

VICINITY MAP
L.T.A.

PARKING SUMMARY TABLE	
Proposed Use	Indoor Pickleball Facility
Lot Area (Including ROW)	1.04 AC / 45,302 SF
Building Area (Indoor Pickleball Courts - 7)	15,779 SF
Building Height	26.5 FT
Lot Coverage	35.32%
Floor Area Ratio	1.10:35
Total Parking Required	90 spaces
Indoor Pickleball Courts (Commercial Amusement - Indoor)	1 per every 3 people of design capacity - 90 design capacity
Total Parking Provided	30 spaces
ADA Parking Required	2 spaces
ADA Parking Provided	2 spaces
Impervious Area	35,087 SF
Pervious Surface	10,215 SF

BENCHMARKS
 SEE TABLE "1" CUT FOUND IN THE WESTERN EDGE OF A CONCRETE CURB ON AN EXISTING CONCRETE DRIVEWAY, BEING IN THE WESTERN LINE OF EDWARDS LANE, BEING APPROXIMATELY 30' SOUTHWEST FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF PINEHILL STREET, ELEVATION=54.37'
 SEE TABLE "2" CUT SET NEW THE NORTHEASTERN CORNER OF LOT 1, BLOCK H, SAME BEING THE SOUTHWESTERN CORNER OF LOT 1, BLOCK H OF QUADRETT AVENUE, BEING APPROXIMATELY 10' SOUTHWEST FROM THE SOUTHERLY RIGHT-OF-WAY LINE OF PINEHILL STREET, ELEVATION=50.52'

SITE LEGEND

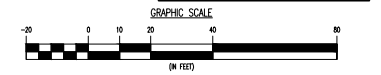
PROPERTY LINE (PARCEL IN QUESTION)	PROP. CURB INLET
OFF-SITE PROPERTY LINES	PROP. AREA INLET
EXISTING POWER POLE & GAS ELECTRIC LINES	PROP. SANITARY SEWER MANHOLE
EXIST. STORM SEWER	PROP. CLEAN OUT
EXIST. UNDERGROUND FIBER OPTIC LINE	PROP. FIRE HYDRANT
EXIST. SANITARY SEWER	PROP. WATER METER
EXIST. WATER	PROP. IRRIGATION METER
EXIST. UTILITY POLE	PROP. SANITARY TEE
EXIST. UTILITY BOX/WAULT	PROP. SDR

PAVING LEGEND

	PROPOSED FIRE LANES
	PROPOSED PAVEMENT
	PROPOSED SIDEWALK
	PROPOSED DRIVEWAY

NOTES:

- ALL DIMENSIONS ARE SHOWN TO FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE.
- REFER TO ARCHITECTURAL PLANS FOR DETAIL OF EMISSIONS SURROUNDING BUILDING.
- BUILDING WILL BE FIRE SPRINKLER PROTECTED.
- ALL UTILITIES TO BE DEEPER THAN FOUND SERVICE. A COMPLETION CHECK-UP WILL BE PROVIDED.
- A SANITARY CONNECTION SHALL BE PLACED NEAR THE BUILDING AT EACH CURB.
- LANDSCAPE PLAN(S) PERTAINING TO PAVEMENT FINISHES SHALL BE ALIGNED TO BE THE SAME WITH ALL THE RELATED PAVING SCHEDULES.



PROPERTY OWNER/DEVELOPER
 LEWISVILLE PARK, LLC
 3120 CALICO SPRINGS DRIVE
 PLANO, TX 75075
 T: 972-302-7625
 EMAIL: LEWISVILLEPARK@CORPCHILLONLINE.COM

CIVIL ENGINEER
 DYNAMIC ENGINEERING CONSULTANTS, PC
 LINDSEY G. MAYER, PE
 774 S. GREENVILLE AVENUE, SUITE 100
 ALLEN, TX 75002
 T: 972-334-2100
 EMAIL: LINDSEY@DYNAMIC-PC.COM

ARCHITECT
 ME/ARCH STUDIO
 MATHIAS MEYER
 1201 EVANS AVE., SUITE 300
 FORT WORTH, TX 76104
 T: 817-642-1007
 EMAIL: MEYER@MEARCHSTUDIO.COM



NO.	DATE	REVISIONS	BY
1	10/17/25	TITLEBLOCK UPDATE	LM

ISSUED FOR CONSTRUCTION

PROJECT: INDOOR PICKLEBALL FACILITY
 LEWISVILLE PARK, LLC
 3120 CALICO SPRINGS DRIVE, SUITE 100
 PLANO, TX 75075
 ZONING: GENERAL BUSINESS "H", LOT 2#1, 1.04 AC
 609 E. EDWARDS LANE
 CITY OF LEWISVILLE, DENTON COUNTY, TEXAS

DYNAMIC ENGINEERING
 LAND DEVELOPMENT CONSULTING & PERMITTING
 GEOTECHNICAL/ENVIRONMENTAL
 TRAFFIC & SURVEY & PLANNING & ZONING
 774 S. GREENVILLE AVENUE
 SUITE 100
 ALLEN, TX 75002
 T: 972.534.2100
 OFFICE OPERATIONS LOCATED THROUGHOUT THE UNITED STATES
 www.dynamic-ec.com

09/08/2025

LINDSEY G. MAYER
 PROFESSIONAL ENGINEER
 TEXAS LICENSE NO. 107537

TITLE: **SITE PLAN**

DATE: 09/08/2025

PROJECT NO: 5437-24-04082

SHEET NO: **1 OF 1**

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PROTECT YOURSELF
 ALL STATE REQUIRE NOTATIONS OF
 EXISTING UTILITIES TO BE DEEPER THAN
 FOUND SERVICE. A COMPLETION CHECK-UP
 WILL BE PROVIDED.

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