



VICINITY MAP

Site Data Table

Lot #	Existing Zoning	Proposed Building Height	Lot Area (SQ)	Building Area (SQ)	F.A.R.	Parking Requirements					Accessory Parking Spaces					
						Min	Max	Office	Medical Office	Total	Parking Provided	Required	Provided	%		
1*	HC	35	266,698	38,915	14.58%	39	3,200	3,200	1,200	1,175	109	148	148	6	15	10%
6**	HC	27' 6"	90,951	6,668	7.3%					65		109	65	100	5	5%
6**	HC	28' 11"	27,833	4,550	16.47%					13	70	26	26	2	2	8%
7**	HC	33' 6"	81,893	10,500	12.20%							89	89	3	3	3%
9**	HC	28' 11"	70,743	8,100	11.45%					14	24	38	46	7	2	6%
Total			518,028	63,074	11.90%	39	3,3	3,3	1,4	1,55	366	366	424	18	27	6%

* Lot 1 consists of Lots 1-4 of the original PD-240-HC.
 ** Lots 6, 7, and 9 have been developed, this amendment does not change zoning on previously zoned lots.

Site Data Table

Lot #	# of Islands	Islands Provided	Paving Area (SQ)	Landscape Area (SQ)	Interior Landscaping		Perimeter Landscaping*		Non Vehicular Open Space		Front Yard non-vehicular Open Space Prov.				
					Required	SP	Required	Provided	Req.	Prov.	%	SP	%		
1	18	12.2%	98,204	134,814	100%	13,370	120%	41,459	12,370	30,085	26,076	17,533	59%		
5	19	17.6%	52,879	30,704	14%	4,799	4,799	100%	13,370	13,370	12,535	100%	0,268	50%	
7	7	18.4%	23,849	13,595	14%	2,395	2,448	100%	7,315	4,741	5,832	4,406	114%	8,855	50%
7R	11	13.0%	45,850	22,857	28%	4,585	4,605	100%	5,268	5,268	10,784	12,585	120%	5,710	53%
9**	9	20.0%	26,744	35,899	51%	2,591	2,700	104%	11,999	11,999	9,398	21,200	220%	6,850	73%
Total	64	15.1%	255,731	217,064	40%	25,931	32,881	120%	78,000	156,642	74,567	128,643	173%	40,385	50%

PD Conditions

Lot #	Uses	Conditions
1	Office, Medical Office & Hospital	60' of multi tenant monument sign for lots 1,2,3 & 4 permitted within 75' from interior property line
5	Restaurant	82.5' of monument sign with development name and Menu Cafe 60' of multi tenant monument sign for lots 6 & 7 permitted within 75' from interior property line
6	All uses allowed by base zoning	All uses allowed by base zoning
7	All uses allowed by base zoning	All uses allowed by base zoning
9	Professional/medical office and personal services	60' of 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 overhang screening to adjacent property	
1/9	Interior property line perimeter landscaping may be reduced as indicated on this plan	

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

**CONCEPT PLAN
BLACK WALNUT CAFE**

1.88 ACRES
LOT 7R, BLOCK A
NORTH GATEWAY PLAZA

CLARINDA SQUIRES SURVEY - ABSTRACT 1327
WILLIAM T. HYDER SURVEY - ABSTRACT 1793
CITY OF COPPELL, DALLAS/DENTON COUNTY, TEXAS

Applicant/Developer
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