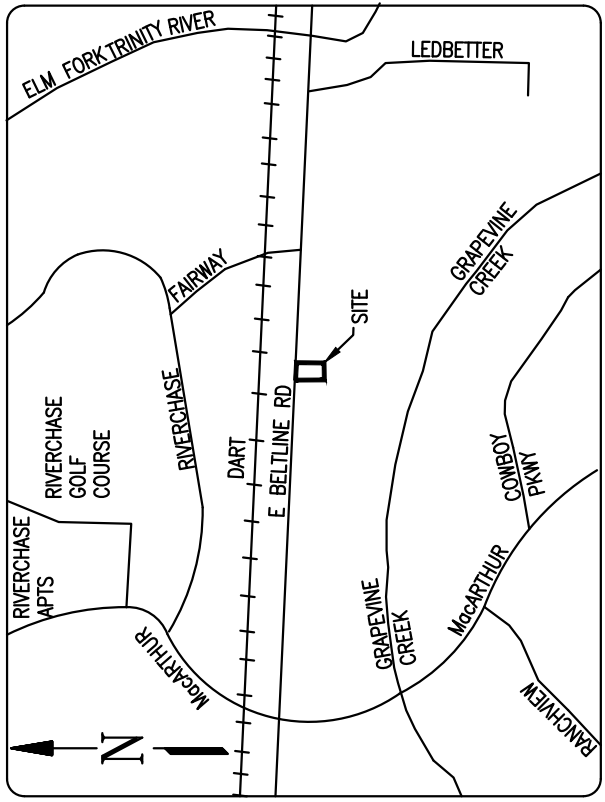




NOT TO SCALE
MAPS 118-B

- FENCE
- QDS GAS METER
- QDS GAS MARKER
- BENCHMARK
- SURVEY CONTROL POINT
- CENTER LINE
- MANHOLE
- EXISTING WATER METER
- EXISTING WATER VALVE
- CURB INLET
- QDS POWER POLE
- QDS SANITARY SOWER CLEAN OUT
- QDS FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- PROPOSED FDC
- HANDICAP RAMP
- LIPT LIGHT POLE
- GRATE
- ELECTRIC BOX
- CABLE PEDESTAL
- EXISTING TREE

Exhibit "B"

CITY OF COPPELL BENCHMARK - GEODETIC STATION No. 7
TOP SECURITY MONUMENT WITH ACCESS COVER LOCATED IN THE
MEDIAN AND ON THE SOUTH SIDE OF OF THE INTERSECTION OF BELT LINE ROAD
AND MACARTHUR BOULEVARD.
ELEVATION: 447.02

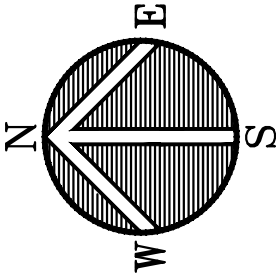
PROPERTY ZONED - LIGHT INDUSTRIAL

NO BUILDING HEIGHT LIMITATION
SIDE SETBACK = 10 FEET FROM PROPERTY LINE
REAR SETBACK = 5 FEET FROM PROPERTY LINE
FRONT SETBACK = 30 FEET FROM PROPERTY LINE

