

04/08/24

City Of Lewisville  
151 W Church Street  
Lewisville TX 75057

Re: Dave's Hot Chicken  
724 W Main St Suite 500  
Alternative Standard Request Narrative  
Project # DHC23011

To Whom this may concern,

This letter is the written response to 1 of 4 of your 2<sup>nd</sup> Round review comments received from your office.

To Whom this may concern,

This letter is being written regarding the Dave's Hot Chicken that will soon be located at 724 W Main St. Suite 500 located in Lewisville, TX.

During the City's building plan review, a comment related to the requirement of canopy trees and plant material arose. Due to the current conditions of this site, (ie: the lack of islands and most importantly, there being no irrigation coming from the building); this requirement would significantly increase construction fees, etc.

After much communication between parties – City Reviewer, Michelle Berry, Director, and the Landlord of this site, Mr. Steve Lipscomb; all parties agreed on a compromise. All parties agreed to add three (3) new 3" Caliper Live Oak trees. Those agreed locations can be found on Exhibit A. Exhibits A, B, C are supporting documents that will help illustrate the request.



General Notes:

- 1. Bearings are based on the west line of Edmonds Lane as shown on plat recorded in Volume 13, Page 39, Plat Records, Denton County, Texas as monumented on the ground.
2. The surveyor was provided with title commitments issued by First American Title Insurance Company, in connection with G# 1002-225572-RTT, issued May 31, 2017, with an effective date of May 17, 2017. Surveyor has relied on these commitments for the location of easements and has performed no independent research for easements or other encumbrances that may affect the subject property.
3. Visible improvements and utilities were located with this survey. No subsurface probing, excavation or exploration was performed for this survey. Contact "TEXAS 811" at 1-800-344-8377 before excavation or digging.
4. This survey has been prepared for the sole purpose of the transaction described in the above referenced title commitments and the parties listed thereon. This survey is not to be used for any subsequent transactions.
5. The subject tract is depicted within Zone X on the Flood Insurance Rate Map, Map No. 48121C05456, dated April 18, 2011. Zone X is defined thereon as "Areas determined to be outside the 0.2% annual chance floodplain". The location of the flood zone lines were determined by scaling from said FEMA Map. The actual location as determined by elevation contours may differ. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor or Raymond L. Goodson Jr., Inc. as a result of flooding.
6. Controlling Monuments: As shown.
7. No evidence of recent earth moving work, building construction, building additions, recent street construction or repairs, or recent sidewalk construction or repairs were observed on the date the field work was performed for this survey. No proposed changes in street right-of-way lines were made available by the controlling jurisdiction for this survey.
8. Regular parking spaces provided - 581. Handicapped parking spaces provided - 20. Parking information provided on this survey is based on observable and clearly identifiable parking stripes. Faded or obstructed parking spaces may not be included in the above parking count.

ZONING INFORMATION:

