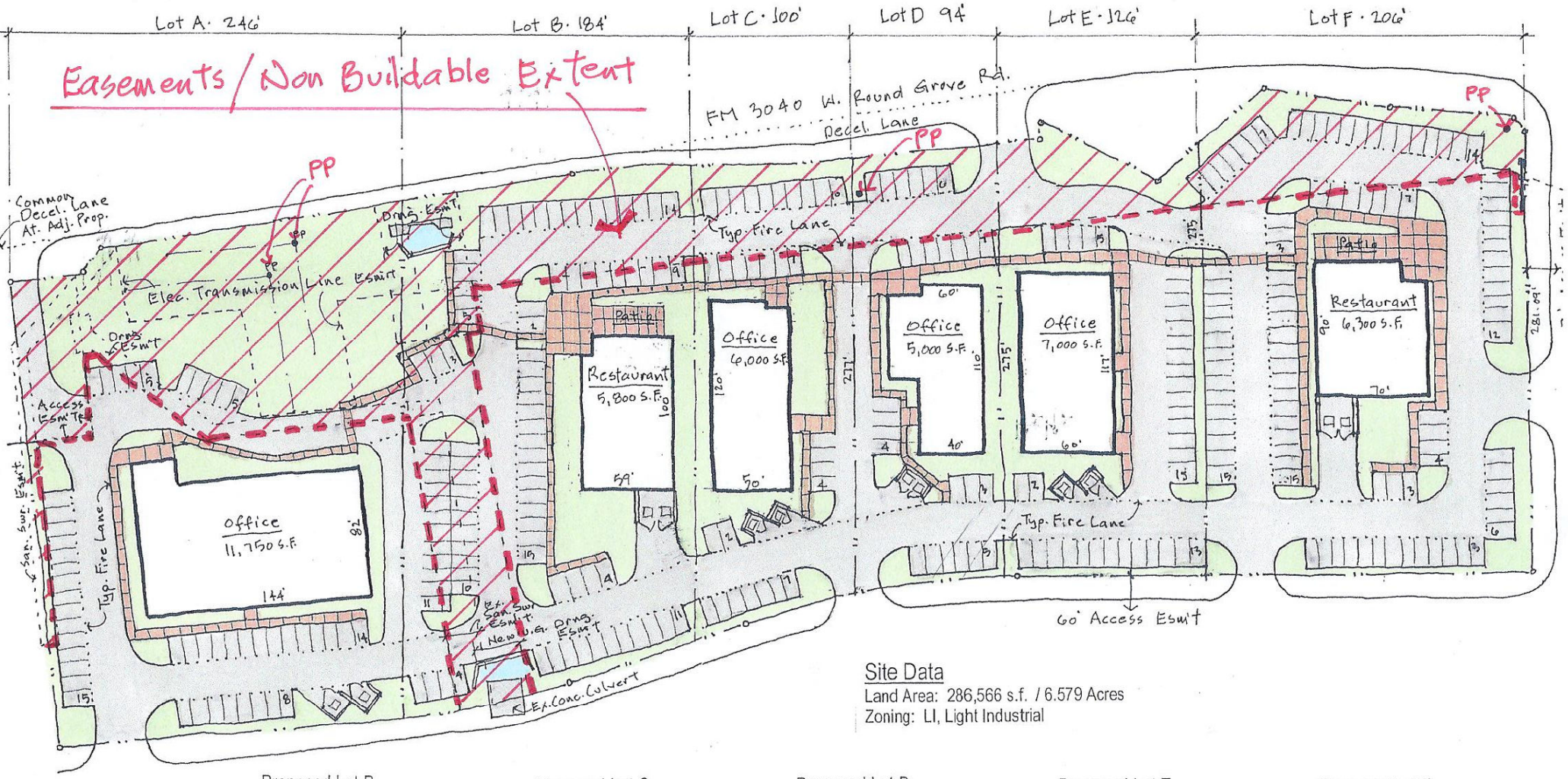

Site Data

Land Area: 286,566 s.f. / 6.579 Acres
Zoning: LI, Light Industrial

Proposed Lot A
Land Area: ~78,478 s.f. / 1.8 Acres
Office: 11,750 s.f. / 1 Story
Parking Required: 1/ 250 s.f. = 47 Spaces
Parking Provided: 47 Spaces

Proposed Lot B
Land Area: ~59,800 s.f. / 1.37 Acres
Restaurant: 5,800 s.f. / 1 story
Parking Required: 1.5 / 100 s.f. = 87 Spaces
Parking Provided: 88 Spaces

Proposed Lot C
Land Area: ~28,500 s.f. / .654 Acre
Office: 6,000 s.f. / 1 Story
Parking Required: 1/200 s.f. = 30 Spaces
Parking Provided: 30 Spaces

Proposed Lot D
Land Area: ~25,662 s.f. / .589 Acre
Office: 5,000 s.f. / 1 Story
Parking Required: 1/200 s.f. = 25 Spaces
Parking Provided: 25 Spaces

Proposed Lot E
Land Area: 33,768 s.f. / .775 Acre
Office: 7,000 s.f. / 1 Story
Parking Required: 1/200 s.f. = 35 Spaces
Parking Provided: 35 Spaces

Proposed Lot F
Land Area: ~60,358 s.f. / 1.386 Acres
Restaurant: 6,300 s.f. / 1 Story
Parking Required: 1.5 / 100 s.f. = 95 Space
Parking Provided: 99 Spaces

Schematic Site Plan – Alternate #1

Lot 4R2, Block A, Texas Instruments Addition
Lewisville, Texas

Scale: 1" = 60' (0 – 60 – 120)
Feb. 17, 2014

DUGGAN REALTY ADVISORS LLC
Contact Jim Duggan, Office: 972-980-9686 x106
jim@dugganrealty.com

Chris Rador, Architect, Inc.
Architecture & Planning
1101 Westwood Drive Plano, Texas 75075 (972) 985-3833