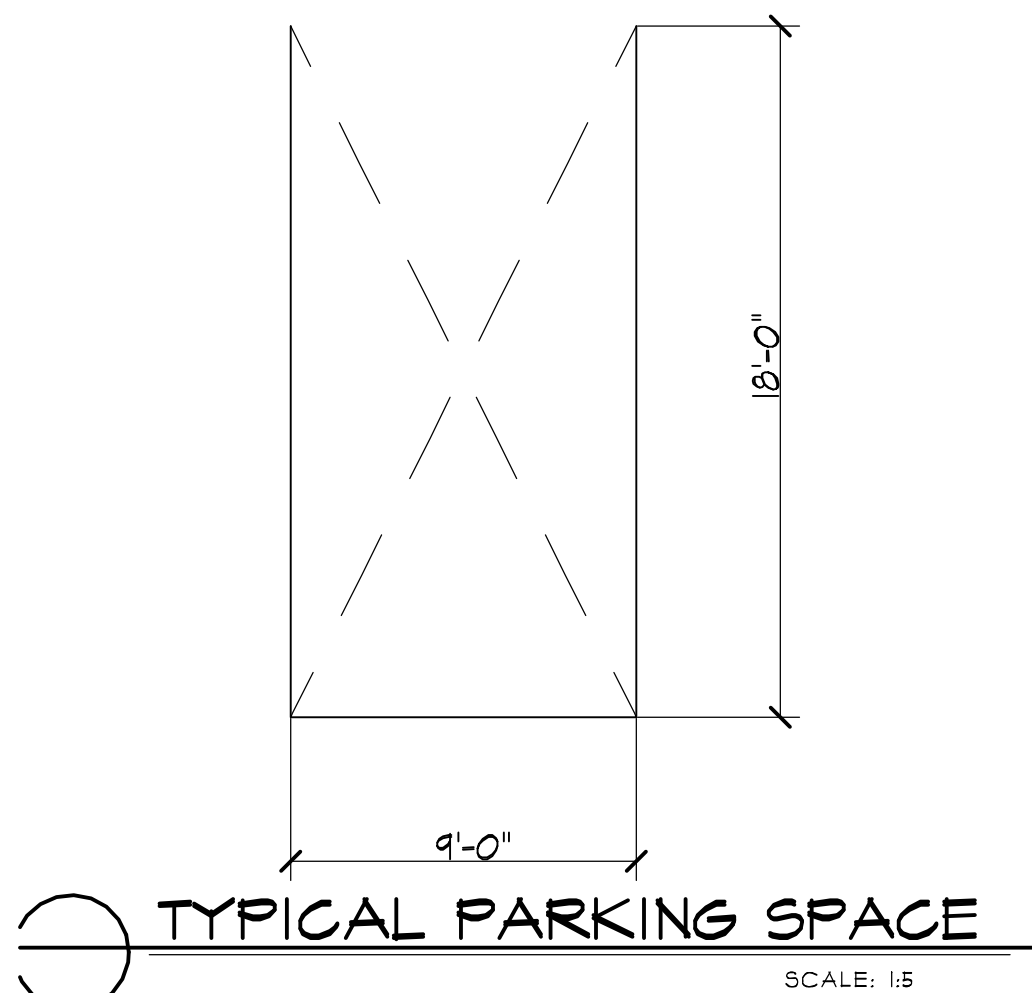
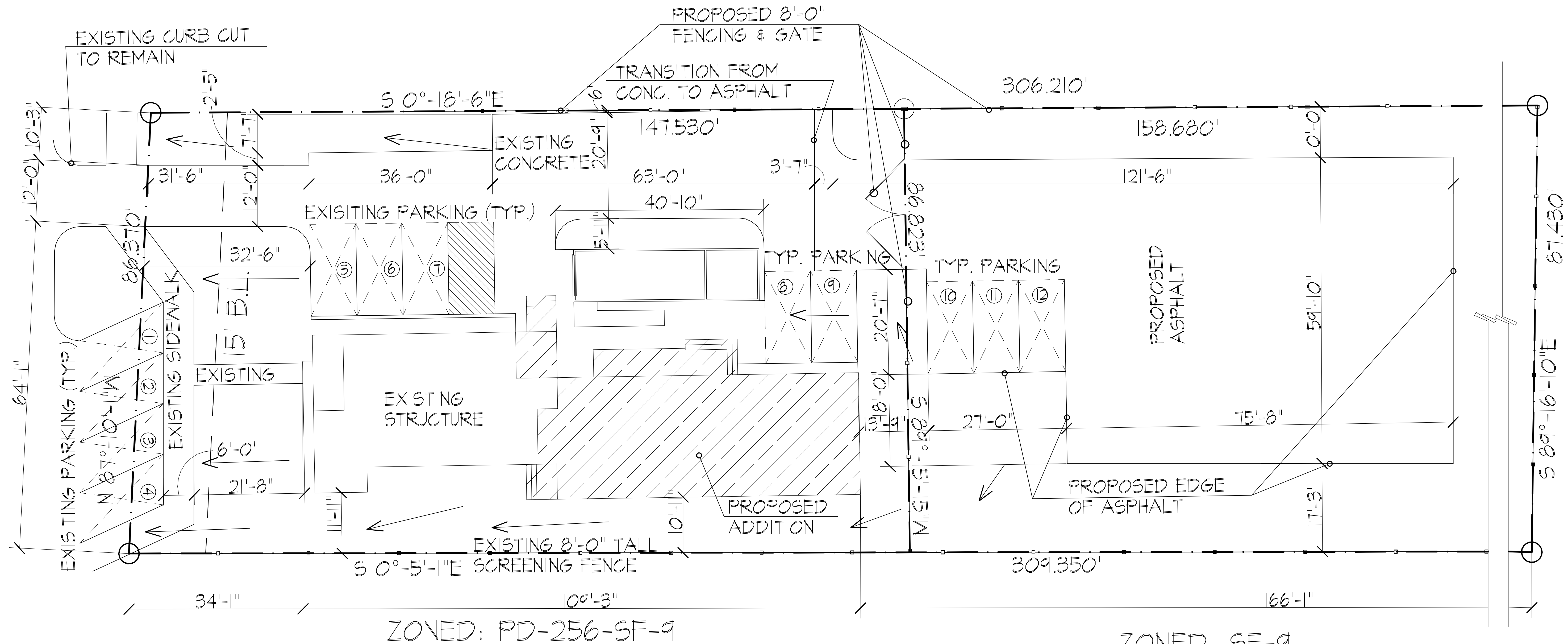


