

CP Midway/121 - 2 DEVELOPMENT STANDARDS

I. PROJECT LOCATION

The property consists of 7.08 acres of land located south of E. State Highway 121 Business and east of Holfords Prairie Road, and more generally described in Exhibit “A”.

II. PURPOSE AND INTENT:

The purpose of the district is to accommodate a 265-unit, 4-story multi-family residential community with optional live/work units for a portion of the ground floor facing State Highway 121 Business.

III. DEFINITIONS

Refer to the definitions of Article II of the Lewisville Unified Development Code except as provided herein:

1. A live/work unit is defined as a single unit (e.g., studio, loft, or one bedroom) consisting of both a commercial/office and a residential component that is occupied by the same resident. The live/work unit shall be the primary dwelling of the occupant.

IV. EXHIBITS

Development is subject to the Concept Plan, Exhibit B, Landscape Plan, Exhibit C, and Building Elevations, Exhibit D. In the event there is conflict between the exhibits and the written standards herein, the written standards apply.

V. DEVELOPMENT REGULATIONS

A. Permitted Uses: Per “MF-3”-Multi-Family-Three District with the following exceptions:

1. Optional live/work is permitted for up to five ground floor units facing SH 121 Business in Building A.

B. “MF-3” Multi-Family-Three District Area, Yard and Bulk Requirements:

Development is subject to Section 14 “MF-3” Multi-Family-3 District of the Lewisville Unified Development Code, except as specified herein.

1. Density: The maximum allowed density is 38 units per acre.
2. Height Regulations: The maximum allowed building height is 65 feet including parapet walls. The maximum number of stories is 4.
3. Area Regulations:
 - a. The minimum parking requirement is 1.6 spaces per unit.
 - b. The minimum building setback from Midway Road right-of-way is 15 feet.
 - c. The minimum side yard building setback from common property lines is 10 feet.

Standard	MF-3 Standards	Proposed Standards
Density	24 u/ac maximum	38 u/ac maximum
Building Height	45 feet/3 stories	65 feet/4 stories
Parking	2/unit	1.6/unit
Building Setbacks	Front, 25 feet Sides 25 feet	25 feet on SH 121/ 15 feet on Midway Road Sides 10 feet

B. Landscape Standards: All development shall adhere to Article VI Landscaping Standards, except as specified herein:

1. The minimum width of landscape strip along State Highway 121 is 20 feet.
2. The minimum width of landscape strip along Midway Road is 15 feet.

C. Architectural Standards: Development shall generally adhere to the Building Elevations, Exhibit D and as provided in this section below:

1. A minimum of 50% of the exterior building elevations facing both State Highway 121 Business and Midway Road shall be comprised of brick or stone.
2. A minimum of 20% of all other exterior building elevations shall be comprised of brick or stone.

D. Perimeter Screening: The existing 8-foot tall perimeter screening wall along the western perimeter and the 8-foot board-on-board cedar fence and screening wall on the eastern perimeter satisfy the perimeter screening requirements.

E. Off-Street Parking:

1. A minimum of 1.6 parking spaces are required per dwelling unit. Of the total required parking, the following specific types of parking accommodations are required:
 - a. A minimum of 48 garage parking spaces are required.
 - b. A minimum of 64 covered parking spaces are required.

2. The parking requirement for live/work units is the same as for a standard living unit cited in E.1 above.

F. Amenities: The following amenities are required:

1. Clubhouse with fitness and business centers, interior, 6,000 SF minimum
2. Dog run, 300 SF minimum
3. Dog spa
4. Swimming pool court, 4,500 SF minimum
5. Gas cooking grill(s)

G. Phasing: The development shall be developed in one phase.

H. Live/Work Units:

1. The commercial component of live/work units are intended for use by the following occupations: accountants; artists and artisans; attorneys, computer software and multimedia related professionals; consultants; fashion, graphic, interior and other designers; hair stylists; home-based office workers, insurance, real estate and travel agents; one-on-one instructors; photographers, and similar occupations.
2. In addition to the permitted uses above, Director of Planning may authorize other uses using reasonable discretion, as long as such other uses are not otherwise precluded by law.
3. The residential and the commercial space must be occupied by the same tenant, and no portion of the live/work unit may be rented or sold separately.
4. The commercial component is permitted to be to the side or back, or as an integral part of the residential space provided there is internal access between the residential and commercial space.
5. The commercial component shall be restricted to the unit and shall not be conducted in the yard, garage or any accessory structure.
6. The commercial component shall not detract from, or otherwise be a nuisance to, the residential character or appearance of the dwelling units.
7. All advertising for on-site commercial uses shall clearly state "by appointment only" if the live/work address is used.

8. The total number of occupations at one address is not limited, except the cumulative impact of all such commercial uses shall not exceed the limits set forth in this section for a live/work unit.
9. The external access for the commercial component shall be oriented to the street and should have at least one external entrance/exit. The entrance to the business component shall be located on the ground level. Access to the commercial component of each live/work unit shall be clearly separate from the common walkways or entrances to the other residential units within the development, or other residential units in adjacent developments.
10. The commercial use shall not generate vehicular traffic, in excess of normal residential traffic, which will interfere with residential traffic circulation or shall not cause more than three vehicles including vehicles used by customers, vendors, or delivery services to visit the premises per day.
11. No more than one employee (excluding residents of the dwelling unit) shall work or report to work on the premises, and the employment of any persons who do not reside in the live/work unit shall comply with all applicable building code requirements.
12. The commercial use shall not generate external noise, odor, glare, vibration or electrical interference detectable to the normal sensory perception by adjacent neighbors.
13. No explosive, toxic, combustible or flammable materials in excess of what would be allowed incidental to normal residential use shall be stored or used on the premises.
14. Prohibited Commercial Uses in Live/Work Units.
 - a. The retail sale of food and/or beverages with customers arriving on-site. This does not include online (Internet) sales, mail order, or off-site catering preparation.
 - b. Entertainment, drinking, and public eating establishments.
 - c. Veterinary services, including grooming and boarding, and the breeding or care of animals for hire or for sale.
 - d. Businesses that involve the use of prescription drugs.
 - e. Adult-oriented businesses, astrology palmistry, massage, head shops, and similar uses.

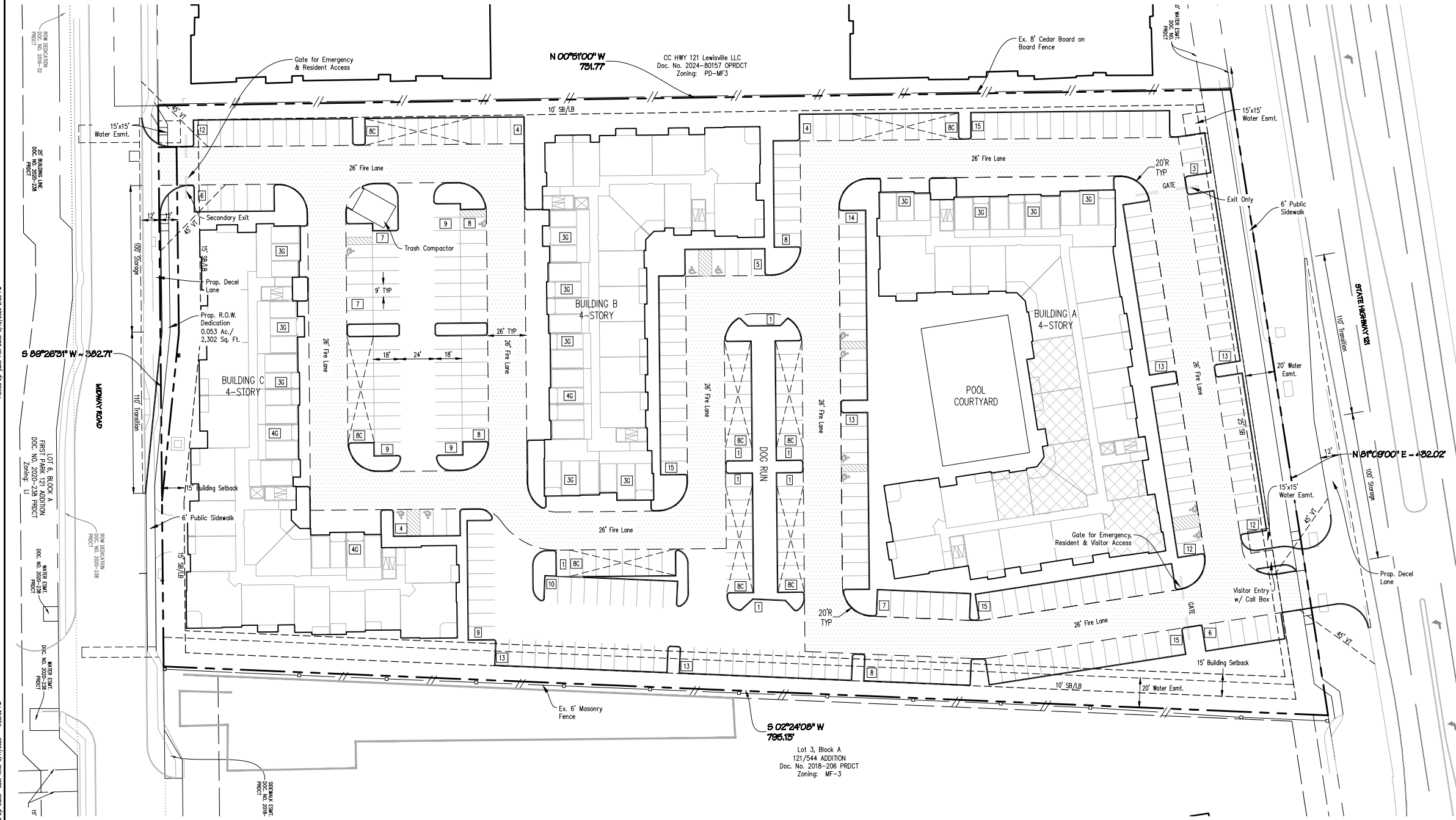
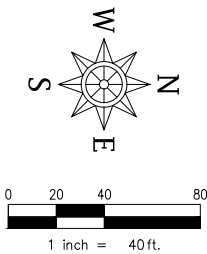
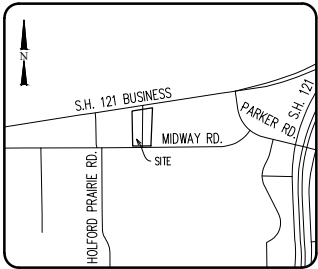
- f. Sales, repair or maintenance of vehicles, including automobiles, boats, motorcycles, aircraft, trucks, or recreational vehicles.
- g. Trade or Private Schools. This excludes private instruction of up to two students at any one time (e.g., music lessons, tutoring). (Ord. 2920-10 § 1).

I. Alternative Standards:

Regulation / Section:	Required:	Requested:	Justification
Density	24	38	Density is necessary to make the project feasible. The increased density enables allocation of amenities, structured parking and other development features.
Building Height Exhibit VI.5.14-1	45 feet/3 stories	65 feet/4 stories	The increase in height is commensurate with the density request. The additional height will have no detrimental impact given there are no adjacent single-family neighborhoods. A greater height aligns with a higher density, which drives quality and supports amenities.

Landscape Strip/Building Materials Chapter 3, Section 4 A.1 & B.1.A	30' or 10' with 80% brick or stone materials	20' wide landscape strip with a minimum of 50% brick or stone on the building elevation facing SH 121 15' wide landscape strip with a minimum of 50% brick or stone on the building elevation facing Midway Road	The proposal is comprised of an appropriate balance of landscape strip width and masonry materials for those elevations that are most visible from public view. The landscaped area along SH 121 Business varies in depth including portions that exceed 30 feet in landscape width. The proposal offers 6% more landscape area than a development that would strictly adhere to uniform minimum 30-foot wide landscape strip.
Parking Spaces Article VIII, Chapter 1 Exhibit VII.1.4-1	2 per unit or 530 spaces	1.6 per unit or 424 spaces	The variance to parking better aligns the requirement with actual demand, avoiding overparking the property.
Building Setbacks, Front Yard Exhibit VI.5.14-1	25' minimum setback from Midway Road	15' minimum setback from Midway Road	The decreased setback is necessary to accommodate required right-of-way dedication and a right-hand deceleration lane. The proposed setback aligns

			with the 15' minimum building setback in Phase 1.
Building Setback, Side Yard Exhibit VI.5.14-1	25' side yard	10' side yard	The proposed buildings have been staggered to provide significant building-to-building separation between adjacent developments. Granting the 10' setback will best optimize development and use of the site while providing adequate separation.



SITE DATA TABLE			
SITE SUMMARY			
Current Zoning	U		
Prop. Use	Multifamily		
Total Lot Area	7.082 Ac. (308,481 Sq. Ft.)		
Total Number of Units	265 Units		
Maximum Building Height	65 Feet		
Density	37.42 Units/Ac.		
Impervious Area	72.67% (224,179 Sq. Ft.)		
LOT 1, BLOCK A			
Lot 1, Block A Area	7.082 Ac. (308,481 Sq. Ft.)		
BUILDING DATA TABULATIONS			
	<u>Total Building Area</u>	<u>Building Height</u>	<u>Total Units</u>
A	85,275 Sq. Ft.	65' (4 Story)	97
B	63,010 Sq. Ft.	65' (4 Story)	80
C	75,701 Sq. Ft.	65' (4 Story)	88
PARKING DATA TABULATIONS			
	<u>Required Parking</u>	<u>Total Provided Parking</u>	
Surface Spaces		301	
(Incl. Handicap Spaces)		12	
Garage Spaces		48	
Covered Spaces		64	
Total Spaces	425 Spaces (1.61 Spaces/Units)	425	
AREA REGULATIONS			
Min. Dwelling Unit	N/A		
Lot Coverage	None		
Front Yard	15' along public streets		
Rear/Side Yard	10' along public streets		
Garage Setback	None		

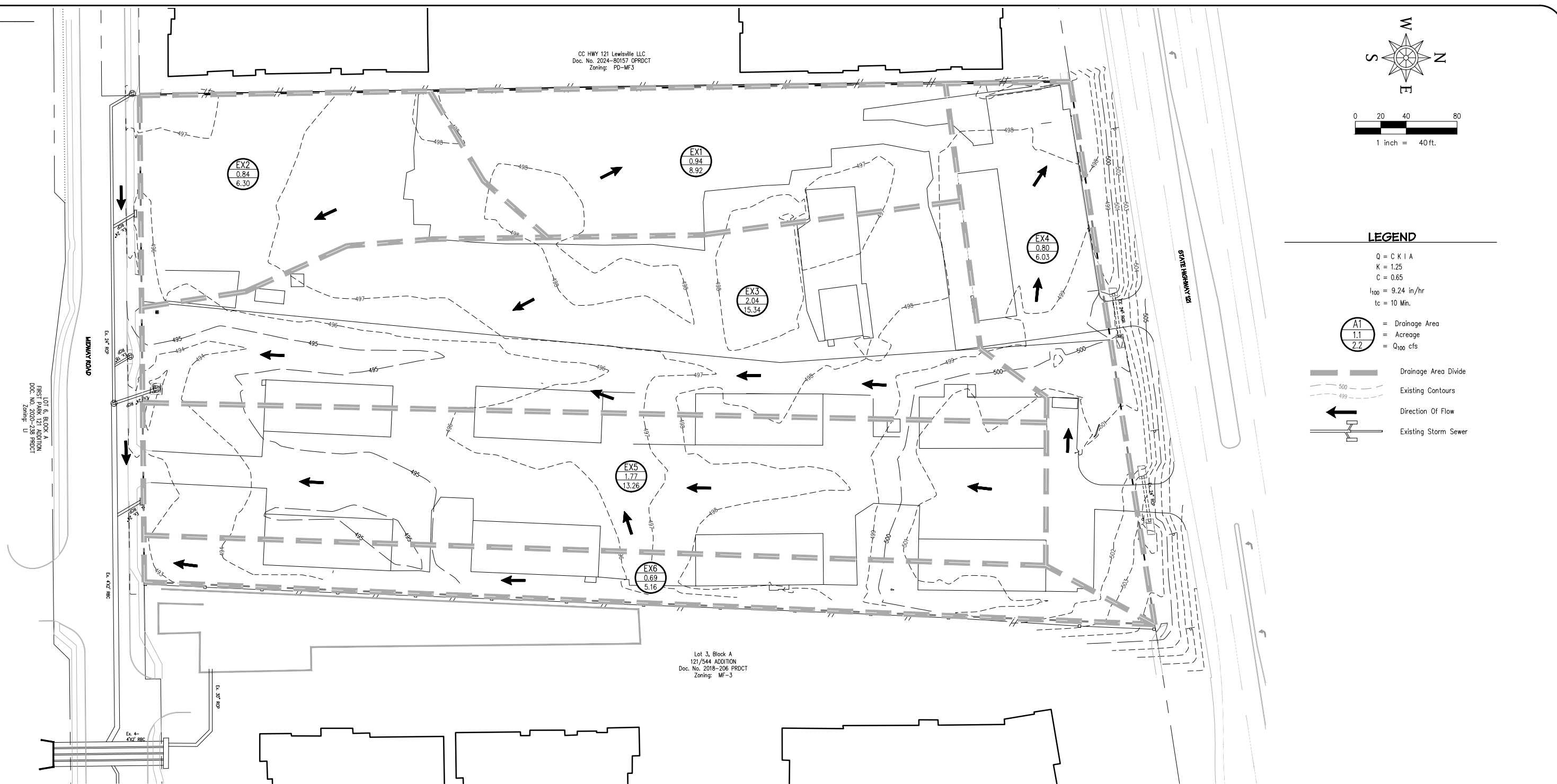
Site Plan Notes:

- According to the Federal Emergency Management Agency (FEMA), no part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48121C0570G, dated April 18, 2011. The property is located in Zone "X" (areas determined to be outside the 100-year floodplain).
- All apartment buildings shall have a NFPA 13 fire sprinkler system and NFPA 13R fire sprinkler system in the attics.
- Accessible parking, ramps, etc. shall be in accordance with ADA and TAS requirements.
- Signs shall be permitted separately.
- Fences shall be permitted separately.

