





DATA TABLE	
EXISTING ZONING	LI (Light Industrial) with Special Use Permits for Gas Station, Convenience Store, Car Wash and Storage.
PROPOSED ZONING	TO ALLOW FOR A CONVENIENCE STORE WITH FUEL PUMPS & A RESTAURANT
LOT AREA	GROSS=0.920 ACRE (40,097 SF)
BUILDING SETBACK	FRONT YARD W/ PARKING 60' REAR=10'; SIDE=10'
BLDG. AREA (1 STORY) C-STORE=2804 SF OFFICE/STORAGE/EMPLOYEE BREAKROOM= 800 SF RESTAURANT=900 SF <hr/> TOTAL BLDG. AREA =4504 SF EX CANOPY=3690 SF (TO REMAIN)	
LOT COVERAGE (BLDG. AREA/LOT AREA)	8194/40097*100=20.4%
BLDG. HEIGHT	27' max
FLOOR RATIO	0.11
OTHER IMPERVIOUS AREA (PARKING & DRIVEWAYS ETC)	18,348 SF
TOTAL IMPERVIOUS AREA	4504+3690+18348=26,542 SF (66.2%)
LANDSCAPE AREA	9,755 SF (24.3%)
PERMEABLE AREA (BRICK PAVERS)	3800 SF (9.5%)
TOTAL PERMEABLE AREA	13,555 SF (33.8%)
PARKING REQUIRED	
RESTAURANT 1 SPACE/100 SF	9
C-STORE 1 SPACE/200 SF	18
	TOTAL=27 (REQ'D)
PARKING PROVIDED	REGULAR =26 HANDICAPPED=1
	TOTAL=27(PROVIDED)

PUMP STATION SUMMARY	
PUMP#	DESCRIPTIONS
P1	EXISTING (GASOLINE)
P2	EXISTING (GASOLINE)
P3	EXISTING (GASOLINE)
P4	EXISTING (GASOLINE)
P5	PROPOSED (GASOLINE)
P6	PROPOSED (GASOLINE)
P7	EXISTING (GASOLINE)
P8	EXISTING (GASOLINE)

- PLANNED DEVELOPMENT CONDITIONS:
1. TO ALLOW FOR TWO ADDITIONAL FUEL PUMPS FOR A TOTAL OF 8
  2. NO OUTSIDE STORAGE, ICE MACHINES, VENDING MACHINES ALLOWED OUTSIDE OF THE BUILDING.
  3. REPLAT REQUIRED PRIOR TO DEVELOPMENT OF THIS LOT.
  4. NO OUTSIDE STORAGE, ICE MACHINES, VENDING MACHINES, OR SALES OF ANY KIND ALLOWED OUTSIDE OF THE BUILDING.

LEGENDS:

-  PROPOSED FIRE LANE  
 PERMEABLE PAVERS (STAMPED CONCRETE)  
 STAMPED CONCRETE  
 LANDSCAPE AREA

EX -EXISTING  
S/W = SIDE WALK  
BFR= BARRIER FREE RAMP  
WM= WATER METER  
WV= WATER VALVE  
S/W = SIDE WALK  
S/W = SIDE WALK

**CONSULTANT:**  
*Civil Urban Associates, Inc.*

**C.U.A.** ● Civil Engineering  
● Structural Engineering  
● Planning  
● Construction Management  
● Land Development ● Surveying

**Firm Reg. No. 13795**

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DEVELOPER:

OWNER

**TRINITY LINE INVESTMENT, LLC**  
1301 E BELTLINE RD  
Coppell, Texas 75019  
CONTACT: MD JAHANGIR GAZI  
INFOJAHANGIR4@GMAIL.COM  
469-740-8097

OWNER:

**PROPOSED  
MAPLE MART EXPANSION**  
40,025 SF (0.919 AC)  
LOT A—R1, BLOCK 1  
VALLEY RANCH CENTER ADDITION  
OUT OF  
LOT A—R1, BLOCK 1, VALLEY RANCH CENTER  
V—88035/P—1680 M.R.D.C.  
CITY OF COPPELL, DALLAS CO., TX  
OWNER: TRINITY LIFE PARTNERSHIP, LLC  
INST#20210009814, D.R.D.C.T.  
1301 E BELTLINE RD, COPPELL, TX

PROJECT:

REVISIONS: \_\_\_\_\_ DATE: \_\_\_\_\_

SEARCH



## SITE PLAN

TITLE:

DATE: 4-26-21	SCALE:
DRAWN:	CHECKED:
PROJECT # C2021012	
SHEET NO:	