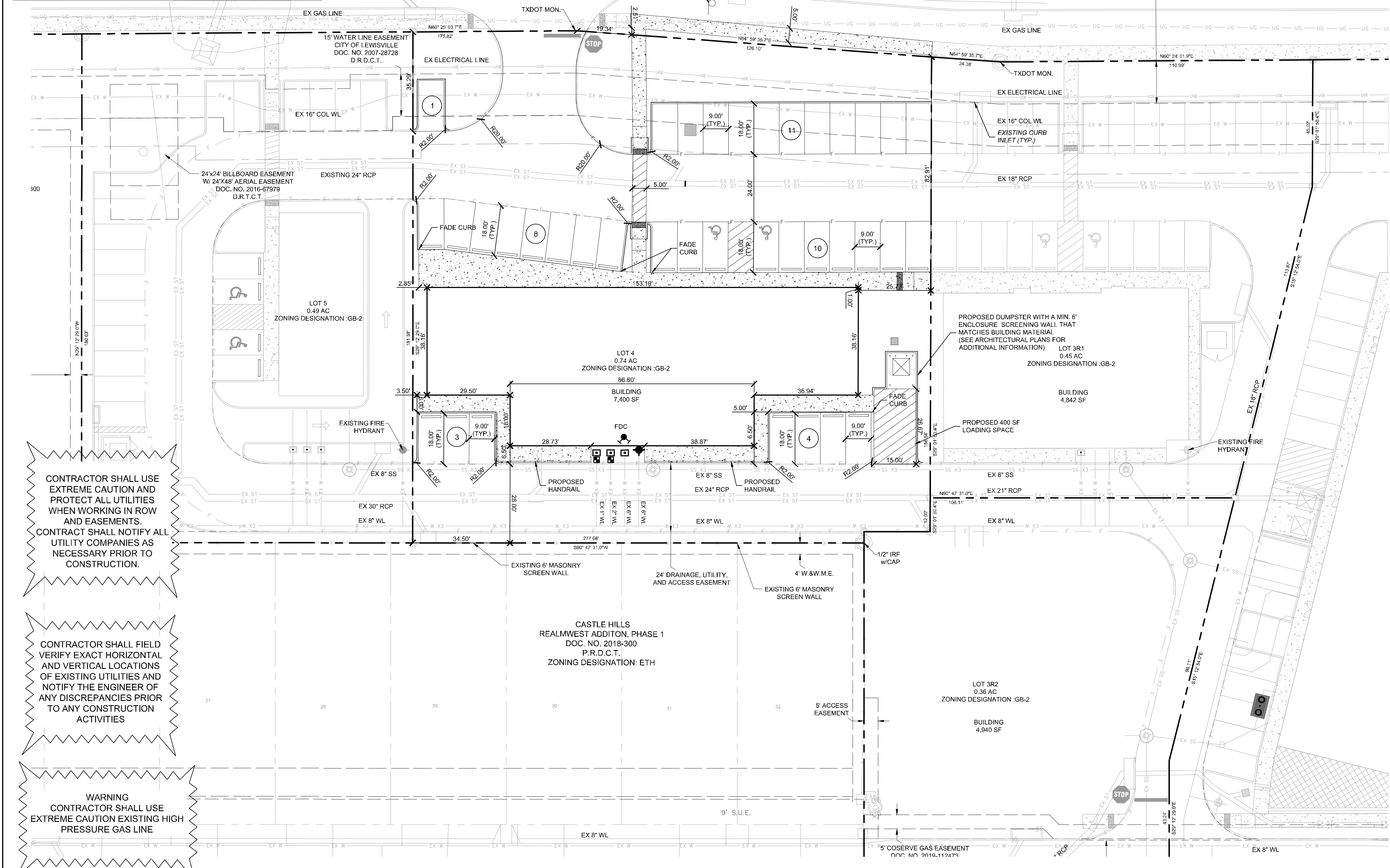
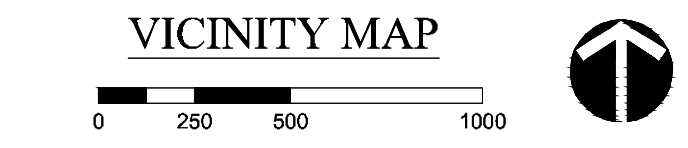
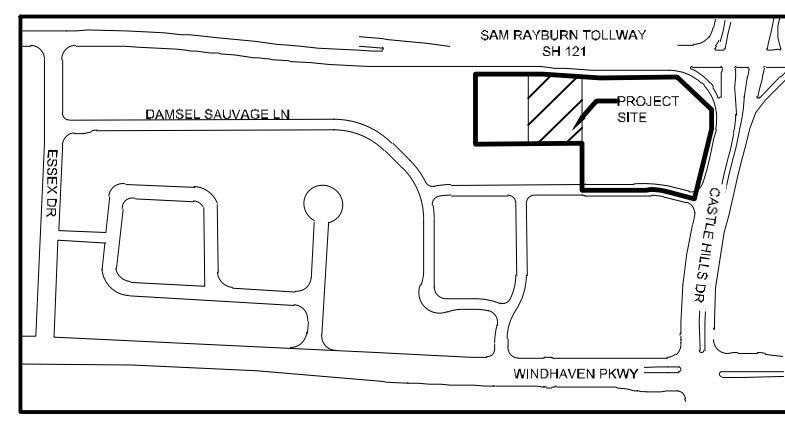