CONCEPT PLAN
CP MIDWAY/121-2
LOT 1, BLOCK A
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
Current Zoning: LI

ENGINEER / SURVEYOR Sparks Engineering, Inc. 501 W. President George Bush Hwy, Suite 200 Richardson, TX 75080 Telephone: (972) 422-0077 TBPELS No. F-2121 And No. F-10043100 Contact: David Bond	OWNER / APPLICANT Chaparral Partners, LP 2305 Cedar Springs Rd., Ste. 208 Dallas, TX 75201 Telephone: (214) 497-4329 Contact: Spencer Miller
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LEGEND	
L/S	LANDSCAPE AREA (TYP.)
○	1/2" IRON ROD W/ PLASTIC CAP
■	STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.
✱	POWER POLE
✱	LIGHT POLE/STANDARD
✱	GUY WIRE ANCHOR
✱	BOLLARD
✱	SIGNPOST
CM	CONTROL MONUMENT
BFR	BARRIER FREE RAMP
✱	ACTIVITY NODE TO PROMOTE COMMUNITY & SOCIAL INTERACTION
XC	NUMBER OF COVERED PARKING SPACES
7	NUMBER OF PARKING SPACES
—	OVERHEAD POWER LINE
—	PROP. WOOD FENCE
—	PROP. WROUGHT IRON FENCE
—	PROP. 6' MASONRY SCREENING WALL
—	FIRELANE
—	GROUND FLOOR FLEX LIVE/WORK SPACE



CAUTION !!!
EXISTING UTILITIES

Existing utilities and underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take necessary precautions in order to protect all facilities encountered. The contractor shall preserve and protect all existing utilities from damage during construction.

Call Texas one-call (811) or other utility location services 48 hours prior to construction activity. Spiars Engineering, Inc. is not responsible for knowing all existing utilities or depicting exact locations of utilities on drawings.

Note:

The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, liming, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

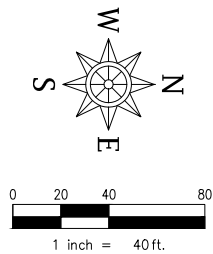
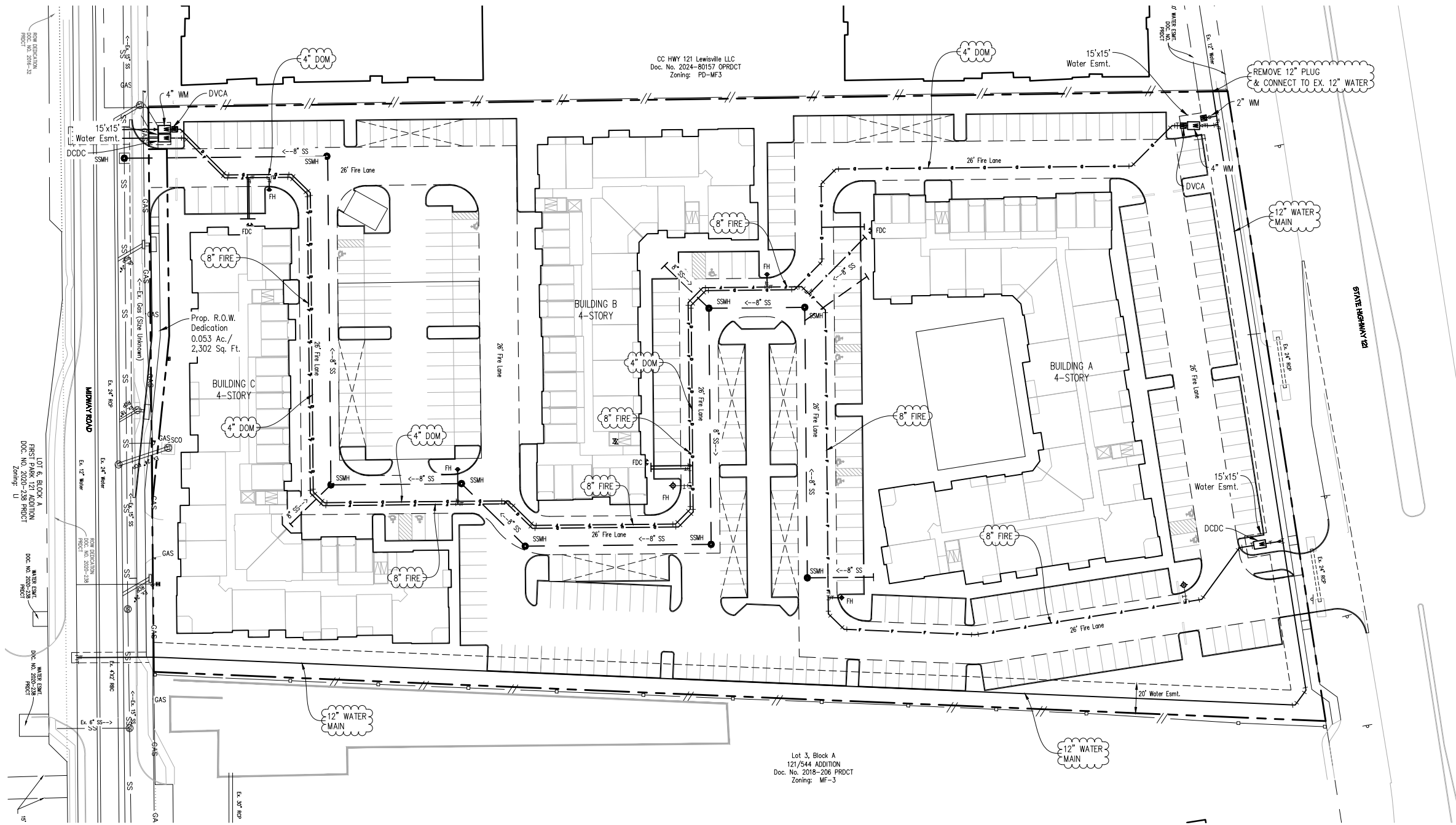
Drainage Area Table

Drainage Area Table								
Drainage Area	Area (Acres) "A"	Runoff Coefficient "C"	K	Intensity (in./Hr.) "I"	Storm Design Frequency (Yr)	Time of Concentration (Min.) "Tc"	Discharge (C.F.S.) "Q"	Comments
EX1	0.94	0.82	1.25	9.24	100	15	8.92	TO SH121
EX2	0.84	0.65	1.25	9.24	100	10	6.30	TO MIDWAY ROAD
EX3	2.04	0.65	1.25	9.24	100	10	15.34	TO MIDWAY ROAD
EX4	0.80	0.65	1.25	9.24	100	10	6.03	TO SH121
EX5	1.77	0.65	1.25	9.24	100	10	13.26	TO MIDWAY ROAD
EX6	0.69	0.65	1.25	9.24	100	10	5.16	TO MIDWAY ROAD

This plan is released for the purpose of interim review and pricing under the authority of DAVID J. BOND, P.E. 122081

Date: 3/30/26
It is not to be used for construction.

REV NO.	DATE		DESCRIPTION			BY
PRELIMINARY EXISTING DRAINAGE AREA MAP						
CP MIDWAY/121-2 MULTIFAMILY LOT 1, BLOCK A 7.082 ACRES, ZONED: LI 1942 S.H. 121, CITY OF LEWISVILLE, TEXAS 75056						
DEVELOPED BY:			CHAPARRAL PARTNERS, LP	ARCHITECT:	HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TX 75001	
				PH: (214) 520-8870		
PREPARED BY: SPIARS ENGINEERING INC. 501 W. PRESIDENT GEORGE BUSH HWY., SUITE 200 RICHARDSON, TEXAS 75080 (972) 722-0077 TBPE REGISTRATION NO. F-2121 TBPLS REGISTRATION NO. F-10043100						
DESIGN	DRAWN	DATE	SCALE	CHECK	FILE	NO.
DJB	BLM	3/30/26	AS SHOWN	DJB	25-355	C2



CAUTION !!!
EXISTING UTILITIES

Existing utilities at underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take necessary precautions in order to protect all facilities encountered, the contractor shall preserve and protect all existing utilities from damage during construction.

Call Texas one-call (811) or other utility location services 48 hours prior to construction activity. Spiars Engineering, Inc. is not responsible for knowing all existing utilities or depicting exact locations of utilities on drawings.

Note:

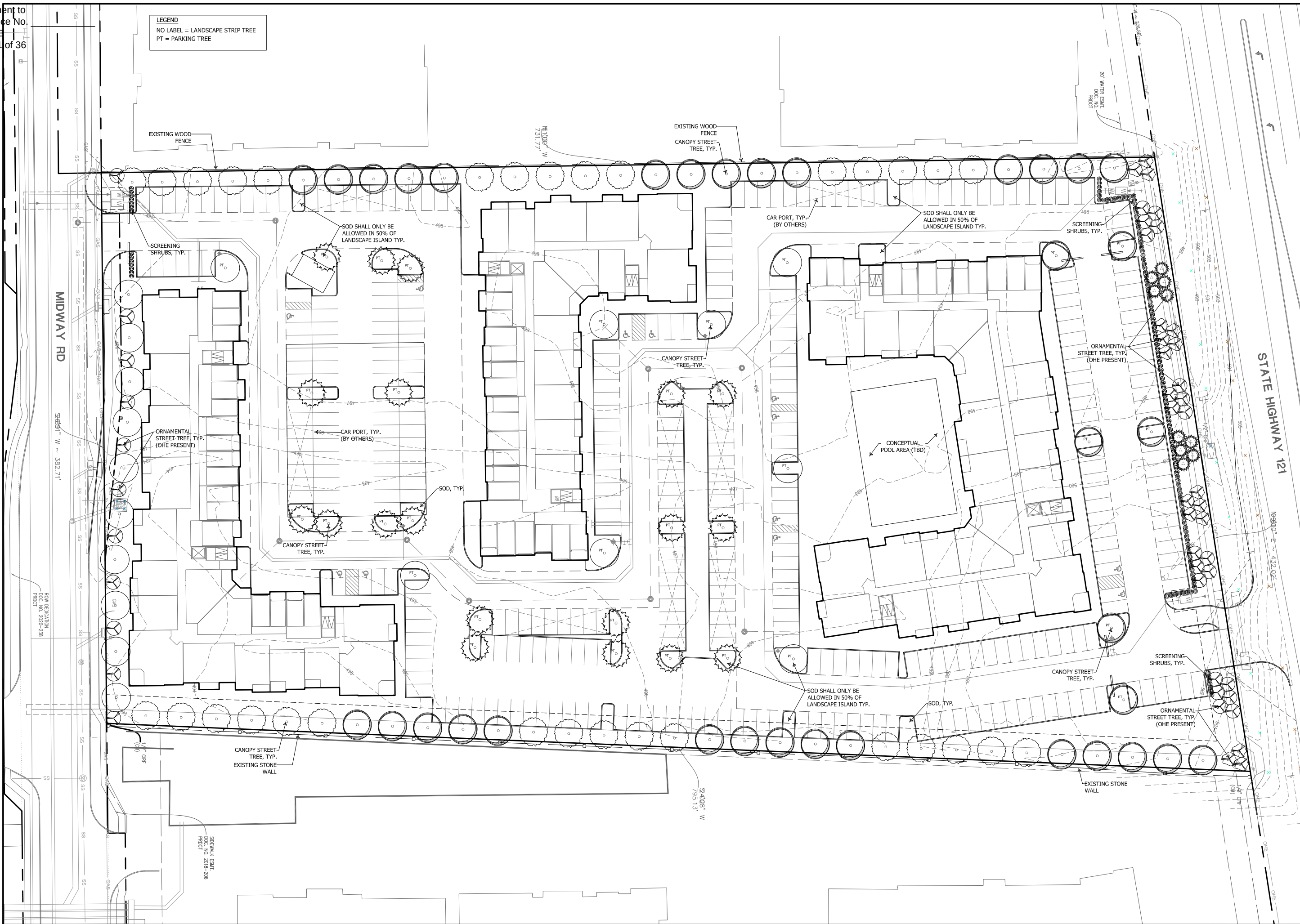
The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, liming, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

This plan is released for the purpose of interim review and pricing under the authority of DAVID J. BOND, P.E. 122081

Date: 3/30/26
It is not to be used for construction.