W. BETHEL ROAD

MITCHELL STREET
APPROX. 160.000' WEST

ZONED: HISTORIC



P.D. CONDITIONS TABLE	
1. REQUEST RELIEF FROM REQUIRED SCREENING WALL ON THE NORTH & EAST SIDE OF PROPERTY. 8'-0" TALL WOODEN BOARD ON BOARD FENCE PROVIDED IN LIEU OF SCREENING WALL.	3. THE STAINING, MAINTENANCE AND REPLACEMENT RESPONSIBILITY OF THE FENCE, INCLUDING BUT NOT LIMITED TO THE INTEGRITY OF THE BUILDING ELEMENTS OR MATERIALS, SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER. SUCH MAINTENANCE AND/OR REPAIR SHALL BE PERFORMED ANNUALLY OR MORE OFTEN AS NEEDED.
2. REQUEST RELIEF FROM REQUIRED 10' LANDSCAPE BUFFER ON WEST SIDE OF PROPERTY FOR 71.631' LINEAR FEET TO PROVIDE ACCESS TO THE REAR PORTION OF THE PROPERTY.	

SITE PLAN EXHIBIT B
PREPARED - 06/09/20

SCALE: 1:20

SITE DATA TABLE	
ZONING - HISTORIC	
PROPOSED USE - BUSINESS	
LOT AREA - .0614 ACRES	
EXISTING AREA - 1,548 SQ. FT.	
PROPOSED ADDITION - 1,782 SQ. FT.	
BUILDING AREA - 3,330 SQ. FT.	
BUILDING HEIGHT - 15'-0"	
REQUIRED PARKING - 12 SPACES	
PROPOSED PARKING - 12 SPACES	
PROPOSED LOT COVERAGE - 51.520%	
FLOOR AREA RATIO - .124	

OWNER: TOMMY WATTERS
ADDRESS: 412 W. BETHEL RD.
PHONE: (214) 206-4011
EMAIL: TWATTERSJR@MSN.COM

LOT 1R2R, BLOCK 1
412 W. BETHEL RD.
VAUGHN ADDITION
J. ANDERSON ABS. N.
18 CITY OF COPPELL
DALLAS COUNTY, TX

REVISIONS

J.D.B.	02/25/20
J.T.B.	04/23/20
J.T.B.	05/12/20
J.T.B.	05/18/20
J.T.B.	06/09/20

NOTE: Due to the wide variety of approved construction methods, techniques and changing site conditions, these plans must be thoroughly checked and field verified completely by the builder and/or person in authority of the supervision of construction, all contractors and sub-contractors. Any construction, alteration or addition to the original design (as shown on these plans or site-conditions) shall be brought to the immediate attention of Design Services - BROWNE. Any construction work is performed or materials purchased.

DESIGN SERVICES
by WILLIAM C. BROWN
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620 N. CARROLL DENTON, TX 76201 TEL. (940) 565-0520 wmbrownb3@verizon.net

VALENTINE PREMIER CONSTRUCTION
RVIS ADDITION
412 W. BETHEL RD. COPPELL, TX

ISSUE DATE
01/30/20

PLAN #1663

A=1