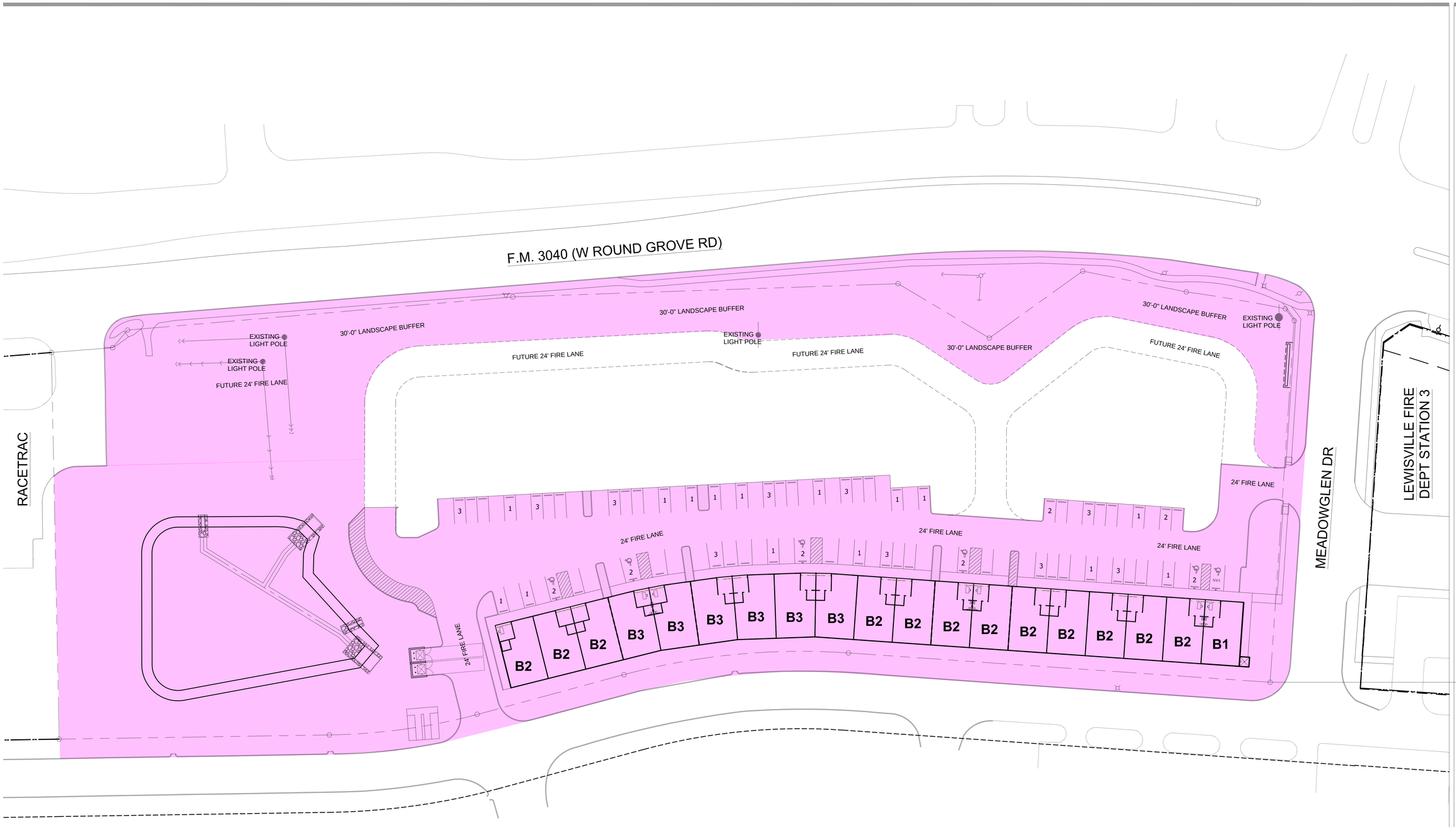

B1 UNITS - 30' x 50' = 1,480 SF X 1 TOTAL = 1,480 SF
B2 UNITS - 30' x 50' = 1,483 SF X 12 TOTAL = 17,796 SF
B3 UNITS - 30' x 50'* = 1,544 SF X 6 TOTAL = 9,264 SF
FIRE RISER ROOM = 60 SF
19 UNITS TOTAL = 28,600 SF

