

Site Data Table

Lot #	Existing zoning	Building Height	Lot Area (SF)	Building Area (SF)	F.A.R.	Parking Requirements					Parking Provided	Accessible Parking Spaces		
						Retail 1/200	Restaurant 1/100	Office 1/300	Medical Office 1/175	Total		Required	Provided	%
1R	PD-240-HC	35'-5"	231,769	41,000	17.69%	205				205	281	7	8	3%
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	6,468	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%
Total			537,231	72780	13.55%	218	167	14	50	450	579	21	22	4%

Site Data Table...Continued

Lot #	Islands Provided		Paving Area SF	Landscape area		Interior Landscaping			Perimeter		Non-Vehicular			Front Yard	
	#	% of parking spaces		SF	% of site	Required SF	Provided SF	%	Required SF	Provided SF	Req	Prov	%	SF	%
1R	59	21.0%	112,334	74,926	32%	11,233	11,520	103%	21,658	21,658	28,615	41,748	146%	22,607	79%
4	6	21.4%	19,761	12,724	36%	1,976	2,062	104%	6,760	4,832	4,873	5,830	120%	2,413	50%
5 **	19	17.8%	52,879	30,704	34%	4,799	4,799	100%	13,370	13,370	12,535	12,535	100%	6,268	50%
6**	7	18.4%	23,949	13,595	34%	2,395	2,448	102%	7,315	4,741	5,632	6,406	114%	2,835	50%
7R1 **	11	12.0%	45,850	22,857	28%	4,585	4,605	100%	5,268	5,268	10,784	12,985	120%	5,710	53%
9 **	9	19.6%	26,744	35,899	51%	2,594	2,700	104%	11,999	11,999	9,398	21,200	226%	6,850	73%
Total	111	19.2%	281,518	190,706	35%	27,582	28,134	102%	66,370	61,868	71,837	100,704	140%	46,683	65%

* Calculated including reductions for drives
** Lots 4, 5, 6, 7R, and 9 have previously been developed and constructed or are under construction. This amendment does not propose modifications to these lots.

PD Conditions

Lot #	Uses	Allowed signage area
1R	All uses allowed by base zoning	
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

