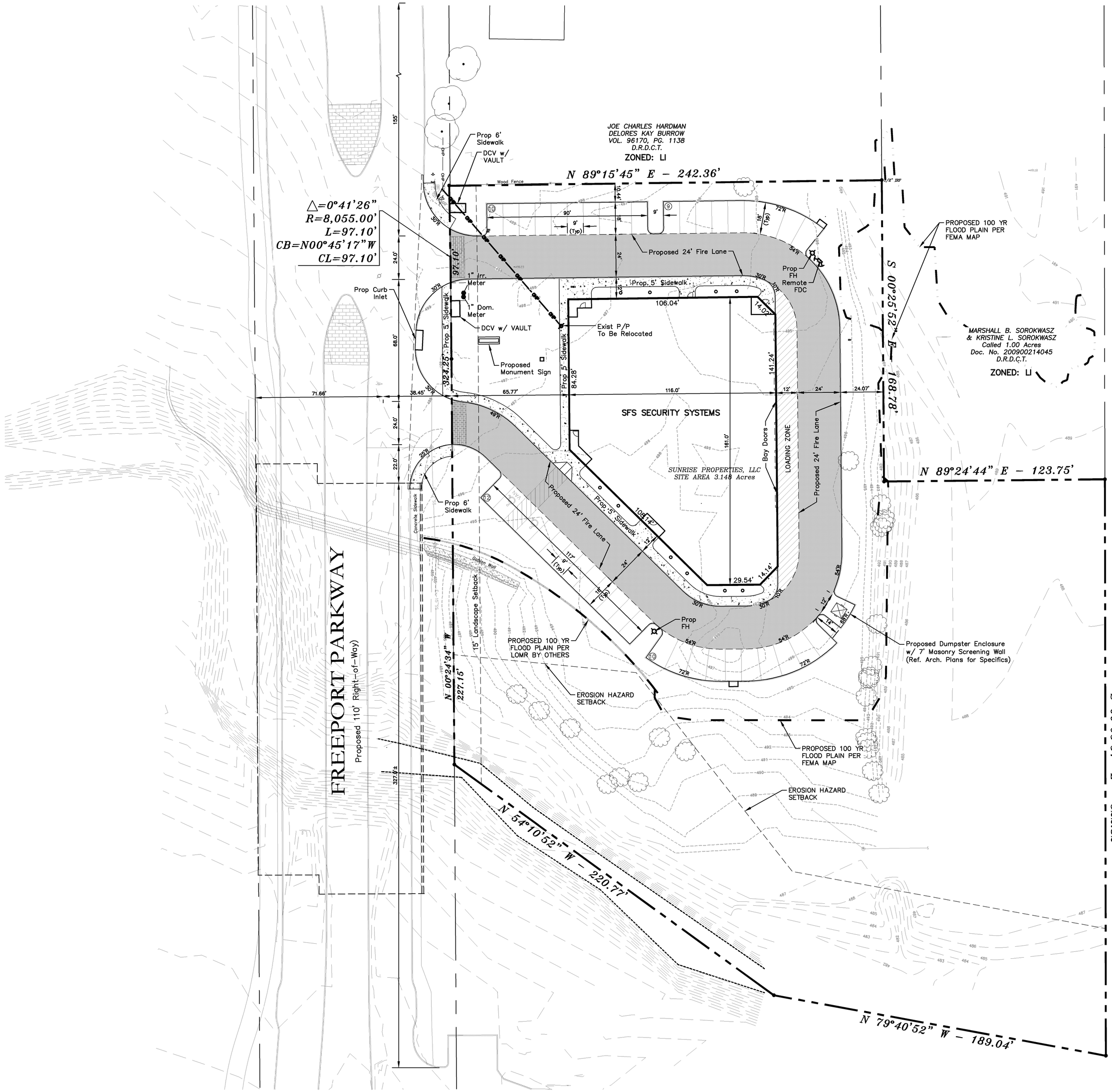
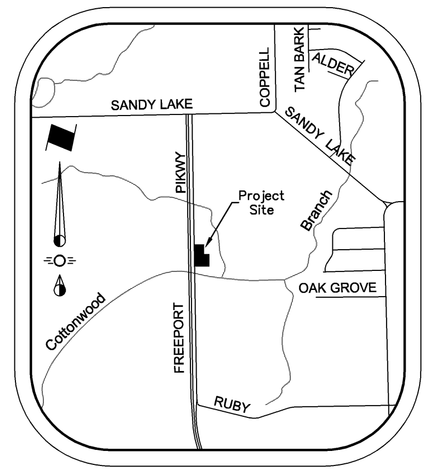
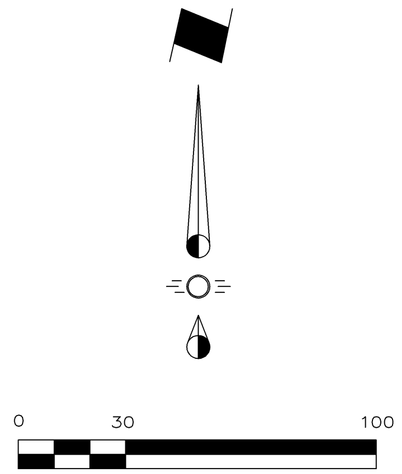


Note:

Variance request from Light Industrial district to PD – delete masonry wall requirement between LI and SF zoning districts.



