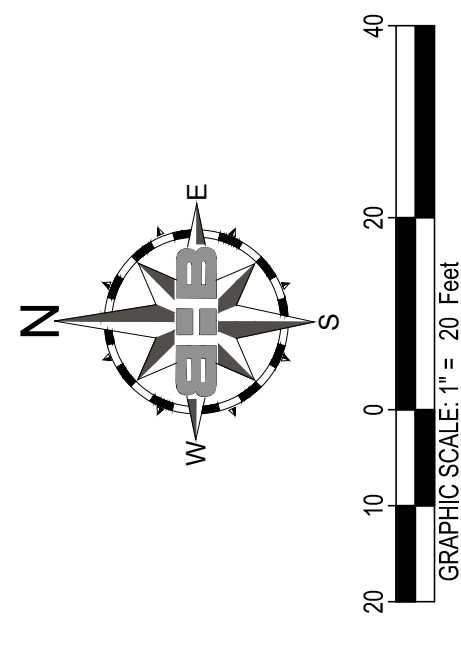


VICINITY MAP  
CITY OF COPPELL, TX  
1" = 1000'



**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
BUILDING FOOTPRINT	BUILDING FOOTPRINT
CURB & GUTTER	CURB & GUTTER
CONCRETE PAVEMENT	CONCRETE PAVEMENT
CONCRETE SIDEWALK	CONCRETE SIDEWALK
ELEVATION CONTOUR	ELEVATION CONTOUR
FLOW ARROW	FLOW ARROW
SIGN	SIGN
GATE VALVE	GATE VALVE
FIRE HYDRANT	FIRE HYDRANT
WATER METER	WATER METER
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT	SANITARY SEWER CLEANOUT
UTILITY POLE	UTILITY POLE
LIGHT POLE	LIGHT POLE
OVERHEAD UTILITY LINE	OVERHEAD UTILITY LINE
TEMPORARY BENCH MARK	TEMPORARY BENCH MARK
SIDEWALK RISER	SIDEWALK RISER

**Site Data Table**

Existing Zoning	Proposed Use	Building Height	Lot Area (SF)	Building Area (SF)	Lot Coverage/Floor Area Ratio	Parking	Medical Office (1:175)	Accessible Parking Spaces
PD-205R3-HC	Medical Office	18'-4"	60,511	6,519	10.77%	37	40	2

NOTES:  
 1. PER FEMA FIRM MAP NUMBER 48113C0155K, EFFECTIVE JULY 7, 2014, THIS SITE IS LOCATED OUTSIDE THE 100 YEAR FLOODPLAIN.  
 2. ALL MECHANICAL EQUIPMENT WILL BE LOCATED ON THE ROOF AND SCREENED BY THE PARAPET WALL.  
 3. OUTDOOR LIGHTING TO BE SHIELDED.  
 4. ALL PUBLIC UTILITY INFRASTRUCTURE ARE EXISTING AND REQUIRED TO BE STRENGTHENED. NO NEW UTILITIES ARE TO BE INSTALLED.  
 5. THERE MAY BE ADDITIONAL COMMENTS AT THE TIME OF BUILDING PERMIT AND DETAIL ENGINEERING REVIEW.  
 6. REPLAT OF LOTS 3 AND 4 MUST BE APPROVED AND FILED WITH DALLAS COUNTY PRIOR TO CONSTRUCTION.  
 7. ALL SIGNAGE MUST MEET ORDINANCE REQUIREMENTS.

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW. AGENCY APPROVAL AND COMMENT IS NOT BEING SOLICITED. ELANE S. PICKERING, P.E. REGISTRATION NO. 16698, ON 09/21/18. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

