



APPLICANT:
151 COFFEE
6242 RUFFE SNOW DRIVE, SUITE 236
NORTH RICHLAND HILLS, TEXAS 76148
(208) 449-8821
CONTACT: DANNY GIESBRECHT

ARCHITECT:
RICHMOND GROUP
12200 N. STEMMONS FREEWAY, SUITE 317
DALLAS, TEXAS 75234
(972) 484-5977
CONTACT: HANK QUIGG

OWNER:
3 DENTON TAP LLC
8214 WESTCHESTER DRIVE, SUITE 550
DALLAS, TEXAS 75225
(214) 622-6511
CONTACT: CAMERON LEJUNE

ENGINEER:
BURGER ENGINEERING, LLC
TEXAS REGISTERED ENGINEERING FIRM F-12997
17103 PRESTON ROAD, SUITE 180N
DALLAS, TEXAS 75248
(972) 630-3360
CONTACT: BRYAN M. BURGER, P.E.

LAYOUT NOTES

- 1 MONUMENT SIGN (REF. SIGN PLAN)
- 2 EX. FIRE HYDRANT
- 3 PROP. FIRE LANE STRIPING
- 4 EX. FIRE LANE STRIPING
- 5 PROP. COLUMN (REF. ARCH. PLANS)
- 6 PROP. CANOPY (REF. ARCH. PLANS)
- 7 MENUBOARD SIGN (REF. SIGN PLAN)
- 8 COLORED & PATTERNED SIDEWALK

P.D. CONDITIONS TABLE

- 1. REDUCTION IN FRONT YARD PERIMETER LANDSCAPING FROM THE REQUIRED 15' TO 10'.
- 2. REDUCTION IN THE OVERALL 30% LANDSCAPE REQUIREMENT.
- 3. REQUEST A SIGN PROVISION THAT ALLOWS FOR 60 SQUARE FEET OF SIGN AREA.
- 4. REQUEST A VARIANCE TO ELIMINATE THE MASONRY ON THE THE MENU BOARD SIGNS.

FEMA 100-YEAR FLOOD PLAIN DOES NOT EXIST ON THE PROPERTY

SITE DATA

ZONING:	P.D. (PLANNED DEVELOPMENT)
LOT AREA:	0.7006 ACRES (30,519 S.F.)
PROPOSED USE:	DRIVE THRU RESTAURANT
BUILDING AREA:	581 S.F.
LOT COVERAGE:	2%
F.A.R.:	0.02:1
PARKING REQUIRED:	1 SPACE/100 S.F. 581 S.F./100 S.F. = 6 SPACES
PARKING PROVIDED:	13 SPACES (1 H.C.)
BUILDING HEIGHT:	1 STORY
LANDSCAPE PROVIDED:	6,936 S.F. (22.73%)
IMPERVIOUS AREA PROVIDED:	23,583 S.F. (77.27%)
COLORED & PATTERNED SIDEWALK:	470 S.F.



REV	DATE	REMARKS				
DETAIL SITE PLAN						
151 COFFEE – 0.7006 ACRES						
LOT 1, BLOCK A – 151 COFFEE ADDITION						
EDWARD A. CROW SURVEY – ABSTRACT NO. 301						
THE CITY OF COPPELL, TEXAS						
B BURGER ENGINEERING <i>Civil Consultants</i>			17103 Preston Road, Suite 180N Dallas, Texas 75248 Office: 972.630.3360 Fax: 972.630.3380 TBPE F-12997			
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
BMB	JAC	10/23/19	1"=20'	TH	086-002 DETAILSITEPLAN	C-3A

S. DENTON TAP ROAD