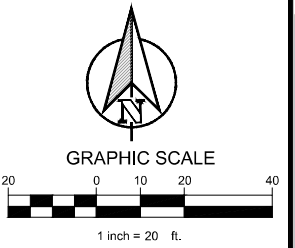
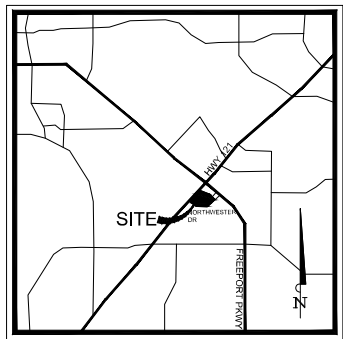
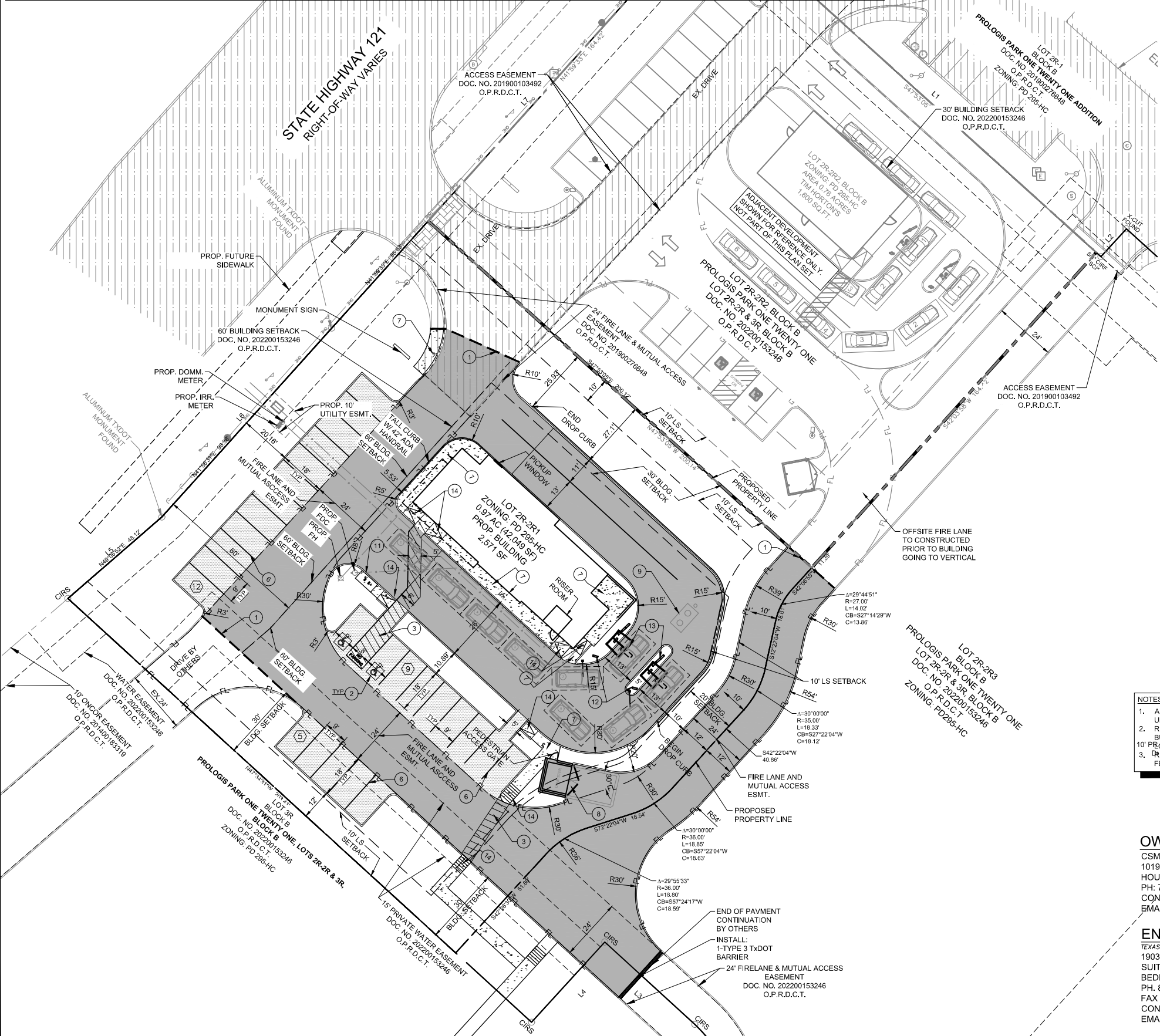


