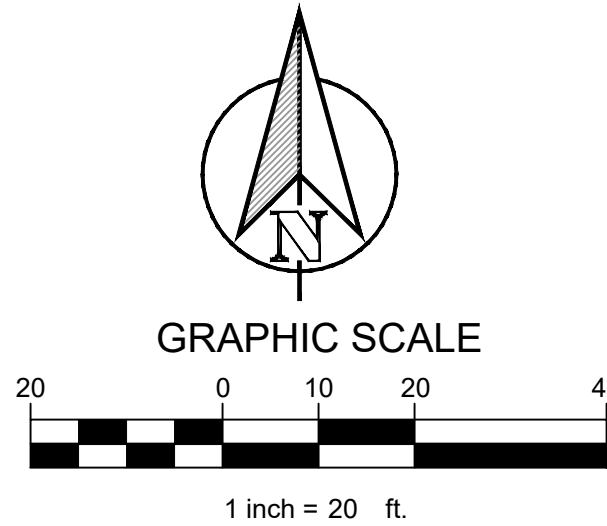
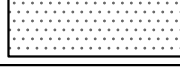
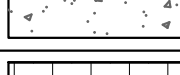
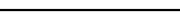


[illegible]

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

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.	

OWNER / DEVELOPER
CSM GROUP
10190 KATY FREEWAY, SUITE 350
HOUSTON, TX 77043
PH: 713.266.8799
CONTACT: FELIX ZAMIKOVSKY
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

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.

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	6/5/2023
SHEET	
SP-1	
File No.	MARKETING

PLOTTED BY: JAT KRUABUDDA
 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