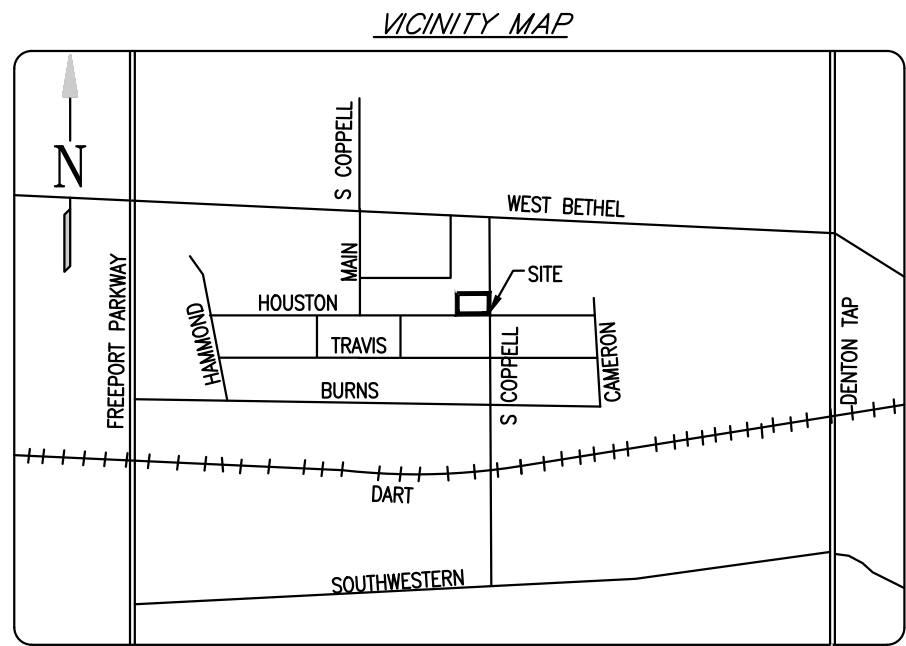




- G.M. GAS METER
GAS MARKER
BENCHMARK
SURVEY CONTROL POINT
CL CENTER LINE
MANHOLE
WATER METER
WATER VALVE
CURB INLET
POWER POLE
SANITARY SEWER CLEAN OUT
F.H. FIRE HYDRANT
TREE
FENCE
HANDICAP RAMP
L.P. LIGHT POLE
ELECTRIC BOX
CABLE PEDESTAL
DRAINAGE INLET
EXISTING SPOT GRADES
EXISTING SPOT GRADES/GUTTER
EXISTING SPOT GRADES/BACK OF CURB

CITY BENCHMARK:
CITY OF COPPELL BENCHMARK - GEODETIC STATION No. 7
TOP SECURITY MONUMENT WITH ACCESS COVER LOCATED IN THE
MEDIAN AND ON THE SOUTH SIDE OF OF THE INTERSECTION OF BELT LINE ROAD
AND MACARTHUR BOULEVARD.
ELEVATION: 447.02'

CAUTION!
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS
PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES
FOR FRANCHISE UTILITY INFO.
CALL BEFORE YOU DIG:
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1.800.344.8377
TEXAS ONE CALL
1.800.245.4545
LONE STAR NOTIFICATION CENTER
1.800.669.8344

E. MAIN STREET (78' R.O.W.)

FRANCHISE UTILITY NOTES:

TXU ENERGY CONSTRUCTION SERVICES: 800.711.9112
ONCOR: BLAKE SIKIRAK 972.323.8999
VERIZON: WILLIAM JEZEWSKI 972.316.5186
ATMOS: BRANDON BALL 972.360.4428

FLOOD PLAIN DESIGNATION

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 48113C0135K, WITH A DATE
OF IDENTIFICATION OF JULY 7, 2014, FOR COMMUNITY PANEL No. 480170, IN DALLAS COUNTY, STATE OF
TEXAS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES
IS SITUATED.

Sep 27, 2017-9:21am S:\DRAWINGS\2017\J1731\CIVIL\J1731 C1 SITE LAYOUT revised parking.dwg
TBPE Firm Certificate of Registration No. F-002956

J.A. SIMMONS SURVEY,
ABSTRACT No. 1296
OLD TOWN ADDITION
INSTR. No. 201200173120
ZONED PD H

LOT 1R, BLOCK B

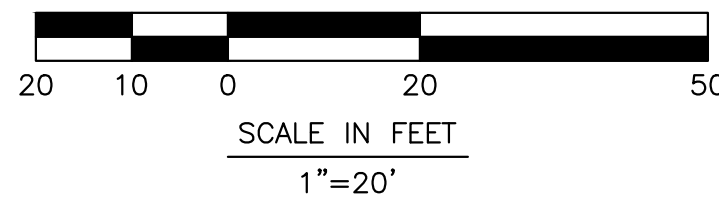
CROCKETT STREET (44' R.O.W.)

BURNET STREET (80' R.O.W.)

HOUSTON STREET (63' R.O.W.)

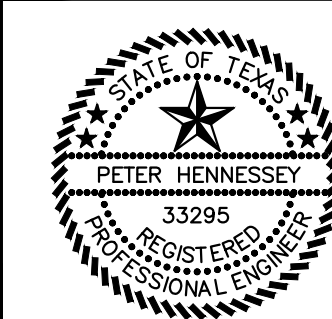
HOUSTON STREET (45' R.O.W.)

COPPELL ROAD (VARIABLE WIDTH R.O.W.)



ARCHITECT:
MICHAEL A. ADAMS, AIA
FIRMITAS DESIGN ARCHITECTURE AND PLANNING
PH (469)682-8915
MIKE@FIRMITASDESIGN.COM

AP NIXON
NIXON CUSTOM HOMES
apnixon@nixoncustomhomes.com



SITE DATA SUMMARY TABLE

ITEM	LOT 1R RESIDENCE	LOT 2R OFFICE
ZONING	"H" HISTORIC RESIDENCE	"H" HISTORIC OFFICE
PROPOSED USE	RESIDENCE	OFFICE
LOT AREA (SQ.FT./AC)	9,894 SQ.FT./0.227 AC.	4,284 SQ.FT./0.098 AC.
BUILDING (SQ. FT.)	(3,511 SQ.FT.)	(1,448 SQ. FT.)
BUILDING HEIGHT (FT./STORIES.)	28'-4" ABOVE SLAB/1.5 STORY	27'-4" ABOVE SLAB/1.5 STORY
LOT COVERAGE (%)	45%	58%
FLOOR AREA RATIO	33%	34%
IMPERVIOUS AREA (SQ. FT.)	4,447 SQ. FT.	2,499 SQ. FT.
PERVIOUS AREA (SQ. FT.)	5,447 SQ. FT.	1,785 SQ. FT.
PARKING REQUIRED	N/A	6
HANDICAPPED PARKING REQUIRED	N/A	0
PARKING PROVIDED	N/A	7
HANDICAPPED PARKING PROVIDED	N/A	1

Exhibit "B"