VICINITY MAP
NTS



GRAPHIC SCALE
1"=30'

Site Plan Conditions:

1. Minor Plat approval will be required prior to the issuance of a building permit.
2. The design of the monument and attached signs shall comply with the regulations of the Sign Ordinance.
3. Trees retained along the north property line shall be mitigated if they do not survive construction.
4. The existing structure may be retained for a maximum of 120 days after the issuance of a certificate of occupancy on the new building. Once the structure is removed, it will be replaced with landscaped front yard and monument sign.
5. Hours of operation shall generally be 7:00 AM to 7:00 PM, but in no event shall there be any deliveries to the rear of the building between 7:00 PM and 7:00 AM and/or on the weekend or on major holidays.
6. Parking spaces shall be limited to amount and location indicated on the site plan. No parking shall be permitted on rear east side of proposed building.
7. No Commercial Motor Vehicles, as defined by State Law (Semi–Tractor/Trailers) shall be allowed on the property.
8. This property shall only be used for office, warehouse and light assembly, no manufacturing shall be permitted.
9. Sirens or loud truck alarms (except for those required for safety) shall not be permitted.
10. Lighting – Use the lowest amount of wattage necessary to maintain security in the rear of the building but to avoid light shining on to neighboring houses.

SYNOPSIS

Address:	196 S. Freeport Parkway Coppell, Texas 75019
Ex. Zoning:	LI – Light Industrial
Prop. Zoning:	PD – Planned Development
Proposed Use:	Office Warehouse
Lot Area:	Total Lot Area: 3.148 Acres (137,125 sf) Total Flood Plain Area: 1.686 Acres (73,427 sf) Remainder Area: 1.462 Acres (63,698 sf)
Building Areas:	Building A – Office 10,500 sf Building A – Warehouse 5,145 sf Total Bldg Area: 15,645 sf
Lot Coverage:	11.41% (Total Bldg Area 15,645 sf)
Floor Area Ratio:	0.11 : 1
Building Height:	27'
Required Parking:	Prop Office 1:300 (10,500/300) =35 Spcs. Prop. Warehouse 1:1,000 (5,145/1,000) = 6 Spcs.

Parking Required Total: (41 Parking Spaces)

Parking Provided Total: (41 Parking Spaces) 2 Handicap Spc.

LEGEND

- Firelane
- Proposed Sidewalk
- Existing Fire Hydrant
- Proposed Fire Hydrant

ENGINEER:
Cross Engineering Consultants, Inc.
131 S. Tennessee St.
McKinney, Texas 75069
Phone (972) 562–4409
Fax (972) 562–4471
Contact: Jon David Cross, P.E.

ARCHITECT:
GPF Architects, LLC
509 W. Bethel Road, Bldg 100
Coppell, Texas 75019
Phone (972) 824–7966
Fax (972) 462–1368
Contact: Greg Fmka, AIA

SURVEYOR:
Ringley & Associates
701 S. Tennessee St.
McKinney, TX. 75069
Phone (972) 542–1266
Fax (972) 542–8682
Contact: Lawrence Ringley

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

BENCHMARK:

#17 – City of Coppell Aluminum marker set in the top of curb of the parking lot opposite the front doors of Wilson Elementary at 200 N. Coppell Rd., Approximately 36' (feet) east of the center line of said Coppell Rd. Elevation = 515.37

BM–1 "X" cut on top of the northeast corner of a concrete sidewalk on the east side of Freeport Pkwy., and south of the concrete driveway of the subject property. Elevation = 498.28

Issue Dates:	Revisions:	Date:
1 09/20/2016	1	
2	2	
3	3	
4	4	
5	5	
6	6	

CROSS ENGINEERING CONSULTANTS
131 S. Tennessee St. McKinney, Texas 75069
972.562.4409 Texas P.E. Firm No. F-5935

Drawn By:	Checked By:	Scale:
C.E.C.I.	C.E.C.I.	1"=30'

SITE PLAN

SFS SECURITY FIRE SYSTEMS DEVELOPMENT

SFS SECURITY FIRE SYSTEMS, INC.
CITY OF COPPELL, TEXAS

Sheet No. SP

Project No. 16062

Exhibit "C"

SFS SECURITY FIRE SYSTEMS DEVELOPMENT