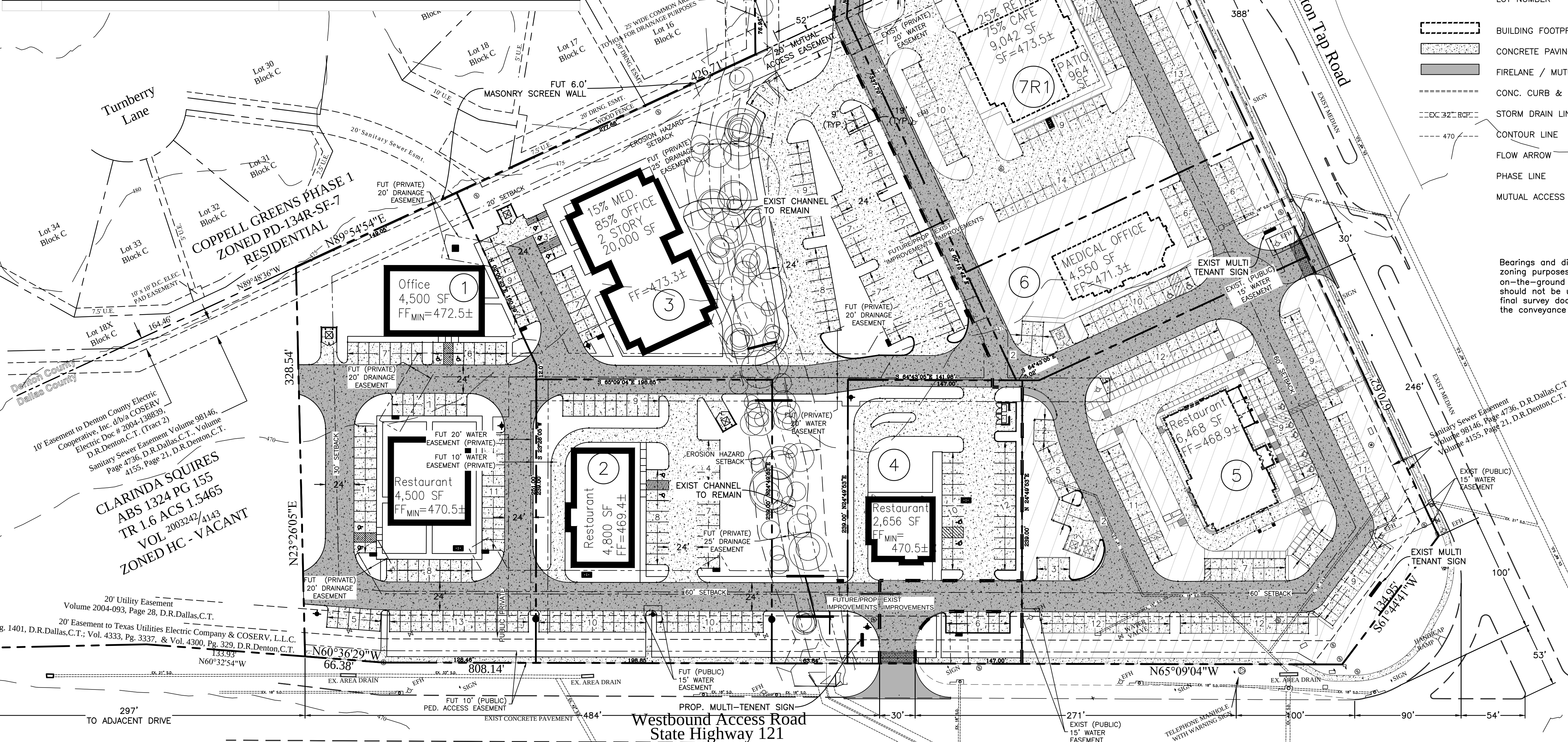


Site Data Table														
Lot #	Existing zoning	Building Height	Lot Area (SF)	Building Area (SF)	F.A.R.	Parking Requirements					Parking Provided	Accessible Parking Spaces		
						Retail 1/200	Restaura nt 1/100	Office 1/300	Medical Office 1/175	Total		Required	Provided	%
1	PD-240-HC	28'-11"	69,666	9,000	12.92%		45	15		60	68	3	4	6%
2	PD-240-HC	28'-11"	47,532	4,800	10.10%		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	6,468	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			537,218	65580	12.21%	13	260	85	67	427	488	22	23	5%

