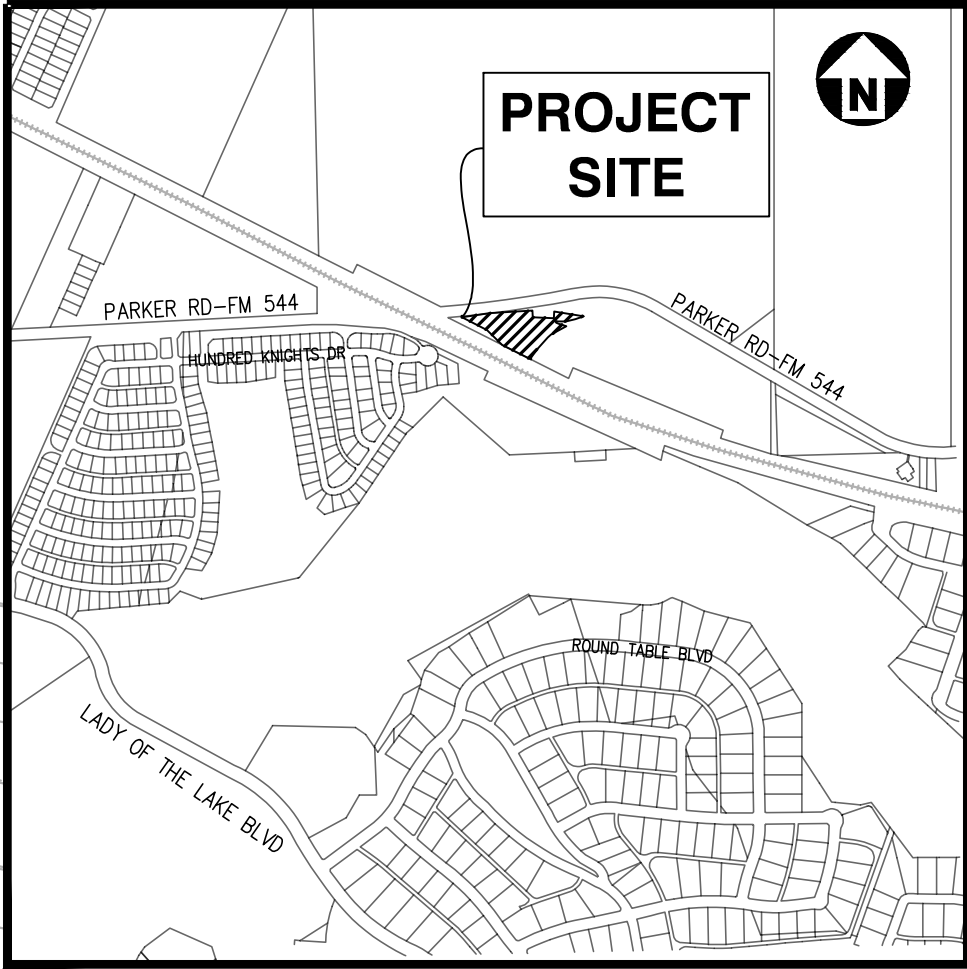
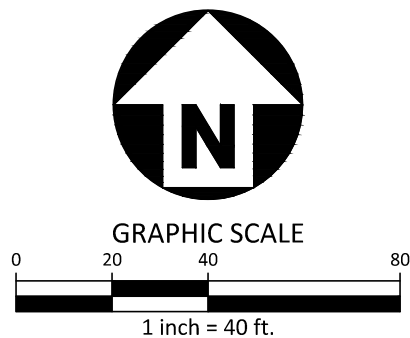
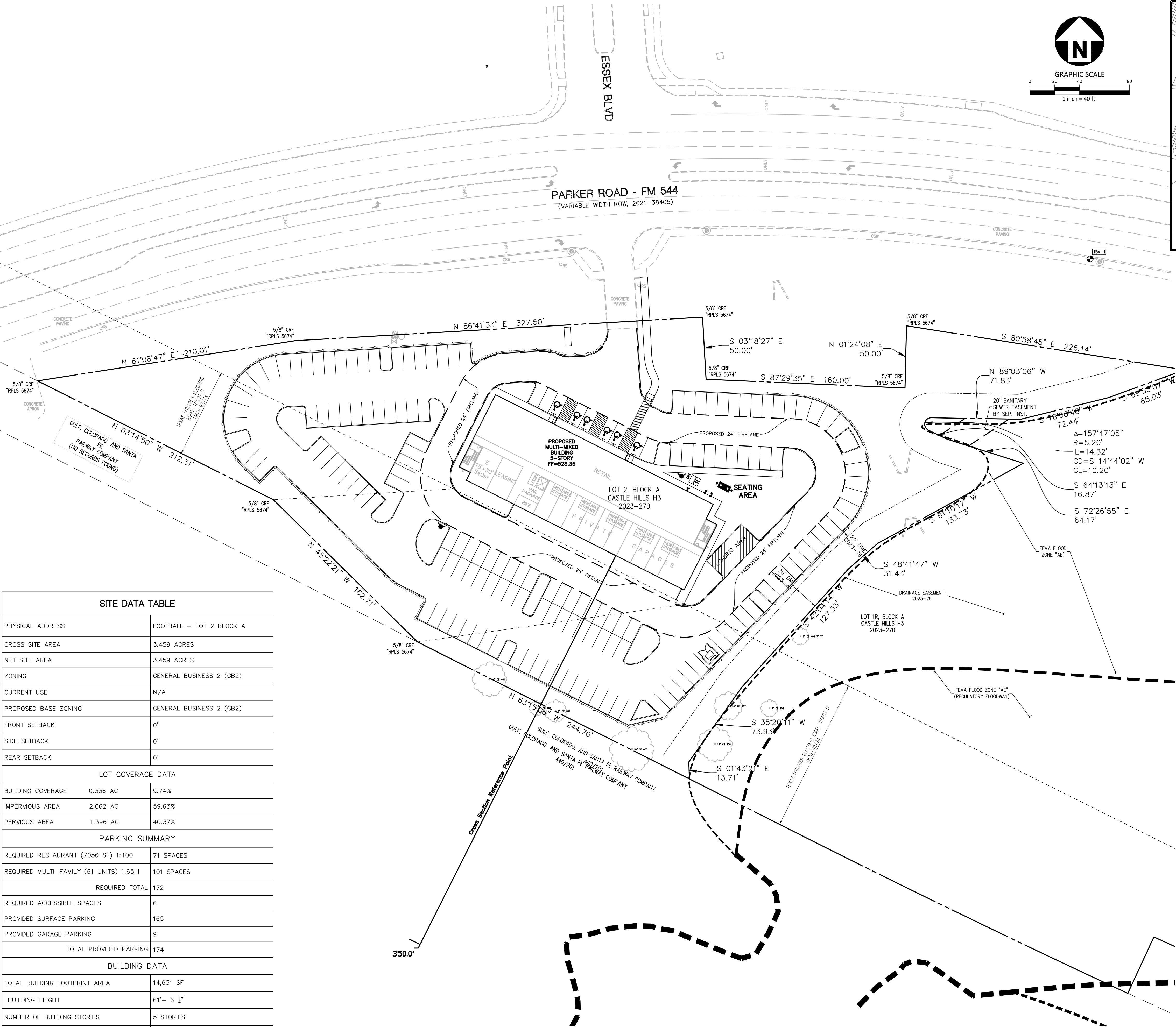


