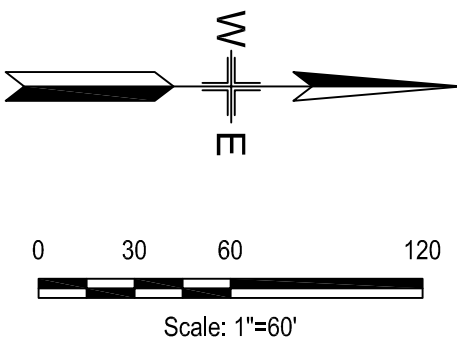
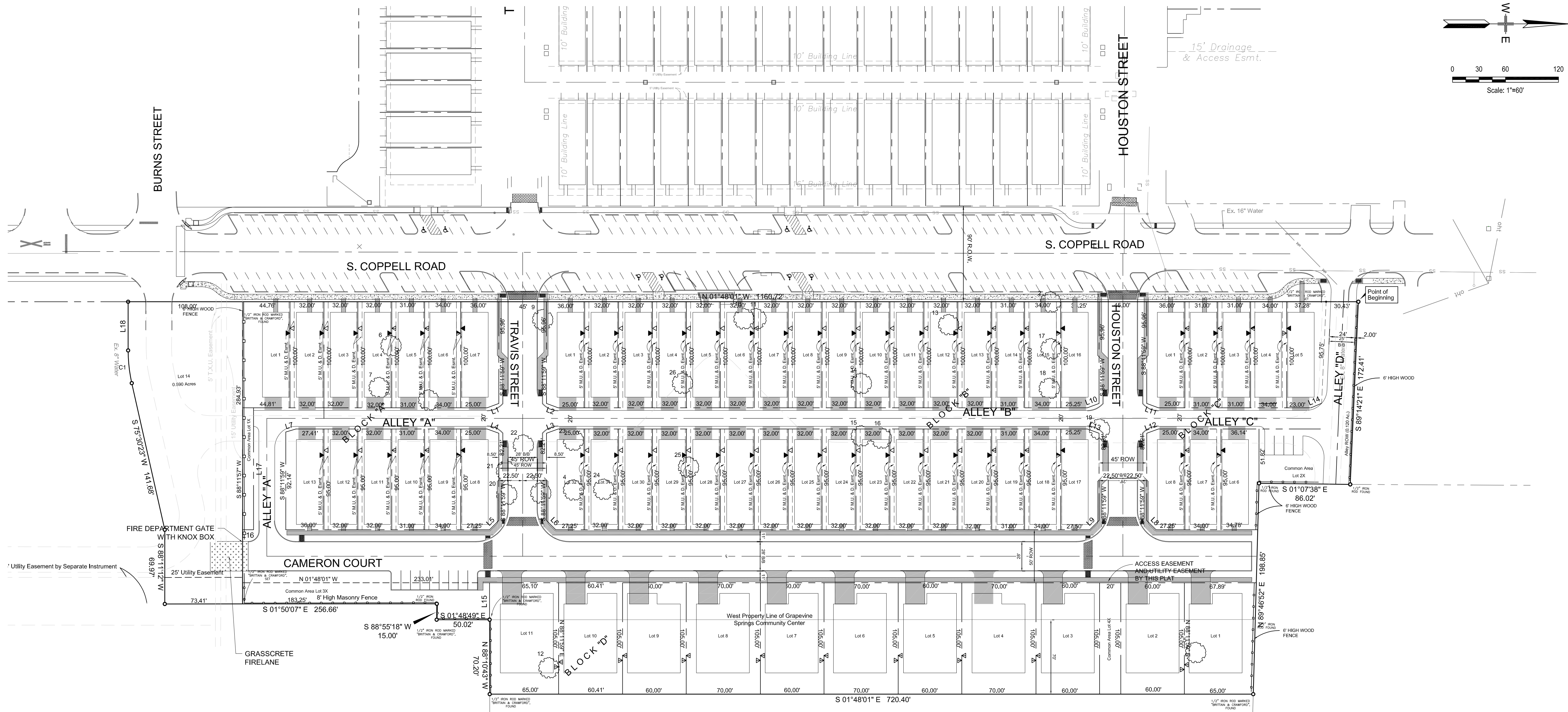
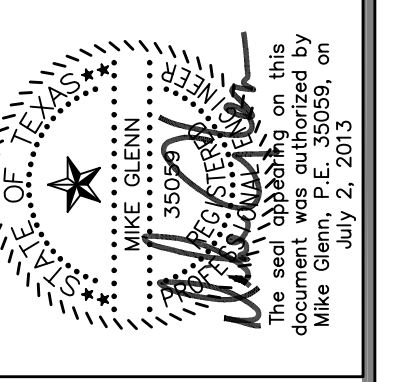


