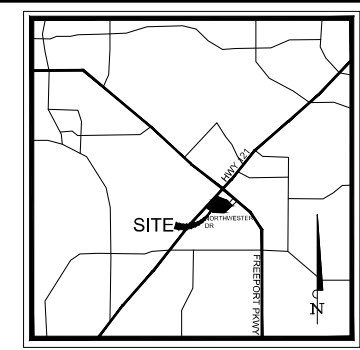
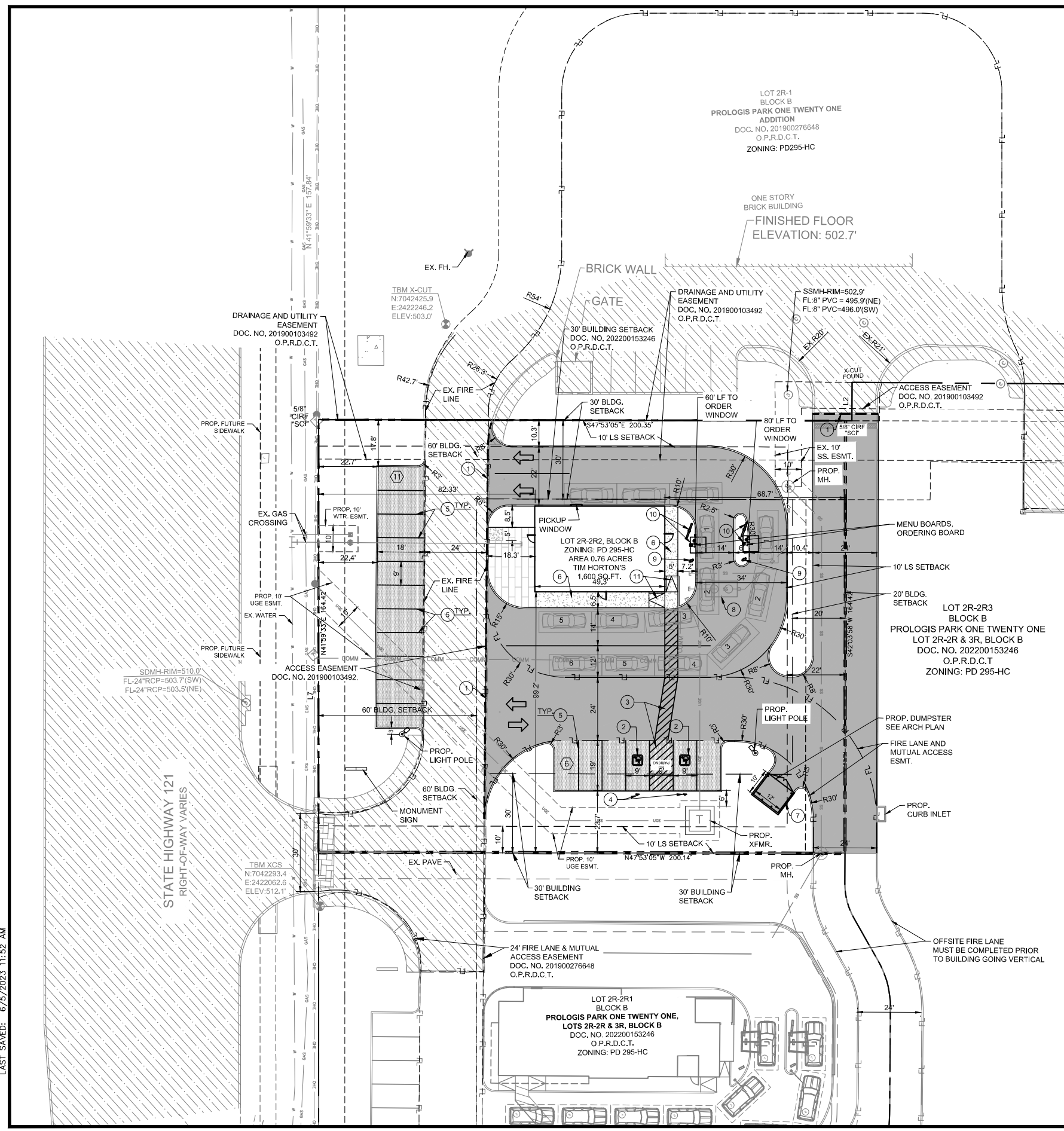
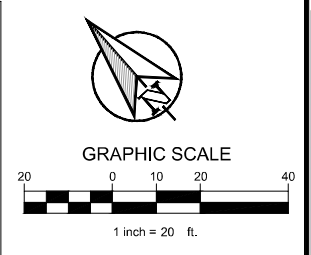


PLOTTED BY: JAT, KRUIBUDDA
 PLOT DATE: 6/5/2023 11:53 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2023-021 POPEYE'S COPPELL\CADD\SHEETS TIM HORTON\SP-1 SITE PLAN.DWG
 LAST SAVED: 6/5/2023 11:52 AM



VICINITY MAP
N.T.S.



