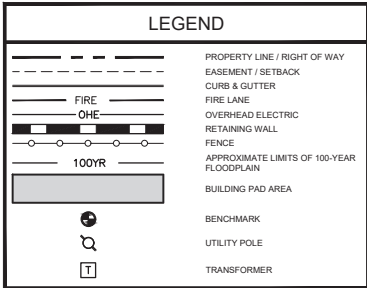


FILENAME: P:\Projects\Dave & Buster's Inc\30195308.00 - DAB HQ DALLAS\01-Civil\10-Sha\30195308.00 - CS 100 SITE PLAN.dwg - LAYOUT SITE PLAN



PD CONDITIONS:

1. MORE THAN 50% GLASS ON 3 FACADES
2. ALL SIGNAGE SHALL COMPLY WITH CITY REGULATIONS
3. PLANS FOR THE OPEN SPACE BEHIND THE BUILDING SHALL REQUIRE STAFF APPROVAL
4. FOCAL POINT STATUE SHALL REQUIRE STAFF APPROVAL AND SHALL BE IN PLACE PRIOR TO CO OF BUILDING.
5. FACADE AND OVERALL STYLE OF BUILDINGS SHALL HAVE A CONSISTENT THEME.
6. A DETAILED SITE PLAN SHALL BE REQUIRED FOR THE DEVELOPMENT OF FUTURE LOTS



GENERAL	
NAME OF PROJECT/DEVELOPMENT	DAVE & BUSTER'S HQ
PROPOSED PRINCIPAL USE	OFFICE
PROPOSED ZONING DISTRICT	HIGHWAY COMMERCIAL
EXISTING ZONING DISTRICT	AGRICULTURAL
OVERALL SITE	
GROSS SITE AREA	6.0 ACRES
SITE DEPTH	± 406' L.F.
SITE WIDTH	± 605' L.F.
MINIMUM REQUIRED LOT AREA	10,000 S.F.
PROPOSED REQUIRED LOT AREA	261,360 S.F.
PROPOSED BUILDING COVERAGE/FAR	0.299 (29%)
PROPOSED IMPERVIOUS COVER	± 198,633 S.F. OR 76.0%
SETBACKS	FRONT YARD: 60 FEET REAR YARD: 20 FEET SIDE YARD: 30 FEET
BUILDING	
TOTAL SQUARE FOOTAGE	78,390 S.F.
BUILDING HEIGHT	34 FEET

<u>PARKING AND LAND USE DATA:</u>	
<u>REQUIRED:</u>	
"OFFICE": 77,896 S.F. 1 SPACE/300 S.F.	260 SPACES
"KITCHEN": 500 S.F. 1 SPACE/100 S.F.	5 SPACES
TOTAL PARKING REQUIRED:	265 SPACES
<u>PROVIDED:</u>	
PARKING SPACES PROVIDED:	339 SPACES
HANDICAP SPACES PROVIDED:	8 SPACES
TOTAL PARKING PROVIDED:	347 SPACES

- ## SITE PLAN NOTES
1. ALL ITEMS ARE TO BE FURNISHED & INSTALLED BY CONTRACTOR. REFERENCE CONSTRUCTION DETAILS SHEETS FOR ADDITIONAL INFORMATION.
 2. ALL SITE DIMENSIONS ARE TO FACE OF CURB, CENTER OF STRIPING, AND PROPERTY LINE UNLESS OTHERWISE NOTED.
 3. LIMITS OF CONSTRUCTION ARE SHOWN ON THE EROSION & SEDIMENTATION CONTROL PLAN(S)
 4. REFER TO TEXAS ONE CALL SYSTEM FOR ADDITIONAL SITE NOTES.
 5. REFERENCE COVER SHEET FOR ADDITIONAL SITE INFORMATION.
 6. CONTRACTOR TO REPAIR AND/OR REPLACE ALL DAMAGED SIDEWALKS AND CURBS AROUND SITE IN ACCORDANCE WITH THE CITY OF COPPELL STANDARD DETAILS AND SPECIFICATIONS.
 7. THE SIZE AND LOCATION OF UTILITY STRUCTURES (IF SHOWN) MAY BE EXAGGERATED FOR GRAPHICAL CLARITY. THE SURVEY SHOWS FIELD MEASURED SIZES AND DEPTHS AS OBSERVED FROM GROUND LEVEL OPENINGS.
 8. LIGHTING FIXTURES SHALL BE DOWNWARD FACING AND SHIELDED.
- WARNING!**
- CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY & HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE LOCATION OF UNDERGROUND UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR AVOIDING ALL EXISTING UTILITIES BY CALLING TEXAS ONE CALL SYSTEM AT 811 FOR LOCATION OF ALL UTILITIES. AT LEAST 72 HOURS PRIOR TO BEGINNING CONSTRUCTION.

PROJECT NAME: DAVE AND BUSTER'S HEADQUARTERS
LEGAL DESCRIPTION: LOT 1, BLOCK A, DAVE & BUSTER'S
ADDITION
SURVEY: JOHN L. WHITMAN
ABSTRACT: NO. 1521
ACREAGE: 6.00 ACRES
DATE OF PREPARATION: JANUARY 22, 2020

NOT AUTHORIZED FOR
CONSTRUCTION PRIOR TO
FORMAL CITY APPROVAL



PRELIMINARY
NOT FOR CONSTRUCTION
BIDDING, OR PERMIT
PURPOSE.

PREPARED UNDER THE
SUPERVISION OF
MEGAN SILVA, P.E.
P.E.# 129884
ON
3/5/2020

DAVE & BUSTER'S HEADQUARTERS
8500 S BELT LINE ROAD
CITY OF COPPELL, DALLAS COUNTY, TEXAS 75019

DETAIL SITE PLAN

PROJECT:

SHEET
C1.0

1 OF 4

PLAT NO.