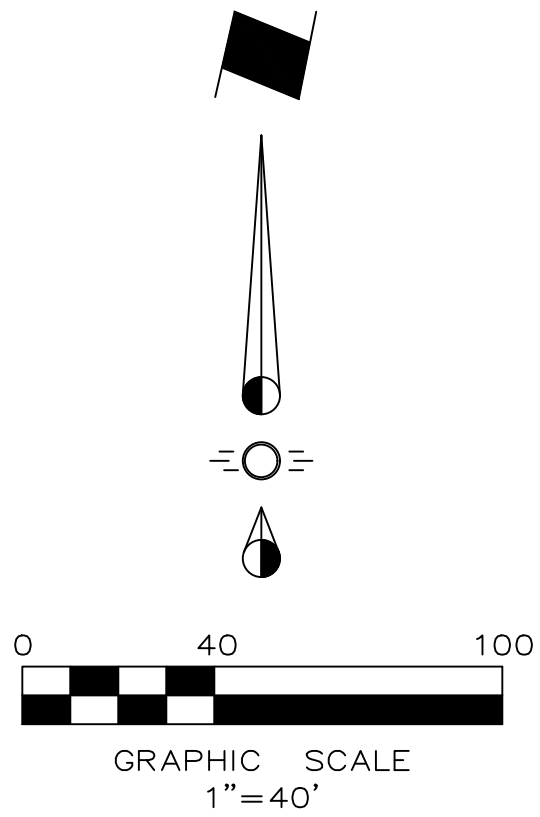
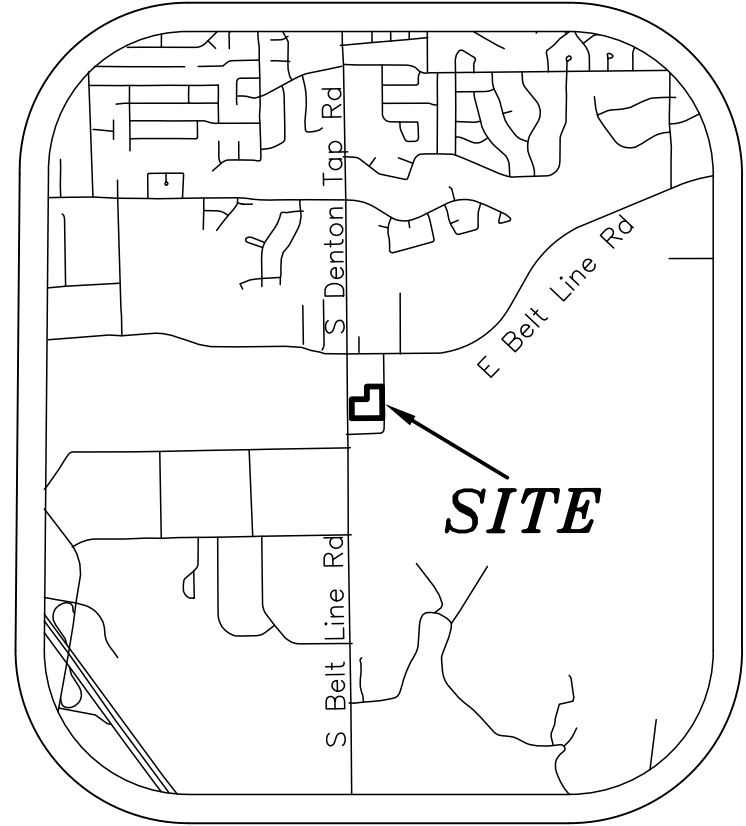
