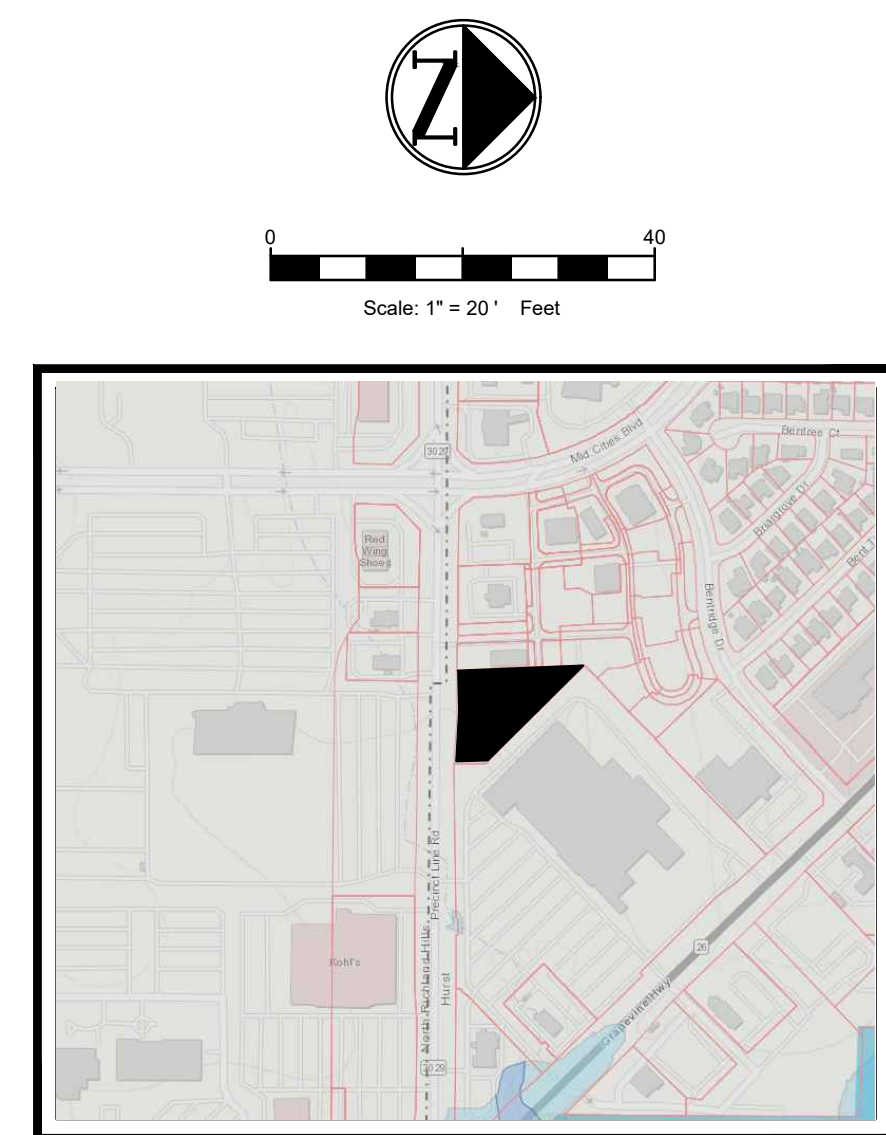




VICINITY MAP
N.T.S.

SITE DATA SUMMARY TABLE	
SITE ACREAGE:	1.56 ACRES (68,092 S.F.)
ZONING:	LB
PROPOSED USE:	LB - Limited Business District
BUILDING AREA:	8,065 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	TBD
BUILDING COVERAGE:	12%
FLOOR AREA RATIO:	0.12
IMPERVIOUS AREA:	50,089 S.F. (73.6%)
PERVIOUS/LANDSCAPE AREA:	18,003 S.F. (26.4%)
REGULAR PARKING REQUIRED: 3,655 RESTAURANT - 1 SP/PER 75 S.F. 4,400 RETAIL - 1 SP/PER 200 S.F.	71 SPACES 49 SPACES 22 SPACES
REGULAR PARKING PROVIDED:	60 SPACES
HANDICAP PARKING REQUIRED:	3 SPACES (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	4 SPACES (2 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	72 SPACES



**Know what's below.
Call before you dig.**

MIXED USE SHOPS
6100 PRECINCT LINE RD.
HURST, TX 76180

**CONCEPTUAL
SITE PLAN**

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES.

SHEET NO.

CSP-1

	1333 W. McDermott Dr. Suite 150 Allen, TX 75013		21 Crackett Irvine CA 92620
	Q&B NO.: 2021012.0		DATE: 11/28/2022
DESIGNED BY:		DRAWN BY:	
CHECKED BY:		SUBMITTED BY:	

[illegible]