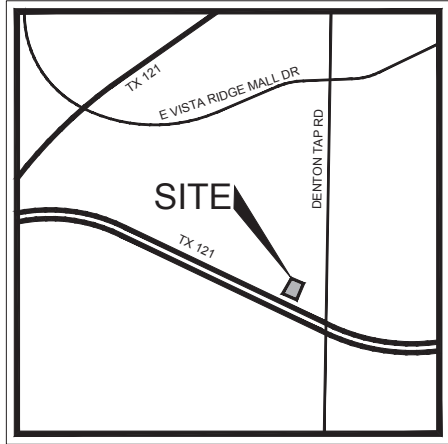
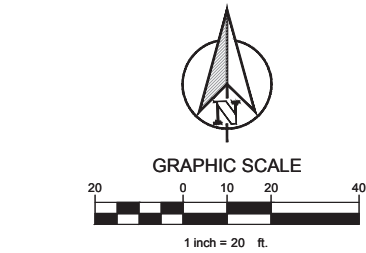
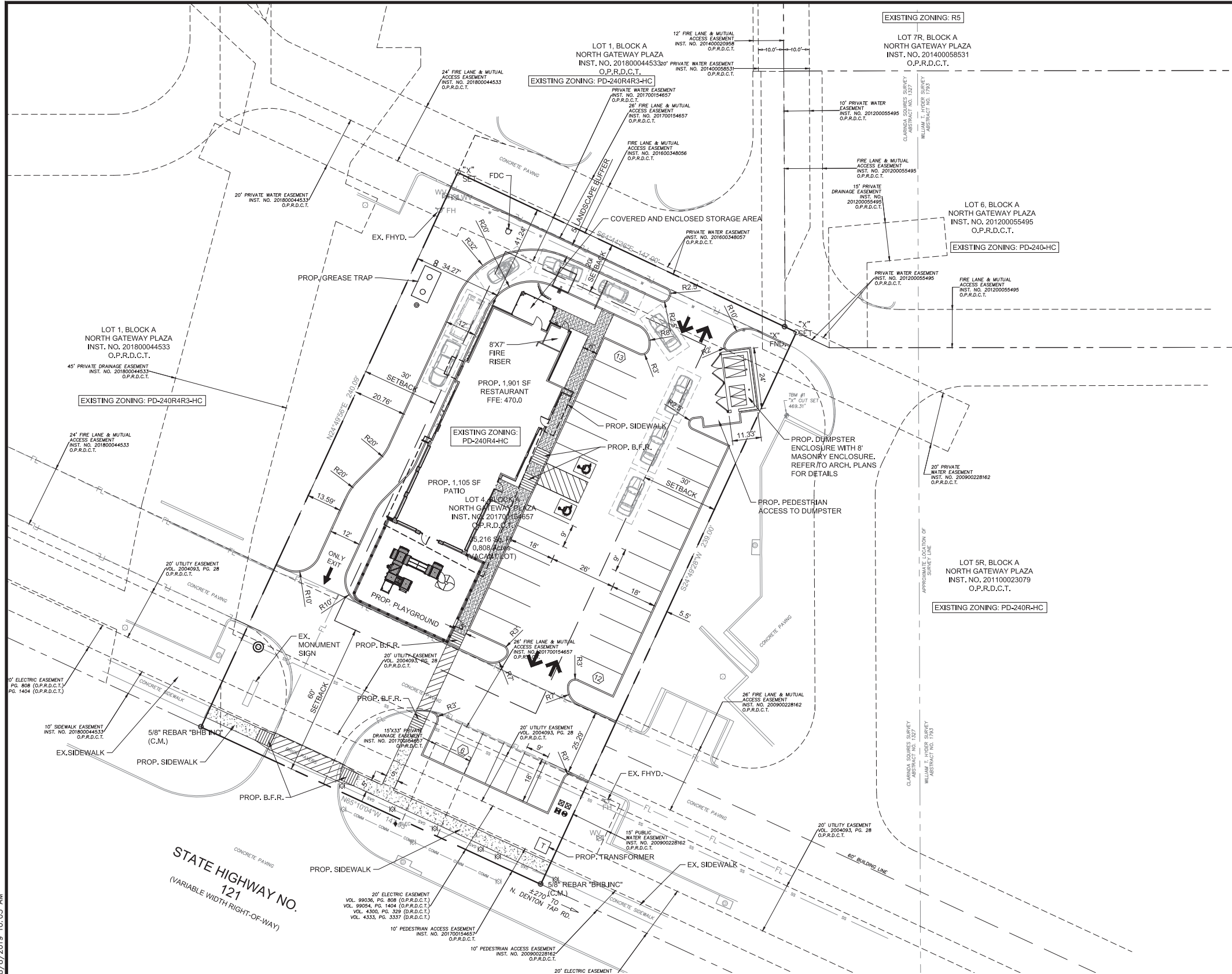


