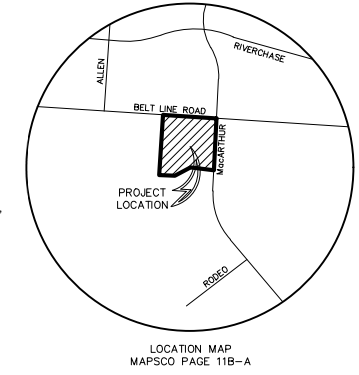
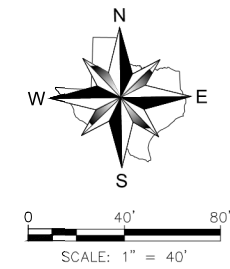


**ABBREVIATION LEGEND**

PP	Power Pole	IRF	Iron Rod Found
GW	Guy Wire	IRS	Iron Rod Set
MH	Manhole	CIRS	Iron Rod Set w/ cap "WAI"
WV	Water Valve	CIRF	Iron Rod Found w/ cap
TP	Telephone Pedestal	XCS	X-Cut in Concrete Set
WM	Water Meter	XCF	X-Cut in Concrete Found
FH	Fire Hydrant	PKS	PK Nail Set
LP	Light Pole	PKF	PK Nail Found
IV	Irrigation Valve	SS	Sanitary Sewer
CO	Clear-Out	SW	Storm Sewer
AC	Air Conditioner	TF	Transformer pad
TV	Cable Box	GM	Gas Meter
SB	Signal Box	GMK	Gas Marker
SP	Signal Pole	UGC	Underground Cable Marker
SN	Sign	EB	Electric Box
CM	Control Monument	EM	Electric Meter



**LEGEND**  
24' FIRE LANE AND ACCESS EASEMENT



**SITE DATA TABLE**

	LOT 1, BLOCK A	LOT 2, BLOCK A	LOT 3, BLOCK A
LOT SIZE	1.016 ACRES	0.882 ACRES	2.693 ACRES
EXISTING ZONING	PD-157R7-C	PD-157R7-C	PD-157R7-C
PROPOSED ZONING	PD-157R8-C	PD-157R8-C	PD-157R8-C
<b>USE / BUILDING AREA</b>			
RETAIL	6,000 SF - 75%	-	10,966 SF - 57%
RESTAURANT	2,000 SF - 25%	3,278 SF - 100%	8,400 SF - 43%
TOTAL	8,000 SF	3,278 SF	19,366 SF
<b>REQUIRED PARKING</b>			
RETAIL (1 PER 200 S.F.)	30 SPACES	0 SPACES	55 SPACES
RESTAURANT (1 PER 100 S.F.)	20 SPACES	33 SPACES	84 SPACES
TOTAL	50 SPACES	33 SPACES	139 SPACES
EXISTING PARKING PROVIDED	47 SPACES	45 SPACES	162 SPACES
EXISTING PROVIDED PARKING RATIO	1/171	1/73	1/120
EXISTING HANDICAP REQUIRED	2 SPACES	2 SPACES	6 SPACES
EXISTING HANDICAP PROVIDED	2 SPACES	2 SPACES	6 SPACES
EXISTING COVERAGE	18.08%	8.53%	16.51%

\* PARKING PROVIDED TOTAL INCLUDES HC PARKING

**NOTES:**

1. TYPICAL EXISTING PARKING SPACES ARE 9'x18'.
2. EACH LOT SHALL BE RESPONSIBLE FOR MAINTENANCE OF THEIR OWN LOT'S PAVING, LANDSCAPING, AND UTILITIES.

**PD CONDITIONS:**

1. SETBACKS FOR LOT 3, BLOCK A TO BE AS SHOWN ON THE PLAN.
2. INTERNAL LANDSCAPE BUFFERS SHALL BE AS NOTED ON THE PLAN.
3. SITE IS SUBJECT TO A SHARED PARKING AGREEMENT FILED.
4. SHARED DUMPSTER AS SHOWN ON PLAN BETWEEN LOT 1 AND 3, BLOCK A.

