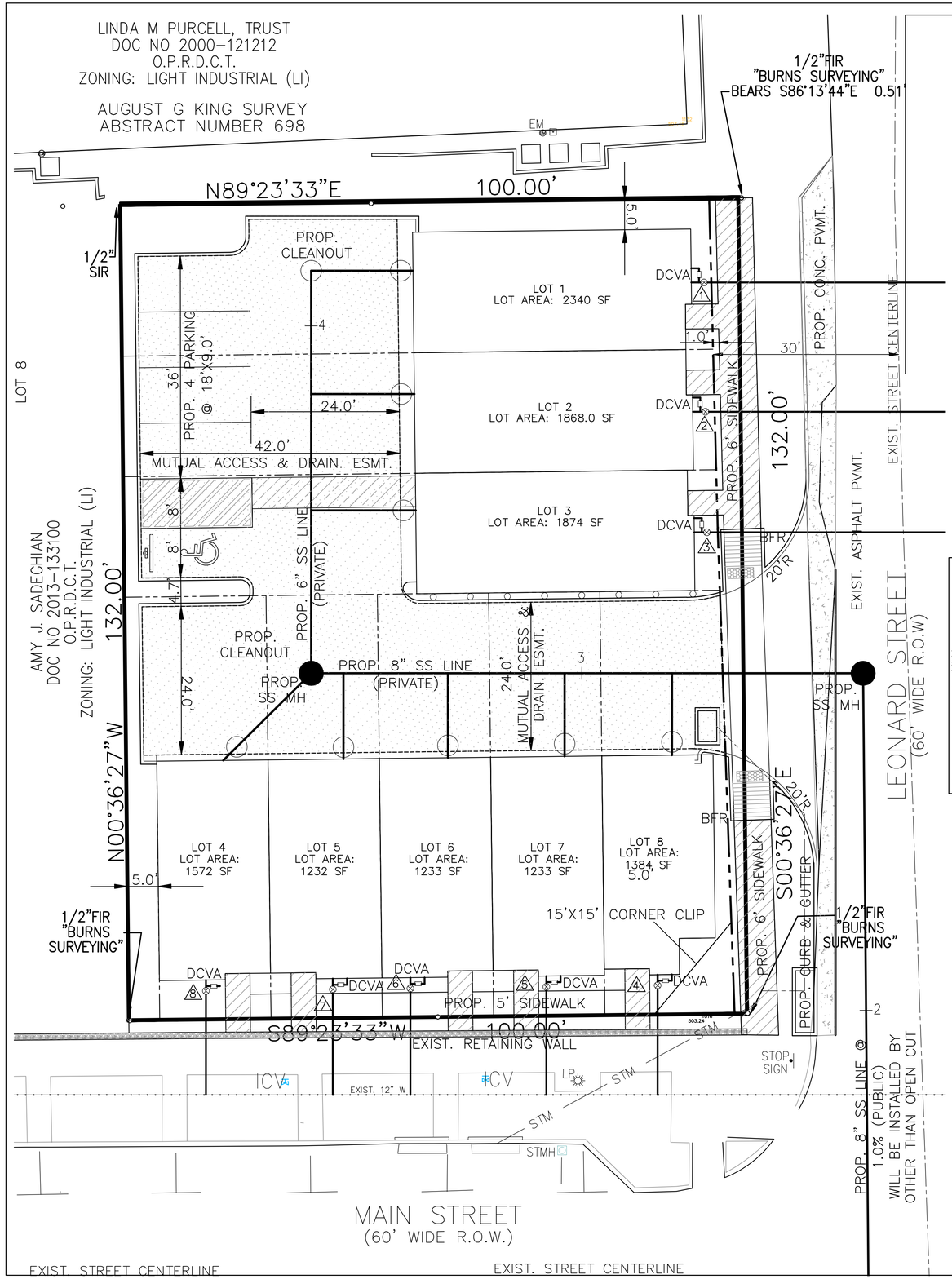


OWNER
OLD TOWN VILLAS, LLC.
CONTACT: FASIH HAIDER
3010 LYNDON B. FWY.,STE 1040
DALLAS TX 75234
PH: (972) 876 9119
EMAIL: Fasihhaider5@gmail.com

