



VICINITY MAP

SITE DATA SUMMARY CHART	
ZONING:	PD-240-HC
CURRENT USE:	VACANT
PROPOSED USE:	RESTAURANT - RETAIL
LOT AREA:	1.88 AC - 81,893 SF
BUILDING SQUARE FOOTAGE:	RESTAURANT: 10,006 SF RETAIL: 2,500 SF
BUILDING HEIGHTS (FEET + STORIES):	33'-8" - 1 STORY
LOT COVERAGE:	12.21%
FLOOR AREA RATIO:	0.122:1
TOTAL PARKING REQ'D:	RESTAURANT: 1 SPC/100 SF = 7,506/100 = 76 SPACES RETAIL: 1 SPC/200 SF = 2,500/200 = 13 SPACES TOTAL REQUIRED: 89 SPACES
TOTAL PARKING PROVIDED:	91 SPACES

PROPOSED BLACK WALNUT CAFE HOURS OF OPERATION:
 MONDAY - THURSDAY: 6:30 AM - 10:00 PM
 FRIDAY: 6:30 AM - 11:00 PM
 SATURDAY: 7:00 AM - 11:00 PM
 SUNDAY: 7:00 AM - 10:00 PM

Legend

- PARKING SPACE COUNT
- PROP. PARKING LIGHTS
- EXISTING CONCRETE
- F.H. PROPOSED FIRE HYDRANT

**SITE 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
BLACK FOREST
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