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**GLENN ENGINEERING**  
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 105 DECKER COURT, SUITE 910  
 IRVING, TEXAS 75062  
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PD-108R11-H  
 OLD TOWN (MAIN ST.)  
 PHASE II  
 COPPELL, TEXAS

OVERALL SITE PLAN

**PD CONDITIONS TABLE**

- NO PARKING SHALL BE ALLOWED IN DRIVEWAYS LOCATED OFF ALLEYS.
- WOOD FENCE IS PROPOSED INSTEAD OF BRICK WALL TO SEPARATE COMMERCIAL FROM RESIDENTIAL.
- PROPERTY OWNERS ASSOCIATION (POA) SHALL BE RESPONSIBLE FOR MAINTAINING COMMON AREAS AND SCREENING WALLS AND SCREENING FENCES.
- ON LOTS WITH LESS THAN 5 FOOT SIDE YARD SETBACK, NO OPENINGS WILL BE PERMITTED.
- PROTECTED TREES SHALL BE THOSE LISTED IN THE COPPELL TREE ORDINANCE BUT SHALL NOT INCLUDE ANY UNPROTECTED TREES REGARDLESS OF CALIPER.
- FOR THE PURPOSES OF TREE MITIGATION AND DUE TO DEVELOPMENT DENSITY, TREES PLANTED ON INDIVIDUAL LOTS SHALL BE COUNTED TOWARD THE TOTAL MITIGATION REQUIRED.

- ◀ 1' Sideyard
  - ◀ 4' Sideyard
  - ◀ 5' Sideyard
  - ◀ 6' Sideyard
- Sideyard Legend