REV NO.	DATE	DESCRIPTION			BY
PRELIMINARY UTILITY PLAN					
CP MIDWAY/121-2 MULTIFAMILY LOT 1, BLOCK A 7.082 ACRES, ZONED: LI 1942 S.H. 121, CITY OF LEWISVILLE, TEXAS 75056					
DEVELOPED BY: CHAPARRAL PARTNERS, LP		ARCHITECT:		HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TX 75001	
		PH: (214) 520-8870			
PREPARED BY: SPIARS ENGINEERING INC. 501 W. PRESIDENT GEORGE BUSH HWY., SUITE 200 RICHARDSON, TEXAS 75080 (972) 722-0077 TBPE REGISTRATION NO. F-2121 TBPLS REGISTRATION NO. F-10043100					
DESIGN	DRAWN	DATE	SCALE	CHECK	FILE NO.
DJB	BLM	3/30/26	AS SHOWN	DJB	25-355 C3

L0.01



LANDSCAPE REQUIREMENTS

Landscape Strip Requirements

Midway Road,	<u>Required</u>	<u>Provided</u>
Required Shade Trees In 15' Landscape Strip +/- 338 LF / 30 = 11 (excludes easements, utilities, drives & visibility)	11 TREES	11 TREES
Required Ornamental Trees In 15' Landscape Strip +/- 338 LF / 30 =11 (excludes easements, utilities, drives & visibility)	11 TREES	11 TREES
Required Shrub Screening Along Street Right-of-Way (partially required 36 LF; majority parking screened by building)	YES	YES

Highway 121

	<u>Required</u>	<u>Provided</u>
Required Trees in 20' Landscape Strip (3 * 7752) / 500 = 47 (3 understorey trees per 500 SF, since overhead utilities conflict with shade trees)	47 TREES	47 TREES
Required Shrub Screening Along Street Right-of-Way (excludes easements, utilities, drives & visibility triangles)	YES	YES

Eastern Boundary

Required Trees In 10' Landscape Strlp (excludes hwy 121 LS strlp)	Required	Provided
774 / 25 = 31 (3" caliper tree / 25 LF)	31 TREES	31 TREES

Western Boundary

Required Trees in 10' Landscape Strip (excludes hwy 121 LS strip)	Required	Provided
711 / 25 = 28 (3" callper tree / 25 LF)	28 TREES	28 TREES

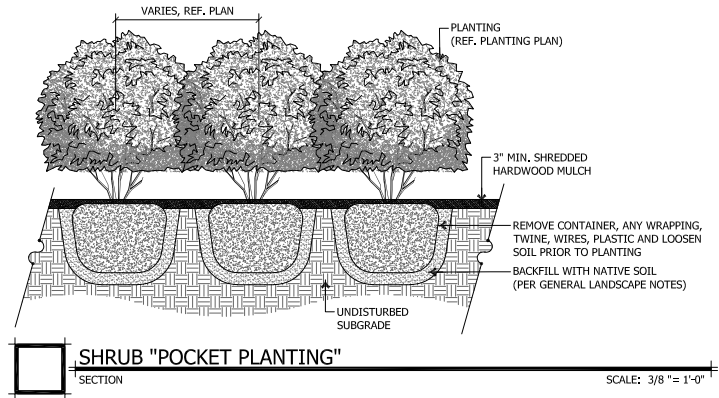
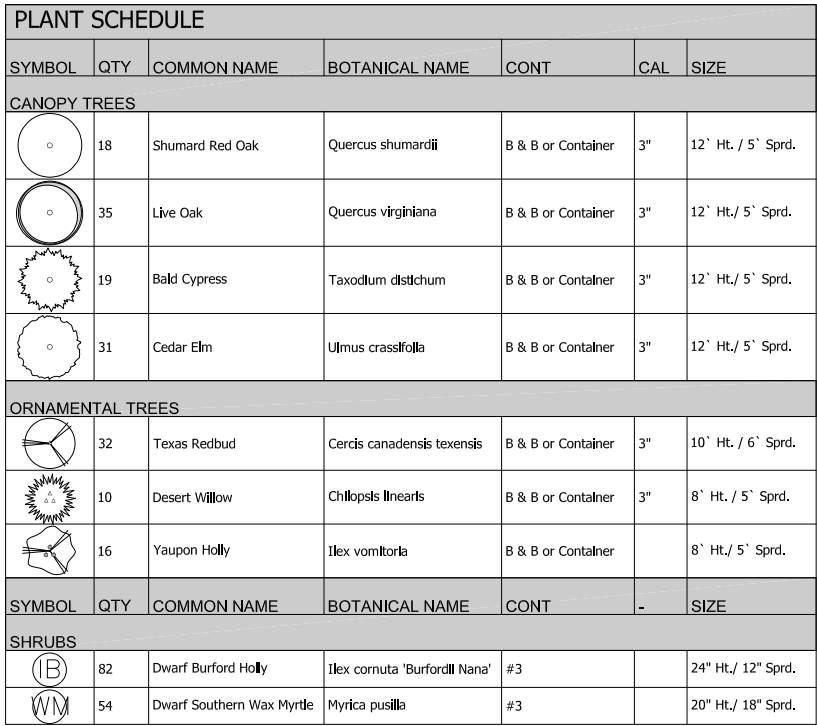
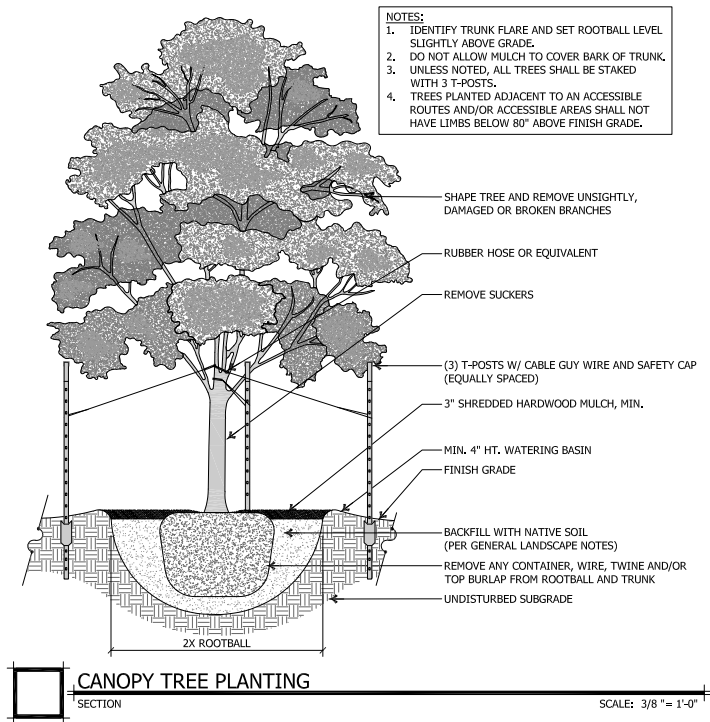
Parking Lot Planting Requirements

Interior Parking Area Shade Tree Requirement	Required	Provided
1 Tree per 15 Parking Spaces & 1 Tree per End Island for each Parking Row (377 spaces / 15 = 25 Trees or more)	25 TREES	33 TREES
Interior Parking Lot Landscaping (10%) +/-148,570 SF x .10 = 14,857 SF	±14,857 SF	> 15,000 SF

Irrigation

Irrigation must comply with the Texas Water Code

A fully automatic irrigation system will be installed on site. A plan will be completed prior to commencing construction of the system.

[illegible]

CP MIDWAY 121 PHASE II
LEWISVILLE, TEXAS
LANDSCAPE PERMIT PLAN



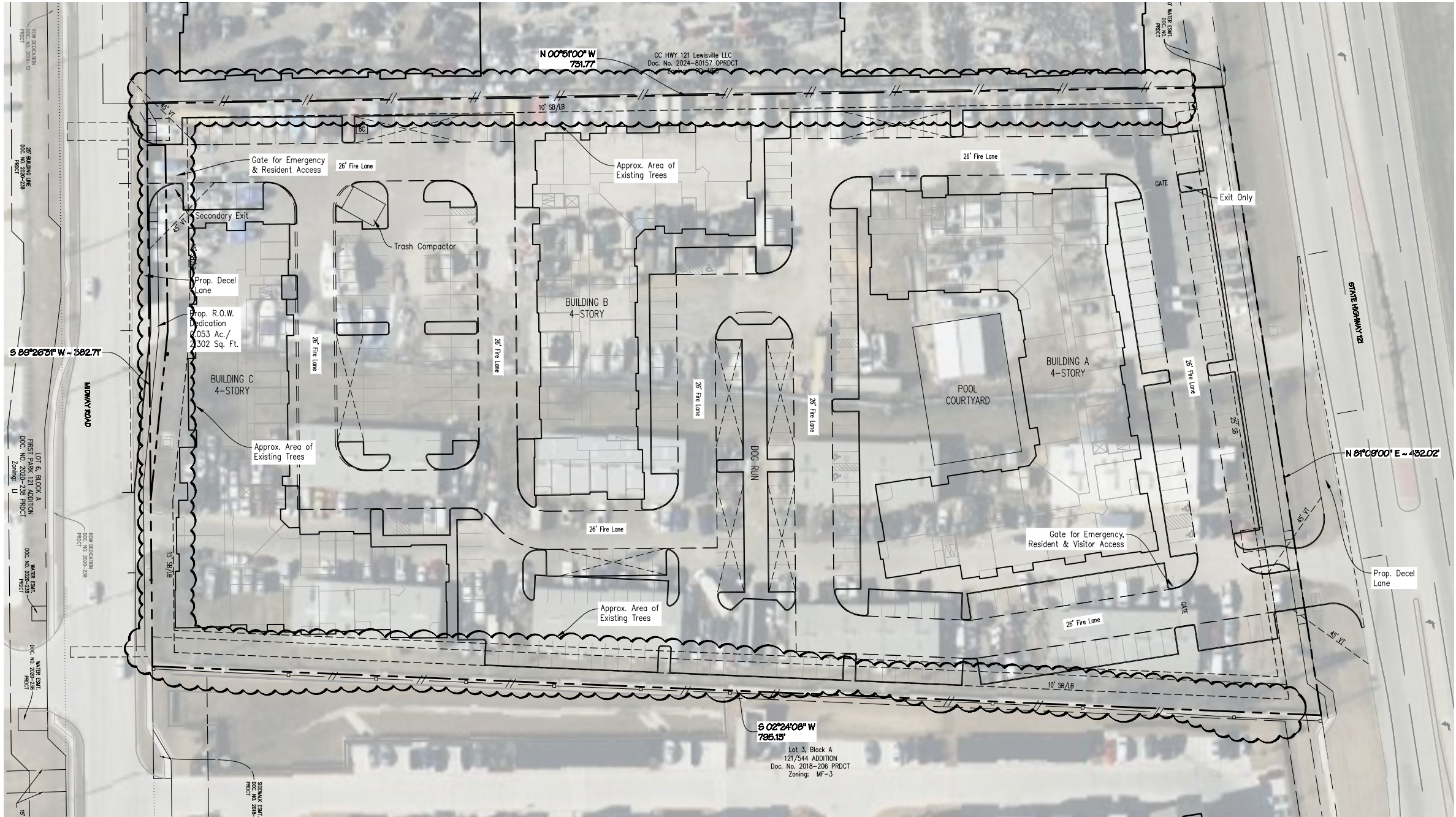
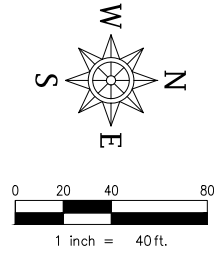
NORTH

SCALE:

AS SHOWN

PROJECT #	227-02
SHEET #	

L0.02



- Notes:
1. The aerial photo is from Bing 2026.
 2. See Exhibit B, Concept Plan for layout with dimensions, etc.

AERIAL TREE EXHIBIT
CP MIDWAY/121-2
LOT 1, BLOCK A
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
Current Zoning: LI

LEGEND		
L/S	LANDSCAPE AREA (TYP.)	NUMBER OF COVERED PARKING SPACES
○	1/2" IRON ROD W/ PLASTIC CAP	NUMBER OF PARKING SPACES
✱	STAMPED "SPIARSENG" SET, UNLESS OTHERWISE NOTED.	OVERHEAD POWER LINE
✱	POWER POLE	PROP. WOOD FENCE
✱	LIGHT POLE/STANDARD	PROP. WROUGHT IRON FENCE
✱	GUY WIRE ANCHOR	PROP. 6' MASONRY SCREENING WALL
✱	BOLLARD	FIRELANE
✱	SIGNPOST	
CM	CONTROL MONUMENT	
BFR	BARRIER FREE RAMP	
✱	ACTIVITY NODE TO PROMOTE COMMUNITY & SOCIAL INTERACTION	

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ELEVATION LEGEND

KEY (FACADE MATERIALS)

BRICK

FIBER CEMENT LAP SIDING
6" EXPOSURE

FIBER CEMENT LAP SIDING
8" EXPOSURE

BOARD AND BATTEN
1X4 TRIM AT 16" O.C.

COMPOSITE SHINGLE ROOF

E.M.
ELECTRIC METER LOCATION

WALL PACK

EXTERIOR SCONCE

BLDG. A
BUILDING SIGNAGE

T.O.H.
TOP OF HEEL

T.O.P.
TOP OF PLATE

T.O.D.
TOP OF DECKING

T.O.F.
TOP OF FOUNDATION

GENERAL NOTES

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO ENSURE THAT THE OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- RE: A7-XX FOR AWNING DETAILS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY.
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.
- COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.

B1- BRICK

MANUFACTURER:
ACME BRICK

COLOR:
ELDER WOOD

B2- BRICK

MANUFACTURER:
ACME BRICK

COLOR:
WHITE BLUFF

P1- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GOING GREY
SW 9554

P2- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
IN THE NAVY
SW9178

P3- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GROUND
SW6089

BRACKETS,
BUILDING TRIM,
WINDOW TRIM
RAILINGS

P4- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
ON THE ROCKS
SW7671

P5- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
OLYMPUS WHITE
SW6253

R1- ROOF

MANUFACTURER:
OWENSCORNING

COLOR:
PEPPERCORN

W1- WINDOWS

MANUFACTURER:
PLY-GEM

COLOR:
WHITE

D1- DOWNSPOUTS

MANUFACTURER:
SENOC

COLOR:
DARK BRONZE

KEY PLAN BUILDING A

1 BUILDING A ELEVATION
1/16" = 1'-0"

BUILDING "A" MATERIAL CALCULATIONS			
STONE	3,128 S.F.	61%	
F.C. SIDING	2,025 S.F.	39%	
TOTAL	5,153 S.F.		

1a BUILDING A ELEVATION - SECTION A
1/8" = 1'-0"

1b BUILDING A ELEVATION - SECTION B
1/8" = 1'-0"

REVISIONS

SHAPIRO ARCHITECTS
ATTENTION: YOUNG BROS. & CO.

PROJECT: 4595 EXCEL PKWY ADDISON, TX 75001
DATE: 05/13/2026
PROJECT: 24173
SHEET NUMBER: A4-10X

HECK ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE: 05/13/2026

PROJECT: 24173

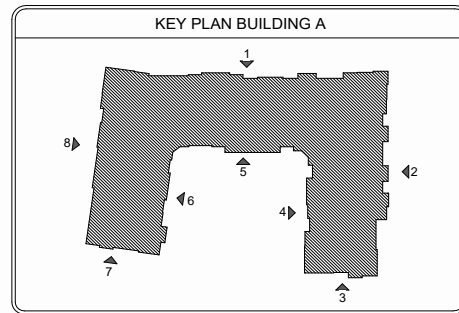
SHEET NUMBER: A4-10X

A4-10X

BW 3/3 - ELEVATION

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 B1- BRICK MANUFACTURER: ACME BRICK COLOR: ELDER WOOD	 B2- BRICK MANUFACTURER: ACME BRICK COLOR: WHITE BLUFF	 P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: GOING GREY SW 9554	 P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: IN THE NAVY SW 95178	 P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: GROUNDED SW 6089
 P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ON THE ROCKS SW7671	 P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: OLYMPUS WHITE SW6253	 R1- ROOF MANUFACTURER: OWENSCORNING COLOR: PEPPERCORN	 W1- WINDOWS MANUFACTURER: PLY-DEM COLOR: WHITE	 D1- DOWNSPOUTS MANUFACTURER: SENOC COLOR: DARK BRONZE
SIDING	SIDING	BRACKETS, BUILDING TRIM, WINDOW TRIM RAILINGS	BOARD & BATTEN	SIDING



ELEVATION LEGEND	
MATERIALS KEY (FAÇADE MATERIALS)	
	BRICK
	FIBER CEMENT LAP SIDING 6" EXPOSURE
	FIBER CEMENT LAP SIDING 8" EXPOSURE
	BOARD AND BATTEN 1X4 TRIM AT 16" O.C.
	COMPOSITE SHINGLE ROOF
	ELECTRIC METER LOCATION
	WALL PACK
	EXTERIOR SCONCE
	BUILDING SIGNAGE
T.O.H.	TOP OF HEEL
T.O.P.	TOP OF PLATE
T.O.D.	TOP OF DECKING
T.O.F.	TOP OF FOUNDATION
GENERAL NOTES	
• WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. • WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. • DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO ENSURE THAT THE OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE. • REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS. • RE: AT-XX FOR AWNING DETAILS. • ALIGN VENTS VERTICALLY AND HORIZONTALLY. • EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION. • PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS. • COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.	



