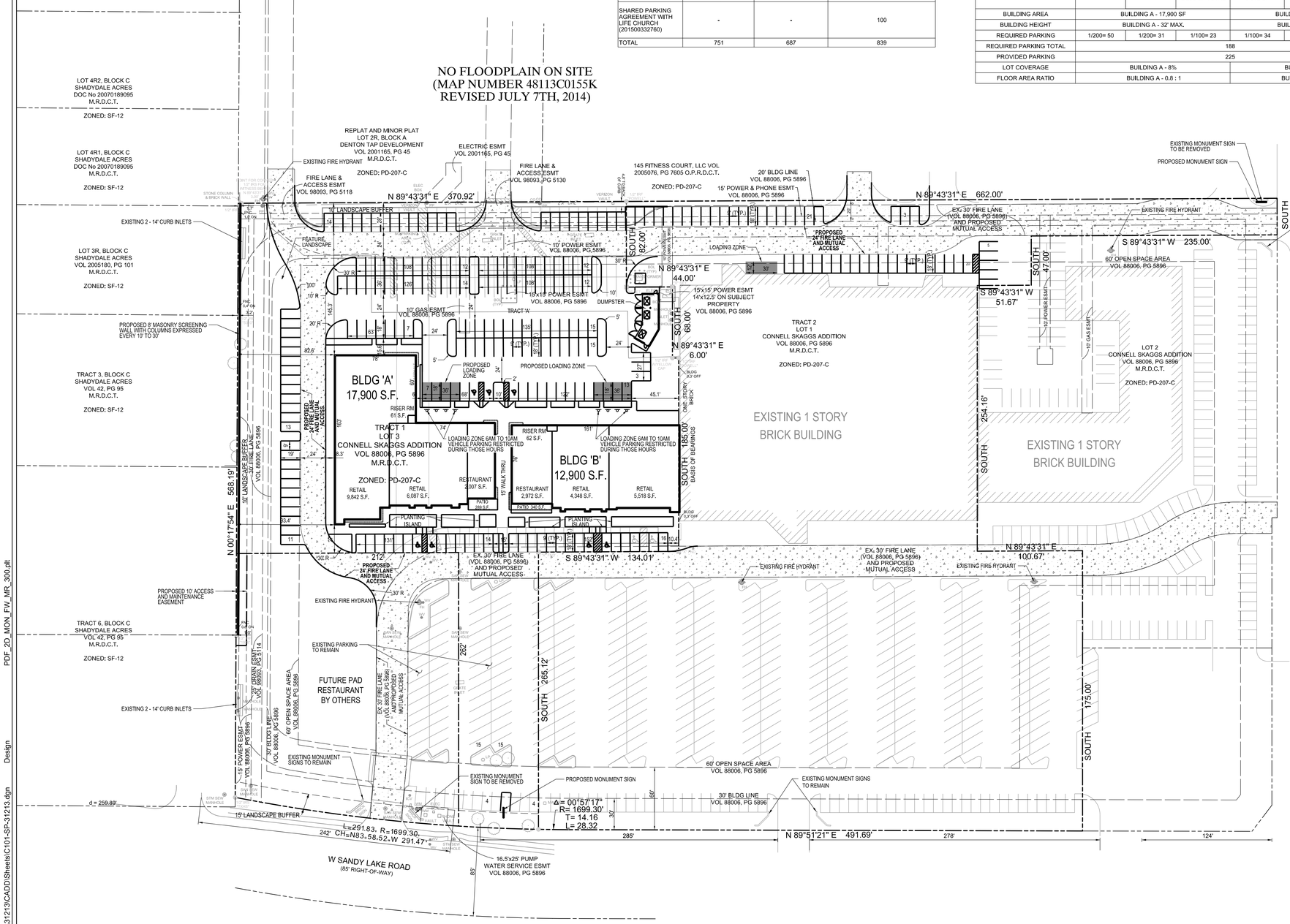
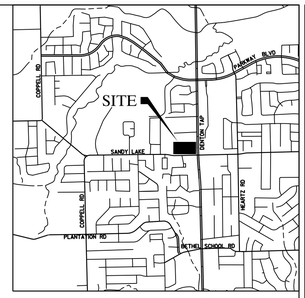
PARKING SUMMARY TABLE			
	PARKING REQUIRED: (BASED ON TODAYS STANDARDS)	PARKING REQUIRED: (AS APPROVED ON 06/25/1987 SITE PLAN)	PARKING PROVIDED:
LOT 1	373	269	344
LOT 2	175	173	153
LOT 3	188	245	225
LOT 4	15	-	17
SHARED PARKING AGREEMENT WITH LIFE CHURCH (201500332760)	-	-	100
TOTAL	751	687	839

