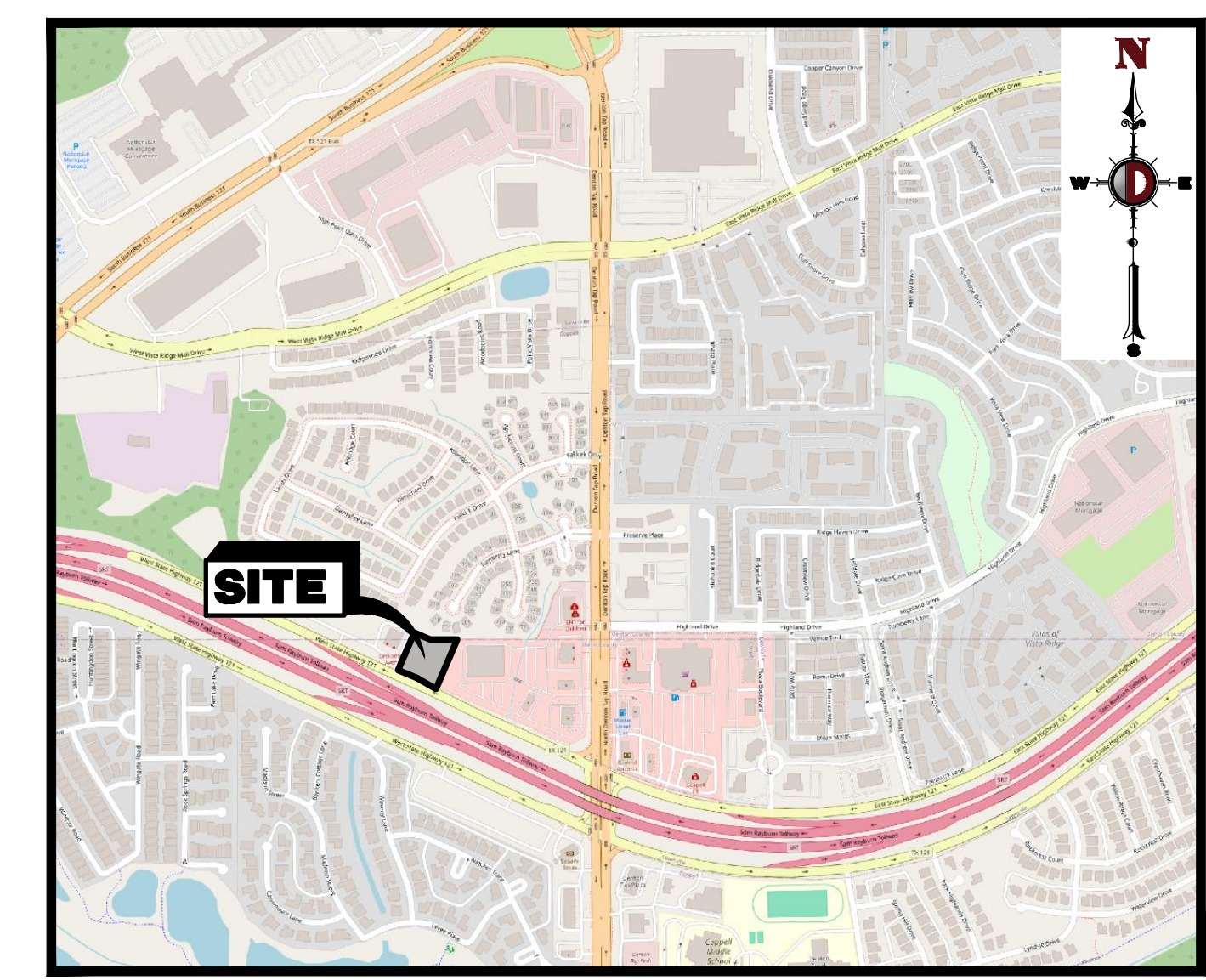
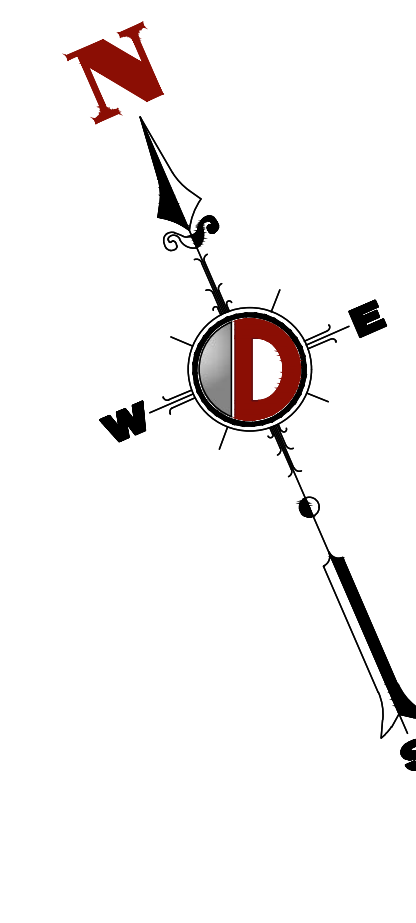
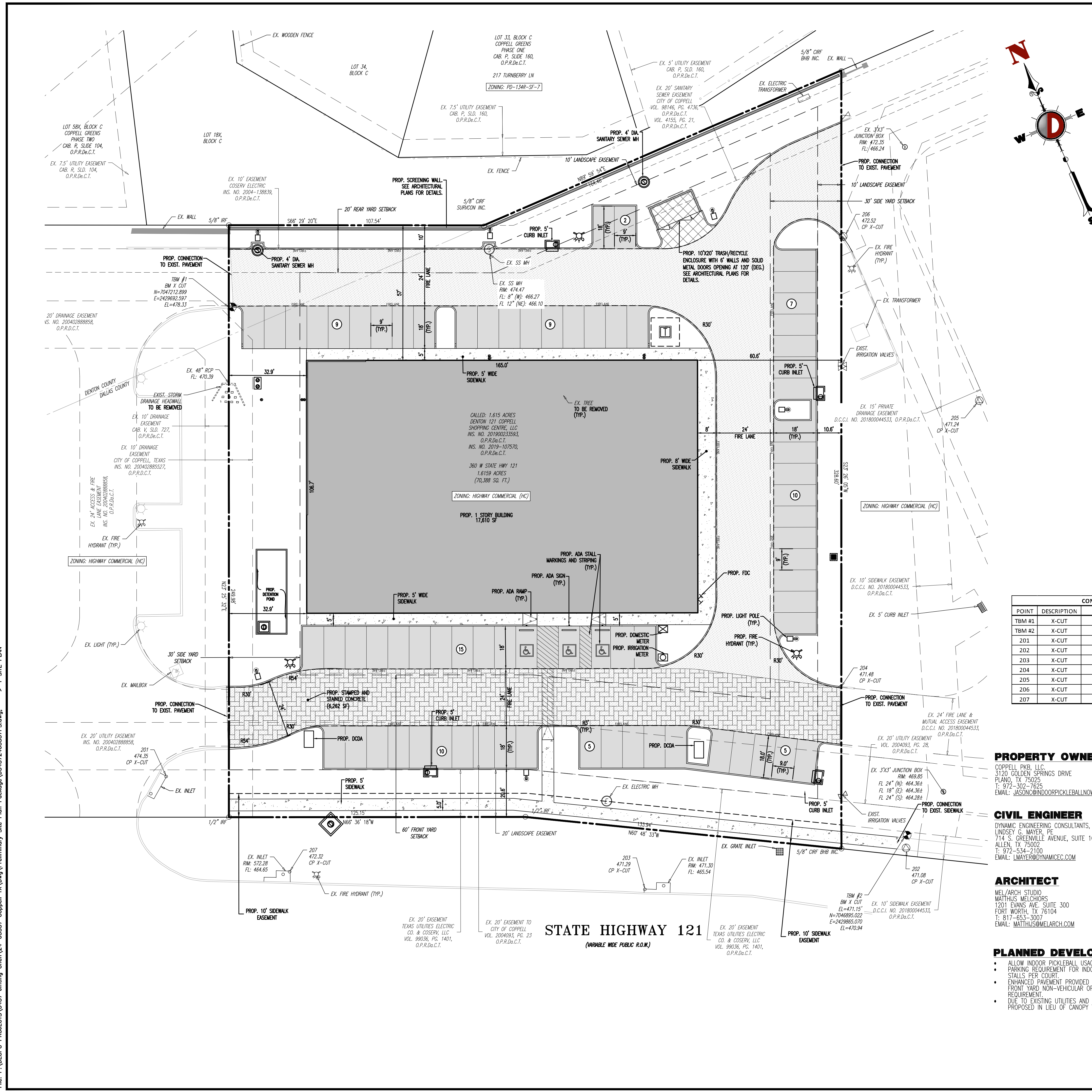


