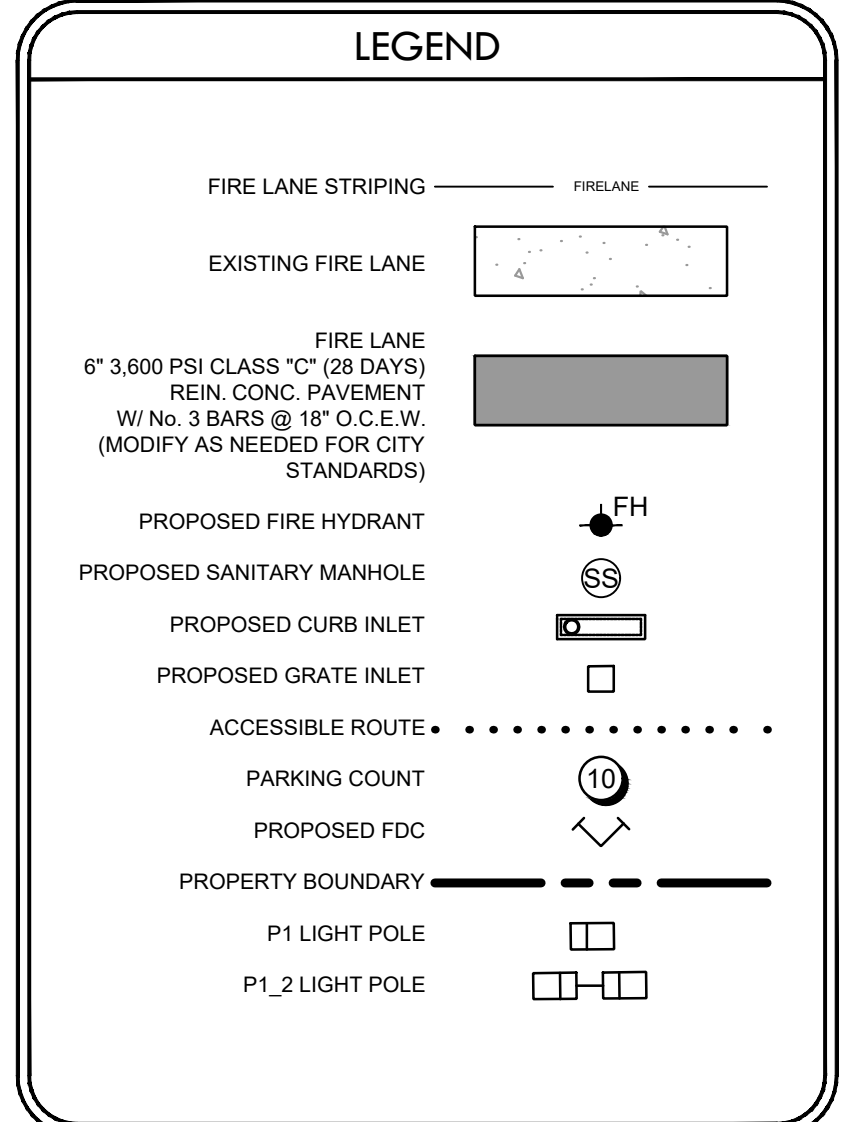


**SITE BENCHMARKS**

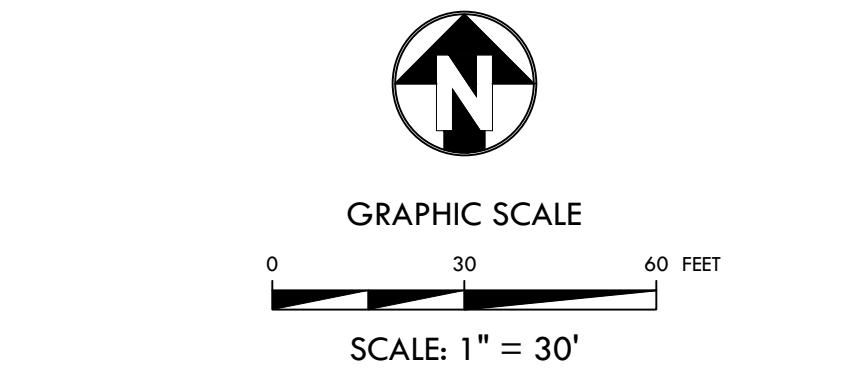
BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE CONCRETE PAVEMENT EAST OF THE SITE, BEING APPROXIMATELY 48 FEET NORTHWEST FROM A LIGHT POLE EAST OF THE SITE AND BEING APPROXIMATELY 1000 FEET SOUTHEAST FROM THE INTERSECTION OF BELTLINE ROAD AND EAST DIVIDEND DRIVE.  
 ELEVATION = 530.06' (NAVD '88)