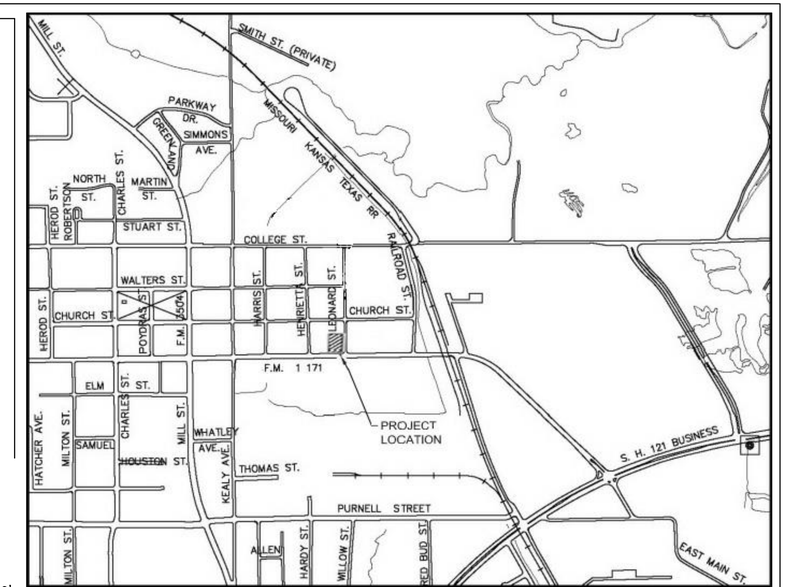
ARCHITECT
FK + ARCHITECT
CONTACT: FAHIM KHAN, RA, LEED AP
400 CHISHOLM PLACE, SUITE 310
PLANO, TEXAS 75075
PH. 972 424 1325 (W)
469 258 9322 (C)
E-MAIL:fahim2582@aol.com
WEB: fk-architects.com

CIVIL ENGINEER
ND & ASSOCIATES, LLC
Contact: Naim Khan, P.E. CFM
603 Cherry Tree Lane
Wylie, Texas 75098
PH: 214 533 7181
E-MAIL: naim1207@yahoo.com

SURVEYOR
GEONAV, LLC
CONTACT: CHRIS HOWARD
3410 MIDCOURT ROAD, SUITE 110
CARROLLTON, TEXAS 75006
PH. 281 701 3989
E-MAIL: chris.howard@geo-nav.com

N

0' 05' 10' 20'
Scale 1"=10'



VICINITY MAP
1"=1000'

TYPICAL PAVING SECTION

PARKING AREAS & SIDWALK:
6" - 4000 PSI Concrete Pavement With #3 Bars at 18" O.C.E.W.
6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.
6" Compacted Subgrade

GARBAGE TRUCK ROUTE:
8" - 4000 PSI Class "C" Concrete Pavement with #3 Bars at 18" O.C.E.W.
6" Lime Stabilized Subgrade Recompacted at 98% Standard Proctor Density at or Near Optimum Moisture Content.
6" Compacted Subgrade

NOTES
1. ALL CONSTRUCTION TO BE DONE IN STRICT ACCORDANCE TO THESE PLANS, ALL APPLICABLE MUNICIPAL BUILDING CODES AND STANDARDS, AND CITY OF LEWISVILLE STANDARD CONSTRUCTION DETAILS.
2. ALL DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT UNLESS NOTED
3. SEE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS AND DETAILS
4. SEE SHEET C-8 FOR GRADING PLANS
5. SEE SHEET C-12 FOR EROSION CONTROL PLAN
6. SEE SHEET C-11 FOR LOCATION OF UTILITY SERVICES TO THE BUILDING
7. CONTRACTOR SHALL COORDINATE SITE ELECTRIC, CATV, SITE LIGHTING AND TELECOMMUNICATION GAS LAYOUT AND ALL ASSOCIATED CONDUITS WITH MEP PLANS AND SERVICE PROVIDERS PRIOR TO PAVING ACTIVITIES.