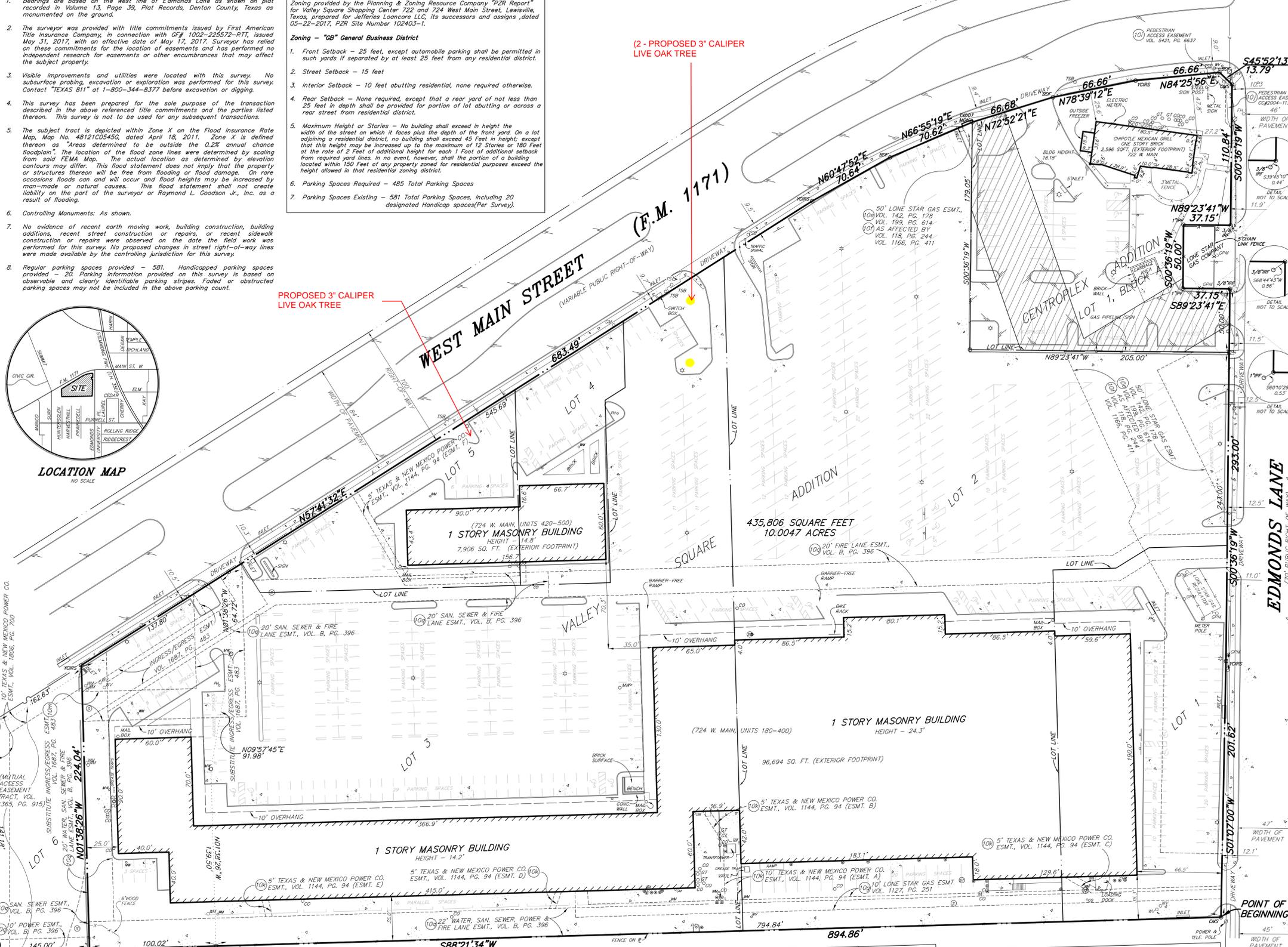
- Zoning provided by the Planning & Zoning Resource Company "PZR Report" for Valley Square Shopping Center 722 and 724 West Main Street, Lewisville, Texas, prepared for Jefferies Loancore LLC, its successors and assigns, dated 05-22-2017, PZR Site Number 102403-1.
Zoning - "GB" General Business District
1. Front Setback - 25 feet, except automobile parking shall be permitted in such yards if separated by at least 25 feet from any residential district.
2. Street Setback - 15 feet
3. Interior Setback - 10 feet abutting residential, none required otherwise.
4. Rear Setback - None required, except that a rear yard of not less than 25 feet in depth shall be provided for portion of lot abutting or across a rear street from residential district.
5. Maximum Height or Stories - No building shall exceed in height the width of the street on which it faces plus the depth of the front yard. On a lot adjoining a residential district, no building shall exceed 45 feet in height, except that this height may be increased up to the maximum of 12 stories or 180 feet at the rate of 2 feet of additional height for each 1 foot of additional setback from required yard lines. In no event, however, shall the portion of a building located within 150 feet of any property zoned for residential purposes exceed the height allowed in that residential zoning district.
6. Parking Spaces Required - 485 Total Parking Spaces
7. Parking Spaces Existing - 581 Total Parking Spaces, including 20 designated Handicap spaces(Per Survey).

