



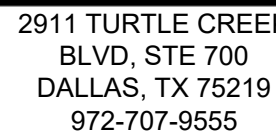
BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE CONCRETE PAVEMENT EAST OF THE SITE, BEING APPROXIMATELY 44 FEET NORTHWEST FROM A LIGHT POLE EAST OF THE SITE AND BEING APPROXIMATELY 1000 FEET SOUTHEAST FROM THE INTERSECTION OF BELTLINE ROAD AND EAST DIVIDEND DRIVE.

ELEVATION = 530.06" (NAVD '88)

BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET ON TOP OF CONCRETE CURB LOCATED IN THE NORTHERN INTERIOR OF THE SITE, BEING APPROXIMATELY 27 FEET NORTHWEST FROM THE NORTHERN CORNER OF A CONCRETE DRAINAGE STRUCTURE, AND BEING APPROXIMATELY 400 FEET EAST FROM THE INTERSECTION OF BELTLINE ROAD AND EAST DIVIDEND DRIVE.

ELEVATION = 522.72" (NAVD '88)

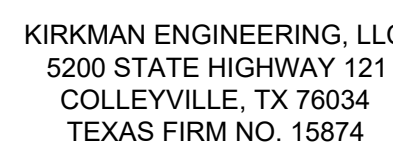
JOHN D. GARDNER  
P.E.# 138295  
DATE: August 8, 2025



**VICTORY COPPELL  
RETAIL S**

LOT 2, BLOCK A  
CITY OF COPPELL  
DALLAS COUNTY, TEXAS

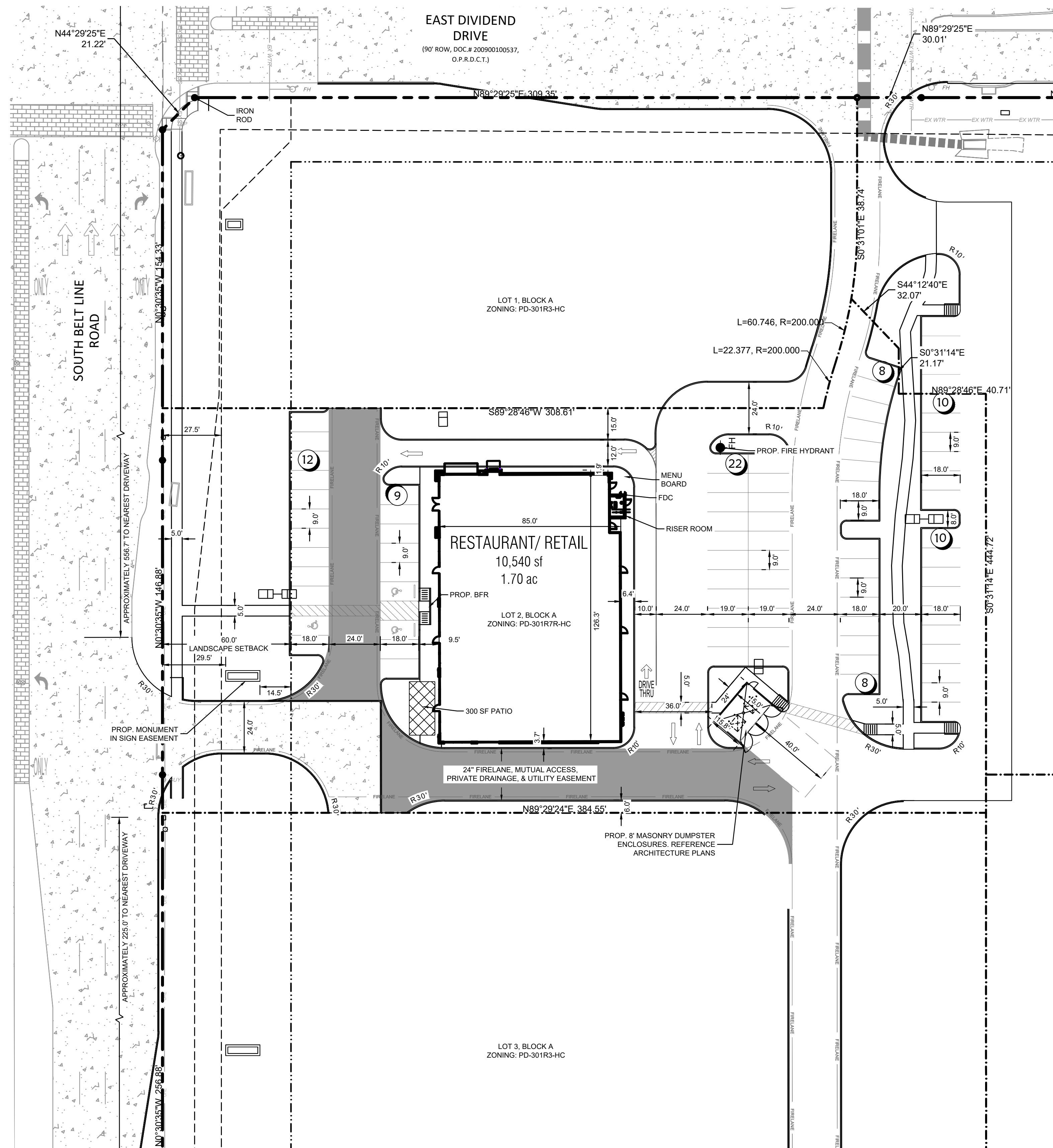
REV:	DATE:	DESCRIPTION:
------	-------	--------------