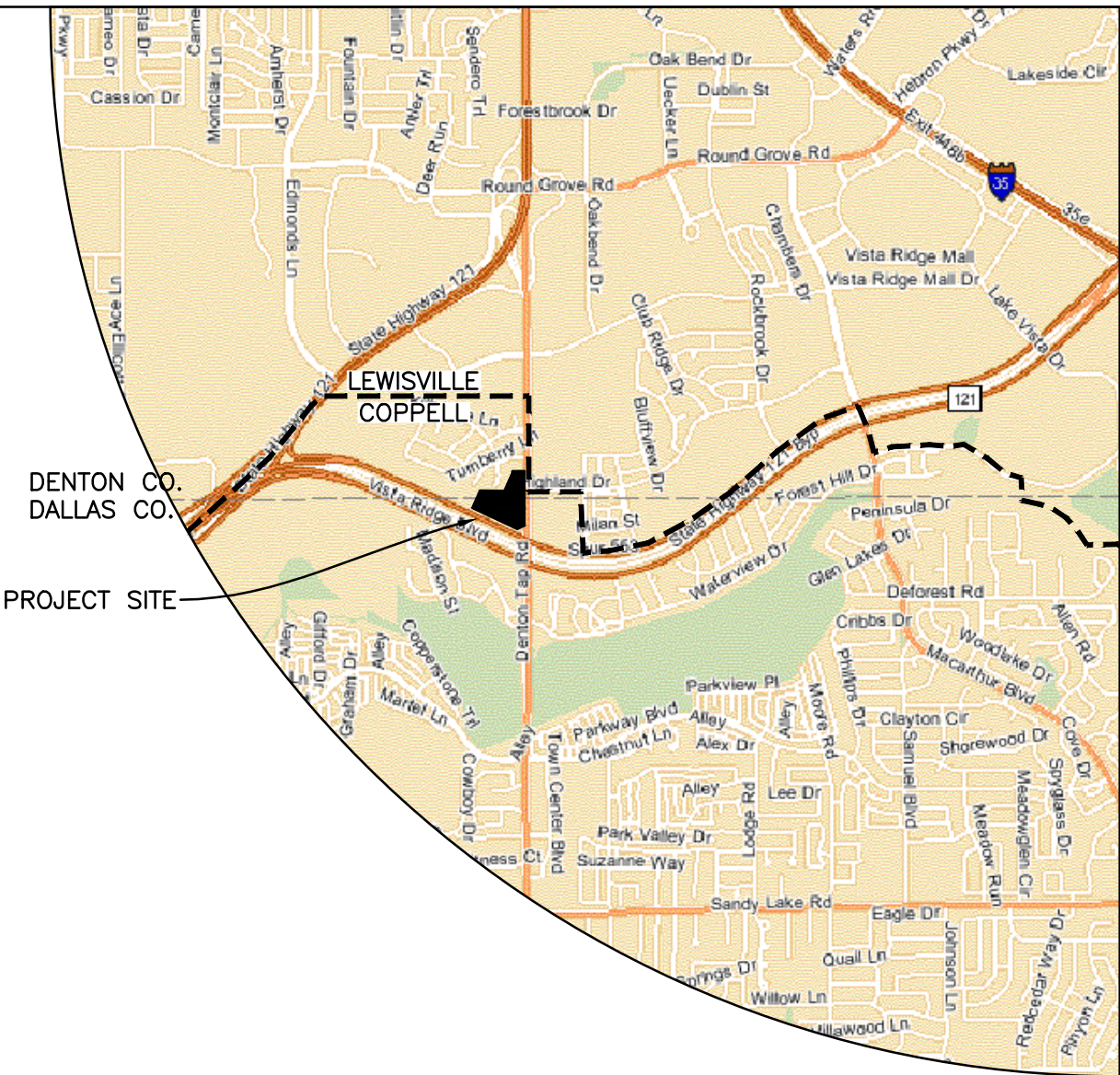
Site Data Table...Continued															
Lot #	Islands Provided		Paving Area	Landscape area		Interior Landscaping			Perimeter Landscaping *		Non-Vehicular Open Space			Front Yard non-vehicular open space Provided	
	#	% of parking spaces	SF	SF	% of site	Required SF	Provided SF	%	Required SF	Provided SF	Req	Prov	%	SF	%
1	10	14.7%	30,641	30,025	43%	3,064	3,076	100%	9,924	8,295	9,100	18,654	205%	5,063	56%
2	10	20.8%	22,543	20,189	42%	2,254	2,298	102%	8,413	7,293	6,410	10,598	165%	3,467	54%
3	15	20.3%	34,552	60,008	52%	3,455	4,397	127%	16,454	13,650	15,684	41,959	268%	8,232	52%
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	87	17.8%	256,919	226,000	42%	25,123	26,385	105%	79,503	69,448	74,415	130,167	175%	40,828	55%

* 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.

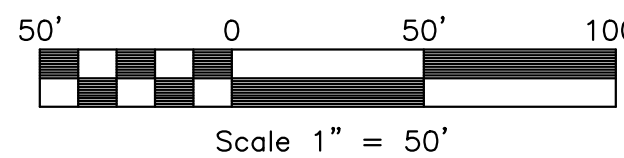
Lot #	Uses	Allowed signage area
1	Office use is permissible for the rear building and all uses allowed by the HC district are permissible for the front building.	
2	All uses allowed by base zoning	
3	Office & Medical Office	
4	All uses allowed by base zoning	60 sf multi-tenant monument sign for Lots 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.



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).



LEGEND		
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	

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.

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CONTACT: STEVEN SAXON
SDS@LEGACYCAP.COM

ENGINEER / REPRESENTATIVE:
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(817) 251-8550
CONTACT: DON HARRELSON, P.E.
DHARRELSON@BHBBINC.COM

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