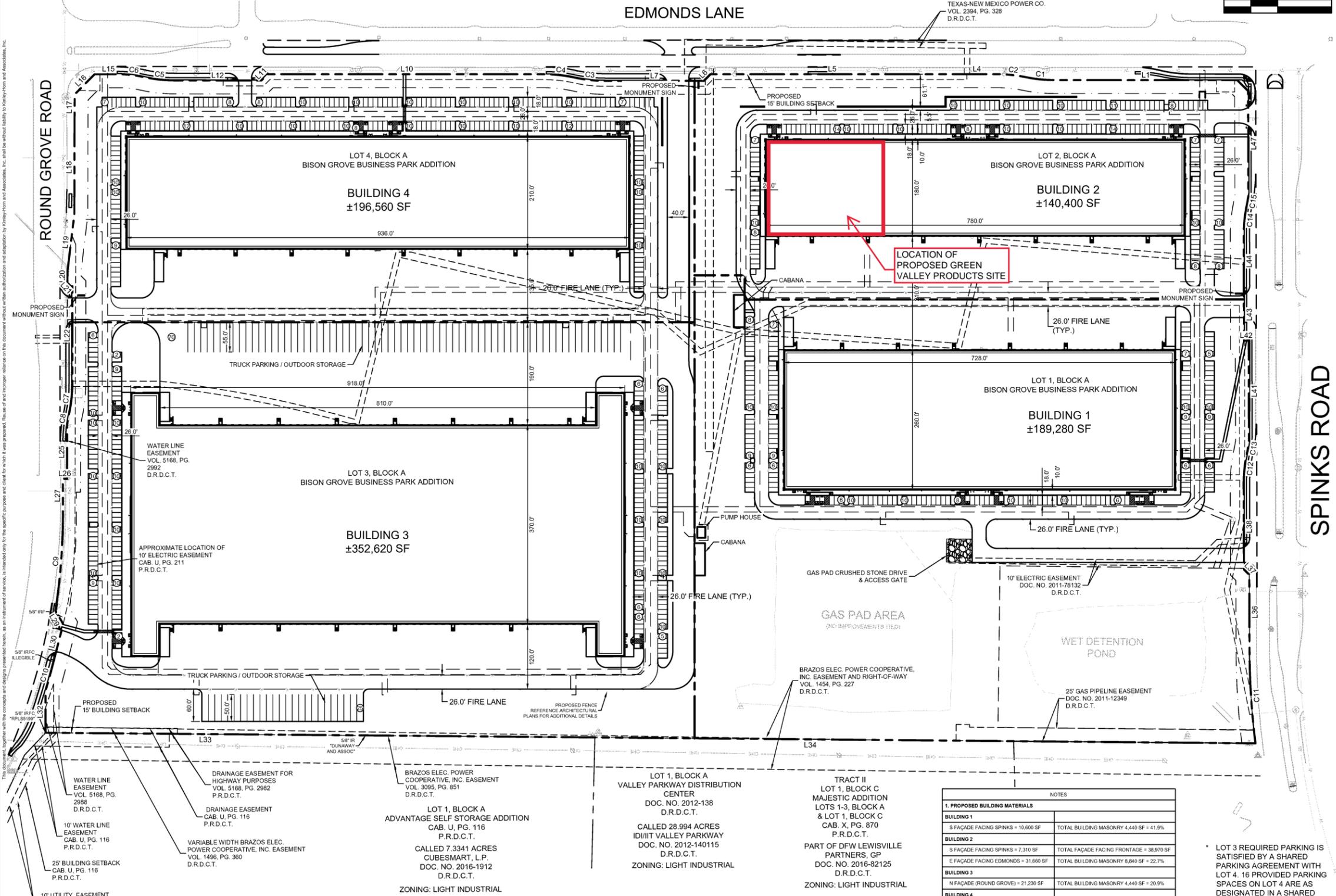
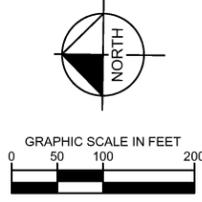


