

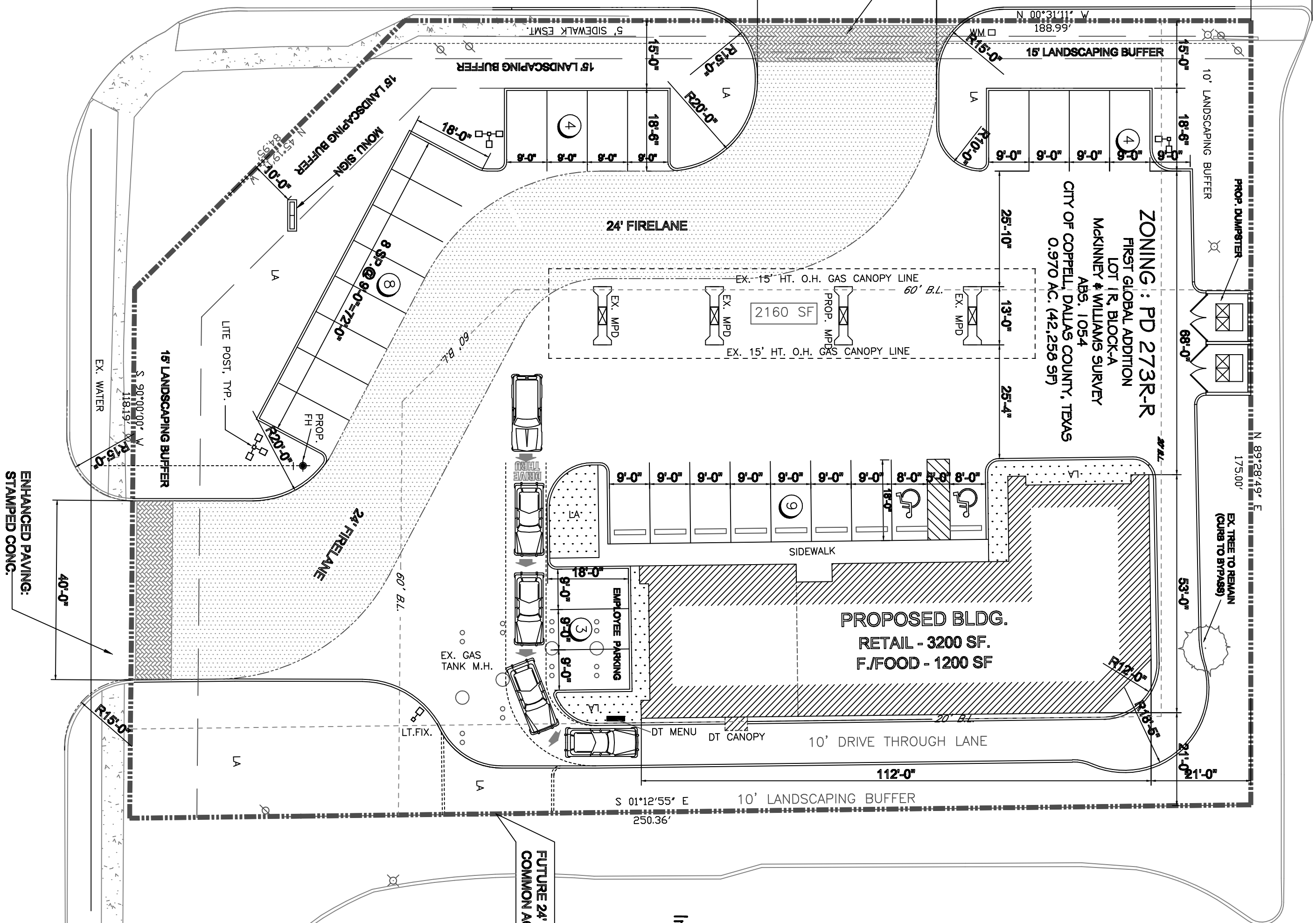
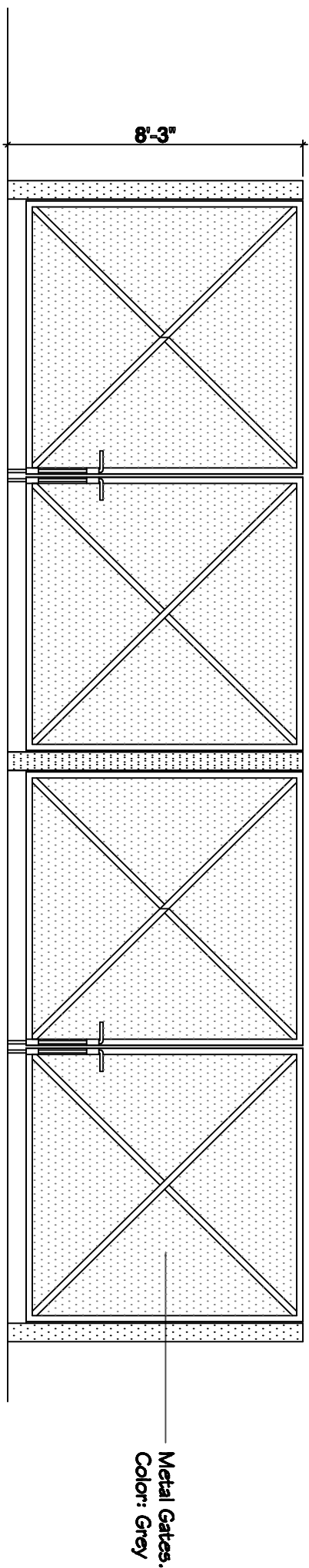
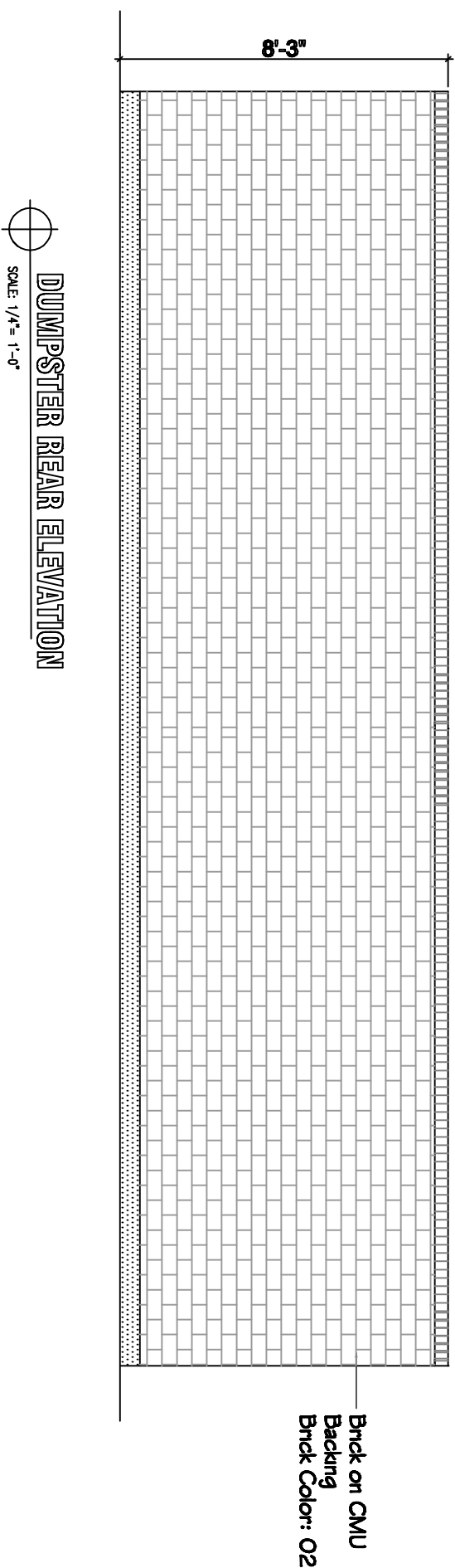
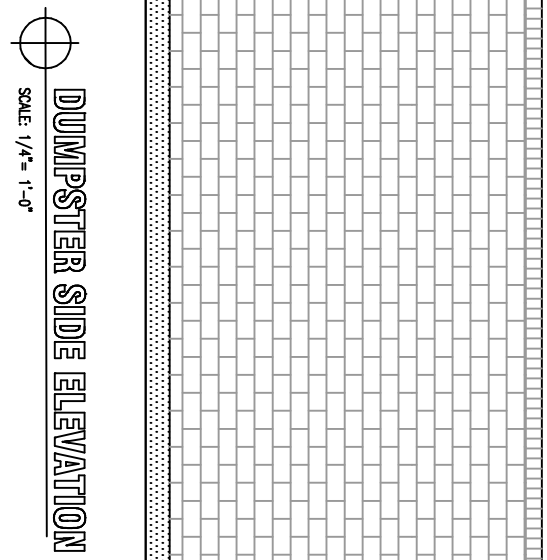
