BENCH MARK 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'

SITE DATA SUMMARY TABLE

EXISTING ZONING	HIGHWAY COMMERCIAL (HC)
PROP. LAND USE	SENIOR LIVING (55+)
LOT SIZE	9.89 AC (430,862 SF)
BUILDING AREA FOOTPRINT	70,000 SF
BUILDING HEIGHT	50'
GROSS BUILDING AREA	280,000 SF
SQUARE FOOTAGE OF INDEPENDENT LIVING	230,000 SF
UNIT COUNT	225 UNITS
REQUIRED PARKING (MF-2)	
RESIDENT PARKING REQUIRED	450
GUEST PARKING REQUIRED	113
PROPOSED PARKING	
SURFACE PARKING	153
CARPORT PARKING	184
GUEST PARKING	30
LOT COVERAGE	16.20%
FLOOR AREA RATIO	0.53
MAX ALLOWABLE DENSITY (MF-2)	22 DEWLLING UNITS PER ACRE
DENSITY PROPOSED	22.7 DWELLING UNITS PER ACRE
TOTAL IMPERVIOUS AREA	190,500 SF

PLANNED DEVELOPMENT CONDITIONS TABLE

MF-2 STANDARD	REQUIRED	PROPOSED
BUILDING HEIGHT	2 STORIES / 35' MAX	4 STORIES / 50' MAX
PARKING	2 SPACES PER 1 AND 2 BEDROOM UNITS; 2.5 SPACES PER 3 BEDROOM UNITS + 0.5 SPACES PER UNIT FOR GUEST PARKING	1 SPACE PER 1 BEDROOM UNITS; 1.5 SPACES PER 2 BEDROOM UNITS + 0.13 SPACES PER UNIT FOR GUEST PARKING
COVERED PARKING	AT LEAST 50% OF TOTAL REQUIRED PARKING SPACES MUST BE COVERED (NOT INCLUDING REQUIRED GUEST PARKING)	50% OF REQUIRED SPACES (INCLUDING GUEST PARKING) ARE COVERED
DENSITY	22 DWELLING UNITS PER NET ACRE	22.7 DWELLING UNITS PER NET ACRE

RESIDENTIAL UNIT MIX CHART

UNIT	DESCRIPTION	AREA (SF)	NO. OF UNITS	MIX	TYPE MIX
A1	1 BED, 1 BATH	720	19	8.44%	63.11%
A2	1 BED, 1 BATH	810	60	26.67%	
A3	1 BED, 1 BATH	900	40	17.78%	
A4	1 BED, 1.5 BATH	1020	23	10.22%	
B1	2 BED, 2 BATH	1110	30	13.33%	36.89%
B2	2 BED, 2 BATH	1230	25	11.11%	
B3	2 BED, 2 BATH	1444	20	8.89%	
B4	2 BED, 2 BATH	1350	8	3.56%	

