



**SITE LIGHTING NOTE:**  
ALL SITE LIGHTING WILL MEET THE CITY OF COPPELL  
DEVELOPMENT CODE ARTICLE 69 STANDARDS FOR GLARE  
AND LIGHTING

**LEGEND:**

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- 4" THICK CONCRETE SIDEWALK
- CONCRETE PAVEMENT. REFER TO SHEET C-2.1 FOR PAVEMENT THICKNESS
- FIRE LANE EASEMENT
- DECORATIVE PAVING PER CITY STANDARDS
- INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- PARKING STALL COUNT
- SITE LIGHTING (SEE ELECTRICAL PLANS)

STATE HIGHWAY 121  
(VARIABLE WIDTH RIGHT-OF-WAY)

ZONING: PD-244-TH-2  
USE: TOWNHOMES

ZONING: COMMERCIAL

ZONING: PD-171R2-HC  
USE: OFFICES

**GENERAL NOTES:**

- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
- SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
- ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
- SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

OWNER:  
AVATAR REALTY GROUP LLC 906  
BOXWOOD DR LEWISVILLE, TEXAS 75067  
RAO KARUSALA RAO@TECHORBIT.COM  
VIJAY KLOSER STP.KLOSER@GMAIL.COM

ARCHITECT:  
GREG GUERIN, NCARB  
EAST STAR DESIGN  
P.O. BOX 53 FORNEY, TX 75126  
(972) 200-7340  
GGUERIN@EASTSTARDESIGN.COM

ENGINEER:  
MATHEW THOMAS P.E.  
THOMAS SITE DEVELOPMENT ENGINEERING, INC.  
P.O. BOX 1261, COLLEYVILLE, TX 76034  
682-215-9151  
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LANDSCAPE ARCHITECT:  
GREG CUPPETT, ASLA, PLA, CLARB  
FAIN CUPPETT LANDSCAPE ARCHITECTS, LLC  
1921 MAPLEWOOD DR WEATHERFORD, TX C  
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SURVEYOR:  
TEXAS HERITAGE Firm No. 1016930  
DOUG R. STEWART  
10610 METRIC DRIVE, SUITE 124 DALLAS, TEXAS 75243  
214-340-9700  
DOUG@TXHERITAGE.COM

ZONING: C  
USE: VACANT

JOHN EGELSTON, REBECCA EGELSTON CASO,  
SARA EGELSTON AKERS, IRENE WHALEY,  
WYNELLE WHALEY, JOHN W. WHALEY,  
AND FRANCES WHALEY CARLEY  
VOL. 200531, PG. 8619  
D.R.D.C.T.

VICINITY MAP (1" = 2000')

**NOTES BY SYMBOL:**

- PROPOSED BUILDING
- DUMPSITE WITH ENCLOSURE WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- HANDICAP ACCESSIBLE PARKING SPACE (TYP.)
- ADA VAN ACCESSIBLE POLE SIGNAGE (1 REGULAR AND 1 VAN ACCESSIBLE SIGNAGE) & WHEELSTOPS (TYP.)
- ADA COMPLIANT RAMP (TYP.)
- ADA COMPLIANT ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- ACCESS EASEMENT. FIRE LANE STRIPING PER CITY OF COPPELL FIRE DEPARTMENT REQUIREMENTS
- INSTALL 5' SIDEWALK IN ROW
- ENHANCED PAVEMENT. REFER TO LANDSCAPE PLAN AND CITY COPPELL STANDARDS
- SCREEN WALL FOR UTILITY ENTRANCES
- 450 LF OF PROPOSED 6" TALL DOUBLE THICK MASONRY BRICK SCREEN WALL TO MATCH ADJACENT WILLOW PARK WALL \*
- MULTI-TENANT MONUMENT SIGN. BY SEPARATE PERMIT
- REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER EASEMENT
- 2" WATER DOMESTIC WATER METER
- 1.5" WATER IRRIGATION WATER METER
- IRRIGATION LINE BACKFLOW PREVENTER
- DOUBLE DETECTOR CHECK VALVE ASSEMBLY IN VAULT FOR FIRE PROTECTION
- PEDESTRIAN ACCESS EASEMENT
- 5' CURB INLET
- PROPOSED DRIVEWAY BY CITY OF COPPELL PERMIT
- PROPOSED DRIVEWAY BY TEXAS DEPT. OF TRANSPORTATION (TXDOT) PERMIT
- FIRE RISER ROOM

PD conditions:  
•Allow for the buildings and parking to be located as shown on the Site Plan.  
•Allow the masonry screening wall to end as shown.  
•Building signage must conform with City Sign ordinances.  
•Removal of the balconies siding up to the residential on Building 1A.

**SITE DATA SUMMARY TABLE**

PROPOSED DEVELOPMENT	LOT 1
ZONING	PD
PROPOSED USE	OFFICE / RETAIL
SITE AREA (Ac.)	2.698 Ac. (117,511 SF)
BUILDING AREA (sf)	27,000
BUILDING HEIGHT (FT)	35
PROPOSED LOT COVERAGE	11.53%
PROPOSED FLOOR AREA RATIO	0.23
IMPERVIOUS AREA (sf)	125,249
PERVIOUS AREA (sf)	52,262
PARKING FOR OFFICE (23,000 SF @ 1/300SF)	77
PARKING FOR RETAIL (4,000 SF @ 1/200SF)	20
PARKING SPACES PROVIDED	97
PARKING SPACES PROVIDED	97

**PD CONDITION:**

30-FT FRONT YARD WITH PARKING IN THE FRONT YARD

**SITE PLAN**

AVATAR DEVELOPMENT  
LOT 1, BLOCK A; 117,511 SF (2.698 Ac.)  
AVATAR ADDITION  
BBB & CRR SURVEY, ABSTRACT NO.1772  
CITY OF COPPELL, DALLAS COUNTY, TEXAS

DEVELOPER  
AVATAR REALTY GROUP LLC  
906 BOXWOOD DR LEWISVILLE, TEXAS 75067  
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AVATAR DEVELOPMENT  
721 N. COPPELL ROAD  
COPELL, TX 75019

THIS DOCUMENT IS RELEASED  
FOR THE PURPOSE OF INTERIM  
REVIEW UNDER THE  
AUTHORITY OF:

MATHEW THOMAS, P.E.  
LICENSED ENGINEER # 81576

1 Dec 2022

PRELIMINARY  
NOT FOR REGULATORY  
APPROVAL, PERMITTING OR  
CONSTRUCTION

DATE

DESCRIPTION

REVISION

C-2.0

THOMAS  
SITE DEVELOPMENT  
ENGINEERING INC.

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