

SITE DATA TABLE

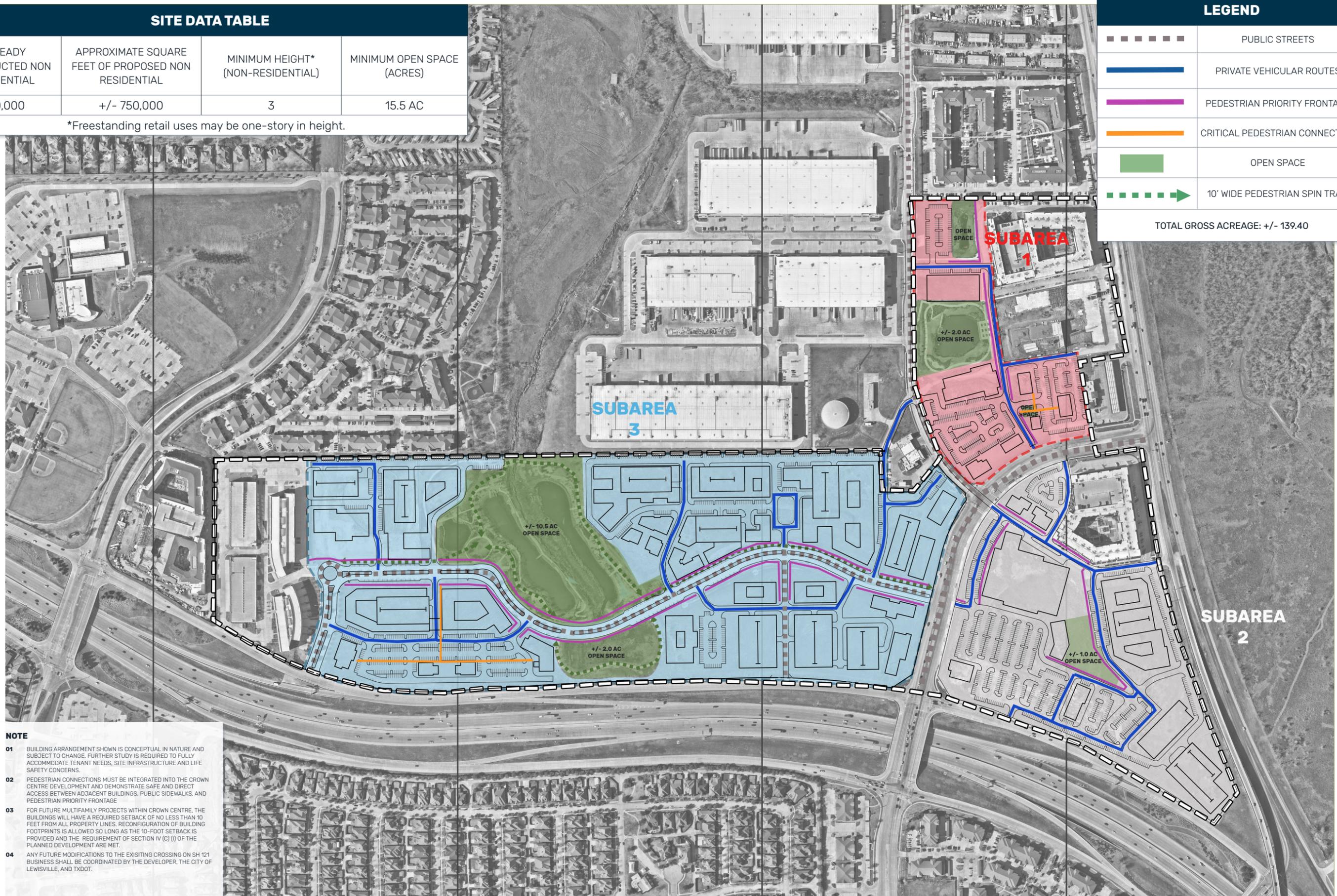
ALREADY CONSTRUCTED NON RESIDENTIAL	APPROXIMATE SQUARE FEET OF PROPOSED NON RESIDENTIAL	MINIMUM HEIGHT* (NON-RESIDENTIAL)	MINIMUM OPEN SPACE (ACRES)
250,000	+/- 750,000	3	15.5 AC

*Freestanding retail uses may be one-story in height.

LEGEND

	PUBLIC STREETS
	PRIVATE VEHICULAR ROUTES
	PEDESTRIAN PRIORITY FRONTAGE
	CRITICAL PEDESTRIAN CONNECTION
	OPEN SPACE
	10' WIDE PEDESTRIAN SPIN TRAIL

TOTAL GROSS ACREAGE: +/- 139.40



NOTE

- 01 BUILDING ARRANGEMENT SHOWN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE. FURTHER STUDY IS REQUIRED TO FULLY ACCOMMODATE TENANT NEEDS, SITE INFRASTRUCTURE AND LIFE SAFETY CONCERNS.
- 02 PEDESTRIAN CONNECTIONS MUST BE INTEGRATED INTO THE CROWN CENTRE DEVELOPMENT AND DEMONSTRATE SAFE AND DIRECT ACCESS BETWEEN ADJACENT BUILDINGS, PUBLIC SIDEWALKS, AND PEDESTRIAN PRIORITY FRONTAGE
- 03 FOR FUTURE MULTIFAMILY PROJECTS WITHIN CROWN CENTRE, THE BUILDINGS WILL HAVE A REQUIRED SETBACK OF NO LESS THAN 10 FEET FROM ALL PROPERTY LINES. RECONFIGURATION OF BUILDING FOOTPRINTS IS ALLOWED SO LONG AS THE 10-FOOT SETBACK IS PROVIDED AND THE REQUIREMENT OF SECTION V (C) (I) OF THE PLANNED DEVELOPMENT ARE MET.
- 04 ANY FUTURE MODIFICATIONS TO THE EXISTING CROSSING ON SH 121 BUSINESS SHALL BE COORDINATED BY THE DEVELOPER, THE CITY OF LEWISVILLE, AND TXDOT.