

T:\WORK\2020\2020 WORK FOLDER\201501 - PHASE 3\3-2.0 SITE PLAN - COPPELL PHASE 3.DWG
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GENERAL NOTES:

- ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
- SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
- ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
- SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.

LOT 1 BLOCK C
DUKE LESLEY ADDITION
DIVIDEND DRIVE & POINT WEST BOULEVARD
INST. #20070240528
D.R.D.C.T.

LOT 1R-8-1 BLOCK C
115,738 SF
2.66 AC

LOT 1R-8X BLOCK C
43,525 SF 1.00 AC

LOT 1R-X
BLOCK C
31,159 SF
0.7153 AC

LOT 1R-6 BLOCK C 63277
SF 1.4527 AC

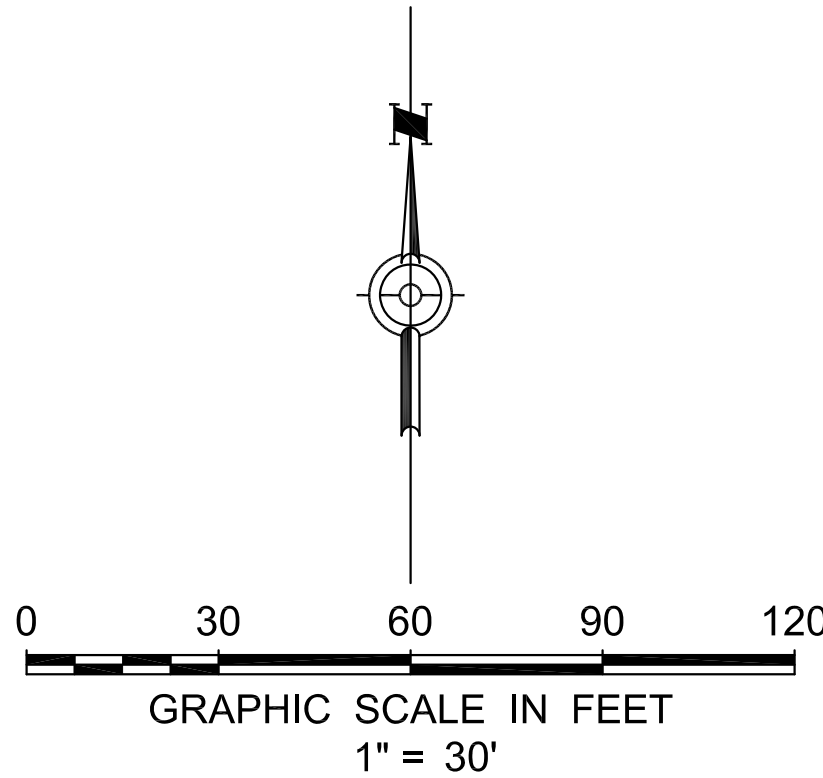
NOTES BY SYMBOL:

- PROPOSED BUILDING
- DUMPSTER WITH ENCLOSURE WITH 7" THICK CONC. APRON. REFER TO ARCHITECTURAL PLANS FOR DETAILS
- HANDICAP ACCESSIBLE PARKING SPACE (TYP.)
- ADA VAN ACCESSIBLE POLE SIGNAGE (1 REGULAR AND 1 VAN ACCESSIBLE SIGNAGE) & WHEELSTOPS (TYP.)
- ADA COMPLIANT RAMP (TYP.)
- ADA COMPLIANT ACCESSIBLE ROUTE
- PROPOSED FIRE HYDRANT
- 24' WIDE ACCESS EASEMENT. FIRE LANE STRIPING PER CITY OF COPPELL FIRE DEPARTMENT REQUIREMENTS
- INSTALL 5' SIDEWALK
- INSTALL ADA COMPLIANT BARRIER FREE RAMP
- ENHANCED PAVEMENT. REFER TO LANDSCAPE PLAN AND CITY COPPELL STANDARDS
- SCREEN WALL FOR UTILITY ENTRANCES
- PROPOSED TRANSFORMER PAD LOCATION. FINAL LOCATION TO BE COORDINATED BY ONCOR AND ELECTRIC EASEMENT WILL BE REQUIRED FROM POWER POLE TO PAD
- REMOTE FIRE DEPARTMENT CONNECTION (FDC)
- MULTI-TENANT MONUMENT SIGN. BY SEPARATE PERMIT
- LOADING AREA
- PROPOSED 10' WATER EASEMENT
- DRIVE-THRU ORDER BOARD & MENU
- DRIVE-THRU PICKUP WINDOW
- PROPOSED FIRE HYDRANT (TO BE INSTALLED AS AN ADDENDUM TO THE INFRASTRUCTURE PLANS) DURING CONSTRUCTION OF PRIVATE DRIVE "B"
- RIGHT TURN LANE (TO BE CONSTRUCTED IN THE FUTURE ALONG WITH BELT LINE ROAD IMPROVEMENTS)