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 NORTHWEST 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)



**PARKING DATA TABLE**

	LOT 3
EXISTING ZONING	PD-301R3-HC
PROPOSED ZONING	PD-301R5-HC
PROPOSED USE	RETAIL/RESTAURANT
PROPOSED FLOOR AREA BY USE	10,494 SF (RETAIL) 6,016 SF (REST. TOTAL) 4,016 SF (REST. INDOOR) 2,000 SF (DRIVE THRU) 400 SF (PATIO)
PARKING REQUIREMENTS	1,200 SF (RETAIL) 1,100 SF (REST.)
PKG. SPACES REQUIRED	114 SPACES
PKG. SPACES PROVIDED (SURFACE)	118 SPACES
ADA PARKING REQUIRED	5 SPACES (1 VAN)
ADA PARKING PROVIDED	5 SPACES (1 VAN)
PROPOSED BUILDING AREA	16,510 SF
LOT	2.17 AC
PROPOSED BUILDING LOT COVERAGE	17.68%
PROPOSED FLOOR AREA RATIO	0.177:1
IMPERVIOUS AREA	73,002 SF
BUILDING HEIGHT	34'



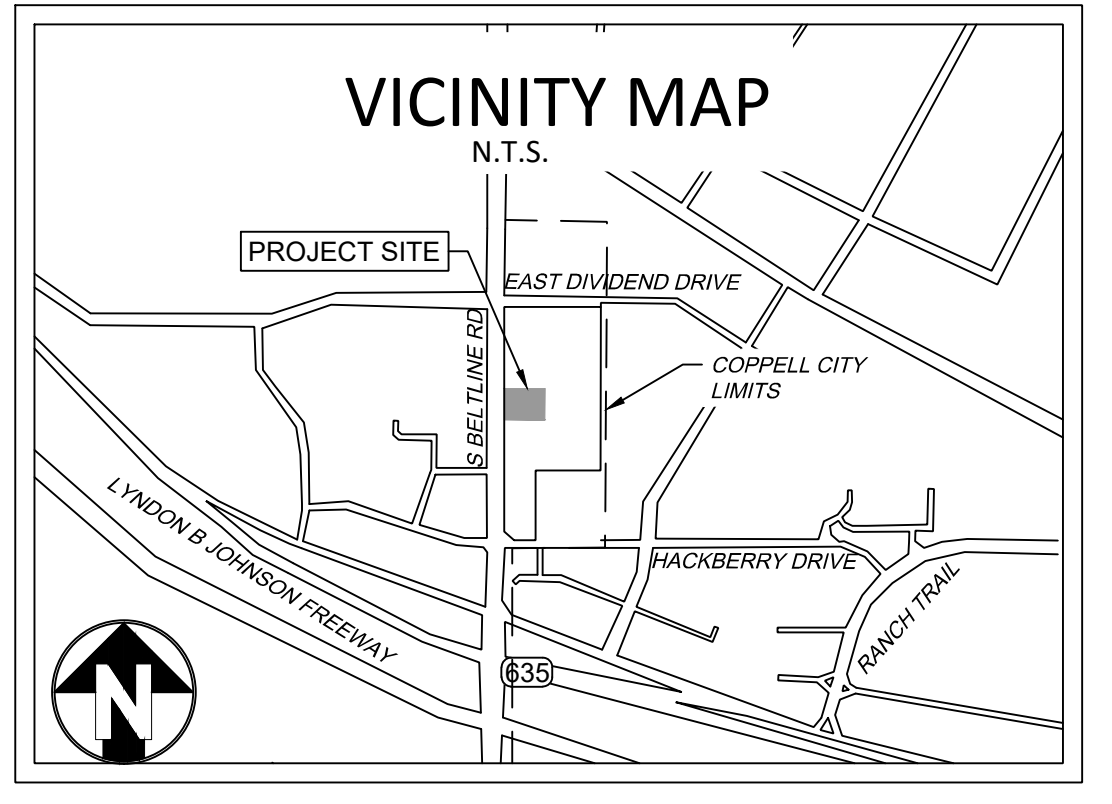
**SITE PLAN**  
 CITY PROJECT NO. PD-301R5-HC  
**VICTORY AT COPPELL RETAIL A**  
 VICTORY COPPELL ADDITION  
 LOT 3, BLOCK A  
 1.92 ACRES  
 CITY OF COPPELL, TEXAS  
 PREPARATION DATE: 11/3/2022