SITE DATA SUMMARY TABLE						
ITEM						
EXISTING ZONING	PD-207-C	PD-207-C	PD-207-C	PD-207-C	PD-207-C	PD-207-C
PROPOSED USE	RETAIL	RETAIL	RESTAURANT	RESTAURANT	RETAIL	RETAIL
PROPOSED USE AREA	9,842 SF	6,087 SF	2,007 SF REST. + 289 SF PATIO= 2,296 SF TOTAL	2,972 SF REST. + 340 SF PATIO= 3,312 SF	4,348 SF	5,518 SF
BUILDING AREA	BUILDING A - 17,900 SF			BUILDING B - 12,900 SF		
BUILDING HEIGHT	BUILDING A - 32' MAX.			BUILDING B - 32' MAX.		
REQUIRED PARKING	1/200= 50	1/200= 31	1/100= 23	1/100= 34	1/200= 22	1/200= 28
REQUIRED PARKING TOTAL	188					
PROVIDED PARKING	225					
LOT COVERAGE	BUILDING A - 8%			BUILDING B - 6%		
FLOOR AREA RATIO	BUILDING A - 0.8 : 1			BUILDING B - 0.6 : 1		





LOCATION MAP
N.T.S.

N

SCALE: 1"=50'

PD CONDITIONS:

1. OFF PREMISE SIGNAGE
2. PARKING SHORTAGE
3. FRONT YARD LANDSCAPING DEFICIENCY
4. LANDSCAPE DEFICIENCY OF 4,023 SQ. FT.
5. 60' OPEN SPACE AREA TO BE REDUCED TO 10' ALONG THE NORTH AND WEST PROPERTY LINE AND 15' ALONG THE SOUTH PROPERTY LINE
6. 18' DEEP DOUBLE PARKING ROWS
7. EMPLOYEES REQUIRED TO PARK AT BACK OF BUILDINGS ON LOT 3
8. PD 285-C CONNELL SKAGGS ADDITION, LOT 1 & PORTION OF LOT 3, WOODSIDE VILLAGE EXPANSION, WILL EXTEND THE REQUIRED 8' MASONRY WALL THE FULL LENGTH OF TRACT 6, BLOCK C SHADYDALE ACRES ALSO KNOWN AS, 112 SHADY DALE LANE COPPELL TEXAS.

LEGEND:

Ex F/O	EXISTING FIBER OPTIC
Ex TEL	EXISTING TELEPHONE LINE
Ex Gas	EXISTING GAS LINE
Ex SS	EXISTING SANITARY SEWER
Ex OHE	EXISTING OVERHEAD ELECTRIC
Ex UGE	EXISTING UNDERGROUND ELECTRIC
Ex W	EXISTING WATER LINE
460	EXISTING MAJOR CONTOUR LINE
461	EXISTING MINOR CONTOUR LINE
	PROPERTY LINE
	EASEMENT LINE
	ASPHALT
PP	POWER POLE
	SANITARY SEWER MANHOLE
WV	WATER VALVE
FH	FIRE HYDRANT
WM	WATER METER
	PROPOSED FIRE LANE
	EXISTING FIRE LANE TO BE ABANDONED
	LOADING ZONE

SITE PLAN

CONNELL SKAGGS ADDITION
LOTS 1 & 3 (WOODSIDE VILLAGE) SITE PLAN
VOL. 88006, PG. 5896
9.4 ACRES
GEORGE JACK SURVEY,ABSTRACT NO. 694
CITY OF COPPELL, DALLAS COUNTY, TEXAS
FOR

356 DEVELOPMENT

BY

HALFF
3803 PARKWOOD BLVD, SUITE 800
FRISCO, TEXAS 75034-8640
TEL (214) 618-4570
TBPE FIRM #F-312

OWNER / DEVELOPER:
356 DEVELOPMENT
4300 SIGMA ROAD, SUITE 100
DALLAS, TEXAS 75244
CONTACT: JEFF STRONG
972-250-5820

SURVEYOR:
HALFF ASSOCIATES
1201 NORTH BOWSER ROAD
RICHARDSON, TEXAS 75081
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214-346-6200

ENGINEER:
HALFF ASSOCIATES
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FRISCO, TEXAS 75034
CONTACT: RUSTY GLOVER, P.E.
214-618-4570

WOODSIDE VILLAGE
SITE PLAN
COPPELL, TEXAS

Exhibit "B"

HALFF
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Revision		
No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

RUSTY R. GLOVER 86257
NAME P.E. NO.
DATE 1/18/2017
TBPE FIRM #F-312

Project No.:	31213
Issued:	1/18/2017
Drawn By:	CAD
Checked By:	RRG
Scale:	AS NOTED
Sheet Title	SITE PLAN
Sheet Number	C1.01

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