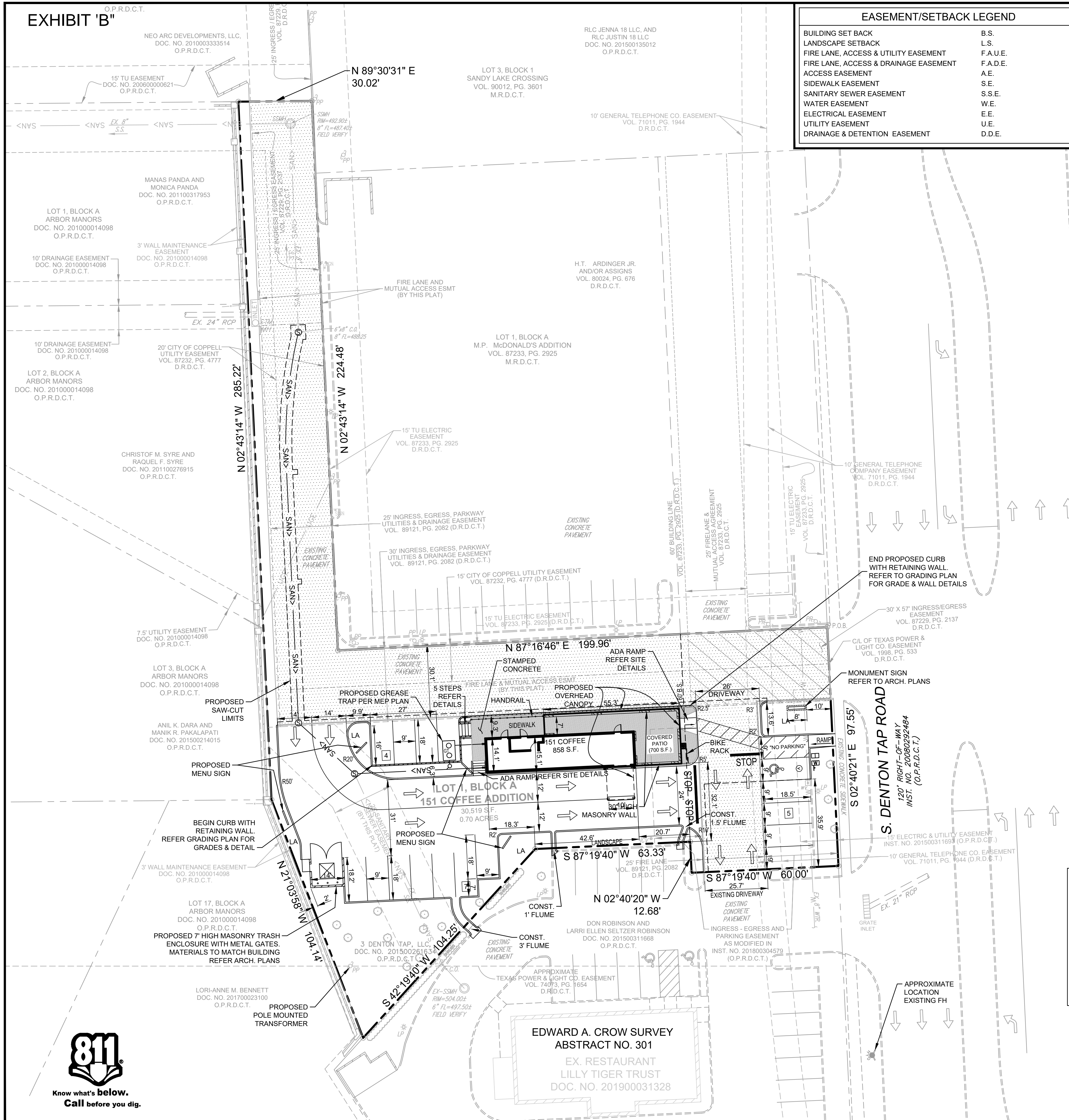


## EXHIBIT 'B'



## EASEMENT/SETBACK LEGEND

BUILDING SET BACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

## EXISTING LEGEND

1/2" IR FOUND	IRRIGATION VALVE	NO PARKING
1/2" IR SET	WATER VALVE	CONCRETE
5/8" IR FOUND	FIRE HYDRANT	GRAVEL
3/8" IR FOUND	IR. VALVE	BRICK
60-D NAIL FOUND	UTILITY POLE	STONE
PK NAIL SET	WATER METER	WOOD DECK
1/2" IP FOUND	GAS METER	BUILDING WALL
X-FOUND	A.C. PAD	TILE
X-SET	TRANS. BOX	BUILDING LINE
1" IR FOUND	GAS MARKER	EASEMENT
1" IP FOUND	OVERHEAD UTILITY LINE	BOUNDARY
POINT FOR CORNER	GUY WIRE ANCHOR	HIGHBANK LINE
CON. MONUMENT	BARBED WIRE FENCE	PARKING STRIPE
3/4" IP FOUND	IRON FENCE	HANDICAP SPACE
TELE. BOX	CHAINLINK FENCE	
CABLE BOX	WOOD FENCE	
ELECTRIC BOX	PIPE RAIL FENCE	
BRICK COLUMN	COVERED AREA	
STONE COLUMN	ASPHALT	
STORM DRAIN MH.	FIRE LANE STRIPE	
SAN. SEW. CO.	BRICK RET. WALL	
BOLLARD POST	STONE RET. WALL	
LIGHT POLE	CON. RET. WALL	
SAN. SEW. MH.		

