



**SITE PLAN**  
Scale: 1"=10'

## Parking Summary

MAXIMUM BUSINESS OCCUPANCY=50% OF BLDG AREA	
PROFESSIONAL OFFICE:	
1200 SF /300 SF PER SPACE = 4 SPACES	20 SPACES REQUIRED
X 5 BLDGS =	
RESIDENTIAL COMPONENT = 2 SPACES PER UNIT	10 SPACES REQUIRED
X 5 BLDGS =	30 SPACES REQUIRED
TOTAL	33 SPACES PROVIDED
WITH ONE MEDICAL OFFICE:	
1200 SF / 175 SF PER SPACE =	7 SPACES REQUIRED
4 BUILDINGS AT 4 SPACES EACH =	16 SPACES
RESIDENTIAL COMPONENT = 2 SPACES	
PER UNIT X 5 BLDGS =	10 SPACES REQUIRED
TOTAL	33 SPACES REQUIRED
	33 SPACES PROVIDED

## Site Data

EXISTING ZONING:	PD-213R2-H
PROPOSED ZONING:	PD-213R6-H
PROPOSED USE:	5 LIVE / WORK UNITS AND ONE COMMON AREA LOT FOR PARKING
SQUARE FOOTAGES FOR EACH BUILDING:	
CONDITIONED AREA:	3,000 SF (1200 FIRST LEVEL, 1800 SECOND LEVEL)
2 CAR GARAGE:	575 SF
COVERED FRONT PORCH:	175 SF
COVERED SIDE PORCH:	100 SF
OPTIONAL COVERED/UNCOVERED PATIO ON LEVEL 2:	250 SF
BUILDING HEIGHT:	34'-6" TO RIDGE 28'-0" TO CENTERLINE OF ROOF
SITE AREA:	30,862 SF, 0.71 ACRE
LOT COVERAGE INCLUDING PORCHES:	0.36

## Site Plan

560 S. COPPELL ROAD, BEING LOT 27, BLOCK 1, OF LOST CREEK ADDITION, AN ADDITION TO THE CITY OF COPPELL, DALLAS, COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED UNDER DOCUMENT NUMBER 20080103717, PLAT RECORDS, DALLAS COUNTY, TEXAS. 06/21/2021 BY B&D SURVEYING, LEWISVILLE, TEXAS 75029

OWNER/APPLICANT: CHRIS COLLINS  
566 S. COPPELL ROAD  
COPPELL, TX 75019  
TEL: 214-477-0320  
chriscollins@kw.com

ARCHITECT: GPF ARCHITECTS LLC  
549 E. SANDY LAKE ROAD, SUITE 100  
COPPELL, TEXAS 75019  
TEL: 972-824-7966  
gfrnka@gpfarchitects.com

## Planned Development Conditions

- 8' BOARD ON BOARD FENCE WITH TRIM CAP PROPOSED IN LIEU OF THE REQUIRED 6' BRICK SCREENING WALL ON THE EASTERN PROPERTY LINE.
- THE LOTS TO HAVE 1' SETBACK ON ONE SIDE WITH 7' SETBACK ON THE OTHER SIDE. ALL HOME OCCUPANTS SHALL BE GRANTED ACCESS BETWEEN THE HOUSES.
- THE HOA SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE COMMON AREA LOT, THE LANDSCAPE ISLANDS ON COPPELL ROAD AND THE PERIMETER FENCING.
- ALL PROPOSED SIGNAGE SHALL COMPLY WITH ORDINANCE REQUIREMENTS.
- NO MORE THAN ONE UNIT SHALL BE A HIGH PARKING GENERATOR (1 SPACE PER 175 SQUARE FEET). THIS INCLUDES USES SUCH AS MEDICAL AND DENTAL OFFICE, AND CHIROPRACTOR. THE REMAINING USES WILL BE PROFESSIONAL OFFICE.
- GARAGES SHALL NOT BE USED FOR BUSINESS FUNCTIONS.
- SCREENING OF SECOND FLOOR PATIO AREA IS REQUIRED TO REDUCE SIGHT LINES TO THE ADJACENT RESIDENCES TO THE EAST.

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**GPF**  
Architects  
LLC

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**CONSULTANTS**

LANDSCAPE ARCHITECT  
AWR DESIGNS, LLC  
P.O. BOX 1746  
ALEFEO, TX 75008

THESE PLANS ARE NOT COMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION

560 S. COPPELL ROAD LLC  
**LIVE / WORK DEVELOPMENT**  
560 S. COPPELL ROAD  
COPPELL, TEXAS 75019

REVISIONS	BY
East X Lot 10/01/21	

ISSUE FOR CC MTG
09/28/21
DRAWN
GF
CHECKED
GF
SCALE
AS SHOWN
JOB NO.
290
SHEET

**A1.0**

OF SHEETS