(2 - PROPOSED 3" CALIPER LIVE OAK TREE)

PROPOSED 3" CALIPER LIVE OAK TREE



LOCATION MAP NO SCALE



Schedule B Notes:

- The following items are intended to address survey-related matters listed in Schedule B of said commitment (G# 1002-225572-RTT) for the subject property.
10(e) Easement to Lone Star Gas Company recorded in Volume 142, Page 178, D.R.D.C.T. as affected by Volume 1166, Page 411 and Volume 118, Page 244, D.R.D.C.T. lies within the boundary of the subject tract as shown. Said instrument is blanket in nature as it pertains to Lot 1, Block A, Centroplex Addition and Valley Square Addition. (Ingress-Egress)
10(f) Easement to Lone Star Gas Company recorded in Volume 199, Page 614, D.R.D.C.T. as affected by Volume 1166, Page 411, D.R.D.C.T. lies within the boundary of the subject tract as shown. Said instrument is blanket in nature as it pertains to Lot 1, Block A, Centroplex Addition and Valley Square Addition. (Ingress-Egress)
10(g) Easement to Lone Star Gas Company recorded in Volume 1127, Page 251, D.R.D.C.T. lies within the boundary of the subject tract as shown.
10(h) Easement to the City of Lewisville recorded in Volume 5421, Page 6637, D.R.D.C.T. lies within the boundary of the subject tract as shown.
10(i) Easement to the City of Lewisville recorded in CC# 2004-113413, O.P.R.D.C.T. lies within the boundary of the subject tract as shown.
10(j) Easement to Texas & New Mexico Power Co. recorded in Volume 1144, Page 94, D.R.D.C.T. lies within the boundary of the subject tract as shown.
10(k) Easement to Wendy's International, Inc. recorded in Volume 1687, Page 483, D.R.D.C.T. lies within the boundary of the subject tract as shown.
10(l) Easement to Denton County Electric Cooperative Inc. recorded in Volume 338, Page 179, D.R.D.C.T. together with and as affected by Volume 1607, Page 85, D.R.D.C.T. does affect that portion of the subject property located in Centroplex Addition. Said instrument is blanket in nature and not shown hereon.
10(m) The Proposed Water & Sanitary Sewer Service shown on plat recorded in Volume 13, Page 39, D.R.D.C.T. did not convey an easement for that purpose and was shown for information purposes only. Unable to plot.
10(n) Easement to Brazos River Transmission Electric Cooperative, Inc. recorded in Volume 306, Page 387, D.R.D.C.T. together with and as affected by Volume 1550, Page 948, D.R.D.C.T. does not affect Lots 1-5 of Valley Square Addition, but does affect all of Lot 1, Block A, Centroplex Addition. Said instrument is blanket in nature and not shown hereon.
10(o) The 20' Sanitary Sewer and Fire Lane Easement, the 20' Water, Sanitary Sewer, and Fire Lane Easement, the 22' Water, Sanitary Sewer, Power, and Fire Lane Easement, and/or building lines recorded in Cabinet B, Page 396, D.R.D.C.T. lie within the boundary of the subject tract as shown.

A tract of land situated in the J. Watkins Survey, Abstract No. 1323 and being a part of Lot 1, Block A, Centroplex Addition No. 1, an addition to the City of Lewisville, Denton County, Texas as recorded in Volume 13, Page 39 of the Plat Records of Denton County, Texas, and a part of Valley Square, an addition to the City of Lewisville, Denton County, Texas as recorded in Volume B, Page 396 of the Plat Records of Denton County, Texas, more particularly described as follows:

