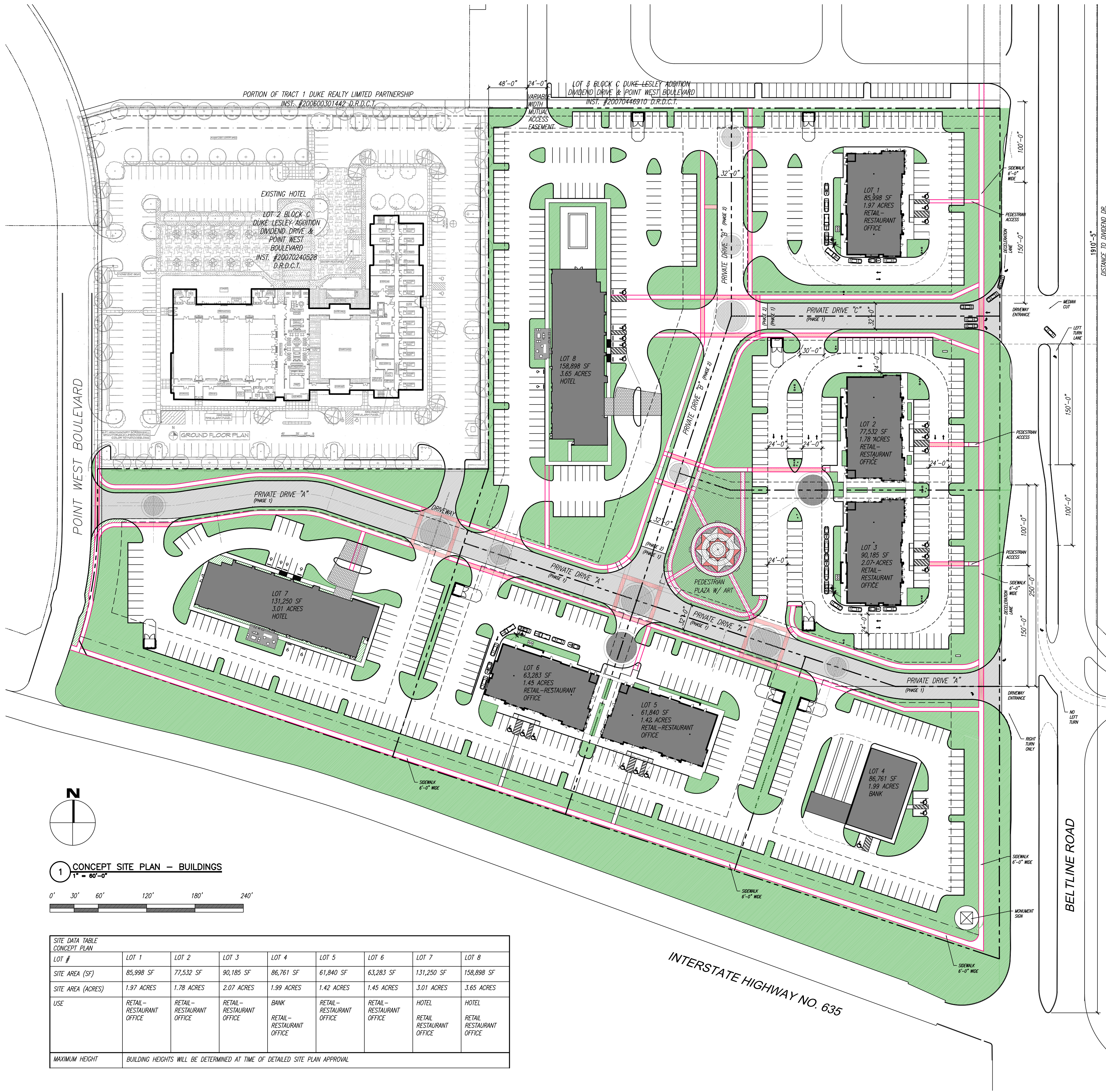


PD Conditions for the entire 17.4 acres

- a) A Detail Site Plan (either PD amendment or SUP depending on the use) shall be required prior to development within this tract. The Detail Site Plan shall meet all development code requirements unless specifically varied at that time. Detail Site Plan shall also include elevation facades to assure architectural compatibility and compliance with the HC District regulations
- b) This property will be replatted to provide building sites, easements and fire lanes prior to any development.
- c) A 35' tall monument sign on Lot 5 shall be permitted.
- d) The HC District requires 60 front yard, 30' side yard, & 20' rear yard setbacks. The exceptions are the interior side yards of lots 2,3,5,&6 which are 10'-0" in-lieu of 30'.
- e) Prior to the issuance of a building permit for buildings on Lots 2 or 3, Private Street A, with a minimum paving width of 32 feet shall be constructed to full width between Belt Line Road and Point West Blvd., Private Street C shall also be constructed to full width between Belt Line Road and the driveway to Lot 2.
- f) Private Street B and the remainder of Private Street C shall be constructed to full width prior to the issuance of building permits for either developments on Lots 1 or 8, whichever occurs first.
- g) There shall be a consistent sign package for all attached signs.
- h) Detail Site Plan for the pedestrian / art . plaza shall be submitted for Staff review.
- i) Property Owners Association shall maintain all common areas, including the pedestrian / art / plaza area and all enhanced paving surfaces.
- j) Property Owners Association documents assuring the maintenance of all common areas shall be submitted for staff review prior to the filing of the Final Plat.
- k) The median opening at Belt Line Road between Private Drive A and Hackberry Road will be redesigned at the time of Detail Engineering review.



EAST STAR DESIGN
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TX Firm Registration #: BR 1785

SEAL:

01-28-16

ZONING: PD-221R3R-HC
PLANNED DEVELOPMENT

LOT 1 BLOCK C
DUKE LESLEY ADDITION
DIVIDEND DRIVE & POINT WEST
BOULEVARD
INST. #20070240528
D.R.D.C.T.

VACANT TRACT 757,425 SF 17.3881
AC
AS SURVEYED

JANUARY 2016

ARCHITECT
GREG GUERIN
EAST STAR DESIGN
P.O. BOX 53
FORNEY, TX 75126
(214) 469-7176
GUERIN@EASTSTARDESIGN.COM

OWNER
SUN HOLDINGS, INC
3318 FOREST LN.
DALLAS, TX
ARMANDO PALACIOS
(214) 551-0921
APALACIOS@SUNHOLDINGS.NET

FEMA MAP
AREA OF MINIMAL FLOOD HAZARD
ZONE X
PANEL 48121C0725G

CYPRESS WATERS DEVELOPMENT

HACKBERRY RD.

#	REVISIONS

OWNER:
SUN HOLDINGS, LLC
3318 FOREST LN. DALLAS, TX
ARMANDO PALACIOS
apalacios@sunholdings.net
(214) 551-0921

PROJECT:
POINT WEST
1-635 AND BELTLINE
COPPELL, TX

DRAWING TITLE:
CONCEPT
SITE PLAN
BUILDINGS

DRAWN BY: DESIGNED BY:

DATE:
Jan 28, 2016 - 3:07pm

PROJECT #:
14020

SHEET #:
A-2