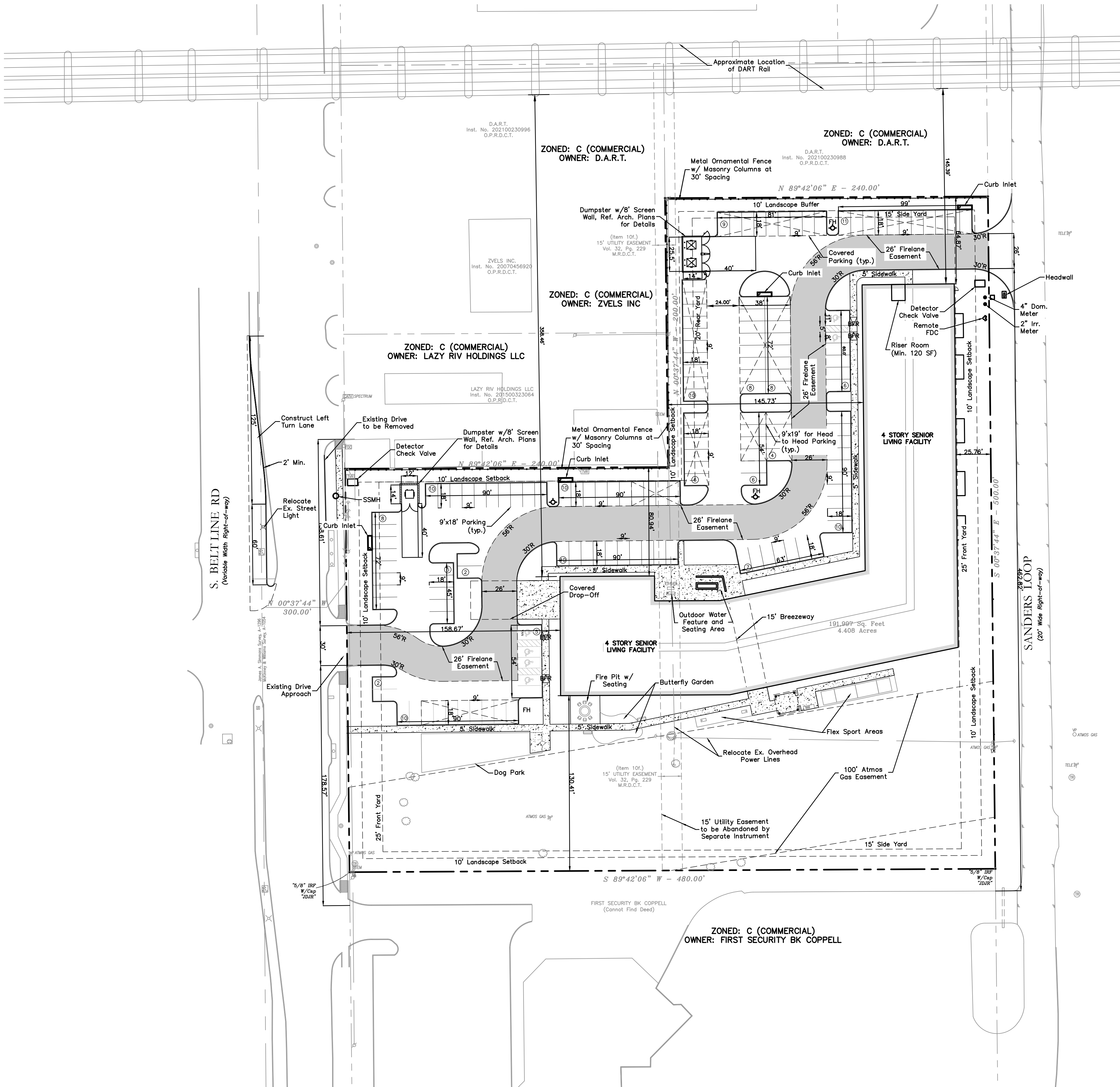




