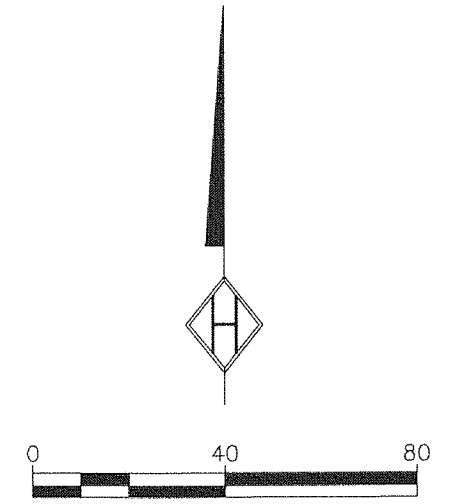
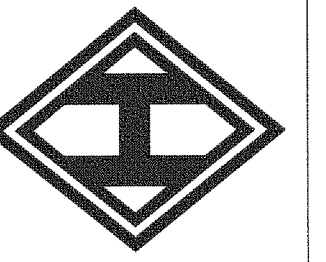


SEE PLAT FOR
EASEMENT LOCATIONS



HOMMEYER
ENGINEERING, INC.
CIVIL ENGINEERING & PLANNING
SITE & LAND PLANNING



DENTON TAP STORAGE
LOTS 3R1 & 3R2, BLOCK C
HIGHPOINT OAKS ADDITION
5.798 ACRES, ZONED "L1"
CITY OF LEWISVILLE, TEXAS

DIMENSION CONTROL
PLAN

REVISIONS:
01-09-08
1. REVISED PARKING & ADDED DRIVE-THRU FOR BUILDING "E".
09-22-08
1. REVISED SIDEWALK & REMOVED DUMPSTER PER CONTRACTOR.

DATE: 03/19/07

HEI #: 06-023

SHEET NO:
G2

LOT 3R1 PARKING TABULATION

RETAIL/RESTAURANT BUILDING "E" = 14,000 SF
10,000 SF RETAIL @ 5.5/1000 SF = 55 SPACES
4,000 SF RESTAURANT @ 1.5/100 SF = 60 SPACES

BUILDING PARKING REQUIRED: 115
BUILDING PARKING PROVIDED: 106*

BUILDING HANDICAP PARKING REQUIRED: 5
BUILDING HANDICAP PARKING PROVIDED: 5

PARKING SPACE DIMENSIONS: 9'x18'
DRIVE AISLE WIDTH: 24'
LOADING AREA: (1) 12'x40'

* IN ORDER TO MEET THE MINIMUM PARKING REQUIREMENTS FOR LOT 3R1, NINE (9) PARKING SPACES MUST BE UTILIZED FROM THE ADJACENT LOT 3R2.

LOT 3R2 PARKING TABULATION

BUILDING "A" - 20,587 SF
13,337 SF CLIMATE CONTROL @ 1/2,000 SF = 7 SPACES
7,250 SF NON-CLIMATE CONTROL WITH 10' LOADING LANE

BUILDING "B" - 70,800 SF
56,600 SF CLIMATE CONTROL @ 1/2,000 SF = 28 SPACES
14,200 SF NON-CLIMATE CONTROL WITH 10' LOADING LANE

BUILDING "C" - 10,200 SF
3,000 SF OFFICE @ 1/200 SF = 15 SPACES
7,200 SF WAREHOUSE @ 1/1,000 SF = 7 SPACES

BUILDING "D" - 9,500 SF
1,000 SF OFFICE @ 1/200 SF = 5 SPACES
1,400 SF APARTMENT @ 2 SPACES PER RESIDENCE = 2 SPACES
4,500 SF CLIMATE CONTROL @ 1/1,000 SF = 4 SPACES
2,600 SF NON-CLIMATE CONTROL WITH 10' LOADING LANE

PARKING REQUIRED: 68
PARKING PROVIDED: 84

HANDICAP PARKING REQUIRED: 4
HANDICAP PARKING PROVIDED: 4

PARKING SPACE DIMENSIONS: 9'x18'
DRIVE AISLE WIDTH: 24'
LOADING AREA: (1) 12'x40'

