

NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:
TEXAS 811 1-800-344-8377
ATMOS GAS 972-881-4161
TXU ELECTRIC DELIVERY 1-800-711-9112
CITY OF LEWISVILLE ENGINEERING DEPT. 972-219-3490

CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION.



0 20 40 80 120
GRAPHIC SCALE IN FEET

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- ROAD CENTER LINE
- BUILDING SETBACK LINE
- BACK OF CURB LINE
- PROPOSED FIRELANE
- PROPOSED PAVEMENT
- ACCESSIBLE CROSSWALK
- EDGE OF PAVEMENT LINE
- EX EDGE OF PAVEMENT LINE
- PROP. ACCESSIBLE ROUTE

NOTES:

- ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
- REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
- ALL MECHANICAL EQUIPMENT, DUMPSTERS, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
- ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
- ALL STRIPING TO BE PAINTED XXXXXX.
- ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).

BENCHMARKS

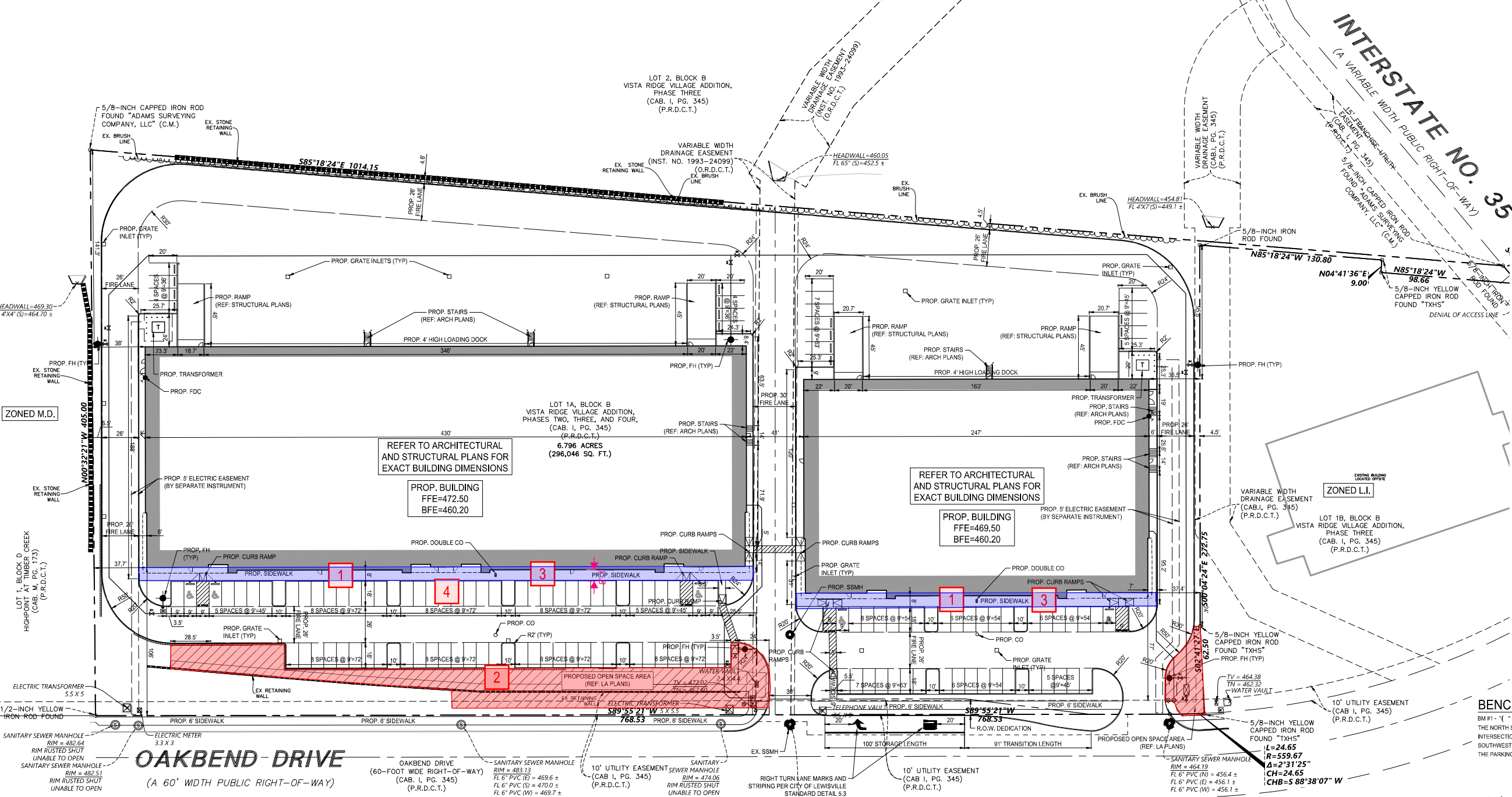
BM #1 - "1" CUT ON A CONCRETE PAD NEAR A WATER VALVE ON THE NORTH SIDE OF OAKBEND DRIVE, FROM WHICH THE INTERSECTION OF OAKBEND DRIVE AND SALADO DRIVE IS SOUTHWESTERLY APPROXIMATELY 90° AND A FIRE HYDRANT IN THE PARKING LOT OF 1A IS NORTHEASTERLY APPROXIMATELY 285°.
SURFACE N=7,054,563.87
SURFACE E=2,434,348.85
ELEVATION = 482.39'

