

DENTON TAP ROAD

TOWN CENTER BOULEVARD

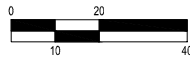
(TOWN CENTER, LOT 3, BLOCK 3)

(TOWN CENTER, LOT 1, BLOCK 3)

JASON'S
DELI
4,618 SF
NO PATIO



A2 SITE PLAN
1"=20'-0"



SITE PLAN KEYNOTES

- EXISTING CURB TO REMAIN
- EXISTING FIRE LANE TO REMAIN
- EXISTING LANDSCAPE TO REMAIN, REFER TO LANDSCAPE PLAN
- EXISTING PARKING STALLS TO REMAIN
- EXISTING LIGHT POLES TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- NEW CURB
- NEW DRIVE THRU
- TWO NEW PARKING SPACES
- ENLARGED TRASH ENCLOSURE
- RELOCATED REMOTE FDC
- MENU BOARD
- DRIVE THRU WINDOW
- EXISTING GREASE TRAPS
- STAMPED CONCRETE, RE: LANDSCAPE PLAN
- DRIVE THRU CANOPY
- 'SLOW - PEDESTRIAN CROSSING' SIGN

PD CONDITIONS

- PARKING EXTENDS INTO PERIMETER LANDSCAPING AREAS
- APPROVE THE LANDSCAPING AS PROVIDED.

NOTE

-THIS SITE PLAN REVISION IS TO ALLOW A DRIVE THROUGH RESTAURANT AT THE NORTHERN END CAP FOR JASON'S DELI

PROJECT INFO / TABULATION

SITE PLAN - VILLAGE at TOWN CENTER -
TOWN CENTER ADDITION, LOT 2, BLOCK 3

DATE: NOVEMBER 15, 2024

OWNER:
CTC VILLAGE at TOWN CENTER, LP
12300 Park Central Drive
Dallas, TX 75251

ZONING: TOWN CENTER
SITE AREA: 1.674 ACRES
BUILDING AREA: 12,732 SF
BUILDING HEIGHT: EXISTING (NO CHANGE)
PROPOSED LOT COVERAGE: EXISTING (NO CHANGE)
FLOOR AREA RATIO: EXISTING (NO CHANGE)

PARKING REQUIRED: 88 SPACES
RETAIL - 8,114 SF @ 1/200 SF 41 SPACES
RESTAURANT - 4,618 SF @ 1/100 SF 47 SPACES

PARKING PROVIDED: 90 SPACES
(INCLUDING HANDICAP) (4 SPACES)



REV.	DATE	DESCRIPTION

JASON'S DELI
240 N. DENTON TAP ROAD
COPPELL, TX 75019
TOWN CENTER ADDITION, LOT 2, BLOCK 3

SITE PLAN

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	
PROJECT MANAGER	DESIGNER

JOB NO.
2024259.01

A-101