Plotted: 02/10/25 - 6:05 PM, By: jkaplan, Product Ver: 24.3a (LMS Tech) File: P:\BECPC PROJECTS\6437 Jining Chen\24-03557 Coppell TX\DWG\Preliminary Site Plan Package\064372403557PS.dwg, 1 SITE PLAN



VICINITY MAP SCALE: 1" = 1,000'

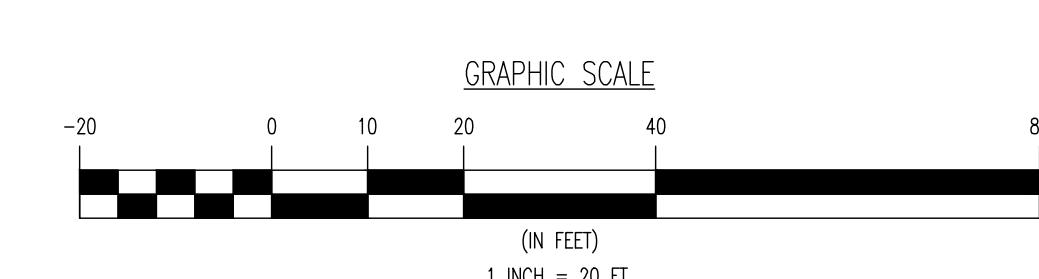
Table with 2 columns: SITE DATA TABLE - INDOOR PICKLEBALL. Rows include Existing Zoning, Existing Use, Proposed Use, Lot Area, and various court and parking specifications.

Table with 4 columns: CONTROL POINT TABLE. Columns: POINT, DESCRIPTION, NORTHING, EASTING, ELEV. Lists 7 control points with their coordinates and elevations.

SITE LEGEND and PAVING LEGEND. Includes symbols for property lines, utility lines, fire hydrants, manholes, and paving materials like fire lane, pavement, and sidewalk.

PROPERTY OWNER: COPPELL PKB, LLC, 3120 GOLDEN SPRINGS DRIVE, PLANO, TX 75025. CIVIL ENGINEER: LINDSEY G. MAYER, PE. ARCHITECT: MEL/ARCH STUDIO.

- 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.



Project information sidebar including DYNAMIC ENGINEERING logo, project name 'INDOOR PICKLEBALL FACILITY', permit status, revision table, contact information for Lindsey G. Mayer, and sheet number '1 OF 3'.