

**CAUTION!!**  
Existing Utilities in Area. Contractor shall determine location and elevation of all utilities prior to construction. Contractor shall inform Engineer of any conflicts prior to construction.

**ZONED: C (COMMERCIAL)**  
**OWNER: D.A.R.T.**

**ZONED: C (COMMERCIAL)**  
**OWNER: D.A.R.T.**

D.A.R.T.  
Inst. No. 202100230988  
G.P.R.D.C.T.

6' METAL PERIMETER FENCE  
W/ MASONRY COLUMNS AT  
30' SPACING

**ZONED: C (COMMERCIAL)**  
**OWNER: ZVELS INC**

**ZONED: C (COMMERCIAL)**  
**OWNER: LAZY RV HOLDINGS LLC**

LAZY RV HOLDINGS LLC  
Inst. No. 201500323064  
O.P.R.D.C.T.

LIGHT (TYP.) REF. ULTIMATE  
PHOTOMETRIC PLAN FOR FINAL  
NUMBER AND LOCATIONS  
REF. ARCH PLANS FOR  
BUILDING-MOUNTED LIGHTS

**4-STORY  
MULTI-FAMILY  
BUILDING  
(W/ FIRST FLOOR  
GARAGE)**

**4-STORY  
MULTI-FAMILY  
BUILDING**

191,997 Sq. Feet  
4.408 Acres

**S 89°42'06" W - 480.00'**

**ZONED: C (COMMERCIAL)**  
**OWNER: FIRST SECURITY BK COPPELL**

FIRST SECURITY BK COPPELL  
(Cannot Find Deed)

**OWNER:**

Coppell Lake Breeze LLC.  
924 S Belt Line Rd  
Coppell, Texas 75019  
Phone (972) 469-2799  
Contact: Vijay Borra

**ENGINEER:**

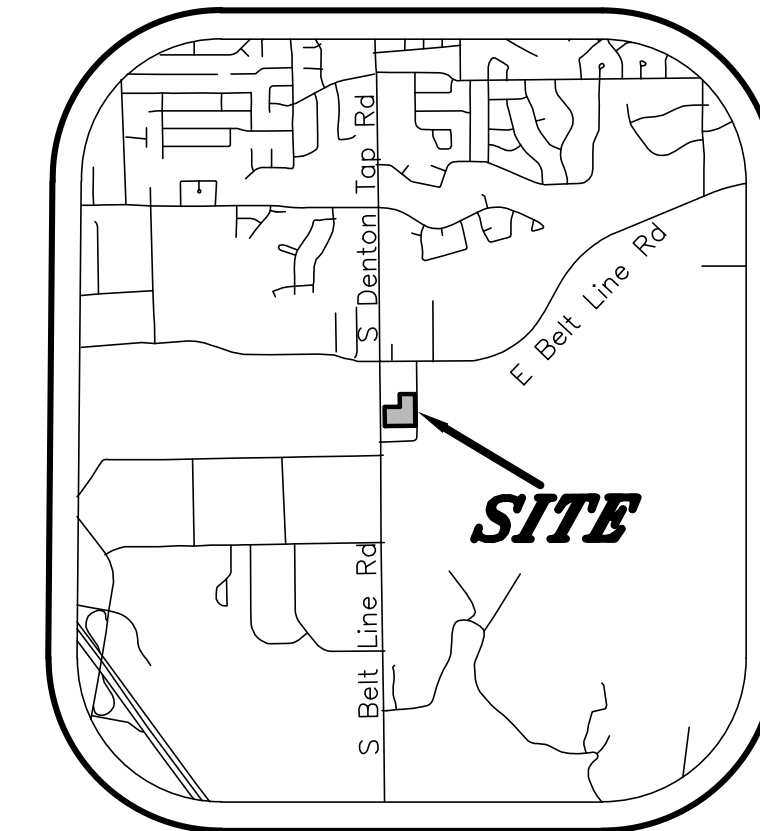
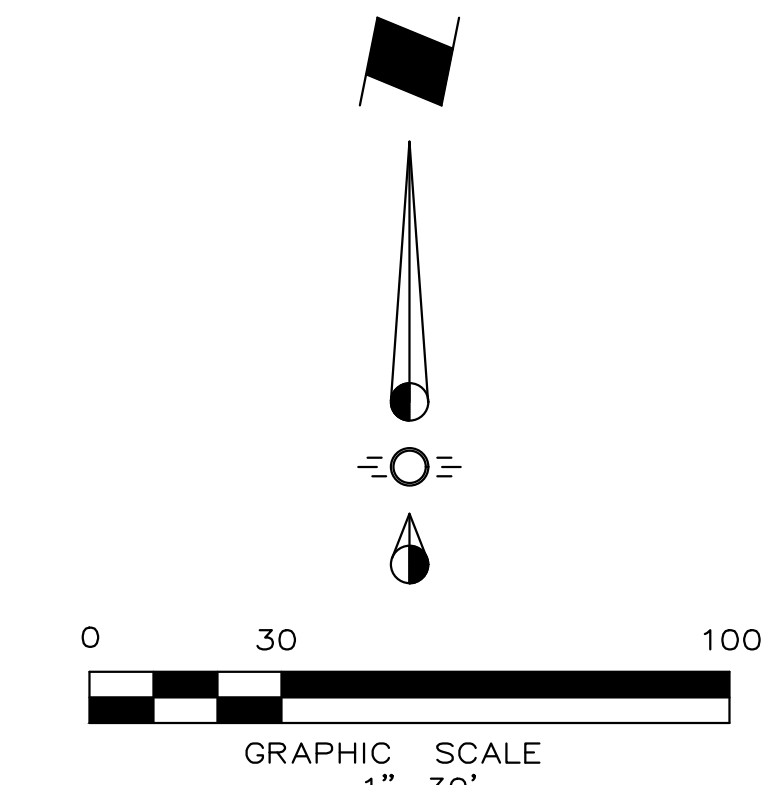
Cross Engineering Consultants, Inc.  
1720 W. Virginia Street  
McKinney, Texas 75069  
Phone (972) 562-4409  
Fax (972) 957-5132  
Contact: Jonathan Hake, P.E.