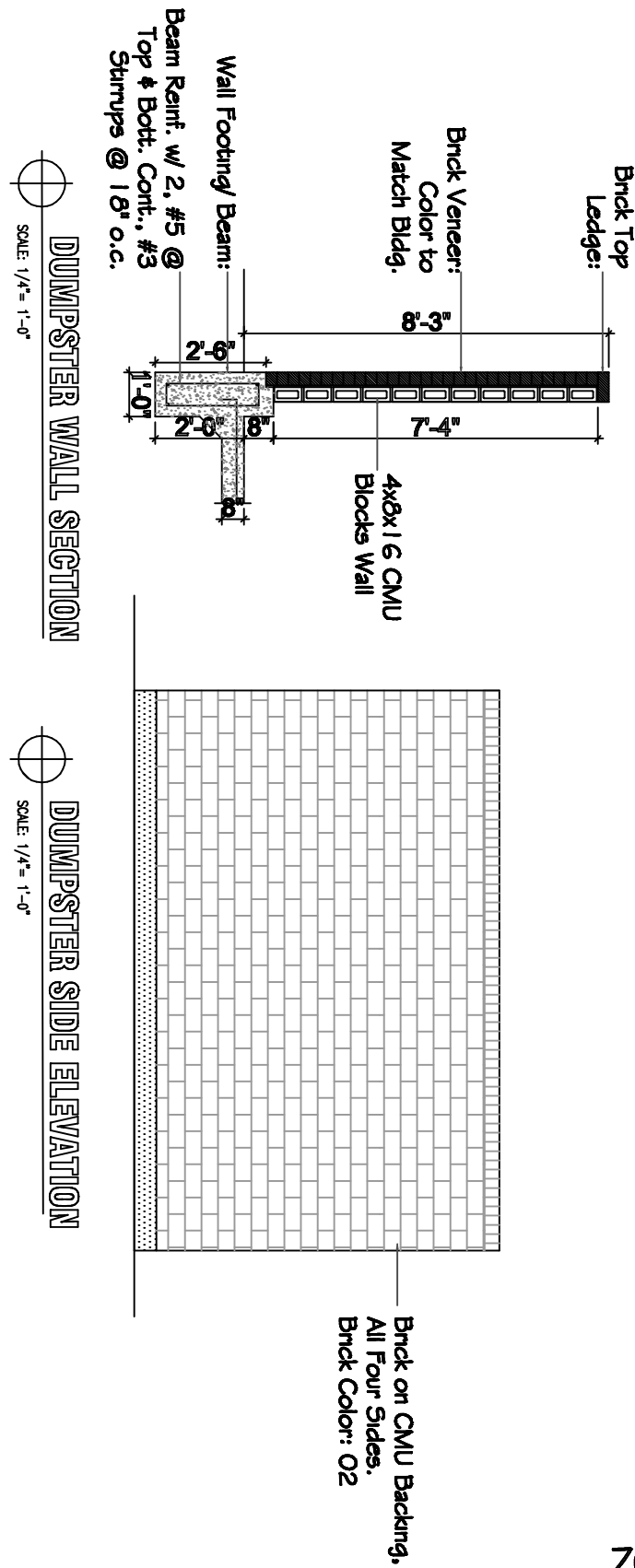
A map showing the location of the site. The site is marked with a black square and labeled "SITE" with an arrow. The site is located at the intersection of Southwestern Blvd. and Denton Tap Rd. Other roads shown include Rd., Northlake Rd., and Beltline Rd.


