



ADJACENT LOT ZONED: SF-9

**SITE GENERAL NOTES:**

- EXISTING SIDEWALKS, PARKING, DRIVE, & ENTRY APRON TO REMAIN
- EXISTING LANDSCAPING TO REMAIN AND REPLENISHED.
- EXISTING FENCING TO BE REFURBISHED AND SCREENED ALONG PUBLIC WAYS
- PARKING IS PROVIDED AND ACCOUNTED FOR AT THE LOT LEVEL AND IS TO SERVE BOTH BUILDINGS CONSISTENT WITH THE ORIGINAL DEVELOPMENT AGREEMENT

**ZONING PARKING REQUIREMENTS TABLE:**

CURRENT ZONING:	PD-178R2-C
PROPOSED ZONING:	PD REVISION
PROPOSED USE:	DOG DAYCARE & BOARDING - DAYCARE USE
EXIST. BLDG. SF:	11,025 SF
PARKING RATIO:	1 PER 10 CLIENTS + 3 SUPPORT SPACES (DAYCARE USE)
REQUIRED PARKING:	7 + 3 = 10 SPACES REQUIRED
PROVIDED ON LOT:	55 SPACES (SHARED AT LOT LEVEL)
EMPLOYEES PER SHIFT:	5-6 EMPLOYEES
PROPOSED LOT COVERAGE:	11,025 (EXISTING TO REMAIN)

10' REAR AND SIDE SETBACK REQUIRED PER RESIDENTIAL ABUTMENT, IN CONFORMANCE LOADING SPACE REQUIRED, SPACE PROVIDED AS SHOWN ON PLANS

# EXCELLENT PET CLUB

145 Town Center Dr., Coppell, TX 75019

03.10.26

PRESENTATION SITE PLAN

**SITE PLAN**

1" = 40'-0"



1550 WILLMAR AVENUE S.E.  
WILLMAR, MINNESOTA 56201  
320.235.1664 FAX 320.235.3137

DESIGN BY: RA

3/1/2026 11:22:38 AM C:\Users\jgarcia\Desktop\EXCELLENT PET CLUB - B.rvt