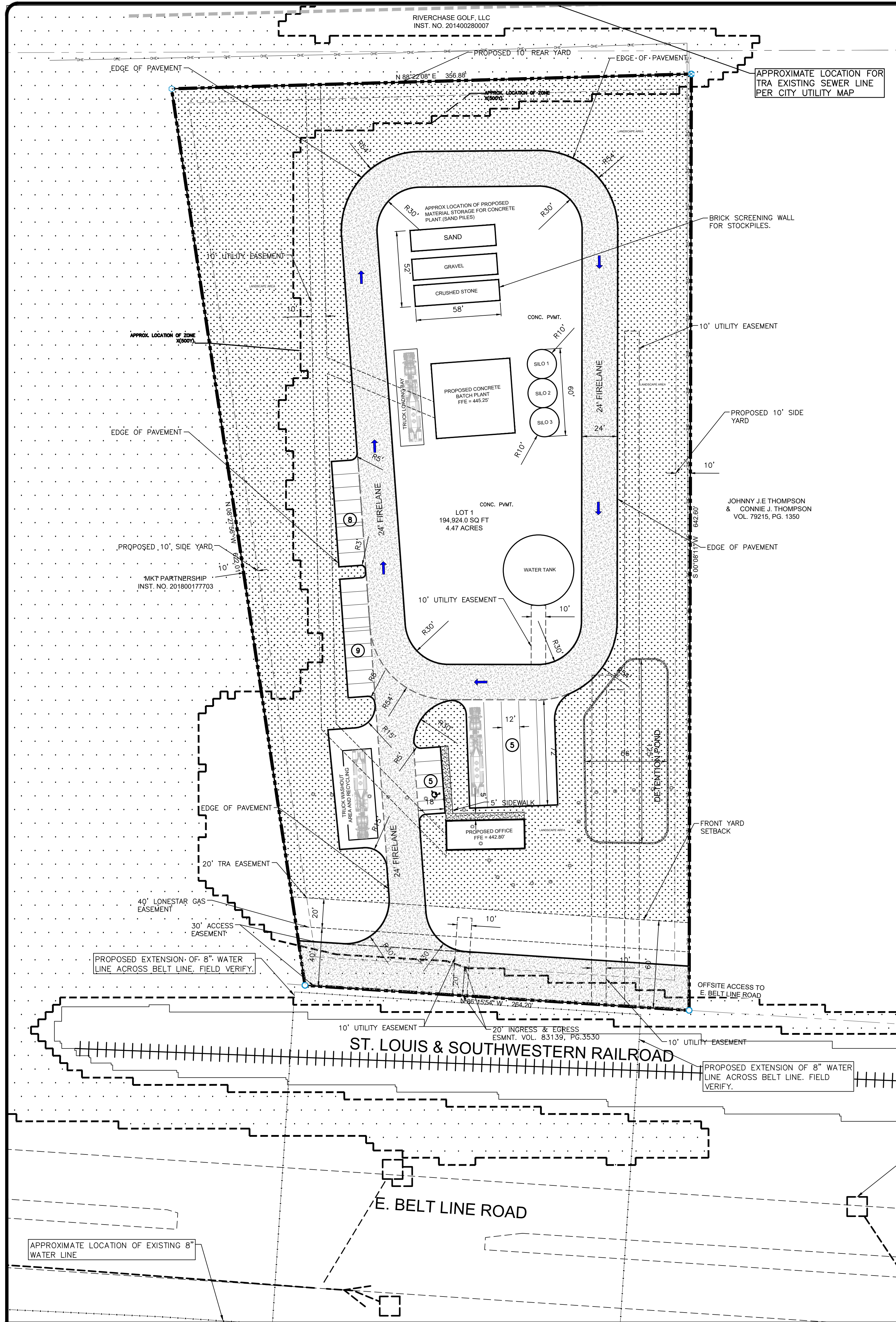
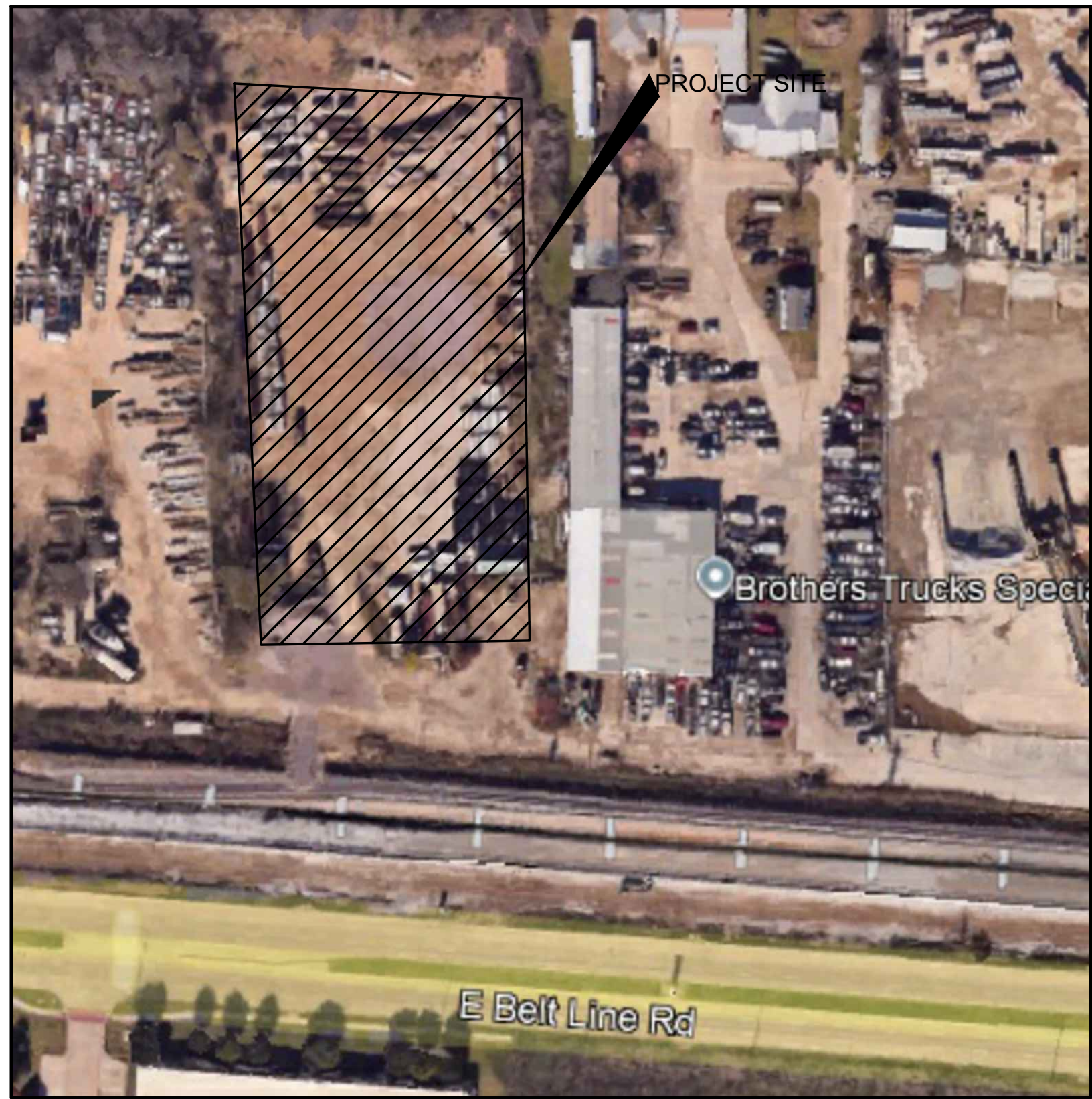
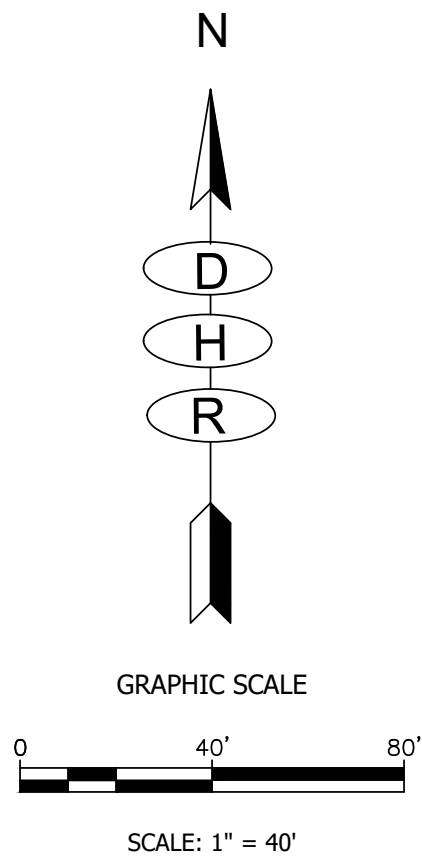




