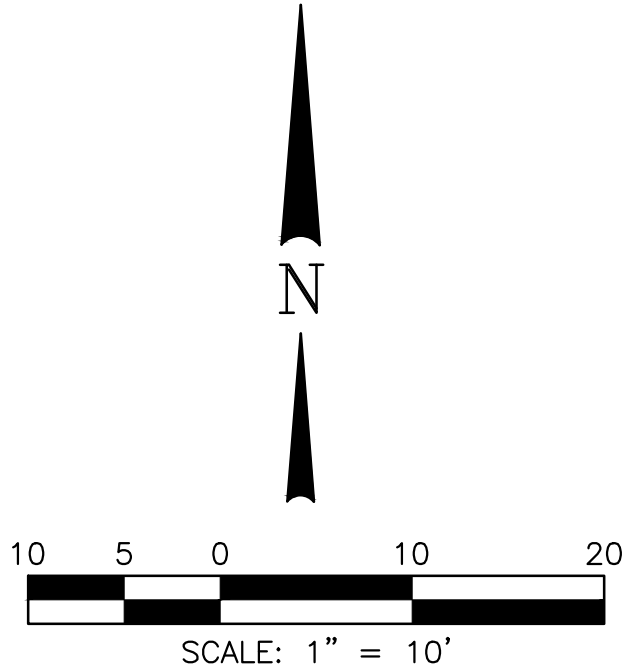
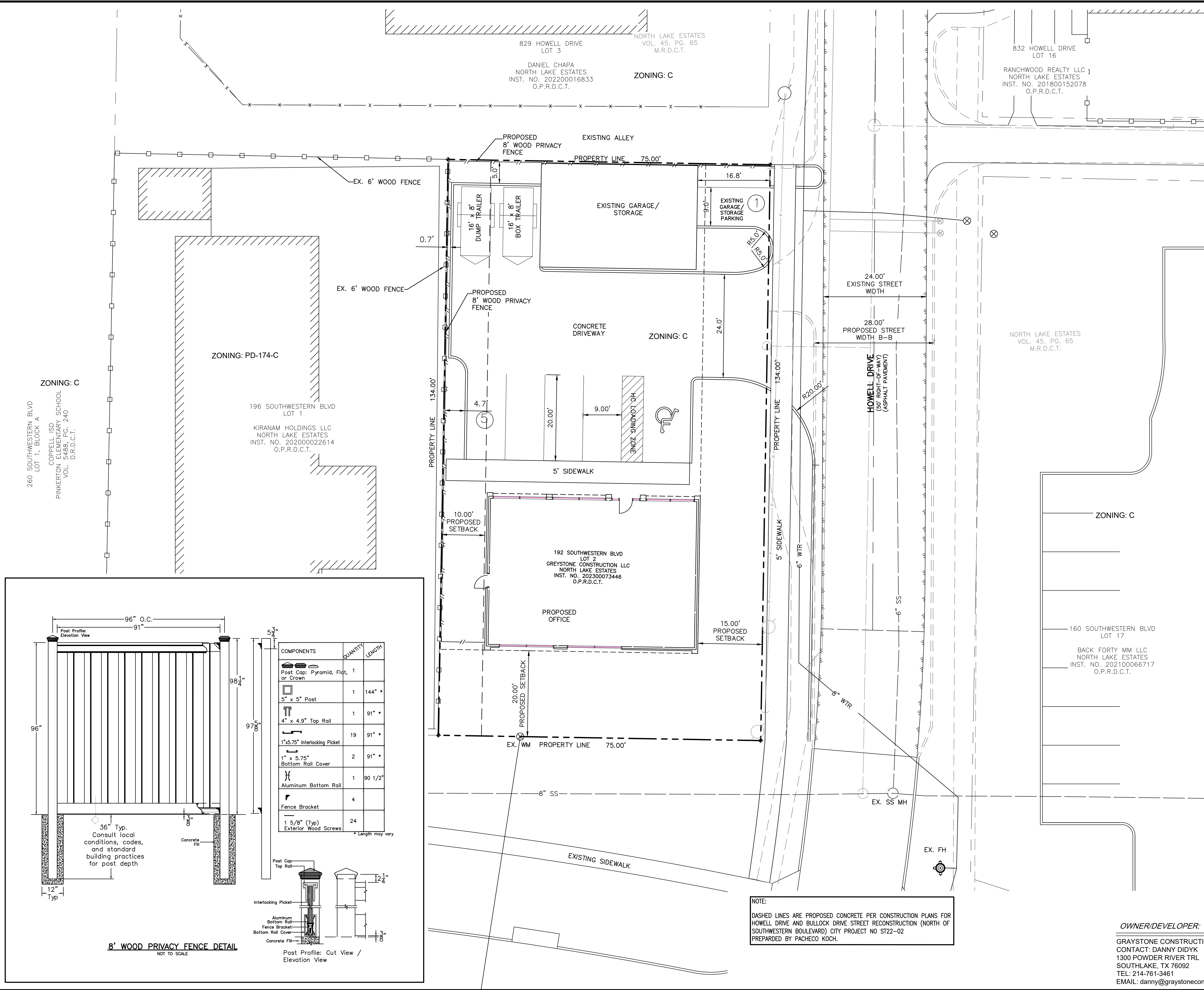




