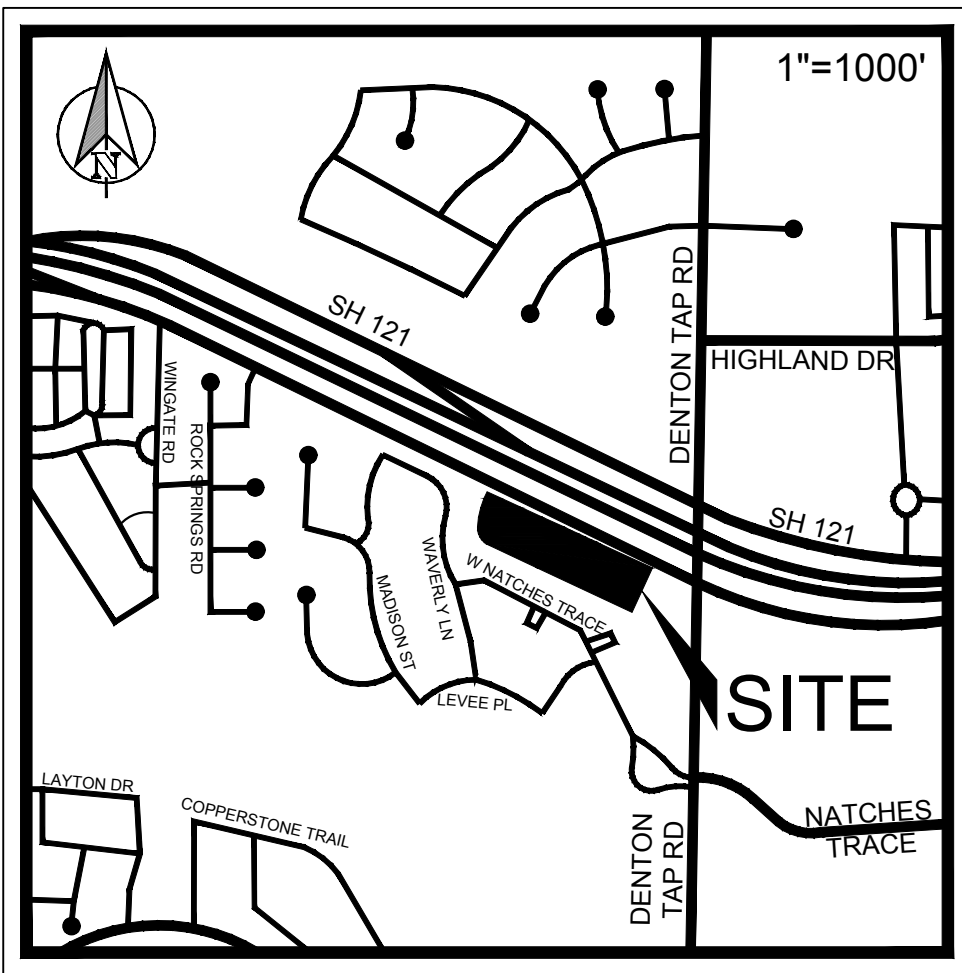
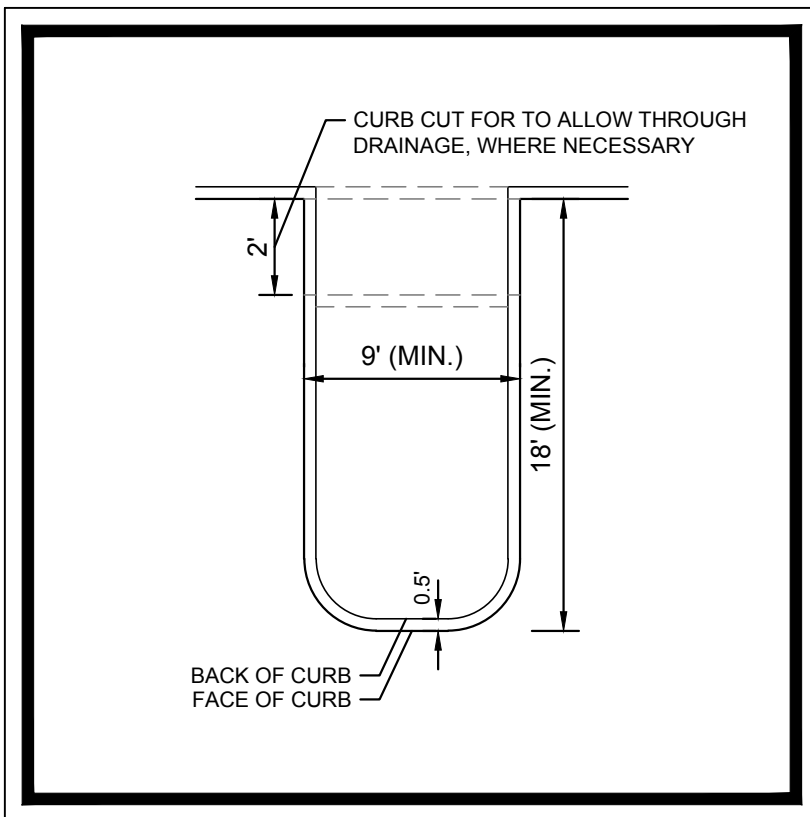


