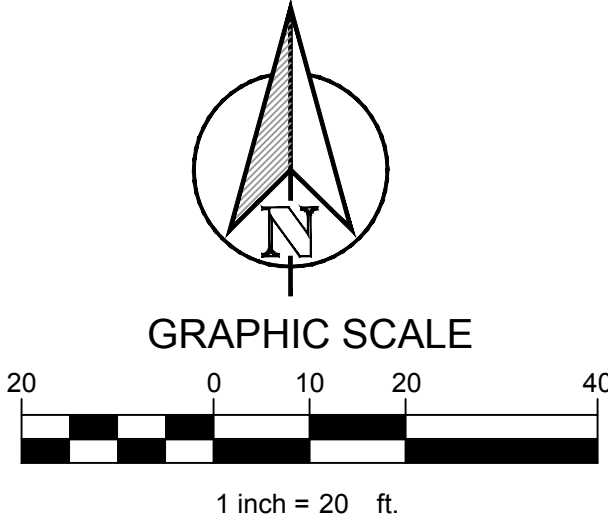
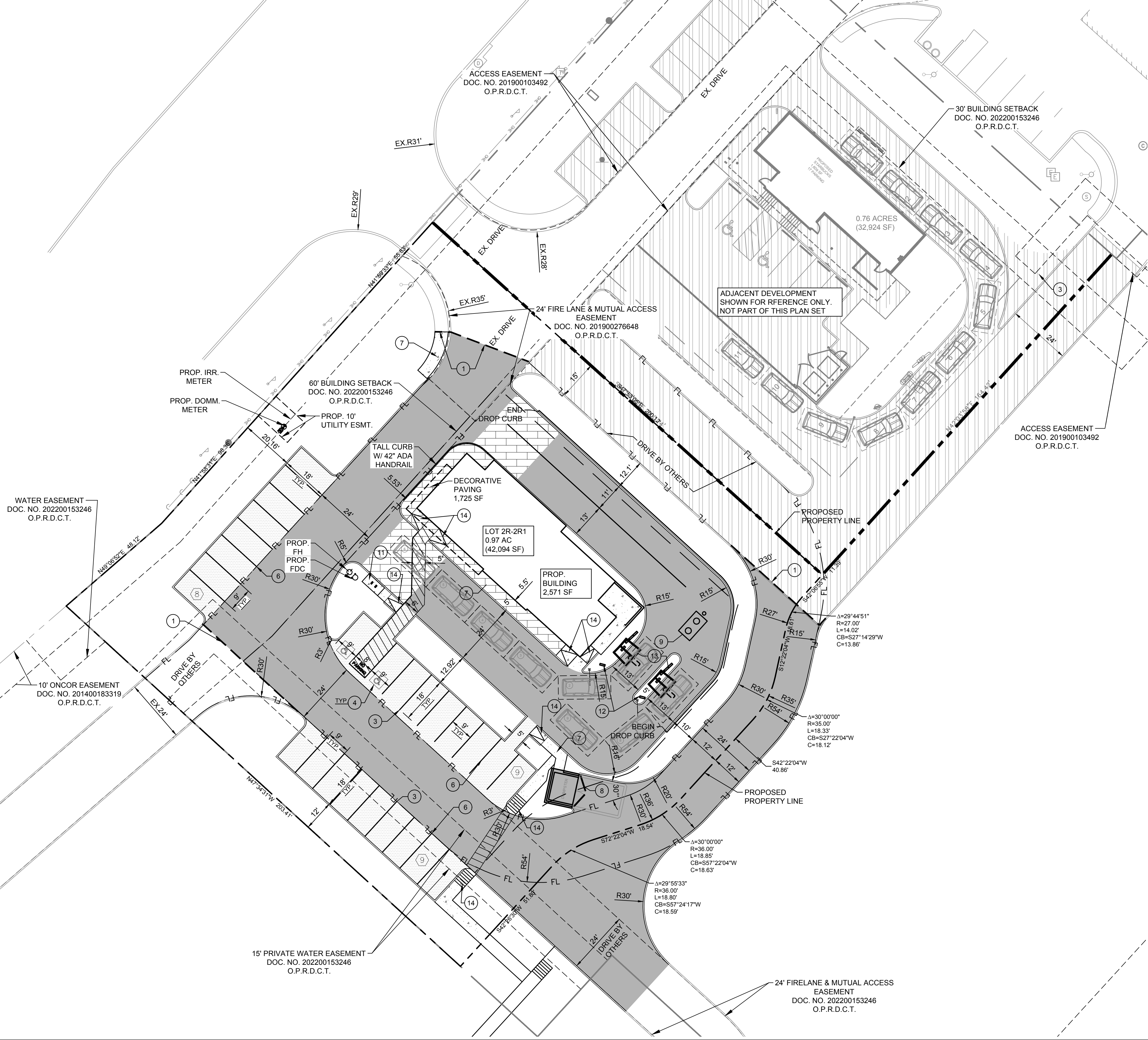