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SITE DATA TABLE		
PHYSICAL ADDRESS		FOOTBALL – LOT 2 BLOCK A
GROSS SITE AREA		3.459 ACRES
NET SITE AREA		3.459 ACRES
ZONING		GENERAL BUSINESS 2 (GB2)
CURRENT USE		N/A
PROPOSED BASE ZONING		GENERAL BUSINESS 2 (GB2)
FRONT SETBACK		0'
SIDE SETBACK		0'
REAR SETBACK		0'
LOT COVERAGE DATA		
BUILDING COVERAGE	0.336 AC	9.74%
IMPERVIOUS AREA	2.062 AC	59.63%
PERVIOUS AREA	1.396 AC	40.37%
PARKING SUMMARY		
REQUIRED RESTAURANT (7056 SF) 1:100		71 SPACES
REQUIRED MULTI-FAMILY (61 UNITS) 1.65:1		101 SPACES
REQUIRED TOTAL		172
REQUIRED ACCESSIBLE SPACES		6
PROVIDED SURFACE PARKING		165
PROVIDED GARAGE PARKING		9
TOTAL PROVIDED PARKING		174
BUILDING DATA		
TOTAL BUILDING FOOTPRINT AREA		14,631 SF
BUILDING HEIGHT		61'- 6 ¾"
NUMBER OF BUILDING STORIES		5 STORIES
TOTAL BUILDING SQUARE FOOTAGE		73,155 SF



VICINITY MAP
1"= 1000'

- Notes:
- Property owner shall be responsible for installation of traffic signal on FM 544 Per Traffic Impact Analysis Prepared by McAdams In August of 2024

REVISIONS

NO.	DATE	DESCRIPTION
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PLAN INFORMATION

PROJECT NO.	BRL24004
FILENAME	BRL24004-CONCEPT PLAN.DWG
CHECKED BY	rr
DRAWN BY	MB
SCALE	40' Scale
DATE	02/20/2025
SHEET	