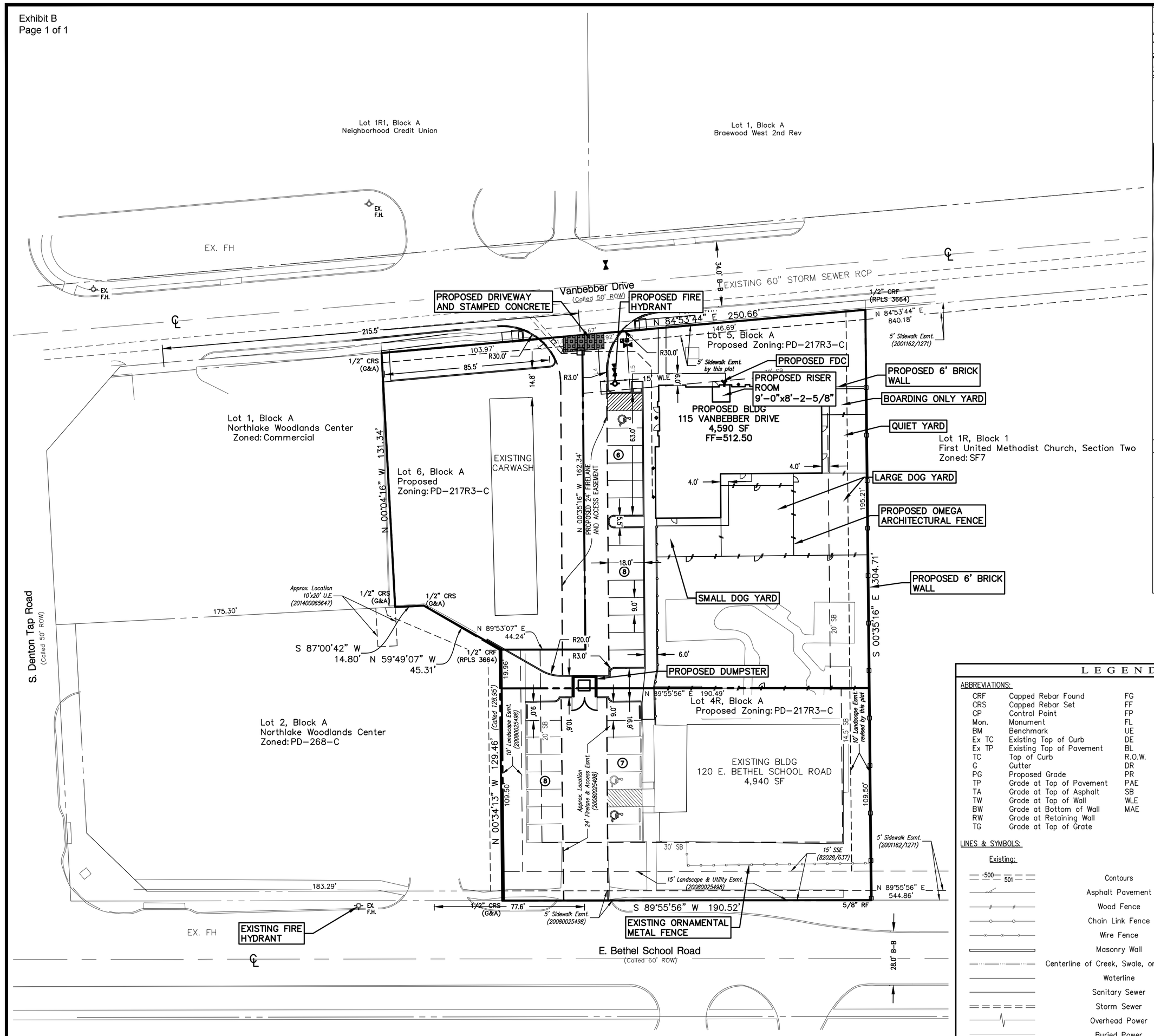
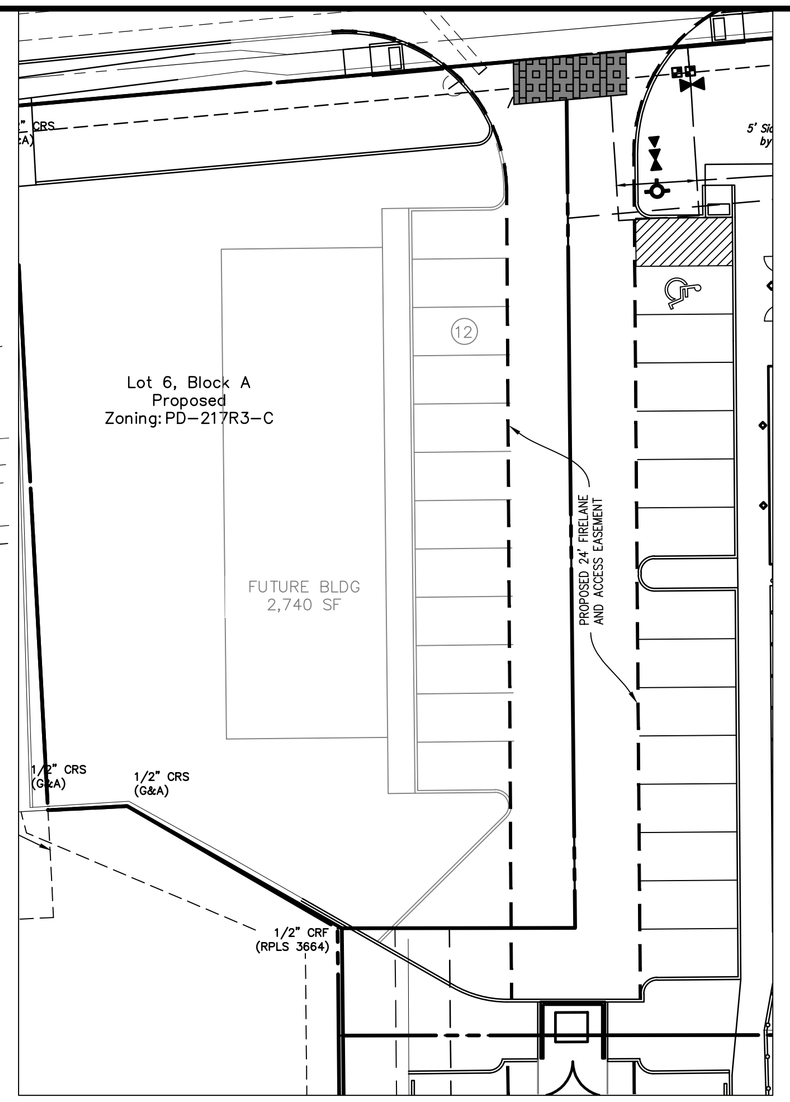
Exhibit B
Page 1 of 1