64 Residential Lots  
 4 Common Area Lots  
 8.639 Acres (Gross)  
 -0.590 Acres (Lot 14)  
 8.049 Acres (Net PD Area)

Revisions

No.	Description	Date

Issue Dates

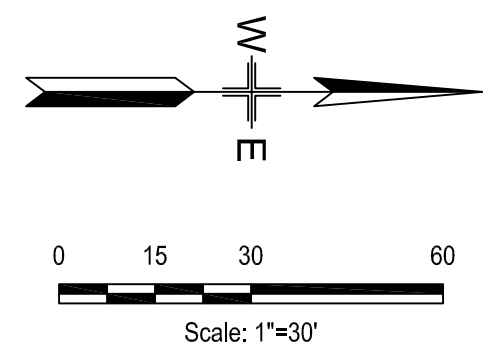
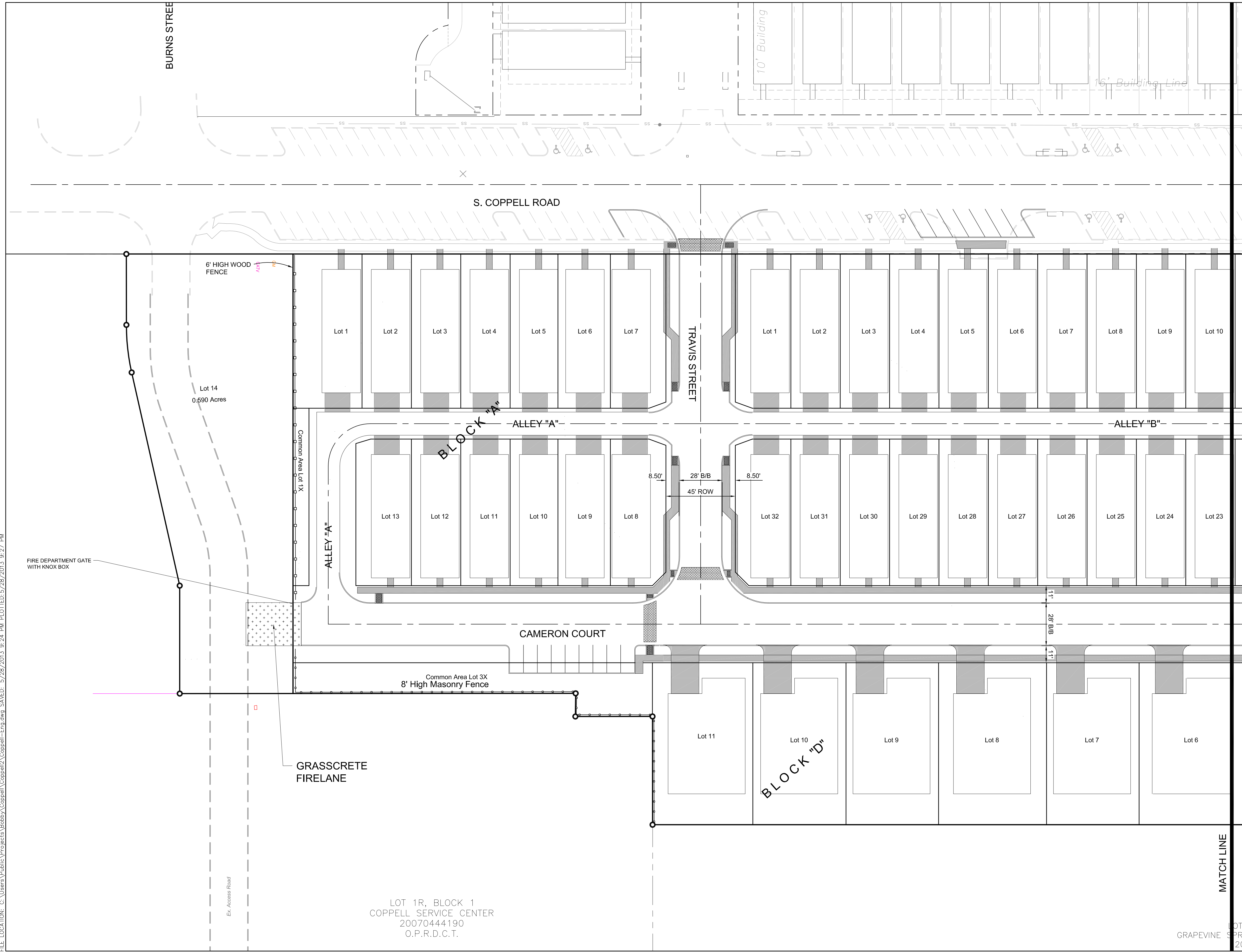
Review:	5/29/13
Permit:	
Construction:	

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 Checked By: CMC  
 Project No: 13-67270

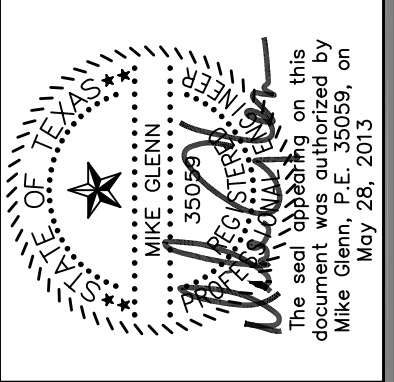
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**APPLICANT:**  
 GLENN ENGINEERING CORPORATION  
 105 DECKER COURT, SUITE 910  
 IRVING, TEXAS 75062  
 TEL: (972) 717-5151  
 FAX: (972) 717-2176  
 CONTACT: MIKE GLENN, P.E.