NOTE:

PROVIDE CONCRETE BIN WALLS OR EQUIVALENT CONTAINMENT AROUND MATERIAL STOCKPILES TO PREVENT MATERIAL MIGRATION AND MIXING. INSTALL PERIMETER DUST SCREEN FENCING AS REQUIRED

1760 BELTLINE SITE SUMMARY TABLE	
GENERAL SITE DATA	
LOT AREA	194,924 S.F. (4.47 Ac.)
EXISTING ZONING	LI (LIGHT INDUSTRIAL)
PROPOSED USE	CONCRETE BATCH PLANT
EXISTING BUILDING AREA	N/A
PROPOSED BUILDING AREA	6,618.43 SQ FT
PROPOSED BUILDING HEIGHT	35' MAX
EXISTING LOT COVERAGE	50% MAX
PROPOSED LOT COVERAGE	46.54%
FLOOR AREA RATIO	0.034:1
EXISTING ADJACENT ZONING	LIGHT INDUSTRIAL
PARKING	
PARKING PROVIDED (TRUCKS)	5 (12'X72')
PARKING PROVIDED	23 (9'X18')
TOTAL PARKING PROVIDED	28 SPACES
IMPERVIOUS AREA	
IMPERVIOUS (FIRE LANE, PARKING, SIDEWALK & PLANT PAV.)	90,714.114 (SQ.FT)
ACCESS EASMENT (ROAD FRONTAGE)	30 FT
LANDSCAPE AREA	
TOTAL LANDSCAPE	104,209.886 (SQ.FT)
LANDSCAPE PERCENTAGE	53.46%



VICINITY MAP

SCALE: NTS

PAVING NOTES

- FIRE LANE IS DESIGNED PER CITY STANDARD DETAIL TO SUPPORT ANY IMPOSED LOAD OF AN 85,000 POUND VEHICLE.
- PROPOSED 6" DRIVE WAY CONCRETE PAVEMENT (PER CITY DETAIL) REINFORCED WITH #4 BARS ON 24" O.C.E.W. 6" LIME STABILIZED SUBGRADE WILL BE PROVIDED UNDER FIRE LANE PAVEMENT PER GEOTECHNICAL REPORT RECOMMENDATIONS.

LEGEND

- PROPOSED 6" FIRELANE (24' WIDE) CONCRETE PAVEMENT WITH MINIMUM COMPRESSIVE STRENGTH OF (3600PSI @ 28 DAYS - SLIP FORM) REINFORCED WITH NO. 4 BARS 24" O.C.E.W BASE LAYER MUST BE 6" FLEX BASE COMPACTED TO 95% STANDARD PROCTOR DENSITY UNLESS OTHERWISE INDICATED IN THE GEOTECHNICAL REPORT.
- PROPOSED FIRE LANE AND ACCESS ESMT.
- PROPOSED LANDSCAPE.
- PROPOSED PARKING COUNT.