NOTE: UNITS MEET COPPELL CODE OF ORDINANCES SEC 12-18-3

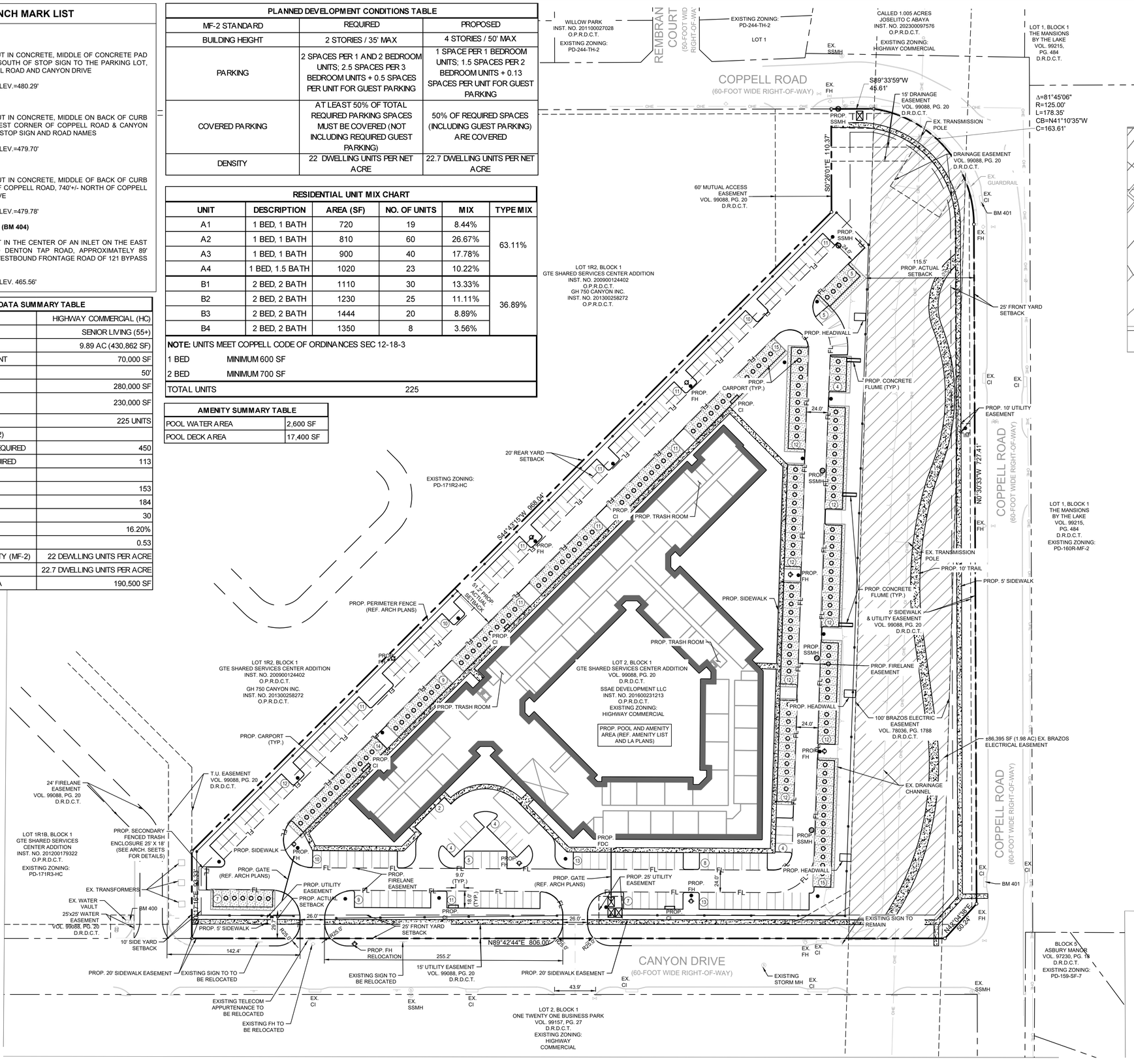
1 BED MINIMUM 600 SF

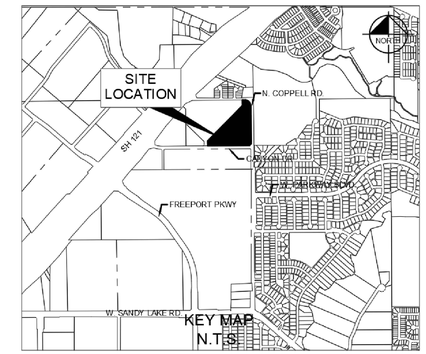
2 BED MINIMUM 700 SF

TOTAL UNITS 225

AMENITY SUMMARY TABLE

POOL WATER AREA	2,600 SF
POOL DECK AREA	17,400 SF





NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- SITE BOUNDARY
- EASEMENT LINE
- FL — PROPOSED FIRE LANE STRIPING
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CARPORT
- EXISTING ELECTRIC EASEMENT
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- PROPOSED FDC
- PROPOSED WATER METER
- EXISTING SANITARY SEWER MANHOLE (SS MH)
- PROPOSED SANITARY SEWER MANHOLE (SS MH)
- # — NUMBER OF PARKING SPACES PER ROW
- PROPOSED LIGHT POLE
- PROPOSED STORM INLET
- EXISTING STORM INLET

SITE NOTES

1. ALL DIMENSIONS ARE FROM THE FACE OF CURB , FACE OF BUILDING, OR PROPERTY LINE UNLESS NOTED OTHERWISE.
2. ALL CURB RADII ARE 2' OR 10' UNLESS NOTED OTHERWISE.
3. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR CARPORT AND DUMPSTER ENCLOSURE CONSTRUCTION SPECIFICATIONS.
4. CONTRACTOR TO ADJUST EXISTING SANITARY SEWER MANHOLES, ELECTRICAL MANHOLES, FIRE HYDRANTS, VALVE BOXES, WATER METERS, ETC. TO MATCH PROPOSED FINISHED GRADES IF NECESSARY
5. BUILDING OUTLINE FOR REFERENCE ONLY. REFER TO STRUCTURAL PLANS FOR OUTER EXTENTS OF FOUNDATION.
6. NO FEMA 100-YR FLOODPLAIN LOCATED WITHIN 200 FEET OF THE PROPERTY.

CAUTION
EXISTING UNDERGROUND UTILITIES. CONTRACTOR TO VERIFY EXACT LOCATION PRIOR TO ANY TRENCHING OR EXCAVATION.

811 Know what's below. Call before you dig.

SITE PLAN
THE RESIDENCE AT 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:
JOURNEYMAN GROUP
1000 N LAMAR, SUITE 400
AUSTIN, TEXAS 78703
CONTACT: KURT GOLL
PHONE: (512) 247-7000

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
801 CHERRY ST. UNIT 11, SUITE 1300
FORT WORTH, TEXAS 76102
CONTACT: CRISTAL ZUBIA, P.E.
PHONE: (817) 769-6169
TEXAS REGISTERED ENGINEERING FIRM F-928

No.	REVISIONS	DATE	BY

Kimley»Horn
801 CHERRY ST, UNIT 11, STE 1300, FORT WORTH, TX 76102
PHONE: 817-335-5511 FAX: 817-335-5070
TEXAS REGISTERED ENGINEERING FIRM F-928

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

PROJECT No. 069410504
DATE: FEBRUARY 2026
SCALE: AS SHOWN
DESIGNED BY: GKG
DRAWN BY: GKG
CHECKED BY: CUZ

THE RESIDENCE AT COPPELL
CITY OF COPPELL
DALLAS COUNTY, TEXAS

SITE PLAN

SHEET NUMBER
C-100

© 2024 KIMLEY-HORN AND ASSOCIATES, INC.

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: XREF dtmdy - XREF acsite-site - XREF acsite-util - XREF wsite - XREF wstm - XREF null - XREF Arch - XREF strucc - XREF Aerial - XREF dtmdy-Easements
PLOTTED BY: ZUBIA, CRISTAL 2/25/2026 11:47 AM
LAYOUT: C-100 SITE PLAN
LAST SAVED: 2/23/2026 5:59 PM