BM #2 - "1" CUT IN THE SIDEWALK ON THE SOUTH SIDE OF OAKBEND DRIVE, FROM WHICH THE INTERSECTION OF OAKBEND DRIVE AND MACARTHUR BLVD IS NORTHEASTERLY APPROXIMATELY 571° AND A FIRE HYDRANT IN THE PARKING LOT OF 1A IS NORTHWESTERLY APPROXIMATELY 182°.
SURFACE N=7,054,517.54
SURFACE E=2,434,794.95
ELEVATION = 476.22'

PRELIMINARY
FOR INTERIM REVIEW ONLY.
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: **Gregory C. Westwood, P.E.**
P.E. No.: **118140**
Date: **11/18/2024**
Westwood

ZONED M.D.

ZONED L.I.



SITE DATA			
BUILDING AREA	68,336 SF		
BUILDING 1	37,942 SF		
BUILDING 2	30,394 SF		
SITE AREA	±296,050 SF		
	±6.80 AC		
BUILDING COVERAGE:	35.9%		
MAX BUILDING HEIGHT:	39'-0"		
LANDSCAPE COVERAGE	11.36%		
ROW AREA	2,532 SF		
IMPERVIOUS AREA	262,419 SF		
	±6.02 AC		
PARKING			
BUILDING 1			
PROPOSED USE:	AREA	FACTOR	REQ'D SPOTS
OFFICE (8% ASSUMED)	5,467 SF	1:300	19
WAREHOUSE	62,869 SF	1:1000	63
TOTAL REQUIRED:			82
TOTAL PROVIDED:			82
BUILDING 2			
PROPOSED USE:	AREA	FACTOR	REQ'D SPOTS
OFFICE (10% ASSUMED)	3,795 SF	1:300	13
WAREHOUSE	34,147 SF	1:1000	35
TOTAL REQUIRED:			48
TOTAL PROVIDED:			50

- A) To reduce the required minimum 12-foot-wide secondary walkway to 8-foot wide in front of the building and 5-foot wide at building articulation features, a 33% reduction.
- B) To reduce required minimum five percent open space standard (14,810 square feet) to 11,055 square feet, a 25% reduction

NO.	DATE	REVISION
Westwood 7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 T:972.235.3031 www.westwoodpa.com		
Westwood Professional Services, Inc.		
CH REALTY X-GAP DFW OAKBEND, L.P.		
420 OAKBEND DR SPEC WAREHOUSES		
DIMENSIONAL CONTROL PLAN		
ZONED L.I. CITY OF LEWISVILLE, DENTON COUNTY, TEXAS		
DESIGN	DRAWN	REVIEWER
AGG	DPG	AGG
SCALE	DATE	FILE
1"=40'	NOV 2024	
SHEET No.	C201	

TBPELS. ENGINEERING FIRM NO. 11756
TBPELS. SURVEYING FIRM NO. 10074.301

Lot Boundary: 207' x 207' (11.23 AC)
Unit: Square Feet
Pkg Date/Time: 11/11/2024 11:52 AM
Pkg Path: \\P:\Projects\2024\420 Oakbend Dr Spec Warehouses\420 Oakbend Dr Spec Warehouses.dwg
Pkg User: TBPELS

420 OAKBEND DR SPEC WAREHOUSES