

DCT WATERS RIDGE LLC
INST. NO. 2014-123087
O.P.R.D.C.T.
LOT 1, BLOCK A
DCT WATERS RIDGE ADDITION
INST. NO. 2016-0035
M.R.D.C.T. ZONING: LIGHT INDUSTRIAL

LEWISVILLE CEMETERY
INST. NO. 469700064
O.P.R.D.C.T.
ZONING: AGRICULTURAL OPEN SPACE

CAVENDER INVESTMENT
PROPERTIES D., LTD.
INST. NO. 2014-123087
O.P.R.D.C.T.
LOT 4R-1A, BLOCK E
WATERS RIDGE ADDITION
PHASE 1
CAB. M. PG. 396
M.R.D.C.T.
ZONING: LIGHT INDUSTRIAL

CALIFORNIA GRG ENTERPRISES LLC.
INST. NO. 2008-2463
O.P.R.D.C.T.
LOT 4R-1B1, BLOCK E
WATERS RIDGE ADDITION
PHASE 1
CAB. P. PG. 110
M.R.D.C.T.
ZONING: LIGHT INDUSTRIAL

TZE TONG CHAN & LEUNG CHAN,
YU FUNG & MA, XIAO LING
INST. NO. 97-0014623
O.P.R.D.C.T.
LOT 4R-1B2, BLOCK E
WATERS RIDGE ADDITION
PHASE 1
CAB. P. PG. 110
M.R.D.C.T.
ZONING: LIGHT INDUSTRIAL

PH LEWISVILLE LLC
INST. NO. 2020-138218
O.P.R.D.C.T.
LOT 6R, BLOCK E
WATERS RIDGE ADDITION
PHASE 1
CAB. L. PG. 395
M.R.D.C.T.
ZONING: LIGHT INDUSTRIAL

37,000 SQ. FT.
8.42 ACRES
STORE MASTER FUNDING III LLC
INST. NO. 2013-18577
O.P.R.D.C.T.
LOT 12, BLOCK E
WATERS RIDGE ADDITION
PHASE 1
CAB. M. PG. 218
M.R.D.C.T.



LEGEND

	BOUNDARY / RIGHT OF WAY
	EASEMENT / SETBACK
	LIMITS OF CONSTRUCTION
	CURB & GUTTER
	CONTOUR (GRADE) ELEV.
	STORM SEWER PIPE
	WATER LINE
	WASTEWATER LINE
	FENCE
	TRASHCAN
	BENCHMARK
	UTILITY POLE(S)
	SIGN
	WASTEWATER MANHOLE
	CLEAN-OUT
	WATER VAULT
	WATER METER
	FIRE HYDRANT
	WATER VALVE
	STORM DRAIN MANHOLE
	STORM DRAINAGE INLET
	LIGHT POLES
	SCREENING WALL
	SPEED BUMP
	STOP BAR

SITE DEVELOPMENT SUMMARY TABLE	
MINIMUM FRONT YARD ALLOWED	25 FT
MINIMUM SIDE YARD ALLOWED	NONE
MINIMUM REAR YARD ALLOWED	NONE
LANDSCAPE PERCENTAGE PROVIDED	11.16%
ROW AREA	N/A

PARKING COUNT	
	ACTUAL
VAN PARKING 11X27	545
TOTAL	545
APPROXIMATE LOT AREA: 8.534 ± ACRES	

- NOTES:
- TO PREVENT NUISANCE SITUATIONS, ALL PARKING AREA LIGHTING SHALL BE DESIGNED, SHIELDED & OPERATED SO AS NOT TO REFLECT OR SHINE ON ADJACENT PROPERTIES & IN ACCORDANCE WITH CITY ORDINANCES. ALL STREET & DRIVEWAYS SHALL BE LIGHTED AT NIGHT WITH MINIMUM INTENSITY OF TWO FOOT - CANDLES' ILLUMINATION IF OFF STREET PARKING OR LOADING FACILITIES ARE TO BE USED AT NIGHT.
 - IN ALL NONRESIDENTIAL AND MULTI-FAMILY ZONING DISTRICTS, THE PERIMETER OF ALL PARKING LOTS & DRIVEWAYS SHALL BE PROVIDED WITH CONCRETE CURBS. PARKING SHALL NOT BE PERMITTED TO ENCRoACH UPON THE PUBLIC RIGHT-OF-WAY.
 - PARKING SPACE(S) FOR PERSONS WITH DISABILITIES & OTHER ASSOCIATED PROVISIONS (E.G., CLEAR & UNOBSTRUCTED PATHWAYS INTO BUILDING, CROSSWALKS, ACROSS PARKING LOTS, ETC.) SHALL BE PROVIDED ACCORDING TO BUILDING.
 - LANDSCAPE PLAN TO BE PROVIDED WITH ENGINEERING SITE PLAN.

NOTE:
SPECIAL USE PERMIT (SUP) IS
REQUIRED FOR THE USE OF A
MOTOR FREIGHT TERMINAL.

DDF1P2 PARKING EXPANSION
WATERS RIDGE ADDITION
LOT 2, BLOCK E, PHASE 1
8.53 ACRES
ZONING: LIGHT INDUSTRIAL WITH I-35 CORRIDOR OVERLAY
USE: MOTOR FREIGHT TERMINAL

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



PRELIMINARY

NOT FOR CONSTRUCTION,
BIDDING, OR PERMIT
PURPOSES.

PREPARED UNDER THE
SUPERVISION OF
WGL, INC.
ON 2024-02-29

AMAZON DDF1 P2 LEWISVILLE
1600 S STEMMONS FREEWAY
LEWISVILLE, DENTON COUNTY, TEXAS 75067
SITE PLAN

SHEET
C1.0
2 OF 4
30206251.01

CADD: 2/29/2024 5:31 PM
 PLOT DATE: 2/29/2024 4:18 PM
 DRAWING: 30206251.01
 USER: JLM
 PROJECT: 30206251.01 - Phase 1 P2 - Final 2024-02-29
 FILE: 30206251.01.dwg
 PLOT: 30206251.01.dwg