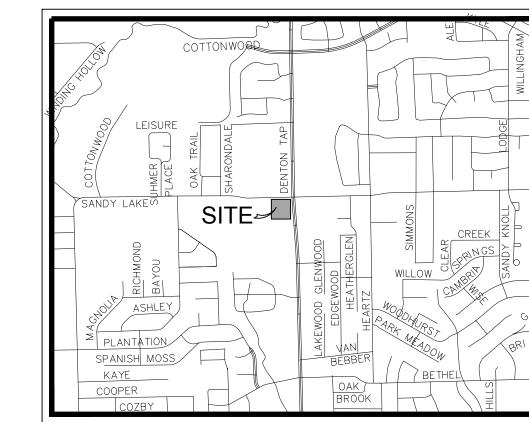


SITE DATA SUMMARY	TABLE		LEGEND
	LOT 3, BLOCK 1	1	
ZONING	R - RETAIL		PROPERTY LINE
ED ZONING	R – RETAIL	w	EXISTING WATER LINE
ED USE	BANK	ss	EXISTING SEWER LINE
EA (ACRES)	0.918	GAS	EXISTING GAS LINE
EA (SQUARE FEET)	39,999		
G FOOTPRINT AREA (SQUARE FEET)	3,558		EXISTING STORM LINE
G HEIGHT (# STORIES)	1]	PROPOSED WATER LINE
G HEIGHT (FEET—DISTANCE TO TALLEST G ELEMENT)	27'-9" AT TOWER		PROPOSED SEWER LINE
VERAGE (PERCENT-X.XX%)	8%		PROPOSED STORM LINE
AREA (SQUARE FEET)	3,558	·	CONCRETE CIDEWALK
RATIO (RATIO—X.XX:1)	0.08:1	4	CONCRETE SIDEWALK
G RATIO (FROM ZONING ORDINANCE)	1 / 300 SF		
D PARKING (# SPACES)	12		CONCRETE FIRE LANE
D PARKING (# SPACES)	22		
BLE PARKING REQUIRED (# SPACES)	1	22	PARKING COUNT
BLE PARKING PROVIDED (# SPACES)	1	, wwo.	
PAVED AREA (PARKING & FIRE LANE)	19,767 SF		EXISTING TREE
MPERVIOUS AREA	25,015 SF] ' " "	
PERVIOUS AREA	14,984 SF		



VICINITY MAP

1'' = 1000'

NOTES: ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE ALL ON-SITE ELECTRICAL CONDUCTORS ASSOCIATED WITH NEW CONSTRUCTION SHALL BE LOCATED UNDERGROUND.
ALL THE REQUIREMENTS OF THE COPPELL SOIL EROSION CONTROL SHALL BE MET DURING THE PERIOD OF CONSTRUCTION. ALL CURB RADII ARE 2.0' UNLESS OTHERWISE NOTED. ALL ISLANDS ARE 9.0' WIDE UNLESS OTHERWISE NOTED. 80% MINIMUM MASONRY VENEER REQUIRED. GLAZING NORTH FACE: 24% GLASS EAST FACE= 32% GLASS WEST FACE= 0% GLASS SOUTH FACE= 0% GLASS B. PARKING LOT LIGHTS ARE 28' FEET ABOVE GROUND LEVEL. FIXTURES ARE ON A 25 FOOT POLE ANCHORED TO A 3 FOOT HIGH CONCRETE POLE BASE.

> SITE PLAN SANDY LAKE CROSSING LOT 3, BLOCK 1 0.92 AC. (39,999 S.F.) EDWARD A. CROW SURVEY, ABSTRACT No. 301

CITY OF COPPELL, DALLAS COUNTY, TEXAS SITE18-07-000261

RRANGEL@HARTGAUGLER.COM

AUGUST 6, 2018

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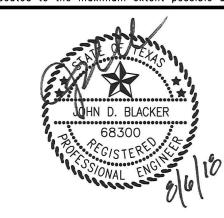
Capital One Design//Branch Cafe Care & Const. 299 Park Ave. 22nd floor New York , NY. 10171

