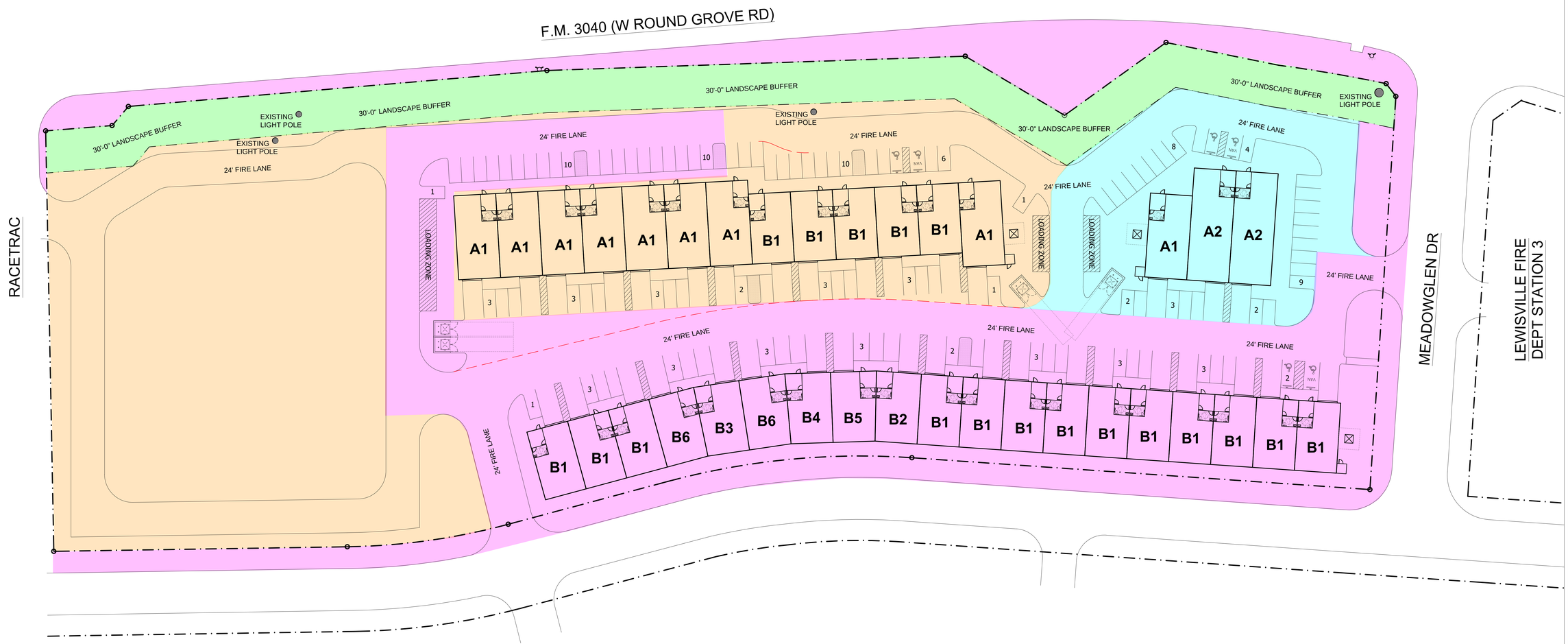


**A1 UNITS** - 30' x 60' = 1,800 SF X 9 TOTAL = 16,200 SF
**A2 UNITS** - 30' x 80' = 2,400 SF X 2 TOTAL = 4,800 SF
**B1 UNITS** - 30' x 50' = 1,500 SF X 18 TOTAL = 27,000 SF
**B2 UNITS** - 30' x 50'* = 1,555 SF X 1 TOTAL = 1,555 SF
**B3 UNITS** - 30' x 50'* = 1,560 SF X 1 TOTAL = 1,560 SF
**B4 UNITS** - 30' x 50'* = 1,565 SF X 1 TOTAL = 1,565 SF
**B5 UNITS** - 30' x 50'* = 1,570 SF X 1 TOTAL = 1,570 SF
**B6 UNITS** - 30' x 50'* = 1,580 SF X 2 TOTAL = 3,160 SF
**35 UNITS TOTAL = 57,410 SF**

| SITE TABULATIONS (PHASE 3) | |
|---|---|
| ZONING: | LI - LIGHT INDUSTRIAL DISTRICT |
| PROPOSED USE: | RETAIL/RESTAURANT/WAREHOUSE |
| LOT AREA: | 6.578 ACRES (286,537 SF) |
| BUILDING HEIGHT: | ONE STORY (20'-0" TO 35'-0") |
| BUILDING AREA: | 21,900 SF |
| PARKING BASED ON USE: | |
| WAREHOUSE: | 19,105/1,000 = 20 SPACES |
| OFFICE: | 2,795/200 = 14 SPACES |
| TOTAL PARKING REQUIRED: | 34 SPACES |
| TOTAL PARKING PROVIDED: | 35 SPACES |
| HANDICAPED PARKING REQUIRED: | 2 SPACES |
| HANDICAPED PARKING PROVIDED: | 2 SPACES |

| SITE TABULATIONS (PHASE 2) | |
|---|---|
| ZONING: | LI - LIGHT INDUSTRIAL DISTRICT |
| PROPOSED USE: | RETAIL/RESTAURANT/WAREHOUSE |
| LOT AREA: | 6.578 ACRES (286,537 SF) |
| BUILDING HEIGHT: | ONE STORY (20'-0" TO 35'-0") |
| BUILDING AREA: | 6,600 SF |
| PARKING BASED ON USE: | |
| WAREHOUSE: | 5,955/1,000 = 6 SPACES |
| OFFICE: | 645/200 = 4 SPACES |
| TOTAL PARKING REQUIRED: | 10 SPACES |
| TOTAL PARKING PROVIDED: | 28 SPACES |
| HANDICAPED PARKING REQUIRED: | 2 SPACES |
| HANDICAPED PARKING PROVIDED: | 2 SPACES |

| SITE TABULATIONS (PHASE 1) | |
|---|---|
| ZONING: | LI - LIGHT INDUSTRIAL DISTRICT |
| PROPOSED USE: | RETAIL/RESTAURANT/WAREHOUSE |
| LOT AREA: | 6.578 ACRES (286,537 SF) |
| BUILDING HEIGHT: | ONE STORY (20'-0" TO 35'-0") |
| BUILDING AREA: | 29,010 SF |
| PARKING BASED ON USE: | |
| WAREHOUSE: | 24,925/1,000 = 25 SPACES |
| OFFICE: | 4,085/200 = 21 SPACES |
| TOTAL PARKING REQUIRED: | 46 SPACES |
| TOTAL PARKING PROVIDED: | 47 SPACES |
| HANDICAPED PARKING REQUIRED: | 2 SPACES |
| HANDICAPED PARKING PROVIDED: | 2 SPACES |

01 SITE PLAN

SCALE: 1" = 30'-0"

NORTH

TWICHELL

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# LEWISVILLE BUSINESS CENTER

LOT 4R2, BLOCK A
CITY OF LEWISVILLE
DENTON COUNTRY, TEXAS

SITE PLAN

SCALE: 1" = 30'-0"

| REV | DATE | DESCRIPTION |
|---|---|---|

PROJECT NO: 19600

SHEET

SP1-Q