- LEGEND**
- Firelane
 - Proposed Sidewalk
 - Ex. Concrete
 - Proposed Covered Parking
 - Proposed Wheel Stop Typical
 - Existing Fire Hydrant
 - Proposed Fire Hydrant
 - BFR Barrier Free Ramp

SYNOPSIS

Address: 936 S. Belt Line Road
Coppell, Texas 75019
C (Commercial)

Current Zoning: PD (MF-2 Base Zoning)

Proposed Zoning: Age Restricted 55+ Living

Proposed Use: 4,408 Acres (191,997 sf)

Lot Area: Building 1 139,000 sf

Building Area: 18.93% (Total Bldg Area 36,343 sf)

Lot Coverage: 0.72 : 1

Floor Area Ratio: 2.33 Acres (101,380 sf)

Total Impervious Area: 50'

Building Height: 72 Units (Min. 700 SF)

1 Bedroom: 48 Units (Min. 900 SF)

2 Bedroom: 120 Units

Total Unit Count: Senior Living 1 Parking Space : 1 Unit (120*1.00) = 120 Spaces

Required Parking: Visitor Parking: 1 Parking Space per 5 Units: : 1 Unit (120/5) = 24 Spaces

Parking Required Total: 144 Parking Spaces

Parking Provided Total: 147 Parking Spaces (6 HC)

Covered Parking Provided Total: 72 Parking Spaces (50% of Required Parking)

LIST OF OUTDOOR AMENITIES

- 1) Dog Park
- 2) Gazebo w/ Seating Area and BBQ Grill
- 3) Two Flex Sport Areas
- 4) Water Feature
- 5) Fire Pit with Seating
- 6) Butterfly Garden

LIST OF INDOOR AMENITIES

- 1) Fitness Center with Workout Equipment
- 2) Multi-Purpose Room for Games and Crafts with Programmed Activities
- 3) Clubhouse/Lounge (Includes Coffee Bar) with Programmed Activities
- 4) Mail Center

Note:
Amenities may change based upon director approval.

PD CONDITIONS

	MF-2 STANDARD	REQUIRED	PROPOSED
1	Building Height	2 stories/35' maximum	4 stories/50' maximum
2	Density	22 units maximum	28 units maximum
3	Parking	2 spaces per 1 and 2-bedroom unit; 2.5 spaces for 3-bedroom unit + 1/2 space per Unit for Guest Parking	1 space per unit plus 1 space per 5 units for guests or 144 spaces
4	Parking Location	Parking not permitted in front yard	Allow parking along Belt Line Road
5	Balcony Setback	25' front yard from Sanders Loop	20' front yard from Sanders Loop (5' encroachment)

ENGINEER:
Cross Engineering Consultants, Inc.
1720 W. Virginia Street
McKinney, Texas 75069
Phone (972) 562-4409
Fax (972) 562-4471
Contact: Jonathan Hake, P.E.

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

OWNER:
Coppell Lake Breeze LLC.
924 S. Belt Line Rd
Coppell, Texas 75019
Phone (937) 219-4987
Contact: Kiranmai Yalamanchili

ARCHITECT:
JHP Architecture
8340 Meadow Road, Suite 150
Dallas, Texas 75231
Phone (214) 363-5687
Contact: John Schroeder

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

CITY BENCHMARK:

#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 200 S. Coppell Rd., approximately 36' (feet) east of the center line of said Coppell Rd.
Elev. = 515.37

SITE BENCHMARK:

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. Beltline Road and 85± north of the southwest corner of the subject tract.
Elev. = 515.94

Issue Dates:	Revision & Date:
1 08/23/2023	1
2 09/19/2023	2
3 10/09/2023	3
4 12/05/2023	4
5	5
6	6

CROSS ENGINEERING CONSULTANTS		
1720 W. Virginia Street 972.562.4409	McKinney, Texas 75069 Texas P.E. Firm No. F-5935	
Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=40'

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF JONATHAN D. HAKE, P.E. NO. 94738 ON 12/05/23. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SITE PLAN	
Coppell Heights, Lots 3, 4, 5, 11, 12, 13, 14, & 15	
LAKE BREEZE SENIOR LIVING	
DFW LAND REAL ESTATE	
CITY OF COPPELL, TEXAS	

Sheet No.

SP

Project No.
23057

STOP!
CALL BEFORE YOU DIG



((@ least 72 hours prior to digging))

COPPELL SENIOR LIVING