

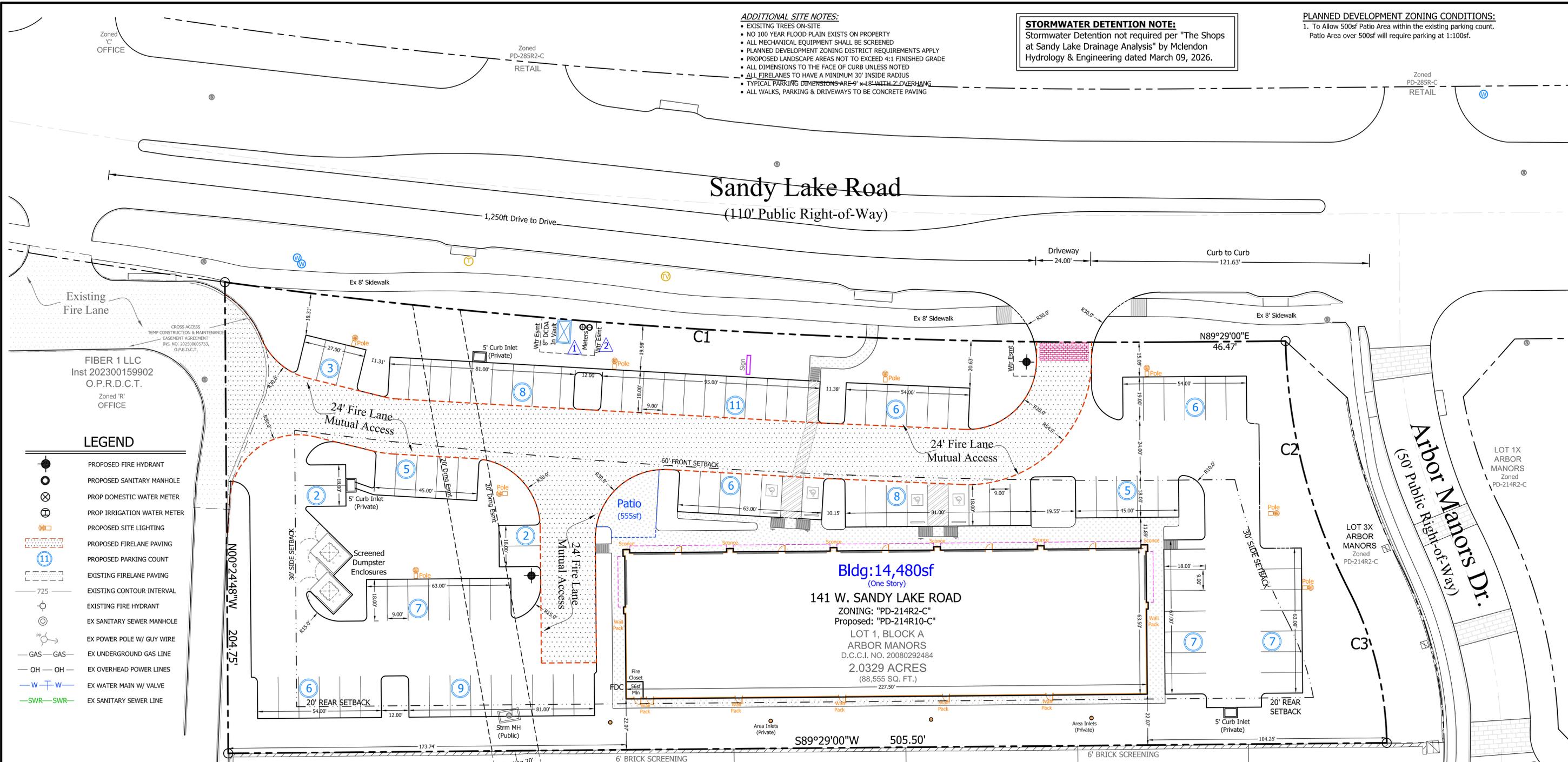
Drawing: C:\Land Projects\2006\COPPELL-RCPO18SP.dwg RCP018SP.dwg Saved By: DR. RANKIN Save Time: 3/10/2026 7:15 AM Plotted by: DR. RANKIN Plot Date: 3/10/2026 7:16 AM

- 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 Mclendon Hydrology & Engineering dated March 09, 2026.

**PLANNED DEVELOPMENT ZONING CONDITIONS:**  
1. To Allow 500sf Patio Area within the existing parking count.  
Patio Area over 500sf will require parking at 1:100sf.

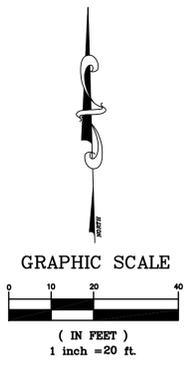
# Sandy Lake Road (110' Public Right-of-Way)



**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
- EXISTING FIRE HYDRANT
- EX SANITARY SEWER MANHOLE
- EX POWER POLE W/ GUY WIRE
- GAS — GAS — EX UNDERGROUND GAS LINE
- OH — OH — EX OVERHEAD POWER LINES
- W — W — EX WATER MAIN W/ VALVE
- SWR — SWR — EX SANITARY SEWER LINE

**LOCATION MAP  
NOT TO SCALE**



**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-214R10-C)  
 PROPOSED USE: RETAIL - MEDICAL - RESTAURANT  
 BUILDING AREA: 14,480 SF  
 PATIO AREA: 555 SF  
 BUILDING HEIGHTS: 25' (1 STORY)  
 FLOOR TO AREA: 0.16:1 [14,480/88,555]  
 LOT COVERAGE: 16%  
 PARKING REQ: RETAIL 39% (5,600/200 sf) = 28  
 PARKING REQ: MED OFFICE 32% (4,680/175 sf) = 27  
 PARKING REQ: RESTAURANT 29% (4,200/100 sf) = 42  
 PARKING REQ: PATIO [(555-500)/100 sf] = 1  
 PARKING PROVIDED: 98 TOTAL, (94 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-214R10-C**

Application: 02-16-26  
DRC Revisions: 03-05-26