

VARIANCE A:
TO ALLOW PAVEMENT OVER A GRASS
ONLY WATERLINE EASEMENT

VARIANCE EXHIBIT-A
VISTA RIDGE ADDITION
NEC ROCKBROOK DRIVE & S.H. 121
CITY OF LEWISVILLE
DENTON COUNTY, TEXAS



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Planning | Civil Engineering | Construction Management

DESIGN	DRAWN	DATE	SCALE	PROJECT NO.	SHEET NO.
KK	MLW	12/04/19	N.T.S.	066-1B	EX-1

TX PE FIRM #11525

ROCKBROOK DRIVE
(VARIABLE WIDTH R.O.W.)
POSTED SPEED LIMIT 40 MPH

CB=S 31°11'24" E
CL=325.56'
D=12.3287'
R=1515.91'
L=326.19'

EX. SSMH
RIM=449.45
30" FL=435.00±
27" FL=435.00±
(FIELD VERIFY)

EX. SSMH
RIM=449.63
" FL=436.35±
(FIELD VERIFY)

25' WATERLINE EASEMENT
INST. NO.
25' BLDG. LINE
INST. NO.

UTILITY EASEMENT
(CAB R, PG. 109)
(CAB F, PG. 271)

5' R.O.W. DEDICATION
(CAB R, PG. 109)

5' R.O.W. DEDICATION
(CAB W, PG. 844)

19.09' CLEAR VISION AREA
(CAB W, PG. 844)

25' WATERLINE EASEMENT
(CAB R, PG. 109)

SIDEWALK EASEMENT
(CAB W, PG. 844)

26' FIRELANE ACCESS EASEMENT

26' FIRELANE ACCESS EASEMENT

24' FIRELANE ACCESS EASEMENT

24' FIRELANE EASEMENT
(CAB W, PG. 844)

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(CAB W, PG. 844)

24' FIRELANE EASEMENT
(CAB W, PG. 844)

LOT 11R
LOT 10R

N 61°36'44" E - 367.22'

S 28°23'14" 39.11'

N 61°36'44" E 85.09'

S 28°23'13" - 333.35'

S.H. 121 (SERVICE ROAD)

S 52°38'45" W 32.82'

