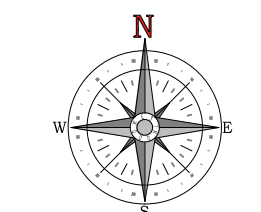


NOTE: THE CONTRACTOR SHALL CONTACT THE FOLLOWING AT LEAST 48 HOURS PRIOR TO EXCAVATING IN THIS AREA:

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.



**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 LAWN 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 SOUTH-WESTERLY APPROXIMATELY 90° AND A FIRE HYDRANT IN THE PARKING LOT OF 1A IS NORTHEASTERLY APPROXIMATELY 285°.

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 57° AND A FIRE HYDRANT IN THE PARKING LOT OF 1A IS NORTHWESTERLY APPROXIMATELY 182°.

SURFACE N=7,054,563.87	ELEVATION = 482.39'
SURFACE E=2,434,348.85	ELEVATION = 482.39'
SURFACE N=7,054,517.54	ELEVATION = 476.22'
SURFACE E=2,434,794.95	ELEVATION = 476.22'

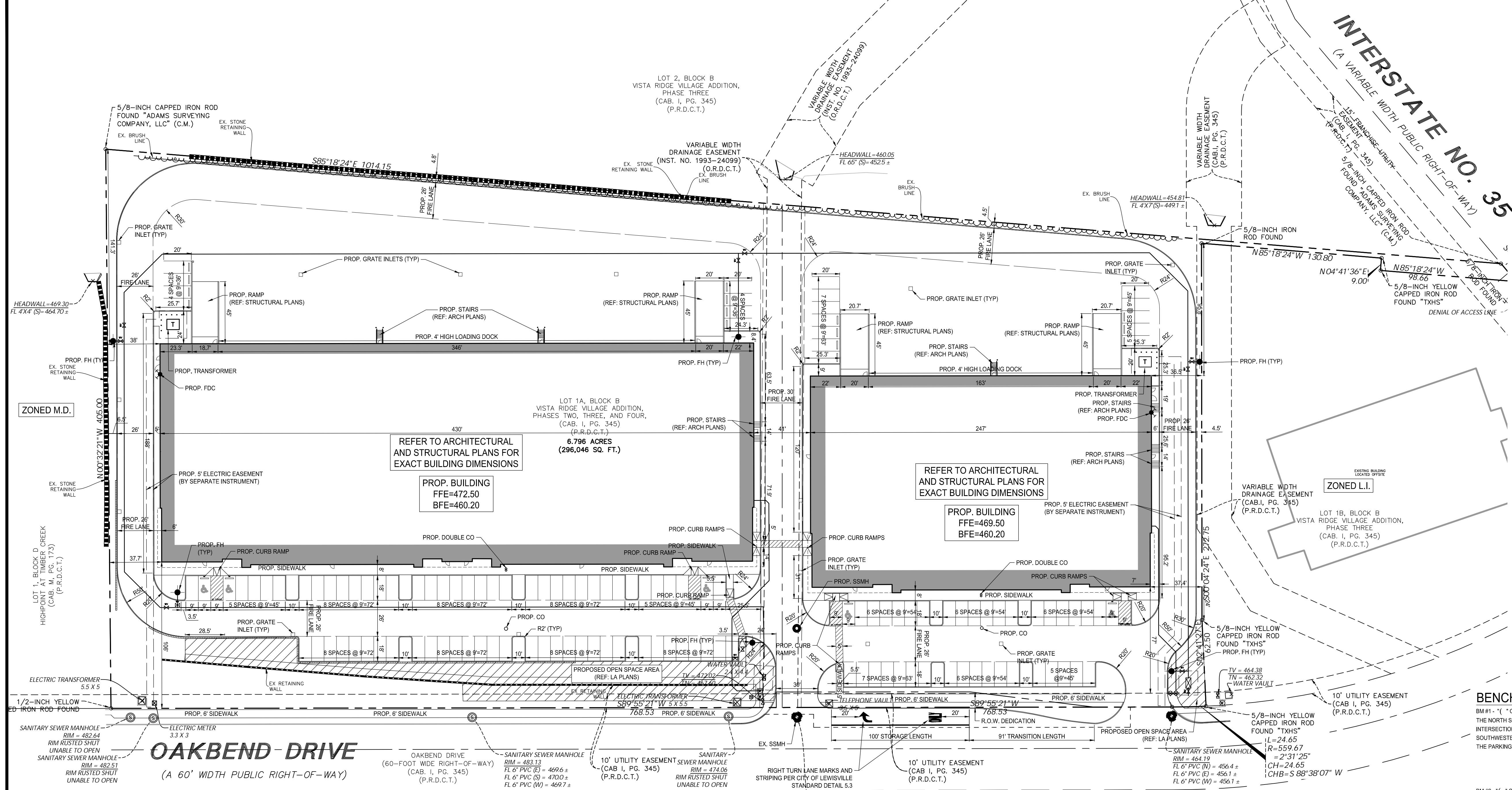
**PRELIMINARY**

FOR INTERIM REVIEW ONLY  
NOT TO BE USED FOR  
CONSTRUCTION OR  
BIDDING PURPOSES

Engineer: *A. GREGORY GERRING, P.E.*

P.E. No.: 118740  
Date: 11/18/2024

**Westwood**



**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	11.38%
ROW AREA	2,532 SF
IMPERVIOUS AREA	282,419 SF
	±6.02 AC

**PARKING**

BUILDING 1	AREA	FACTOR	REQ'D SPOTS
PROPOSED USE:			
OFFICE (8% ASSUMED)	5,467 SF	1:300	19
WAREHOUSE	62,869 SF	1:1000	63
TOTAL REQUIRED:			82
TOTAL PROVIDED:			82

BUILDING 2	AREA	FACTOR	REQ'D SPOTS
PROPOSED USE:			
OFFICE (10% ASSUMED)	3,795 SF	1:300	13
WAREHOUSE	34,147 SF	1:1000	35
TOTAL REQUIRED:			48
TOTAL PROVIDED:			50

NO.	DATE	REVISION				
<b>Westwood</b>						
7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 T: 972.235.3031						
Westwood Professional Services, Inc. <a href="http://westwoodps.com">westwoodps.com</a>						
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	SCALE	DATE	FILE	SHEET No.
AGG	DPG	AGG	1"=40'	NOV 2024		C201

Last Revised: 11/18/2024  
 User: Served 11/18/2024 10:19 AM  
 Path: D:\Projects\11756\11756.dwg  
 Plot Date: 11/18/2024 10:19 AM  
 Plot Path: D:\Projects\11756\11756.dwg

420 OAKBEND DR SPEC WAREHOUSES