**OWNER/APPLICANT**  
 VICTORY REAL ESTATE GROUP  
 2911 TURTLE CREEK BLVD, SUITE 700  
 DALLAS, TX 75219  
 PH: 469-646-8184  
 EMAIL: JESUS@VYG-RE.COM  
 CONTACT: JESUS SANCHEZ

**LANDSCAPE ARCHITECT**  
 LONDON LANDSCAPES  
 P.O. BOX 28  
 COLLINSVILLE, TEXAS 76233  
 PH: 972-800-0676  
 EMAIL: AMY.LONDON@LONDON-LANDSCAPES.NET  
 CONTACT: AMY LONDON, RLA

**ENGINEER**  
 KIRKMAN ENGINEERING, LLC  
 5200 STATE HIGHWAY 121  
 COLLEYVILLE, TX 76034  
 PH: 817-488-9890  
 EMAIL: JOHN.GARDNER@TRUSTK.COM  
 CONTACT: JOHN GARDNER, PE

**SURVEYOR**  
 BARTON CHAPA SURVEYING  
 5200 STATE HIGHWAY 121  
 COLLEYVILLE, TX 76034  
 PH: 817-864-1957  
 CONTACT: JACK BARTON, RPLS



- PD CONDITIONS**
- SETBACKS AS SHOWN
  - LANDSCAPE AS SHOWN
  - PATIOS UNDER 500 SQUARE FEET DO NOT HAVE AN ADDITIONAL PARKING REQUIREMENT.
- FIRE NOTE**
- FIRE HYDRANT AND FIRE LANE BY OTHERS SHALL BE CONSTRUCTED PRIOR TO THE BUILDING CONSTRUCTION EXTENDING ABOVE FOUNDATION.
- NOTE TO CONTRACTOR**
- 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.
- LAYOUT & DIMENSIONAL CONTROL NOTES:**
- BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
  - DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
  - CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADII SHALL BE 3' AT FACE OF CURB.
  - BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
  - ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
  - REFER TO SHEET(S) C10.0 FOR SITE DETAILS.

PRELIMINARY FOR REVIEW ONLY  
 THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:  
**JOHN D. GARDNER**  
 P.E.# 138295  
 DATE: October 3, 2024

**VICTORY GROUP**  
 Victory Real Estate Group

2911 TURTLE CREEK BLVD, STE 700  
 DALLAS, TX 75219  
 972-707-9555

**VICTORY COPPELL RETAIL A**  
 LOT 3, BLOCK A  
 CITY OF COPPELL  
 DALLAS COUNTY, TEXAS

REV. DATE: DESCRIPTION:

REV.	DATE	DESCRIPTION

**Kirkman ENGINEERING**  
 KIRKMAN ENGINEERING, LLC  
 5200 STATE HIGHWAY 121  
 COLLEYVILLE, TX 76034  
 TEXAS FIRM NO. 15874

JOB NUMBER: VIC202021  
 ISSUE DATE:

**SITE PLAN**

SHEET:  
**C3.0**