SITE TABULATIONS (PHASE 1)	
ZONING:	LI - LIGHT INDUSTRIAL DISTRICT
PROPOSED USE:	OFFICE/WAREHOUSE
LOT AREA:	6.578 ACRES (286,556 SF)
BUILDING HEIGHT:	30' MAX - 1 STORY
BUILDING AREA:	28,600 SF
PARKING BASED ON USE:	
WAREHOUSE:	24,950/1,000 = 25 SPACES
OFFICE:	3,650/200 = 19 SPACES
TOTAL PARKING REQUIRED:	44 SPACES
TOTAL PARKING PROVIDED:	59 SPACES
HANDICAPED PARKING REQUIRED:	3 SPACES
HANDICAPED PARKING PROVIDED:	6 SPACES

01 SITE PLAN

SCALE: 1" = 30'-0"

NORTH

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ARCHITECTS · PLANNING
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LEWISVILLE BUSINESS CENTER

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

SITE PLAN

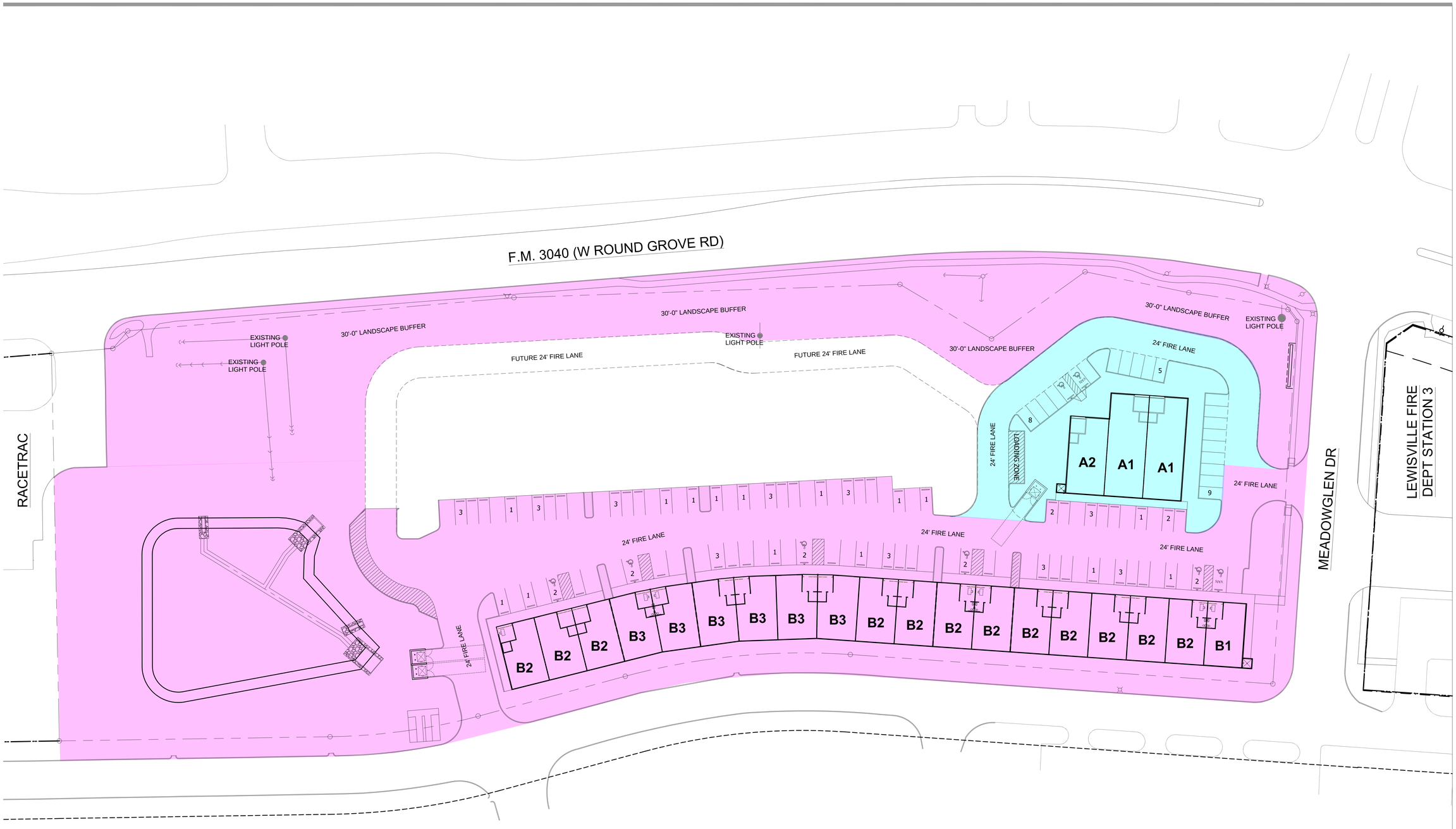
SCALE: 1" = 30'-0"

