



Know what's below.
Call before you dig.

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)

LEGEND

- FIRE LANE STRIPING — FIRELANE
- EXISTING FIRE LANE
- FIRE LANE
6" 3,600 PSI CLASS "C" (28 DAYS)
REIN. CONC. PAVEMENT
W/ No. 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

- PD CONDITIONS
1. PARKING AS SHOWN
 2. LANDSCAPING AS SHOWN
 3. 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
1. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED
 2. 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 RADI: UNLESS NOTED OTHERWISE, ALL CURB RADI 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.

PARKING DATA TABLE

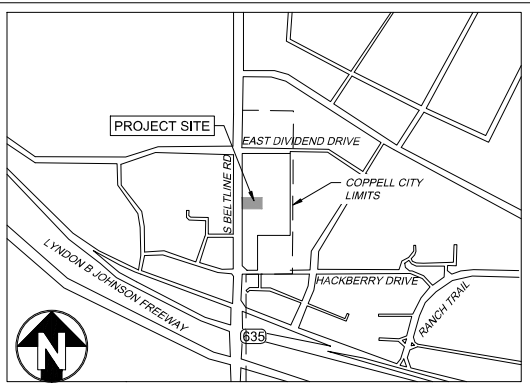
	LOT 2
EXISTING ZONING	PD-301R3-HC
PROPOSED ZONING	PD-301R7-HC
PROPOSED USE	RETAIL/RESTAURANT
PROPOSED FLOOR AREA BY USE	7,840 SF (RETAIL) 2,700 SF (RESTAURANT) 300 SF (PATIO)
PARKING REQUIREMENTS	1:200 SF (RETAIL) 1:100 SF (REST.)
PKG. SPACES REQUIRED	67 SPACES
PKG. SPACES PROVIDED (SURFACE)	76 SPACES
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



GRAPHIC SCALE

0 30 60 FEET
SCALE: 1" = 30'

VICINITY MAP
N.T.S.



SITE PLAN

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

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

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TEXAS 76233
PH: 972-800-0576
EMAIL: AMY.LONDON@LONDON-LANDSCAPES.NET
CONTACT: AMY LONDON, RLA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-486-4980
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
3801 NE LOOP 820
FORT WORTH, TX 76137
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

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BY, OR UNDER THE SUPERVISION OF:

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



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

VICTORY COPPELL
RETAIL S
LOT 2, BLOCK A
CITY OF COPPELL
DALLAS COUNTY, TEXAS

DESCRIPTION:

REV. DATE:



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

JOB NUMBER: VIC24001

ISSUE DATE:

SITE PLAN

SHEET:

C3.0