PLOTTED BY: JARED HELMBERGER
 PLOT DATE: 4/27/2018 3:45 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2018-003 SAVANNAH COPPELL\CADD\SHEETS\SP-1 SITE PLANDWG
 LAST SAVED: 4/19/2018 9:26 AM



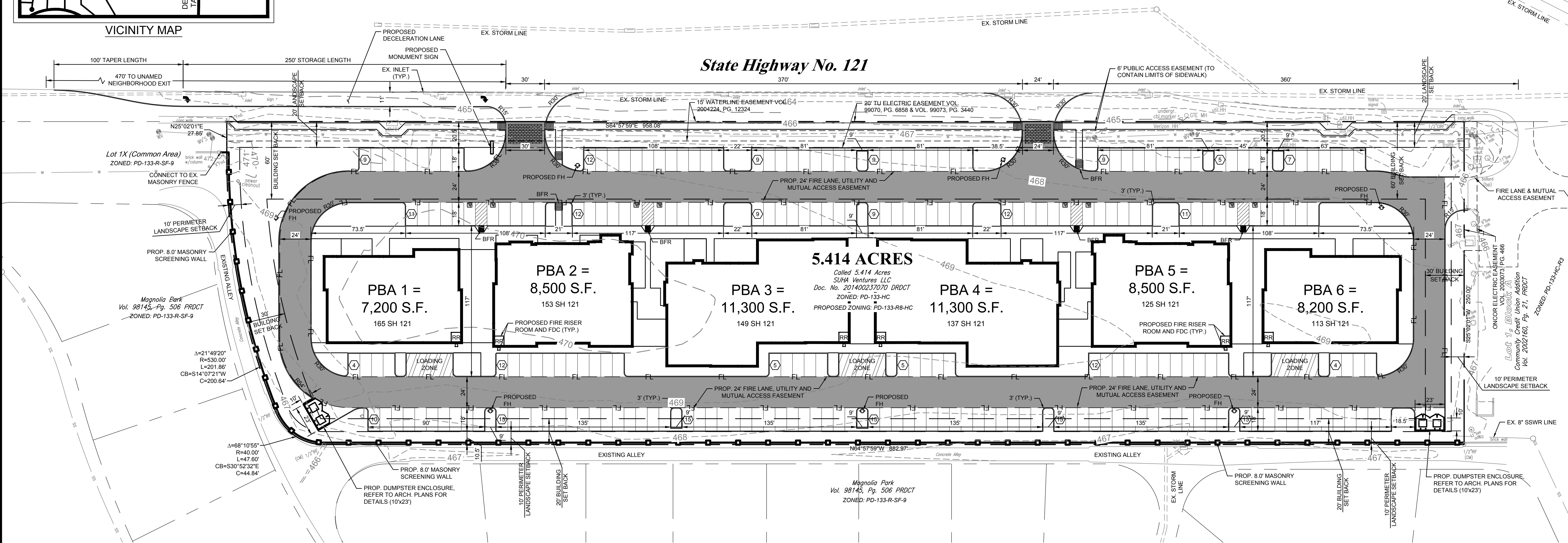
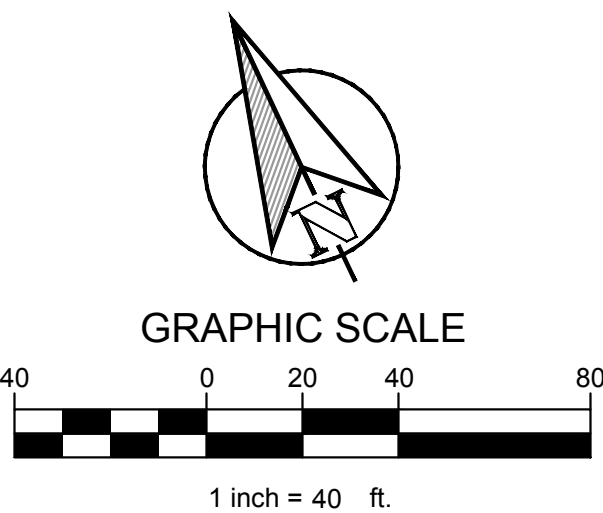
VICINITY MAP



PARKING ISLAND DETAIL (TYP.)

