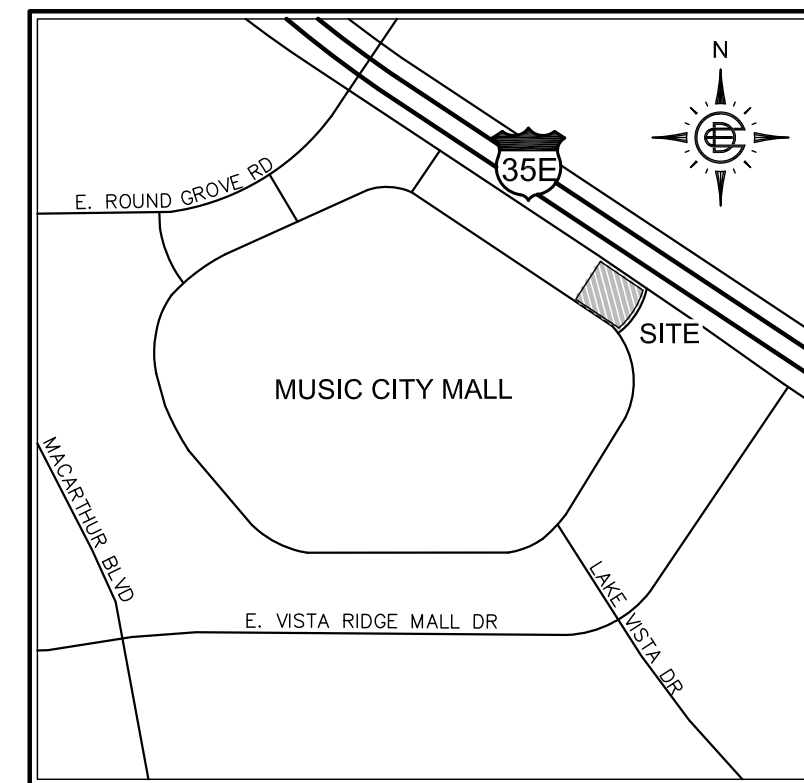
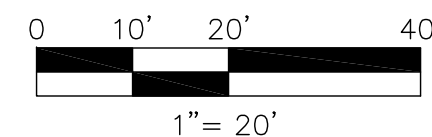
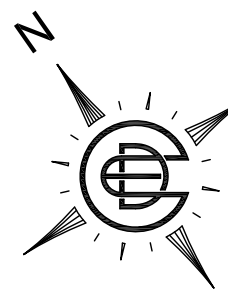


INTERSTATE HIGHWAY 35E  
(STEMMONS FREEWAY)  
SOUTHBOUND FRONTAGE ROAD



VICINITY MAP  
1" = 1000'

SITE DATA

LOT AREA:	1.83 ACRES (79,554 SF)
ZONING:	GB w/ IH 35E CORRIDOR OVERLAY
CURRENT USE:	RESTAURANT
PROPOSED USE:	RESTAURANT
BUILDING AREA:	7,152 SQ. FT. (BUILDING) 3,138 SQ. FT. (PATIO) 10,310 SQ. FT. (TOTAL)
BUILDING HEIGHT:	27'-6"
IMPERVIOUS AREA:	57,570 SF
PARKING REQUIRED:	104 SPACES (1/100)
PARKING PROVIDED:	111 SPACES (1/107)
OUTSIDE STORAGE:	NONE

ALTERNATIVE STANDARDS

- BUILD TO ZONE ALONG PRIVATE VEHICULAR ROUTE: 70'
- BUILD TO ZONE ALONG IH-35E: 40'
- DECELERATION LANE ALONG IH-35E NOT REQUIRED
- 6' WALKWAYS REQUIRED EXCEPT ONE EXISTING 4' SIDEWALK AS SHOWN.
- LANDSCAPE BUFFER ALONG IH-35E: 9'
- TREES LOCATED AS SHOWN IN THIS PACKAGE ALONG THE PRIMARY PEDESTRIAN STREET.
- PARKING LOT LANDSCAPE ISLANDS TO REMAIN IN EXISTING CONDITION, AS SHOWN.
- PEDESTRIAN SCALE LIGHTING REQUIRED AT 80 FEET ON CENTER, OUTSIDE STREETSCAPE ZONE, AND BETWEEN BUILDING ENTRY AND INTERNAL INTERSECTION.
- PEDESTRIAN SCALE AMENITIES LOCATED OUTSIDE STREETSCAPE ZONE.
- 25% WINDOWS (MIN.) ON GROUND FLOOR FACADE.
- 30% (MIN.) AWNINGS/CANOPIES ALONG PRIMARY PEDESTRIAN STREET.

I-35 OVERLAY CONCEPT PLAN

BOOMERJACK'S RESTAURANT

2437 S. STEMMONS FREEWAY

CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

DEVELOPER  
ON DECK RESTAURANT  
GROUP, L.P.

ENGINEER  
DEVELOPMENT ENGINEERING  
CONSULTANTS  
CONTACT: DANIEL STEWART



2591 DALLAS PARKWAY, SUITE 300  
FRISCO, TEXAS 75034  
972-731-4354  
TBPE FIRM NO. F-20255

ISSUE DATE	DEC FILE NO.
07/14/21	10093
CITY FILE NO.	SHEET NO.
-	C2.1

J. EVANS FAMILY PARTNERSHIP-KNOX, LTD.  
VISTA RIDGE MALL ADDITION  
CAB. O. PG. 131

2401 S. STEMMONS, LLC  
LOT 5, BLOCK A  
VISTA RIDGE MALL ADDITION  
CAB. K. PG. 143

MCM PROPERTIES, LLC  
LOT 7R, BLOCK A  
VISTA RIDGE MALL ADDITION  
CAB. K. PG. 143

VISTA RIDGE MALL, LLC  
LOT 10R, BLOCK A  
VISTA RIDGE MALL ADDITION  
CAB. K. PG. 143

2403 S. STEMMONS, LLC  
LOT 9R, BLOCK A  
VISTA RIDGE MALL ADDITION  
CAB. K. PG. 143

MCM PROPERTIES, LLC  
LOT 7R, BLOCK A  
VISTA RIDGE MALL ADDITION  
CAB. K. PG. 143

MCM PROPERTIES, LLC  
LOT 7R, BLOCK A  
VISTA RIDGE MALL ADDITION  
CAB. K. PG. 143