

SITE TOTAL: ±12.04 ACRES

COMMERCIAL SPACE: ± 17,160 SF

1 RETAIL & NEIGHBORHOOD SERVICES
± 12,660
PARKED AT 1:250
± 59 PROVIDED | ± 55 REQUIRED

4 RETAIL & NEIGHBORHOOD SERVICES
± 4,200 SF
PARKED AT 1:250
± 18 PROVIDED | ± 18 REQUIRED

HOSPITALITY: ±135 KEYS

2 (5) STORY HOTEL Sold out
± 135 KEYS / ± 10,000 SF SHARED SPACE
PARKED AT 1 SPACE / KEY + 1:300 SHARED
172 SPACES PROVIDED | 157 REQUIRED

OFFICE: ±43,000 SF

3 (2) STORY OFFICE BUILDING
± 43,000 SF
PARKED AT 1:250
176 SPACES PROVIDED | 172 REQUIRED

RESTAURANT: ± 9,100 SF

4 RESTAURANT
± 5,100 SF
PARKED AT 1:100
± 63 PROVIDED | ± 51 REQUIRED

5 SIT-DOWN RESTAURANT WITH PICK-UP WINDOW
± 4,000 SF
PARKED AT 1:100
± 41 PROVIDED | ± 40 REQUIRED

SITE BOUNDARY

DETENTION: ± 1.3 ACRES

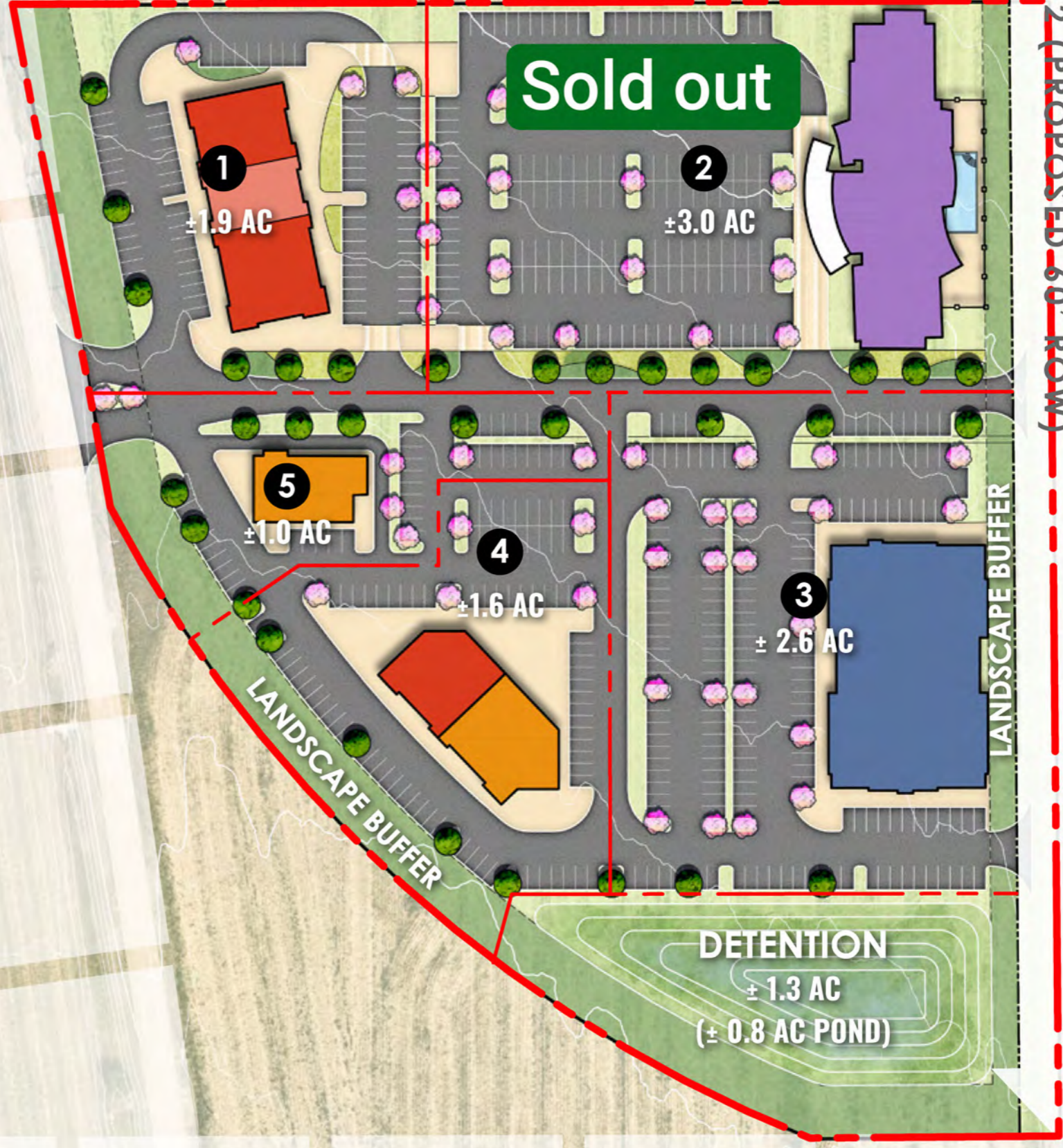
ROW DEDICATION: ± 0.6 ACRES

THE FOLLOWING VARIANCES MUST BE REQUESTED IN ORDER TO ACCOMMODATE THIS CONCEPT PLAN:

- ALLOWANCE FOR SINGLE STORY RETAIL AND DINE-IN RESTAURANTS IN THE DNTO HIGH-RISE ZONE.

FUTURE DALLAS NORTH TOLLWAY

COUNTY ROAD 52 (PROPOSED 60' ROW)



COLLIN COUNTY OUTER LOOP

