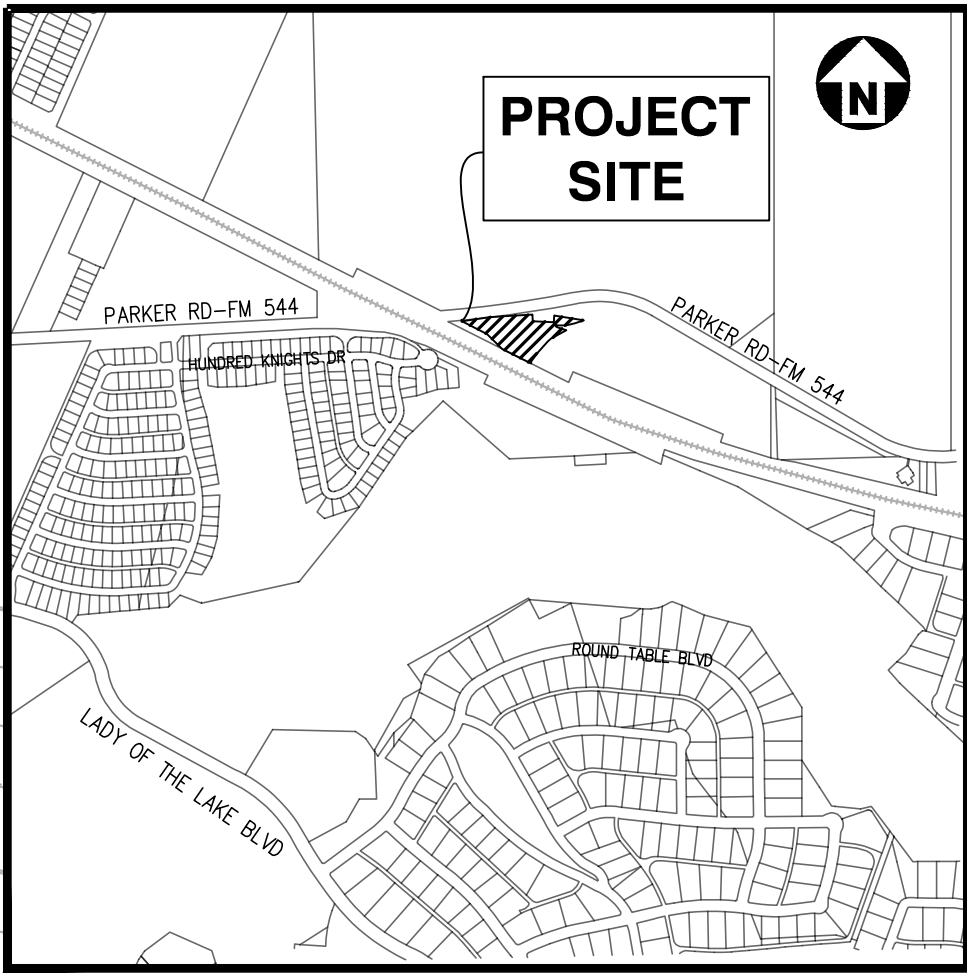
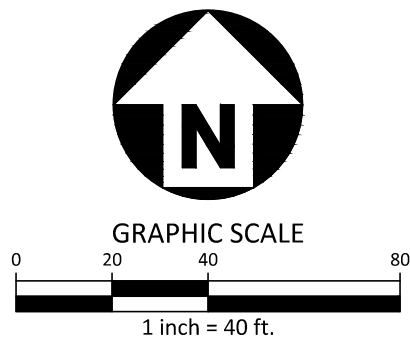
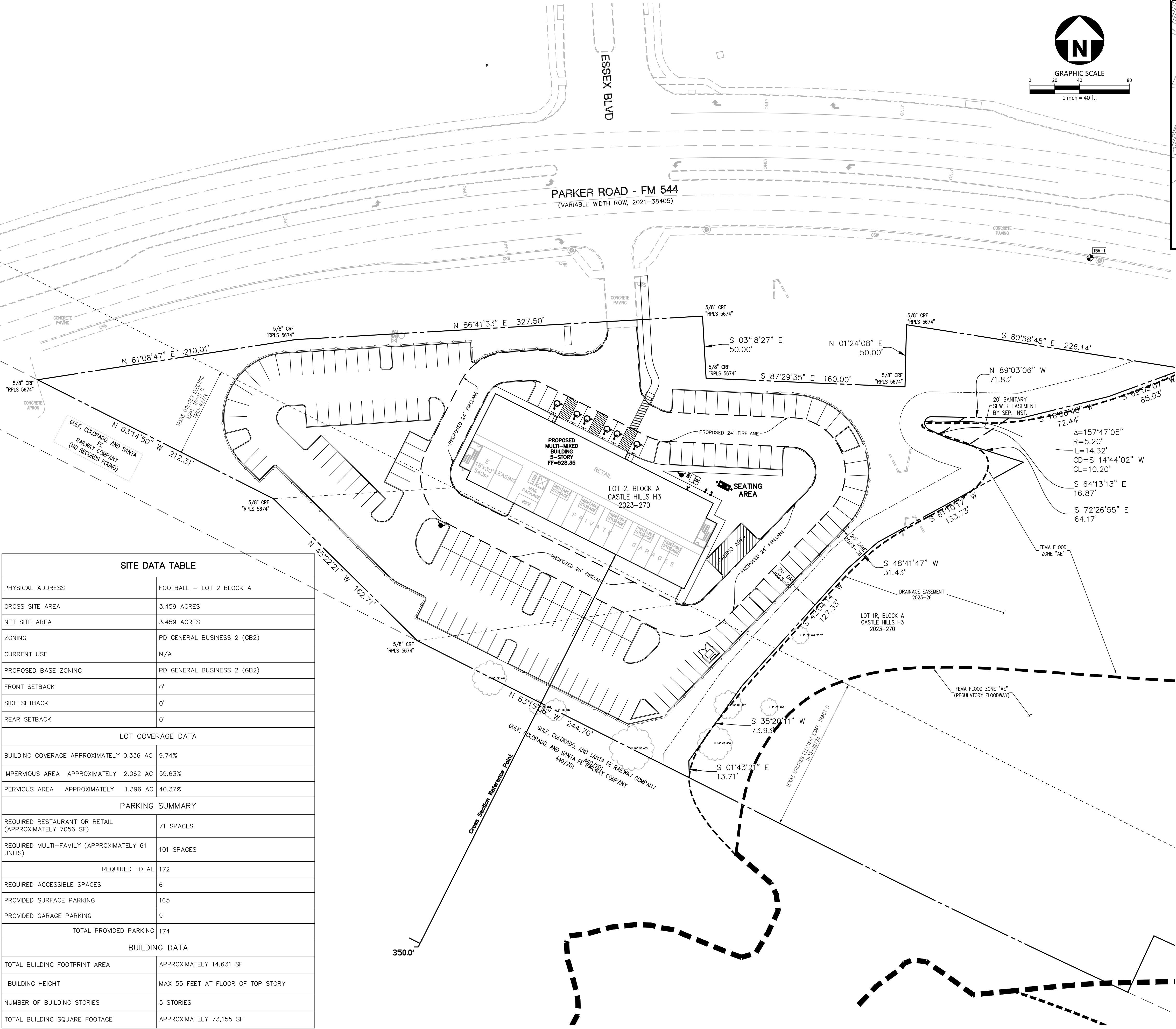


