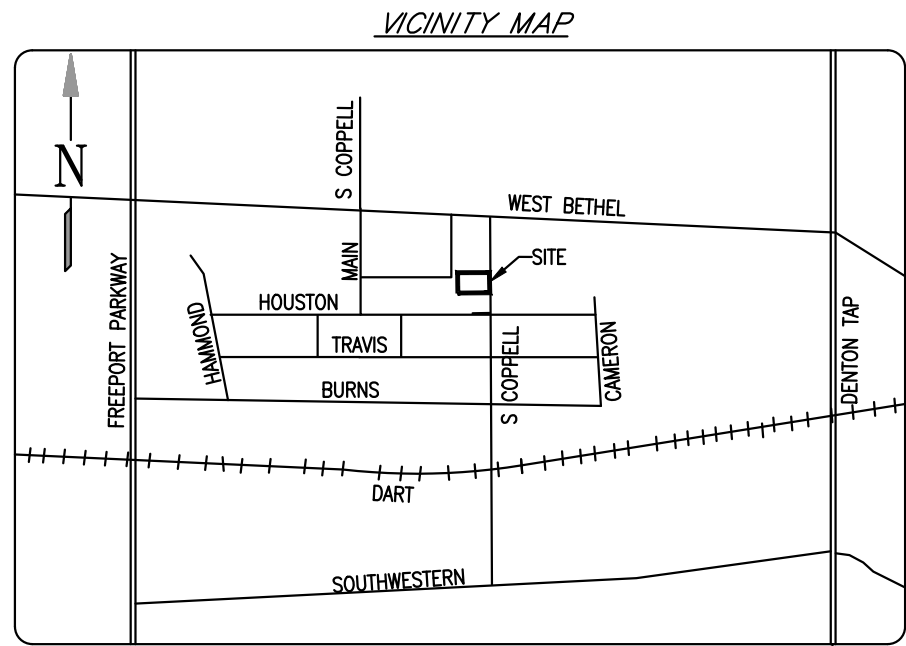




J.A. SIMMONS SURVEY,
ABSTRACT No. 1296
OLD TOWN ADDITION
INSTR. No. 201200173120
ZONED PD H

- LEGEND
- G.M. GAS METER
 - Gas MARKER
 - BENCHMARK
 - SURVEY CONTROL POINT
 - CL CENTER LINE
 - MANHOLE
 - WATER METER
 - WATER VALVE
 - CURB INLET
 - POWER POLE
 - SANITARY SEWER CLEAN OUT
 - F.H. FIRE HYDRANT
 - TREE
 - HANDICAP RAMP
 - L.P. LIGHT POLE
 - ELECTRIC BOX
 - CABLE PEDESTAL
 - DRAINAGE INLET
 - FENCING

CROCKETT STREET
(44' R.O.W.)

BURNET STREET
(80' R.O.W.)

LOT 5R, BLOCK C
R16-H

LOT 6R, BLOCK C
R17-H

OLD TOWN ADDITION
INSTR. No. 201200173120
ZONED PD H

LOT 1R, BLOCK C

LOT 2R, BLOCK C

LOT 3R, BLOCK C

LOT 4R, BLOCK C

HOUSTON STREET
(63' R.O.W.)

E. MAIN STREET
(78' R.O.W.)

HOUSTON STREET
(45' R.O.W.)

COPPELL ROAD
(VARIABLE WIDTH R.O.W.)

SITE DATA SUMMARY TABLE

ITEM	LOT 1 RESIDENCE	LOT 2 RESIDENCE
ZONING	"H" HISTORIC RESIDENCE	"H" HISTORIC RESIDENCE
PROPOSED USE	RESIDENCE	RESIDENCE
LOT AREA (SQ.FT./AC)	4983 SQ.FT./0.183 AC.	4983 SQ.FT./0.183 AC.
BUILDING (SQ. FT.)	(3,803 SQ.FT.)	(3,809 SQ. FT.)
BUILDING HEIGHT (FT./STORIES.)	28'-4" ABOVE SLAB/ 2 STORY	28'-4" ABOVE SLAB/ 2 STORY
LOT COVERAGE (%)	76%	76%
FLOOR AREA RATIO	0.81	0.81
IMPERVIOUS AREA (SQ. FT.)	3,803 SQ. FT.	3,809 SQ. FT.
PERVIOUS AREA (SQ. FT.)	1180 SQ. FT.	1174 SQ. FT.
PARKING REQUIRED	N/A	N/A
HANDICAPPED PARKING REQUIRED	N/A	N/A
PARKING PROVIDED	N/A	N/A
HANDICAPPED PARKING PROVIDED	N/A	N/A

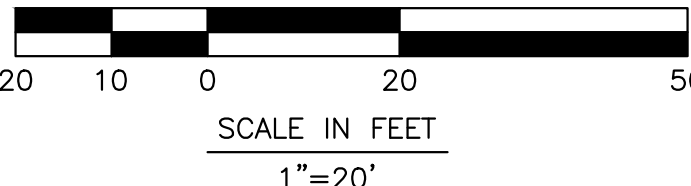
CITY BENCHMARK:
CITY OF COPPELL BENCHMARK - GEODETIC STATION No. 7
TOP SECURITY MONUMENT WITH ACCESS COVER LOCATED IN THE
MEDIAN AND ON THE SOUTH SIDE OF OF THE INTERSECTION OF BELT LINE ROAD
AND MACARTHUR BOULEVARD.
ELEVATION: 447.02'

CAUTION!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS
PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES
FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1.800.344.8377
TEXAS ONE CALL
1.800.245.4545
LONE STAR NOTIFICATION CENTER
1.800.669.8344

FRANCHISE UTILITY NOTES:
TXU ENERGY CONSTRUCTION SERVICES: 800.711.9112
ONCOR: BLAKE SKRHAH 972.323.8999
VERIZON: WILLIAM JEZEWSKI 972.316.5186
ATMOS: BRANDON BALL 972.360.4428

FLOOD PLAIN DESIGNATION
SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48113C0135K, WITH A DATE
OF IDENTIFICATION OF JULY 7, 2014, FOR COMMUNITY PANEL No. 480170, IN DALLAS COUNTY, STATE OF
TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES
IS SITUATED.

BLOCK F
OLD TOWN ADDITION
INSTR. No. 201200173120
ZONED PD H



ARCHITECT:
MICHAEL A. ADAMS, AIA
FIRMATAS DESIGN ARCHITECTURE AND PLANNING
PH (469)682-8915
MIKE@FIRMATASDESIGN.COM

AP NIXON
NIXON CUSTOM HOMES
apnixon@nixoncustomhomes.com

PROPERTY ZONED - H

J.A. SIMMONS SURVEY, ABSTRACT No. 1296
19,250 SQ. FEET OR 0.442 ACRES (GROSS) LESS
3,300 SQ. FT. OF RIGHT-OF-WAY DEDICATION
15,950 SQ. FT. OR 0.366 ACRES (NET)

NOVEMBER 02, 2020 REVISED PER CITY OF COPPELL COMMENTS						
SITE PLAN						
LOT 1 & LOT 2, BLOCK A, NIXON.PENCE ADDITION						
HENNESSEY ENGINEERING, INC. 1417 W. MAIN, SUITE 100, CARROLLTON, TEXAS, 75006 (972-245-9478) heneng2@aol.com						
COPPELL, TEXAS 75019						
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
H-E	JB	09.10.20	1"=20'		J1731	C1