- BEGINNING at a chiseled "X" set in concrete for corner at the southeast corner of said Valley Square addition, said "X" being in the west line of Edmonds Lane (a 70 foot right-of-way);
THENCE South 88°21'34" West along the south line of said Valley Square addition for a distance of 894.86 feet to a 1/2" iron rod found for corner, said rod being the southwest corner of Lot 3, said Valley Square Addition;
THENCE North 01°38'26" West along the common line between Lot 3 and Lot 6 of said Valley Square Addition for a distance of 224.04 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner in the southeasterly line of F.M. 1171 (a variable width right-of-way);
THENCE North 57°41'32" East along the southeasterly line of said F.M. 1171 for a distance of 683.49 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for an angle point, said point being the southwesterly corner of a tract of land conveyed to the State of Texas by deed recorded in Volume 2948, Page 0889, Deed Records, Denton County, Texas;
THENCE North 60°47'52" East continuing along the southeasterly line of said F.M. 1171 and the southeasterly line of said State of Texas tract for a distance of 70.64 feet to a brass disk found for an angle point;
THENCE North 66°55'19" East continuing along the southeasterly line of said F.M. 1171 and the southeasterly line of said State of Texas tract for a distance of 70.62 feet to a Texas Department of Transportation monument found for corner, said monument being in the west line of Lot 1, Block A, said Centroplex Addition No. 1, and being the westerly corner of a tract of land conveyed to the State of Texas by deed recorded in Volume 2948, Page 0920, Deed Records, Denton County, Texas;
THENCE North 72°52'21" East continuing along the southerly line of said F.M. 1171 and the southerly line of said State of Texas tract for a distance of 66.68 feet to a brass disk found for an angle point;
THENCE North 78°39'12" East continuing along the southerly line of said F.M. 1171 and the southerly line of said State of Texas tract for a distance of 66.66 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for an angle point;
THENCE North 84°25'56" East continuing along the southerly line of said F.M. 1171 and the southerly line of said State of Texas tract for a distance of 66.66 feet to a brass disk found for corner at the intersection of the southerly line of said F.M. 1171 with the cut-off line between the southerly line of said F.M. 1171 and said Edmonds Lane;
THENCE South 45°52'13" East along said cut-off line and the southerly line of said State of Texas tract for a distance of 13.79 feet to a chiseled "X" set in concrete for corner at the intersection of said cut-off line with the west line of said Edmonds Lane;
THENCE South 00°36'19" West along the west line of said Edmonds Lane for a distance of 110.84 feet to a point for corner at the northeast corner of an Lone Star Gas Company tract, from which a 3/8" iron rod found bears South 39°45'10" West a distance of 0.44 feet;
THENCE North 89°23'41" West along the north line of said Lone Star Gas Company tract for a distance of 37.15 feet to a 1" iron pipe found at the northwest corner of said Lone Star Gas Company tract;
THENCE South 00°36'19" West along the west line of said Lone Star Gas Company tract for a distance of 50.00 feet to a point for corner at the southwest corner of said Lone Star Gas Company tract, from which a 1" iron pipe found bears South 60°10'29" West a distance of 0.53 feet;
THENCE South 89°23'41" East along the south line of said Lone Star Gas Company tract for a distance of 37.15 feet to a point for corner in the west line of said Edmonds Lane, said point being the southeast corner of said Lone Star Gas Company tract, from which a 3/8" iron rod found bears South 68°44'43" West a distance of 0.56 feet;
THENCE South 00°36'19" West along the west line of said Edmonds Lane for a distance of 293.00 feet to a 1/2" iron rod with yellow plastic cap stamped "RLG INC" set for corner;
THENCE South 01°07'00" West continuing along the west line of said Edmonds Lane for a distance of 201.62 feet to the POINT OF BEGINNING and containing 435,806 square feet or 10.0047 acres, more or less.

SURVEYOR'S CERTIFICATE

To: LRIC Lewisville, LP, First American Title Insurance Company, Veritex Community Bank, and Valley Square Shopping Center, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2016 Minimum Standards Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, 18, 19, and 20 in Table A thereof. The field work was completed on May 24, 2017.

