

VICINITY MAP
SCALE: 1" = 1,000'

Existing Zoning	Highway Commercial (HC)
Existing Use	Vacant
Proposed Use	Indoor Pickleball Facility W/Retail & Restaurant
Lot Area (excluding ROW)	1.615 AC / 70,388 SF
Indoor Pickleball Courts (5)	12,955 SF
Restaurant	2,485 SF
Retail	2,170 SF
Total Building Area	17,610 SF
Proposed Building Height	26'-6"
Lot Coverage	25%
Floor Area Ratio (FAR)	0.25:1
Total Parking Required	66 spaces
Indoor Pickleball Courts - 6 per Court	30 spaces
Restaurant - 1:100	25 spaces
Retail - 1:200	11 spaces
Total Parking Provided	72
ADA Parking Required	3 spaces
ADA Parking Provided	3 spaces

POINT	DESCRIPTION	NORTHING	EASTING	ELEV.
TBM #1	X-CUT	7,047,212.90	2,429,692.60	478.33'
TBM #2	X-CUT	7,046,895.02	2,429,865.07	470.94'
201	X-CUT	7,047,042.10	2,429,588.06	474.35'
202	X-CUT	7,046,891.12	2,429,862.97	471.08'
203	X-CUT	7,046,918.01	2,429,754.38	471.29'
204	X-CUT	7,046,963.68	2,429,864.16	471.48'
205	X-CUT	7,047,051.20	2,429,965.96	471.24'
206	X-CUT	7,047,137.31	2,429,940.35	472.52'
207	X-CUT	7,046,984.49	2,429,619.87	472.32'

SITE LEGEND

---	PROPERTY LINE (PARCEL IN QUESTION)	---	EXISTING POWER POLE & O.H. ELECTRIC LINES
- - -	OFF-SITE PROPERTY LINES	□	PROP. CURB INLET
○	EXIST. FIRE HYDRANT	□	PROP. AREA INLET
○	EXIST. WATER VALVE	□	PROP. DRAINAGE MANHOLE
○	EXIST. GAS VALVE	□	PROP. OUTLET STRUCTURE
○	EXIST. UTILITY POLE	□	PROP. SANITARY SEWER MANHOLE
○	EXIST. WATER METER	□	PROP. CLEAN OUT
○	EXIST. CATCH BASIN	□	PROP. END SECTION
○	EXIST. STORM DRAIN MANHOLE	□	PROP. FIRE HYDRANT
○	EXIST. SEWER MANHOLE	□	PROP. WATER METER
○	EXIST. LIGHT POLE	□	PROP. IRRIGATION METER
○	EXIST. CLEANOUT	□	PROP. REMOTE FDC
○	EXIST. PED POLE	□	PROP. LIGHT POLE
○	EXIST. SIGN	□	PROP. SIGN

PAVING LEGEND

[Pattern]	PROPOSED FIRE LANE
[Pattern]	PROPOSED PAVEMENT
[Pattern]	PROPOSED DUMPSTER AREA
[Pattern]	PROPOSED SIDEWALK
[Pattern]	PROPOSED STAMPED AND STANDED CONCRETE

PROPERTY OWNER

COPPELL PKB, LLC
 3120 GOLDEN SPRINGS DRIVE
 PLANO, TX 75025
 T: 972-302-7625
 EMAIL: JASON@INDOORPICKLEBALLNOW.COM

CIVIL ENGINEER

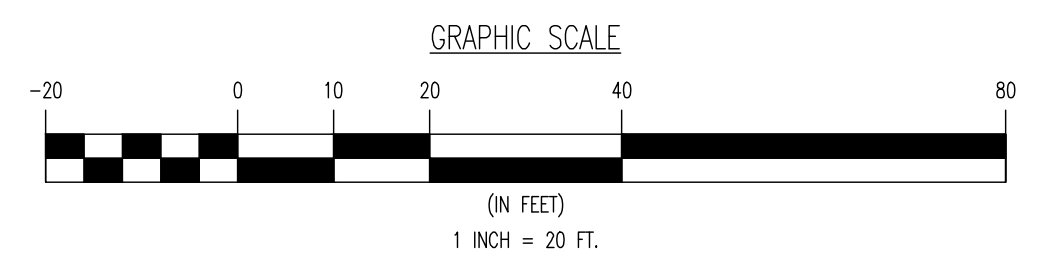
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ARCHITECT

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PLANNED DEVELOPMENT CONDITIONS

- ALLOW INDOOR PICKLEBALL USAGE
- PARKING REQUIREMENT FOR INDOOR PICKLEBALL SHALL BE 6 PARKING STALLS PER COURT.
- ENHANCED PAVEMENT PROVIDED AS SHOWN IN LIEU OF MEETING THE FRONT YARD NON-VEHICULAR OPEN SPACE FEATURE LANDSCAPING REQUIREMENT.
- DUE TO EXISTING UTILITIES AND EASEMENTS, ORNAMENTAL TREES ARE PROPOSED IN LIEU OF CANOPY TREES.



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PRELIMINARY PLAN FOR REVIEW ONLY

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LINDSEY G. MAYER
 PROFESSIONAL ENGINEER
 TEXAS LICENSE NO. 107537

TITLE:	SITE PLAN
SCALE: (H) 1"=20'	DATE: 02/10/2025
(V)	
PROJECT No: 5437-24-03557	Rev. #:
SHEET No: 1	OF 3