ISSUE DATE:

## SITE PLAN

## C3.0



1. PARKING AS SHOWN
2. LANDSCAPING AS SHOWN
3. PATIOS UNDER 500 SQUARE FEET DO NOT HAVE AN ADDITIONAL PARKING REQUIREMENT.

FIRE HYDRANT AND FIRE LANE BY OTHERS SHALL BE  
CONSTRUCTED PRIOR TO THE BUILDING CONSTRUCTION  
EXTENDING ABOVE FOUNDATION.

1. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED.  
THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES (WHETHER SHOWN ON PLANS OR NOT) PRIOR TO COMMENCING CONSTRUCTION. IF FIELD CONDITIONS DIFFER SIGNIFICANTLY FROM LOCATIONS SHOWN ON THE PLANS, THE CONTRACTOR SHALL CONTACT THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH CONSTRUCTION.

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADI: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
7. REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

**FIRE LANE STRIPING**

**FIRELANE**

EXISTING FIRE LANE

FIRE LANE  
PSI CLASS "C" (28 DAYS)  
REIN. CONC. PAVEMENT  
3 BARS @ 18" O.C.E.W.

PROPOSED FIRE HYDRANT

PROPOSED SANITARY MANHOLE

PROPOSED CURB INLET

PROPOSED GRATE INLET

ACCESSIBLE ROUTE

PARKING COUNT

PROPOSED FDC

PROPERTY BOUNDARY

P1 LIGHT POLE

P1\_2 LIGHT POLE

	LOT 2
EXISTING ZONING	PD-301R3-HC
PROPOSED ZONING	PD-301R7-HC
PROPOSED USE	RETAIL/RESTAURANT
PROPOSED FLOOR AREA BY USE	7,840 SF(RETAIL) 2,700 SF(RESTAURANT) 300 SF(PATIO)
PARKING REQUIREMENTS	1,200 SF(RETAIL) 1,100 SF( REST.)
PKG. SPACES REQUIRED	67 SPACES
PKG. SPACES PROVIDED (SURFACE)	76 SPACES
ADA PARKING REQUIRED	3 SPACES (1 VAN)
ADA PARKING PROVIDED	3 SPACES (1 VAN)
PROPOSED BUILDING AREA	10,540 SF
PROPOSED BUILDING HEIGHT	32'-0"
LOT	1.70 AC
PROPOSED BUILDING LOT COVERAGE	12.82%
PROPOSED FLOOR AREA RATIO	0.128:1
IMPERVIOUS AREA	58,408 SF