**ARCHITECT:**

GPF Architects, LLC  
721 Dove Circle, Suite 100  
Coppell, Texas 75019  
Phone (972) 824-7966  
Contact: Greg Frnka

**SURVEYOR:**

Ringley & Associates  
701 S. Tennessee St.  
McKinney, TX. 75069  
Phone (972) 542-1266  
Fax (972) 542-8682  
Contact: Lawrence Ringley



VICINITY MAP  
NTS

**SITE PLAN NOTES:**

- Any revision to this plan will require City approval and may require revisions to any corresponding plans to avoid conflicts between plans.
- Dumpsters and trash compactors shall be screened in accordance with the Coppell Zoning Ordinance and Engineering Design Manual.
- Outdoor lighting shall comply with the lighting and glare standards contained within the Coppell Zoning Ordinance.
- Fire lanes shall be designed and constructed per City standards or as directed by the Fire Marshal.
- Speed bumps/humps are not allowed within fire lane unless approved through a permit prior to installation.
- Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA), Texas Accessibility Standards and with the requirements of the current, adopted Building Code.
- Any/all signage is subject to final approval under separate application/permit by the Building Official or designee.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Official approval.
- All exterior building materials are subject to Building Official approval and shall conform to the approved Facade/Building Elevation Plan.
- All new utility lines shall be installed and/or relocated underground.
- All mechanical equipment shall be screened from public view in accordance with the Mesquite Zoning Ordinance and Community Appearance Manual.

**LEGEND**

- Firelane
- Proposed Sidewalk
- Ex. Sidewalk
- Proposed Covered Parking
- Proposed Wheel Stop
- Existing Fire Hydrant
- Proposed Fire Hydrant
- BFR Barrier Free Ramp
- GI Grate Inlet
- EL Grate Inlet
- FDC Fire Department Connection
- TYP "Typical"
- R Radius
- EX Existing
- EV Electric Vehicle Parking
- X Light - Ref. Photometric Plan for Final Locations

**SITE DATA TABLE**

Proposed Use:	Multi-Family	Acres	
Existing Zoning:	C (Commercial)		
Proposed Zoning:	PD (MF-2 Base)		
Lot Area:	4,408	SF	
Building Area - Gross Square Footage:	126,615	SF	
Building Footprint:	37,295	SF	
Units:	71		
Density:	16.11	Units/Acre	
Floor to Area Ratio (FAR):	0.659	:	
Lot Coverage:	19.42%		
Unit Breakdown:			
1 Bed	0	Units	
2 Bed (1,100-1,300 SF)	32	Units	
3 Bed (1,600 SF)	39	Units	
Setbacks:			
Front Setback (Belt Line Road)	25	ft	
Front Setback (Sanders Loop)	25	ft	
Side and Rear Setbacks	10	ft	
Maximum Structure Height:	58	ft	
Max No. Stories/Floors:	4		
Impervious Area	105,624	SF	
Percent Impervious	55.01%		