SITE PLAN NOTES:

- LANDSCAPE SET BACKS SHOWN:
 - 15' FRONT YARD
 - 10' REAR/SIDE YARD
- BUILDING SET BACKS SHOWN:
 - 60' FRONT YARD
 - 30' SIDE YARD
 - 20' REAR YARD
- BUILDING CONSTRUCTION TYPE: 5B, FULLY SPRINKLED
- BUILDING OCCUPANCY TYPE: B (BUSINESS)
- FIRE HYDRANTS, RISER ROOMS, AND FDC CONNECTIONS SHOWN ON PLAN.
- RISER ROOMS ARE TO BE A MINIMUM OF 64 SF TO ACCOMMODATE ALL FIRE AND LIFE SAFETY EQUIPMENT.
- ALL SIGNAGE TO COMPLY WITH CITY ORDINANCES.
- DUMPSTER ENCLOSURE AND SCREENING SHALL MEET CITY REQUIREMENTS.
- PBA = PERMISSIBLE BUILDING AREA, AND IS EQUIVALENT TO GROSS SQUARE FEET.
- ALL LIGHTING SHALL ADHERE TO CITY OF COPPELL GLARE AND LIGHTING STANDARDS (CHAPTER 12, ARTICLE 36).



SITE DATA SUMMARY																			
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	# OF STORIES	LOT COVERAGE		FLR AREA RATIO		PARKING						HANDICAP SP.	
								REQ.	PROV.	REQ.	PROV.	REQ. RATIO	REQ.	REQ. RATIO	REQ.	TOTAL REQ.	TOTAL PROV.	REQ.	PROV.
PROPOSED LOT 1	PD-133-R8- HC	OFFICE	5.41	235,834	55,000	24'-6"	1	50% MAX	23.3%	1:1.25 MAX	0.23	OFFICE (1 PER 300 SQ.FT)	92	MED. OFFICE (1 PER 175 SQ.FT)	157	249	249	7	8

TOTAL IMPERVIOUS		TOTAL PERVIOUS	
(SQ. FT.)	(%)	(SQ. FT.)	(%)
175,469	74%	60,365	26%

PBA SUMMARY

PBA	BLDG. AREA (SQ. FT.)
1	7,200
2	8,500
3	11,300
4	11,300
5	8,500
6	8,200
TOTAL:	55,000

*PBA = PERMISSIBLE BUILDING AREA

LEGEND	
	PROPOSED FIRE LANE
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	BARRIER FREE RAMP
	PERMISSIBLE BUILDING AREA
	PROPOSED FIRE LANE

SITE PLAN (PD-133R8-HC)

ADDRESS:
113-165 SH 121, COPPELL, TX

LEGAL DESCRIPTION:
CLARINDA SQUIRES ABSTRACT 1327, PG. 155

CITY OF COPPELL

DEVELOPER:
SAVANNAH DEVELOPERS
15660 N DALLAS PARKWAY
DALLAS, TX 75248
PH: 972.248.2147

OWNER:
SAHU VENUTRES LLC
4901 MONTEREY
FRISCO, TX 75034
PH: 214.663.1387

APPLICANT:
CLAYMOORE ENGINEERING, INC.
1903 CENTRAL DR., SUITE #406
BEDFORD, TX 76021
PH: 817.281.0572

ARCHITECT:
O'BRIEN ARCHITECTS
5310 HARVEST HILL RD., SUITE 136
DALLAS, TX 75230
PH: 972.788.1010

CONTACT: STEVE KING
EMAIL: STEVE@SAVANNAHDEVELOPERS.COM

CONTACT: SUBBA RAJU KOSURI
EMAIL: SRAJUKOSURI@GMAIL.COM

CONTACT: MATT MOORE, PE
EMAIL: MATT@CLAYMOOREENG.COM

CONTACT: MICK GRANLUND
EMAIL: MICK.GRANLUND@O'BRIENARCH.COM

COUNTY:
DALLAS

CITY:
CITY OF COPPELL

STATE:
TEXAS

DESIGN: JAH

DRAWN: JAH

CHECKED: MAM

DATE: 04/27/2018

SHEET
SP-1

File No. 2018-003

TEXAS REGISTRATION #14199
CLAYMOORE
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: **MATT MOORE**
P.E. No. 95813 Date: 04/27/2018

MAGNOLIA OFFICE PARK
BEING PART OF CLARINDA SQUIRES
SURVEY, ABSTRACT No. 1327
5.414 ACRES; 235,834 SF
113-165 SH 121, CITY OF COPPELL,
DALLAS COUNTY, TEXAS

EXHIBIT "B"

SITE PLAN