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed upon as a final survey document. Brian R. Wade, RPLS # 6098

ALTA/NSPS LAND TITLE SURVEY

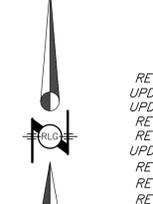
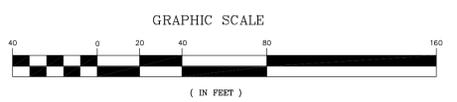
A PART OF VALLEY SQUARE ADDITION AND A PART OF LOT 1, BLOCK A CENTROPLEX ADDITION NO. 1 J. WATKINS SURVEY, ABSTRACT NO. 1323 IN THE CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

RLG RAYMOND L. GOODSON JR., INC. CONSULTING ENGINEERS 12001 N. CENTRAL EXPRESSWAY, SUITE 300 DALLAS, TEXAS 75243 (214) 739-8100 TEXAS PE REG # - 493 TBPLS REG #100341-00 rlg@rlginc.com

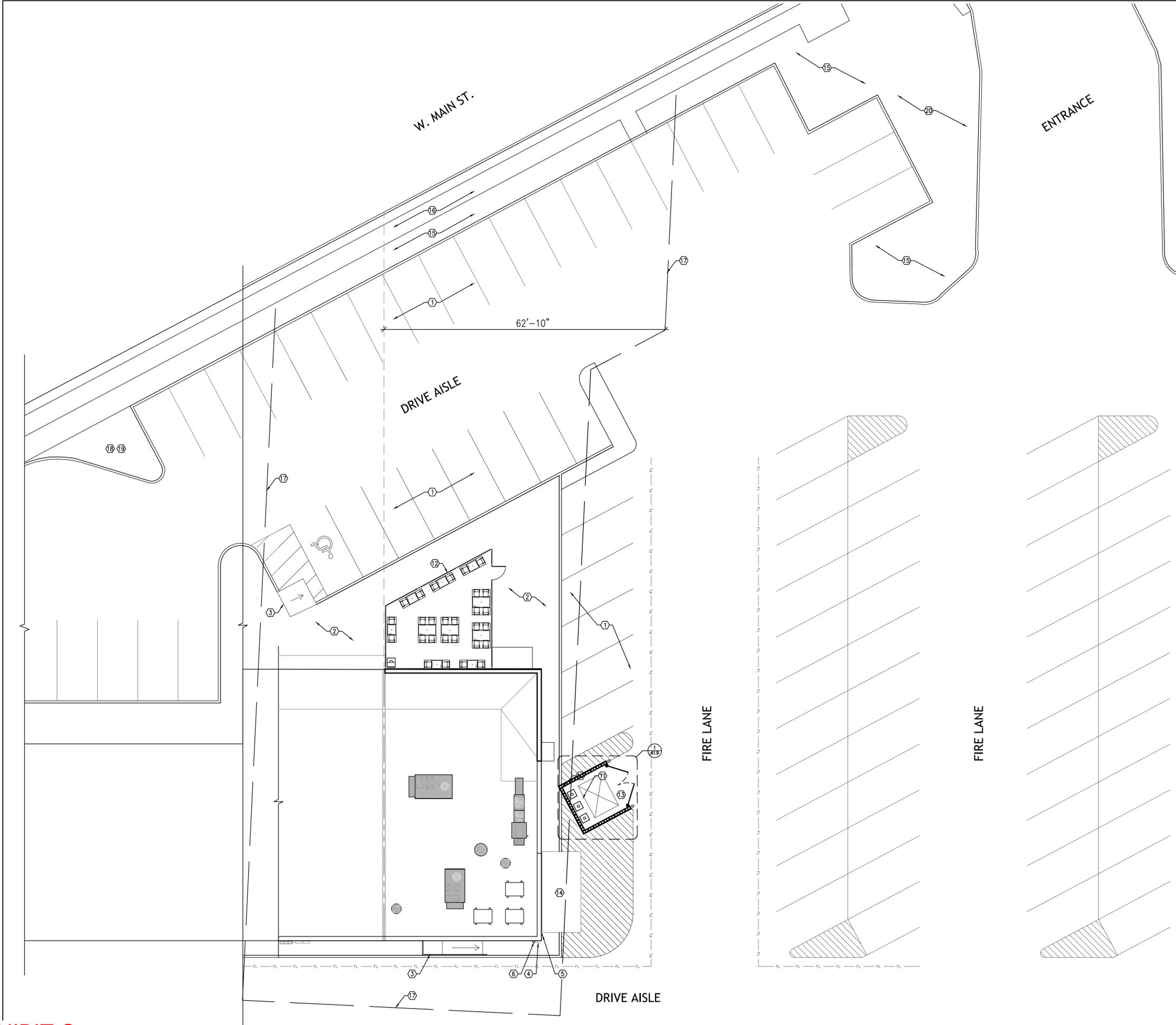
Table with columns: SCALE: 1" = 40', DATE: 05/24/2017, SHEET 1 OF 1, JOB NO. 1711.048, E-FILE 1711.048.dwg, DWG NO. -