2 BUILDING A ELEVATION



3 BUILDING A ELEVATION



4 BUILDING A ELEVATION

ELEVATION LEGEND

KEY (FACADE MATERIALS)

BRICK

FIBER CEMENT LAP SIDING
6" EXPOSURE

FIBER CEMENT LAP SIDING
8" EXPOSURE

BOARD AND BATTEN
1X4 TRIM AT 16" O.C.

COMPOSITE SHINGLE ROOF

E.M.

WALL PACK

EXTERIOR SCONCE

BUILDG. A

T.O.H.

T.O.P.

T.O.D.

T.O.F.

ELECTRIC METER LOCATION

WALL PACK

EXTERIOR SCONCE

BUILDING SIGNAGE

TOP OF HEEL

TOP OF PLATE

TOP OF DECKING

TOP OF FOUNDATION

GENERAL NOTES

• WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.

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• REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.

• RE: A7-XX FOR AWNING DETAILS.

• ALIGN VENTS VERTICALLY AND HORIZONTALLY.

• EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION.

• PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.

• COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.

B1- BRICK

MANUFACTURER:
ACME BRICK

COLOR:
ELDER WOOD

B2- BRICK

MANUFACTURER:
ACME BRICK

COLOR:
WHITE BLUFF

P1- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GOING GREY
SW 9554

P2- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
IN THE NAVY
SW9178

P3- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GROUNDED
SW6089

BRACKETS,
BUILDING TRIM,
WINDOW TRIM
RAILINGS

P4- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
ON THE ROCKS
SW7671

P5- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
OLYMPUS WHITE
SW6253

R1- ROOF

MANUFACTURER:
OWENSCORNING

COLOR:
PEPPERCORN

W1- WINDOWS

MANUFACTURER:
PLY-GEM

COLOR:
WHITE

D1- DOWNSPOUTS

MANUFACTURER:
SENOK

COLOR:
DARK BRONZE

SIDING

SIDING

KEY PLAN BUILDING A

5 BUILDING A ELEVATION
1/8" = 1'-0"

BUILDING "A" MATERIAL CALCULATIONS			
STONE	773 S.F.	32%	
F.C. SIDING	1,620 S.F.	68%	
TOTAL	2,393 S.F.		

6 BUILDING A ELEVATION
1/8" = 1'-0"

BUILDING "A" MATERIAL CALCULATIONS			
STONE	472 S.F.	21%	
F.C. SIDING	1,725 S.F.	79%	
TOTAL	2,197 S.F.		

7 BUILDING A ELEVATION
1/8" = 1'-0"

BUILDING "A" MATERIAL CALCULATIONS			
STONE	890 S.F.	40%	
F.C. SIDING	1,313 S.F.	60%	
TOTAL	2,203 S.F.		

REVISIONS

SHAPIRO ARCHITECTS

ATTAPMENT UNIT NUMBER

PROJECT: SHAPIRO ARCHITECTS
REVISION: SHAPIRO ARCHITECTS
ATTAPMENT UNIT NUMBER

SHAPIRO ARCHITECTS

4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
05/13/2026

PROJECT
24173

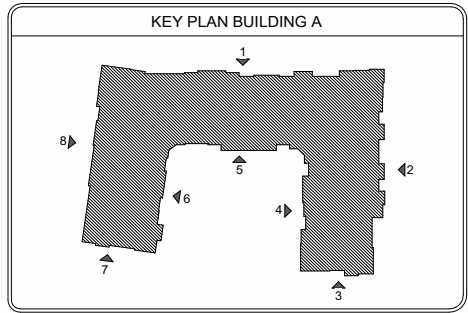
SHEET NUMBER

A4-12X

BACK ELEVATION

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B1- BRICK MANUFACTURER: ACME BRICK COLOR: REDD WOOD	B2- BRICK MANUFACTURER: ACME BRICK COLOR: WHITE BLUFF	P1- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: GOING GREY SW 9554	P2- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: IN THE NAVY SW 1978	P3- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: GROUNDED SW 6089
BRACKETS. BUILDING TRIM. WINDOW TRIM RAILINGS		BOARD & BATTEN		SIDING
				
P4- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: ON THE ROCKS SW7671	P5- PAINT MANUFACTURER: SHERWIN WILLIAMS COLOR: OLYMPUS WHITE SW6253	R1- ROOF MANUFACTURER: OWENSCORNING COLOR: PEPPERCORN	W1- WINDOWS MANUFACTURER: PLY-GEM COLOR: WHITE	D1- DOWNSPOUTS MANUFACTURER: SENOX COLOR: DARK BRONZE
SIDING	SIDING			



ELEVATION LEGEND	
MATERIALS KEY (FAÇADE MATERIALS)	
	BRICK
	FIBER CEMENT LAP SIDING 6" EXPOSURE
	FIBER CEMENT LAP SIDING 8" EXPOSURE
	BOARD AND BATTEN 1X4 TRIM AT 16" O.C.
	COMPOSITE SHINGLE ROOF
	ELECTRIC METER LOCATION
	WALL PACK
	EXTERIOR SCONCE
	BUILDING SIGNAGE
	T.O.H. TOP OF HEEL
	T.O.P. TOP OF PLATE
	T.O.D. TOP OF DECKING
	T.O.F. TOP OF FOUNDATION
GENERAL NOTES	
• WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING. • WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES. • DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO ENSURE THAT THE OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE. • REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS. • RE: A7-XX FOR AWNING DETAILS. • ALIGN VENTS VERTICALLY AND HORIZONTALLY. • EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION. • PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS. • COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.	

8 BUILDING A ELEVATION

BUILDING 'A" MATERIAL CALCULATIONS		
STONE	897 S.F.	24%
F.C. SIDING	2,845 S.F.	76%
TOTAL	3,742 S.F.	

ELEVATION LEGEND

KEY (FACADE MATERIALS)

BRICK

FIBER CEMENT LAP SIDING
6" EXPOSURE

FIBER CEMENT LAP SIDING
8" EXPOSURE

BOARD AND BATTEN
1X4 TRIM AT 16" O.C.

COMPOSITE SHINGLE ROOF

E.M.
ELECTRIC METER LOCATION

WALL PACK

EXTERIOR SCONCE

BLDG. A
BUILDING SIGNAGE

T.O.H.
TOP OF HEEL

T.O.P.
TOP OF PLATE

T.O.D.
TOP OF DECKING

T.O.F.
TOP OF FOUNDATION

GENERAL NOTES

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- COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.

B1- BRICK

MANUFACTURER:
ACME BRICK

COLOR:
ELDER WOOD

B2- BRICK

MANUFACTURER:
ACME BRICK

COLOR:
WHITE BLUFF

P1- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GOING GREY
SW 9554

P2- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
IN THE NAVY
SW9178

P3- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GROUNDED
SW6089

BRACKETS,
BUILDING TRIM,
WINDOW TRIM
RAILINGS

P4- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
ON THE ROCKS
SW7671

P5- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
OLYMPUS WHITE
SW6253

R1- ROOF

MANUFACTURER:
OWENSCORNING

COLOR:
PEPPERCORN

W1- WINDOWS

MANUFACTURER:
PLY-GEM

COLOR:
WHITE

D1- DOWNSPOUTS

MANUFACTURER:
SENJOX

COLOR:
DARK BRONZE

SIDING

SIDING

KEY PLAN BUILDING B

1 BUILDING B ELEVATION
1/16" = 1'-0"

BUILDING 'B' MATERIAL CALCULATIONS		
STONE	1,733 S.F.	26%
F.C. SIDING	5,037 S.F.	74%
TOTAL	6,770 S.F.	

1a BUILDING B ELEVATION - SECTION A
1/8" = 1'-0"

1b BUILDING B ELEVATION - SECTION B
1/8" = 1'-0"

REVISIONS

XHAIAPPA MEQIΩJAE

ATTAPMENT YNIZNINBZJAEIATEAE

PRJETO IPRNDENOTITO
REYCEADOP
REYTAOTOPV
AUTROQAUENIDOP
XONETPYXION

HECK
ARCHITECTS

4595 EXCELPKVY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
05/13/2026

PROJECT
24173

SHEETNUMBER

A4-20X

BWFB-ELEVATION

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B1- BRICK
MANUFACTURER:
ACME BRICK

COLOR:
ELDER WOOD

B2- BRICK
MANUFACTURER:
ACME BRICK

COLOR:
WHITE BLUFF

P1- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GOING GREY
SW 9554

BRACKETS,
BUILDING TRIM,
WINDOW TRIM
RAILINGS

P2- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
IN THE NAVY
SW 9178

BOARD & BATTEN

P3- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GROUNDED
SW 6089

SIDING

P4- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
ON THE ROCKS
SW 7671

SIDING

P5- PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
OLYMPUS WHITE
SW 6253

SIDING

R1- ROOF
MANUFACTURER:
OWENSCORNING

W1- WINDOWS
MANUFACTURER:
PLY-GEM

COLOR:
WHITE

D1- DOWNSPOUTS
MANUFACTURER:
SENOX

COLOR:
DARK BRONZE

KEY PLAN BUILDING B

BRICK

FIBER CEMENT LAP SIDING
6" EXPOSURE

FIBER CEMENT LAP SIDING
8" EXPOSURE

BOARD AND BATTEN
1x4 TRIM AT 16" O.C.

COMPOSITE SHINGLE ROOF

E.M.

WALL PACK

EXTERIOR SCENCE

BUILD. A

T.O.H.

T.O.P.

T.O.D.

T.O.F.

ELECTRIC METER LOCATION

WALL PACK

EXTERIOR SCENCE

BUILDING SIGNAGE

TOP OF HEEL

TOP OF PLATE

TOP OF DECKING

TOP OF FOUNDATION

GENERAL NOTES

• WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.

• WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES.

• DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO ENSURE THAT THE OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.

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• RE: A7-XX FOR AWNING DETAILS.

• ALIGN VENTS VERTICALLY AND HORIZONTALLY.

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• PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.

• COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.

2 BUILDING B ELEVATION
1/8" = 1'-0"

BUILDING "B" MATERIAL CALCULATIONS		
STONE	766 S.F.	21%
F.C. SIDING	2,933 S.F.	79%
TOTAL	3,699 S.F.	

3 BUILDING B ELEVATION
1/8" = 1'-0"

BUILDING "B" MATERIAL CALCULATIONS		
STONE	340 S.F.	21%
F.C. SIDING	1,301 S.F.	79%
TOTAL	1,641 S.F.	

4 BUILDING B ELEVATION
1/8" = 1'-0"

BUILDING "B" MATERIAL CALCULATIONS		
STONE	535 S.F.	27%
F.C. SIDING	1,473 S.F.	73%
TOTAL	2,008 S.F.	

REVISIONS

SHAIAPPA MECHIAE
ATTAPMENT YNINUNBDEJAE

PEJEO IPNDENOTTO
REYEAADOP
REYTAUTOPV
AUTROAUMIDOP
XONETPYXION

HECK
ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE
05/13/2026

PROJECT
24173

SHEET NUMBER

A4-21X

BW7B-ELEVATION

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B1 - BRICK

MANUFACTURER: ACME BRICK

COLOR: ELDER WOOD

B2 - BRICK

MANUFACTURER: ACME BRICK

COLOR: WHITE BLUFF

P1 - PAINT

MANUFACTURER: SHERWIN WILLIAMS

COLOR: GOING GREY SW 9554

P2 - PAINT

MANUFACTURER: SHERWIN WILLIAMS

COLOR: IN THE NAVY SW 9178

P3 - PAINT

MANUFACTURER: SHERWIN WILLIAMS

COLOR: GROUNDED SW 6089

BRACKETS, BUILDING TRIM, WINDOW TRIM, RAILINGS

P4 - PAINT

MANUFACTURER: SHERWIN WILLIAMS

COLOR: ON THE ROCKS SW 7671

P5 - PAINT

MANUFACTURER: SHERWIN WILLIAMS

COLOR: OLYMPUS WHITE SW 6253

R1 - ROOF

MANUFACTURER: OWENSCORNING

COLOR: PEPPERCORN SW 6253

W1 - WINDOWS

MANUFACTURER: PLY-GEM

COLOR: WHITE

D1 - DOWNSPOUTS

MANUFACTURER: SENOX

COLOR: DARK BRONZE

KEY PLAN BUILDING B

ELEVATION LEGEND

MATERIALS KEY (FACADE MATERIALS)

BRICK

FIBER CEMENT LAP SIDING
6" EXPOSURE

FIBER CEMENT LAP SIDING
8" EXPOSURE

BOARD AND BATTEN
1x4 TRIM AT 16" O.C.

COMPOSITE SHINGLE ROOF

E.M.

ELECTRIC METER LOCATION

WALL PACK

EXTERIOR SCONCE

BLDG. A

BUILDING SIGNAGE

T.O.H.

T.O.P.

T.O.D.

T.O.F.

TOP OF HEEL

TOP OF PLATE

TOP OF DECKING

TOP OF FOUNDATION

GENERAL NOTES

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5 BUILDING B ELEVATION
1/8" = 1'-0"

BUILDING 'B' MATERIAL CALCULATIONS		
STONE	1,078 S.F.	24%
F.C. SIDING	3,377 S.F.	76%
TOTAL	4,455 S.F.	

6 BUILDING B ELEVATION
1/8" = 1'-0"

BUILDING 'B' MATERIAL CALCULATIONS		
STONE	386 S.F.	23%
F.C. SIDING	1,285 S.F.	77%
TOTAL	1,671 S.F.	

REVISIONS

SHAIAPPA MEORIGIANE

ATTAPMENT YNINUNVIBREJAVEITEAS

PROJECT: UPRIDENNOTTO
BY: XE-400P
REV: 1A/03/2026
AUTHOR: AUMIEMIDP
XONETPYXION

HECK

ARCHITECTS

4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE

05/13/2026

PROJECT

24173

SHEET NUMBER

A4-22X

BW 3B ELEVATION

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ELEVATION LEGEND

MATERIALS KEY (FACADE MATERIALS)

BRICK

FIBER CEMENT LAP SIDING
6" EXPOSURE

FIBER CEMENT LAP SIDING
8" EXPOSURE

BOARD AND BATTEN
1X4 TRIM AT 16" O.C.

COMPOSITE SHINGLE ROOF

ELECTRIC METER LOCATION

WALL PACK

EXTERIOR SCIENCE

BUILDING SIGNAGE

T.O.H. TOP OF HEEL

T.O.P. TOP OF PLATE

T.O.D. TOP OF DECKING

T.O.F. TOP OF FOUNDATION

GENERAL NOTES

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KEY PLAN BUILDING C



1 BUILDING C ELEVATION
1/16" = 1'-0"

BUILDING 'C' MATERIAL CALCULATIONS		
STONE	3,668 S.F.	54%
F.C. SIDING	3,158 S.F.	46%
TOTAL	6,826 S.F.	

