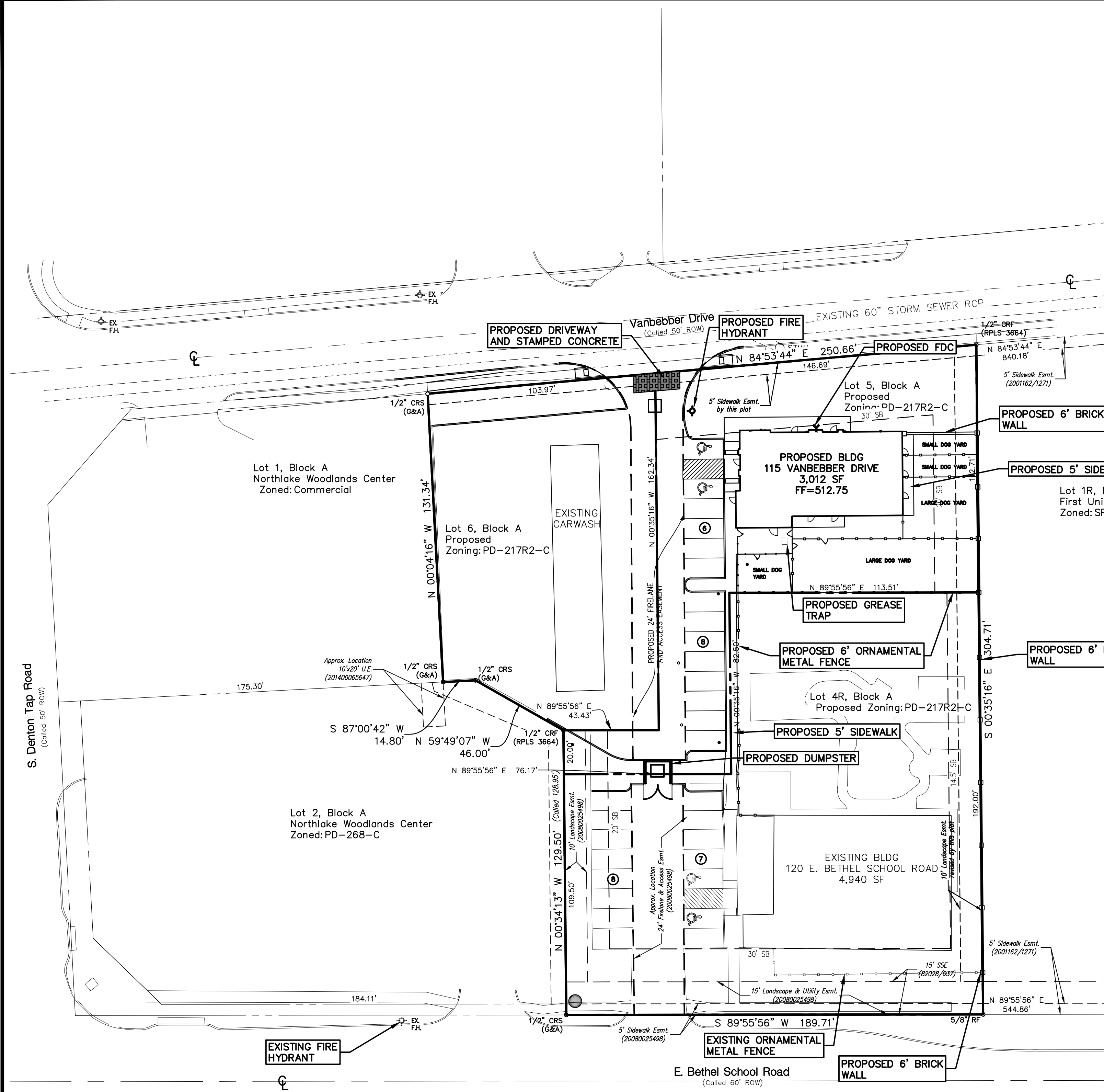




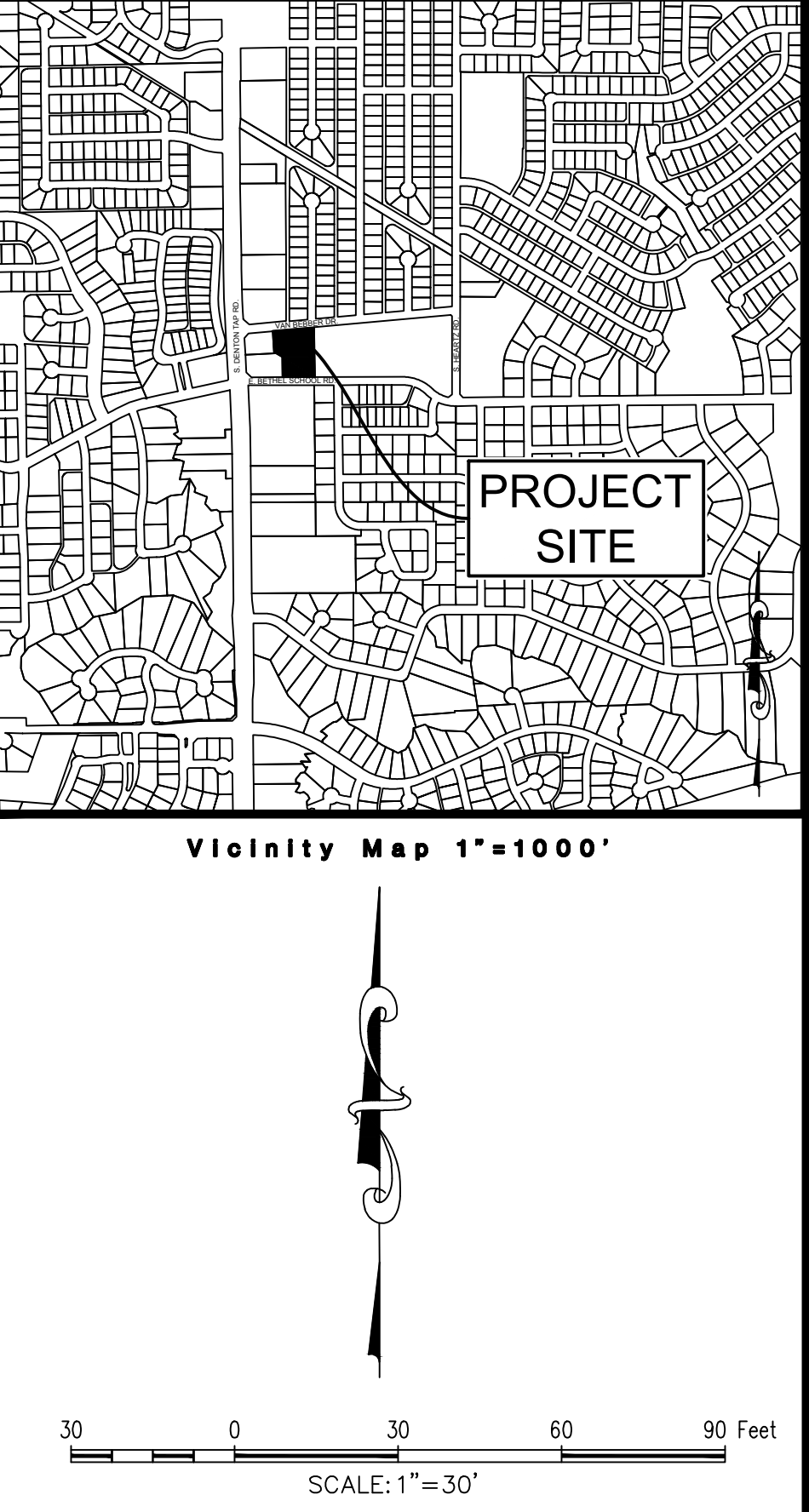
LEGEND			
ABBREVIATIONS:			
CRF	Capped Rebar Found	FG	Finished Grade
CRS	Capped Rebar Set	FF	Finished Floor
CP	Control Point	FP	Finished Pad
Mon.	Monument	FL	Flowline
BM	Benchmark	UE	Utility Easement
Ex TC	Existing Top of Curb	DE	Drainage Easement
Ex TP	Existing Top of Pavement	BL	Building Line
TC	Top of Curb	R.O.W.	Right-of-Way
G	Gutter	DR	Deed Records
PG	Proposed Grade	PR	Plot Records
TP	Grade at Top of Pavement	PAE	Pedestrian Access Easement
TA	Grade at Top of Asphalt	SB	Setback line
TW	Grade at Top of Wall	WLE	Waterline Easement
BW	Grade at Bottom of Wall	MAE	Mutual Access Easement
RW	Grade at Retaining Wall		
TG	Grade at Top of Gate		
LINES & SYMBOLS:			
Existing:		Proposed:	
Contours			
Asphalt Pavement			