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REVISIONS				REV.BY
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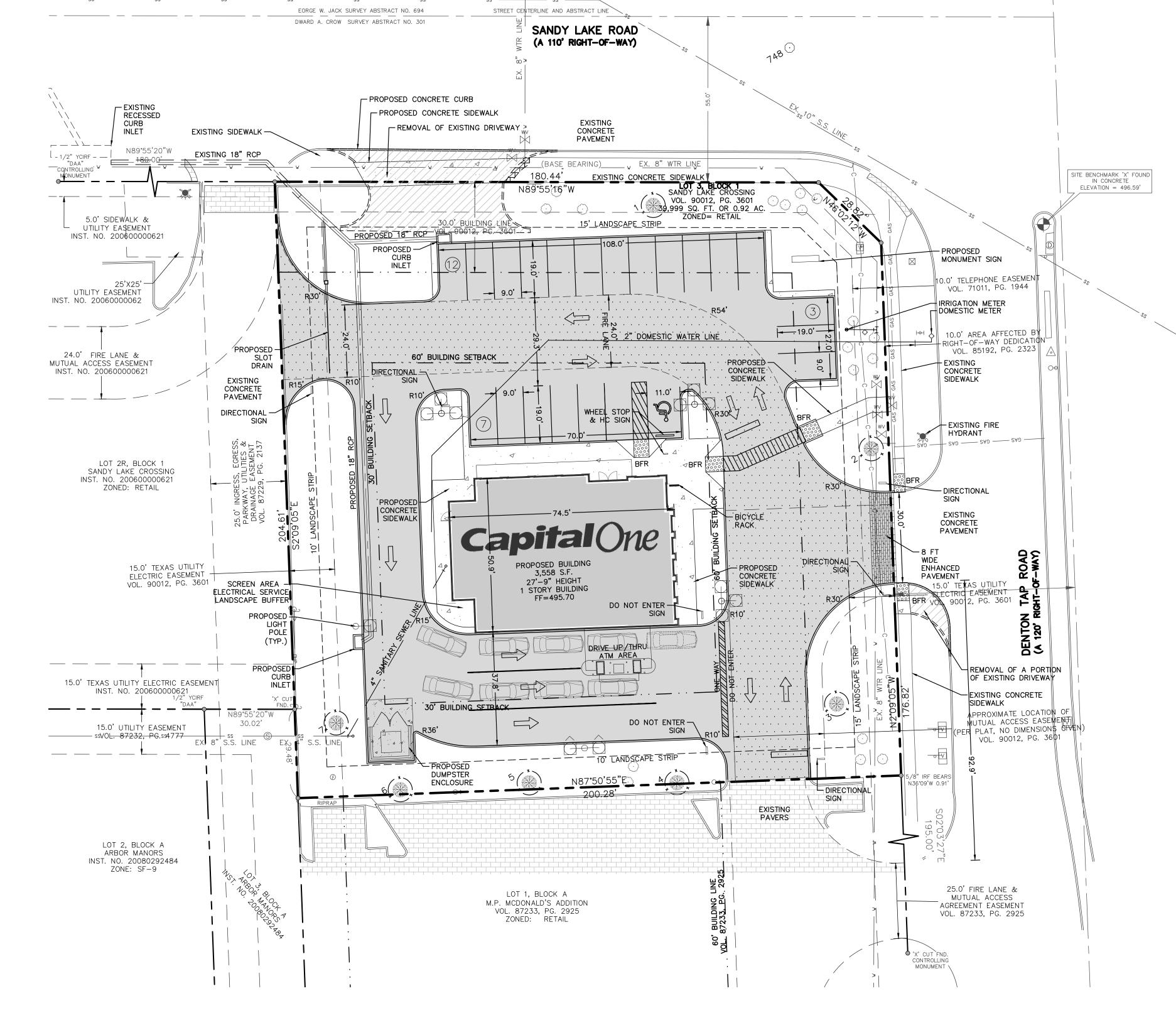
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LAALP Project Number: 2018-108.003

SITE PLAN					
ssued	For	Bid:			
ssued	For	Permit:			
ssued	For	Construction:			

dwg Date: Aug 06, 2018 RRangel



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SITE 18-07-000261