B1- BRICK

MANUFACTURER:
ACME BRICK

COLOR:
ELDER WOOD

B2- BRICK

MANUFACTURER:
ACME BRICK

COLOR:
WHITE BLUFF

F1- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GOING GREY
SW 9554

F2- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
IN THE NAVY
SW 9178

F3- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GROUNDED
SW 6089

BRACKETS:
BUILDING TRIM,
WINDOW TRIM,
RAILINGS

F4- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
ON THE ROCKS
SW 7671

F5- PAINT

MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
OLYMPUS WHITE
SW 6253

R1- ROOF

MANUFACTURER:
OWENSCORNING

COLOR:
PEPPERCORN

W1- WINDOWS

MANUFACTURER:
PLY-GEM

COLOR:
WHITE

D1- DOWNSPOUTS

MANUFACTURER:
SENEX

COLOR:
DARK BRONZE

1a BUILDING C ELEVATION - SECTION A
1/8" = 1'-0"

1b BUILDING C ELEVATION - SECTION B
1/8" = 1'-0"

REVISIONS

SHAPIRO ARCHITECTS

ATTAPMENT UNIT 12/13/2026

PROJECT: 12/13/2026
BY: SHAPIRO
DATE: 12/13/2026
XON: SHAPIRO

SHAPIRO ARCHITECTS
4555 EXCEL PKWY ADDISON, TX 75001
214-520-8878
hedk.com

DATE
05/13/2026

PROJECT
24173

SHEET NUMBER

A4-30X

BWING ELEVATION

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B1- BRICK

MANUFACTURER: ACME BRICK

COLOR: ELDER WOOD

B2- BRICK

MANUFACTURER: ACME BRICK

COLOR: WHITE BLUFF

P1- PAINT

MANUFACTURER: SHERWIN WILLIAMS

COLOR: GOING GREY SW 9554

P2- PAINT

MANUFACTURER: SHERWIN WILLIAMS

COLOR: IN THE NAVY SW9178

P3- PAINT

MANUFACTURER: SHERWIN WILLIAMS

COLOR: GROUNDED SW6089

BRACKETS, BUILDING TRIM, WINDOW TRIM, RAILINGS

P4- PAINT

MANUFACTURER: SHERWIN WILLIAMS

COLOR: ON THE ROCKS SW7671

P5- PAINT

MANUFACTURER: SHERWIN WILLIAMS

COLOR: OLYMPUS WHITE SW6253

R1- ROOF

MANUFACTURER: OWENSCORNING

COLOR: PEPPERCORN

W1- WINDOWS

MANUFACTURER: PLY-GEM

COLOR: WHITE

D1- DOWNSPOUTS

MANUFACTURER: SENOX

COLOR: DARK BRONZE

KEY PLAN BUILDING C

BRICK

FIBER CEMENT LAP SIDING 6" EXPOSURE

FIBER CEMENT LAP SIDING 8" EXPOSURE

BOARD AND BATTEN 1x4 TRIM AT 16" O.C.

COMPOSITE SHINGLE ROOF

E.M.

WALL PACK

EXTERIOR SCONCE

BUILDING SIGNAGE

T.O.H.

T.O.P.

T.O.D.

T.O.F.

ELECTRIC METER LOCATION

WALL PACK

EXTERIOR SCONCE

BUILDING SIGNAGE

TOP OF HEEL

TOP OF PLATE

TOP OF DECKING

TOP OF FOUNDATION

GENERAL NOTES

- WALL MOUNTED SERVICE EQUIPMENT AND SERVICE LINES TO BE PAINTED TO MATCH BUILDING.
- WALL MOUNTED EQUIPMENT MUST BE SCREENED FROM PUBLIC VIEW FROM A STREET OR PARKING AREA, AND ON A MINIMUM OF THREE SIDES.
- DOWNSPOUT LOCATIONS ARE CONCEPTUAL IN NATURE COORDINATED BY THE CONTRACTOR ON SITE WITH THE LANDSCAPING, RETAINING WALLS, SIDEWALKS AND INDIVIDUAL BUILDING ORIENTATION AND DRAINAGE TO ENSURE THAT THE OUTFLOW FROM DOWNSPOUTS DOES NOT CROSS WALKING OR DRIVING SURFACES. IT IS THE INTENT OF THE ARCHITECT THAT GUTTER DOWNSPOUTS TERMINATE IN UNDERGROUND DRAINAGE PIPING AND CARRIED AWAY FROM THE BUILDING AND OTHER FINISHED SURFACES WHERE POSSIBLE.
- REFER TO MANUFACTURER REQUIREMENTS FOR INSTALLATION OF CONTROL JOINTS.
- RE: A7-XX FOR AWNING DETAILS.
- ALIGN VENTS VERTICALLY AND HORIZONTALLY.
- EXTERIOR MATERIALS AND PAINT TO TERMINATE ON INSIDE CORNERS. ARCHITECT TO BE NOTIFIED OF ANY DEVIATION.
- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.
- COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.

2 BUILDING C ELEVATION
1/8" = 1'-0"

BUILDING 'C' MATERIAL CALCULATIONS			
STONE	964 S.F.	54%	
F.C. SIDING	819 S.F.	46%	
TOTAL	1,783 S.F.		

3 BUILDING C ELEVATION
1/8" = 1'-0"

BUILDING 'C' MATERIAL CALCULATIONS			
STONE	1,171 S.F.	28%	
F.C. SIDING	3,022 S.F.	72%	
TOTAL	4,193 S.F.		

REVISIONS

DATE

05/13/2026

PROJECT

24173

SHEET NUMBER

A4-31X

PROJECT: 1PNDZCN0TTO
BY: EACOP
REV: 1A0P
AUTHORITY: MLOP
XON: TPXN

HEADK ARCHITECTS

4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

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BW-3 ELEVATION

B1 - BRICK
MANUFACTURER:
ACME BRICK

COLOR:
ELDER WOOD

B2 - BRICK
MANUFACTURER:
ACME BRICK

COLOR:
WHITE BLUFF

P1 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GOING GREY
SW 9554

BRACKETS,
BUILDING TRIM,
WINDOW TRIM
RAILINGS

P2 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
IN THE NAVY
SW 9178

BOARD & BATTEN

P3 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
GROUNDED
SW 6089

SIDING

P4 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
ON THE ROCKS
SW 7671

SIDING

P5 - PAINT
MANUFACTURER:
SHERWIN WILLIAMS

COLOR:
OLYMPUS WHITE
SW 6253

SIDING

R1 - ROOF
MANUFACTURER:
OWENSCORNING

COLOR:
PEPPERCORN

W1 - WINDOWS
MANUFACTURER:
FLY-GEM

COLOR:
WHITE

D1 - DOWNSPOUTS
MANUFACTURER:
SENOX

COLOR:
DARK BRONZE

KEY PLAN BUILDING C

BRICK

FIBER CEMENT LAP SIDING
6" EXPOSURE

FIBER CEMENT LAP SIDING
8" EXPOSURE

BOARD AND BATTEN
1x4 TRIM AT 16" O.C.

COMPOSITE SHINGLE ROOF

ELEVATION LEGEND

E.M.

WALL PACK

EXTERIOR SCENCE

BUILDING SIGNAGE

T.O.H.

T.O.P.

T.O.D.

T.O.F.

ELECTRIC METER LOCATION

WALL PACK

EXTERIOR SCENCE

BUILDING SIGNAGE

T.O.H.

T.O.P.

T.O.D.

T.O.F.

GENERAL NOTES

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- PROVIDE CITY/FIRE DEPARTMENT DIRECTIONAL SIGNAGE FOR BUILDING NUMBER REQUIREMENTS.
- COORDINATE WITH MECHANICAL FOR EXACT LAYOUT OF ALL WALL EXHAUSTS.

4 BUILDING C ELEVATION
1/8" = 1'-0"

BUILDING "C" MATERIAL CALCULATIONS			
STONE	750 S.F.	25%	
F.C. SIDING	2,260 S.F.	75%	
TOTAL	3,010 S.F.		

5 BUILDING C ELEVATION
1/8" = 1'-0"

BUILDING "C" MATERIAL CALCULATIONS			
STONE	569 S.F.	33%	
F.C. SIDING	1,138 S.F.	67%	
TOTAL	1,707 S.F.		

6 BUILDING C ELEVATION
1/8" = 1'-0"

BUILDING "C" MATERIAL CALCULATIONS			
STONE	1,242 S.F.	26%	
F.C. SIDING	3,508 S.F.	74%	
TOTAL	4,750 S.F.		

REVISIONS

SHAPIRO ARCHITECTS
ATTN: YIN ZHANG

PROJECT: 4595 EXCEL PKWY ADDISON, TX 75001
DATE: 05/13/2026
PROJECT: 24173
SHEET NUMBER: A4-32X

SHAPIRO ARCHITECTS
4595 EXCEL PKWY ADDISON, TX 75001
214.520.8878
hedk.com

DATE: 05/13/2026

PROJECT: 24173

SHEET NUMBER

A4-32X

DATE: 05/13/2026

PROJECT: 24173

SHEET NUMBER



June 8, 2026

Mr. David Russell, PE
City of Lewisville – Engineering Division
151 W. Church Street
Lewisville, TX 75057

RE: CP Midway/121 Phase II Wastewater Capacity Analysis

Dear Mr. Russell:

The CP Midway/121 Phase II is a proposed 265-unit multifamily development located between SH 121 Business and Midway Road, approximately 1000' east of Holfords Prairie Road. The purpose of this report is to analyze the 15" sanitary sewer main located in Midway Road from the intersection with Holfords Prairie Road to the proposed sewer connection of the development, to determine if capacity is available for the 265-unit multifamily development, as well as to analyze a fully developed basin based upon current zoning of the sewer basin.

Exhibit B shows the wastewater basin studied in this analysis including all existing developments, future entitled developments, and the CP Midway Phase 2 proposed development that flow to the existing 15" sanitary sewer line in Midway.

Existing Conditions

Table 1 lists each development and wastewater demand flowing to the existing sewer main matching all assumptions and land uses as the Wastewater Analysis performed by McAdams dated April 8, 2024. All population and loading calculations are based on the City of Dallas DWU Water and Wastewater design criteria.

Table 1 - Existing Contributing Flows												
Development	Land Use	DWU Classification	Lots/ Dwelling Units/Sq. Ft.	Population Per Unit	Population Served	Load (gpcd)	Average Flow (gpm)	Average Flow (cfs)	Peaking Factor (M)	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
CP Midway/121 Ph. 2	Industrial	LI (Light Industrial)	102,827	1/400 SF	258	25	4.48	0.010	4	17.92	0.04	0.03
CP Midway/121 Ph. 1	PD-MU (Multifamily)	MF-1(A) (Multifamily Units)	251	2.5	628	125	54.51	0.121	4	218.06	0.49	0.31
Aura Castle Hills Ph. 2	MF3 (Mutlifamily)	MF-1(A) (Mutlifamily Units)	276	2.5	690	125	59.90	0.133	4	239.58	0.53	0.35
Aura Castle Hills Ph. 1 & 3	PD-MU (Multifamily)	MF-1(A) (Mutlifamily Units)	600	2.5	1500	125	130.21	0.290	4	520.83	1.16	0.75
RaceTrac	LC (Local Commercial)	MC-1 (Multiple Commercial, SF)	5928	1/400 sf	15	18	0.19	0.000	4	0.75	0.002	0.00
Aura Castl Hills Ph.2	PD-MU (Multifamily)	MF-1(A) (Mutlifamily Units)	300	2.5	750	125	65.10	0.145	4	260.42	0.580	0.38
First Park 121 Block A, Lot 6	Industrial	LI (Light Industrial)	433,865	1/400 SF	1085	25	18.84	0.042	4	75.35	0.17	0.11
First Park 121 Block A, Lot 1A	Industrial	LI (Light Industrial)	220,480	1/400 SF	552	25	9.58	0.021	4	38.33	0.085	0.06
First Park 121 Block A, Lot 2	Industrial	LI (Light Industrial)	124,800	1/400 SF	312	25	5.42	0.012	4	21.67	0.048	0.03
First Park 121 Block A, Lot 4	Industrial	LI (Light Industrial)	249,093	1/400 SF	623	25	10.82	0.024	4	43.26	0.096	0.06
Fire Station 6	PU (Public Use)	CS (Community Service, SF)	10,878	1/400 SF	28	25	0.49	0.001	4	1.94	0.004	0.00
TOTAL EX.							359.53	0.80		1438.1	3.20	2.07

To match the intent of the McAdams Wastewater Analysis, Table 3 shows all future development accounted for in the analysis to the 15" sewer.

Table 3 - Previously Proposed Future Flows												
Development	Land Use	DWU Classification	Lots/ Dwelling Units/Sq. Ft.	Population Per Unit	Population Served	Load (gpcd)	Average Flow (gpm)	Average Flow (cfs)	Peaking Factor (M)	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
Crown Center Multifamily	PD-MU (Multifamily)	MF-1(A) (Multifamily Units)	300	2.5	750	125	65.10	0.145	4	260.42	0.58	0.38
Crown Center Commercial/Office	PD-MU (Commercial/Office)	MU-1 (Mixed Use, SF)	1,211,648	1/400 SF	3030	25	52.60	0.117	4	210.42	0.47	0.30
Crown Center Hotel	PD-MU (Hotel)	(Hotel/Motel, Per Bed)	250	2 per Bed per Unit	500	75	26.04	0.058	4	104.17	0.23	0.15
Crown Center Retail	PD-MU (Commercial/Office)	MU-1 (Mixed Use, SF)	624,000	1/400 SF	1560	25	27.08	0.060	4	108.33	0.24	0.16
Crown Center Retail	PD-MU (Commercial/Office)	MU-1 (Mixed Use, SF)	89,964	1/400 SF	225	25	3.91	0.009	4	15.63	0.03	0.02
TOTAL FUTURE							174.74	0.39		698.96	1.56	1.01

Matching McAdams Wastewater Analysis, we find a total flow of 4.76 cfs for the existing developments, future Crown Center development, and assuming a light industrial use of the CP Midway Phase 2 subject site, giving a total peak flow of 4.76 cfs.

Proposed Conditions

The estimated peak flow from the proposed CP Midway/121 Ph. 2 development is based on the City of Dallas DWU Water and Wastewater design criteria and a peaking factor of 4. Table 1 shows the future contributing flow of the 265-unit development. This sewer analysis changes the previously assumed industrial land use for the subject site to a multifamily use, accounting for the 265 proposed units.

Table 2 - Future Contributing Flows												
Development	Land Use	DWU Classification	Lots/ Dwelling Units/Ac.	Population Per Unit	Population Served	Load (gpcd)	Average Flow (gpm)	Average Flow (cfs)	Peaking Factor (M)	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
CP Midway/121 Ph. 2	PD-MU (Multifamily)	MF-1(A) (Multifamily Units)	265	2.5	663	125	57.55	0.13	4.00	230.21	0.51	0.33

Peak wet flow was also studied, utilizing an infiltration rate of 650 gallons per acre of the sewer basin, adding an additional 0.07 cfs to the total flow of the entire developed basin.

Table 6 - Infiltration Flow				
Drainage Basin Acres	Load (GPAD)	Infiltration Flow (GPD)	Infiltration Flow (gpm)	Infiltration Flow (cfs)
70	650	45500	31.60	0.07

Table 4 summarizes the total peak flow of the studies basin.

Table 4 - Total Flow Summary			
	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
Current Existing Flow	1438.1	3.20	2.07
Proposed Flow (Midway Ph. 2)	230.21	0.51	0.33
Previously Proposed Flow	698.96	1.56	1.01
Infiltration Flow	31.60	0.07	0.05
Total	2380.96	5.31	3.43

Capacity of Existing 15" Sanitary Sewer

This analysis demonstrates a discrepancy between the Wastewater Analysis by McAdams and the sanitary sewer line built in Midway Road according to the Midway Road Sewer Improvement plans by McAdams Engineering dated May 8, 2024.

The wastewater analysis concludes that a 15" pipe on 0.35% slope is sufficient for a peak future flow of 4.76 cfs. Using a Manning's n of 0.01, and the built slope of 0.25% from the record drawings, we find that this existing 15" line has a capacity of 4.20 cfs (Ref. Exhibit C). Today, 3.20 cfs is entering that line, leaving only 1.0 cfs available for the future development planned for the Crown Center Development and the Midway Phase 2 development.

Table 5 - Existing 15" Pipe Capacity						
Pipe Size (Inches)	Area (ft ²)	Perimeter (ft)	Pipe Slope (%)	Pipe Capacity (MGD)	Pipe Capacity (gpm)	Pipe Capacity (cfs)
15	1.23	3.93	0.25%	2.71	1884.58	4.20

The full pipe capacity is shown to be 4.20 cfs. The total flow from Table 4, including the existing, proposed, and infiltration flows, shows a total peak flow of 5.31 cfs.

Conclusion

Exhibit A shows the existing 15" sewer main being analyzed in this study with a hydraulic grade for the existing and entitled flow, creating <0.5' surcharge for 1000 linear feet in this condition. Exhibit A also shows a hydraulic grade for all existing, future, and CP Midway Ph. 2 development, creating <1' surcharge.