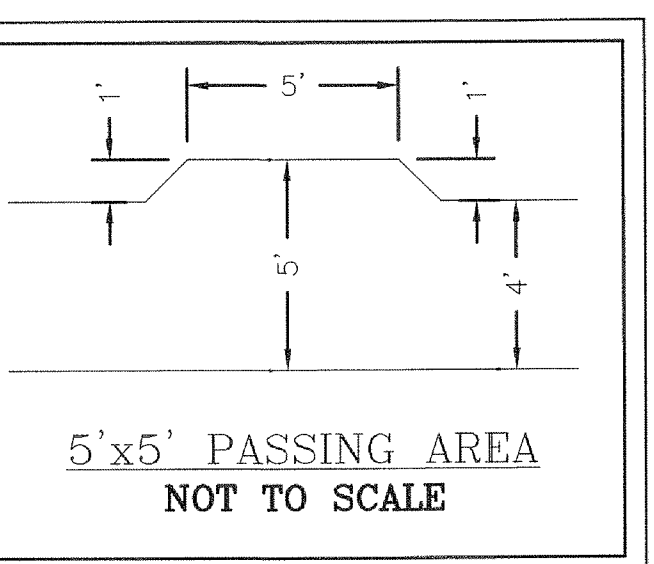
A CROSS PARKING AGREEMENT HAS BEEN EXECUTED BY THE OWNER'S OF LOTS 3R1 AND 3R2, BLOCK C, HIGHPOINT OAKS ADDITION TO ALLOW FOR THE USE OF NINE (9) ADDITIONAL PARKING SPACES LOCATED ON LOT 3R2 TO MEET THE MINIMUM PARKING REQUIREMENTS ON LOT 3R1.

DESIGN POINTS

PT	NORTHING	EASTING	PT	NORTHING	EASTING	PT	NORTHING	EASTING
A	8,415.1361	8,587.2246	1	8,397.4307	8,698.8952	9	8,176.9929	9,144.1710
B	7,930.0767	8,702.3916	2	8,049.4553	8,679.6833	10	8,238.6854	9,077.8332
C	7,896.0533	8,984.4977	3	7,986.6514	8,714.8923	11	8,296.6853	8,997.1767
D	7,813.2503	9,159.1832	4	7,944.4736	8,737.2926	12	8,367.3610	8,888.7436
E	7,954.5484	9,166.5158	5	7,895.6854	8,996.1710			
F	8,196.7784	9,154.2045	6	7,852.9929	9,144.1710			
G	8,349.8430	8,967.1589	7	7,961.6854	9,077.1589			
H	8,386.7665	8,896.1115	8	8,068.9929	9,144.1710			

LEGEND

I.R.F.	IRON ROD FOUND	⊗	POWER POLE
I.R.S.	IRON ROD SET	⊙	LIGHT POLE
"X"	CUT X IN CONCRETE	⊗	WATER VALVE
F.C.P.	FENCE CORNER POST	⊙ ^{SSMH}	SANITARY SEWER MANHOLE
///	ASPHALT	⊙	FIRE HYDRANT
⊙	TELEPHONE MANHOLE	⊙ ^{WM}	WATER METER



PAVEMENT LEGEND

- PROPOSED 6" 3600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.
- PROPOSED 5" 3600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.
- PROPOSED 4" 3000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.
- PROPOSED 8" 3600 PSI CONC. @ 28 DAYS WITH #4 BARS @ 18" O.C.E.W.

NOTES:

1. THE BUILDING EXTERIOR FINISH SHALL BE A MINIMUM OF 80% BRICK OR STONE.
2. OUTSIDE STORAGE SHALL BE LIMITED TO 10% OF THE OVERALL LOT AREA AND MUST BE SCREENED IN ACCORDANCE WITH CITY OF LEWISVILLE REQUIREMENTS.
3. THERE ARE NO PROTECTED TREES LOCATED WITHIN THE SITE BOUNDARIES

RECORD DRAWING

The record drawing herein reflects to the best of the design engineer's knowledge, the approximate location of the constructed improvements using information provided by the contractor.

Steven R. Hommeyer, P.E. #86942
Date: SEPTEMBER 23, 2008