## SITE DATA SUMMARY TABLE

SITE ACREAGE:	0.70 ACRES (30,519 S.F.)
ZONING:	PD (PLANNED DEVELOPMENT)
PROPOSED USE:	DRIVE THRU RESTAURANT
PATIO AREA:	700 S.F.
BUILDING AREA:	858 S.F.
NUMBER OF STORIES:	1
BUILDING HEIGHT:	20'-3"
BUILDING COVERAGE:	2.81%
FLOOR AREA RATIO:	0.028
IMPERVIOUS AREA:	23,403 S.F. (76.68%)
PERVIOUS/LANDSCAPE AREA:	7,116 S.F. (23.32%)
PARKING REQUIREMENTS = 1 SP PER 100 S.F.	16 SPACES
REGULAR PARKING REQUIRED:	9 SPACES
PATIO PARKING REQUIRED:	7 SPACES
REGULAR PARKING PROVIDED:	15 SPACES
HANDICAP PARKING REQUIRED:	1 SPACE (1 VAN ACCESSIBLE)
HANDICAP PARKING PROVIDED:	1 SPACE (1 VAN ACCESSIBLE)
TOTAL PARKING PROVIDED:	16 SPACES INCLUDING (1 H.C.)

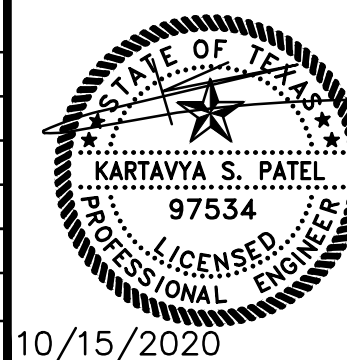
## SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	X X
FIRE LANE	
STRIPING	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	

## PD-214R9R-C CONDITIONS TABLE (151 COFFEE)

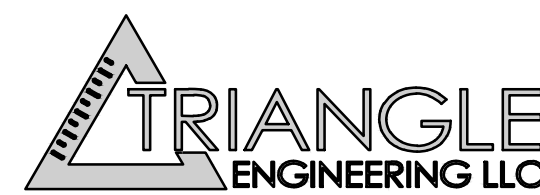
- THERE MAY BE ADDITIONAL COMMENTS AT THE TIME OF BUILDING PERMIT AND DETAIL ENGINEERING REVIEW.
- TREE REMOVAL PERMIT REQUIRED PRIOR TO START OF CONSTRUCTION.
- ENSURE THAT ALL LIGHTS ARE SHIELDED FROM THE RESIDENTIAL PROPERTIES TO THE WEST AND ALL ONSITE LIGHTING MEETS THE GLARE AND LIGHTING STANDARDS WITHIN ARTICLE 36 OF THE ZONING ORDINANCE.
- ALLOW (2) TWO 60-SQUARE-FOOT BUILDING SIGNS AS PREVIOUSLY APPROVED.
- ALLOW AN EXCEPTION TO THE INTERIOR (PARKING LOT), PERIMETER AND OVERALL 30% LANDSCAPE AREA REQUIREMENTS AS SHOWN ON THE LANDSCAPE PLAN.
- ALLOW (4) FOUR MENU BOARDS WITHOUT MASONRY CONSTRUCTION.
- HOURS OF OPERATION 5AM - 10PM SUNDAY - SATURDAY.
- SPEAKERS MUST FACE EAST TOWARDS DENTON TAP ROAD AND VOLUME KEPT AT A LEVEL THAT IS NON-OFFENSIVE AND PLAYED ONLY BETWEEN THE HOURS OF 7:30 A.M. AND 8:00 P.M.
- LIGHTING ON CHANNEL LETTERING TO BE WHITE BULBS AND NOT RED AS REQUIRED BY ORDINANCE.

NO.	DATE	DESCRIPTION	BY
1	10/15/2020	1st CITY CIVIL SUBMITTAL	KP
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FEMA 100-YEAR FLOOD PLAIN  
DOES NOT EXIST ON THE PROPERTY

## DETAIL SITE PLAN

**151 COFFEE**  
**S. DENTON TAP ROAD**  
**CITY OF COPPELL**  
**DENTON COUNTY, TEXAS**  
**151 COFFEE ADDITION - LOT 1, BLOCK A**



P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	MLM	03-11-20	SCALE BAR	078-20	C-4.0
TX. P.E. FIRM #11525					