Because the existing line was built flatter than assumed in the wastewater analysis, there is less capacity than planned for by McAdams Wastewater Analysis. However, because the 15" line was planned and built with the intention of conveying future development flows for the sewer basin shown in Exhibit B, we propose an allowance of surcharge in the 15" sewer line to allow the overall basin to develop with the currently zoned uses.

Regards,
Spiars Engineering, Inc.

Jackie Fuller

Jackie Fuller, PE



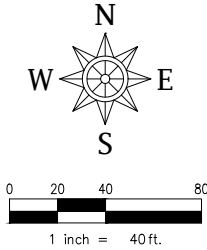
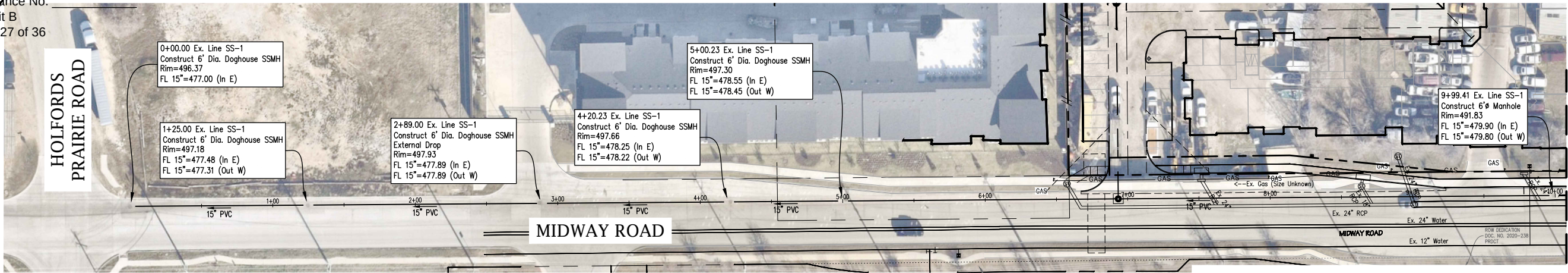
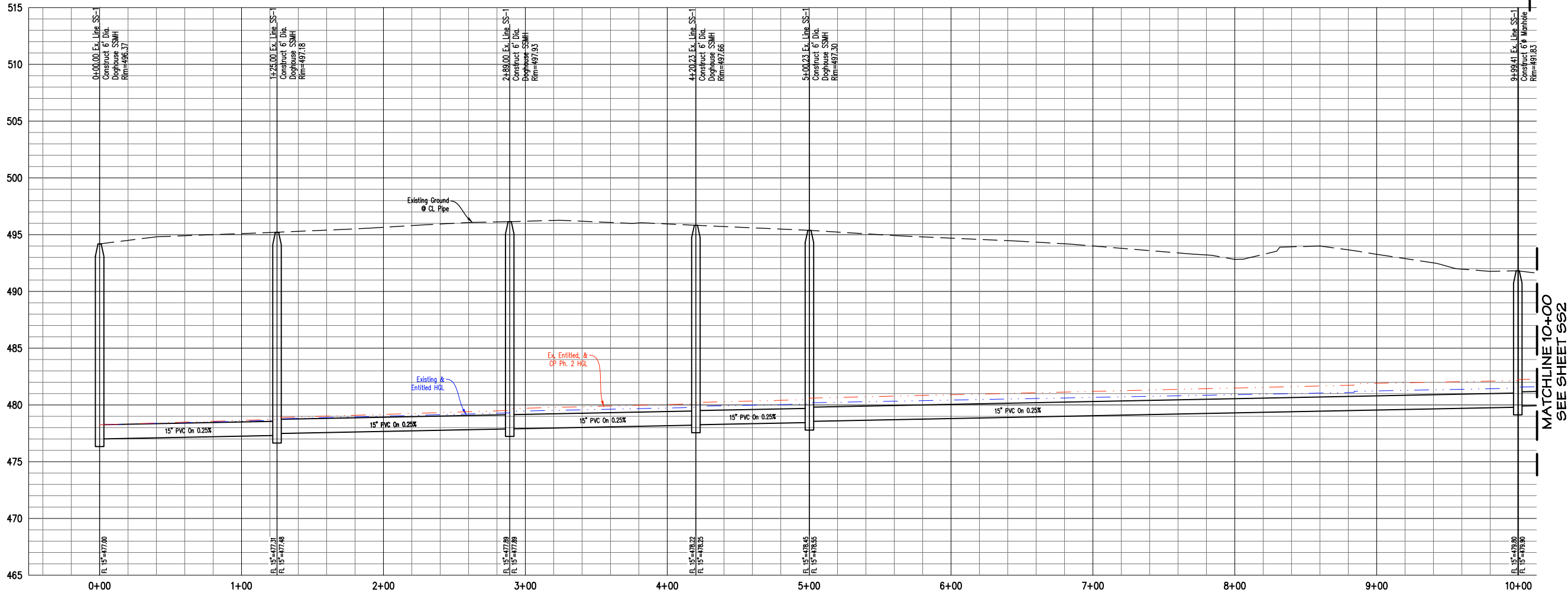


EXHIBIT 'A'



CAUTION !!! EXISTING UTILITIES

Existing utilities and underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take necessary precautions in order to protect all facilities encountered. The contractor shall preserve and protect all existing utilities from damage during construction.

Call Texas one-call (811) or other utility location services 48 hours prior to construction activity. Spiars Engineering, Inc. is not responsible for knowing all existing utilities or depicting exact locations of utilities on drawings.

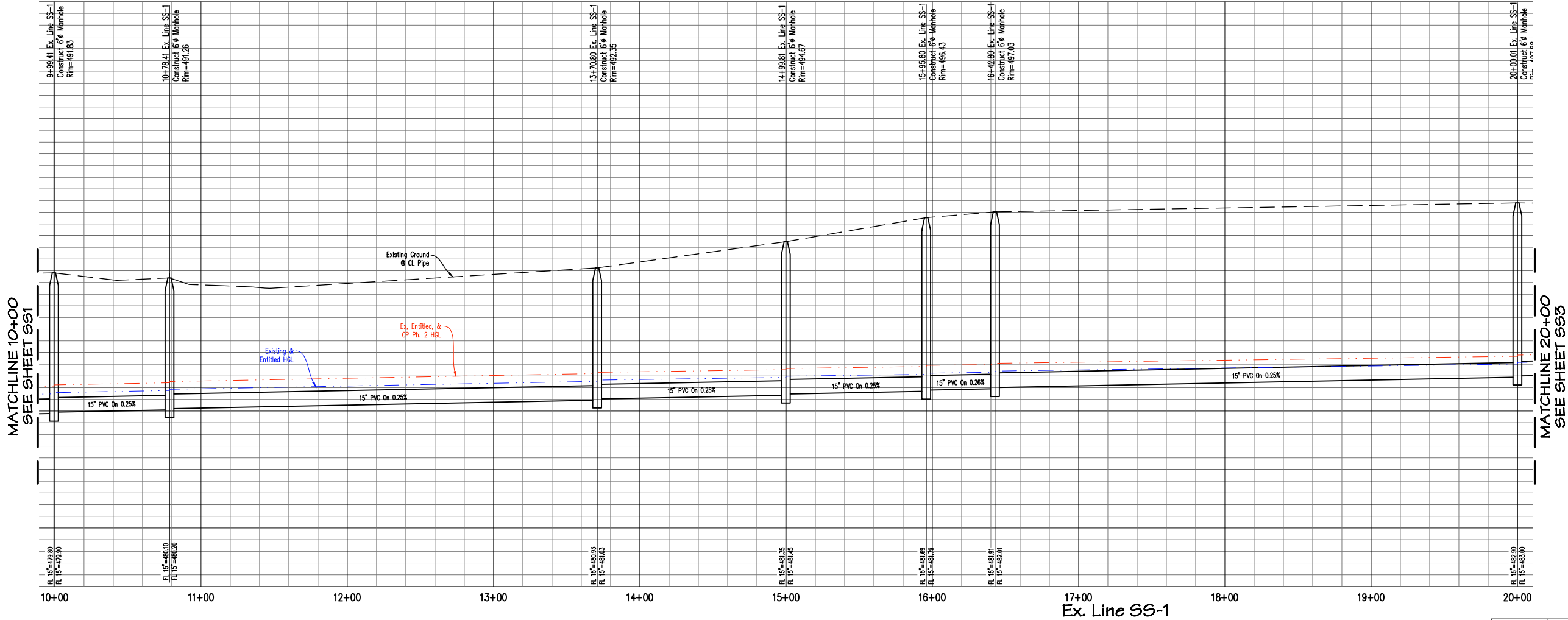
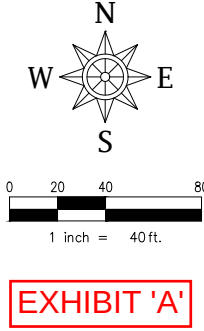
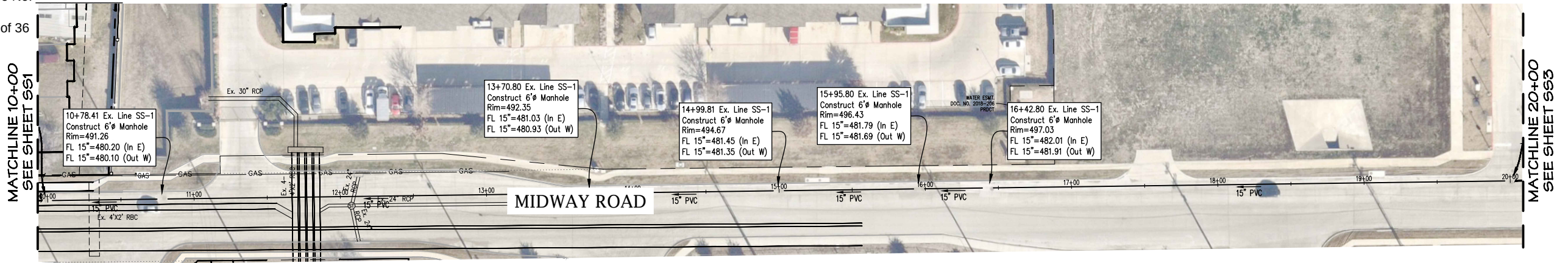
Note:

The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, liming, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

LEGEND

—○— Existing Waste Water & Manhole

REV NO.	DATE	DESCRIPTION			BY
EXISTING SANITARY SEWER EXHIBIT					
CP MIDWAY/121-2 MULTIFAMILY					
LOT 1, BLOCK A					
7.082 ACRES, ZONED: LI					
1942 S.H. 121, CITY OF LEWISVILLE, TEXAS 75056					
DEVELOPED BY: CHAPARRAL PARTNERS, LP		ARCHITECT: HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TX 75001 PH: (214) 520-8870			
PREPARED BY:		SPIARS ENGINEERING INC.			
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 200 RICHARDSON, TEXAS 75080 (972) 722-0077					
TBPE REGISTRATION NO. F-2121			TBPLS REGISTRATION NO. F-10043100		
DESIGN	DRAWN	DATE	SCALE	CHECK	FILE
DJB	BLM	3/30/26	AS SHOWN	DJB	25-355
					561



CAUTION !!!
EXISTING UTILITIES

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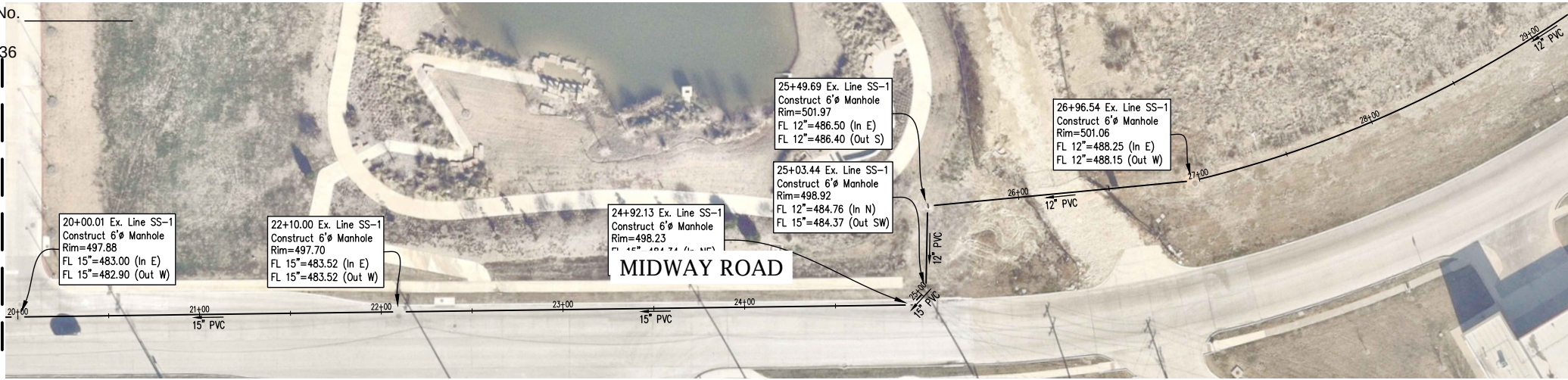
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LEGEND

Existing Waste Water & Manhole

REV NO.	DATE	DESCRIPTION			BY
EXISTING SANITARY SEWER EXHIBIT					
CP MIDWAY/121-2 MULTIFAMILY					
LOT 1, BLOCK A					
7.082 ACRES, ZONED: LI					
1942 S.H. 121, CITY OF LEWISVILLE, TEXAS 75056					
DEVELOPED BY: CHAPARRAL PARTNERS, LP		ARCHITECT: HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TX 75001		PH: (214) 520-8870	
PREPARED BY: SPIARS ENGINEERING INC.					
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 200 RICHARDSON, TEXAS 75080 (972) 722-0077					
TBPE REGISTRATION NO. F-2121			TBPLS REGISTRATION NO. F-10043100		
DESIGN	DRAWN	DATE	SCALE	CHECK	FILE NO.
DJB	BLM	3/30/26	AS SHOWN	DJB	25-355 562

