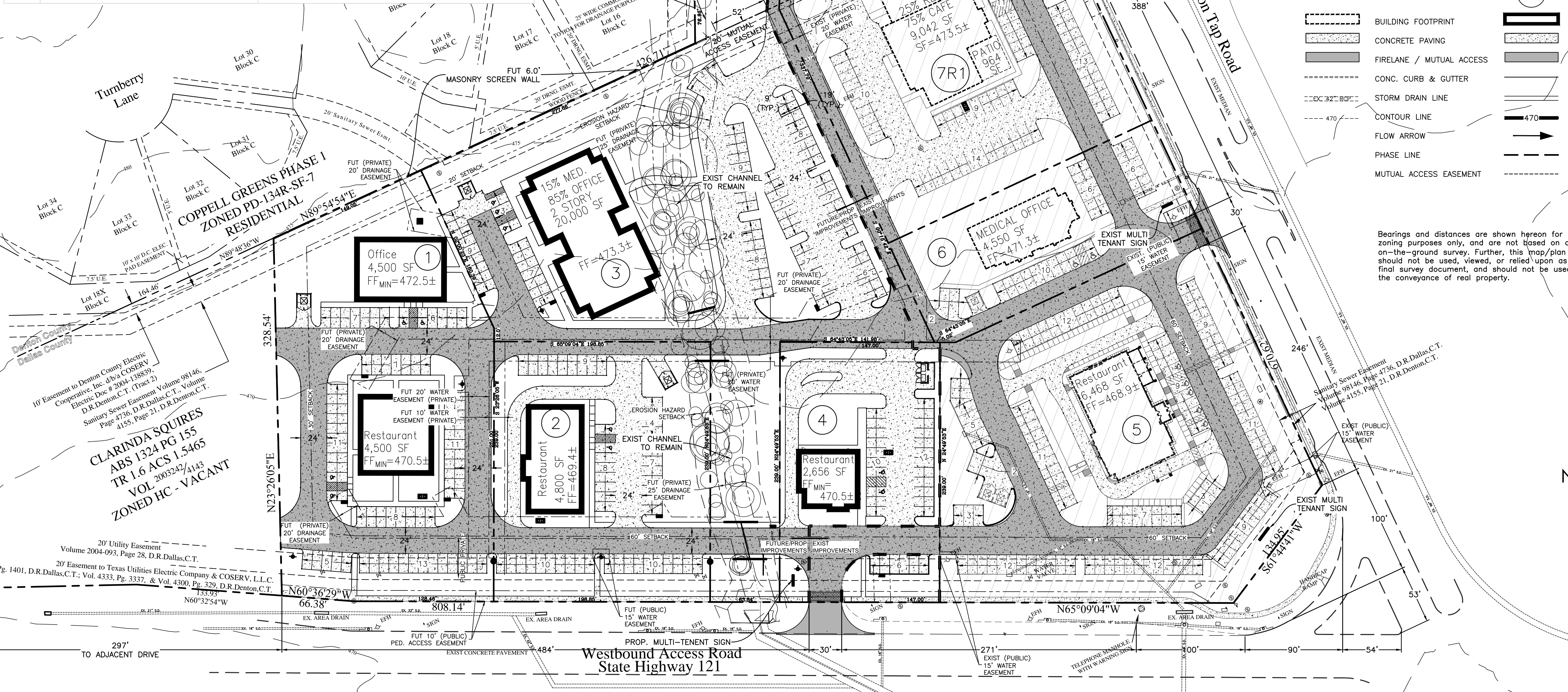


Lot #	Existing zoning	Building Height	Lot Area (SF)	Building Area (SF)	F.A.R.	Parking Requirements					Accessible Parking Spaces			
						Retail 1/200	Restaura nt 1/100	Office 1/300	Medical Office 1/175	Total	Parking Provided	Required	Provided	%
1	PD-240-HC	28'-11"	69,666	9,000	12.92%		45	15		60	68	3	4	6%
2	PD-240-HC	28'-11"	47,532	4,800	10.16%		48			48	48	2	2	4%
3	PD-240-HC	45'-1"	114,558	20,000	17.46%			57	17	74	74	3	3	4%
4	PD-240-HC	30'-0"	35,142	2,656	7.56%		26.56			27	28	2	2	7%
5**	PD-240R-HC	27'-3"	90,051	6,488	7.18%		65			65	107	5	5	5%
6**	PD-240R3-HC	28'-11"	27,633	4,550	16.47%				26	26	26	2	2	8%
7R1**	HC	33'-8"	81,893	10,006	12.22%	13	76			89	91	3	3	3%
9**	PD-240R2-HC	28'-11"	70,743	8,100	11.45%			14	24	38	46	2	2	4%
<b>Total</b>			<b>537,218</b>	<b>65,680</b>	<b>12.21%</b>	<b>13</b>	<b>260</b>	<b>85</b>	<b>67</b>	<b>427</b>	<b>488</b>	<b>22</b>	<b>23</b>	<b>5%</b>

