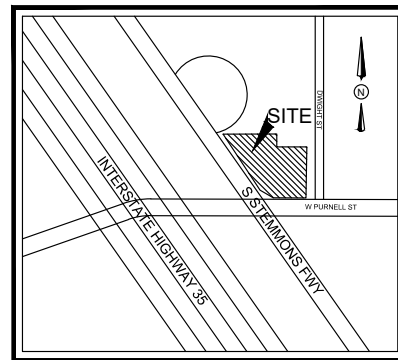




0 40
Scale: 1" = 20' Feet



VICINITY MAP
N.T.S.

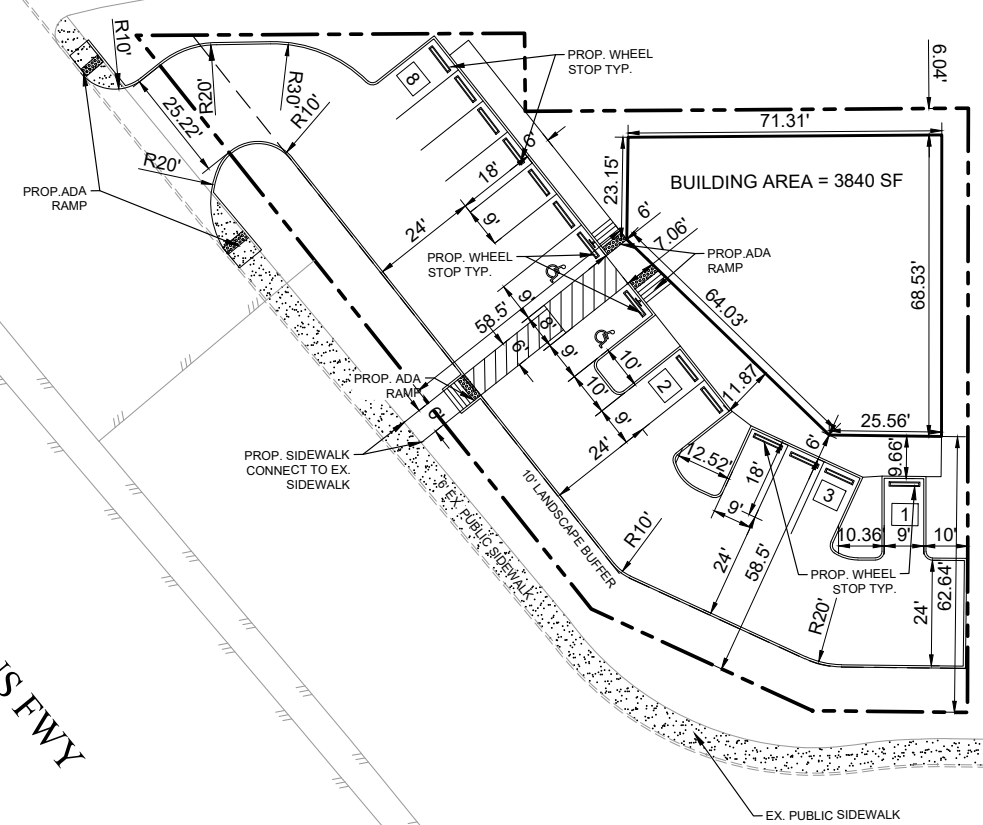
SITE GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

SOUTH STEMMONS FWY

DWIGHT STREET

WEST PURNELL STREET



SITE DATA SUMMARY TABLE	
SITE ACREAGE:	0.40 ACRES (17616 S.F.)
ZONING:	OFFICE DISTRICT
PROPOSED USE:	MEDICAL OFFICE
BUILDING AREA:	3,900 S.F.
NUMBER OF STORIES:	1
REGULAR PARKING REQUIRED:	13 SPACES
1 SP PER 300 S.F.	
REGULAR PARKING PROVIDED:	13 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	2 SPACES (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	14 SPACES

SITE LEGEND	
CONCRETE CURB	
STRIPING	
PARKING SPACES	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
FIRE HYDRANT	
DUMPSTER	

- ADMINISTRATIVE MODIFICATION TO BE APPROVED BY PLANNING DIRECTOR
1. ARTICLE VI, CHAPTER 8, SUBSECTION B.4.A.6) TO ALLOW A PARKING LOT ALONG THE IH-35E FRONTAGE ROAD WITH A 10- FOOT LANDSCAPE BUFFER IN LIEU OF THE REQUIRED 20-BUFFER.
 2. ARTICLE VI, CHAPTER 8, SUBSECTION B.2.E.6) TO ALLOW A DRIVEWAY WITHIN 300 FEET APART FROM ANY DRIVEWAY OR PUBLIC STREET/PRIVATE VEHICULAR ROUTE INTERSECTION.
 3. ARTICLE VI, CHAPTER 8.1, SUBSECTION B.2.6 TO ALLOW MINIMUM 63'.



NO.	DATE	DESCRIPTION	BY
1	04/09/2025	1ST CITY SUBMITTAL	AY
2	06/12/2025	2ND CITY SUBMITTAL	AY
3	07/15/2025	3RD CITY SUBMITTAL	AY
4	09/15/2025	4TH CITY SUBMITTAL	AY
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SITE PLAN

MEDICAL OFFICE

W PURNELL ST & DWIGHT STREET

CITY OF LEWISVILLE

DENTON COUNTY, TEXAS 75067

T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
AY	AY	12/11/24	SEE SCALE BAR	122-24	C-3.0

TX. P.E. FIRM #11525