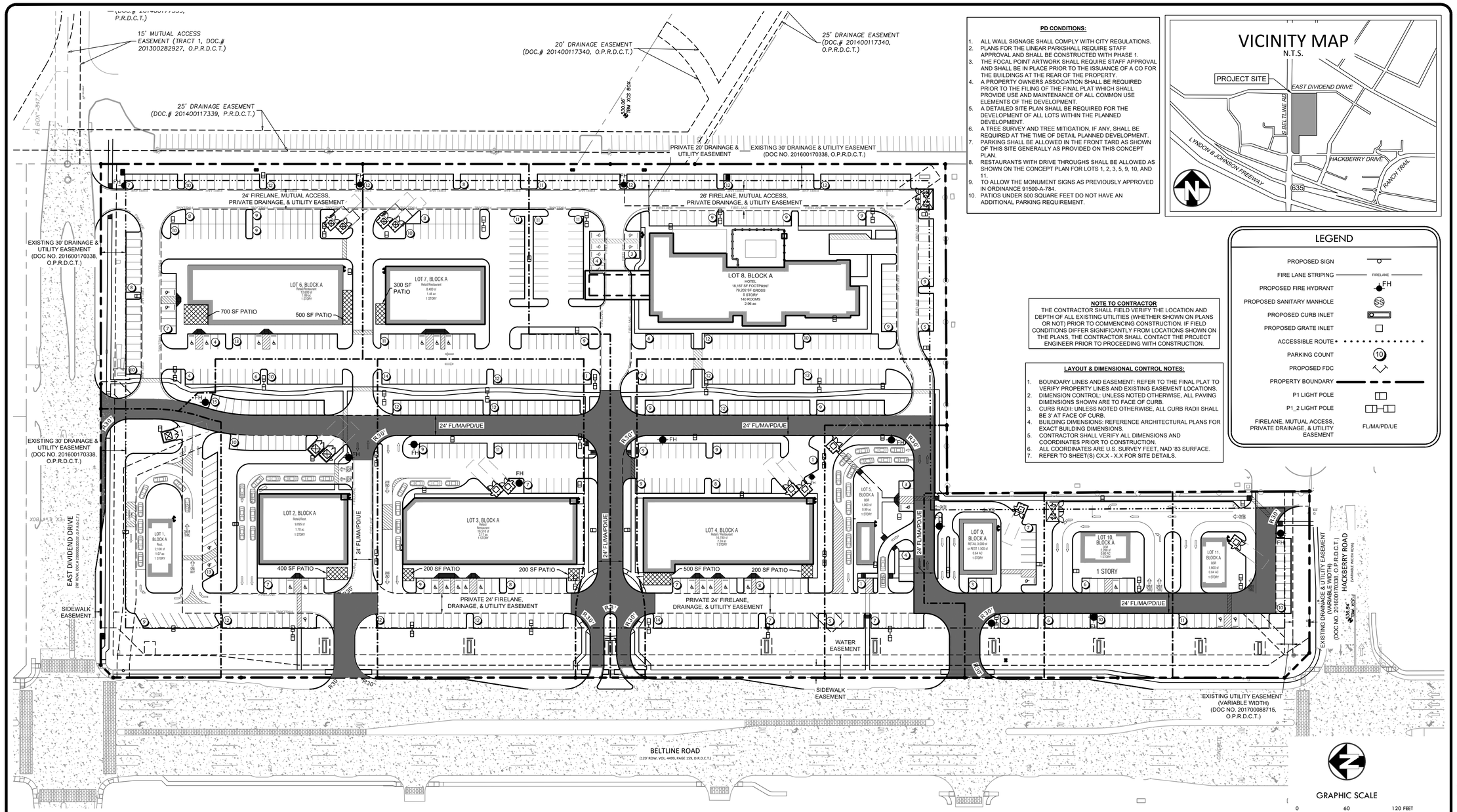

PD CONDITIONS:

1. ALL WALL SIGNAGE SHALL COMPLY WITH CITY REGULATIONS.
2. PLANS FOR THE LINEAR PARKSHALL REQUIRE STAFF APPROVAL AND SHALL BE CONSTRUCTED WITH PHASE 1.
3. THE FOCAL POINT ARTWORK SHALL REQUIRE STAFF APPROVAL AND SHALL BE IN PLACE PRIOR TO THE ISSUANCE OF A CO FOR THE BUILDINGS AT THE REAR OF THE PROPERTY.
4. A PROPERTY OWNERS ASSOCIATION SHALL BE REQUIRED PRIOR TO THE FILING OF THE FINAL PLAT WHICH SHALL PROVIDE USE AND MAINTENANCE OF ALL COMMON USE ELEMENTS OF THE DEVELOPMENT.
5. A DETAILED SITE PLAN SHALL BE REQUIRED FOR THE DEVELOPMENT OF ALL LOTS WITHIN THE PLANNED DEVELOPMENT.
6. A TREE SURVEY AND TREE MITIGATION, IF ANY, SHALL BE REQUIRED AT THE TIME OF DETAIL PLANNED DEVELOPMENT.
7. PARKING SHALL BE ALLOWED IN THE FRONT YARD AS SHOWN OF THIS SITE GENERALLY AS PROVIDED ON THIS CONCEPT PLAN.
8. RESTAURANTS WITH DRIVE THROUGHS SHALL BE ALLOWED AS SHOWN ON THE CONCEPT PLAN FOR LOTS 1, 2, 3, 5, 9, 10, AND 11.
9. TO ALLOW THE MONUMENT SIGNS AS PREVIOUSLY APPROVED IN ORDINANCE 91500-A-784.
10. PATIOS UNDER 500 SQUARE FEET DO NOT HAVE AN ADDITIONAL PARKING REQUIREMENT.

