

Drawing: C:\Land Projects\2006\COPPELL-RCF018SP.dwg RCP018SP.dwg Saved By: DR. RANKIN Save Time: 7/6/2026 8:55 AM Plotted by: DR. RANKIN Plot Date: 7/6/2026 8:57 AM

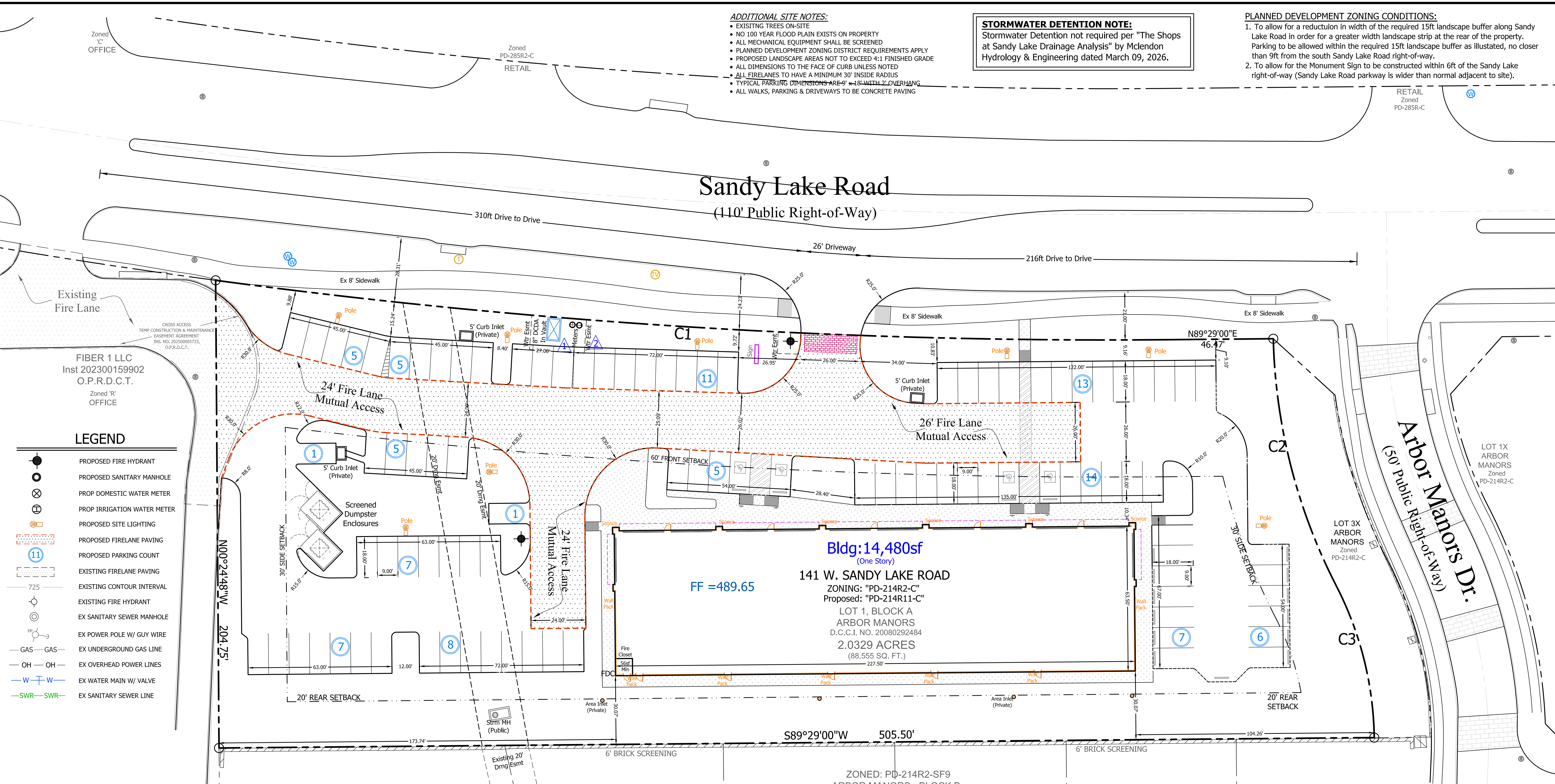
- ADDITIONAL SITE NOTES:**
- EXISTING TREES ON-SITE
 - NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY
 - ALL MECHANICAL EQUIPMENT SHALL BE SCREENED
 - PLANNED DEVELOPMENT ZONING DISTRICT REQUIREMENTS APPLY
 - PROPOSED LANDSCAPE AREAS NOT TO EXCEED 4:1 FINISHED GRADE
 - ALL DIMENSIONS TO THE FACE OF CURB UNLESS NOTED
 - ALL FIRELANES TO HAVE A MINIMUM 30' INSIDE RADIUS
 - TYPICAL PARKING DIMENSIONS ARE 9' x 18' WITH 2' OVERHANG
 - ALL WALKS, PARKING & DRIVEWAYS TO BE CONCRETE PAVING

STORMWATER DETENTION NOTE:
Stormwater Detention not required per "The Shops at Sandy Lake Drainage Analysis" by McIendon Hydrology & Engineering dated March 09, 2026.

