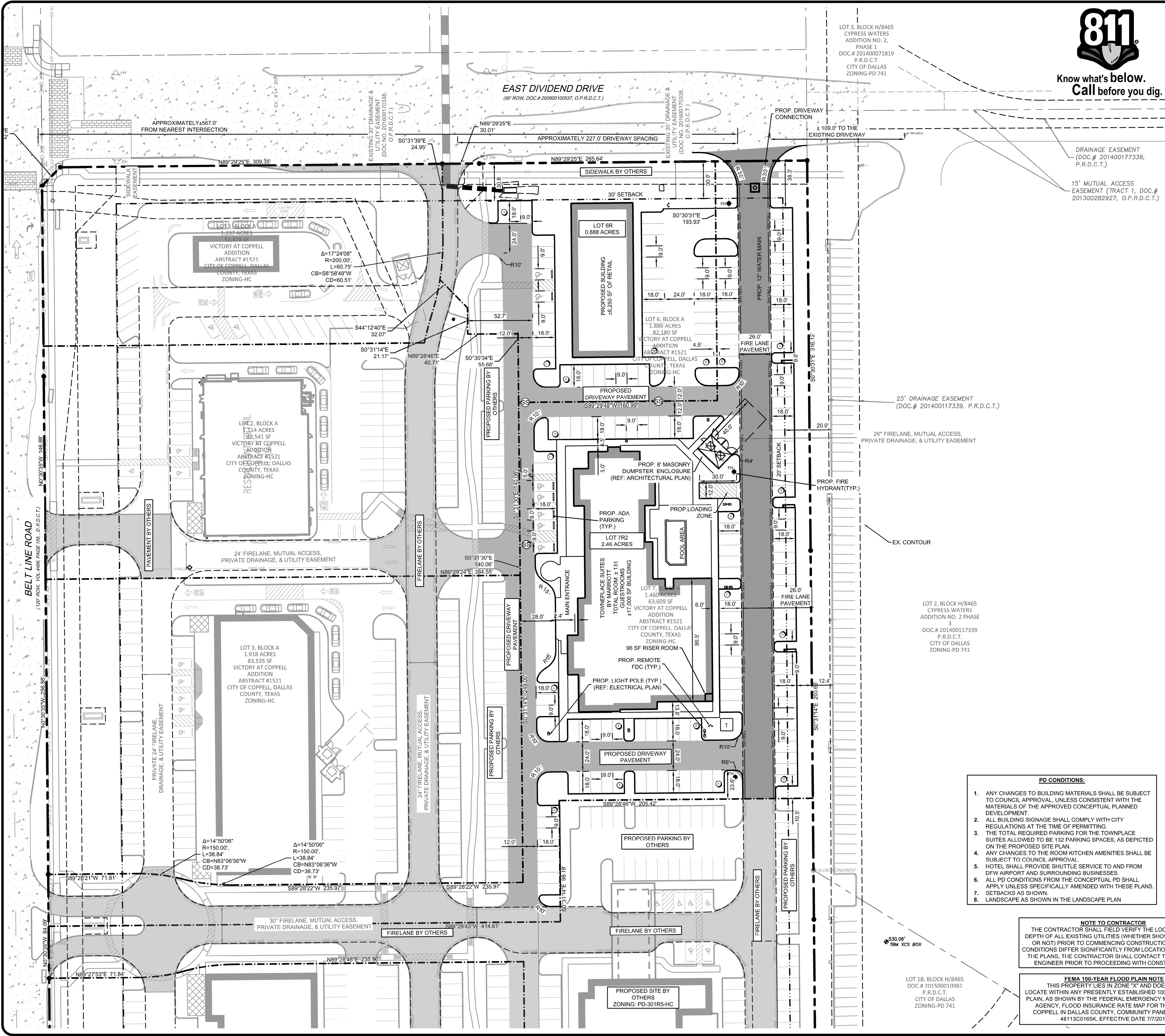


PLANS: C:\SITE PLAN_160300.dwg
PLOT DATE: 7/16/2025
PLOT BY: Patrick Filson
PLOT DATE: 7/16/2025
FULL PATH: C:\Users\T6A25001\AppData\Local\Temp\160300.dwg
PLOT DATE: 7/16/2025
PLOT BY: Patrick Filson
PLOT DATE: 7/16/2025



Know what's below.
Call before you dig.