Line Table																					
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length				
L1	N00° 40' 55.20"W	341.61	L10	N00° 43' 25.00"W	517.96	L17	S89° 46' 15.00"W	47.16	L22	S89° 17' 41.96"W	181.67	L30	N76° 20' 46.57"W	72.66	L37	N44° 08' 40.49"E	14.11	L44	N89° 08' 36.94"E	100.48	
L4	N00° 43' 25.00"W	85.09	L11	N45° 38' 59.52"W	16.48	L18	S89° 23' 45.00"W	175.80	L25	S89° 25' 45.00"W	99.71	L32	S89° 10' 20.28"W	77.65	L39	N89° 07' 34.27"E	159.23	L47	N89° 08' 30.00"E	194.25	
L5	N00° 43' 25.00"W	452.57	L12	N00° 38' 59.52"W	162.07	L19	N83° 50' 35.00"W	105.07	L26	N00° 49' 39.72"W	7.76	L33	S00° 14' 59.72"E	594.58	L41	N89° 08' 30.00"E	187.61				
L6	N45° 43' 25.00"W	17.42	L15	N00° 43' 25.00"W	51.56	L20	S89° 25' 45.00"W	19.65	L27	S89° 10' 20.28"W	81.85	L34	S00° 12' 40.00"E	1653.32	L42	N00° 43' 25.00"W	8.85				
L7	N00° 43' 25.00"W	183.84	L16	N45° 51' 00.00"W	52.49	L21	S44° 17' 41.96"W	12.54	L28	S89° 38' 13.43"W	28.28	L36	N89° 08' 30.00"E	137.67	L43	N89° 08' 36.94"E	96.79				

Curve Table											
Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta	Curve #	Length	Radius	Delta
C1	62.80	262.62	911.4796°	C6	40.77	236.74	009.8680°	C11	175.08	1439.00	006.9710°
C2	47.80	268.74	910.1288°	C7	58.14	269.37	012.1347°	C12	57.87	261.00	012.7035°
C3	57.80	263.29	012.5791°	C8	20.78	238.63	004.9674°	C13	20.38	239.00	004.8869°
C4	51.96	265.82	011.2038°	C9	183.64	1175.16	008.9536°	C14	54.04	281.00	011.8632°
C5	56.07	263.26	012.2023°	C10	56.74	1275.21	002.5045°	C15	17.79	239.00	004.2644°

LEGEND	
PROPERTY LINE	---
PROPOSED FIRE LANE	FL
EASEMENT	---
SETBACK LINE	---
PARKING STALL COUNT	⊙



PROJECT SUMMARY TABLE	
ZONING	LOT 1 LI - LIGHT INDUSTRIAL
LAND AREA	18,988 AC (824,438 S.F.)
SETBACKS	25'
EDMONDS LANE	25'
SPINKS ROAD	25'
BUILDING AREA	186,260 S.F.
OFFICE	15,000 S.F.
WAREHOUSE	173,860 S.F.
BUILDING COVERAGE	23.0%
IMPERVIOUS AREA	361,388 S.F.
LANDSCAPE AREA	463,049 S.F.
LANDSCAPE COVERAGE	56.2%
PARKING REQUIRED	150
PARKING PROVIDED	187
ACCESSIBLE PARKING REQUIRED	6
ACCESSIBLE PARKING PROVIDED	9
ZONING	LOT 2 LI - LIGHT INDUSTRIAL
LAND AREA	9,581 AC (417,386 S.F.)
SETBACKS	25'
EDMONDS LANE	25'
SPINKS ROAD	25'
BUILDING AREA	140,400 S.F.
OFFICE	15,000 S.F.
WAREHOUSE	124,800 S.F.
BUILDING COVERAGE	33.7%
IMPERVIOUS AREA	323,178 S.F.
LANDSCAPE AREA	97,258
LANDSCAPE COVERAGE	23.3%
PARKING REQUIRED	125
PARKING PROVIDED	197
ACCESSIBLE PARKING REQUIRED	7
ACCESSIBLE PARKING PROVIDED	8
ZONING	LOT 3 LI - LIGHT INDUSTRIAL
LAND AREA	20,875 AC (900,597 S.F.)
SETBACKS	25'
EDMONDS LANE	25'
ROUND GROVE ROAD	25'
BUILDING AREA	352,420 S.F.
OFFICE	12,960 S.F.
WAREHOUSE	339,660 S.F.
BUILDING COVERAGE	39.9%
IMPERVIOUS AREA	742,854 S.F.
LANDSCAPE AREA	157,743 S.F.
LANDSCAPE COVERAGE	17.5%
PARKING REQUIRED	222
PARKING PROVIDED	298
ACCESSIBLE PARKING REQUIRED	7
ACCESSIBLE PARKING PROVIDED	6
ZONING	LOT 4 LI - LIGHT INDUSTRIAL
LAND AREA	12,052 AC (524,997 S.F.)
SETBACKS	25'
EDMONDS LANE	25'
ROUND GROVE ROAD	25'
BUILDING AREA	196,560 S.F.
OFFICE	15,000 S.F.
WAREHOUSE	180,960 S.F.
BUILDING COVERAGE	34.7%
IMPERVIOUS AREA	442,674 S.F.
LANDSCAPE AREA	82,123 S.F.
LANDSCAPE COVERAGE	15.6%
PARKING REQUIRED	154
PARKING PROVIDED	251
ACCESSIBLE PARKING REQUIRED	7
ACCESSIBLE PARKING PROVIDED	8