MATCHLINE 20+00
SEE SHEET S62



MATCHLINE 29+00
SEE SHEET S64

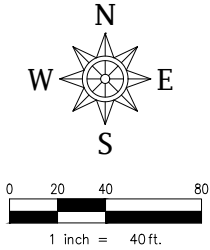
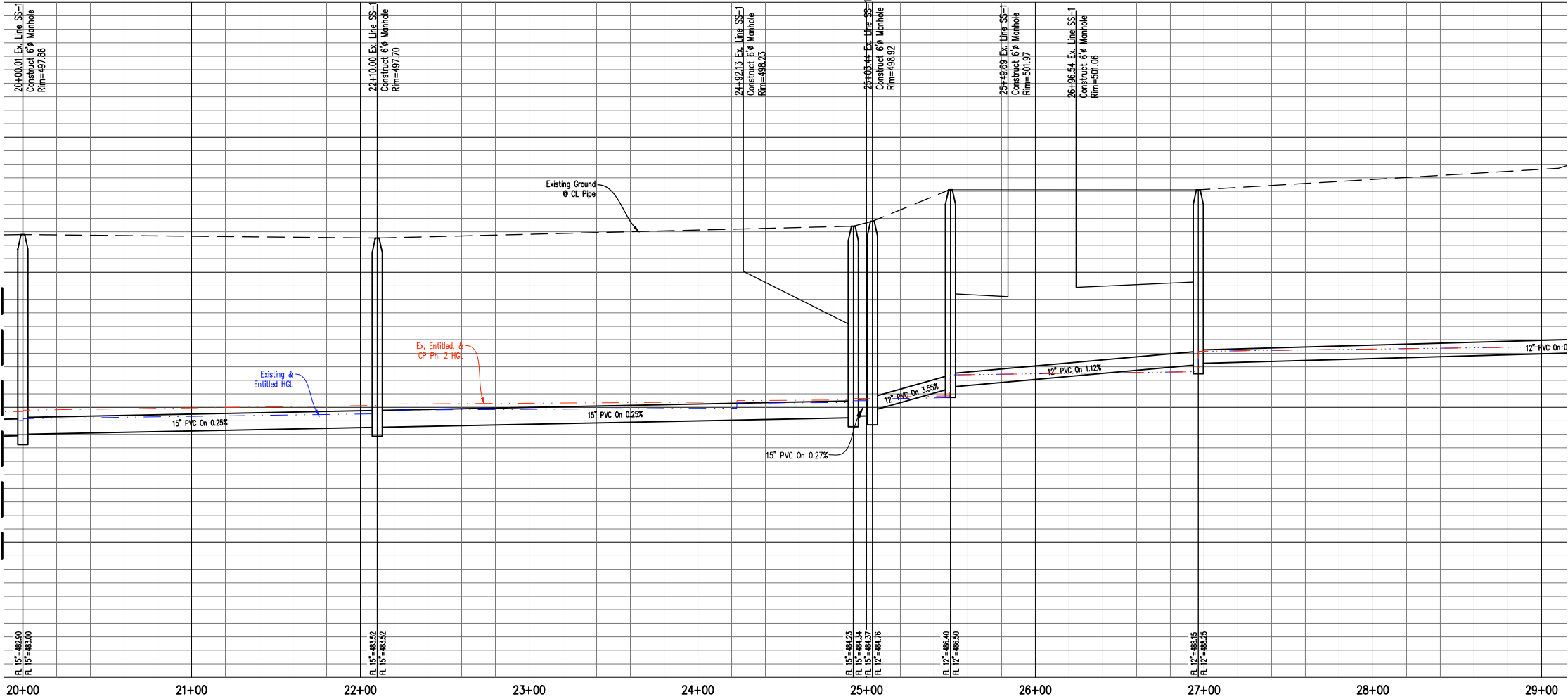


EXHIBIT 'A'

MATCHLINE 20+00
SEE SHEET S62



MATCHLINE 29+00
SEE SHEET S64

CAUTION !!!
EXISTING UTILITIES

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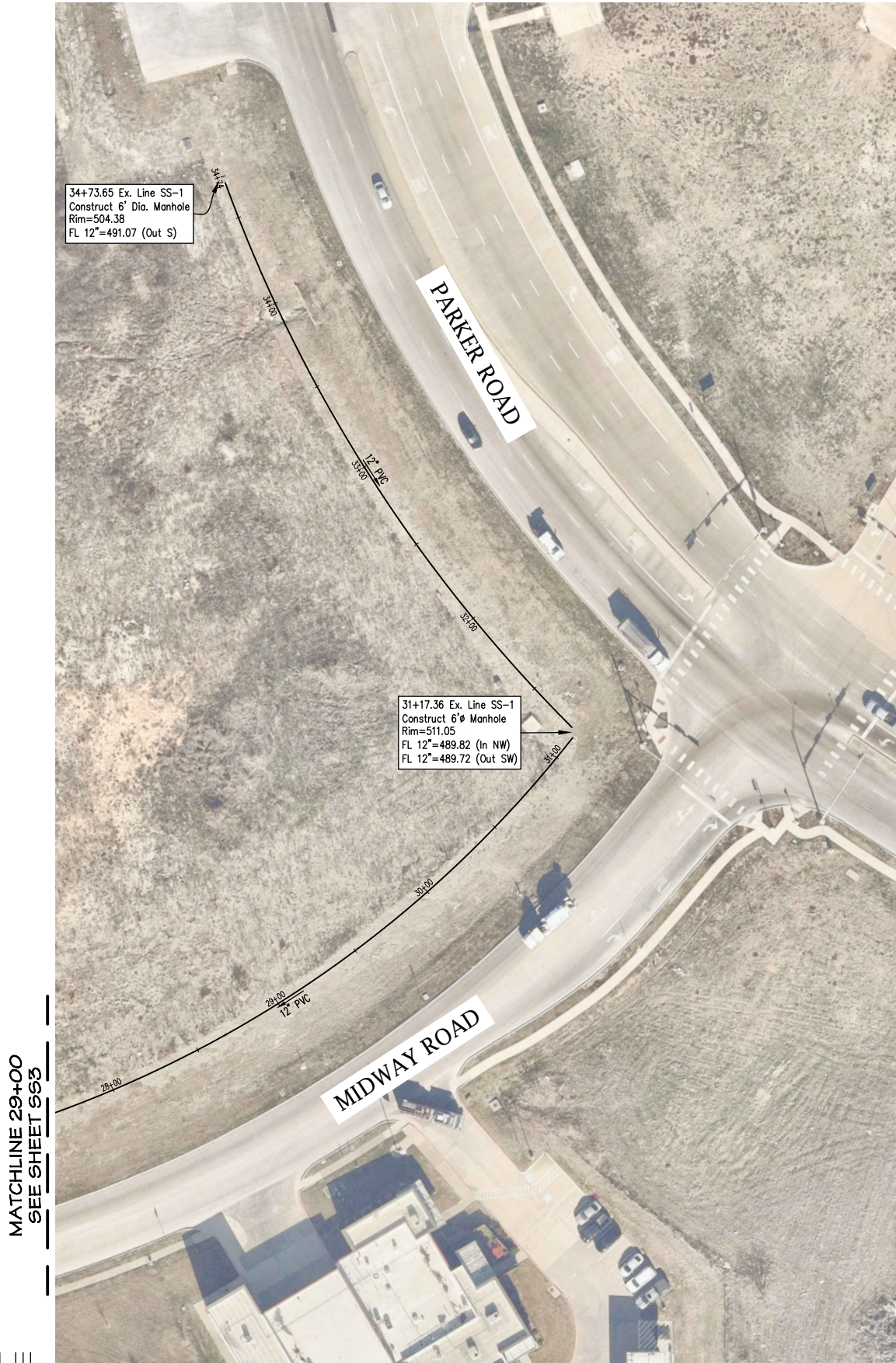
Note:

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LEGEND

—○— Existing Waste Water & Manhole

REV NO.	DATE	DESCRIPTION			BY
EXISTING SANITARY SEWER EXHIBIT					
CP MIDWAY/121-2 MULTIFAMILY					
LOT 1, BLOCK A					
7.082 ACRES, ZONED: LI					
1942 S.H. 121, CITY OF LEWISVILLE, TEXAS 75056					
DEVELOPED BY: CHAPARRAL PARTNERS, LP		ARCHITECT: HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TX 75001		PH: (214) 520-8870	
PREPARED BY: SPIARS ENGINEERING INC.					
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 200 RICHARDSON, TEXAS 75080 (972) 722-0077					
TBPE REGISTRATION NO. F-2121			TBPLS REGISTRATION NO. F-10043100		
DESIGN	DRAWN	DATE	SCALE	CHECK	FILE NO.
DJB	BLM	3/30/26	AS SHOWN	DJB	25-355 563



MATCHLINE 29+00
SEE SHEET \$\$\$

CAUTION !!!
EXISTING UTILITIES

Existing utilities and underground facilities indicated on these plans have been located from reference information. It shall be the responsibility of the contractor to verify both horizontally and vertically the location of all existing utilities and underground facilities prior to construction, to take necessary precautions in order to protect all facilities encountered. the contractor shall preserve and protect all existing utilities from damage during construction.

Call Texas one-call (811) or other utility location services 48 hours prior to construction activity. Spiars Engineering, Inc. is not responsible for knowing all existing utilities or depicting exact locations of utilities on drawings.

Note:

The contractor shall perform all earthwork and compaction operations, including but not limited to, placement of fill during earthwork operations, backfilling, trench backfilling, utility backfilling, liming, and subgrade placement according to the geotechnical recommendations and city standards. The contractor shall use the most stringent requirement if there is a conflict on any fill or backfill operations. The contractor shall inquire in written format with the engineer of record should there be any questions regarding fill and backfill requirements.

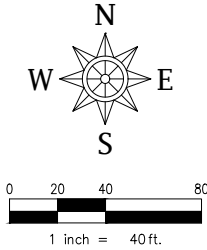
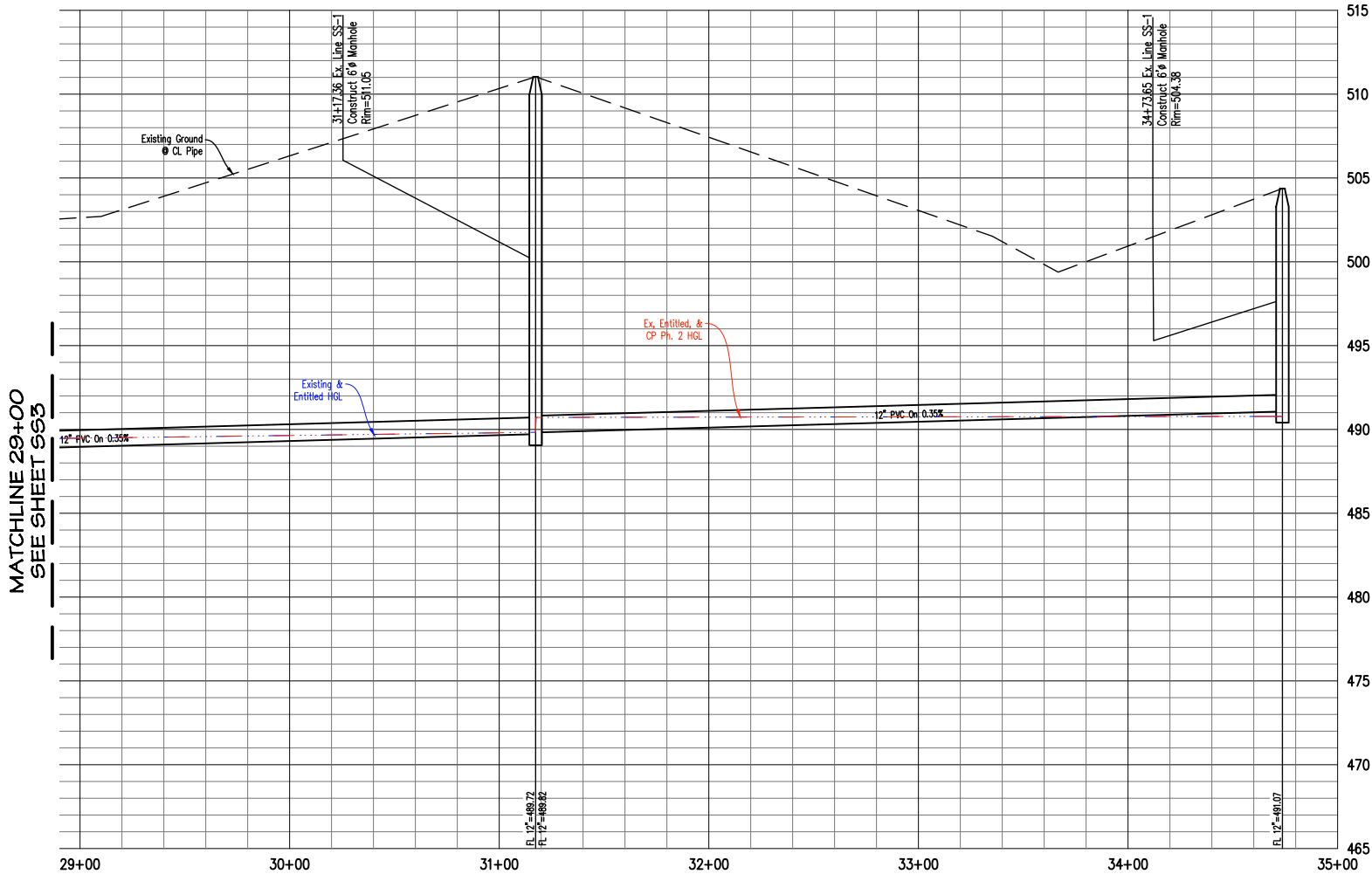


EXHIBIT 'A'



LEGEND

—○— Existing Waste Water & Manhole

REV NO.	DATE	DESCRIPTION				BY
EXISTING SANITARY SEWER EXHIBIT						
CP MIDWAY/121-2 MULTIFAMILY						
LOT 1, BLOCK A						
7.082 ACRES, ZONED: LI						
1942 S.H. 121, CITY OF LEWISVILLE, TEXAS 75056						
DEVELOPED BY: CHAPARRAL PARTNERS, LP		ARCHITECT: HEDK ARCHITECTS 4595 EXCEL PARKWAY ADDISON, TX 75001		PH: (214) 520-8870		
PREPARED BY:		SPIARS ENGINEERING INC.				
501 W. PRESIDENT GEORGE BUSH HWY., SUITE 200 RICHARDSON, TEXAS 75080 (972) 722-0077						
TBPE REGISTRATION NO. F-2121			TBPLS REGISTRATION NO. F-10043100			
DESIGN	DRAWN	DATE	SCALE	CHECK	FILE	NO.
DJB	BLM	3/30/26	AS SHOWN	DJB	25-355	554

Midway Rd. 15" SS Basin

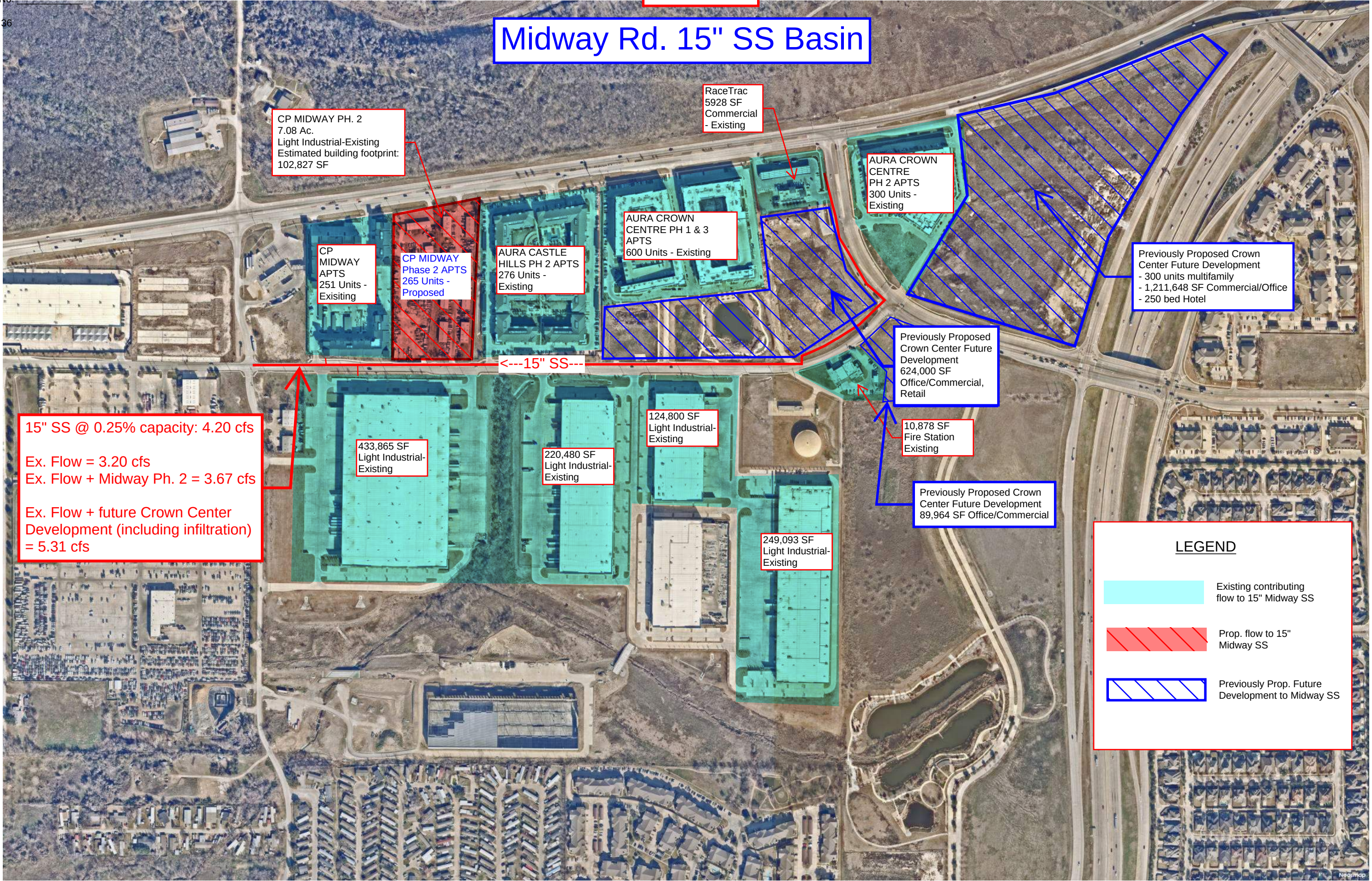


EXHIBIT 'C'

