



GENERAL SITE NOTES		SITE DATA		LOT SIZE		VICINITY MAP	
1. THE LIBRARY HAS NOT DETERMINED IF A MONUMENT SIGN WILL BE PROVIDED AT THE STREET ENTRY. IF A SIGN IS PROVIDED IT WILL MEET THE PROVISIONS FOR MONUMENT SIGNS AS STATED IN THE CITY OF COPPELL. CODE ORDINANCES. THE SITE (INCLUDING EXPANSION OF PAVING/PARKING AREAS) IS APPROXIMATELY 2.46 ACRES WHICH ALLOWS THE SIGN TO BE A MAXIMUM SIZE (60 SQUARE FEET). MAXIMUM HEIGHT (SIX FEET); AND A MINIMUM SETBACK (15 FEET FROM STREET RIGHT-OF-WAY).		EXISTING ZONING: "TC" TOWN CENTER DISTRICT		Total Square Feet of the Lot (existing) 94409 Sq. Ft		Total Proposed Lot Coverage	
		PROPOSED USE: EXISTING LIBRARY (REMAIN AS LIBRARY)		X 20% = 18881.8 Sq. Ft		Square Feet of the Lot 107245 Sq. Ft *	
		SQUARE FOOTAGE: EXISTING - 28,000 SF EXPANSION - 4093 SF		Max Non-Vegetated Lot Coverage		Total Lot Coverage 91750 Sq. Ft (Existing Plus Proposed)	
2. EXISTING MASONRY SOUND BARRIER WALL (INCLUDING BRICK, CMU AND WROUGHT IRON FENCE AND GATE) TO BE REMOVED COMPLETELY. FOUNDATION SYSTEM SHALL REMAIN.		GROSS BUILDING AREA: 32,093 SF				*Existing Lot plus Lot provided in Local Govt. Agreement	
3. EXISTING BRICK VENEER MASONRY WALL, METAL LOUVER, CHILLER EQUIPMENT AND ALL ASSOCIATED PIPING INCLUDING STRUCTURAL SUPPORT SYSTEM/PLATFORM, ACCESS STAIR, CONDUIT, WIRING, LIGHT FIXTURES ETC... TO BE REMOVED COMPLETELY TO MAKE ROOM FOR NEW CONSTRUCTION THAT WILL PROVIDE A OCCUPIABLE SPACE FOR THE LIBRARY. A NEW HVAC SYSTEM WILL BE PROVIDED CONSISTING OF SMALL RTUS OVER THE EXISTING, FLAT ROOF AREA.		BUILDING HEIGHT: EXISTING ARCHED ROOF - 25'-3" (UNCHANGED) EXISTING TOP OF COPING - 22'-6" (UNCHANGED) EXISTING TOP OF PARAPET - 17'-0" (UNCHANGED) NEW PARAPET (EXPANSION) - 21'-8 1/2" TOP OF NEW FIN WALL - 25'-0"		Existing Lot Coverage		Total % of Proposed Lot Coverage 97.18%	
		REQUIRED/PROVIDED PARKING: EXISTING: (BASED ON 28,000 GROSS SF) 114 SPACES PROVIDED (WHICH INCLUDES 5 HANDICAP DESIGNATED SPACES)		Primary Structures 28000 Sq. Ft Accessory Structures Sq. Ft Driveways/Road./Walkways/Other 43767 Sq. Ft		Floor Area Ratio 0.41	
		NEW: (BASED ON 32,093 GROSS SF) 120 SPACES PROVIDED (WHICH INCLUDES 6 DESIGNATED HANDICAP SPACES) *(1) ADDITIONAL OVERSIZED PARKING SPACE IS PROVIDED FOR BIKE RACKS. THIS SPACE IS NOT INCLUDED IN PARKING COUNT.		Total Square Feet of Existing Lot Coverage 71767 Sq. Ft Total % of Existing Lot Coverage 76.02%			
				Proposed Increase Lot Coverage			
				Proposed Structures 4093 Sq. Ft			
				Proposed Driveways/Road./Walkways/Other 15890 Sq. Ft *			
				Proposed Total 19983 Sq. Ft			
				* Lot is increased by 12745 SF based on InterLocal Govt. Agreement			

PARKWAY BLVD
PROJECT LOCATION
TOWN CENTER
DENTON TAP
SANDY LAKE
NORTH HARTZ ROAD
BEACHWOOD LN
PARK VALLEY DR
DALLAS COUNTY
MAPSCO

COZBY LIBRARY
AND COMMUNITY
COMMONS

COPPELL, TX

HIDELL
ASSOCIATES
ARCHITECTS

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TITLE

PROPOSED SITE PLAN

REVISIONS

JOB NO. 20311

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Drawn By: DZ

Checked By: TB

SHEET NO.

A100

P & Z SUBMISSION