EXHIBIT A

LEGEND table listing symbols for PROPERTY LINE, EASEMENT LINE, ASPHALT, CONCRETE, FENCE LINE, WATER VALVE, WATER METER, TELEPHONE PEDESTAL, SANITARY SEWER MANHOLE, MONITOR WELL, BOLLARD, SIGNAL BOX, OVERHEAD POWER, STORM SEWER MANHOLE, GAS MANHOLE, POWER POLE, 1/2" IRON ROD SET, FOUND, YELLOW CAPPED IRON ROD SET, CHISELED "X" SET, IRON PIPE FOUND, TREE, SIGN, GREASE TRAP, GAS PIPELINE MARKER, GAS METER, BOLLARD, UNKNOWN MANHOLE.







**GENERAL NOTES**

A ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY. G.C. TO VERIFY FIELD EXISTING CONDITIONS, LOCATION OF NEW SIGNAGE BOARD, CALL BOX, ETC. WITH OWNER.

B U.N.O. EXISTING BOLLARDS, SIDEWALKS, TRANSFORMER, WATER LINE INPUT, AND ELECTRICAL POWER LOCATION SHALL REMAIN. G.C. TO CONFIRM WITH OWNER.

C SITE WORK BY OTHERS - PARKING, DRIVEWAYS, AND FLATWORK TO BE REPLACED. PLANS AND DETAILS BY OTHERS.

**KEY NOTES:**

- EXISTING PARKING STALLS TO REMAIN
- EXISTING CONCRETE SIDEWALK
- EXISTING CONC. RAMP (1:12)
- EXISTING DOWNSPOUT TO REMAIN
- EXISTING GAS LINE TO REMAIN
- EXISTING FILL BOX TO REMAIN
- EXISTING EXTERIOR COLUMN TO REMAIN
- REMOVE EXISTING PATIO RAILING AND GATE
- ABANDONED EXISTING GREASE TRAP AND CLEAN OUT. COORDINATE WITH G.C. ON NEW GREASE TRAP AND CLEAN OUT LOCATION
- DEMO PORTION OF EXISTING CURB
- PAINT OVER EXISTING PARKING STRIPE
- NEW PATIO RAILING AND GATE, PAINT P-6
- NEW TRASH CAN ENCLOSURE
- NEW SLAB FOR EXTERIOR WALK-IN COOLER/FREEZER
- EXISTING SHRUB/LANDSCAPE ROW ALONG MAIN STREET
- EXISTING SIDEWALK ALONG MAIN STREET
- EXISTING LOT LINE
- EXISTING CONCRETE ISLAND
- PLANT 1 - 3" CALIPER LIVE OAK TREE
- PLANT 2 - 3" CALIPER LIVE OAK TREES



CLIENT:  
**CW STRONG RESTAURANT GROUP**  
 2805 MOUNTAIN CREEK DRIVE  
 MCKINNEY, TX 75070  
 972.325.5849



**DAVE'S HOT CHICKEN**  
 LEWISVILLE, TX REMODEL  
 724 W. MAIN ST., SUITE 500  
 LEWISVILLE, TX 75067

CW STRONG RESTAURANT GROUP, LLC  
 2805 MOUNTAIN CREEK DRIVE  
 MCKINNEY, TX 75070



DATE	DESCRIPTION
01.12.2024	ISSUE FOR PERMIT

DATE	DESCRIPTION
02.29.2024	BUILDING COMMENTS
03.26.2024	2ND ROUND BUILDING COMMENTS

SHEET TITLE:  
**ARCHITECTURAL OVERALL SITE PLAN**

SHEET NUMBER:  
**A0.5A**

PROJECT NUMBER:  
**DHC23011**