Table 1 - Existing Contributing Flows												
Development	Land Use	DWU Classification	Lots/ Dwelling Units/Sq. Ft.	Population Per Unit	Population Served	Load (gpcd)	Average Flow (gpm)	Average Flow (cfs)	Peaking Factor (M)	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
CP Midway/121 Ph. 2	Industrial	LI (Light Industrial)	102,827	1/400 SF	258	25	4.48	0.010	4	17.92	0.04	0.03
CP Midway/121 Ph. 1	PD-MU (Multifamily)	MF-1(A) (Mutifamily Units)	251	2.5	628	125	54.51	0.121	4	218.06	0.49	0.31
Aura Castle Hills Ph. 2	MF3 (Mutifamily)	MF-1(A) (Mutifamily Units)	276	2.5	690	125	59.90	0.133	4	239.58	0.53	0.35
Aura Castle Hills Ph. 1 & 3	PD-MU (Multifamily)	MF-1(A) (Mutifamily Units)	600	2.5	1500	125	130.21	0.290	4	520.83	1.16	0.75
RaceTrac	LC (Local Commercial)	MC-1 (Multiple Commercial, SF)	5928	1/400 sf	15	18	0.19	0.000	4	0.75	0.002	0.00
Aura Castl Hills Ph.2	PD-MU (Multifamily)	MF-1(A) (Mutifamily Units)	300	2.5	750	125	65.10	0.145	4	260.42	0.580	0.38
First Park 121 Block A, Lot 6	Industrial	LI (Light Industrial)	433,865	1/400 SF	1085	25	18.84	0.042	4	75.35	0.17	0.11
First Park 121 Block A, Lot 1A	Industrial	LI (Light Industrial)	220,480	1/400 SF	552	25	9.58	0.021	4	38.33	0.085	0.06
First Park 121 Block A, Lot 2	Industrial	LI (Light Industrial)	124,800	1/400 SF	312	25	5.42	0.012	4	21.67	0.048	0.03
First Park 121 Block A, Lot 4	Industrial	LI (Light Industrial)	249,093	1/400 SF	623	25	10.82	0.024	4	43.26	0.096	0.06
Fire Station 6	PU (Public Use)	CS (Community Service, SF)	10,878	1/400 SF	28	25	0.49	0.001	4	1.94	0.004	0.00
						TOTAL EX.	359.53	0.80		1438.1	3.20	2.07

Table 2 - Future Contributing Flows												
Development	Land Use	DWU Classification	Lots/ Dwelling Units/Ac.	Population Per Unit	Population Served	Load (gpcd)	Average Flow (gpm)	Average Flow (cfs)	Peaking Factor (M)	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
CP Midway/121 Ph. 2	PD-MU (Multifamily)	MF-1(A) (Mutifamily Units)	265	2.5	663	125	57.55	0.13	4.00	230.21	0.51	0.33

Table 3 - Previously Proposed Future Flows												
Development	Land Use	DWU Classification	Lots/ Dwelling Units/Sq. Ft.	Population Per Unit	Population Served	Load (gpcd)	Average Flow (gpm)	Average Flow (cfs)	Peaking Factor (M)	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
Crown Center Multifamily	PD-MU (Multifamily)	MF-1(A) (Mutifamily Units)	300	2.5	750	125	65.10	0.145	4	260.42	0.58	0.38
Crown Center Commercial/Office	PD-MU (Commercial/Office)	MU-1 (Mixed Use, SF)	1,211,648	1/400 SF	3030	25	52.60	0.117	4	210.42	0.47	0.30
Crown Center Hotel	PD-MU (Hotel)	(Hotel/Motel, Per Bed)	250	2 per Bed per Unit	500	75	26.04	0.058	4	104.17	0.23	0.15
Crown Center Retail	PD-MU (Commercial/Office)	MU-1 (Mixed Use, SF)	624,000	1/400 SF	1560	25	27.08	0.060	4	108.33	0.24	0.16
Crown Center Retail	PD-MU (Commercial/Office)	MU-1 (Mixed Use, SF)	89,964	1/400 SF	225	25	3.91	0.009	4	15.63	0.03	0.02
						TOTAL FUTURE	174.74	0.39		698.96	1.56	1.01

Table 4 - Total Flow Summary			
	Peak Flow (gpm)	Peak Flow (cfs)	Peak Flow (MGD)
Current Existing Flow	1438.1	3.20	2.07
Proposed Flow (Midway Ph. 2)	230.21	0.51	0.33
Previously Proposed Flow	698.96	1.56	1.01
Infiltration Flow	31.60	0.07	0.05
Total	2380.96	5.31	3.43

Table 5 - Existing 15" Pipe Capacity						
Pipe Size (Inches)	Area (ft^2)	Perimeter (ft)	Pipe Slope (%)	Pipe Capacity (MGD)	Pipe Capacity (gpm)	Pipe Capacity (cfs)
15	1.23	3.93	0.25%	2.71	1884.58	4.20

**Alternative Standards
CP Midway 121 Phase Two**

VI. REQUESTED DEVIATIONS

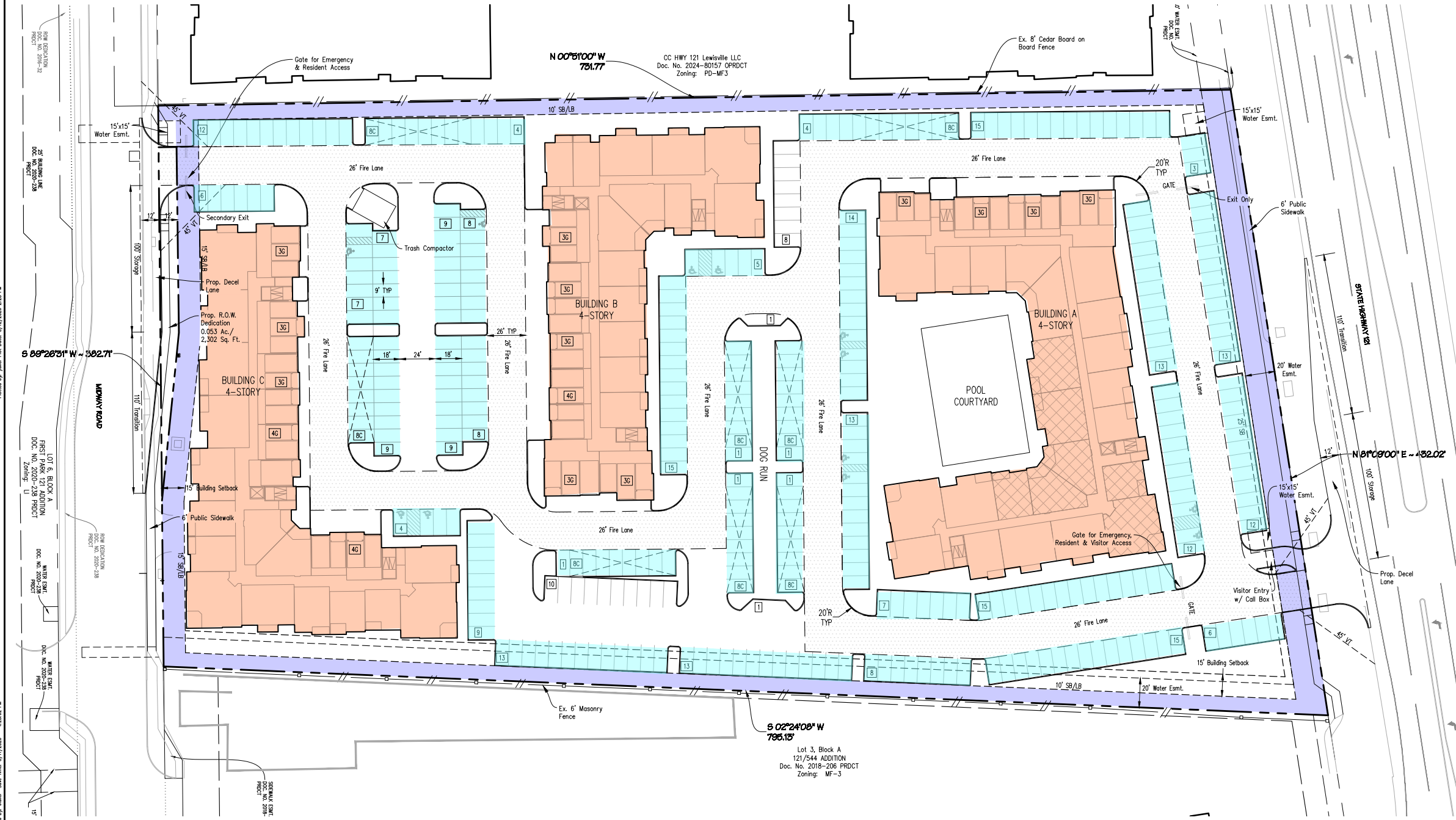
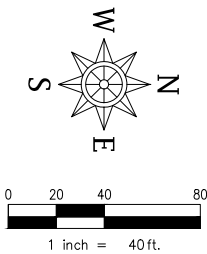
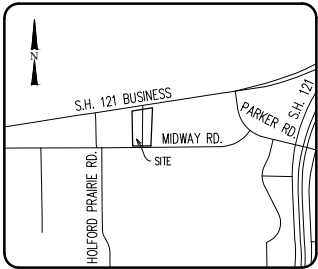
Regulation /Section	Required:	Requested:	Justification
Density	24	38	Density is necessary to make the project feasible. The increased density enables allocation of amenities, structured parking and other development features.
Building Height Exhibit VI.5.14-1	45 feet/3 stories	65 feet/4 stories	The increase in height is commensurate with the density request. The additional height will have no detrimental impact given there are no adjacent single-family neighborhoods. A greater height aligns with a higher density, which drives quality and supports amenities.
Landscape Strip/Building Materials	30' or 10' with 80% brick or stone materials	20' wide landscape strip with a minimum of 50% brick or stone on the building elevation facing SH 121 15' wide landscape strip with a minimum of 50% brick or stone	The proposal is comprised of an appropriate balance of landscape strip width and masonry materials for those elevations that are most visible from

**Alternative Standards
CP Midway 121 Phase Two**

Chapter 3, Section 4 A.1 & B.1.A		on the building elevation facing Midway Road	public view. The landscaped area along SH 121 Business varies in depth including portions that exceed 30 feet in landscape width. The proposal offers 6% more landscape area than a development that would strictly adhere to uniform minimum 30-foot wide landscape strip.
Parking Spaces Article VIII, Chapter 1 Exhibit VII.1.4- 1	2 per unit or 530 spaces	1.6 per unit or 424 spaces	The variance to parking better aligns the requirement with actual demand, avoiding overparking the property.
Building Setbacks, Front Yard Exhibit VI.5.14-1	25' minimum setback from Midway Road	15' minimum setback from Midway Road	The decreased setback is necessary to accommodate required right-of-way dedication and a right-hand deceleration lane. The proposed setback aligns with the 15' minimum building setback in Phase 1.

Alternative Standards
CP Midway 121 Phase Two

Building Setback, Side Yard Exhibit VI.5.14-1	25' side yard	10' side yard	The proposed buildings have been staggered to provide significant building-to-building separation between adjacent developments. Granting the 10' setback will best optimize development and use of the site while providing adequate separation.
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SITE DATA TABLE			
SITE SUMMARY			
Current Zoning	U		
Prop. Use	Multifamily		
Total Lot Area	7.082 Ac. (308,481 Sq. Ft.)		
Total Number of Units	265 Units		
Maximum Building Height	65 Feet		
Density	37.42 Units/Ac.		
Impervious Area	72.67% (224,179 Sq. Ft.)		
LOT 1, BLOCK A			
Lot 1, Block A Area	7.082 Ac. (308,481 Sq. Ft.)		
BUILDING DATA TABULATIONS			
	<u>Total Building Area</u>	<u>Building Height</u>	<u>Total Units</u>
A	85,275 Sq. Ft.	65' (4 Story)	97
B	63,010 Sq. Ft.	65' (4 Story)	80
C	75,701 Sq. Ft.	65' (4 Story)	88
PARKING DATA TABULATIONS			
	<u>Required Parking</u>		<u>Total Provided Parking</u>
Surface Spaces			301
(Incl. Handicap Spaces)			12
Garage Spaces			48
Covered Spaces			64
Total Spaces	425 Spaces (1.61 Spaces/Units)		425
AREA REGULATIONS			
Min. Dwelling Unit	N/A		
Lot Coverage	None		
Front Yard	15' along public streets		
Rear/Side Yard	10' along public streets		
Garage Setback	None		

Site Plan Notes:

- According to the Federal Emergency Management Agency (FEMA), no part of the subject land is located in a 100-year Flood Plain or in an identified "flood prone area," as defined pursuant to the Flood Disaster Protection Act of 1973, as amended, as reflected by Flood Insurance Rate Map Panels 48121C0570G, dated April 18, 2011. The property is located in Zone "X" (areas determined to be outside the 100-year floodplain).
- All apartment buildings shall have a NFPA 13 fire sprinkler system and NFPA 13R fire sprinkler system in the attics.
- Accessible parking, ramps, etc. shall be in accordance with ADA and TAS requirements.
- Signs shall be permitted separately.
- Fences shall be permitted separately.

Standard	MF-3 Standards	Proposed Standards
Density	24 u/ac maximum	38 u/ac maximum
Building Height	45 feet/3 stories	65 feet/4 stories
Parking	2/unit	1.6/unit
Building Setbacks	Front, 25 feet Sides 25 feet	25 feet on SH 121/ 15 feet on Midway Road Sides 10 feet

LEGEND	
L/S	LANDSCAPE AREA (TYP.)
○	1/2" IRON ROD W/ PLASTIC CAP
✱	STAMPED "SPIRSENG" SET, UNLESS OTHERWISE NOTED.
✱	POWER POLE
✱	LIGHT POLE/STANDARD
✱	GUY WIRE ANCHOR
✱	BOLLARD
✱	SIGNPOST
CM	CONTROL MONUMENT
BFR	BARRIER FREE RAMP
✱	ACTIVITY NODE TO PROMOTE COMMUNITY & SOCIAL INTERACTION
✱	NUMBER OF COVERED PARKING SPACES
✱	NUMBER OF PARKING SPACES
✱	OVERHEAD POWER LINE
✱	PROP. WOOD FENCE
✱	PROP. WROUGHT IRON FENCE
✱	PROP. 6" MASONRY SCREENING WALL
✱	FIRELANE
✱	GROUND FLOOR FLEX LIVE/WORK SPACE

ALTERNATIVE STANDARDS EXHIBIT
CP MIDWAY/121-2
LOT 1, BLOCK A
CITY OF LEWISVILLE, DENTON COUNTY, TEXAS
Current Zoning: LI

ENGINEER / SURVEYOR
Sparks Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: David Bond

OWNER / APPLICANT
Chaparral Partners, LP
2305 Cedar Springs Rd., Ste. 208
Dallas, TX 75201
Telephone: (214) 497-4329
Contact: Spencer Miller