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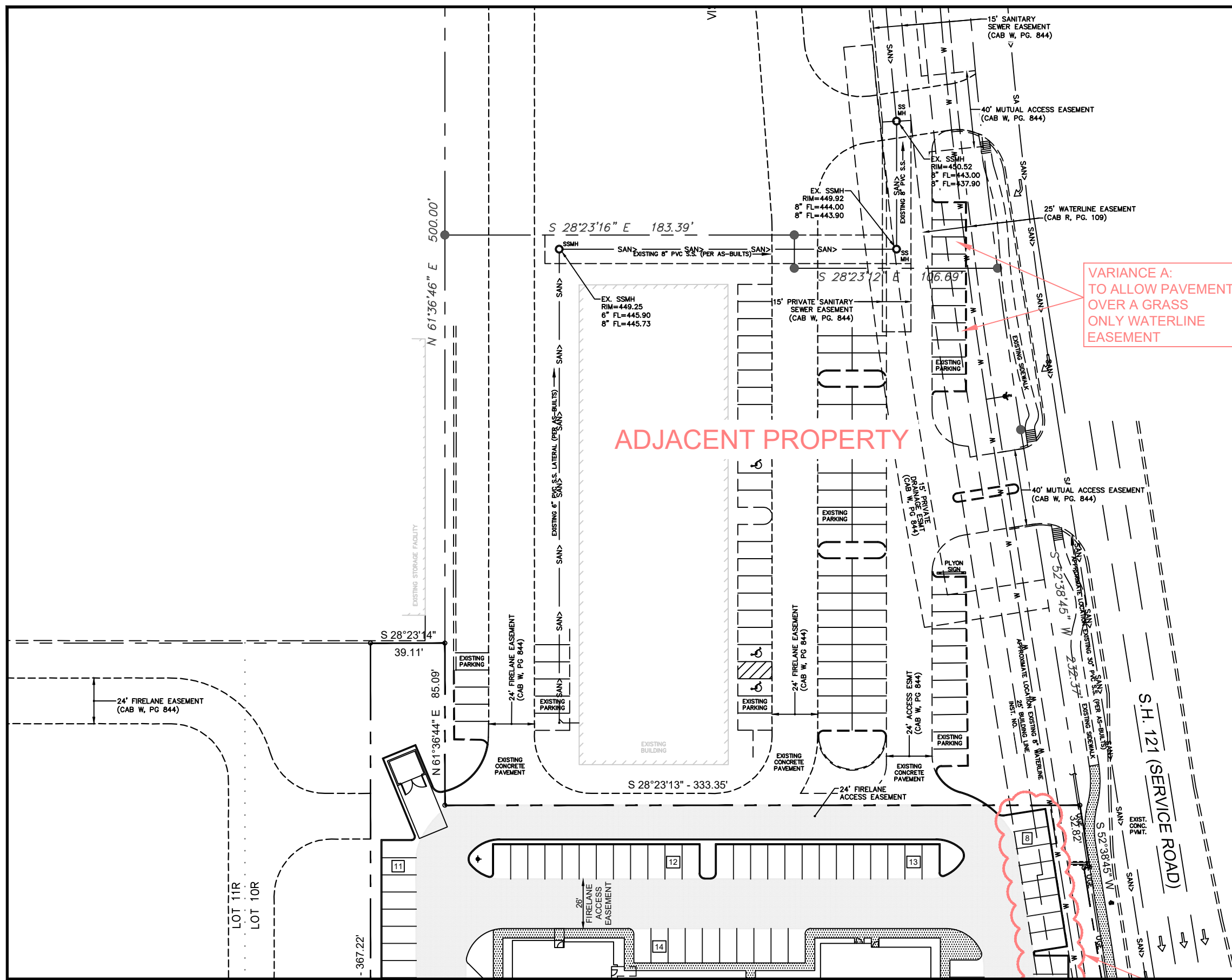
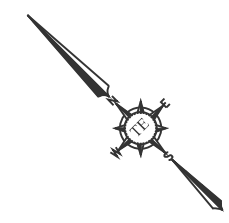
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TX PE FIRM #11525

STAYBRIDGE SUITES 4 STORY

Guest Room Count Breakdown					
	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
STUDIO KING	7	11	11	11	40
STUDIO QUEEN/QUEEN	-	4	4	4	12
ONE BEDROOM		3	3	3	9
STUDIO KING ADA		3	3	3	9
	7	21	21	21	70

Room Sizes	
STUDIO KING	441 S.F
STUDIO Q/Q	507 S.F
ONE BEDROOM	611 S.F
STUDIO KING ADA	564 S.F

AVID HOTEL 4 STORY

Guest Room Count Breakdown					
	GROUND FLR	2ND FLOOR	3RD FLOOR	4TH FLOOR	TOTAL
KING	4	9	9	9	31
DOUBLE QUEEN	3	5	5	5	18
DOUBLE QUEEN ADA	-	1	1	1	3
KING ADA		1	1	1	3
	7	16	16	16	55

Room Sizes	
KING	240 S.F
DOUBLE QUEEN	297 S.F
DOUBLE QUEEN ADA	399 S.F
KING ADA	379 S.F

3. COOK TOPS BE PROVIDED IN ROOM

STAYBRIDGE SUITES : 70 ROOM
 AVID : NO COOK TOP

- 8. A. FITNESS FACILITY : 789 S.F (MIN.400 S.F)
- B. OUTDOOR PLAZA : 1243 S.F (MIN. 1000 S.F)
- C. WATER SURFACE 543 S.F AND DECK 1042 S.F (MIN 1000S.F)

9. A. MEETING ROOM : 1550 S.F (MIN.1500 S.F)

*Total Average Room Size 396 S.F

VARIANCE EXHIBIT 'B'