SITE DATA SUMMARY	
ZONING	PD 295-HC
PROPOSED USE	RESTAURANT W/ DRIVE THRU
LOT AREA	0.76 ACRES (32,924 SF.)
BUILDING AREA	1600 SF.
BUILDING HEIGHT	21'-0" FT.
NUMBER OF STORIES	1-STORY
TOTAL PARKING REQUIRED	16 (1 SPACE PER 100 SF.)
HANDICAP PARKING REQUIRED	2
TOTAL PARKING PROVIDED	17
LOT COVERAGE	4.86%
FLOOR AREA RATIO	0.0486:1
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	24,916 SF
OPEN SPACE REQUIRED	7% (2,305 SF)
OPEN SPACE PROVIDED	28% (9,219 SF)
LANDSCAPE REQUIRED 30%	9,877 SF.
LANDSCAPE PROVIDED	11,037 SF.

LEGEND	
	PROPERTY LINE
	CURB & GUTTER
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	SIDEWALK CONCRETE PAVING
	STAMPED STAINED DECORATIVE PAVING (435 S.F.)
	PROPOSED FULL DEPTH SAWCUT
	PROPOSED PARKING COUNTS
	EXISTING CONCRETE PAVING
	FIRE LINE STRIPPING
	EX. FIRE LINE STRIPPING

- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS AND EXACT DOOR LOCATIONS.
 - REFER TO ARCHITECTURAL PLANS FOR FENCE AND GATE DETAILS.

- HOURS OF OPERATION**
5:00 AM - 8:00 PM
- PD CONDITIONS:**
- MORE THAN 50% OF THE PROVIDED PARKING TO BE ALLOWED IN THE FRONT YARD
 - TO ALLOW SIGNAGE BASED ON LENGTH OF BUILDING VS FRONT WIDTH.
 - THE BRICK ON THE TRASH ENCLOSURE SHOULD MATCH THE BRICK ON THE BUILDING AND SHALL HAVE A PEDESTRIAN OPENING.
 - PLANS FOR THE LINEAR PARK SHALL REQUIRE STAFF APPROVAL
 - SIDEWALK "ALONG SH. 121" SHALL BE CONSTRUCTED BY PROPERTY OWNER WHEN DETERMINED NECESSARY BY CITY

CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	PROPOSED HANDICAP SYMBOL
③	PROPOSED PAVEMENT STRIPING
④	PROPOSED HANDICAP SIGN
⑤	4" PARKING STALL STRIPING COOR: WHITE (TYP)
⑥	PROPOSED CONCRETE SIDEWALK
⑦	ENGINEER LUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
⑧	PROPOSED GREASE TRAP
⑨	PROPOSED PREVIEW MENU BOARD
⑩	PROPOSED MENU BOARD & ORDER POINT
⑪	PROPOSED ADA RAMP

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
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 CONTACT: CLAY CRISTY, PE
 EMAIL: CLAY@CLAYMOOREENG.COM

PRELIMINARY SITE PLAN			
CSM TIM HORTONS			
0.76 ACRES			
LEGAL DESCRIPTION: LOT 2R-2R2, BLOCK B, ZONING PD295-HC, 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		STATE: TEXAS	
CITY: COPPELL		COUNTY: DALLAS	
SURVEY: E.P. WORLEY		ABSTRACT NO.: 995	
SUBMITTAL LOG:			
11/14/2022		CITY SUBMITTAL	

TEXAS REGISTRATION #14199
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

CLAY MOORE ENGINEERING

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS

Engineer: CLAY CRISTY
P.E. No. 109800 Date: 05/12/2023

TIM HORTONS
340 N. SH 121
COPELL, TEXAS

SITE PLAN

No.	DATE	REVISION	BY

SP-1

DESIGN: CLC
DRAWN: CLC
CHECKED: MAM
DATE: 5/19/2022

SHEET
File No. 2022-199