**PARKING & ACCESS**

Total Parking Required:	197	Spaces
2 spaces per 1 bedroom	0.0	Spaces
2 spaces per 2 bedroom	64.0	Spaces
2.5 spaces per 3 bedroom	97.5	Spaces
Guest Parking 0.5 spaces per unit	35.5	Spaces
Covered Parking Required:	99	Spaces
ADA Spaces Required:	7	Spaces
Total Parking Provided:	202	Spaces
Guest Parking	36	Spaces
Carpool (Covered)	50	Spaces
Carpool (ADA)	2	Spaces
Parking Structure (Covered)	70	Spaces
Parking Structure (ADA)	5	Spaces
ADA Parking Provided:	11	Spaces
Covered Parking Provided:	127	Spaces

**PLANNED DEVELOPMENT CONDITIONS TABLE**

	MF-2	PROPOSED
<b>Building Height:</b>	Max 35' Height, Max 2 stories	Max 60' Height, Max 4 stories
<b>Rear &amp; Side Yard Setbacks:</b>	Side Yard: 10'; 15' if adjacent to a side street, or for allowable non-residential uses; special exception if adjacent to single family Rear Yard: 20'	All Rear and Side Yard setbacks to be 10'; exception for adjacent to single-family still applies where/if applicable
<b>Three Bedroom Units:</b>	Max of 10% of total units to be 3-bedroom	No proposed restrictions on number of 3-bedroom units

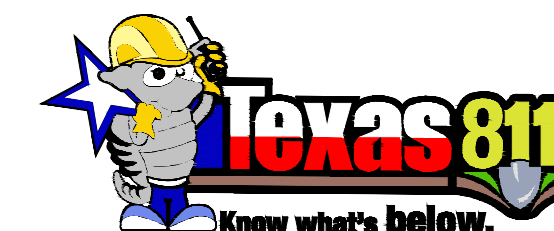
**LIST OF OUTDOOR AMENITIES:**

- DOG PARK
- FIRE PIT WITH SEATING
- BUTTERFLY GARDEN
- OUTDOOR WATER FEATURE WITH SEATING AREA
- FLEX SPORTS AREA
- FLEX SPORTS AREA

**LIST OF INDOOR AMENITIES:**

- FITNESS CENTER
- MULTI-PURPOSE ROOM
- CLUBHOUSE/LOUNGE WITH COFFEE BAR
- MAIL CENTER

**STOP!**  
**CALL BEFORE YOU DIG**



Prepared Date: 11/7/2024

(@ least 72 hours prior to digging)

**SITE BENCHMARKS**

- BM-1 = "X" in top of concrete curb on the south side and at the east end of the concrete driveway stub, just south of the most westerly north corner of the subject tract, also being the northwest corner of Lot 5 of Coppell Heights Addition. Elev. = 515.76
- BM-2 = "X" in the southeast corner of a concrete curb inlet on the east side of S. Belt Line Road and 85± north of the southwest corner of the subject tract. Elev. = 515.94
- BM-3 = "X" in southeast corner of a concrete drainage inlet at the intersection of E. Belt Line Road and Sanders Loop, located in the southwest corner of the intersection and just south of a concrete sidewalk. Elev. = 512.63

**CITY BENCHMARK USED FOR CONTROL**

- #13 = City of Coppell Aluminum marker set in the center of an inlet on the north side of Southwestern Boulevard, approximately 263' (feet) west of Coppell Road. Elev. = 516.87
- #17 = City of Coppell Aluminum marker set in the top of curb of the parking lot opposite the front doors of Wilson Elementary at 20 N. Coppell Rd., approximately 36' (feet) east of the center line of said Coppell Rd. Elev. = 515.37

Issue Date	Description
1	
2	
3	
4	
5	
6	

**CROSS**  
ENGINEERING CONSULTANTS

1720 W. Virginia Street  
972.562.4409

McKinney, Texas 75069  
Texas P.E. Firm No. F-5935

THIS DOCUMENT IS  
RELEASED FOR THE  
PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF  
NICOLAS B. ENRINGER,  
P.E.  
NO. 146564  
ON 11/7/24.  
IT IS NOT TO BE USED  
FOR CONSTRUCTION  
PURPOSES.

**SITE PLAN**  
LOTS 3, 4, 5, 11, and 15  
COPPELL HEIGHTS ADDITION

**LAKE BREEZE CONDOMINIUM**  
DFW LAND REAL ESTATE

**CITY OF COPPELL, TEXAS**

Sheet No.  
**SP**

Project No.  
24069

24069 - LAKE BREEZE CONDOMINIUM