SITE DATA SUMMARY TABLE

ZONING DESIGNATION	OLD TOWN MIXED USE-2 (OTMU-2)
BUILDING TYPE	TOWNHOMES
PROPOSED LAND USE	RESIDENCE
TOTAL LOT AREA (square feet & acres)	13,200 SF ± (0.30 AC±)
TOTAL ROW DEDICATION (square feet)	464 SF ±
INDIVIDUAL LOT AREA	AS SHOWN ON THE PLAN
BUILDING AREA (square feet & acres)	TYPE A&B: 3,518 SF + TYPE C&D: 2,701 SF
STORY	3-1/2
MAXIMUM HEIGHT	45 feet
PARKING:	
TOTAL PARKING REQUIRED:	2/PER UNIT : 8X2=16
TOTAL PARKING SPACE PROVIDED	16

LEGEND

GT495.70	EXIST. GUTTER ELEVATION
CLVT	EXIST. CABLE VAULT
WV	EXIST. WATER VALVE
FH	EXIST. FIRE HYDRANT
SSMH	EXIST. SANITARY SEWER MANHOLE
	EXIST. TREE
X	EXIST. FENCE
W	EXIST. WATER LINE
SS	EXIST. SANITARY SEWER LINE
STM	EXIST. STORM SEWER LINE
500	EXIST. CONTOUR

IMPERVIOUS AREA
(Including building, pavement, concrete leadwalk area) 11,303 SF
IMPERVIOUS AREA RATIO (Impervious Area/Total Lot Area) 85.62%
OCCUPANCY GROUP A - ASSEMBLY
CONSTRUCTION TYPE OF THE STRUCTURE IS IIB (PROTECTED)

ALL CONCRETE FOR PAVEMENT SHALL BE 4000 PSI FOR MACHINE FINISH AND 4500 PSI IF IT IS NECESSARY FOR HAND FINISH.

PAVEMENT SECTION & SUBGRADE MUST BE AS PER THE GEOTECHNIAL REPORT PREPARED BY GEOSCIENCE ENGINEERING & TESTING, INC. - REPORT NO. , DATE:

WATER METER SCHEDULE

I.D	TYPE	SIZE	NO.	SAN.SEWER	REMARKS
1 TO 8	DOMESTIC	1.0"	8	4"	PROPOSED

WATER & SANITARY SEWER NOTE:

1. 8-1.0" WATER METER WITH 8-1" WATER WERVICE LINE WILL BE INSTALLED FOR DOMESTIC WATER SUPPLY. SERVICE FOR DOMESTIC WATER SERVICE WILL BE INSTALLED BY THE OWNER/DEVELOPER AT OWNER'S EXPENSE.

2. DOUBLE DETECTOR VALVE ASSEMBLY (DCVA) WILL BE INSTALLED FOR DOMESTIC WATER SERVICE LINE AS PER THE CITY DETAILS.

LEONARD STREET TOWNHOMES
115 LEONARD STREET LEWISVILLE,TX
LOT 7 AND 8, BLOCK 14 OF KEALY ADDITION, TEXAS
0.303 ACRES/13,200 SF

OWNER:
FASIH HAIDER
EMAIL: Fasihhaider5@gmail.com
PH.: (972) 876 9119

ND & Associates, LLC
603 Cherry Tree Lane
Wylie, Texas 75098
PH: (214) 533 7181
EMAIL: naim1207@yahoo.com
FIRM # F - 13340

No.	DATE	REVISION/REVISION
4	01/22/2024	4th. SUBMITTAL
3	11/28/2023	3rd. SUBMITTAL
2	10/23/2023	2nd. SUBMITTAL
1	08/07/2023	1st. SUBMITTAL

Md. Naim Uddin Khan 1-22-2024
Md. Naim Uddin Khan
ENGINEER NO. 87776, THESE PLANS WERE PREPARED UNDER THE RESPONSIBLE SUPERVISION OF MD. NAIM UDDIN KHAN REGISTERED PROFESSIONAL ENGINEER.
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MD. NAIM UDDIN KHAN P.E. #87776
STATE OF TEXAS
MD. NAIM UDDIN KHAN
87776
REGISTERED PROFESSIONAL ENGINEER

SITE PLAN

DATE: 1/22/2024
SCALE: 1"=10'
DRAWN: NDA
CHECKED BY: NDA
PROJECT # 76-LEWIS-23
SHEET NO: C-3