Wood Fence			
Chain Link Fence			
Wire Fence			
Masonry Wall			
Centerline of Creek, Swale, or Waterway			
Waterline			
Sanitary Sewer			
Storm Sewer			
Overhead Power			
Buried Power			
Gas Line			
Fire Hydrant			
Water Valve			
Water Meter			
Sanitary Sewer Manhole			
Guy Wire			
Light Pole			
Power Pole			
Tree			
Benchmark			

FENCING LEGEND	
--- 500 --- 501 ---	6" BRICK WALL
--- 500 --- 501 ---	6" ORNAMENTAL METAL FENCE

SITE DATA TABLE FOR LOT 4R	
EXISTING ZONING	PD-217R-C
EXISTING USES	DOG KENNEL
EXISTING BLDG SF	4,940 SF
BLDG AREA-GROSS SQUARE FOOTAGE	4,940 SF
PARKING SUMMARY	
REQUIRED PARKING - EXISTING BUILDING	16 SPACES
PROVIDED PARKING ON LOT 4R	15 SPACES
TOTAL HANDICAP PARKING PROVIDED	2 SPACES
FLOOR AREA RATIO - LOT 4R	0.33
IMPERVIOUS AREA - LOT 4R	21,974 SF
PERVIOUS AREA - LOT 4R	8,160 SF

