

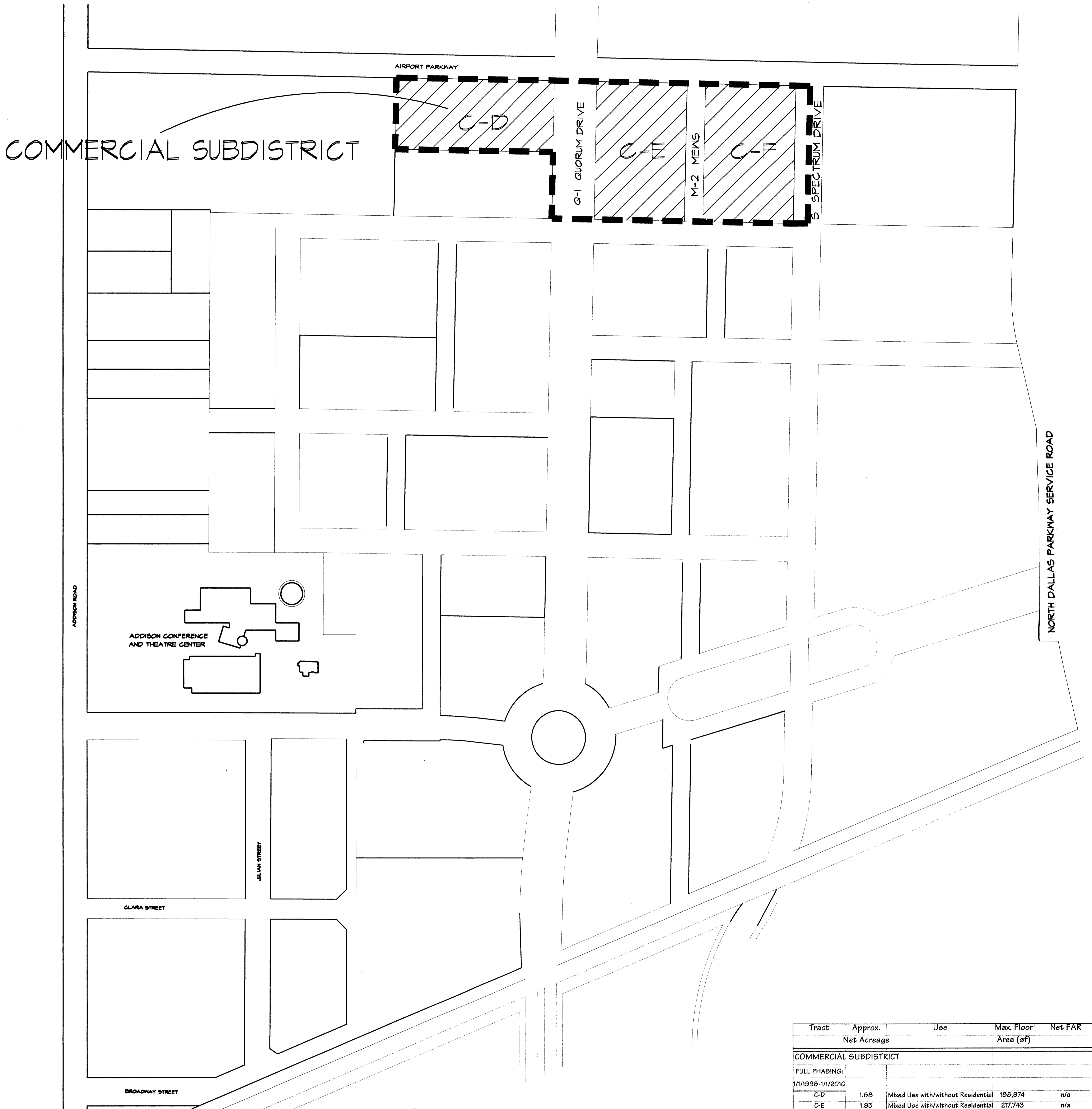
**VARIATIONS/ALTERATIONS:**

PURSUANT TO SECTION 7.B.(h) OF THE URBAN CENTER DISTRICT REGULATIONS, THE APPLICATION FOR CONCEPT PLAN APPROVAL INCLUDES THE FOLLOWING VARIATIONS AND ALTERATIONS FROM THE PROPOSED CONCEPT PLAN SUBMITTAL REQUIREMENTS:

1. MIX OF USES FOR SEPARATE PHASES.
2. FLOOR AREAS BY CATEGORY OF USE.
3. LOCATIONS OF PRIVATE RECREATION AREAS.
4. A DETAILED TIME SCHEDULE FOR PHASES AND ALTERNATIVE USES.
5. STREET ADDRESS, NAMES OF STREETS, STREET NUMBERING, FINAL LOCATION OF MEWS STREETS (SHOWN LOCATION FOR MEWS STREETS ARE PRELIMINARY ONLY), AND DETAILS REGARDING RIGHTS-OF-WAYS AND EASEMENTS TO BE ABANDONED (if any).

**GENERAL NOTES:**

1. A FINAL STREET DESIGN PLAN FOR THE DEVELOPMENT, ADDRESSING FINAL STREET LOCATIONS, INTERSECTION RADII, AND SIMILAR CONSIDERATIONS SHOWN ON THE STREET DESIGN AND LAY-OUT FOR THE CONCEPT PLAN, SHALL BE SUBMITTED FOR STAFF APPROVAL IN ACCORDANCE WITH STANDARDS IN THE CITY'S SUBDIVISION ORDINANCE AND FIRE CODE PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN FOR THE DEVELOPMENT.
2. A FINAL UTILITY AND DRAINAGE PLAN ADDRESSING UTILITIES AND DRAINAGE FOR THE DEVELOPMENT SHALL BE SUBMITTED FOR STAFF APPROVAL ACCORDANCE WITH THE CITY STANDARDS FOR UTILITY AND DRAINAGE FACILITY CONSTRUCTION, PRIOR TO APPROVAL OF THE FIRST DEVELOPMENT PLAN.



**COMMERCIAL SUBDISTRICT**

MIXED USE WITH RESIDENTIAL  
 ALTERNATIVE USE: MIXED USE WITHOUT RESIDENTIAL

**CONCEPT PLAN**

**ADDISON MIXED USE DEVELOPMENT**

Tract	Approx. Net Acreage	Use	Max. Floor Area (sf)	Net FAR
<b>COMMERCIAL SUBDISTRICT</b>				
FULL PHASING:				
1/1/1998-1/1/2010				
C-D	1.68	Mixed Use with/without Residential	108,874	n/a
C-E	1.93	Mixed Use with/without Residential	217,743	n/a
C-F	1.93	Mixed Use with/without Residential	217,743	n/a
<b>Total</b>	<b>5.54</b>		<b>624,461</b>	
<b>FAR/ALLOWABLE SQUARE FOOTAGE NOTES:</b>				
1. No development plan shall be approved and no building permit shall be issued for any use exceeding the maximum square footage allowance for the designated tract.				
2. Total building square footage to be determined at building permit stage.				
3. Final development plans for all phases and sub-phases designated on the concept plan shall be submitted by January 1, 2010.				

This information is part of a concept plan submitted on December 29, 1997 for Quorum East Addition and Hope Joint Venture, in the G.W. Fisher Survey, Abstack No. 482 in the Town of Addison, Dallas County, Texas. This plan is being submitted by Will Cureton of CLB Holdings, L.L.C.: 15301 Dallas Parkway Suite 730, Dallas, Texas 75248 Telephone: (972)980-5030

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