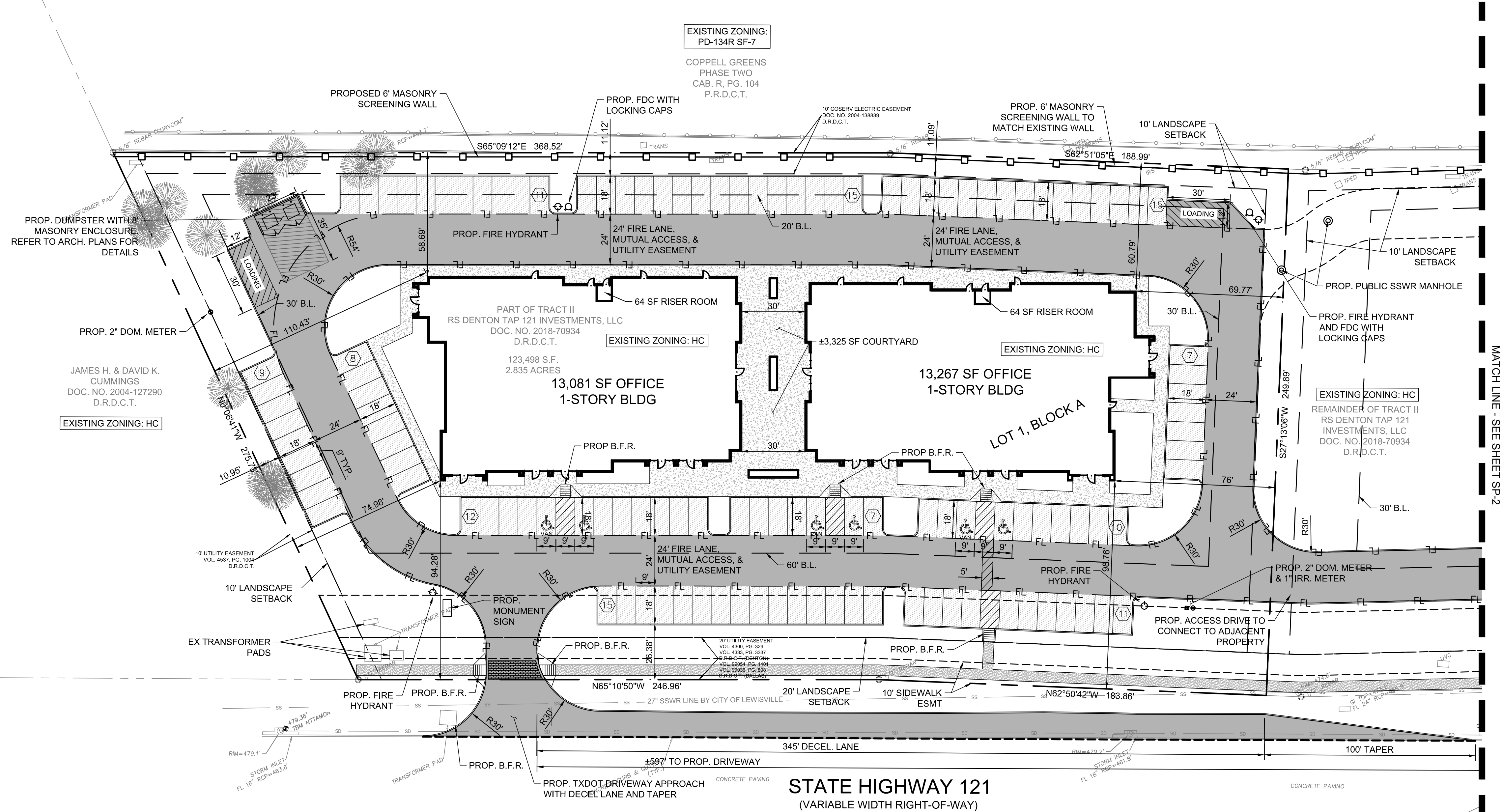


PLOTTED BY: CURTIS, PETERS
PLOT DATE: 11/11/2019 8:29 AM
LOCATION: Z:\PROJECTS\PROJECTS\2019-114 SRINI COPPELL RETAIL\CAD\ SHEETS\OFFICE\SP-1 SITE PLANDWG
LAST SAVED: 11/11/2019 8:08 AM