LEGEND

PROPOSED SIGN

FIRE LANE STRIPING

PROPOSED FIRE HYDRANT

PROPOSED SANITARY MANHOLE

ACCESSIBLE ROUTE

PARKING COUNT

PROPOSED FDC

PROPERTY BOUNDARY

PROPOSED FIRE LANE PAVEMENT

PROPOSED PAVEMENT

PAVEMENT BY OTHERS

EXISTING PAVEMENT

SITE DATA TABLE	
EXISTING ZONING	PD-301R5-HC
PROPOSED ZONING	PD-301R6-HC
PROPOSED USE	HOTEL
EXISTING LOT AREA (SF) (ACRES)	63,610/1,460 & 82,181/1,887
PROPOSED NUMBER OF FLOORS	5 FLOORS
TOTAL BUILDING AREA (SF)	17,274
BUILDING AREA (GROSS SF)	76,346
BUILDING HEIGHT	73 FT
BUILDING LOT COVERAGE (%)	16.1%
FLOOR AREA RATIO (GROSS AREA)	0.717:1
PROVIDED NUMBER OF ROOMS	131
PROVIDED ROOM AREA (SF)	329 SF
HOTEL PARKING REQUIREMENT	1 SPACE PER ROOM
HOTEL PARKING SPACES REQUIRED	132 SPACES
HOTEL PARKING SPACES PROVIDED	132 SPACES
REQUIRED ADA PARKING	5 SPACES (1 VAN)
PROVIDED ADA PARKING	5 SPACES (1VAN)
IMPERVIOUS AREA (SF) %	85,060 / 79%
COVERED DROP OFF OR PORTE COCHERE	COVERED DROP OFF
LOBBY/WAITING/ATRIUM AREA (MIN 750 SF)	YES- 1,936 SF
RESTAURANT-LIMITED SERVICE	YES
PROVIDED STAFF 24 HRS/DAY	YES
MEETING SPACES (SF)	1,452
OUTDOOR LOUNGE SPACE (SF)	1,975
EXTENDED STAY	NO
AMENITIES	1. ROOM AMENITIES: - 2 BURNER COOK TOP, SMALL REFRIGERATOR, AND MICROWAVE, NO OVEN. 2. OUTDOOR POOL (800SF) 3. FITNESS ROOM (±1,200 SF) 4. GIFT/PANTRY SNACK (400 SF) 5. OUTDOOR PLAZA (±1,300 SF) 6. GUEST LAUNDRY

- PD CONDITIONS:
- ANY CHANGES TO BUILDING MATERIALS SHALL BE SUBJECT TO COUNCIL APPROVAL, UNLESS CONSISTENT WITH THE MATERIALS OF THE APPROVED CONCEPTUAL PLANNED DEVELOPMENT.
 - ALL BUILDING SIGNAGE SHALL COMPLY WITH CITY REGULATIONS AT THE TIME OF PERMITTING.
 - THE TOTAL REQUIRED PARKING FOR THE TOWNPLACE SUITES ALLOWED TO BE 132 PARKING SPACES, AS DEPICTED ON THE PROPOSED SITE PLAN.
 - ANY CHANGES TO THE ROOM KITCHEN AMENITIES SHALL BE SUBJECT TO COUNCIL APPROVAL.
 - HOTEL SHALL PROVIDE SHUTTLE SERVICE TO AND FROM DFW AIRPORT AND SURROUNDING BUSINESSES.
 - ALL PD CONDITIONS FROM THE CONCEPTUAL PD SHALL APPLY UNLESS SPECIFICALLY AMENDED WITH THESE PLANS.
 - SETBACKS AS SHOWN.
 - LANDSCAPE AS SHOWN IN THE LANDSCAPE PLAN

NOTE TO CONTRACTOR

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.

FEMA 100-YEAR FLOOD PLAIN NOTE

THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF COPPELL IN DALLAS COUNTY, COMMUNITY PANEL NUMBER 48113C0166K, EFFECTIVE DATE 7/17/2014



GRAPHIC SCALE

0 40 80 FEET

SCALE: 1" = 40'

SITE PLAN
CITY PROJECT NO. SPXX-XXXX

TOWNEPLACE SUITES
3.347 ACRES
LOT 6R & 7R, BLOCK A
VICTORY AT COPPELL ADDITION
(DOC. NO. 202400229366)
CITY OF COPPELL,
DALLAS COUNTY, TEXAS
PREPARATION DATE: 8/6/2024

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, SUITE 700
DALLAS, TX 75219
PH: 469-646-6184
CONTACT: BMENDOZA@VG-RE.COM

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

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
CONTACT: PATRICK FILSON, PE

SURVEYOR
BARTON CHAPA SURVEYING
3601 NE LOOP 820
FORT WORTH, TX 76137
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

P R E L I M I N A R Y
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:
PATRICK C. FILSON
P.E.# 108577
DATE: July 8, 2025



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

TOWNEPLACE
SUITES
LOT 7R2
CITY OF COPPELL
DALLAS COUNTY, TEXAS

REV. DATE: DESCRIPTION:



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

JOB NUMBER: T6A25001

ISSUE DATE:

SITE PLAN

SHEET:

C3.0