SITE DATA TABLE	
EXISTING ZONING:	C
PROPOSED USE:	BUSINESS
SITE AREA:	10,048 SF
OFFICE BUILDING:	1,800 SF
WAREHOUSE:	879 SF
BUILDING HEIGHT:	14'-8"
LOT COVERAGE:	18%
FLOOR AREA RATIO:	5:1

PARKING REQUIRED:	
OFFICE: 1,800SF AT 1:300	6 SPACES
TOTAL PARKING REQUIRED:	
6 SPACES	
PROVIDED:	
EXISTING PARKING	1 SPACES
NEW PARKING	5 SPACES
TOTAL PARKING PROVIDED:	
6 SPACES	

IMPERVIOUS AREA:	6,752 SF (67%)
PERVIOUS AREA:	3,296 SF (33%)

- PROPOSED DEVELOPMENT CONDITIONS TABLE**
- To allow for reduced setbacks as listed:
 - 20-ft from Southwestern Blvd. (southern property line)
 - 15-ft off Howell Dr. (eastern property line)
 - 0-ft off alley (northern property line)
 - 10-ft off western property line
 - To allow landscaping as shown.
 - Allow parking as shown.

LEGAL DISCRIPTION

PROPERTY LOCATED AT 192 SOUTHWESTERN BOULEVARD, IN THE CITY OF COPPELL, TEXAS AND DESCRIBED AS LOT NO. 2 OF NORTH LAKE ESTATES, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS ACCORDING TO THE MAP THEREOF RECORDED ON VOLUME 45, AT PAGE 65 OF THE MAP RECORDS OF DALLAS COUNTY, TEXAS.

SITE PLAN

192 SOUTHWESTERN BLVD

LOT 2 ~ NORTH LAKE ESTATES – JAMES A. SIMMONS SURVEY, ABST. 1296

CITY OF COPPELL, DALLAS COUNTY, TEXAS

M

MACATEE

CIVIL ENGINEERING

CIVIL ENGINEERING
DESIGN & CONSULTING
(Tex. Reg. No. F-456)
4144 N. CENTRAL EXPWY, SUITE 340
DALLAS, TEXAS 75243
TEL 214-373-1180
daytonm@macatee-engineering.com

OWNER/DEVELOPER:

GRAYSTONE CONSTRUCTION, LLC
CONTACT: DANNY DIDYK
1300 POWDER RIVER TRL
SOUTH LAKE, TX 76092
TEL: 214-761-3461
EMAIL: danny@graystoneconstruction.com

DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
JRS	-	07/09/2024		DD2401	1 OF 1

NOTE:
DASHED LINES ARE PROPOSED CONCRETE PER CONSTRUCTION PLANS FOR HOWELL DRIVE AND BULLOCK DRIVE STREET RECONSTRUCTION (NORTH OF SOUTHWESTERN BOULEVARD) CITY PROJECT NO ST22-02
PREPARED BY PACHECO KOCH.