



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															
Islands Provided			Paving Area	Landscape area	Interior Landscaping			Perimeter		Non-Vehicular			Front Yard		
Lot #	#	% of parking spaces	SF	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	13,585	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.

TREE LEGEND	
	LARGE OVERSTORY TREE EXAMPLES: LIVE OAK RED OAK CEDAR ELM LACEBARK ELM
	MEDIUM OVERSTORY TREE EXAMPLES: CHINESE PISTACHIO LACEY OAK BALD CYPRESS CADDY MAPLE
	EXISTING TREES TO REMAIN

Exhibit "C"

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FITNESS INTERNATIONAL
LOT 1R, BLOCK A
NORTH GATEWAY PLAZA
SH-121 & DENTON TAP RD.
COPELL, TX

CONCEPT LANDSCAPE PLAN

NO.	DESCRIPTION	DATE

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF THOMAS KELLOGG, RLA TX No. 1225. IT IS NOT INTENDED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

Aug 07, 2017

PROJECT NUMBER: 2017.715.000
DATE: Aug 07, 2017 DRAWN BY:
DESIGN BY: CHECKED BY:
SHEET
02

THIS IS A CONCEPTUAL PLAN ONLY AND EACH INDIVIDUAL SITE WILL BE EVALUATED UPON DETAIL PLAN REVIEW. EXISTING LOTS 4 THROUGH 9 ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN DOES NOT MODIFY THE REQUIREMENTS FOR EXISTING DEVELOPMENTS ON LOTS 4 THROUGH 9.