

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 72 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.
- THE EXISTING OVERHEAD POWER LINES AND POLES ALONG WEST BETHEL ROAD SHALL BE LEFT AS ARE. NEW SERVICE TO EACH OF THE BUILDINGS WILL BE UNDERGROUND.

Notes

- ALL SIX BUILDINGS SHALL BE EQUIPPED WITH APPROVED AUTOMATIC FIRE SPRINKLER SYSTEMS IN ACCORDANCE WITH THE CITY OF COPPELL ORDINANCE.
- SITE BENCHES SHALL MEET CITY STANDARD VICTOR STANLEY BRAND, MODEL CR-138.

Parking Summary (Highest Use)

PROFESSIONAL OFFICE: 1 SPACE PER 300 SF	
BLDGS 1, 2	
LEVEL 1: UP TO 3,921 SF =	13 SPACES REQUIRED
RESTAURANT: 1 SPACE PER 100 SF	
BLDGS 3, 4, 5 AND 6	
LEVEL 1: UP TO 7,938 SF =	79 SPACES REQUIRED
LEVEL 2 BLDG 3 AT 2281 SF =	13 SPACES
RESIDENTIAL: 2.5 SPACES PER UNIT	
BLDGS 1, 2, 4, 5 AND 6 =	13 SPACES REQUIRED
TOTAL SPACES REQUIRED	118 SPACES REQUIRED
PARKING PROVIDED ON SITE	
GARAGE PARKING	20 SPACES
REALLOCATED SPACES ON NORTH MAIN	10 SPACES
REALLOCATED SPACES IN OLD TOWN	73 SPACES
TOTAL PARKING PROVIDED:	118 SPACES

Site Data

EXISTING ZONING: HISTORIC
PROPOSED ZONING: PLANNED DEVELOPMENT
PROPOSED USE: BLDGS 1 AND 2
LEVEL 1: BUSINESS OFFICE
LEVEL 2: RESIDENTIAL
BLDG 3
LEVELS 1 AND 2: RESTAURANT OR RETAIL
BLDGS 4 AND 5
LEVEL 1: RESTAURANT OR RETAIL
LEVEL 2: RESIDENTIAL
BLDG 6
LEVEL 1: MEDICAL OFFICE, RETAIL OR RESTAURANT
LEVEL 2: RESIDENTIAL

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:

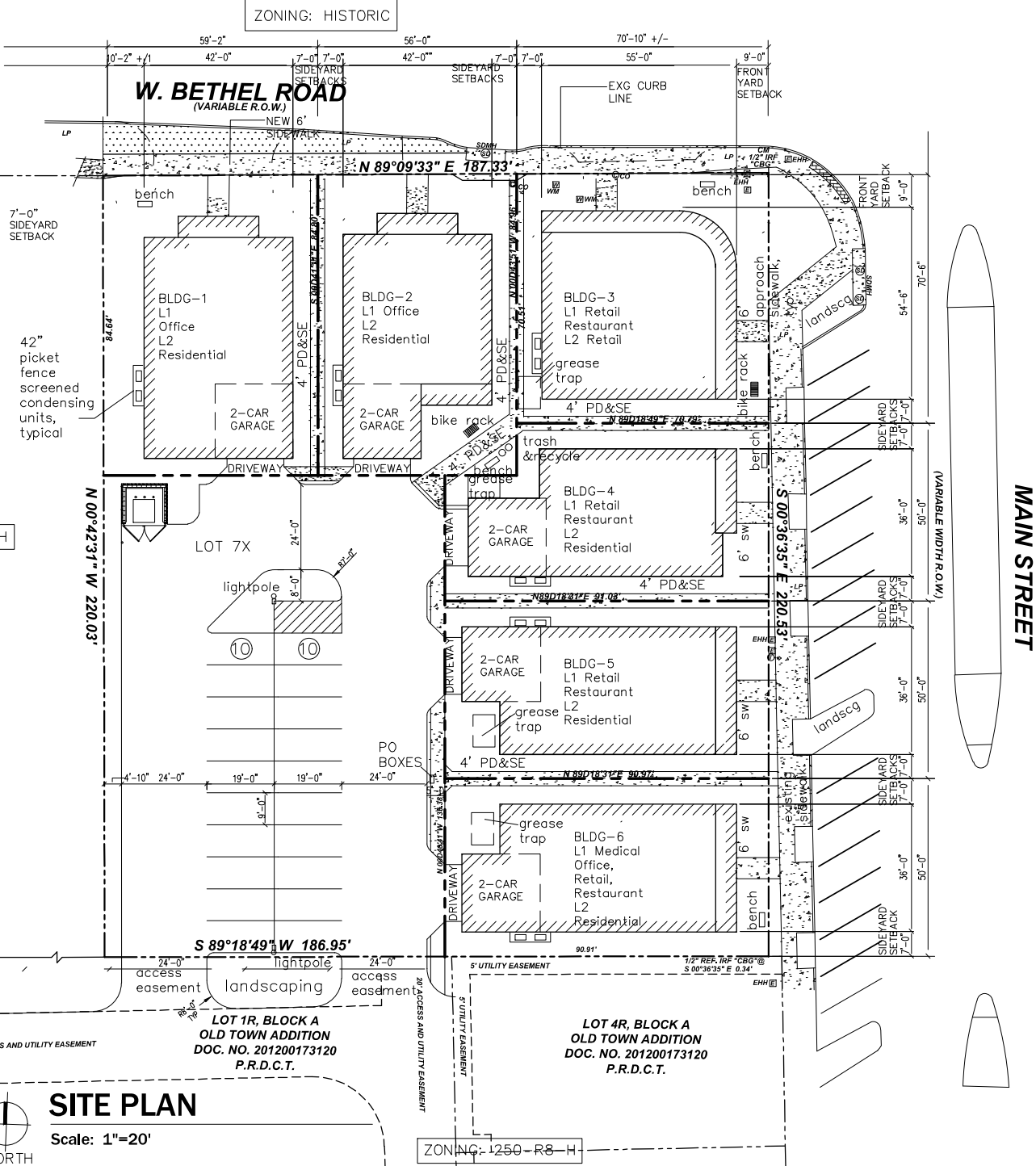
LOT 1:	.53
LOT 2:	.52
LOT 3:	.57
LOT 4:	.56
LOT 5:	.57
LOT 6:	.58
LOT 7:	.00
OVERALL:	.38

SITE POTENTIAL FLOOR AREA RATIO:

LOT 1:	.93
LOT 2:	.84
LOT 3:	.91
LOT 4:	.94
LOT 5:	.96
LOT 6:	.97
LOT 7:	.00
OVERALL:	.63

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
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01 SIDEWALK EASEMENT DETAIL

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

SITE PLAN

Scale: 1"=20'

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Architects
LLC

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CONSULTANTS

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NEW ENGINEERING, LLC
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FT. WORTH, TEXAS

LANDSCAPE ARCHITECT
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P.O. BOX 1748
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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

DATE
ISSUE FOR P&Z
03/16/2023

DRAWN
GF

CHECKED
GF

SCALE
AS SHOWN

JOB NO.
302

SHEET

A1.0

OF SHEETS