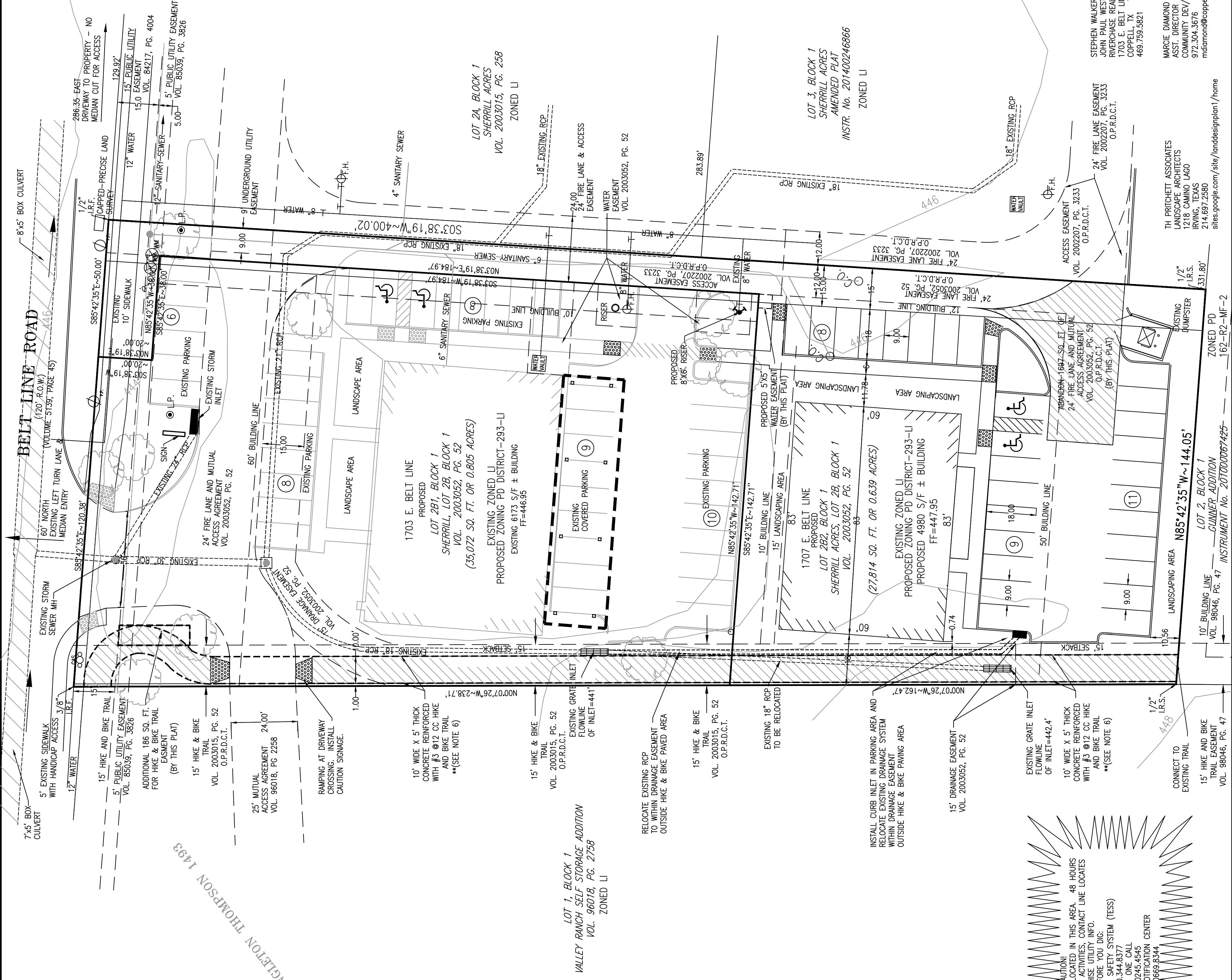
FLOOD PLAIN DESIGNATION

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "X" BY THE FEDERAL
EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP No. 4813C0015K, WITH A DATE OF
IDENTIFICATION OF JULY 7, 2014, FOR COMMUNITY PANEL No. 480170, IN DALLAS COUNTY, STATE OF TEXAS, WHICH
IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



Feb 05, 2018-12:35pm S:\DRAWINGS\2017\17171\CVL\17171 C1 SITE LOT 2B2.dwg
TBPE Firm Certificate of Registration No. F-002956



CAUTION:
UNDERGROUND UTILITIES ARE LOCATED IN THIS AREA. 48 HOURS
PRIOR TO ANY CONSTRUCTION ACTIVITIES, CONTACT LINE LOCATES
FOR ALL UTILITIES SHALL BE OBTAINED FROM THE CITY OF
COPPELL, TEXAS.
TEXAS EXCAVATION SAFETY SYSTEM (TESS)
1.800.344.8377
TEXAS ONE CALL
1.800.245.6545
LONE STAR NOTIFICATION CENTER
1.800.669.8344

