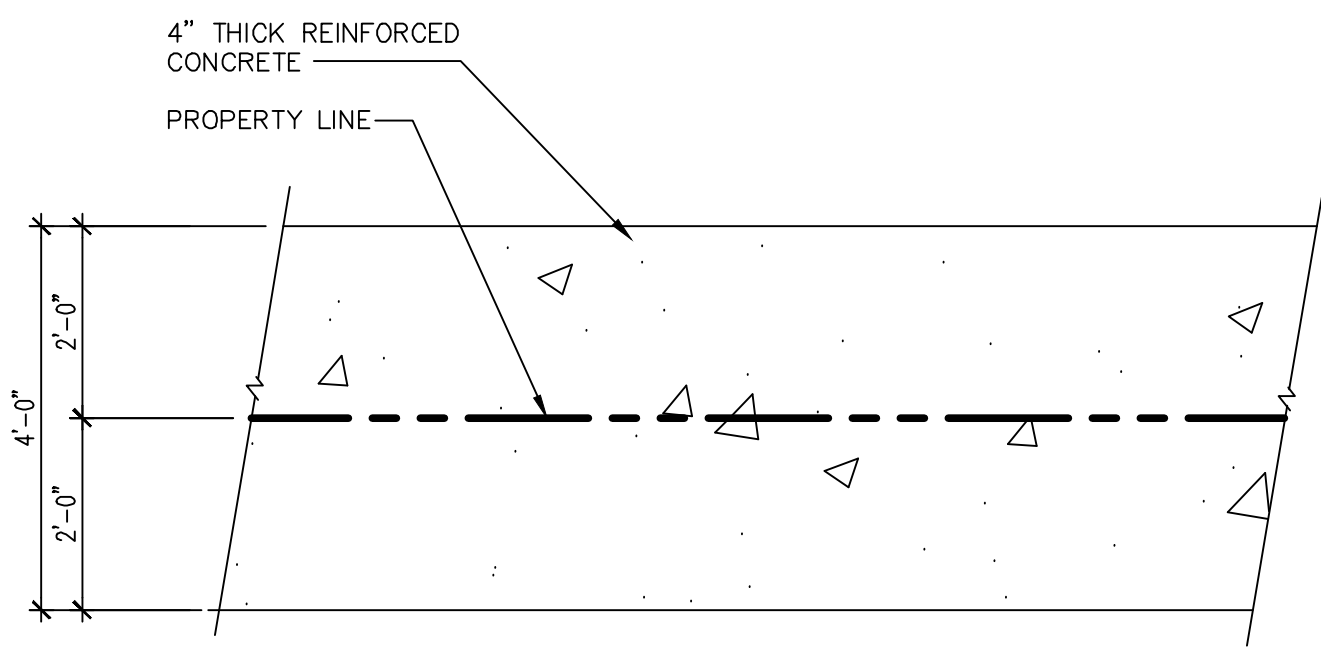




01 SIDEWALK EASEMENT DETAIL

Scale: 1/2"=1'-0"

ZONING: HISTORIC

Planned Development Conditions

- EXISTING 15 PARKING SPACES ON MAIN STREET IN FRONT OF THE DEVELOPMENT SHALL BE COUNTED TO MEET REQUIREMENTS OF THIS DEVELOPMENT.
- EXISTING 28 PARKING SPACES IN THE 'OLD TOWN' AREA SHALL BE COUNTED TO MEET REQUIREMENTS OF THIS DEVELOPMENT.
- THE POA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREA LOT 7X BLOCK A, AND ALL LANDSCAPING.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH ORDINANCE REQUIREMENTS.
- DESIGNATE A MUTUAL ACCESS FOR THE TWO PARKING LOT APPROACHES TO THE SOUTH TO THE EXISTING DRIVE.
- BUILDING 3 MAY HAVE A BUSINESS OCCUPANCY USE ON LEVEL 2.
- LOT 7 PARKING LOT WILL NOT HAVE STREET FRONTAGE.
- LOT 7 WILL BE USED SOLELY FOR PARKING
- MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 35' ABOVE FINISHED FLOOR.
- THE POA SHALL MAINTAIN THE AMENITIES INCLUDING BENCHES, TRASH RECEPTACLES, BICYCLE RACKS, SIDEWALKS BETWEEN BUILDINGS, ETC.
- THE POA SHALL MAINTAIN THE PRIVATE DRAINAGE SYSTEM.