**Kimley»Horn**  
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KHA PROJECT	064477412
DATE	JULY 2021
SCALE	AS SHOWN
DESIGNED BY	NBF
DRAWN BY	SSG
CHECKED BY	DPG

**ENGINEERING SITE PLAN**  
 FOR  
**BISON GROVE BUSINESS PARK**  
 888 W ROUND GROVE ROAD  
 BISON GROVE BUSINESS PARK ADDITION  
 LOT 1-4, BLOCK A  
 62.1676 ACRES, ZONED "LI-LIGHT INDUSTRIAL"  
 LEWISVILLE, TEXAS

**SITE PLAN**

**DEVELOPER**  
**Hines**  
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 SUITE 4100  
 HOUSTON, TEXAS 77002  
 CONTACT: BRAD DAVIS  
 PHONE: (713) 237-5718  
 EMAIL: BRADLEY.DAVIS@HINES.COM

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 FIRM NO. F-928  
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**RECORD DRAWING**  
 THIS RECORD DRAWING IS A COMPILATION OF QUALIFIED ENGINEERING DRAWINGS FOR THIS PROJECT MODIFIED BY INFORMATION FURNISHED BY THE CONTRACTOR, BASED ON THE CONTRACTORS' REPRESENTATION, GENERAL INSPECTION PROVIDED BY THE CITY AND BY PERMANENT FIELD SHEETS OF THE PROJECT. THEY ARE IN GENERAL CONFORMANCE WITH THE OFFICIAL PLANS PREPARED UNDER MY DIRECTION AND SEAL. THE SIGNATURE AND SEAL OF THE CONTRACTOR ARE ON THESE CONDITIONS HAVE BEEN REFLECTED THROUGH INFORMATION FURNISHED UNDER MY DIRECTION AND BY THE CONTRACTOR AND IDENTIFIED SPECIFICALLY AS CHANGES MADE ON THESE RECORD DRAWINGS.  
 SIGNED: ENGINEER OF RECORD  
 SIGNATURE: [Signature] DATE: 08/23/2022  
 PRINTED NAME: DANIEL P. GALLAGHER

NOTES	
<b>1. PROPOSED BUILDING MATERIALS</b>	
BUILDING 1	
S FAÇADE FACING SPINKS = 10,600 SF	TOTAL BUILDING MASONRY 4,440 SF = 41.9%
BUILDING 2	
S FAÇADE FACING SPINKS = 7,310 SF	TOTAL FAÇADE FACING FRONTAGE = 38,970 SF
E FAÇADE FACING EDMONDS = 31,660 SF	TOTAL BUILDING MASONRY 8,840 SF = 22.7%
BUILDING 3	
N FAÇADE (ROUND GROVE) = 21,290 SF	TOTAL BUILDING MASONRY 4,440 SF = 20.9%
BUILDING 4	
E FAÇADE FACING EDMONDS = 37,740 SF	TOTAL FAÇADE FACING FRONTAGE = 46,250 SF
N FAÇADE (ROUND GROVE) = 8,510 SF	TOTAL BUILDING MASONRY 4,440 SF = 9.6%
<b>2. NO OUTDOOR STORAGE IS PROPOSED FOR THIS PROJECT</b>	
<b>3. NO DUMPSTER LOCATION IS PROPOSED FOR THIS PROJECT</b>	
<b>4. PARKING CALCULATIONS (ARTICLE VIII, SEC. 6-162)</b>	
OFFICE SPACE	ONE (1) 250 S.F.
WAREHOUSE SPACE	ONE (1) 2,000 S.F.
<b>5. VARIANCES</b>	
MODIFIED MEDIAN LEFT TURN LANES	
DRIVEWAY SPACING VARIANCE	⚠
DRIVEWAY WIDTH VARIANCE TO 40' WIDTH	⚠

**WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.**

**811** Know what's below.  
 Call before you dig.

# Existing Building Elevation