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 IRVING, TEXAS 75062  
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PD-108R11-H  
 OLD TOWN (MAIN ST.)  
 PHASE II  
 COPPELL, TEXAS

SOUTH DETAIL  
 SITE PLAN

Revisions:


Issue Dates:

Review:	
Permit:	
Construction:	

Scale: 1" = 30'

Drawn By:	KKE
Checked By:	CMG
Project No.:	XX-XXXXXX

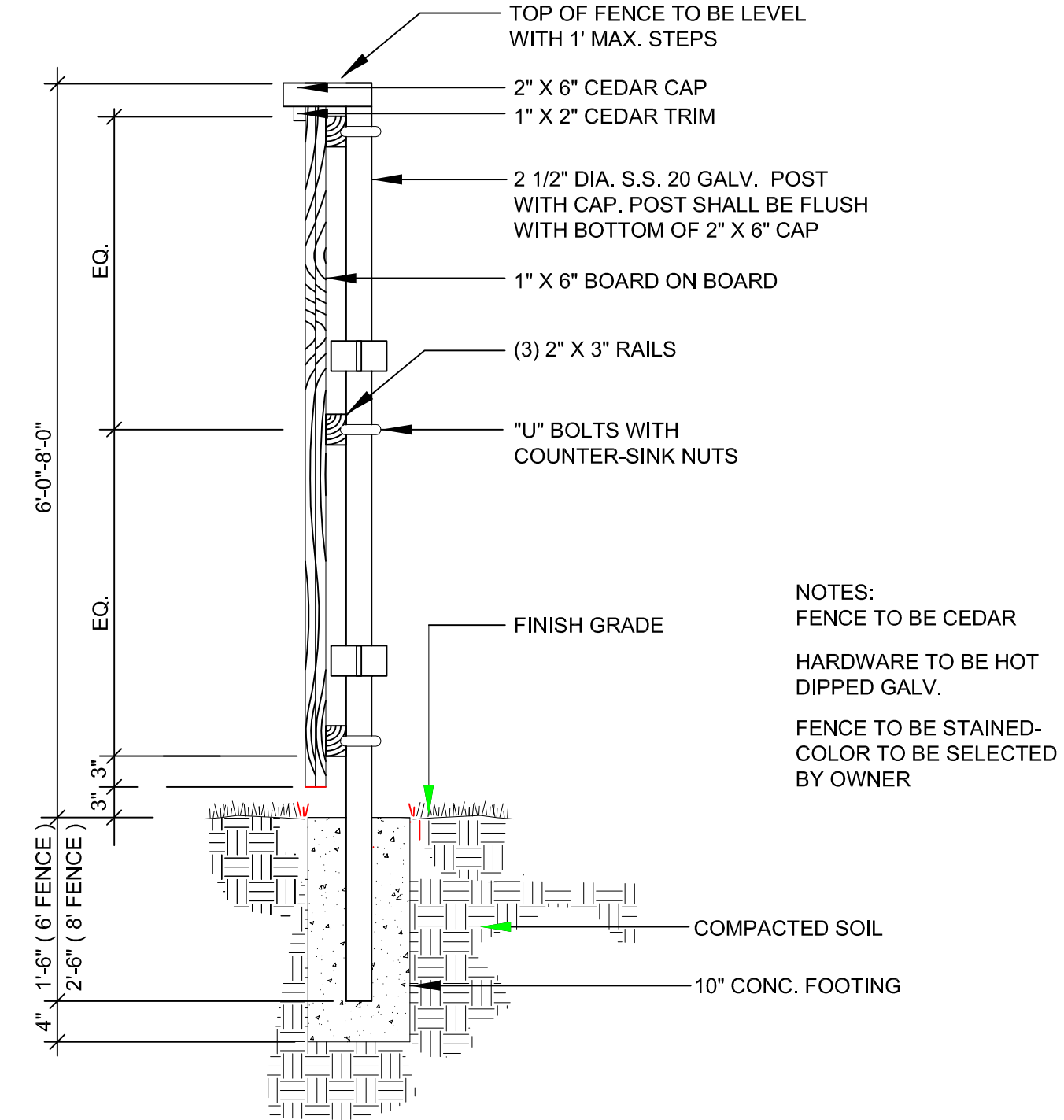
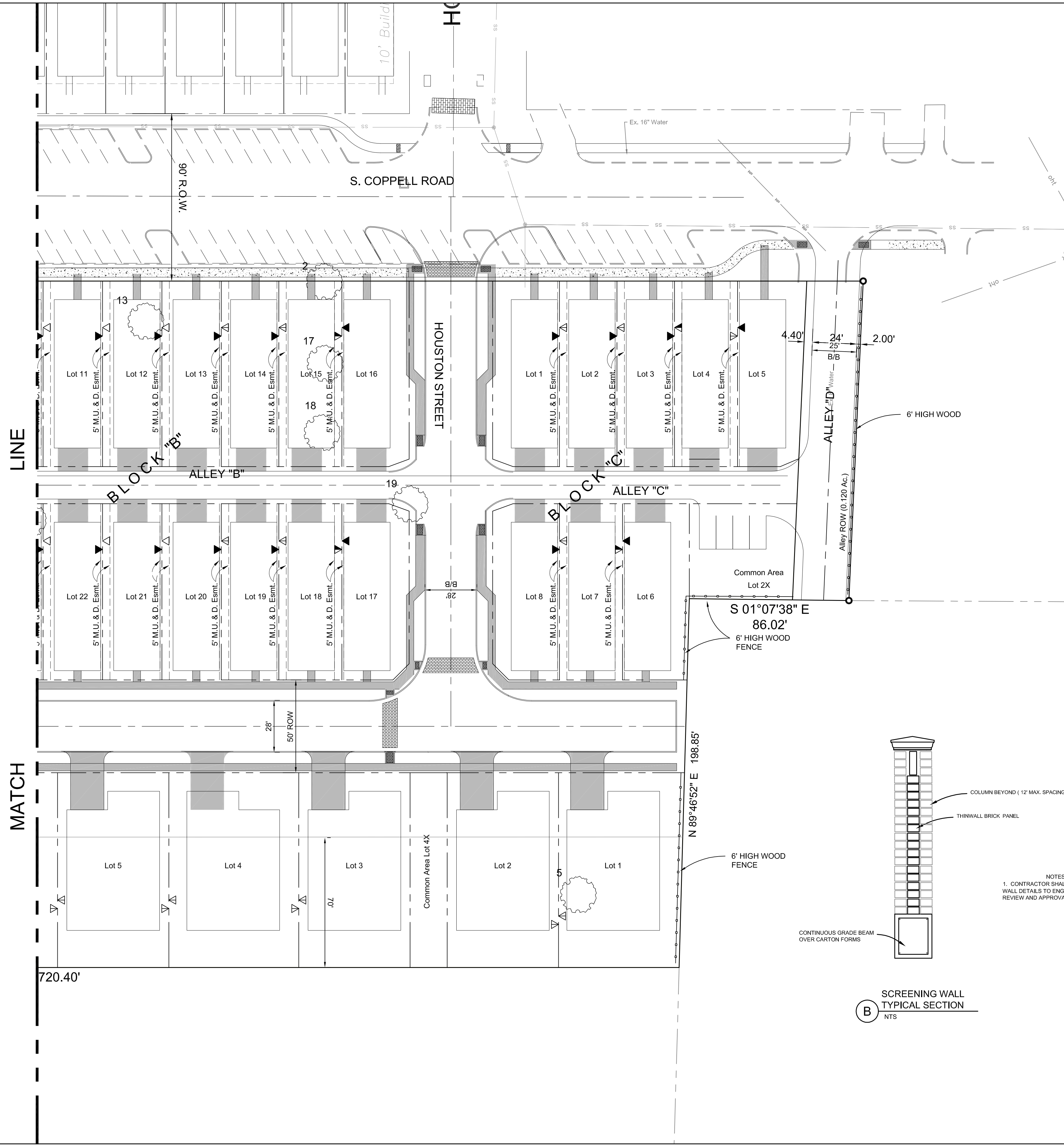
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LOT 1R, BLOCK 1  
 COPPELL SERVICE CENTER  
 20070444190  
 O.P.R.D.C.T.