SITE DATA SUMMARY			
LEGAL DESCRIPTION		LOT 4 CASTLE HILLS - REALM WEST ADDITION, PHASE 2	
ZONING DESIGNATION		GB2 - GENERAL BUSINESS 2	
LOT 4		± 32,730 SF (0.7514 Ac)	
PARKING REQUIREMENTS			
BUILDING USE	DESCRIPTION	REQUIREMENT	TABULATION
LOT 4	RETAIL	1 SPACE PER 200 SF - 7,400 S.F.	PARKING REQ'D = 37
		1-400 SF LOADING SPACE PER BUILDING SIZE OF 5,000 SF THROUGH 15,000 SF	LOADING SPACE REQ'D = 1
PARKING SUMMARY			
PARKING REQUIRED		37	
PARKING PROVIDED		37	
LOT 3R1		35 + 2 ADA = 37	
IMPERVIOUS AREA CALCULATION			
IMPERVIOUS AREA		± 26656.4 SF (0.61 Ac)	
PERCENT IMPERVIOUS		± 81.44%	



LEGEND	
	PROPERTY LINE
	EASEMENT LINE
	PROPOSED FIRELANE
	PROPOSED SIDEWALK
	EXISTING WATER LINE
	EXISTING SAN. SEWER LINE
	EXISTING STORM DRAIN PIPE
	EXISTING GAS LINE
	EX. UNDERGROUND TELECOMMUNICATION LINE
	EX. UNDERGROUND ELECTRIC LINE
	EX. FENCE
	EX. SIGN