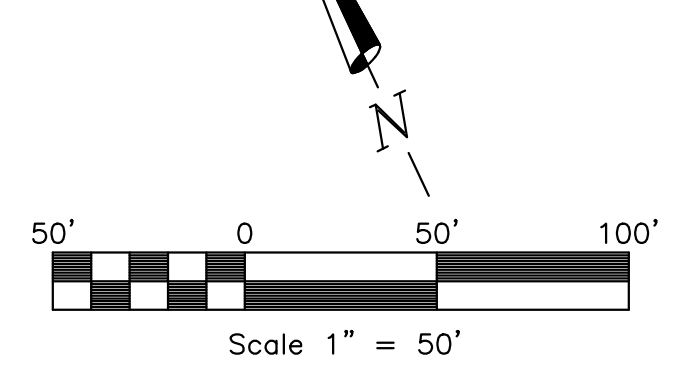
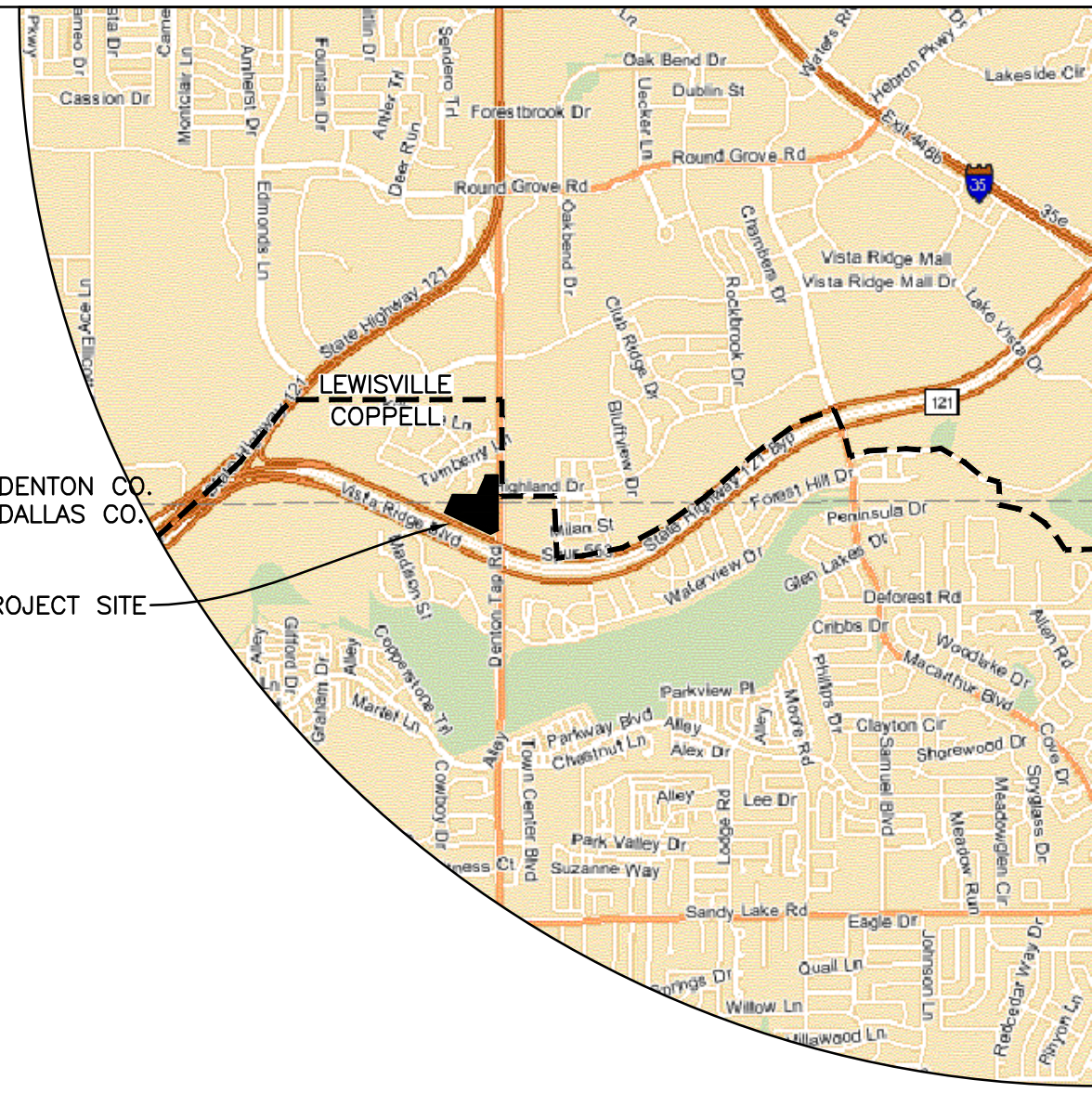
Lot #	#	% of parking spaces	Paving Area		Landscape area		Interior Landscaping			Perimeter Landscaping *			Non-Vehicular Open Space			Front Yard non-vehicular open space Provided	
			SF	% of site	Required SF	Provided SF	%	Required SF	Provided SF	%	Req	Prov	%	SF	%		
1	10	14.7%	30,641	43%	3,064	3,078	100%	9,924	8,295	9,100	18,654	205%	5,053	56%			
2	10	20.8%	22,543	42%	2,254	2,298	102%	8,413	7,293	6,410	10,588	185%	3,467	54%			
3	15	20.3%	34,552	52%	3,455	4,397	127%	16,454	13,650	15,684	41,959	289%	8,232	52%			
4	6	21.4%	19,761	36%	1,976	2,062	104%	6,760	4,832	4,873	5,830	120%	2,413	50%			
5**	19	17.8%	52,879	34%	4,799	4,799	100%	13,370	13,370	12,535	12,535	100%	6,268	50%			
6**	7	18.4%	23,949	34%	2,395	2,448	102%	7,315	4,741	5,632	6,408	114%	2,835	50%			
7R1**	11	12.0%	45,850	28%	4,585	4,605	100%	5,268	5,268	10,784	12,985	120%	5,710	53%			
9**	9	19.6%	26,744	51%	2,594	2,700	104%	11,999	11,999	9,398	21,200	226%	6,850	73%			
<b>Total</b>	<b>87</b>	<b>17.8%</b>	<b>256,919</b>	<b>42%</b>	<b>25,123</b>	<b>26,385</b>	<b>105%</b>	<b>79,503</b>	<b>69,448</b>	<b>74,415</b>	<b>130,167</b>	<b>175%</b>	<b>40,828</b>	<b>56%</b>			

\* Calculated including reductions for drives  
 \*\* Lots 5, 6, 7R, and 9 have previously been developed and constructed. This amendment does not propose modifications to these lots.