Lot 6 Concept

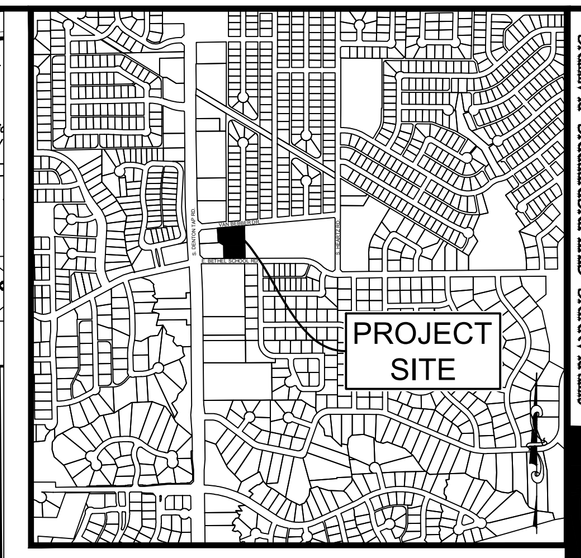
Scale 1"=20'

20 0 20 40 60 Feet

SCALE: 1"=20'

GENERAL NOTES

1. ABOVE CONCEPT SHALL BE PARKED BY USE PER THE ORDINANCE.



Vicinity Map 1"=1000'

30 0 30 60 90 Feet

SCALE: 1"=30'

SITE DATA TABLE FOR LOT 5

EXISTING ZONING	PD-217R2-C
PROPOSED USES	DOG KENNEL
ADDRESS	115 VANBEBBER
PROPOSED BLDG SF	4,590 SF
BLDG AREA-GROSS SQUARE FOOTAGE	4,590 SF
BUILDING HEIGHT	22 FT

PARKING SUMMARY

REQUIRED PARKING - PROPOSED BUILDING	
CUSTOMERS (5 @ 1:1)	5 SPACES
EMPLOYEES (5 @ 1:1)	5 SPACES
TOTAL REQUIRED	10 SPACES
PROVIDED PARKING ON LOT 5	14 SPACES
TOTAL HANDICAP PARKING PROVIDED	1 SPACES
PROPOSED LOT COVERAGE - LOT 5	28,474 SF
FLOOR AREA RATIO - LOT 5	0.30
IMPERVIOUS AREA - LOT 5	11,570 SF
PERVIOUS AREA - LOT 5	16,906 SF

GENERAL NOTES

1. DUMPSTER ENCLOSURE REQUIRED. SAID DUMPSTER ENCLOSURE SHALL CONSIST OF MATERIALS SIMILAR TO PROPOSED BUILDING. DUMPSTER SHALL BE SHARED BETWEEN LOTS 4R-6.