REV	DATE	DESCRIPTION

PROJECT NO: 19600

SHEET

SP1



A1 UNITS - 30' x 80' =	2,400 SF X 2 TOTAL =	4,800 SF
A2 UNITS - 30' x 60' =	1,800 SF X 1 TOTAL =	1,800 SF
B1 UNITS - 30' x 50' =	1,480 SF X 1 TOTAL =	1,480 SF
B2 UNITS - 30' x 50' =	1,483 SF X 12 TOTAL =	17,796 SF
B3 UNITS - 30' x 50'* =	1,544 SF X 6 TOTAL =	9,264 SF
	FIRE RISER ROOM =	120 SF
	22 UNITS TOTAL =	**35,260 SF**

SITE TABULATIONS (PHASE 2)	
ZONING:	LI - LIGHT INDUSTRIAL DISTRICT
PROPOSED USE:	OFFICE/WAREHOUSE
LOT AREA:	6.578 ACRES (286,556 SF)
BUILDING HEIGHT:	30' MAX - 1 STORY
BUILDING AREA:	6,660 SF
PARKING BASED ON USE:	
WAREHOUSE:	6,083/1,000 = 7 SPACES
OFFICE:	577/200 = 3 SPACES
TOTAL PARKING REQUIRED:	10 SPACES
TOTAL PARKING PROVIDED:	22 SPACES
HANDICAPED PARKING REQUIRED:	1 SPACES
HANDICAPED PARKING PROVIDED:	2 SPACES

SITE TABULATIONS (PHASE 1)	
ZONING:	LI - LIGHT INDUSTRIAL DISTRICT
PROPOSED USE:	OFFICE/WAREHOUSE
LOT AREA:	6.578 ACRES (286,556 SF)
BUILDING HEIGHT:	30' MAX - 1 STORY
BUILDING AREA:	28,600 SF
PARKING BASED ON USE:	
WAREHOUSE:	24,950/1,000 = 25 SPACES
OFFICE:	3,650/200 = 19 SPACES
TOTAL PARKING REQUIRED:	44 SPACES
TOTAL PARKING PROVIDED:	59 SPACES
HANDICAPED PARKING REQUIRED:	3 SPACES
HANDICAPED PARKING PROVIDED:	6 SPACES

01 SITE PLAN

SCALE: 1" = 30'-0"

NORTH

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DENTON COUNTRY, TEXAS

SITE PLAN

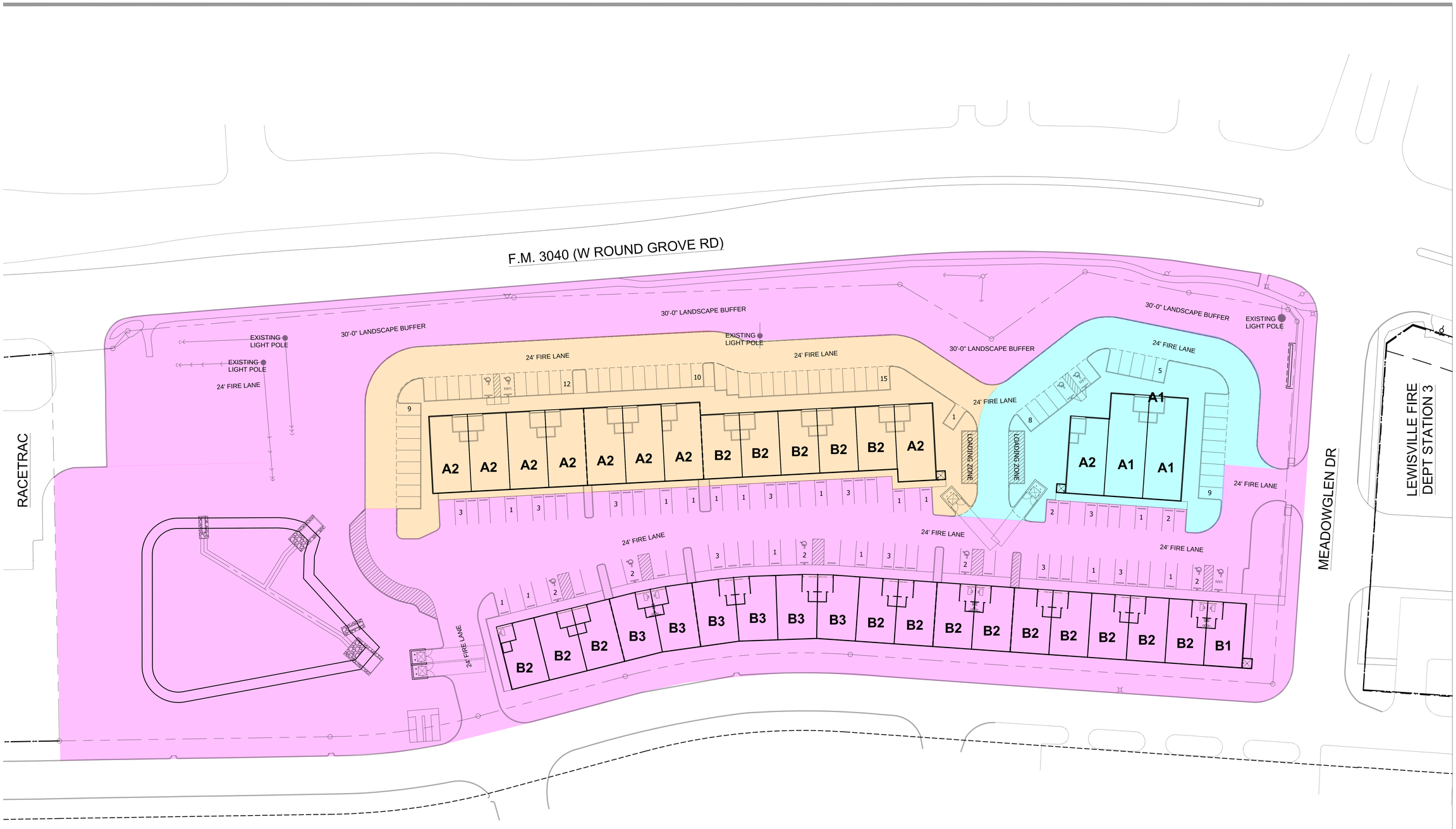
SCALE: 1" = 30'-0"

