

SITE DATA TABLE

EXISTING ZONING:	C
PROPOSED USE:	BUSINESS OFFICE
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

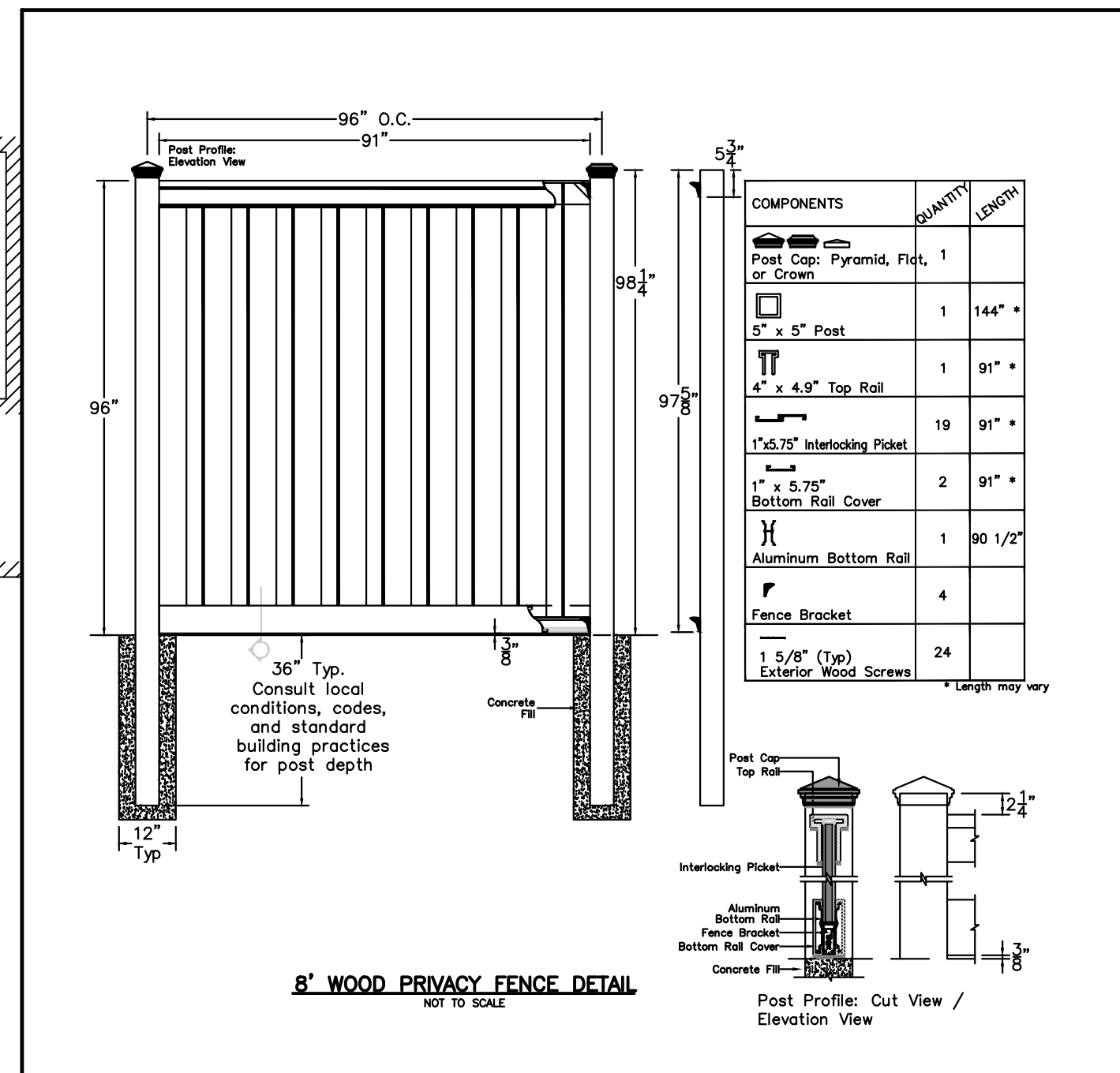
PROVIDED:

EXISTING PARKING	1 SPACES
NEW PARKING	6 SPACES
TOTAL PARKING PROVIDED:	7 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.
 - To allow for more than 60% glazing on the north elevation of building. (Refer to Architectural North Elevation)



LEGAL DISCRPTION

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 GRAYSTONE CONSTRUCTION OFFICE
 LOT 2 ~ NORTH LAKE ESTATES - JAMES A. SIMMONS SURVEY, ABST. 1296
 CITY OF COPELL, DALLAS COUNTY, TEXAS

**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

DESIGNED	CHECKED	DATE	DWG FILE	PROJECT #	SHEET NO.
JRS	-	02/05/2025		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.

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

301 SOUTHWESTERN BLVD LOT 1R, BLOCK A
 ZONING: U
 12" WTR

MLRP PARK WEST LAND LLC
 PARK WEST 3 COMMERCE CENTER
 INST. NO. 201400045575