**APPLICANT:**  
 GLENN ENGINEERING CORPORATION  
 105 DECKER COURT, SUITE 910  
 IRVING, TEXAS 75062  
 TBPE FIRM NO. F-303  
 TEL: (972) 717-5151  
 FAX: (972) 717-2176  
 CONTACT: MIKE GLENN, PE

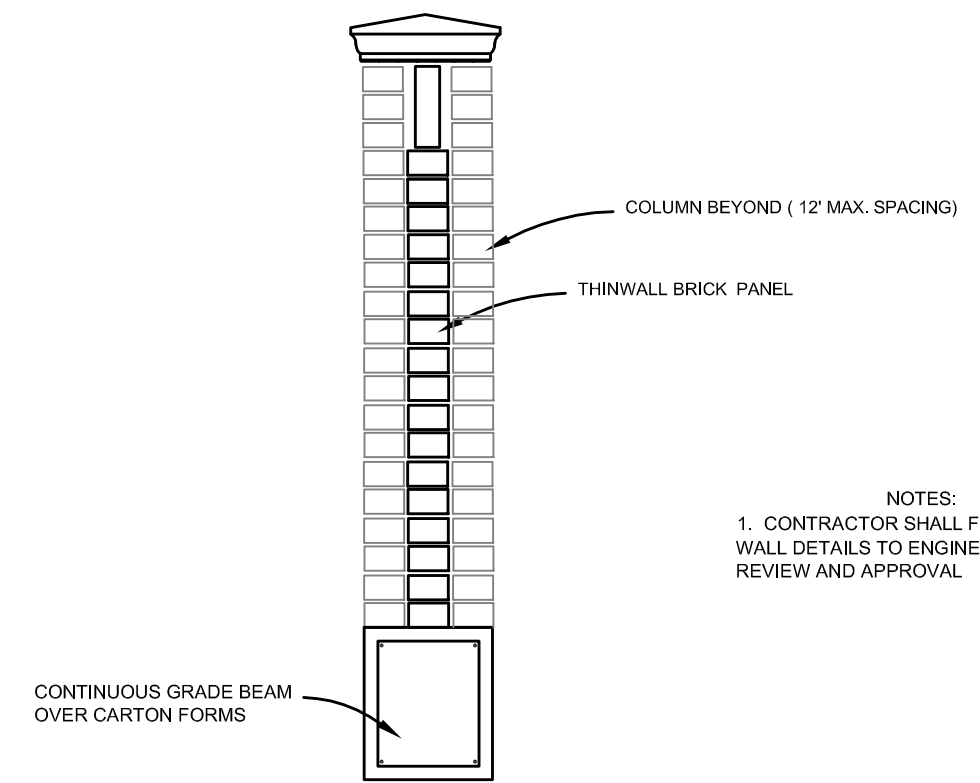
LOT 1R, BLOCK 1  
 COPPELL SERVICE CENTER  
 20070444190  
 O.P.R.D.C.T.