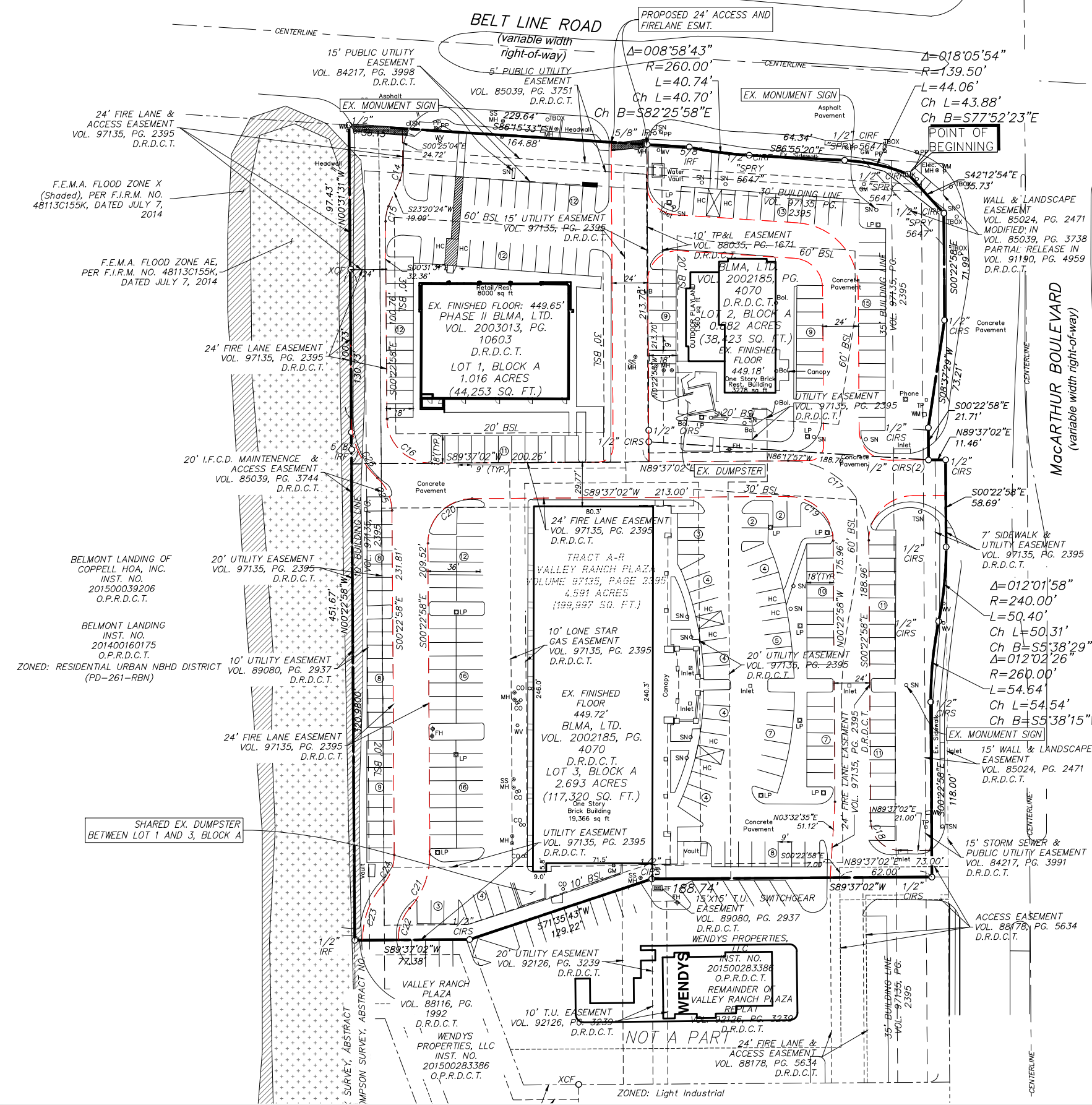
**VALLEY RANCH PLAZA PHASE 1 AND 2  
LOTS 1-3, BLOCK A  
4.591 ACRES ~ ZONED COMMERCIAL (PD-157R7)**

SINGLETON THOMPSON SURVEY, ABSTRACT NO. 1493  
CITY OF COPPELL  
DALLAS COUNTY, TEXAS

OWNER:  
BLMA, LTD.  
8350 N. CENTRAL EXPRESSWAY, SUITE 1300  
DALLAS, TX 75206  
214-542-5100

OWNER:  
PHASE II BLMA, LTD.  
8350 N. CENTRAL EXPRESSWAY, SUITE 1300  
DALLAS, TX 75206  
214-542-5100

ENGINEER:  
WINKELMANN & ASSOCIATES, INC.  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
972-490-7090



**Winkelmann & Associates, Inc.**  
CONSULTING CIVIL ENGINEERS SURVEYORS  
6750 HILLCREST PLAZA DRIVE, SUITE 215  
DALLAS, TEXAS 75230  
(972) 490-7090 FAX (972) 490-1998 FAX  
COPPELL OFFICE: 1111 W. WOODWAY, SUITE 200  
COPPELL, TEXAS 75012

**12/09/2020**

**PRELIMINARY - NOT FOR CONSTRUCTION**

**DETAIL SITE PLAN**

**NOT IN CONFORMANCE WITH CONCEPT PD**

**BELTLINE & MACARTHUR**

**COPPELL, TEXAS**

**SP-1**

No.	DATE	REVISION	APPROV.
1.	11/12/2020	REVISION #1	MC
2.			
3.			
4.			
5.			
6.			