REV	DATE	DESCRIPTION

PROJECT NO: 19600

SHEET

SP2



A1 UNITS - 30' x 80' = 2,400 SF X 2 TOTAL = 4,800 SF
A2 UNITS - 30' x 60' = 1,800 SF X 9 TOTAL = 16,200 SF
B1 UNITS - 30' x 50' = 1,480 SF X 1 TOTAL = 1,480 SF
B2 UNITS - 30' x 50' = 1,483 SF X 17 TOTAL = 25,211 SF
B3 UNITS - 30' x 50'* = 1,544 SF X 6 TOTAL = 9,264 SF
FIRE RISER ROOM = 180 SF
35 UNITS TOTAL = 57,135 SF

SITE TABULATIONS (PHASE 3)	
ZONING:	LI - LIGHT INDUSTRIAL DISTRICT
PROPOSED USE:	OFFICE/WAREHOUSE
LOT AREA:	6.578 ACRES (286,556 SF)
BUILDING HEIGHT:	30' MAX - 1 STORY
BUILDING AREA:	21,875 SF
PARKING BASED ON USE:	
WAREHOUSE:	19,379/1,000 = 20 SPACES
OFFICE:	2,496/200 = 13 SPACES
TOTAL PARKING REQUIRED:	33 SPACES
TOTAL PARKING PROVIDED:	47 SPACES
HANDICAPED PARKING REQUIRED:	2 SPACES
HANDICAPED PARKING PROVIDED:	2 SPACES

SITE TABULATIONS (PHASE 2)	
ZONING:	LI - LIGHT INDUSTRIAL DISTRICT
PROPOSED USE:	OFFICE/WAREHOUSE
LOT AREA:	6.578 ACRES (286,556 SF)
BUILDING HEIGHT:	30' MAX - 1 STORY
BUILDING AREA:	6,660 SF
PARKING BASED ON USE:	
WAREHOUSE:	6,083/1,000 = 7 SPACES
OFFICE:	577/200 = 3 SPACES
TOTAL PARKING REQUIRED:	10 SPACES
TOTAL PARKING PROVIDED:	22 SPACES
HANDICAPED PARKING REQUIRED:	1 SPACES
HANDICAPED PARKING PROVIDED:	2 SPACES

SITE TABULATIONS (PHASE 1)	
ZONING:	LI - LIGHT INDUSTRIAL DISTRICT
PROPOSED USE:	OFFICE/WAREHOUSE
LOT AREA:	6.578 ACRES (286,556 SF)
BUILDING HEIGHT:	30' MAX - 1 STORY
BUILDING AREA:	28,600 SF
PARKING BASED ON USE:	
WAREHOUSE:	24,950/1,000 = 25 SPACES
OFFICE:	3,650/200 = 19 SPACES
TOTAL PARKING REQUIRED:	44 SPACES
TOTAL PARKING PROVIDED:	59 SPACES
HANDICAPED PARKING REQUIRED:	3 SPACES
HANDICAPED PARKING PROVIDED:	6 SPACES

01 SITE PLAN

SCALE: 1" = 30'-0"

NORTH

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SITE PLAN

SCALE: 1" = 30'-0"

REV	DATE	DESCRIPTION

PROJECT NO: 19600

SHEET

SP3