

1

2

3

4

5



SITE PLAN KEYNOTES

- 1 EXISTING CURB TO REMAIN
- 2 EXISTING FIRE LANE TO REMAIN
- 3 EXISTING LANDSCAPE TO REMAIN, REFER TO LANDSCAPE PLAN
- 4 EXISTING PARKING STALLS TO REMAIN
- 5 EXISTING LIGHT POLES TO REMAIN
- 6 EXISTING SIDEWALK TO REMAIN
- 7 NEW CURB
- 8 NEW DRIVE THRU
- 9 TWO NEW PARKING SPACES
- 10 ENLARGED TRASH ENCLOSURE
- 11 RELOCATED REMOTE FDC
- 12 MENU BOARD
- 13 DRIVE THRU WINDOW
- 14 EXISTING GREASE TRAPS
- 15 STAMPED CONCRETE, RE: LANDSCAPE PLAN
- 16 DRIVE THRU CANOPY
- 17 'SLOW - PEDESTRIAN CROSSING' SIGN

PD CONDITIONS

- 1. PARKING EXTENDS INTO PERIMETER LANDSCAPING AREAS
- 2. 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

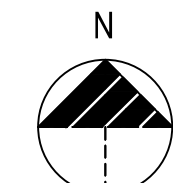
DENTON TAP ROAD

TOWN CENTER BOULEVARD

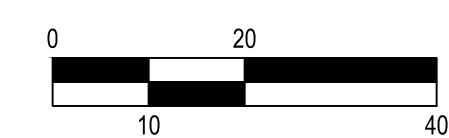
(TOWN CENTER, LOT 3, BLOCK 3)

(TOWN CENTER, LOT 1, BLOCK 3)

JASON'S DELI
4,618 SF
NO PATIO



A2 SITE PLAN
1"=20'-0"



REV.	DATE	DESCRIPTION

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

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)

ISSUED FOR:	
PERMIT	
BID	
CONSTRUCTION	
RECORD	
PROJECT MANAGER	DESIGNER

JOB NO.
2024259.01

A-101