SITE DATA TABLE 6	
EXISTING ZONING	PD-217R-C
EXISTING USES	CAR WASH
EXISTING CAR WASH BAYS	6
PARKING SUMMARY	
PROPOSED LOT COVERAGE - LOT 6	13,701 SF
FLOOR AREA RATIO - LOT 6	0.22
IMPERVIOUS AREA - LOT 6	13,702 SF
PERVIOUS AREA - LOT 6	1,367 SF

SITE DATA TABLE FOR LOT 5	
EXISTING ZONING	PD-217R-C
PROPOSED USES	DOG SHELTER/SHELTER/RESTURANT
ADDRESS	115 VANBEBBER
PROPOSED BLDG SF	3,012 SF
BLDG AREA-GROSS SQUARE FOOTAGE	3,012 SF
BUILDING HEIGHT	22 FT
PARKING SUMMARY	
REQUIRED PARKING - PROPOSED BUILDING	
DOG SHELTER(4 VOLUNTEERS) 1:1	4 SPACES
RETAIL (643 SF @ 1:200)	4 SPACES
RESTAURANT (453 SF @ 1:100)	5 SPACES
TOTAL REQUIRED	13 SPACES
PROVIDED PARKING ON LOT 5	14 SPACES
TOTAL HANDICAP PARKING PROVIDED	2 SPACES
PROPOSED LOT COVERAGE - LOT 5	19,110 SF
FLOOR AREA RATIO - LOT 5	0.30
IMPERVIOUS AREA - LOT 5	8,561 SF
PERVIOUS AREA - LOT 5	10,549 SF



- GENERAL NOTES
- DUMPSTER ENCLOSURE REQUIRED. SAID DUMPSTER ENCLOSURE SHALL CONSIST OF MATERIALS SIMILAR TO PROPOSED BUILDING. DUMPSTER SHALL BE SHARED BETWEEN LOTS 4R-6.
 - THERE SHALL BE SHARED PARKING FOR LOTS 4R AND 5.
 - THE DUMPSTER MAY BE SHARED BY LOTS 4R, 5, AND 6.
- "PREVIOUSLY APPROVED PD CONDITIONS FOR LOT 4R"
- SIDE YARD SETBACK ALONG THE EAST PROPERTY LINE BEING PERMITTED TO BE APPROXIMATELY 14'-6" VS. 30' SETBACK WHICH WOULD TYPICALLY BE REQUIRED.
 - APPROVAL OF 18 (8'-6' x 18') PARKING SPACES
 - MODIFIED PERIMETER LANDSCAPE BUFFER BEING PROVIDED ALONG A PORTION OF THE NORTH PROPERTY LINE (APPROX. 45' IN LENGTH)

- "APPROVED PD CONDITIONS ON 02/13/2018 FOR LOT 5"
- A GREASE TRAP SHALL BE REQUIRED FOR THE BAKERY
 - HOURS OF OPERATION FOR THE PET WASH NOT EXCEED THOSE FOR DOGGIE WONDERLAND
 - THERE SHALL BE SHARED PARKING FOR LOTS 4R AND 5
 - THE DUMPSTER MAY BE SHARED BY LOTS 4R, 5, AND 6

DOGGIES WONDERLAND
PROPOSED ZONING: PD-217R2-C
Lot 4R-6, Block A
NORTHLAKE WOODLANDS CENTER ADDITION
1479 Acres
in the
EDWARD A. CROW SURVEY, ABSTRACT NO. 301
CITY OF COPPELL
DENTON COUNTY, TEXAS

OWNER/DEVELOPER
TKL REAL ESTATE INVESTMENT, INC.
605 ALMA DR.
PLANO, TX 76075
Ph. (469) 867-2933
Contact: M. WILLIAM TSAO

SITE PLANNING

CIVIL ENGINEERING

PLANNING

CONSULTANTS, LLC

LAND SURVEYING

LANDSCAPE ARCHITECTURE

111 Hillside Drive • Lewisville, TX 75057
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144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226
P: 940.240.1012 • F: 940.240.1028
TBPE Firm No. 1798 TBPLS Firm No. 10047700

DOGGIES WONDERLAND

115 VANBEBBER DRIVE

ZONING: PD-217R2-C

Lot 4R-6, Block A

NORTHLAKE WOODLANDS CENTER ADDITION

1479 Acres

EDWARD A. CROW SURVEY, ABSTRACT NO. 301

CITY OF COPPELL

DENTON COUNTY, TEXAS

17132

C4