

**LEGEND**

- NEW CONCRETE PAVEMENT
- NEW LANDSCAPE AREA
- NEW CHAIN LINK FENCE
- RELOCATED CHAIN LINK FENCE
- NEW MASONRY WALL TO MATCH EXISTING

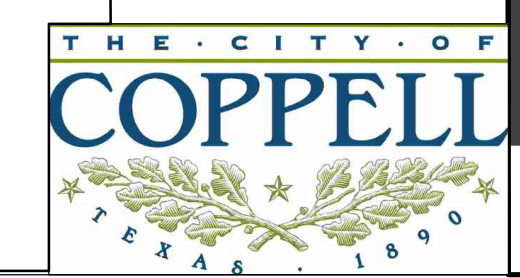
<b>1. ZONING</b>	
<b>A. EXISTING BASE ZONING</b>	- LIGHT INDUSTRY, PD-108
<b>B. SITE AREA</b>	- 11.52 ACRES
<b>C. BUILDING SET BACKS - FRONT YARD</b>	- 60 FEET
<b>SIDE YARD</b>	- 10 FEET
<b>REAR YARD</b>	- 10 FEET
<b>D. PARKING SET BACKS - FRONT YARD</b>	- 15 FEET
<b>SIDE YARD</b>	- 5 FEET
<b>E. BUILDING HEIGHT LIMITATION:</b>	NONE
<b>F. PARKING REQUIREMENT:</b>	
ONE SPACE PER 300 SF GROSS FLOOR AREA	REQUIRED - 57
	PROVIDED - 116

**PD CONDITIONS**

- Building elevations proposed for Phases II and III are conceptual, and detail plan approval, including elevation details and materials may qualify for administrative approval by the director of planning.
- All paved areas east of the front wall of the existing 15,000± square foot building are exempt from interior and non-vehicular landscaping per sec. 12-43-8.(a) of the landscape ordinance.
- Perimeter landscaping shall be provided as shown on the landscape plan.
- Landscape screening is permitted in lieu of a masonry wall adjacent to outside storage areas, as required in sec. 12-33-1 of the zoning ordinance.

PROJECT PHASING	
<b>PHASE I</b>	Pavement Landscape Fencing Light Pole w/ Security Cameras Foundation Elements for Phase II & III Buildings
<b>PHASE II</b>	Bulk Storage Enclosure Building (5,680 SF) Vehicle/Equipment Storage Building (9,200 SF) Auction Storage Building (1,980 SF)
<b>PHASE III</b>	Future Addition (3,000 SF) Future Addition (400 SF) Future Parking as Required

CITY VEHICLE & EQUIPMENT PARKING TABULATION	
City Vehicle and Equipment Parking Required.....	= 174 vehicles
Parks & Recreation	= 88
Public Works	= 86
<b>EXISTING Enclosed Parking on Site.....</b>	<b>= 80</b>
Existing Storage Building	= 80
<b>EXISTING Surface Parking on Site.....</b>	<b>= 37</b>
Existing Surface Parking	= 37
<b>PROPOSED Enclosed Parking.....</b>	<b>= 50</b>
Proposed Storage Building	= 50
<b>PROPOSED Surface Parking.....</b>	<b>= 65</b>
Bus 10'x40'	= 2
Platforms 10'x50'	= 2
Dump Truck 10'x60'	= 1
Truck/Trailer 10'x20'	= 1
Truck 10'x20'	= 3
Truck 10'x25'	= 56



DATE	REVISION	BY

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DALLAS, TEXAS 75201  
214.751.3888  
JQIDB NO. 3150012

INTERIM REVIEW DOCUMENTS  
NOT INTENDED FOR BIDDING, PERMIT OR CONSTRUCTION PURPOSES  
ONDU M. SPLOS  
TEXAS REGISTRATION NO. 111707  
DATES: 07-28-2015

**CITY OF COPPELL**  
**SERVICE CENTER EXPANSION**  
**816 S COPPELL RD.**  
**SITE PLAN**  
**CITY OF COPPELL, TEXAS 75019**  
**DALLAS COUNTY, 11.52 ACRES**

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
OS	OS	JULY 2015	1"=40'			