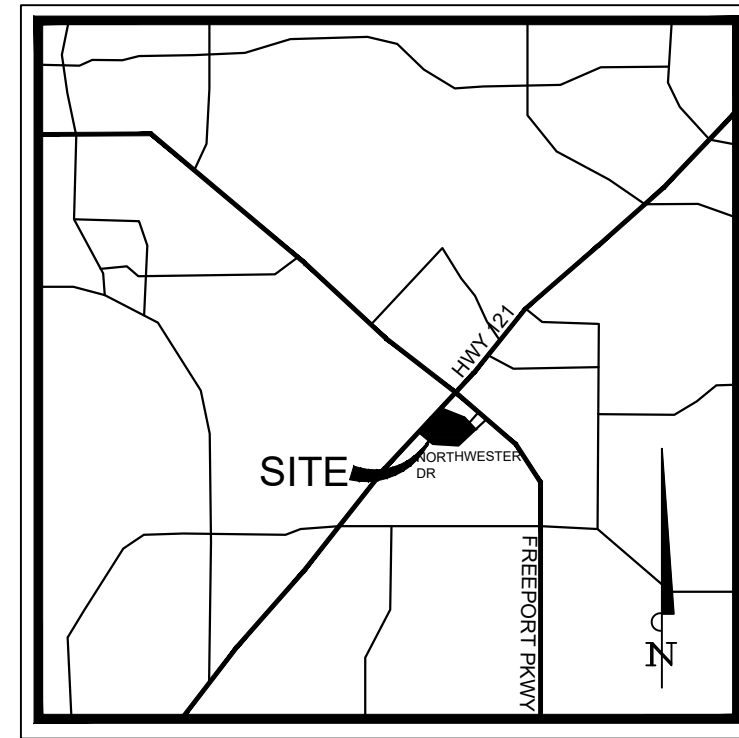
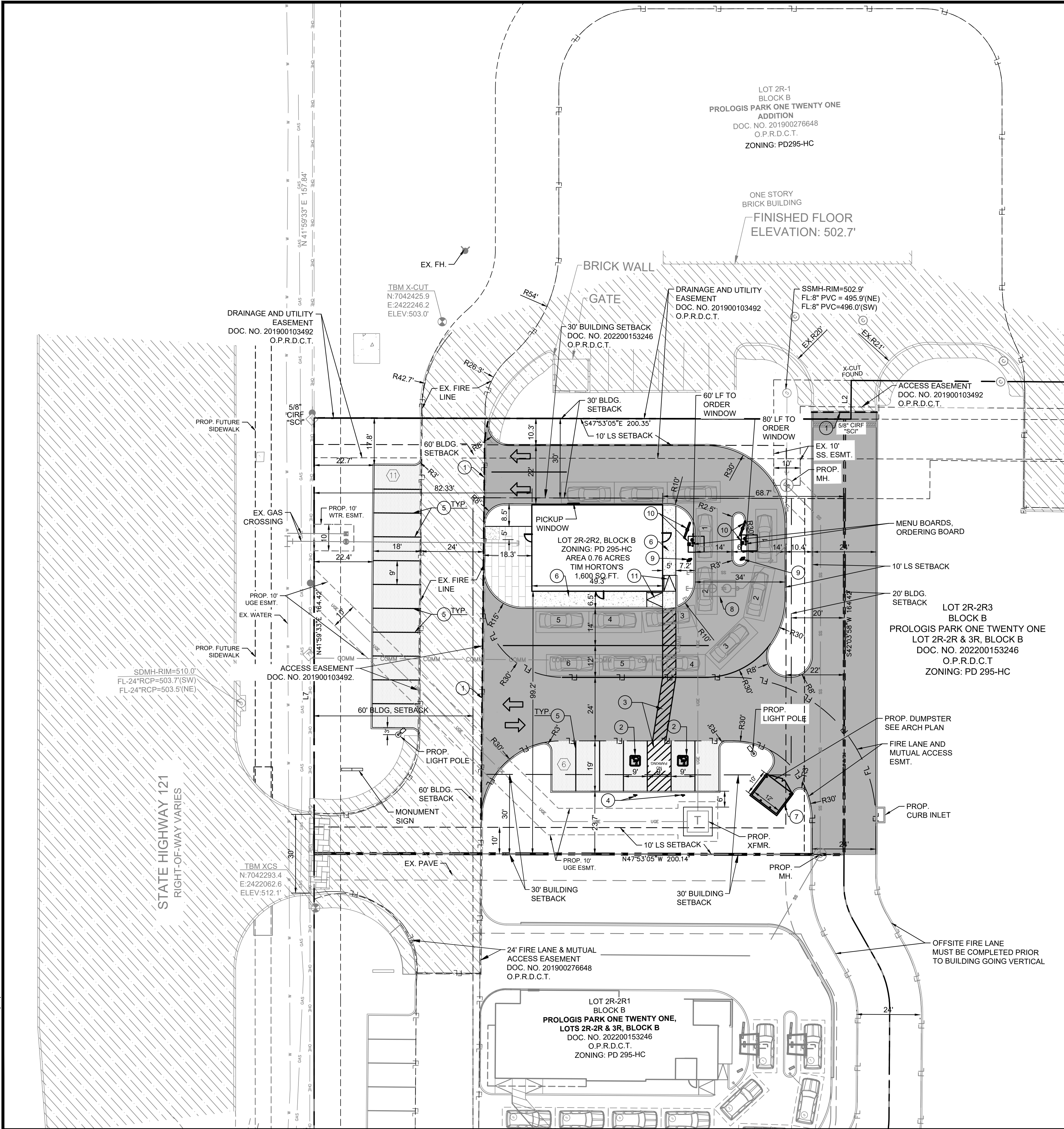
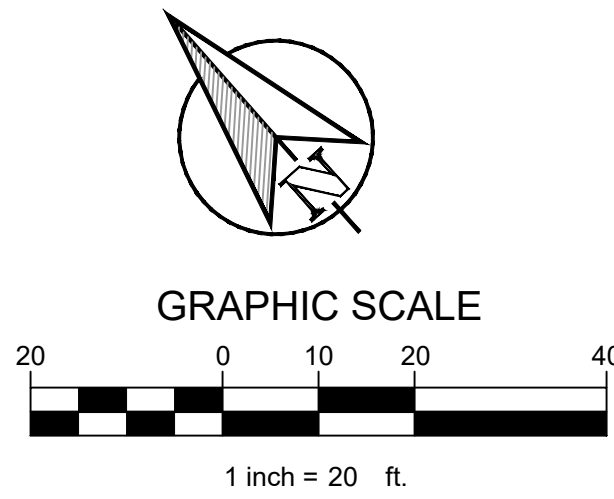


PLOTTED BY: JAT/KRUARUDDA
PLOT DATE: 5/5/2023 11:52 AM
LOCATION: Z:\PROJECTS\PROJECTS\2023-021 POPEYE'S COPPELL\CADD\SHEETS\TIM HORTON\SP-1 SITE PLANDWG
LAST SAVED: 5/5/2023 11:52 AM



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	11,057 SF.

- 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

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

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)	PROPOSED DUMPSTER 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 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

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.

CITY: COPPELL		STATE: TEXAS	
COUNTY: DALLAS	SURVEY: E.P. WORLEY	ABSTRACT NO. 995	
SUBMITTAL LOG:		CITY SUBMITTAL	
11/14/2022			

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

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

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109900 Date: 05/12/2023

TIM HORTONS
340 N. SH 121
COPPELL, TEXAS

SITE PLAN

DESIGN: CLC	BY:
DRAWN: CLC	
CHECKED: MAM	
DATE: 5/19/2022	
SHEET	
SP-1	
File No.	2022-199