

SITE DATA TABLE	
EXISTING ZONING:	C
PROPOSED USE:	BUSINESS OFFICE
SITE AREA:	10,048 SF
OFFICE BUILDING:	1,800 SF
WAREHOUSE:	879 SF
BUILDING HEIGHT:	14'-8"
LOT COVERAGE:	18%
FLOOR AREA RATIO:	5:1

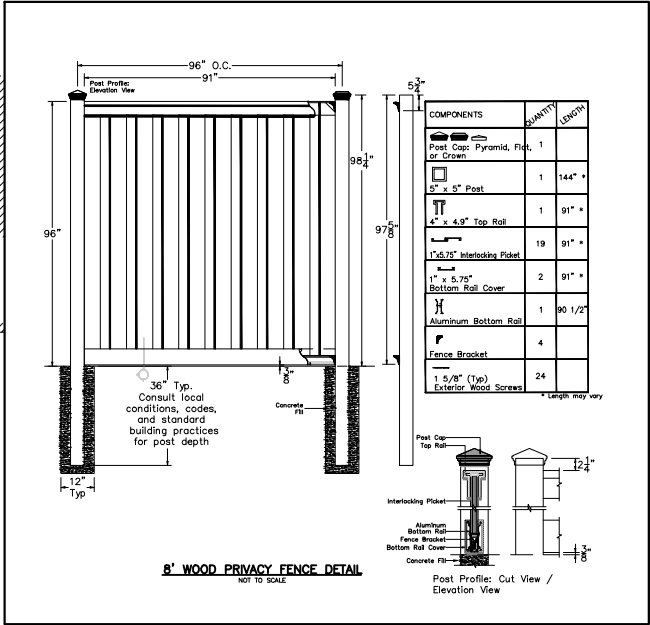
PARKING	
REQUIRED:	
OFFICE: 1,800SF AT 1:300	6 SPACES
TOTAL PARKING REQUIRED:	6 SPACES

PROVIDED:	
EXISTING PARKING	1 SPACES
NEW PARKING	6 SPACES
TOTAL PARKING PROVIDED:	7 SPACES

IMPERVIOUS AREA:	6,752 SF (67%)
PERVIOUS AREA:	3,296 SF (33%)

- PROPOSED DEVELOPMENT CONDITIONS TABLE**
- To allow for reduced setbacks as listed:
 - 20-ft from Southwestern Blvd. (southern property line)
 - 15-ft off Howell Dr. (eastern property line)
 - 0-ft off alley (northern property line)
 - 10-ft off western property line
 - To allow landscaping as shown.
 - Allow parking as shown.
 - To allow for more than 60% glazing on the north elevation of building. (Refer to Architectural North Elevation)

LEGAL DISCRIPTION	
PROPERTY LOCATED AT 192 SOUTHWESTERN BOULEVARD, IN THE CITY OF COPPELL, TEXAS AND DESCRIBED AS LOT NO. 2 OF NORTH LAKE ESTATES. AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS ACCORDING THE MAP THEREOF RECORDED ON VOLUME 45, AT PAGE 65 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.	



NOTE:
DASHED LINES ARE PROPOSED CONCRETE PER CONSTRUCTION PLANS FOR HOWELL DRIVE AND BULLOCK DRIVE STREET RECONSTRUCTION (NORTH OF SOUTHWESTERN BOULEVARD) CITY PROJECT NO. ST22-02
PREPARED BY PACHECO KOCH.

OWNER/DEVELOPER:
GRAYSTONE CONSTRUCTION, LLC
CONTACT: DANNY DIDYK
1300 POWDER RIVER TRL
SOUTH LAKE, TX 76092
TEL: 214-761-3461
EMAIL: danny@graystoneconstruction.com

SITE PLAN					
192 SOUTHWESTERN BLVD GRAYSTONE CONSTRUCTION OFFICE					
LOT 2 ~ NORTH LAKE ESTATES - JAMES A. SIMMONS SURVEY, ABST. 1296					
CITY OF COPPELL, DALLAS COUNTY, TEXAS					
				CIVIL ENGINEERING DESIGN & CONSULTING (Tex. Reg. No. F-456) 4144 N. CENTRAL EXPWY, SUITE 340 DALLAS, TEXAS 75243 TEL 214-373-1180 daytonm@macatee-engineering.com	
DESIGNED JRS	CHECKED -	DATE 02/25/2025	DWG FILE DD2401	PROJECT # DD2401	SHEET NO. 1 OF 1