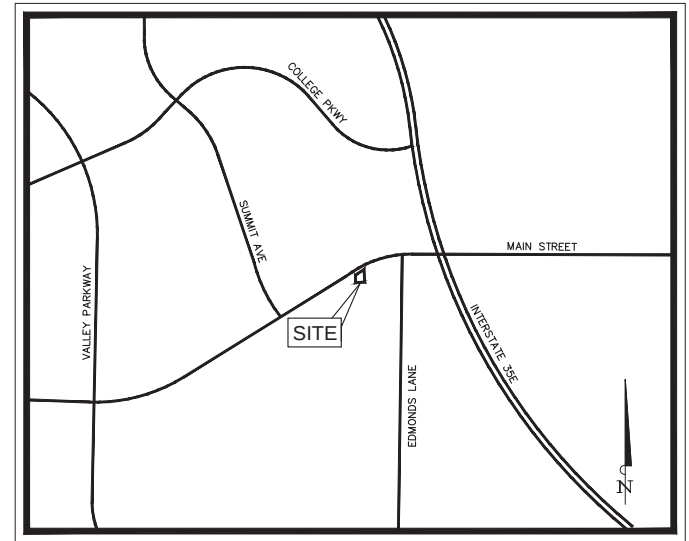
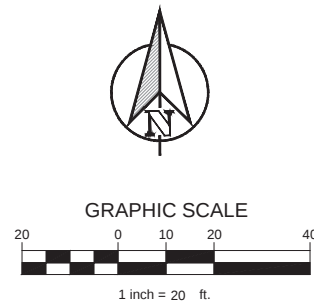
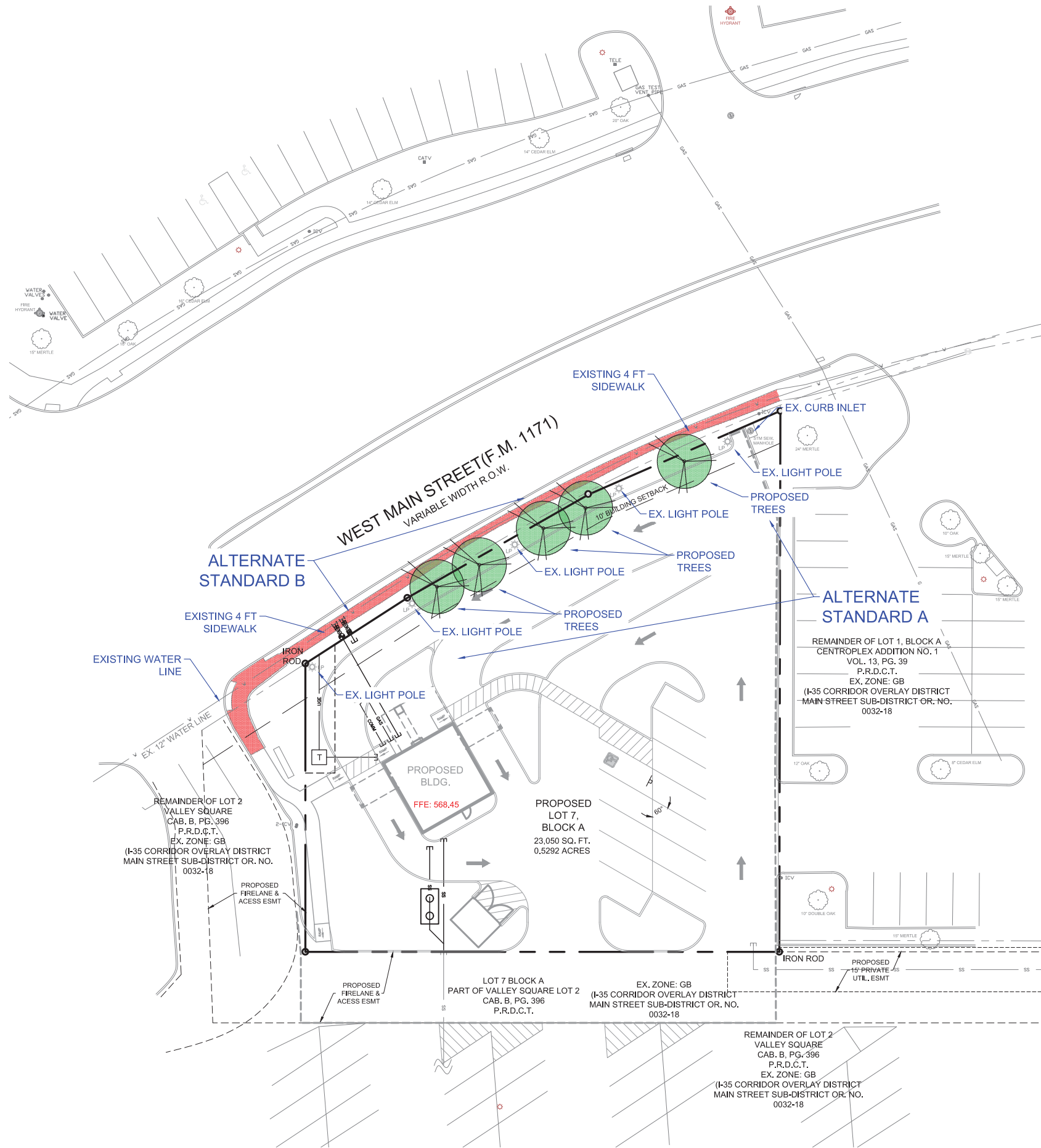


CLAY CRISTY
2/25/2020 2:40 PM
X:\SHARED PROJECTS\2019-161 151 COFFEE LEWISVILLE\CADD\SHEETS\SP-1 ALTERNATIVE COMPLIANCE SITE PLAN.DWG
2/11/2020 10:14 AM
PLOTTED BY:
PLOT DATE:
LOCATION:
LAST SAVED:



VICINITY MAP
1"=1000'
MAPSCO 650-H



ALTERNATE STANDARD A
SECTION 17.5-4 (D)(1)D REQUIRES CANOPY TREES TO BE PLANTED WITHIN THE REQUIRED AMENITY ZONE. DUE TO THE AMENITY ZONE BEING LOCATED WITHIN THE TXDOT RIGHT-OF-WAY, AN ALTERNATIVE STANDARD IS REQUESTED TO ALLOW CANOPY TREES TO BE PLANTED ON THE PRIVATE PROPERTY SIDE WITHIN A FIVE-FOOT WIDE LANDSCAPE AREA BETWEEN SIDEWALK AND PARKING LOT.



ALTERNATE STANDARD B
SECTION 17.5-4. (E)(4) & (5) REQUIRES A 5' SIDEWALK ALONG MAIN STREET. THERE IS AN EXISTING SIDEWALK IN PLACE THAT WE WOULD REQUEST BE ACCEPTED FOR THE SIDEWALK AND AMENITY REQUIREMENT. IT IS REQUESTED TO ALLOW THE SIDEWALK WIDTH TO BE REDUCED FROM 5' TO 4' WHICH IS A 20% REDUCTION IN THE WIDTH OF THE SIDEWALK.

ENGINEERING SITE PLAN FOR

151 COFFEE

LOT 7, BLOCK A,
VALLEY SQUARE
CITY OF LEWISVILLE,
DENTON COUNTY, TEXAS

0.529 AC
ZONING: GB

NO.	DATE	REVISION	BY

ALTERNATIVE
COMPLIANCE SITE PLAN

DESIGN:	HV
DRAWN:	HV
CHECKED:	ASD
DATE:	02/25/2020

SHEET

SP-1