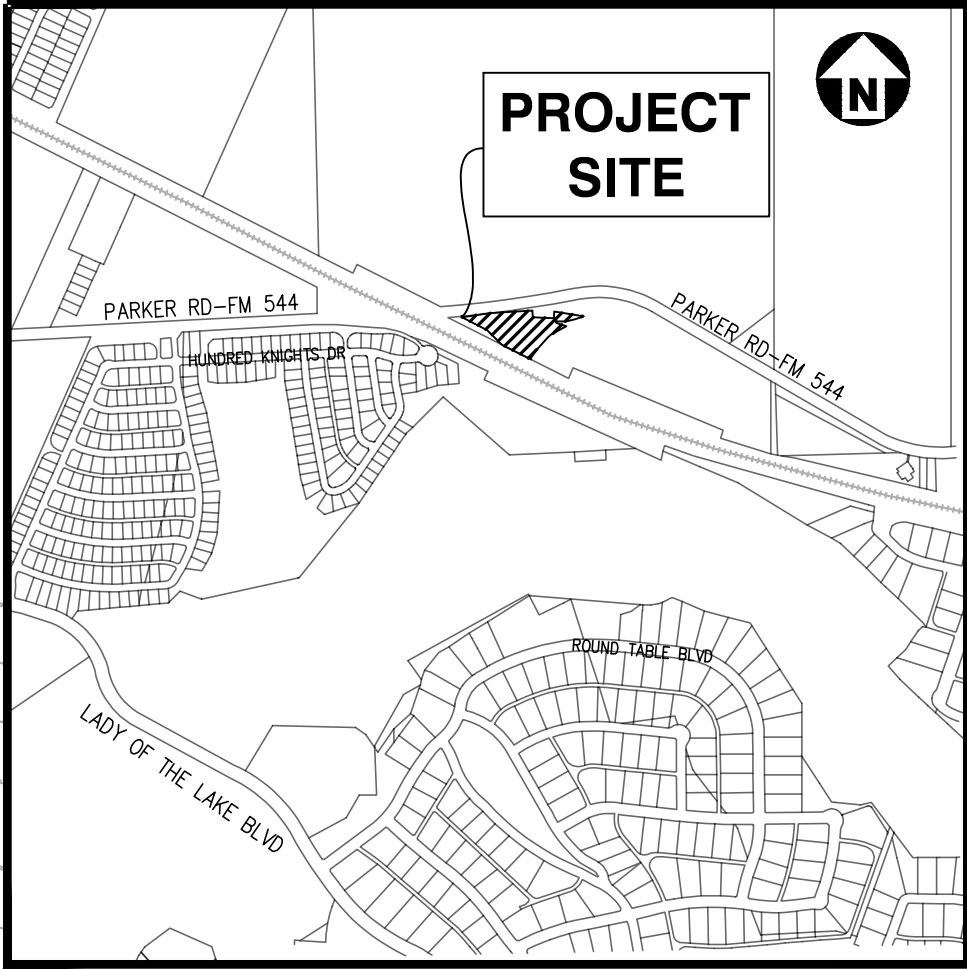
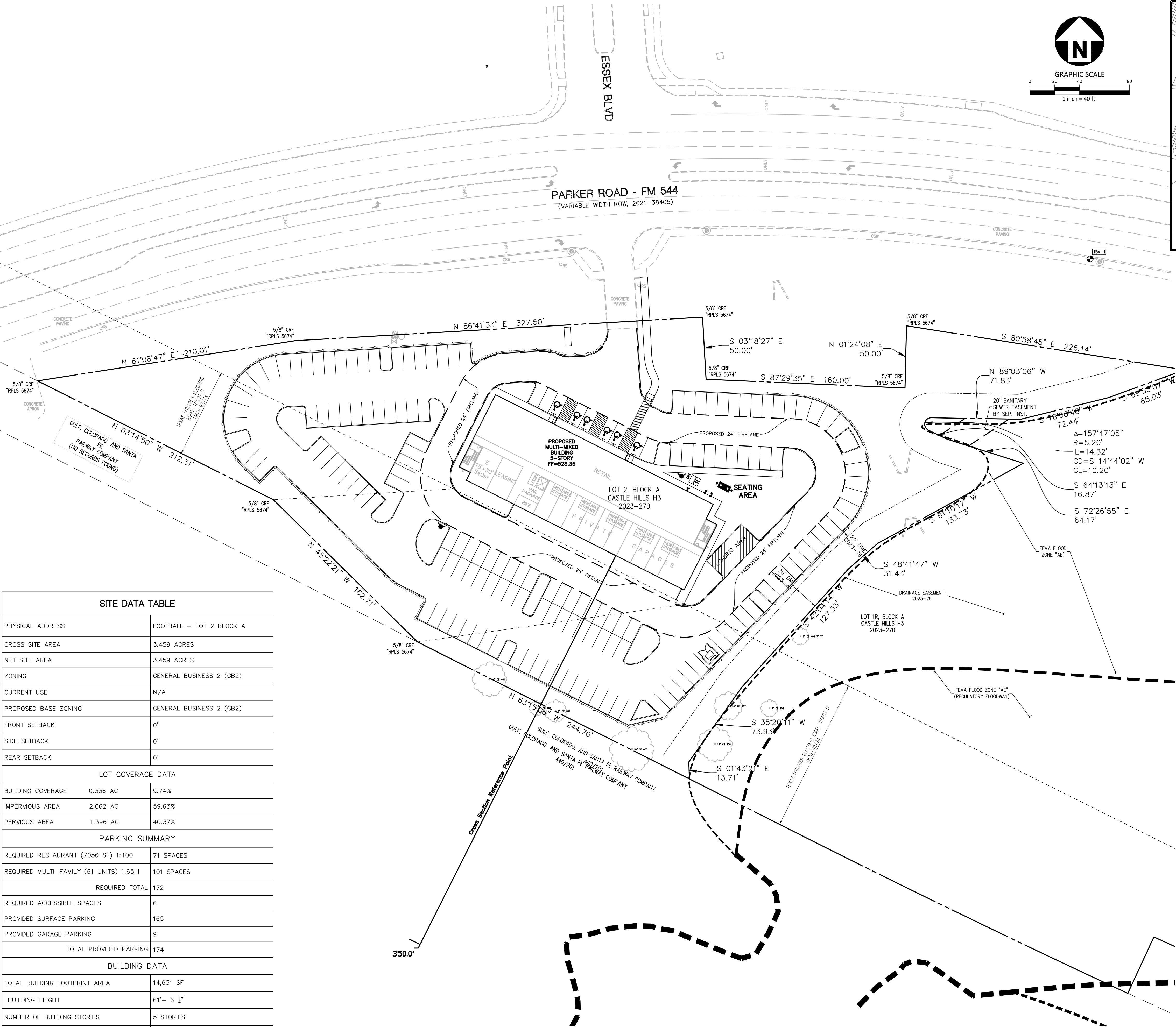


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SITE DATA TABLE		
PHYSICAL ADDRESS		FOOTBALL – LOT 2 BLOCK A
GROSS SITE AREA		3.459 ACRES
NET SITE AREA		3.459 ACRES
ZONING		GENERAL BUSINESS 2 (GB2)
CURRENT USE		N/A
PROPOSED BASE ZONING		GENERAL BUSINESS 2 (GB2)
FRONT SETBACK		0'
SIDE SETBACK		0'
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

CLIENT

BRIGHT REALTY
4400 STATE HIGHWAY 121, SUITE 900
LEWISVILLE, TEXAS 75056

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	02/20/2025
SHEET	

CP