	
41 SPACES + 58 SPACES + 88 SPACES = 189 TOTAL REQUIRED SPACES	

BUILDING MATERIALS
BUILDING MATERIAL: LEDGECUT33 - BEACH PEBBLE
COLORS: SHERWIN WILLIAMS - PURE WHITE SHERWIN WILLIAMS - GRAY MATTERS SHERWIN WILLIAMS - POINSETTIA

LEGEND	
PROPERTY LINE	
PROPOSED FIRE LANE	
SETBACKS	
EXISTING EASEMENT	
PROPOSED EASEMENT	
PROPOSED WATER LINE	
PROPOSED SANITARY SEWER LINE	
PROPOSED STORM LINE	
EXISTING FENCE LINE	
EXISTING WATER LINE	
EXISTING SANITARY SEWER LINE	
EXISTING OVERHEAD ELECTRIC LINE	

NOTES

1. ALL MATERIALS AND WORKSMANSHIP SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, LATEST EDITION, AND THE CITY OF LEWISVILLE STANDARD CONSTRUCTION DETAILS.
2. DURING THE CONSTRUCTION OF THESE IMPROVEMENTS, ANY INTERPRETATION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR NORTH CENTRAL TEXAS, AND ANY MATTER WHICH REQUIRES THE APPROVAL OF THE OWNER, MUST BE APPROVED BY THE DIRECTOR OF ENGINEERING OR HIS DESIGNEE BEFORE ANY CONSTRUCTION INVOLVING THAT DECISION COMMENCES. ASSUMPTIONS ABOUT WHAT THESE DECISIONS MIGHT BE WHICH ARE MADE DURING THE BIDDING PHASE WILL HAVE NO BEARING ON THE DECISION.
3. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
4. ALL CURBS ARE 6" IN HEIGHT UNLESS OTHERWISE NOTED.
5. ALL CURBS ARE 3' IN RADIUS UNLESS DIMENSIONED OTHERWISE.
6. NO OUTSIDE STORAGE IS PROPOSED.
7. ALL PARKING SHOULDS IS 9.0' X 18.0' UNLESS OTHERWISE NOTED.

[illegible]

Kimley»»Horn
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PRELIMINARY

FOR REVIEW ONLY
Not for construction or permit purposes.

Kimley-Horn

Engineer: DAN P. GALLAGHER

P.E. No. 120260 Date 06/06/2022

GROSS ACREAGE	DATE
19.50	06/06/2022
SCALE	AS SHOWN
DESIGNED BY	DPG
DRAWN BY	ZRH
CHECKED BY	DPG

HINES - ARTHURS LANE
LEWISVILLE
DENTON CO

DIMENSION CONTROL

SHEET NUMBER
C-1.1