ITEM	PROPOSED LOT 2B2	PROPOSED LOT 2B1 (DEVELOPED)
ZONING (CURRENT)	LI	LI
ZONING (PROPOSED)	PD DISTRICT-293-LI	PD DISTRICT-293-LI
PROPOSED USE	TBD	MEDICAL/DENTAL
LOT AREA (SQ.FT./AC)	27,814 SQ.FT./0.639 AC.	35,072 SQ.FT./0.805 AC.
BUILDING (SQ. FT.)	(4980 SQ.FT.)	(6173 SQ.FT.)
BUILDING HEIGHT (FT./STORIES)	23FT / 1 STORY	23FT / 1 STORY
LOT COVERAGE (%)	18%	18%
FLOOR AREA RATIO	0.18:1.0	0.18:1.0
IMPERVIOUS AREA (SQ. FT.)	18,954 SQ. FT.	26,849 SQ. FT.
PERVIOUS AREA (SQ. FT.)	8860 SQ. FT.	8223 SQ. FT.
PARKING REQUIRED	1 SPACE/175 SQ. FT.=281 SPACE/175 SQ. FT.=335	
HANDICAPPED PARKING REQUIRED	2	
PARKING PROVIDED	28	41
HANDICAPPED PARKING PROVIDED*	2	2

(10% ATTRIBUTED FOR PARKING)

VARIANCE AND AGREEMENT REQUEST

- ACCESS AGREEMENT FOR LOT 2B2, AS A SEPARATE LOT, FOR INGRESS AND EGRESS.
 - SHARED SIGN AGREEMENT.
 - SHARED DUMPSTER AGREEMENT.
 - DETAIL BUILDING ELEVATIONS WILL BE SUBMITTED WITH THE DETAIL SITE PLAN FOR LOT 2B2.
 - FRONT SETBACK FOR LOT 2B2 TO BE DETERMINED WITH DETAIL SITE PLAN SUBMITTAL.
- *6. THE SHARED BIKE TRAIL SHALL BE DESIGNED AND SUBMITTED WITH THE SHARED BIKE TRAIL AND SHALL BE CONSTRUCTED WITHIN LOT 2B1 AND LOT 2B2, BLOCK 1 BY OWNER/DEVELOPER PRIOR TO ISSUING OF A CERTIFICATE OF OCCUPANCY FOR BUILDING ON LOT 2B2, BLOCK 1.

THE PURPOSE OF THIS PLAN IS A REQUEST FOR A
PD-293 LI. SHOWN IS A DETAIL PLAN FOR THE
EXISTING MEDICAL BUILDING ON LOT 2B1 AND A
CONCEPT PLAN FOR LOT 2B2 FOR A FUTURE OFFICE
BUILDING.

DETAIL SITE PLAN LOT 2B1 (EXISTING MEDICAL BUILDING)

CONCEPT SITE PLAN LOT 2B2

SHERRILL ACRES
LOT 2B, BLOCK 1
EXISTING ZONING - LI - LIGHT INDUSTRIAL
PROPOSED ZONING - PD-293 LI
SINGLETON THOMPSON SURVEY, ABSTRACT No. 1493
PROPOSED LOT 2B1 = 35,072 SQ. FT. OR 0.805 AC.
PROPOSED LOT 2B2 = 27,814 SQ. FT. OR 0.639 AC.

Δ 02.02.2018	UPDATES PER CITY COMMENTS
Δ 01.29.2018	UPDATES PER CITY COMMENTS
Δ 12.29.2017	UPDATES PER CITY COMMENTS

SHERRILL ACRES REPLAT

1703 & 1707 E BELT LINE ROAD

HENNESSY ENGINEERING, INC.

1417 W. MAIN, SUITE 100, CARROLLTON,
TEXAS, 75006 (972-246-9478) heneng2@aol.com

COPPELL, TEXAS 75019

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
H-E	DM	05.10.17	1"=20'	J1717	C1	

STEPHEN WALKER
JOHN PAUL WEST
RIVERCHASE REALTY, LLC
1707 E. BELT LINE ROAD
COPPELL, TX 75019
469.755.5821

MARIE DIAMOND
TH PRITCHETT ASSOCIATES
LANDSCAPE ARCHITECTS
1218 CAMINO LAGO
IRVING, TEXAS
214.697.2580
mrdiamond@coppelltx.gov

sites.google.com/site/landesignplan/home