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.

LAYOUT & DIMENSIONAL CONTROL NOTES:

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 RADII: 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) CX.X - X.X FOR SITE DETAILS.

LEGEND

PROPOSED SIGN	
FIRE LANE STRIPING	FIRELANE
PROPOSED FIRE HYDRANT	FH
PROPOSED SANITARY MANHOLE	SS
PROPOSED CURB INLET	
PROPOSED GRATE INLET	
ACCESSIBLE ROUTE	
PARKING COUNT	10
PROPOSED FDC	
PROPERTY BOUNDARY	
P1 LIGHT POLE	
P1_2 LIGHT POLE	
FIRELANE, MUTUAL ACCESS, PRIVATE DRAINAGE, & UTILITY EASEMENT	FL/MA/PD/UE

SITE DATA TABLE

	LOT 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11	TOTAL
ZONING	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	
USE	RESTAURANT	RESTAURANT/RETAIL	RESTAURANT/RETAIL	RESTAURANT/RETAIL	RESTAURANT	RETAIL/RESTAURANT	RETAIL/RESTAURANT	HOTEL	RETAIL	RESTAURANT	RESTAURANT	
PKG. SPACES REQUIRED	21 SPACE	64 SPACES	114 SPACES	133 SPACES	10 SPACES	105 SPACES	70 SPACES	154 SPACES	15 SPACES	22 SPACES	18 SPACES	687
PARKING RATIO	1:100 SF (REST)	1:100 SF (REST) 1:200 (RETAIL)	1:100 SF (REST) 1:200 (RETAIL)	1:100 SF(REST) 1:200 SF (RETAIL)	1:100 SF	1:100 SF (REST) 1:200 (RETAIL) 1:100 SF (PATIO)	1:100 SF(REST) 1:200 SF (RETAIL)	1 PER ROOM 1:100 MEETING SPACE	1:100 SF (REST) 1:200 SF (RETAIL)	1:100 SF (REST)	1:100 SF (REST)	
PKG. SPACES PROVIDED (SURFACE)	22 SPACES	60 SPACES	118 SPACES	133 SPACES	20 SPACES	111 SPACES	70 SPACES	154 SPACES	15 SPACES	22 SPACES	21 SPACES	738
ADA PARKING REQUIRED	2 SPACES (1 VAN)	3 SPACES (1 VAN)	5 SPACES (1 VAN)	5 SPACES (1 VAN)	1 SPACE (1 VAN)	5 SPACES (1 VAN)	3 SPACES (1 VAN)	6 SPACES (1 VAN)	1 SPACES (1 VAN)	1 SPACES (1 VAN)	1 SPACES (1 VAN)	
ADA PARKING PROVIDED	2 SPACES (2 VAN)	3 SPACES (2 VAN)	5 SPACES (2 VAN)	5 SPACES (2 VAN)	1 SPACE (1 VAN)	5 SPACES (1 VAN)	3 SPACES (2 VAN)	6 SPACES (1 VAN)	1 SPACES (1 VAN)	1 SPACES (1 VAN)	1 SPACES (1 VAN)	
BUILDING AREA BY USE	REST. 2,100	REST. 3,600 / RETAIL 5,495/ PATIO 400	REST. 6,016 / RETAIL 10,494/ PATIO 400	REST. 9,680/RETAIL 7,100/ PATIO 700	REST. 1,000	REST. 6,000/RETAIL 6,600/ PATIO 1,200	REST. 5,600 / RETAIL 2,800 / PATIO 300	HOTEL 79,202 140 ROOMS 1,375 SF MEETING SPACE	RETAIL 3,000 OR REST. 1,500	REST. 2,200	REST. 1,800	
BUILDING AREA (TOTAL)	2,100 SF	9,095 SF	16,510 SF	16,780 SF	1,000 SF	13,800 SF	8,400 SF	79,202 SF	3,000 SF	2,200 SF	1,800 SF	
BUILDING STORIES	1	1	1	1	1	1	1	5	1	1	1	
LOT	1.07 AC	1.70 AC	2.17 AC	2.24 AC	0.99 AC	1.89 AC	1.46 AC	2.96 AC	0.64 AC	0.80 AC	0.84 AC	
LOT COVERAGE	4.51%	12.82%	17.68%	17.81%	2.32%	16.76%	13.40%	14.07%	10.76%	6.31%	4.92%	
NUMBER OF STORIES	1	1	1	1	1	1	1	5	1	1	1	

CONCEPT SITE PLAN

CITY PROJECT NO. PD-301R-HC

VICTORY AT COPPELL
16.766 ACRES
LOT 1-10, BLOCK 1
SURVEY ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF COPPELL, TEXAS
PREPARATION DATE: 6/20/2022

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, SUITE 700
DALLAS, TX 75219
PH: 469-646-6184
CONTACT: BOBBY MENDOZA

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

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

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

DATE: 06/29/2024

STATE OF TEXAS
JOHN D. GARDNER
138295
LICENSED
PROFESSIONAL ENGINEER

VICTORY | GROUP
Victory Real Estate Group

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

VICTORY COPPELL

----10, BLOCK A
CITY OF COPPELL
DALLAS COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

kirkman ENGINEERING

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

JOB NUMBER: VIC20008

ISSUE DATE: 2/28/2023

SITE PLAN

SHEET:
SP 1.0

FILE PATH: K:\Jobs\VIC20008_Coppell\Drawings\03 - Production - NEW\Jobs\VIC20008_Coppell\Drawings\03 - Production - NEW\C1.0 SITE PLAN_VIC20008_Coppell

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PLOTTED BY: John Gardner
PLOTTED DATE: 06/17/2024