SITE SUMMARY DATA TABLE

PROPOSED DEVELOPMENT	LOT 1R-1	LOT 1R-8X
ZONING	PD-221R3R-HC	PD-221R3R-HC
PROPOSED USE	RESTAURANT / RETAIL	PARKING
SITE AREA (Ac.)	1.9565 Ac. (85,223 SF)	1.00 Ac. (43,525.78 SF)
BUILDING AREA (sf)	8,526	0
BUILDING HEIGHT (FT)	40	0
PROPOSED LOT COVERAGE	10.00%	49.02%
PROPOSED FLOOR AREA RATIO	0.10	0.00
IMPERVIOUS AREA (sf)	66,876.24	32,027.27
PERVIOUS AREA (sf)	18,346.76	11,498.51
PARKING FOR RESTAURANT (4,200 SF @ 1/100SF)	42	58
PARKING FOR RETAIL (4,263 SF @ 1/200SF)	22	0
PARKING SPACES PROVIDED	64	58

NOTE: PARKING ON LOT 1R-8-1 FOR THE BENEFIT OF LOTS 1, 5 & 6



ZONING CASE # PD-221R3R3-HC

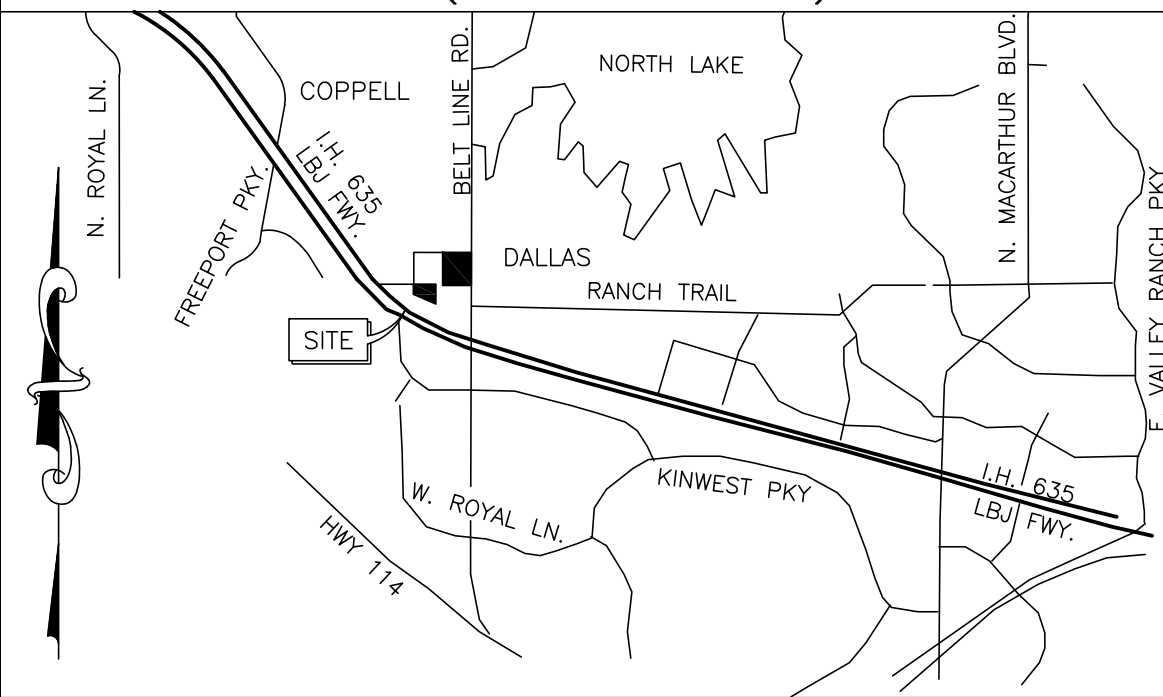
SITE PLAN

LOT 1R-1 & LOT 1R-8X, BLOCK C
DUKE LESLEY ADDITION
CITY OF COPPELL
DALLAS COUNTY

DEVELOPED BY
SUN HOLDINGS, INC.
4055 VALLEY VIEW LN, SUITE 500
DALLAS, TX 75244
ATTN: MICHEL EL HADDAD PH: (972) 232-2118 x293

ENGINEER
THOMAS SITE DEVELOPMENT ENGINEERING INC.
2004 BEDFORD ROAD, SUITE 200
BEDFORD, TX 76021
ATTN: MATTHEW THOMAS, PE PH: (214) 680-2728

VICINITY MAP (not to scale)



LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- 4" THICK CONCRETE SIDEWALK
- CONCRETE PAVEMENT. REFER TO SHEET C-2.1 FOR PAVEMENT THICKNESS
- FIRE LANE EASEMENT
- INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- PARKING STALL COUNT
- SITE LIGHTING (SEE ELECTRICAL PLANS)

Exhibit C

POINT WEST DEVELOPMENT

PHASE 3

INTERSTATE HIGHWAY 635, COPPELL, TX 75019

REVISION	DATE	DESCRIPTION
		THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF: MATTHEW THOMAS, P.E. LICENSED ENGINEER # 315176 8 May 2018 PRELIMINARY NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION

C-2.0

THOMAS
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