GENERAL NOTES

- CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING AND FAMILIARIZING HIMSELF WITH CURRENT CITY OF COPPELL STANDARDS AND SPECIFICATIONS.
- ALL UTILITIES THAT LIE WITHIN THE STREET RIGHT-OF-WAY OR ALLEY RIGHT-OF-WAY MUST BE INSTALLED PRIOR TO ANY STREET SUB-GRADE PREPARATION.
 - ALL WATER LINES TO BE PLACED WITH 4' OF COVER FROM TOP OF CURB TO TOP OF PIPE.
 - ANY STREET, ALLEYS, RIGHTS-OF-WAY, OR OTHER PROPERTY DAMAGED BY THE CONTRACTOR OR HIS SUB- CONTRACTOR SHALL BE REPAIRED PROPERLY AT THEIR EXPENSE.
 - NO BORES SHALL BE MADE IN THE STATE HIGHWAY DEPARTMENTS RIGHT-OF-WAY WITHOUT FIRST EXECUTING AN AGREEMENT WITH THE CITY OF COPPELL.
 - THE PRESENCE OR ABSENCE OF A REPRESENTATIVE OF THE CITY ON THE CONSTRUCTION SITE WILL NOT RELIEVE THE CONTRACTOR OF FULL RESPONSIBILITY FOR THE PROPER PERFORMANCE OF HIS WORK ON THE PROJECT. WHETHER A PROBLEM IS CALLED TO THE CONTRACTOR'S ATTENTION OR NOT, SHALL IN NO WAY RELIEVE THE CONTRACTOR FROM HIS RESPONSIBILITY TO COMPLETE ALL WORK IN ACCORDANCE WITH CITY STANDARDS AND GOOD CONSTRUCTION PRACTICES.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES OR SERVICE LINES CROSSED OR EXPOSED BY HIS WORK. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN, OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE SAME WITH THE SAME TYPE OF ORIGINAL MATERIAL OR BETTER AT HIS OWN EXPENSE. FAILURE TO SHOW UTILITY OR SERVICE LINES ON THE PLANS DOES NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY TO PREVENT DAMAGE TO SAID LINES.
 - ALL DISTURBED GRASS AREAS, SHOULD BE REPAIRED BY THE DEVELOPER/CONTRACTOR WITH BERMDUDA SOD OR SAN AUGUSTINE SOD, OR AS OTHERWISE DIRECTED BY THE DIRECTOR OF PUBLIC WORKS.
 - ALL WATER MAINS WILL HAVE A BLUE COLORED TRACER WIRE, # 14 SOLID COPPER STRAND ATTACHED TO THE TOP CENTER OF PIPE. TRACER WIRE WILL BE PULLED UP AT ALL VALVE LOCATIONS AND WIRE WILL BE PULLED UP ON THE OUTSIDE OF BASE AND INSIDE OF SCREW TOP AS TO NOT GET TANGLED UP ON VALVE KEYS.
 - A PRECONSTRUCTION MEETING IS REQUIRED.

No.	Revision/Issue	Date
1.	ISSUED FOR REVIEW	9/15/25
2.	ISSUED FOR REVIEW	11/05/25

CLIENT ADDRESS

BATCH PLANT
1760 E BELT LINE ROAD
COPPELL, TX 75019
CONTACT: Phil Fink
PH: 972-214-8580
Email: P.fink@astradaconcrete.com

FIRM NAME AND ADDRESS

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Civil Engineers
511 E JOHN CARPENTER FWY. SUITE
500 IRVING, TEXAS 75062
TEL (972) 717-0100 FAX (972) 717-0111
TBPELS No. : F-9184

BATCH PLANT
1760 E. BELT LINE ROAD
CITY OF COPPELL, DALLAS COUNTY, TX

SITE PLAN
TRACT 1 S THOMPSON ABST 1493

STATE OF TEXAS
DAVID H. RECHT
91962
LICENSED PROFESSIONAL ENGINEER

November 14, 2025
David H. Recht

CHECKED BY
NM
DHR JOB No.
25629

ISSUE DATE: 11/14/2025
SHEET
C-2.0