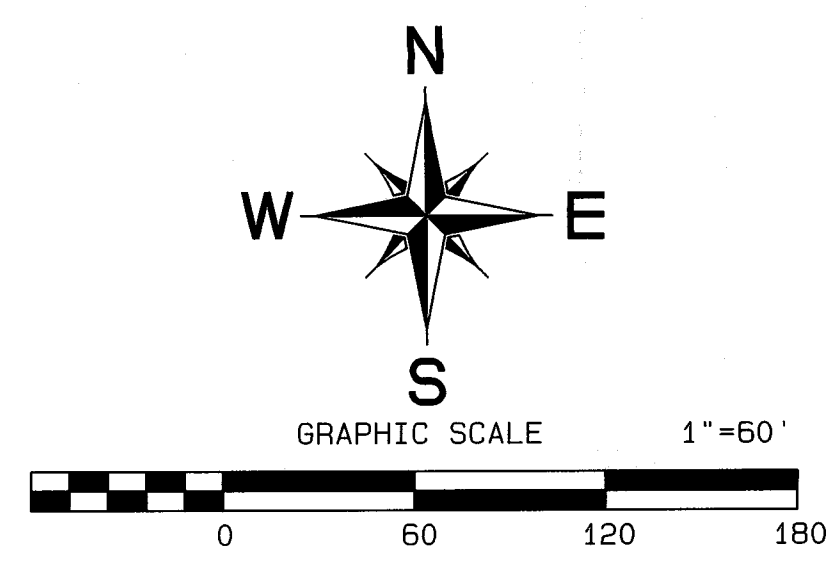
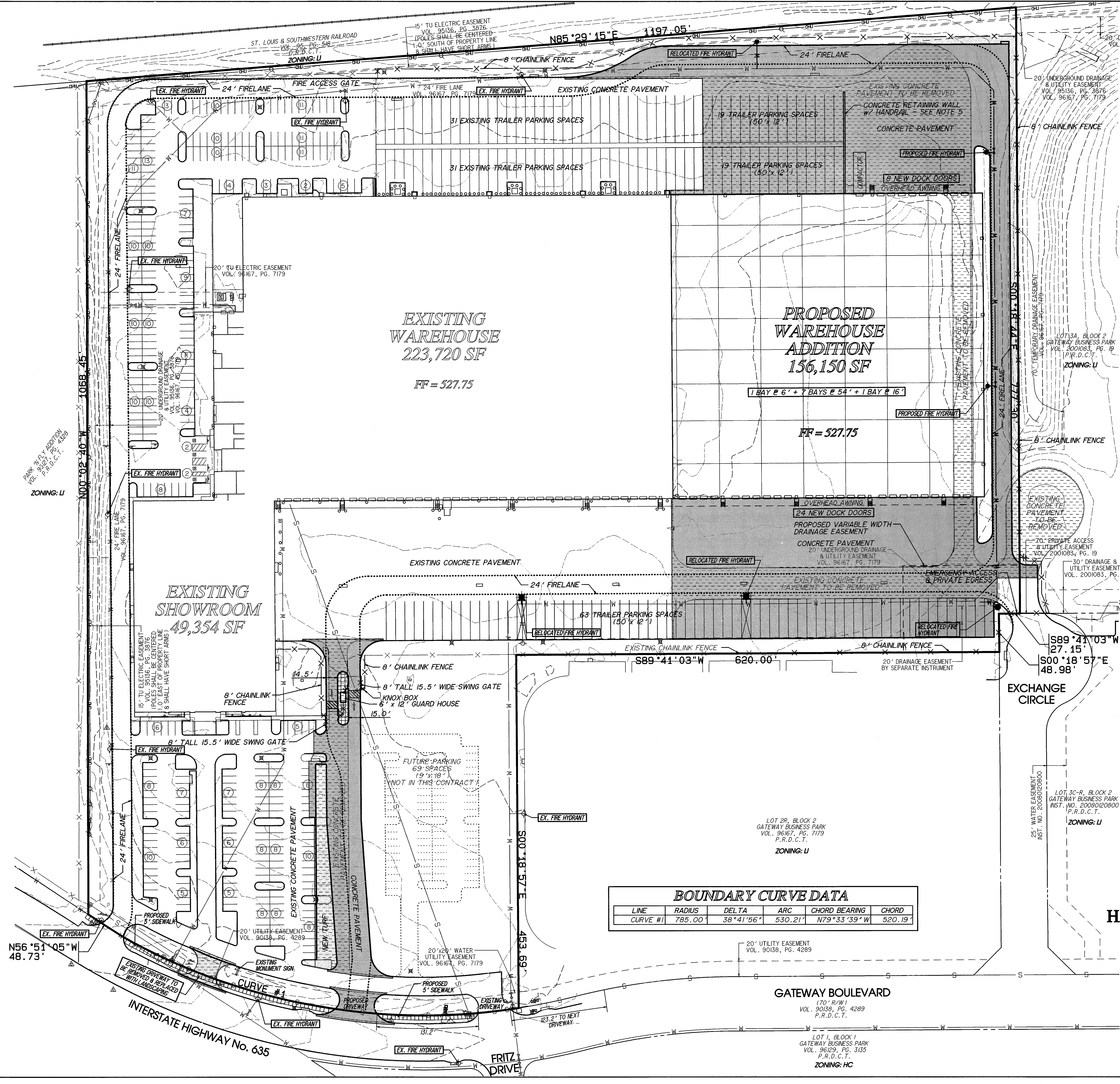
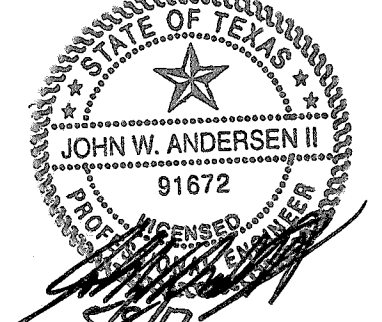




