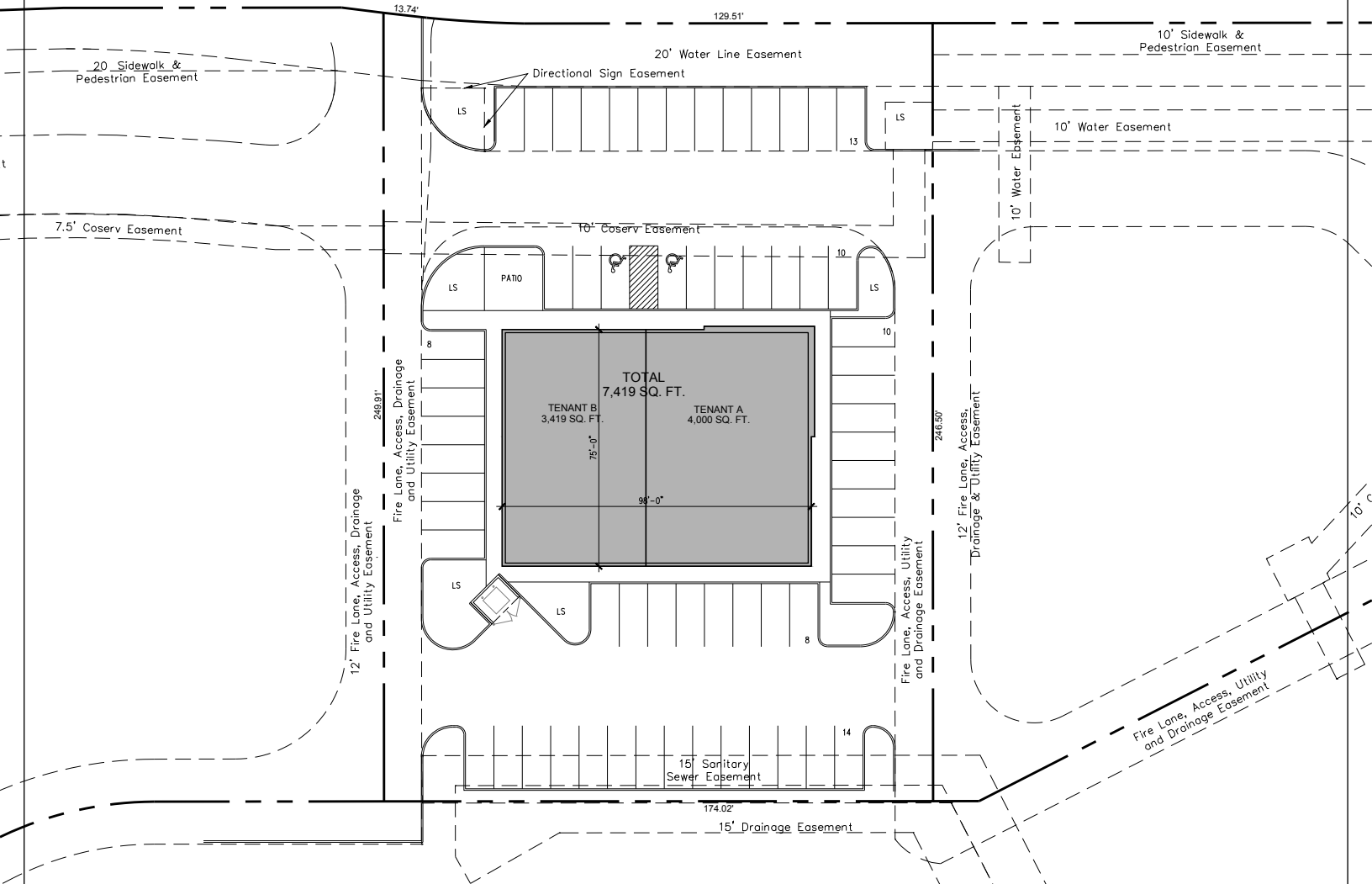


SITE DATA

SITE AREA:	42,946 SQ.FT. / 0.99 ACRES
CURRENT ZONING:	(LC) LIGHT COMMERCIAL
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL
TOTAL BUILDING AREA:	6,928 SQ.FT.
PARKING REQUIRED: (GENERAL RETAIL) 1/200 SQ. FT.	4,000 SQ.FT. 20 SPACES
PARKING REQUIRED: (RESTAURANT) 1/100 SQ. FT.	3,419 SQ.FT. 34 SPACES
TOTAL PARKING REQUIRED:	(9x20') 54 SPACES
PARKING PROVIDED:	63 SPACES

PRELIMINARY DRAWING FOR CONCEPTUAL USE ONLY. NOT FOR CONSTRUCTION, PERMITTING, OR TECHNICAL DELINEATION USE. ACTUAL DIMENSIONS ARE UNKNOWN AND SHOULD BE VERIFIED BY A LICENSED SURVEYOR.