SCALE: 1" = 30'

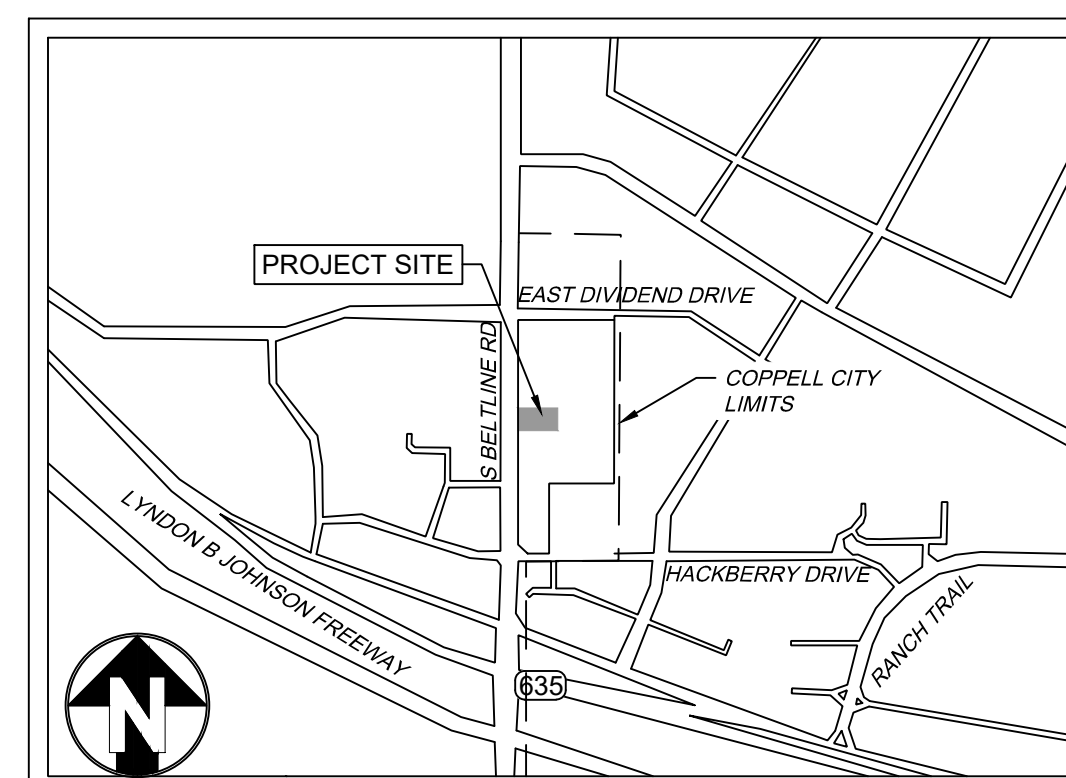
**CITY PROJECT NO. PD-301R7-HC**  
**VICTORY AT COPPELL RETAIL S**  
 VICTORY COPPELL ADDITION  
 LOT 2, BLOCK A  
 1.92 ACRES  
 CITY OF COPPELL, TEXAS  
 PREPARATION DATE: 11/3/2022

TEL: 409.394.0104  
EMAIL: JESUS@VG-RE.COM  
CONTACT: JESUS SANCHEZ

**ENGINEER**  
KIRKMAN ENGINEERING, LLC  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
PH: 817-488-4960  
EMAIL: JOHN.GARDNER@TRUSTKE.COM  
CONTACT: JOHN GARDNER, PE

### VICINITY MAP

N.T.S.



FULL PATH: K:\Jobs\VIC24001\_Coppell Retail S\Drawings\03 - Production\03 - Production\C3.0 SITE PLAN\_VIC24001

FILENAME: C3.0 SITE PLAN\_VIC24001.dwg