EXHIBIT "B"

PLOTTED BY: CURTIS PETERS
PLOT DATE: 8/8/2019 10:03 AM
LOCATION: Z:\PROJECTS\PROJECTS\2019-060 HAT CREEK COPPELL\CADD\SHEETS\SITE PLAN.DWG
LAST SAVED: 8/8/2019 10:03 AM



VICINITY MAP
N.T.S.

LEGEND	
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	B.F.R. BARRIER FREE RAMP
	FL EXISTING FIRE LANE STRIPING
	PROPOSED SIDEWALK
	INTEGRAL COLOR CONCRETE WITH SALT ROCK FINISH

- NOTES:
- THERE ARE NO EXISTING TREES ON SITE
 - REFER TO ARCH. PLANS FOR LIGHTING FACILITIES, SECURITY LIGHTING, SCREENING, AND GLARE SHADES.
 - REFER TO ARCH. PLAN FOR ATTACHED MONUMENT SIGN ELEVATIONS AND DIMENSIONS.

HAT CREEK BURGER

SITE PLAN

LEGAL DESCRIPTION:

NORTH GATEWAY PLAZA
BLOCK A, LOT 4, 0.808 ACRES

CITY OF COPPELL

DEVELOPER:
RSPD HOLDING INC.
10580 JOHN W ELLIOTT DR., SUITE 80
FRISCO, TX 75033
PH: 214.549.8869

CONTACT: SCOTT BROWN
EMAIL:
SCOTT@HATCREEKBURGERS.COM

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

CONTACT: CLAY CRISTY, PE
EMAIL: CLAY@CLAYMOOREENG.COM

SURVEY:
C. SQUIRES

ABSTRACT:
1327

COUNTY:
DALLAS

CITY:
COPPELL

STATE:
TEXAS

DESIGN: CWP

DRAWN: CWP

CHECKED: CLC

DATE: 08/06/2019

SHEET
SP-1

File No. 2019-060

SITE DATA SUMMARY																	
LOT	ZONING	PROPOSED USE	LOT SIZE (ACRES)	LOT SIZE (SQ. FT.)	BLDG. AREA (SQ. FT.)	BLDG HGT. (FT)	LOT COVERAGE		FLOOR AREA RATIO		PARKING			HANDICAP SP.		IMPERVIOUS AREA PROVIDED (SF)	PERVIOUS AREA PROVIDED (SF)
							REQ.	PROV.	PROV.	PROV.	REQ. RATIO	REQ.	PROV.	REQ.	PROV.		
LOT 4	PD 204	RESTAURANT WITH DRIVE THRU	0.81	35,216	1901 BLDG 1105 PATIO	21' - 4" (1-STORY)	50% MAX	8.5%	1:1.25 MAX	0.085	RESTAURANT (1 PER 100 SF)	30	31	2	2	25,705	9,511

FLOODPLAIN NOTE

ACCORDING TO MAP NO. 48132D158K, DATED 07/07/2014 OF THE NATIONAL FLOOD INSURANCE PROGRAM MAP, FLOOD INSURANCE RATE MAP OF DALLAS COUNTY, TEXAS, FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, THIS PROPERTY IS WITHIN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN). IF THIS SITE IS NOT WITHIN AN IDENTIFIED SPECIAL FLOOD HAZARD AREA, THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY AND/OR THE STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

TEXAS REGISTRATION #14199
CLAYMOORE
ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800 Date: 08/06/2019

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800 Date: 08/06/2019

HAT CREEK BURGER
150 W SH 121
COPPELL, TX

No.	DATE	REVISION	BY

SITE PLAN