- ### NOTES
- 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.
 - ALL DIMENSIONS ARE TO FACE OF CURB, FACE OF WALL, FACE OF BUILDING, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR BUILDING AND DUMPSTER ENCLOSURE LAYOUT AND DESIGN.
 - REFER TO LANDSCAPE PLANS FOR FENCE AND HARDSCAPE LAYOUT AND DESIGN.
 - ALL SIGNAGE IS APPROVED VIA A SEPARATE PERMIT THROUGH THE BUILDING SAFETY DIVISION.
 - ALL MECHANICAL EQUIPMENT, DUMPSTER, ROOFTOP UNITS, ETC SHALL BE SCREENED IN COMPLIANCE WITH THE ZONING ORDINANCE.
 - REFER TO M.E.P. PLANS FOR SITE ELECTRIC, CATV, AND TELECOMMUNICATION, AND ALL ASSOCIATED CONDUITS REQUIRED PRIOR TO PAVING.
 - ALL LIGHTING SHALL COMPLY WITH THE ZONING ORDINANCE.
 - ANY ALTERATION TO THE SITE PLAN, INCLUDING BUILDING ELEVATION AND LANDSCAPE SUBSTITUTIONS, REQUIRE TOWN APPROVAL THROUGH A REVISED PLAN, STAMPED BY STAFF.
 - ALL STRIPING WITHIN DEVELOPMENT TO BE PAINTED WHITE.
 - ALL PROPOSED RAMPS TO FOLLOW THE ARCHITECTURAL BARRIERS TEXAS ACCESSIBILITY STANDARDS (TAS).
 - CONTRACTOR SHALL COORDINATE PROVIDING AND INSTALLING IRRIGATION CONDUIT PRIOR TO PAVING UTILITIES.
 - CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES SHOWN OR NOT SHOWN.

CONTRACTOR SHALL USE EXTREME CAUTION AND PROTECT ALL UTILITIES WHEN WORKING IN ROW AND EASEMENTS. CONTRACT SHALL NOTIFY ALL UTILITY COMPANIES AS NECESSARY PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL FIELD VERIFY EXACT HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

WARNING
CONTRACTOR SHALL USE EXTREME CAUTION EXISTING HIGH PRESSURE GAS LINE

DEVELOPER Sujay Chevuru
7543 Wright Dr
Frisco, Texas 75035
Contact: Sujay Chevuru
Phone: 609-953-3958

ENGINEER LandDesign, Inc.
5301 Alpha Road, Suite 24
Dallas, Texas 75240
Contact: Tareq El-Sadi, P.E.
Phone: 214-785-6009

SURVEYOR GeoScience
2712 Satsuma Drive, Suite 400
Dallas, TX 75229
Contact: Syed S. Afsar
Phone: 972-488-3500

BENCHMARKS

SITE BENCHMARK #1 - AN "X" IN CONCRETE FOUND ON A TRAFFIC ISLAND LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF STANDRIDGE DRIVE (A.K.A. AS CASTLE HILLS DRIVE) AND STATE HIGHWAY 121, +/- 20 FEET SOUTHWEST OF TRAFFIC LIGHT ON SAID TRAFFIC ISLAND.
ELEVATION - 547.67'

SITE BENCHMARK #7 - A P.K. NAIL FOUND IN CONCRETE PAVING OF MEDIAN OPENING IN WINDHAVEN PARKWAY, 500' WEST OF WEST CURB LINE OF CASTLE HILLS DRIVE AT INTERSECTION WITH SAID WINDHAVEN PARKWAY. LOCATE +/- 2.5' EAST OF THE WEST MEDIAN NOSE OF SAID OPENING.
ELEVATION - 530.90'

KEY MAP

SEAL



PROJECT

CASTLE HILLS - RW COMMERCIAL LOT 4

CASTLE HILLS - REALM WEST ADDITION, PHASE 2

LOT 4 BLOCK E
ACREAGE: 0.7514 AC
ZONING DESIGNATION: GB-2

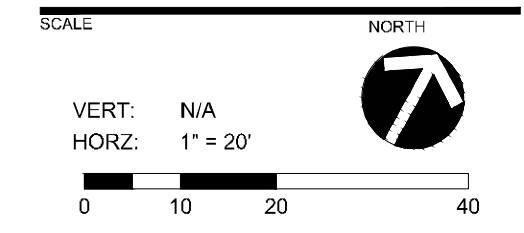
CITY OF LEWISVILLE
DENTON COUNTY, TX

LANDDESIGN PROJ.# 8522034

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE

DESIGNED BY: LDJ
DRAWN BY: LDJ
CHECKED BY: LDJ



SHEET TITLE

SITE PLAN

SHEET NUMBER

C1-00