

DRAWING FILE: E:\2016.000.000\2016.707.000\DWG\Landscape & Irrigation\Landscape\Concept Landscape Plan.dwg

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	%
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	6,100	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%	5,053	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	60,006	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.

THIS IS A CONCEPTUAL PLAN ONLY AND EACH INDIVIDUAL SITE WILL BE EVALUATED UPON DETAIL PLAN REVIEW. EXISTING LOTS 5 THROUGH 9 ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THIS PLAN DOES NOT MODIFY THE REQUIREMENTS FOR EXISTING DEVELOPMENTS ON LOTS 5 THROUGH 9.



Exhibit "C"

CONCEPT LANDSCAPE PLAN

LOTS 1-4, BLOCK A
NORTH GATEWAY PLAZA
SH121 & DENTON TAP RD.
COPPELL, TEXAS

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF DONALD A. HARRELSON, P.E. TX No. 94686. IT IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES

Apr 19, 2016

BHB PROJECT NO:
2016.707.000

SHEET NO:
L1

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NO.	REVISIONS		DATE	
	DESIGNED:	DRAWN:	CHECKED:	DATE:
	TNK	ELW	TNK	Mar. 2016