Site Data

EXISTING ZONING: HISTORIC
PROPOSED ZONING: PLANNED DEVELOPMENT
PROPOSED USE: 3 PROFESSIONAL OFFICE BUILDINGS AND 3 RETAIL BUILDINGS. BUILDINGS 1, 2, 4, 5, 6 SHALL HAVE THE OPTION FOR RESIDENTIAL USE ON LEVEL 2.

MAXIMUM BUILDING SQUARE FOOTAGES (CONDITIONED AREAS)

BUILDING 1 LEVEL 1: 2152 SF
LEVEL 2: 2614 SF
TOTAL: 4766 SF
GARAGE: 462 SF (UNCONDITIONED)

BUILDING 2 LEVEL 1: 1769 SF
LEVEL 2: 2231 SF
TOTAL: 4000 SF
GARAGE: 462 SF (UNCONDITIONED)

BUILDING 3: LEVEL 1: 2281 SF
LEVEL 2: 2281 SF
TOTAL: 4562 SF
NO GARAGE

BUILDING 4: LEVEL 1: 1765 SF
LEVEL 2: 2249 SF
TOTAL: 4014 SF
GARAGE: 284 SF (UNCONDITIONED)

BUILDING 5: LEVEL 1: 1946 SF
LEVEL 2: 2430 SF
TOTAL: 4376 SF
GARAGE: 484 SF (UNCONDITIONED)

BUILDING 6: LEVEL 1: 1946 SF
LEVEL 2: 2430 SF
TOTAL: 4376 SF
GARAGE: 484 SF (UNCONDITIONED)

TOTAL CONDITIONED AREA: 26,736 SF

BUILDING HEIGHT: 35' MAXIMUM

SITE AREA: 41,223 SF, 0.946 ACRE

LOT COVERAGE INCLUDING PORCHES: 15,583 SF 0.38

SITE POTENTIAL FLOOR AREA RATIO: 0.63

Parking Summary

PROFESSIONAL OFFICE: 1 SPACE PER 300 SF
BLDGS 1, 2, 6
LEVEL 1: UP TO 5,867 SF = 20 SPACES REQUIRED

RETAIL: 1 SPACE PER 200 SF
BLDGS 3, 4, 5
LEVEL 1: UP TO 8,273 SF = 41 SPACES REQUIRED

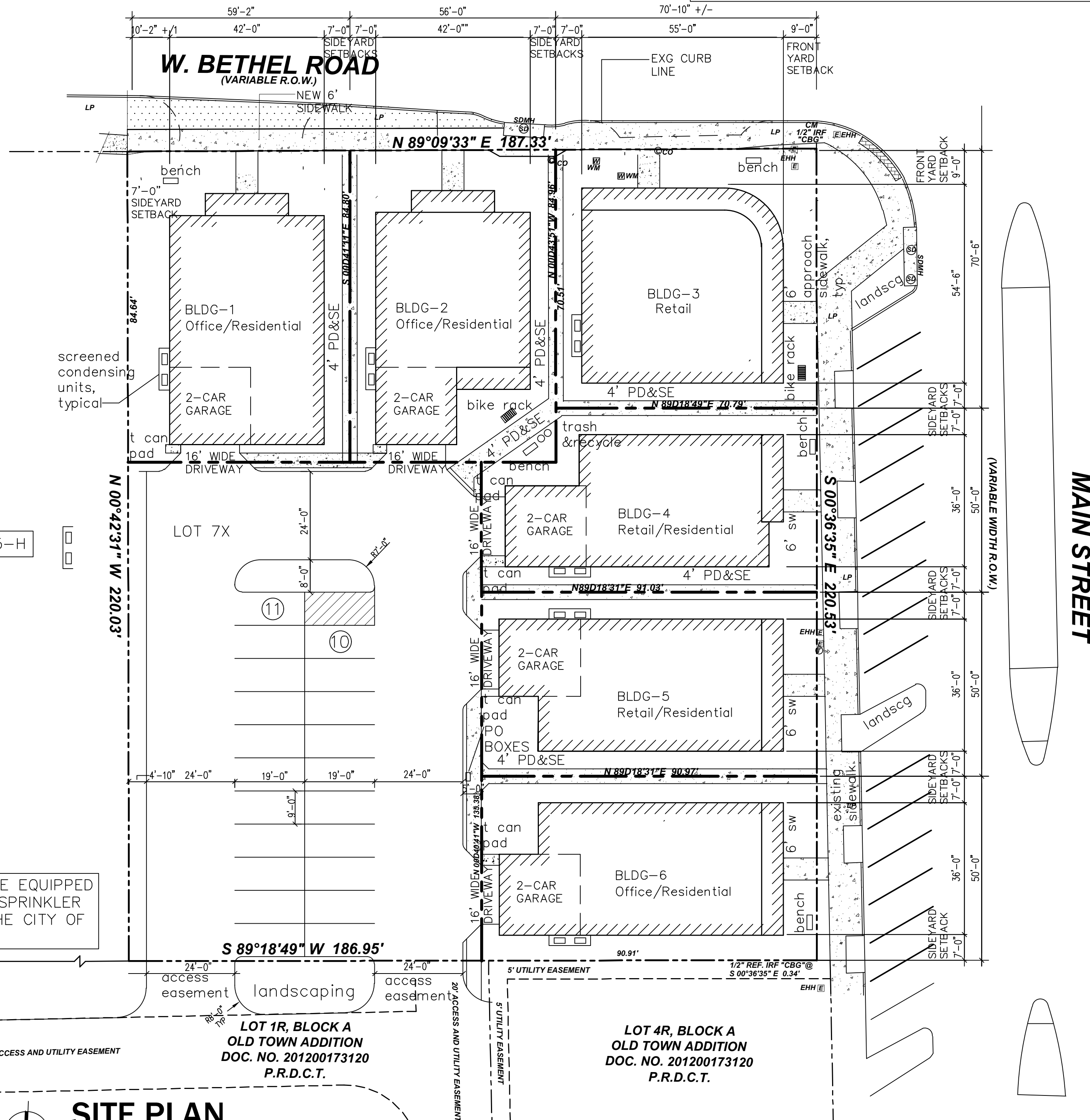
LEVEL 2 RESIDENTIAL AT 5 BLDGS = 13 SPACES REQUIRED

