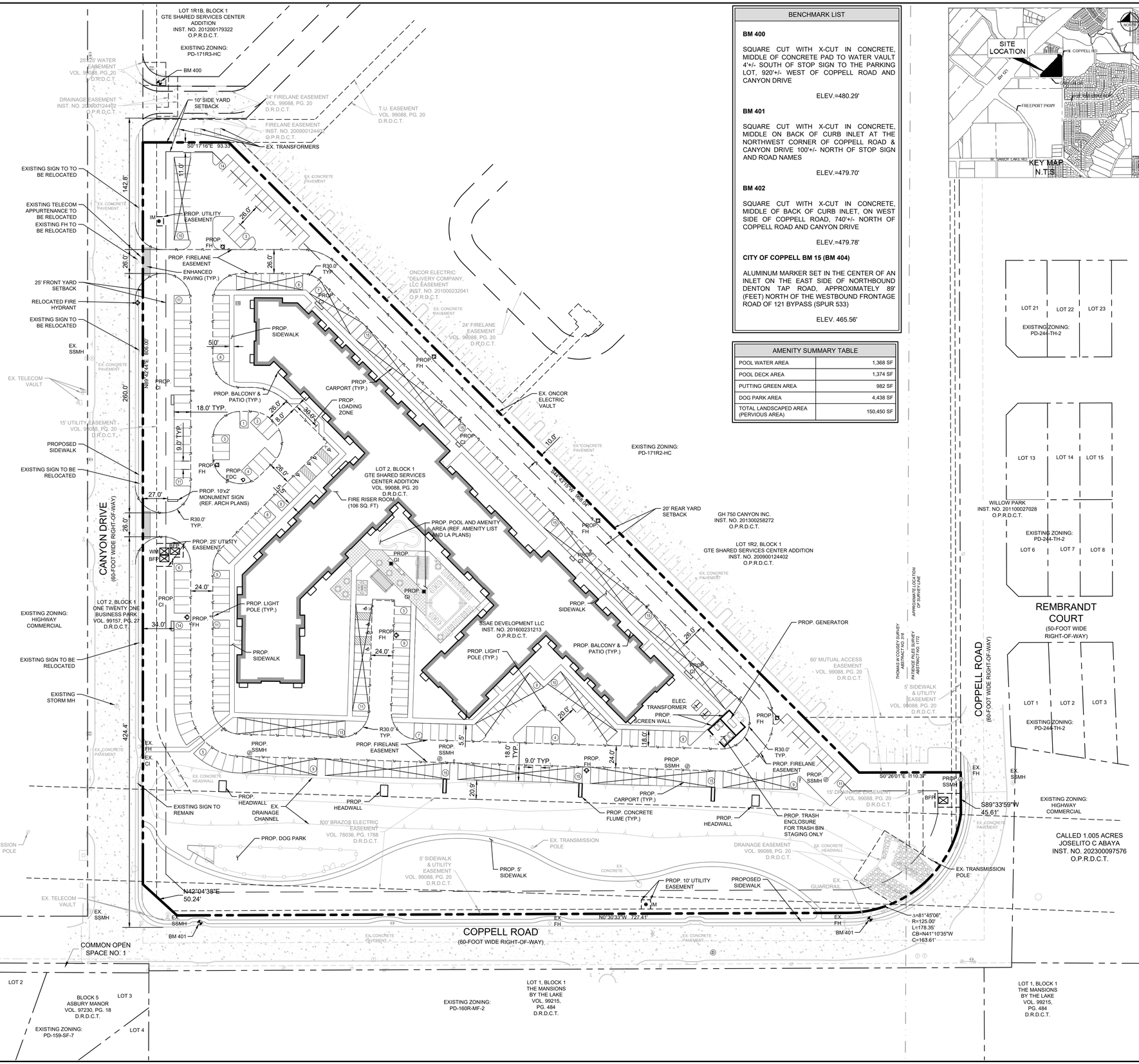

BENCHMARK LIST

BM 400

SQUARE CUT WITH X-CUT IN CONCRETE, MIDDLE OF CONCRETE PAD TO WATER VAULT 4'+/- SOUTH OF STOP SIGN TO THE PARKING LOT, 920'+/- WEST OF COPPELL ROAD AND CANYON DRIVE

ELEV.=480.29'

BM 401

SQUARE CUT WITH X-CUT IN CONCRETE, MIDDLE ON BACK OF CURB INLET AT THE NORTHWEST CORNER OF COPPELL ROAD & CANYON DRIVE 100'+/- NORTH OF STOP SIGN AND ROAD NAMES

ELEV.=479.70'

BM 402

SQUARE CUT WITH X-CUT IN CONCRETE, MIDDLE OF BACK OF CURB INLET, ON WEST SIDE OF COPPELL ROAD, 740'+/- NORTH OF COPPELL ROAD AND CANYON DRIVE

ELEV.=479.78'

CITY OF COPPELL BM 15 (BM 404)

ALUMINUM MARKER SET IN THE CENTER OF AN INLET ON THE EAST SIDE OF NORTHBOUND DENTON TAP ROAD, APPROXIMATELY 89' (FEET) NORTH OF THE WESTBOUND FRONTAGE ROAD OF 121 BYPASS (SPUR 533)

ELEV. 465.56'