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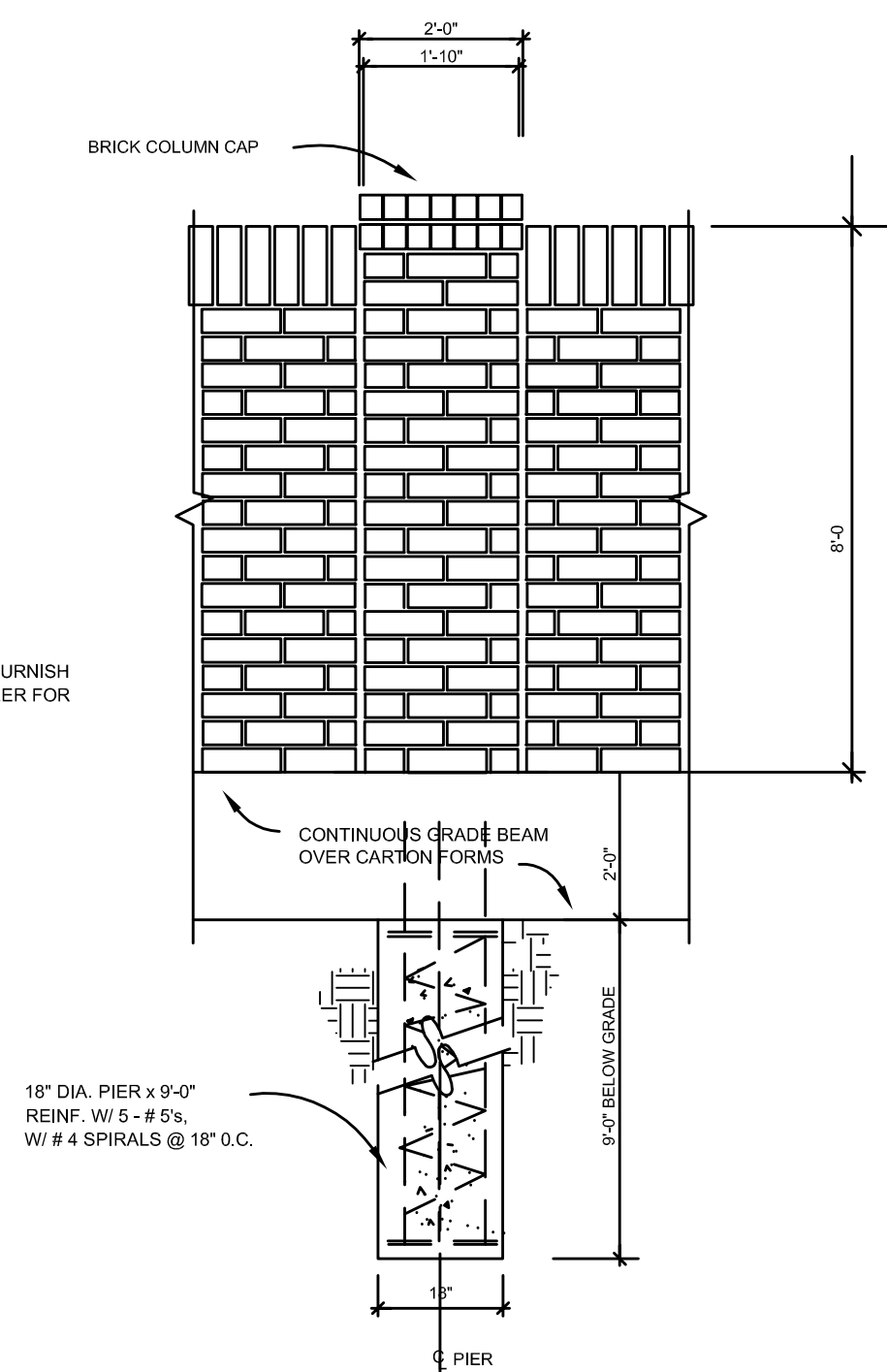


NOTES:  
 FENCE TO BE CEDAR  
 HARDWARE TO BE HOT DIPPED GALV.  
 FENCE TO BE STAINED-COLOR TO BE SELECTED BY OWNER

(A) CEDAR FENCE  
 SCALE: N.T.S.

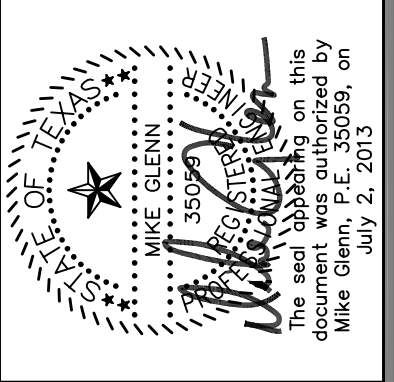


(B) SCREENING WALL  
 TYPICAL SECTION  
 N.T.S.



(A) SCREENING WALL  
 PRIMARY COLUMN  
 N.T.S.

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PD-108R11-H  
 OLD TOWN (MAIN ST)  
 PHASE II  
 COPPELL, TEXAS

NORTH DETAIL  
 SITE PLAN

Revisions:


Issue Dates:

Review:	5/29/13
Permit:	
Construction:	

Scale: 1" = 30'  
 Drawn By: KKE  
 Checked By: CMG  
 Project No: 13-67270  
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**C7**

**APPLICANT:**  
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 105 DECKER COURT, SUITE 910  
 IRVING, TEXAS 75062  
 TBPE FIRM NO. F-303  
 TEL: (972) 717-5151  
 FAX: (972) 717-2176  
 CONTACT: MIKE GLENN, P.E.