LITTLE ELM PARKWAY



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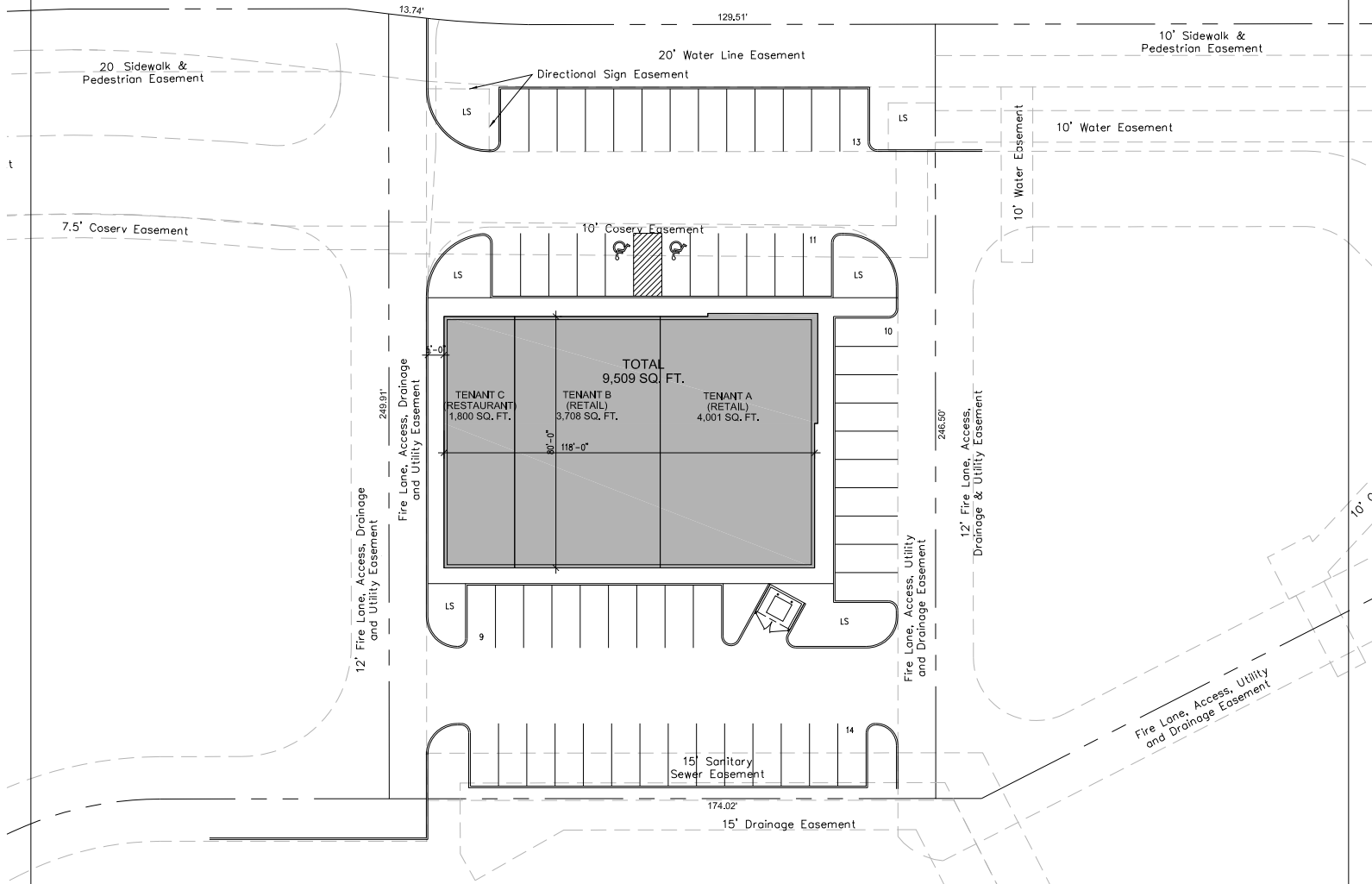
LITTLE ELM PKWY & FM 423
LITTLE ELM, TX

SHEET
P6a
10/10/19

SITE DATA	
SITE AREA:	42,946 SQ.FT. / 0.99 ACRES
CURRENT ZONING:	(LC) LIGHT COMMERCIAL
EXISTING USE:	VACANT
PROPOSED USE:	RETAIL
TOTAL BUILDING AREA:	9,509 SQ.FT.
PARKING REQUIRED: (GENERAL RETAIL 7,709 SQFT) 1/200 SQ. FT.	39 SPACES
PARKING REQUIRED: (RESTAURANT 1,800 SQFT) 1/100 SQ. FT.	18 SPACES
PARKING REQUIRED:	57 SPACES
PARKING PROVIDED:	57 SPACES

PRELIMINARY DRAWING FOR CONCEPTUAL USE ONLY, NOT FOR CONSTRUCTION, PERMITTING, OR TECHNICAL DELINEATION USE. ACTUAL DIMENSIONS ARE UNKNOWN AND SHOULD BE VERIFIED BY A LICENSED SURVEYOR.

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