AMENITY SUMMARY TABLE

POOL WATER AREA	1,368 SF
POOL DECK AREA	1,374 SF
PUTTING GREEN AREA	982 SF
DOG PARK AREA	4,438 SF
TOTAL LANDSCAPED AREA (PERVIOUS AREA)	150,450 SF

GRAPHIC SCALE IN FEET
50 25 0 50
50 SCALE @ 24"x36"

LEGEND

PROPERTY LINE	
PROPOSED SS MANHOLE	Ⓢ
EXISTING SS MANHOLE	Ⓢ
PROPOSED FIRE HYDRANT	
EXISTING FIRE HYDRANT	
PROPOSED WATER METER	
PROPOSED CURB INLET	
HANDICAP PARKING STALL	
LOADING ZONE	
CURB RAMP	
TRANSFORMER	T
CROSSWALK	

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. ALL CURB RADII ARE 2' UNLESS DIMENSIONED OTHERWISE.
3. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY.
4. BUILDING OUTLINE SHOWN FOR REF. ONLY. REFER TO STRUCTURE PLANS FOR OUTER EXTENTS OF FOUNDATION.

SITE DATA SUMMARY TABLE

EXISTING ZONING	HIGHWAY COMMERCIAL (HC)
PROP. LAND USE	ACTIVE ADULT (AGE-RESTRICTED 55+)
LOT SIZE	9.89 AC (430,808 SF)
BUILDING AREA	65,354 SF
BUILDING HEIGHT	50'-0"
UNIT COUNT	217
REQUIRED PARKING (MF-2)	
RESIDENT PARKING REQUIRED	434
GUEST PARKING REQUIRED	109
PROPOSED PARKING	
TOTAL PARKING	348
SURFACE PARKING	172
CARPORT PARKING	176
LOT COVERAGE	15%
FLOOR AREA RATIO	0.58
MAX ALLOWABLE DENSITY (MF-2)	22 DWELLING UNITS PER ACRE
DENSITY PROPOSED	22 DWELLING UNITS PER ACRE
TOTAL IMPERVIOUS AREA	149,200 SF

PLANNED DEVELOPMENT CONDITIONS TABLE

MF-2 STANDARD	REQUIRED	PROPOSED
BUILDING HEIGHT	2 STORIES / 35' MAXIMUM	4 STORIES / 50' MAXIMUM
PARKING	2 SPACES PER 1 AND 2 BEDROOM UNITS; 2.5 SPACES PER 3 BEDROOM UNITS + 0.5 SPACE PER UNIT FOR GUEST PARKING	1 SPACE PER STUDIO AND 1 BEDROOM UNITS; 1.5 SPACES PER 2 BEDROOM UNITS + 0.28 SPACE PER UNIT FOR GUEST PARKING
PATIO / BALCONY	SOLID SIGHT BARRING FENCE OR WALL IS REQUIRED TO SCREEN SUCH BALCONY OR PATIO FROM VIEW OF PUBLIC STREET.	ALLOW BALCONY AND PATIO WITHOUT SIGHT BARRING FENCE OR WALL TO FACE PUBLIC STREETS WHEN LOCATED BEHIND YARD SETBACKS.
TYPE OF EXTERIOR CONSTRUCTION	80% MINIMUM MASONRY	50% MINIMUM MASONRY

SITE PLAN
ROERS COPPELL

LOT 2, BLOCK 1
GTE SHARED SERVICES CENTER ADDITION
RECORDED: MAY 6, 1999
DOC. NO. 99088 00020
CITY OF COPPELL, DALLAS COUNTY, TEXAS

OWNER/DEVELOPER:
ROERS COMPANIES
TWO CARLSON PARKWAY
SUITE 400
PLYMOUTH, MN 55447
PHONE: 763-285-8808
CONTACT: LOGAN SCHMIDT

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC
225 E. JOHN W. CARPENTER FREEWAY
SUITE 1100
IRVING, TEXAS 75062
PHONE: 214-420-5600
CONTACT: BLAZE BOWNDS, P.E.

No.	REVISIONS	DATE	BY

Kimley»Horn
225 E. JOHN CARPENTER FREEWAY, SUITE 1100
IRVING, TX 75062
PHONE: 214-420-5600
WWW.KIMLEY-HORN.COM TX F-928

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THIS SITE PLAN IS FOR CITY REVIEW ONLY TO ILLUSTRATE COMPLIANCE WITH ZONING AND DEVELOPMENT REGULATIONS. IT IS NOT INTENDED FOR CONSTRUCTION PURPOSES.

KHA PROJECT 069290326
DATE 03/29/2024
SCALE AS SHOWN
DESIGNED BY CCP
DRAWN BY CCP
CHECKED BY BLB

ROERS COPPELL
PREPARED FOR
ROERS COMPANIES
CITY OF COPPELL, TEXAS

SITE PLAN

SHEET NUMBER
C-101

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES
XREFS
LAST SAVED 3/29/2024 11:10 AM
PLOTTED BY BOWNDS, BLAZE 3/29/2024 11:10 AM
PLOT STYLE TABLE (PEN ASSIGNMENTS) KHA_ALLCADPLAN SHEETS.CTB
DWG NAME C-SITE DWG - [SITE PLAN]

-Layer -LayState -LayOn -LayOff -LayFrz -LayThw -LayVpFrz -LayVpThw -LayLck -LayUnlck -Color -LineType -LineWt -Hyperlink