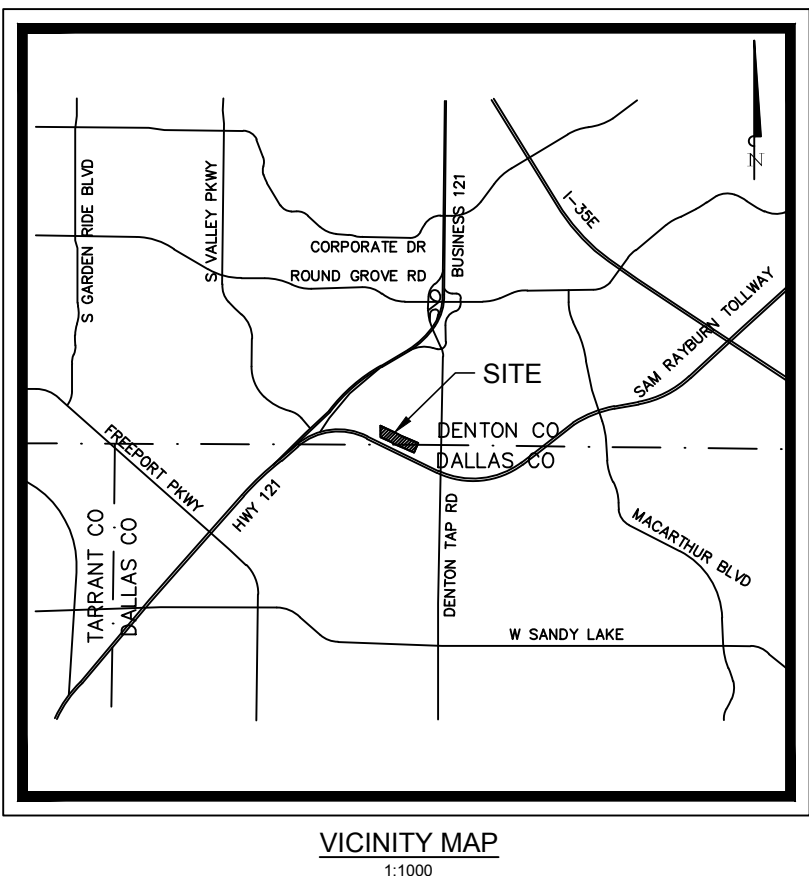
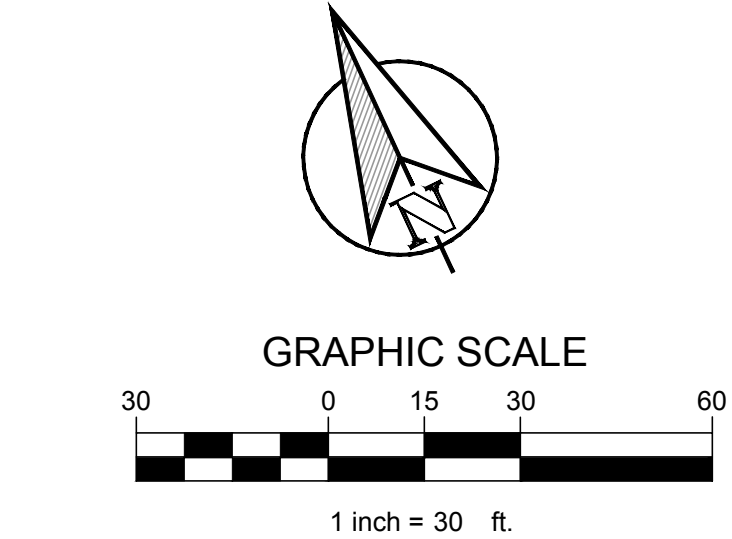
SITE DATA SUMMARY																							
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING						HANDICAP SP.		TOTAL IMPERVIOUS		TOTAL PERVIOUS	
								REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	REQ. RATIO	REQ.	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.	(SQ FT)	(%)	(SQ FT)	(%)
PROPOSED LOT 1	HC	OFFICE / MED. OFFICE	2.84	123,498	26,348	24'-6"	1	50% MAX	21.3%	0.5:1 MAX	0.21	50% OFFICE (1 PER 300 SQ FT)	44	50% MED. OFFICE (1 PER 175 SQ FT)	76	120	120	5	6	87,716	71%	35,782	29%



- NOTES:**
- REFER TO ARCH. PLANS FOR LIGHTING, FACILITIES, SECURITY LIGHTING, SCREENING, AND GLARE SHADES.
 - REFER TO ARCH. PLANS FOR ATTACHED MONUMENT SIGN LOCATIONS AND DIMENSIONS.

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48121C0885G, DATED 4/18/2011 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF TARRANT COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.



LEGEND	
	LIGHT DUTY CONCRETE PAVEMENT
	MEDIUM DUTY CONCRETE PAVEMENT
	DUMPSTER AREA CONCRETE PAVEMENT
	PROPOSED PRIVATE CONCRETE SIDEWALK
	PROPOSED PUBLIC CONCRETE SIDEWALK, PER CITY OF COPPELL STANDARD DETAILS
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	PROPOSED FIRE LANE STRIPPING
	EXISTING TREE

SRINI COPPELL OFFICE		
SITE PLAN		
LEGAL DESCRIPTION:		
LOT 1 & 2, BLOCK A, RS DENTON TAP 121 ADDITION (CURRENTLY: TRACT II OF RS DENTON TAP 121 INVESTMENTS, LLC & LOT 3, BLOCK 1, COPPELL/121 OFFICE PARK) 5.46 ACRES OF LAND SITUATED IN THE C. SQUIRES SURVEY, ABSTRACT NO. A1682A		
CITY OF COPPELL		
OWNER/DEVELOPER:		
SNS COPPELL TEXAS INVESTMENTS, CONTACT: SRINIVASSA JAMPANA LLC 7505 HIGGINS LANE PLANO, TX 75024		
APPLICANT:		
CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DR., SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572		
CONTACT: DREW DONOSKY, PE EMAIL: DREW@CLAYMOOREENG.COM		
SURVEY:	ABSTRACT:	
C. SQUIRES	1682A	
COUNTY:	CITY:	STATE:
DENTON	COPPELL	TEXAS

SITE PLAN (1 OF 2)	
DESIGN:	CWP
DRAWN:	CWP
CHECKED:	ASD
DATE:	11/11/2019
SHEET	
SP-1	
DATE:	2019-11-14

TEXAS REGISTRATION #141199

CLAYMOORE ENGINEERING

1105 CHEEKS BRANDED RD. SUITE #1 COLLEVILLE, TX 76034

PHONE: 817.281.0572

WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS

Engineer: DREW DONOSKY
P.E. No. 125651, Date: 11/11/2019

SRINI COPPELL OFFICE
TX 121 FRONTAGE ROAD
COPPELL, TEXAS