SITE DATA SUMMARY																		
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG. HGT. (FT.)	LOT COVERAGE		FLR AREA RATIO		PARKING		HANDICAP SP.	TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING			
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.			PROV.	REQ'D. (SQ FT) 30%	PROV. (SQ FT)	
LOT 2R-2R1	PD295-HC	RESTAURANT W/ DRIVE THRU	0.97	42,049	2,571	21' - 0" (1-STORY)	50% MAX	6.1%	1:1.25 MAX	0.06	RESTAURANT (1 PER 100 SQ FT)	26	26	2	2	29,631	12,615 SF (30%)	14,810 SF (35%)



TEXAS REGISTRATION #14199  
**CLAY MOORE ENGINEERING**  
ENGINEERING AND PLANNING CONSULTANTS  
Engineer: CLAY CRISTY  
P.E. No. 109800 Date: 10/12/2022

**PRELIMINARY**  
FOR REVIEW ONLY  
Not for construction purposes.

LEGEND	
	PROPERTY LINE
	CURB & GUTTER
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	CONCRETE PAVING
	STAMPED STAINED DECORATIVE PAVING (668 S.F.)
	PROPOSED FULL DEPTH SAWCUT
	PROPOSED PARKING COUNTS

CONSTRUCTION SCHEDULE	
1	SAW CUT FULL DEPTH EXISTING PAVEMENT
2	PROPOSED HANDICAP SYMBOL
3	PROPOSED PAVEMENT STRIPING
4	PROPOSED HANDICAP SIGN
5	PROPOSED CURB STOP
6	4" PARKING STALL STRIPING COOR. WHITE (TYP)
7	PROPOSED CONCRETE SIDEWALK
8	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
9	PROPOSED GREASE TRAP
10	PROPOSED EXIT SIGN
11	PROPOSED BIKE RACK
12	PROPOSED PREVIEW MENU BOARD
13	PROPOSED MENU BOARD
14	PROPOSED ADA RAMP

HOURS OF OPERATION	
10:00 AM - 11:00 PM	
PD CONDITIONS:	
1. TO ALLOW FOR A TOTAL OF 62.3-SF OF ATTACHED BUILDING SIGNAGE AS SHOWN.	
2. THE BRICK ON THE TRASH ENCLOSURE SHOULD MATCH THE BRICK ON THE BUILDING AND SHALL HAVE A PEDESTRIAN OPENING.	
3. PLANS FOR THE LINEAR PARK SHALL REQUIRE STAFF APPROVAL.	
4. SIDEWALK "ALONG SH. 121" SHALL BE CONSTRUCTED BY PROPERTY OWNER WHEN DETERMINED NECESSARY BY CITY ENGINEER.	

**NOTES:**  
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.  
2. REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR 10' PROJECTIONS.  
3. REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

**OWNER / DEVELOPER**  
CSM GROUP  
10190 KATY FREEWAY, SUITE 350  
HOUSTON, TX 77043  
PH: 713.266.8799  
CONTACT: FELIX ZAMKOVSKY  
EMAIL: FELIXZ@CSMGROUP.ORG

**ENGINEER**  
TEXAS REGISTRATION #14199  
1903 CENTRAL DR.  
SUITE #406  
BEDFORD, TX 76021  
PH. 817.281.0572  
FAX 817.281.0574  
CONTACT: CLAY CRISTY, PE  
EMAIL: CLAY@CLAYMOOREENG.COM

**SITE PLAN**

**CSM POPEYE'S**  
0.97 ACRES  
LEGAL DESCRIPTION:  
LOT 2R-2R1, BLOCK B, PROLOGIS PARK ONE TWENTY ONE, AN ADDITION TO THE CITY OF COPPELL, DALLAS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN CLERK'S FILE NO. 202200153246, PLAT RECORDS OF DALLAS COUNTY, TEXAS.

ZONING: PD 295-HC

CITY: COPPELL	STATE: TEXAS
COUNTY: DALLAS	SURVEY: E.P. WORLEY
ABSTRACT NO. 995	

SUBMITTAL LOG:  
01/13/2023 CITY SUBMITTAL

**POPEYE'S**  
330 N. SH 121  
COPELL, TEXAS

NO.	DATE	REVISION	BY

**SITE PLAN**

**SP-1**

DESIGN: LRR  
DRAWN: LRR  
CHECKED: CLC  
DATE: 6/5/2023

SHEET  
**SP-1**

File No: MARKETG

PLOTTED BY: JAT KRUIBUDDA  
PLOT DATE: 6/5/2023 1:09 PM  
LOCATION: Z:\PROJECTS\PROJECTS\2023-021 POPEYE'S COPPELL\CADD\SHEETS\SP-1 SITE PLAN.DWG  
LAST SAVED: 6/5/2023 1:04 PM