SITE DATA SUMMARY																						
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	LOT COVERAGE		FLR AREA RATIO		PARKING			HANDICAP SP.		TOTAL IMPERVIOUS (SQ FT)	LANDSCAPING	LANDSCAPING	OPEN SPACE			
							REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.		REQ'D. (SQ FT) 30%	PROV. (SQ FT)	REQ. (15% SITE AREA), SQ FT	PROV.		
LOT 2R-2R1	PD295-HC	RESTAURANT W/ DRIVE THRU	0.97	42,049	2,571	21'-0" (1-STORY)	50% MAX	6.1%	1:1.25 MAX	0.06	RESTAURANT (1 PER 100 SQ.FT)			26	26	2	2	38,850	12,615 SF (30%)	12,640 (30.1%)	5920	6,502



VICINITY MAP
N.T.S.

LEGEND	
	PROPERTY LINE
	CURB & GUTTER
	HEAVY DUTY CONCRETE PAVEMENT
	STANDARD DUTY CONCRETE PAVEMENT
	CONCRETE PAVING
	STAMPED STAINED DECORATIVE PAVING (1,725 S.F.)
	PROPOSED FULL DEPTH SAWCUT
	PROPOSED PARKING COUNTS

CONSTRUCTION SCHEDULE	
①	SAW CUT FULL DEPTH EXISTING PAVEMENT
②	PROPOSED HANDICAP SYMBOL
③	PROPOSED PAVEMENT STRIPING
④	PROPOSED HANDICAP SIGN
⑤	PROPOSED CURB STOP
⑥	4" PARKING STALL STRIPING COOR: WHITE (TYP)
⑦	PROPOSED CONCRETE SIDEWALK
⑧	DUMPSTER WITH ENCLOSURE (REFER TO ARCHITECTURAL PLANS FOR DETAILS)
⑨	PROPOSED GREASE TRAP
⑩	PROPOSED EXIT SIGN
⑪	PROPOSED BIKE RACK
⑫	PROPOSED PREVIEW MENU BOARD
⑬	PROPOSED MENU BOARD
⑭	PROPOSED ADA RAMP

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

SITE PLAN

CSM POPEYE'S

0.97 ACRES
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.

CITY: COPPELL		STATE: TEXAS
COUNTY: DALLAS	SURVEY: E.P. WORLEY	ABSTRACT NO. 995

SUBMITTAL LOG:	
01/13/2023	CITY SUBMITTAL

TEXAS REGISTRATION #14199

CLAY MOORE
ENGINEERING

PHONE: 817.281.0572
1903 CENTRAL DR. SUITE #406
BEDFORD, TX 76021
WWW.CLAYMOOREENG.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS

Engineer: CLAY CRISTY
P.E. No.109800, Date 10/12/2022

POPEYE'S
COPPELL, TEXAS

SITE PLAN

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	3/22/2023
SHEET	
SP-1	
File No.	MARKETING

PLOTTED BY: LYNN ROWLAND
PLOT DATE: 3/22/2023 1:40 PM
LOCATION: Z:\PROJECTS\PROJECTS\2023-021 POPEYE'S COPPELL\CADD\SHEETS\SP-1 SITE PLAN.DWG
LAST SAVED: 3/20/2023 5:31 PM