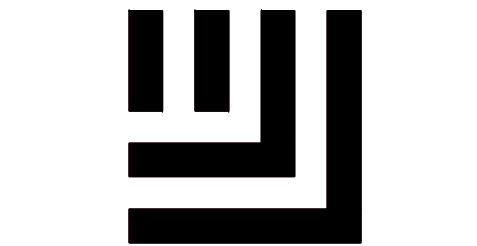
Z:\3Dna\Project\BRL24004\04-Production\Planning and Design\BRL24004-Concept Plan.dwg, 5/22/2025 9:50:31 AM, Maria Brewer

SITE DATA TABLE	
PHYSICAL ADDRESS	FOOTBALL – LOT 2 BLOCK A
GROSS SITE AREA	3.459 ACRES
NET SITE AREA	3.459 ACRES
ZONING	PD GENERAL BUSINESS 2 (GB2)
CURRENT USE	N/A
PROPOSED BASE ZONING	PD GENERAL BUSINESS 2 (GB2)
FRONT SETBACK	0'
SIDE SETBACK	0'
REAR SETBACK	0'
LOT COVERAGE DATA	
BUILDING COVERAGE APPROXIMATELY	0.336 AC 9.74%
IMPERVIOUS AREA APPROXIMATELY	2.062 AC 59.63%
PERVIOUS AREA APPROXIMATELY	1.396 AC 40.37%
PARKING SUMMARY	
REQUIRED RESTAURANT OR RETAIL (APPROXIMATELY 7056 SF)	71 SPACES
REQUIRED MULTI-FAMILY (APPROXIMATELY 61 UNITS)	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	APPROXIMATELY 14,631 SF
BUILDING HEIGHT	MAX 55 FEET AT FLOOR OF TOP STORY
NUMBER OF BUILDING STORIES	5 STORIES
TOTAL BUILDING SQUARE FOOTAGE	APPROXIMATELY 73,155 SF



VICINITY MAP  
1"= 1000'

- Notes:
- Property owner shall be responsible for the total cost of the design and installation of traffic signal on FM 544 warranted by the Traffic Impact Analysis Prepared by McAdams In August of 2024
  - The final Traffic Impact Analysis for the traffic signal and associated plans shall be submitted with the engineering site plan for the project.



McAdams

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CLIENT

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FOOTBALL  
CONCEPT PLAN  
ZONING: PD- GB 2  
SOUTH OF FM 544 & ESSEX BLVD  
CITY OF LEWISVILLE, TEXAS, 75056

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	05/22/2025
SHEET	

CP