A & A GROUP, LLC
Design & Construction Services
100 N. CENTRAL EXP'Y, STE 506
RICHARDSON, TEXAS 75080
TEL. 469 231 6550
EMAIL: aagroupbc@gmail.com



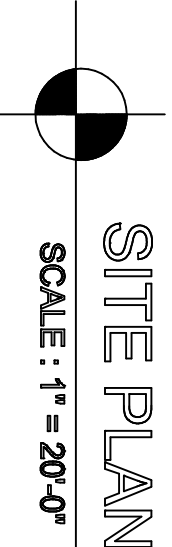
ZONING : PD 232C
(COMMERCIAL)
Lot 1, Block A
Chicken Express
Inst. No. 20080385260
O.P.R.D.C.T.

S. DENTON TAP ROAD
Variable Width ROW



ZONING : COMMERCIAL

BELT LINE ROAD
Variable Width ROW



SITE DATA:

EXISTING ZONING: PD-273R-S
PROPOSED ZONING: PD-273R-S
PROPOSED USE: RESTAURANT
AREA OF PROPOSED USE:
RETAIL: 3,200 SF
FF RESTAURANT: 1,200 SF
BUILDING AREA: 4,400 SF
CONSTRUCTION TYPE: 31 MAX.
TOTAL LOT AREA: 6,600 SQ. FT.
TOTAL LOT AREA: 6,600 SQ. FT.
TOTAL IMPERVIOUS AREA: 28,000 SF
TOTAL PAVEMENT AREA: 12,000 SF
LANDSCAPE AREA: 12,000 SF- 30.0%
PARKING SPACES:
PARKING SPACES: 16
PARKING REQUIRED: 16 SP/200 SF: 16
PARKING REQUIRED: 1,200 SF: 12
TOTAL PARKING REQUIRED: 16 SPACES
PARKING PROVIDED: 28 SPACES

LEGAL:
FIRST & GLOBAL ADDITION
LOT-1R, BLOCK - A
MAGNANNY & WILLIAMS SURVEY
CITY OF COPPELL, TEXAS

ADDRESS: 880 S. DENTON TWP ROAD,
COPPELL, TEXAS

1. FRANCHISE SIGNAGE BE LIMITED TO THE WEST AND SOUTH ELEVATIONS OF THE GAS CANOPY AND BE WHITE OR RED CHANNEL LETTERS, OR THE STAR SYMBOL, WITH LETTERS LIMITED TO MAXIMUM FIVE SQUARE FEET IN SIZE.
2. NORTHERN BUILDING SET BACK IS 20'.

CONSTRUCTION DRAWINGS FOR
COPPELL TEXACO
 LOT-1R, BLK-A, MOBIL SITE PLAN ADDITION (TEXACO)
 MCKINNEY & WILLIAM SURVEY, ABS. 1054
 CITY OF COPPELL, TEXAS
 890 S. DENTON TAP ROAD, COPPELL, TEXAS

OWNER
FIRST GLOBAL GROUP, INC.
900 SILVERTON STREET
SOUTHLAKE, TEXAS
TEL. 817 808 0551

ISSUE DATE: 2/25/2015

SITE PLAN

A10