**DETAIL SITE PLAN**

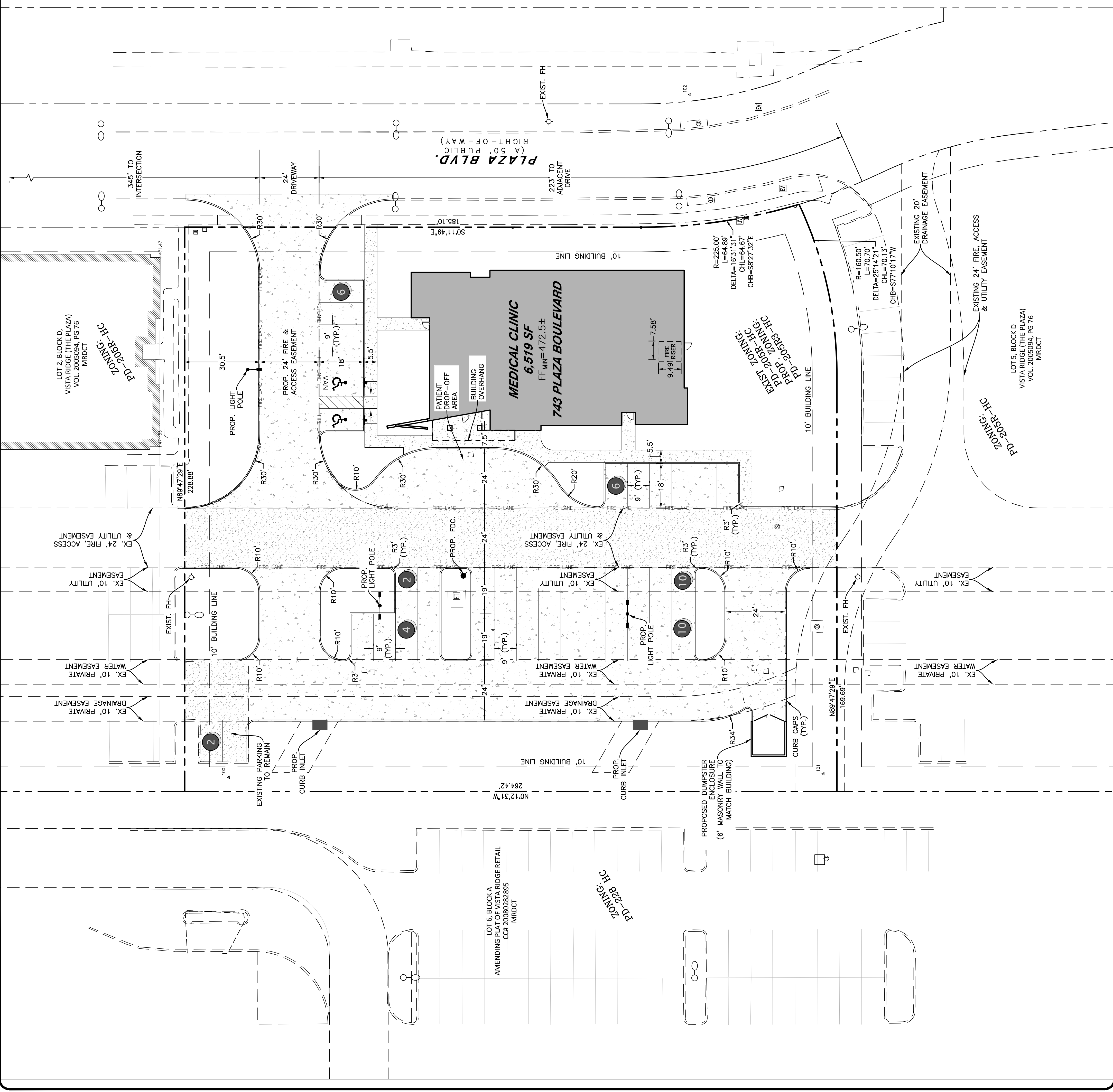
**QUESTCARE CLINIC**  
 VISTA RIDGE (THE PLAZA) ADDITION  
 LOT 3R, BLOCK D  
 1.39 ACRES, ZONED PD-205R3-HC  
 GILBERT C. WOOLSEY SURVEY  
 ABSTRACT NO. 1792  
 CITY OF COPPELL, DALLAS COUNTY, TEXAS

Date of Plan Preparation: 9/21/2018  
 SCALE 1"=20'  
 BHB PROJECT # 2018.728.000

OWNER:  
 HHO LTD.  
 8000 WARREN PKWY BLDG 1, SUITE 100  
 DALLAS, TX 75248  
 (972) 987-1886  
 CONTACT: GEORGE MITCHELL  
 GMITCHELL@DALLASCOWBOYS.NET

APPLICANT:  
 QUESTCARE CLINIC  
 400 NORTH LEROY ST, SUITE 150  
 DALLAS, TX 75205  
 (214) 468-0707  
 CONTACT: CHARLIE SHELBY  
 CSHELBY@TODDINTERESTS.COM

ENGINEER & LANDSCAPE ARCHITECT:  
 BARD, HAMPTON, & BROWN INC.  
 3801 WILLIAM D TATE AVE, SUITE 500  
 GRAPEVINE, TX 76051  
 (817) 251-8650  
 ENGINEER: ELANE PICKERING, P.E.  
 LANDSCAPE ARCHITECT: TOM KELLOGG, RLA  
 TKELLOGG@BHBINC.COM



LOT 2, BLOCK D,  
 VISTA RIDGE (THE PLAZA)  
 VOL. 2005094, PG 76  
 MRDCT

LOT 5, BLOCK D  
 VISTA RIDGE (THE PLAZA)  
 VOL. 2005094, PG 76  
 MRDCT

LOT 6, BLOCK A  
 AMENDING PLAT OF VISTA RIDGE RETAIL  
 CCM 20080282895  
 MRDCT