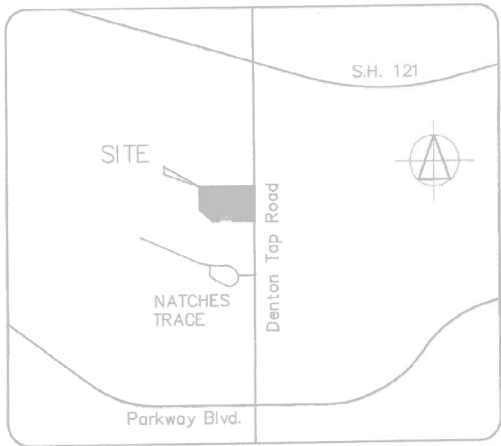


VICINITY MAP



PROXIMITY MAP



SITE PLAN

1 A01 scale: 1"=20'-0"

LEGEND

- EXISTING SITE
- EXISTING BUILDING
- PROPOSED MENU BOARD

SITE DATA TABLE

EXISTING ZONING:	PD-133R4-HC/S-1174R
PROPOSED USE:	PD-133R4R
HOURS OF OPERATION	NO CHANGE (6AM-10PM)
AREA OF PROPOSED USE:	NO CHANGE (38,380 SF)
BUILDING AREA:	NO CHANGE (3,628 SF)
BUILDING HEIGHT:	NO CHANGE (21'-6")
REQUIRED PARKING:	NO CHANGE (1:100 - 36 SPACES)
PROVIDED PARKING:	NO CHANGE (36 SPACES)
PROPOSED LOT COVERAGE:	NO CHANGE (38,380 SF)
FLOOR AREA RATIO:	NO CHANGE (9.4%)

EXISTING LIGHT FIXTURES - NO CHANGES

- "A" 175 WATT FIXTURE ON 18' POLE (LSI - CITATION)
  - "A1" 175 WATT FIXTURE ON 18' POLE (LSI-CITATION W/SHIELD)
  - "B" 75 WATT HOOD DOWNLIGHT (SHARPER LIGHTING - 695 WP)
  - "C" 250 WATT FLOOD LIGHT (LSI - DORAL, MEDIUM)
- NO LIGHTING IS CHANGED - CONFORMS TO SECTIONS 12.36.1 - 2

DRIVE-THRU GENERAL NOTES

- DRIVE-THRU HOURS OF OPERATION NOT TO EXCEED NORMAL HOURS OF BUSINESS OPERATION - 6AM-10PM SUN.-SAT.
- SPEAKER AND MICROPHONE TO FACE SOUTH - AWAY FROM ADJACENT HOMES.
- SPEAKER VOLUME NOT TO EXCEED 70dB AT 3' (NORMAL CONVERSATION RANGE = 60-70dB)
- NO MASONRY REQUIRED FOR THE DECORATIVE BLACK SCREEN

MAGNOLIA RESTAURANT ADDITION LOT 1 BLOCK A



ISSUE 06-15-2020  
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DRC Comments

PROJECT NO. 20.002  
PROJECT DELIMAN'S GRILL

DELIMAN'S GRILL  
605 N. DENTON TAP RD  
COPELL, TX 75019

DRAWN BY TYLER WASHBURN  
tswashburn@gmail.com  
970-219-6429  
7015 Duffield Drive  
Dallas, TX 75249

OWNER / APPLICANT JAY KHORRAMI  
jaycoppelldeli@gmail.com  
972-462-0101  
449 W. Bethel Road  
Coppell, TX 75019

DESCRIPTION  
SITE PLAN

A

01