Lot #	Uses	Allowed signage area
1	Office use is permissible for the rear building and all uses allowed by the HC district are permissible for the front building.	
2	All uses allowed by base zoning	
3	Office & Medical Office	
4	All uses allowed by base zoning	60 sf multi-tenant monument sign for Lots 1,2,3, & 4 permitted within 75' from interior property line.
5	Restaurant	82.5 sf monument sign with development name and Rosa's Café.
6	All uses allowed by base zoning	60 sf multi-tenant monument sign for Lots 6 & 7 permitted within 75' from interior property line.
7R	All uses allowed by base zoning	
9	Professional/medical office and personal services.	60 sf multi-tenant monument sign for Lots 8 & 9 permitted within 75' from interior property line.
1-9	Proposed sites will be architecturally compatible. Refer to building elevations.	
1-9	All drive-throughs shall have evergreen screening to adjacent property.	
1-9	Interior property line perimeter landscaping may be reduced as calculated on this plan.	



THIS IS A CONCEPTUAL PLAN ONLY AND EACH INDIVIDUAL SITE WILL BE EVALUATED UPON DETAIL PLAN REVIEW. THE PURPOSE OF THE CONCEPTUAL PLAN IS TO ESTABLISH ARCHITECTURAL CONSISTENCY, MONUMENT SIGN LOCATIONS, EXCEPTIONS TO THE STANDARD MONUMENT SIGN SIZES, MUTUAL ACCESS, FIRE LANES, AND TO ALLOW OTHER GENERAL PD CONDITIONS ACROSS THE ENTIRE DEVELOPMENT.



EXISTING	DESCRIPTION	NEW
---	PROPERTY LINE	---
---	LOT NUMBER	---
---	BUILDING FOOTPRINT	---
---	CONCRETE PAVING	---
---	FIRELANE / MUTUAL ACCESS	---
---	CONC. CURB & GUTTER	---
---	STORM DRAIN LINE	---
---	CONTOUR LINE	---
---	FLOW ARROW	---
---	PHASE LINE	---
---	MUTUAL ACCESS EASEMENT	---

NOTES:  
 A PROPERTY OWNERS AGREEMENT IS REQUIRED FOR MAINTENANCE OF PRIVATE UTILITIES, DRAINAGE FACILITIES AND PAVEMENT.  
 ALL DRIVES SHALL BE WITHIN ACCESS EASEMENTS.  
 TREE REMOVAL PERMIT IS REQUIRED PRIOR TO WORK.  
 LOTS 1 TO 4 WILL REQUIRE AN UPDATED TREE SURVEY WITH SUBMITTAL OF DETAIL SITE PLAN.  
 PROPOSED SITES SHALL BE ARCHITECTURALLY COMPATIBLE. REFER TO BUILDING ELEVATIONS.  
 CITY STAFF WILL DETERMINE IF A DECELERATION LANE ALONG DENTON TAP IS WARRANTED.  
 SITE LIGHTING SHALL ALLOW NO MORE THAN 0.25 FOOT CANDLES AT ADJACENT RESIDENTIAL PROPERTY LINE(S).

OWNER/APPLICANT:  
 LEGACY CAPITAL COMPANY  
 2929 CARLISLE ST., SUITE 365  
 DALLAS, TX 75204  
 (214) 361-6000  
 CONTACT: STEVEN SAXON  
 SDS@LEGACYCAP.COM  
 ENGINEER / REPRESENTATIVE:  
 BAIRD, HAMPTON, & BROWN, INC.  
 4550 SH 360, Suite 180  
 GRAPEVINE, TX 76051  
 (817) 251-8550  
 CONTACT: DON HARRRELSON, P.E.  
 DHARRRELSON@BHINC.COM

Bearings and distances are shown hereon for zoning purposes only, and are not based on an on-the-ground survey. Further, this map/plan should not be used, viewed, or relied upon as a final survey document, and should not be used in the conveyance of real property.

**CONCEPT SITE PLAN**

**NORTH GATEWAY PLAZA**  
 6.13 ACRES  
 LOTS 1 THROUGH 4, BLOCK 1  
 NORTH GATEWAY PLAZA ADDITION  
 CLARINDA SQUIRES SURVEY  
 ABSTRACT NO. 1327  
 DALLAS COUNTY  
 CITY OF COPPELL, TEXAS