

**VICINITY MAP**  
**SCALE: 1" = 1,000'**

SITE DATA TABLE - INDOOR PICKLEBALL	
Existing Zoning	Highway Commercial (HC)
Existing Use	Vacant
Proposed Use	Indoor Pickleball Facility W/Retail & Restaurant
Lot Area (excluding ROW)	1.615 AC / 70,388 SF
Indoor Pickleball Courts (5)	12,955 SF
Restaurant	2,485 SF
Retail	2,170 SF
Total Building Area	17,610 SF
Proposed Building Height	26'-6"
Lot Coverage	25%
Floor Area Ratio (FAR)	0.25:1
Total Parking Required	66 spaces
Indoor Pickleball Courts - 6 per Court	30 spaces
Restaurant - 1:100	25 spaces
Retail - 1:200	11 spaces
Total Parking Provided	72
ADA Parking Required	3 spaces
ADA Parking Provided	3 spaces

CONTROL POINT TABLE			
POINT	DESCRIPTION	NORTHING	EASTING
TBM #1	X-CUT	7,047,212.90	2,429,692.60
TBM #2	X-CUT	7,046,895.02	2,429,865.07
201	X-CUT	7,047,042.10	2,429,588.06
202	X-CUT	7,046,891.12	2,429,862.97
203	X-CUT	7,046,918.01	2,429,754.38
204	X-CUT	7,046,963.68	2,429,864.16
205	X-CUT	7,047,051.20	2,429,965.96
206	X-CUT	7,047,137.31	2,429,940.35
207	X-CUT	7,046,984.49	2,429,619.87

**PROPERTY OWNER**  
COPPELL PKB, LLC  
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PLANO, TX 75025  
T: 972-302-7625  
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**CIVIL ENGINEER**  
DYNAMIC ENGINEERING CONSULTANTS, PC  
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**ARCHITECT**  
MEL/ARCH STUDIO  
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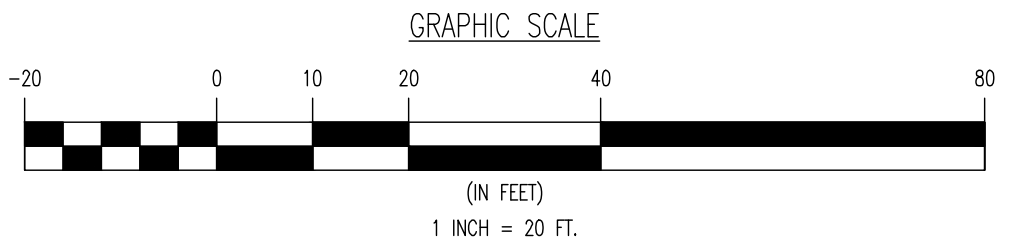
- PLANNED DEVELOPMENT CONDITIONS**
- ALLOW INDOOR PICKLEBALL USAGE
  - PARKING REQUIREMENT FOR INDOOR PICKLEBALL SHALL BE 6 PARKING SPACES PER COURT
  - ENHANCED PAVEMENT PROVIDED AS SHOWN IN LIEU OF MEETING THE FRONT YARD NON-VEHICULAR OPEN SPACE FEATURE LANDSCAPING REQUIREMENT
  - DUE TO EXISTING UTILITIES AND EASEMENTS, ORNAMENTAL TREES ARE PROPOSED IN LIEU OF CANOPY TREES

**SITE LEGEND**

- PROPERTY LINE (PARCEL IN QUESTION)  
OFF-SITE PROPERTY LINES  
EXISTING POWER POLE & O.H. ELECTRIC LINES
- OH  
EXIST. FIRE HYDRANT  
EXIST. WATER VALVE  
EXIST. GAS VALVE  
EXIST. UTILITY POLE  
EXIST. WATER METER  
EXIST. CATCH BASIN  
EXIST. STORM DRAIN MANHOLE  
EXIST. SEWER MANHOLE  
EXIST. LIGHT POLE  
EXIST. CLEANOUT  
EXIST. PED. POLE  
EXIST. SIGN
- PROPOSED FIRE LANE  
PROPOSED PAVEMENT  
PROPOSED DUMPSTER AREA  
PROPOSED SIDEWALK  
PROPOSED STAMPED AND STAINED CONCRETE
- PROPOSED CURB INLET  
PROPOSED AREA INLET  
PROPOSED DRAINAGE MANHOLE  
PROPOSED OUTLET STRUCTURE  
PROPOSED SANITARY SEWER MANHOLE  
PROPOSED CLEAN OUT  
PROPOSED END SECTION  
PROPOSED FIRE HYDRANT  
PROPOSED WATER METER  
PROPOSED IRRIGATION METER  
PROPOSED REMOTE FDC  
PROPOSED LIGHT POLE  
PROPOSED SIGN

**PAVING LEGEND**

- PROPOSED FIRE LANE  
PROPOSED PAVEMENT  
PROPOSED DUMPSTER AREA  
PROPOSED SIDEWALK  
PROPOSED STAMPED AND STAINED CONCRETE



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PRELIMINARY PLAN FOR REVIEW ONLY

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**LINDSEY G. MAYER**  
PROFESSIONAL ENGINEER  
TEXAS LICENSE NO. 107537

TITLE: **SITE PLAN**

SCALE: (H) 1"=20' (V) 1"=40'

DATE: 02/10/2025

PROJECT No: 5437-24-03557

SHEET No: **1** OF 3

Rev. #: 0

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

DRAWN BY: JK DESIGNED BY: RG CHECKED BY: LGM

PROJECT: **INDOOR PICKLEBALL FACILITY**  
**COPPELL PKB, LLC**  
COPPELL ENTERTAINMENT PLAZA  
LOT 1, BLOCK A  
360 W. STATE HWY 121  
CITY OF COPPELL, DALLAS COUNTY, TEXAS

REV. DATE COMMENTS