- PLANNED DEVELOPMENT ZONING CONDITIONS:**
- To allow for a reduction in width of the required 15ft landscape buffer along Sandy Lake Road in order for a greater width landscape strip at the rear of the property. Parking to be allowed within the required 15ft landscape buffer as illustrated, no closer than 9ft from the south Sandy Lake Road right-of-way.
 - To allow for the Monument Sign to be constructed within 6ft of the Sandy Lake right-of-way (Sandy Lake Road parkway is wider than normal adjacent to site).

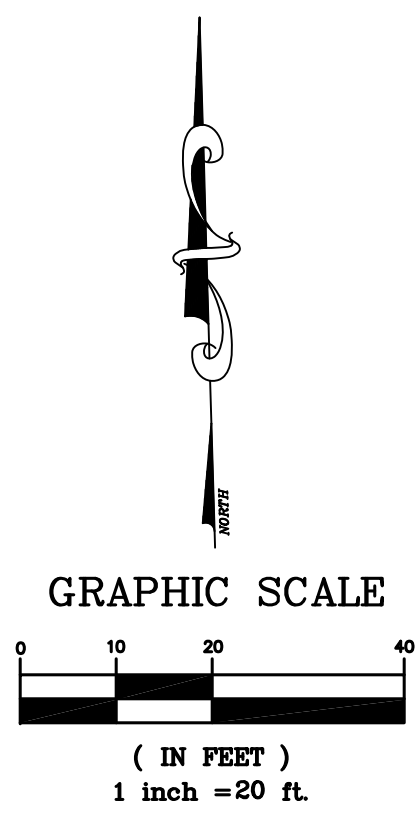
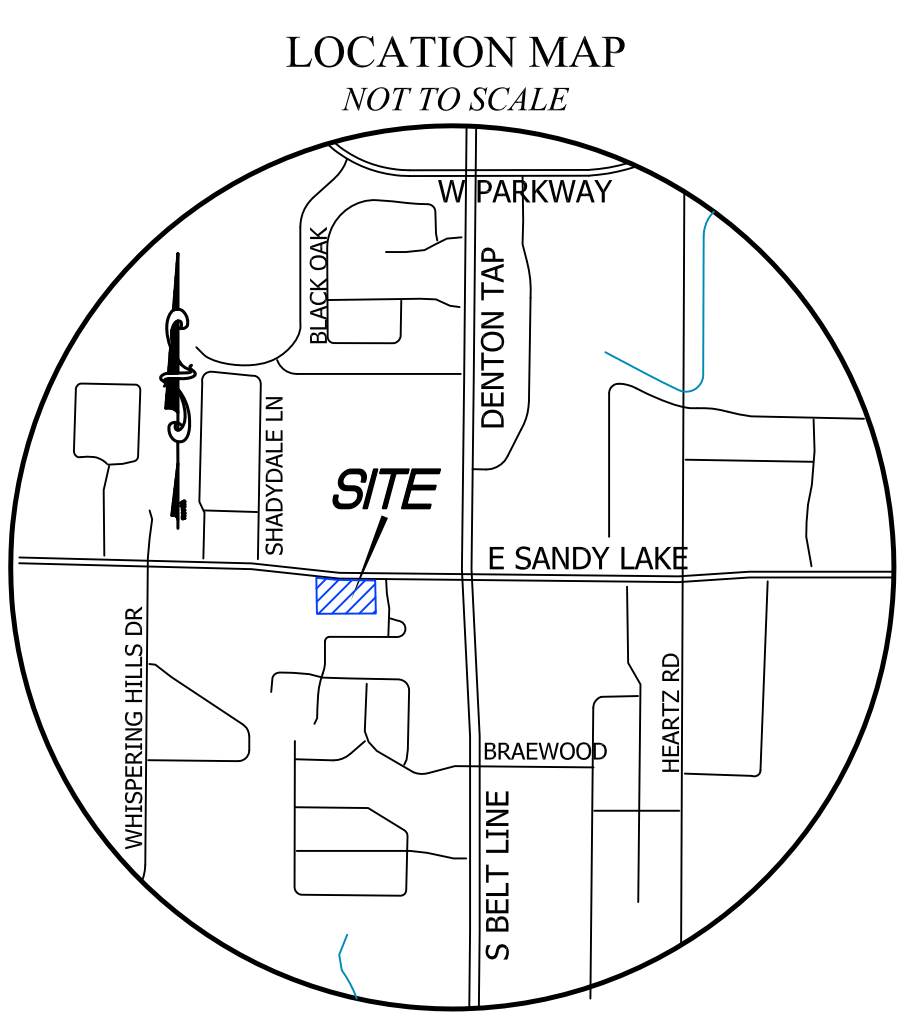
Sandy Lake Road