SITE DATA TABLE

EXISTING ZONING	LI
PROPOSED USE	WAREHOUSE
AREA OF EXPANSION	156,150 SF
TOTAL BUILDING AREA	429,224 SF
EXISTING SHOWROOM	49,354 SF
EXISTING WAREHOUSE	223,720 SF
WAREHOUSE EXPANSION	156,150 SF
BUILDING HEIGHT	49 FT. 9 IN.
REQUIRED PARKING FOR EXISTING FACILITY + 236,000 SF ANTICIPATED FUTURE EXPANSION TOTAL *	442
REQUIRED PARKING FOR EXISTING FACILITY + 156,450 SF PROPOSED EXPANSION TOTAL **	362
PARKING PROVIDED EXISTING PARKING	375
PARKING REMOVED PER SITE IMPROVEMENTS	(26)
FUTURE PARKING	69
TOTAL ***	418
LOT COVERAGE	963,266 SF (82.3%)
FLOOR AREA RATIO	0.37

- * PER A VARIANCE REQUEST APPROVED ON APRIL 4, 1996, THE REQUIRED PARKING FOR THE EXISTING FACILITY AND AN ANTICIPATED 236,000 SF EXPANSION WAS LOWERED 229 SPACES FROM 671 TO 442.
- ** SINCE THE PROPOSED EXPANSION IS ONLY 156,150 SF RATHER THAN THE ANTICIPATED 236,000 SF, THE TOTAL ORIGINAL DEMAND IS REVISED TO 591 SPACES VERSUS 671. APPLYING THE APPROVED 229 SPACE REDUCTION RESULTS IN 362 SPACES REQUIRED FOR THE PROPOSED SITE.
- *** 375 PARKING SPACES ARE CURRENTLY PROVIDED. 26 SPACES ARE TO BE REMOVED PER THE SITE IMPROVEMENTS. 69 FUTURE SPACES ARE AVAILABLE TO BE DEVELOPED SHOULD THE PARKING DEMAND BE REQUIRED FOR A TOTAL OF 418 SPACES, WHICH IS 56 MORE THAN THE REQUIRED 362.



HAVERTY'S FURNITURE®

NOTES:

1. THERE IS NO FEMA 100-YEAR FLOODPLAIN ON THE SUBJECT SITE PER FIRM PANEL 4813C0135K, DATED 7/7/2014.
2. EXISTING SITE LIGHTING WILL BE RELOCATED IN ORDER TO PROVIDE ADEQUATE COVERAGE AND SECURITY.
3. THERE IS NO ADDITIONAL SIGNAGE PROPOSED IN CONJUNCTION WITH THIS EXPANSION.
4. ALL GATES THAT RESTRICT ACCESS TO OR CROSS FIRE LANES SHALL BE "AUTOMATIC" GATES EQUIPPED WITH GTT OPTICOM SYSTEM. GATES SHALL BE WIRED TO OPEN ON FIRE ALARM ACTIVATION.
5. A GALVANIZED STEEL PIPE HANDRAIL SHALL BE INSTALLED ALONG THE TOP OF THE RETAINING WALL.

GOODWIN MARSHALL INC.

CIVIL ENGINEERS ~ PLANNERS ~ SURVEYORS
2405 Mustang Drive, Grapevine, Texas 76051
Metro (817) 329-4373
TBPE REGISTRATION # F-2944
TBPLS # 10021700

SITE PLAN FOR HAVERTY'S FURNITURE EXPANSION

LOCATED IN
GATEWAY BUSINESS PARK LOT 1R-2, BLOCK 2

BEING
26.876 Acres
SITUATED IN THE
S.A. & M.G. RAILROAD SURVEY, ABSTRACT No. 1439
CITY OF COPPELL, DALLAS COUNTY, TEXAS

APRIL 19, 2017
REVISED: MAY 8, 2017

BOUNDARY CURVE DATA

LINE	RADIUS	DELTA	ARC	CHORD BEARING	CHORD
CURVE #1	785.00	38°41'56"	530.21'	N79°33'39"W	520.19'

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