TOTAL SPACES REQUIRED 74 SPACES

PARKING PROVIDED ON SITE 21 SPACES
GARAGE PARKING 10 SPACES
REALLOCATED SPACES ON NORTH MAIN 15 SPACES
REALLOCATED SPACES IN OLD TOWN 28 SPACES
TOTAL PARKING PROVIDED: 74 SPACES

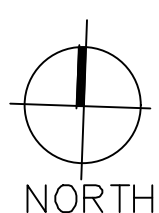
OWNER/APPLICANT: CHRIS COLLINS
566 S. COPPELL ROAD
COPPELL, TX 75019
TEL: 214-477-0320
chriscollins@kw.com

ARCHITECT: GPF ARCHITECTS LLC
549 E. SANDY LAKE ROAD, SUITE 100
COPPELL, TEXAS 75019
TEL: 972-824-7966
gfrnka@gpfarchitects.com



SITE PLAN

Scale: 1"=20'



ZONING: PD-275-H

NOTE: ALL SIX BUILDINGS SHALL BE EQUIPPED WITH APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH THE CITY OF COPPELL ORDINANCE

LOT 1R, BLOCK A
OLD TOWN ADDITION
DOC. NO. 201200173120
P.R.D.C.T.

LOT 4R, BLOCK A
OLD TOWN ADDITION
DOC. NO. 201200173120
P.R.D.C.T.

ZONING: 250-R8-H

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GPF
Architects
LLC

549 E. SANDY LAKE ROAD
SUITE 100
COPPELL, TEXAS 75019
TEL: (972) 824-7966

NO PART OF THIS DRAWING MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, MECHANICAL, ELECTRONIC, PHOTOCOPYING, RECORDING OR OTHERWISE WITHOUT THE PRIOR WRITTEN PERMISSION OF THE ARCHITECT

CONSULTANTS

CIVIL ENGINEER
MBW ENGINEERING, LLC
4924 BOLERO COURT
FT. WORTH, TEXAS

LANDSCAPE ARCHITECT
AWR DESIGNS, LLC
P.O. BOX 1748
ALEDO, TX 76008

THESE PLANS ARE NOT COMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION

MASTER PLAN FOR
MAIN STREET OLD TOWN
MAIN AT BETHEL ROAD
COPPELL, TEXAS 75019

REVISIONS BY

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ISSUE DATE FOR P&Z

11/17/2022

DRAWN GF

CHECKED GF

SCALE AS SHOWN

JOB NO. 302

SHEET

A1.0

OF SHEETS