(110' Public Right-of-Way)



LEGEND

- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- PROP DOMESTIC WATER METER
- PROP IRRIGATION WATER METER
- PROPOSED SITE LIGHTING
- PROPOSED FIRELANE PAVING
- PROPOSED PARKING COUNT
- EXISTING FIRELANE PAVING
- EXISTING CONTOUR INTERVAL
- 725
- EXISTING FIRE HYDRANT
- EX SANITARY SEWER MANHOLE
- EX POWER POLE W/ GUY WIRE
- GAS
- EX UNDERGROUND GAS LINE
- OH
- EX OVERHEAD POWER LINES
- EX WATER MAIN W/ VALVE
- EX SANITARY SEWER LINE



WATER METER SCHEDULE

Type	Size	No.	Remarks	Wastewater
	2"	1	Proposed	Prop 6"
	1"	1	Proposed	N/A

Water Meter and Service 2" and less to be installed by City Water Dept at Owner Expense
Min Domestic Water Service size is 1" or 2"

BOUNDARY CURVE TABLE

Curve	Radius	Length	CH Bearing	CH Length
C1	2923.94'	417.42'	S86°25'37"E	417.07'
C2	250.00'	112.64'	S14°18'11"E	111.69'
C3	150.00'	69.04'	S14°01'31"E	68.43'

BLOCK A, LOT 1R SITE INFORMATION

LAND AREA: 88,555 SF OR 2.0329 ACRES
 ZONING: PD - COMMERCIAL (PD-214R11-C)
 PROPOSED USE: RETAIL - MEDICAL
 BUILDING AREA: 14,480 SF
 BUILDING HEIGHTS: 25' (1 STORY)
 FLOOR TO AREA: 0.16:1 [14,480/88,555]
 LOT COVERAGE: 16%
 PARKING REQ: RETAIL 39% (7,700/200 sf) = 39
 PARKING REQ: MED OFFICE 32% (6,780/175 sf) = 39
 PARKING PROVIDED: 95 TOTAL, (91 w/ 4 ADA)
 TOTAL IMPERVIOUS SURFACE: 61,139 SF, 69%
 TOTAL LANDSCAPE AREA: 27,416 SF, 31%

OWNER:
PEAK COPPELL, LLC
BEN PAIGE
14841 DALLAS PARKWAY
SUITE 735
DALLAS, TEXAS 75254
(314) 775-4110

DEVELOPER:
RCM CAPITAL INVESTMENTS, LLC
TYLER ALLEY
5830 GRANITE PARKWAY
SUITE 100 - 372
PLANO, TEXAS 75024
(501) 690-2166

CIVIL ENGINEER:
DR RANKIN, PLLC
DON RANKIN, P.E.
TBPE FIRM #8838
2321 DAYBREAK TRAIL
PLANO, TEXAS 75093
(972) 378-0683

SURVEYOR:
SPOONER & ASSOCIATES
ERIC SPOONER, R.P.L.S.
TBPLS FIRM #10054900
309 BYERS STREET #100
EULESS, TEXAS 76039
(817) 685-8448

Site Plan Notes

- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Firelanes and site paving shall be concrete, designed and constructed per City standards.
 - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current, adopted International Building Code, ADA and TAS requirements.
 - Mechanical units, dumpsters and trash compactors shall be screened in accordance with City Ordinance.
 - All site lighting to be shielded, eliminating glare per City Ordinance.
 - All signage contingent upon approval by Building Inspection Department.
 - Outdoor lighting shall comply with illumination standards within the City Code of Ordinances.

SITE PLAN
The Shops at Sandy Lake
THE SHOPS at SANDY LAKE ADDN
BLOCK A, LOT 1

2.033 ACRES OUT OF THE EDWARD A. CROW SURVEY, ABSTRACT #301
CITY OF COPPELL, DALLAS COUNTY, TEXAS
ZONED: PD-214R11-C