"PREVIOUSLY APPROVED PD CONDITIONS FOR LOT 4R"

A. SIDE YARD SETBACK ALONG THE EAST PROPERTY LINE BEING PERMITTED TO BE APPROXIMATELY 14'-6" VS. 30' SETBACK WHICH WOULD TYPICALLY BE REQUIRED.
B. APPROVAL OF 18 (8'-6' x 18') PARKING SPACES
C. MODIFIED PERIMETER LANDSCAPE BUFFER BEING PROVIDED ALONG A PORTION OF THE NORTH PROPERTY LINE (APPROX. 45' IN LENGTH)

"REQUESTED VARIANCES AND CONDITIONS:"

A. THERE SHALL BE SHARED PARKING FOR LOTS 4R AND 5
B. THE DUMPSTER MAY BE SHARED BY LOT 4R, 5, AND 6.
C. HOURS OF OPERATION FOR THE PET WASH NOT EXCEED THOSE FOR DOGGIE WONDERLAND

SITE DATA TABLE FOR LOT 4R

EXISTING ZONING	PD-217R2-C
EXISTING USES	DOG KENNEL
EXISTING BLDG SF	4,940 SF
BLDG AREA-GROSS SQUARE FOOTAGE	4,940 SF

PARKING SUMMARY

REQUIRED PARKING - EXISTING BUILDING	
DOG SHELTER (4 VOLUNTEERS 1:1)	4 SPACES
DOG WASH (4 STATIONS @ 1:1)	4 SPACES
TOTAL REQUIRED	8 SPACES
PROVIDED PARKING ON LOT 4R	15 SPACES
TOTAL HANDICAP PARKING PROVIDED	2 SPACES
FLOOR AREA RATIO - LOT 4R	0.33
IMPERVIOUS AREA - LOT 4R	12,540 SF
PERVIOUS AREA - LOT 4R	8,230 SF

SITE DATA TABLE 6

EXISTING ZONING	PD-217R2-C
EXISTING USES	CAR WASH
EXISTING CAR WASH BAYS	6

PARKING SUMMARY

PROPOSED LOT COVERAGE - LOT 6	13,701 SF
FLOOR AREA RATIO - LOT 6	0.22
IMPERVIOUS AREA - LOT 6	13,702 SF
PERVIOUS AREA - LOT 6	1,367 SF

LEGEND

ABBREVIATIONS:

CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plat Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Grate		

LINES & SYMBOLS:

Existing:		Proposed:
-500- 501	Contours	500 501
	Asphalt Pavement	
	Wood Fence	
	Chain Link Fence	
	Wire Fence	
	Masonry Wall	
	Centerline of Creek, Swale, or Waterway	
	Waterline	
	Sanitary Sewer	
	Storm Sewer	
	Overhead Power	
	Buried Power	
	Gas Line	
FH	Fire Hydrant	
WV	Water Valve	
WM	Water Meter	
SSMH	Sanitary Sewer Manhole	
GW	Guy Wire	
LP	Light Pole	
PP	Power Pole	
	Tree	
	Benchmark	

FENCING LEGEND

- 6' BRICK WALL
- 6' ORNAMENTAL METAL FENCE
- 6' ORNAMENTAL METAL FENCE W/ PUPPY PICKETS
- 6' OMEGA ARCHITECTURAL FENCE

DOGGIES WONDERLAND
PROPOSED ZONING: PD-217R2-C
Lot 4R-6, Block A
NORTHLAKE WOODLANDS CENTER ADDITION
1.479 Acres
in the
EDWARD A. CROW SURVEY, ABSTRACT NO. 301
CITY OF COPPELL
DENTON COUNTY, TEXAS

OWNER/DEVELOPER
TKL REAL ESTATE INVESTMENT, INC.
505 ALMA DR.
PLANO, TX 75075
Ph. (469) 867-2933
Contact: M. WILLIAM TSAO

SITE PLANNING CIVIL ENGINEERING PLATTING
G&A CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057
P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DOGGIES WONDERLAND

DOGGIES WONDERLAND
115 VANBEBBER DRIVE
PROPOSED ZONING: PD-217R2-C
Lot 4R-8, Block A
NORTHLAKE WOODLANDS CENTER ADDITION
1.479 Acres
in the
EDWARD A. CROW SURVEY, ABSTRACT NO. 301
CITY OF COPPELL
DENTON COUNTY, TEXAS

SITE PLAN
Exhibit B

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
JOSHUA M. BARTON,
P.E. #129227
DATE 8/7/2018

Drawn By: AR
Date: 07/18/2018
Scale: 1"=30'
Revisions:

17132

C1

File: Z:\2017\17132\Drawing\VP & Civil Plan\PRELIMINARY SHEETS\17132 SITE
Plotted: 8/7/2018 11:03 AM, by Josh Barton; Saved: 8/7/2018 10:02 AM, by hannah