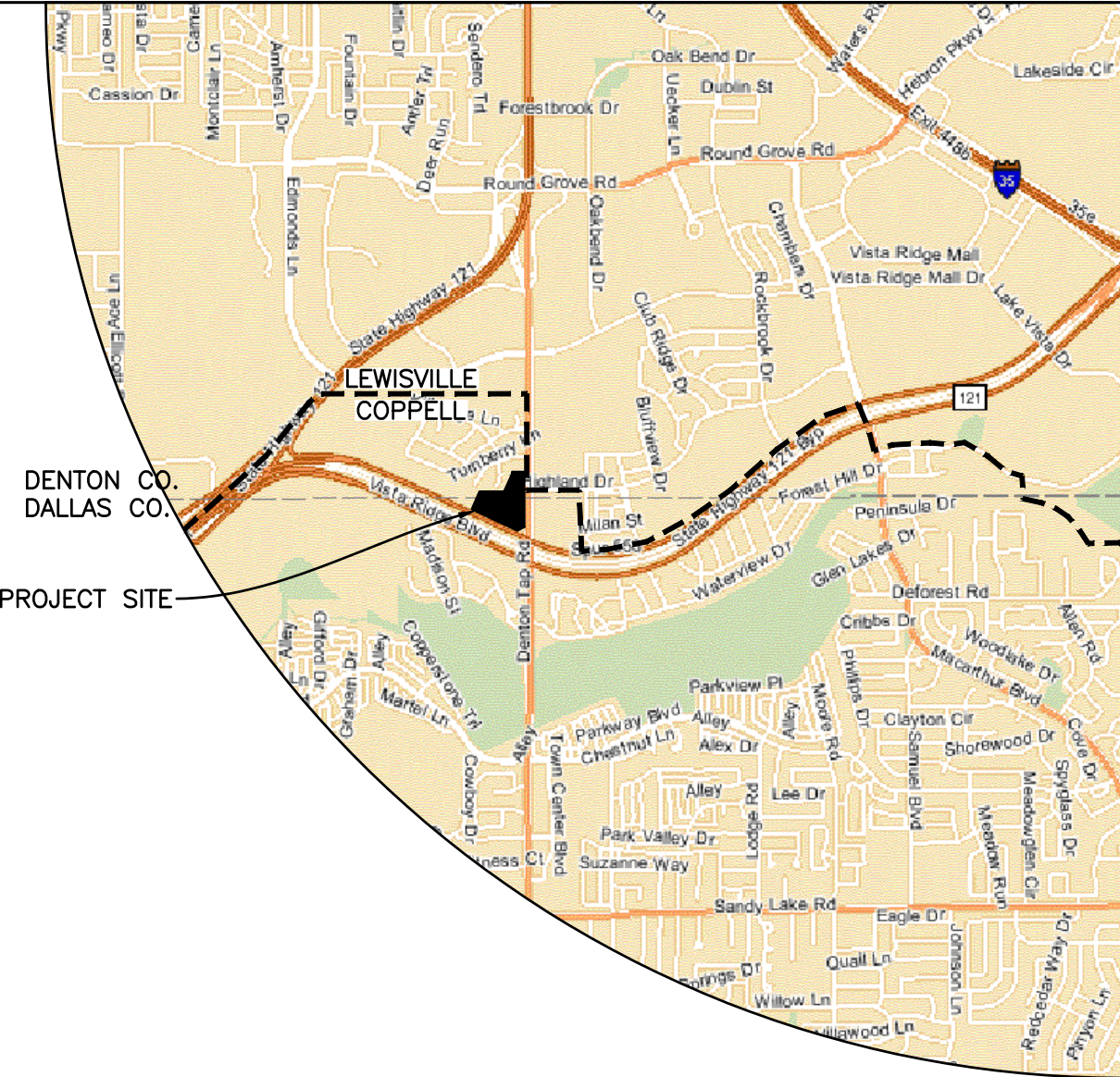
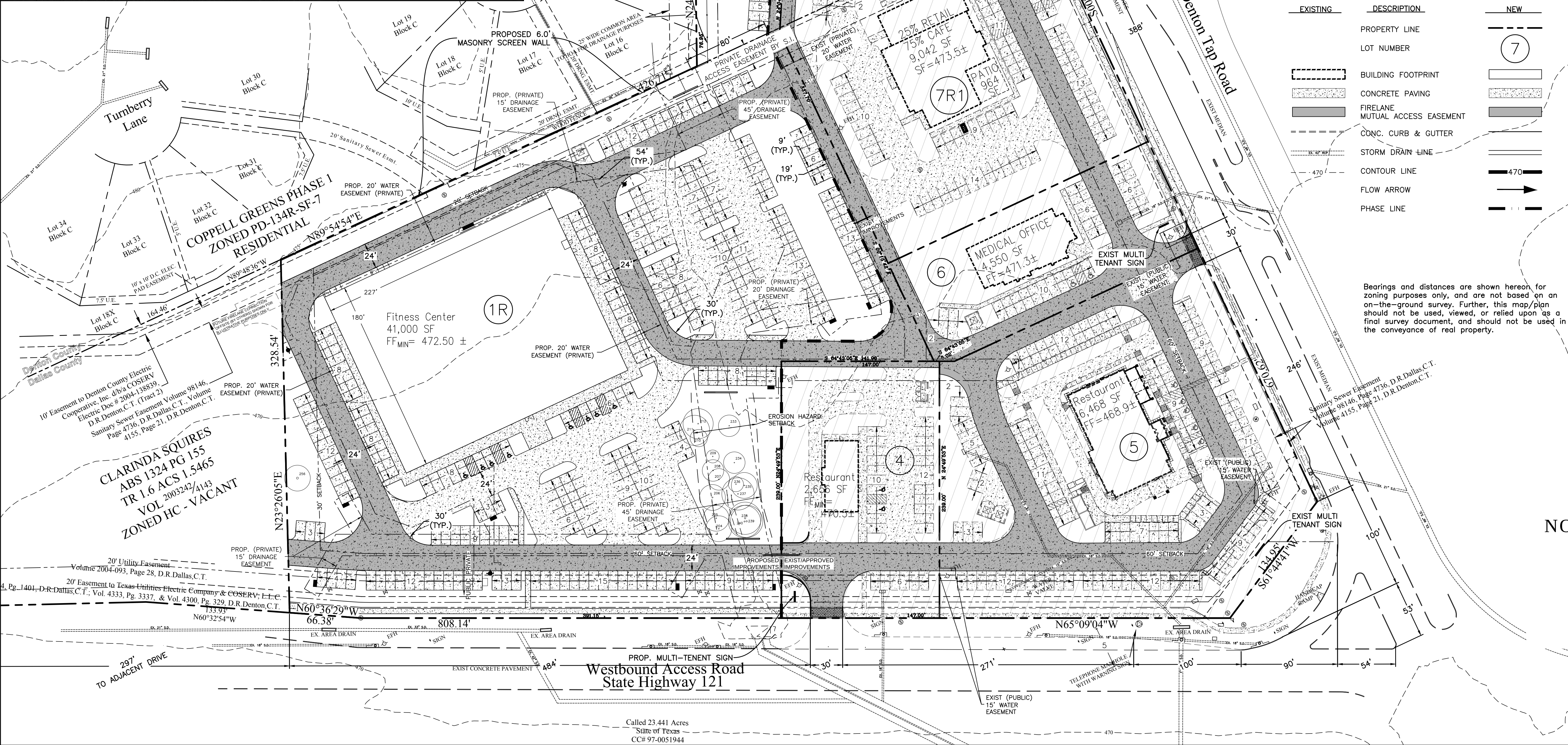
Proposed sites will be architecturally compatible. Refer to building elevations.

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.



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 1R WILL REQUIRE AN UPDATED TREE SURVEY WITH SUBMITTAL OF DETAIL SITE PLAN.

PROPOSED SITES SHALL BE ARCHITECTURALLY COMPATIBLE. REFER TO BUILDING ELEVATIONS.

SITE LIGHTING SHALL ALLOW NO MORE THAN 0.25 FOOT CANDLES AT ADJACENT RESIDENTIAL PROPERTY LINE(S).

CONCEPT SITE PLAN

NORTH GATEWAY PLAZA

5.32 ACRES
LOT 1R, BLOCK 1
NORTH GATEWAY PLAZA ADDITION
CLARINDA SQUIRES SURVEY
ABSTRACT NO. 1327
DALLAS COUNTY
CITY OF COPPELL, TEXAS
PD-240R4R2

Exhibit "B"