



SITE DATA

EXISTING ZONING:	PD-136R3
PROPOSED ZONING:	PD-136R4
USE:	MOTORCYCLE SALES (OFFICE) AND STORAGE AND STAGING MINOR MAINTENANCE, PHOTO BOOTH AND WASH STATION (WAREHOUSE)
SITE AREA	432,975 SF (9.93 AC)
TOTAL IMPERVIOUS AREA	258,302 SF
TOTAL PERVIOUS AREA	174,673 SF
BUILDING AREA	112,283 SF
RUMBLE ON LEASE AREA	58,505 SF
AREA BY USE	
INSPECTION / WASH BAYS	3,120 SF
PHOTO BOOTHS	1,250 SF
MAINTENANCE (LIFTS)	3,150 SF
PARTS STORAGE	1,040 SF
MOTORCYCLE STAGING	9,710 SF
MOTORCYCLE STORAGE	32,850 SF

OFFICE AREA	7,385 SF
BUILDING HEIGHT	42'
COVERAGE	25.93%

PARKING REQUIRMENTS	
OFFICE (1/300)	25 SPACES
WAREHOUSE (1/2000)	26 SPACES
TOTAL REQUIRED	51 SPACES
TOTAL PROVIDED	97 SPACES

LANDSCAPED AREA UNCHANGED
(REQUESTING VARIANCE TO THE L.S. REQUIREMENT FOR PARKING BEING STRIPED IN TRUCK DOCK AREA THAT IS NOT EXEMPT PARKING.

MAX EMPLOYEES PER SHIFT 50 PPL.

SITE PLAN CONDITIONS:

A. ALL PARKING SHALL BE USED FOR CUSTOMER AND EMPLOYEE PARKING

B. THERE SHALL BE NO MOTORCYCLE DISPLAY OUTSIDE OF THE BUILDING. AT NOT TIME SHALL THERE BE SIGNS/ BANNERS/PAINTING ON WINDOWS, ETC. OR ANY MOTORCYCLE INDICATING THAT IT IS FOR SALE.

C. MOTORCYCLE REPAIRE WITHIN THE BUILDING SHALL BE LIMITED TO BATTERY REPLACEMENT, OIL CHANGES, AND WASHING.

D. THERE SHALL BE NO MOTORCYCLE REPAIR, MAINTENANCE, WASHING, OR SIMILAR ACTIVITIES OCCURING OUTSIDE OF THE BUILDING AT ANY TIME.

E. THE OCCUPANCY OF THIS BUILDING FOR THIS USE SHALL ADHERE TO ALL BUILDING, FIRE, AND ENVIRONMENTAL CODES.

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RUMBLE ON
4301 PATRIOT
COPPELL, TEXAS

job no
1549
sheet
A1.0



SITE PLAN

SCALE: 1" = 30' - 0"