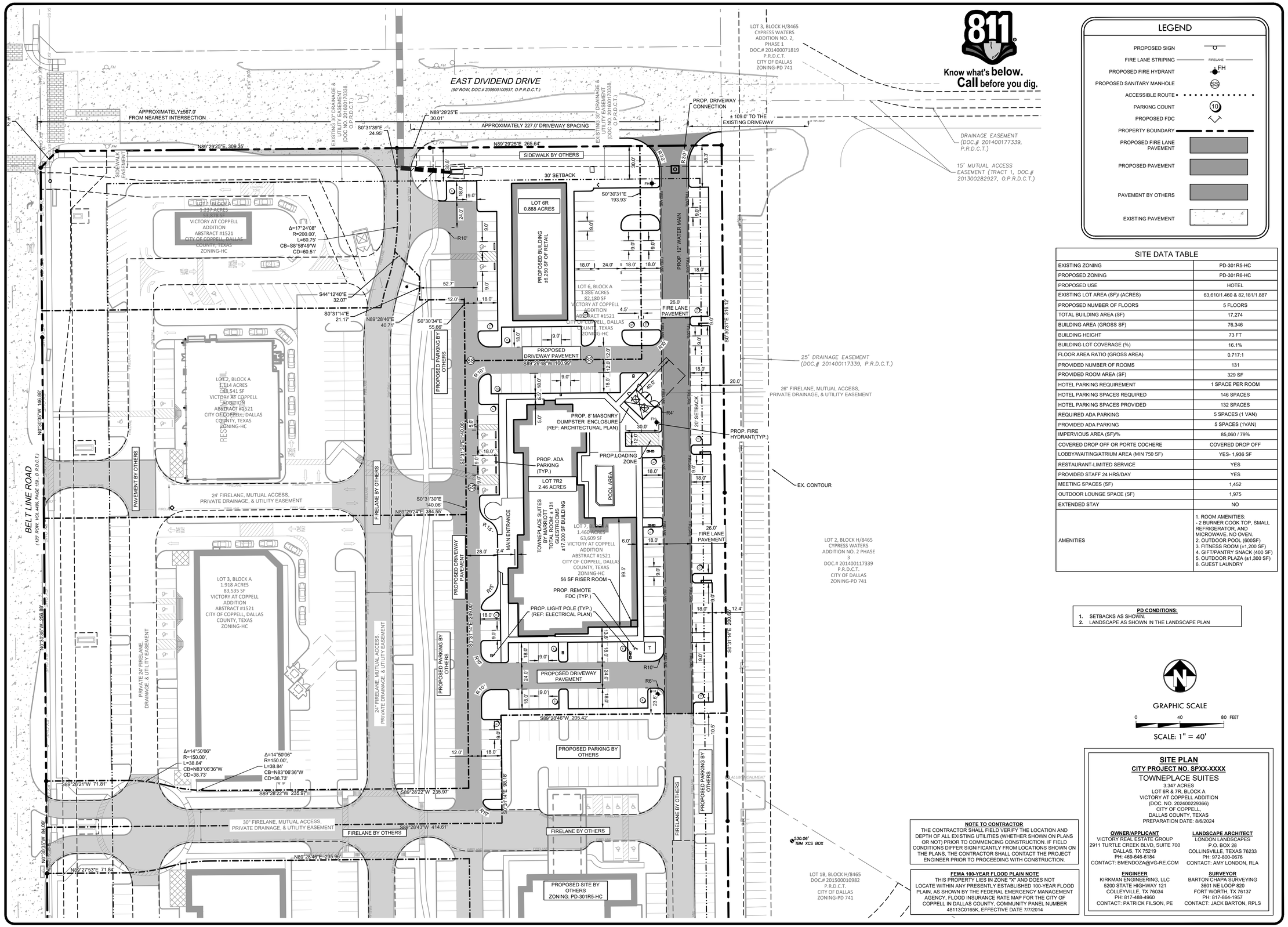

LEGEND

- PROPOSED SIGN
- FIRE LANE STRIPING
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- ACCESSIBLE ROUTE
- PARKING COUNT
- PROPOSED FDC
- PROPERTY BOUNDARY
- PROPOSED FIRE LANE PAVEMENT
- PROPOSED PAVEMENT
- PAVEMENT BY OTHERS
- EXISTING PAVEMENT

SITE DATA TABLE

EXISTING ZONING	PD-301R5-HC
PROPOSED ZONING	PD-301R6-HC
PROPOSED USE	HOTEL
EXISTING LOT AREA (SF)/ (ACRES)	63,610/1.460 & 82,181/1.887
PROPOSED NUMBER OF FLOORS	5 FLOORS
TOTAL BUILDING AREA (SF)	17,274
BUILDING AREA (GROSS SF)	76,346
BUILDING HEIGHT	73 FT
BUILDING LOT COVERAGE (%)	16.1%
FLOOR AREA RATIO (GROSS AREA)	0.717:1
PROVIDED NUMBER OF ROOMS	131
PROVIDED ROOM AREA (SF)	329 SF
HOTEL PARKING REQUIREMENT	1 SPACE PER ROOM
HOTEL PARKING SPACES REQUIRED	146 SPACES
HOTEL PARKING SPACES PROVIDED	132 SPACES
REQUIRED ADA PARKING	5 SPACES (1 VAN)
PROVIDED ADA PARKING	5 SPACES (1VAN)
IMPERVIOUS AREA (SF)/%	85,060 / 79%
COVERED DROP OFF OR PORTE COCHERE	COVERED DROP OFF
LOBBY/WAITING/ATRIUM AREA (MIN 750 SF)	YES- 1,936 SF
RESTAURANT-LIMITED SERVICE	YES
PROVIDED STAFF 24 HRS/DAY	YES
MEETING SPACES (SF)	1,452
OUTDOOR LOUNGE SPACE (SF)	1,975
EXTENDED STAY	NO
AMENITIES	1. ROOM AMENITIES: - 2 BURNER COOK TOP, SMALL REFRIGERATOR, AND MICROWAVE. NO OVEN. 2. OUTDOOR POOL (600SF) 3. FITNESS ROOM (±1,200 SF) 4. GIFT/PANTRY SNACK (400 SF) 5. OUTDOOR PLAZA (±1,300 SF) 6. GUEST LAUNDRY

PD CONDITIONS:

1. SETBACKS AS SHOWN.
2. LANDSCAPE AS SHOWN IN THE LANDSCAPE PLAN

GRAPHIC SCALE

0 40 80 FEET

SCALE: 1" = 40'

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.

FEMA 100-YEAR FLOOD PLAIN NOTE

THIS PROPERTY LIES IN ZONE "X" AND DOES NOT LOCATE WITHIN ANY PRESENTLY ESTABLISHED 100-YEAR FLOOD PLAIN, AS SHOWN BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP FOR THE CITY OF COPPELL IN DALLAS COUNTY, COMMUNITY PANEL NUMBER 48113C0165K, EFFECTIVE DATE 7/7/2014

SITE PLAN
CITY PROJECT NO. SPXX-XXXX

TOWNEPLACE SUITES
3.347 ACRES
LOT 6R & 7R, BLOCK A
VICTORY AT COPPELL ADDITION
(DOC. NO. 202400229366)
CITY OF COPPELL,
DALLAS COUNTY, TEXAS
PREPARATION DATE: 8/6/2024

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

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TEXAS 76233
PH: 972-800-0676
CONTACT: AMY LONDON, RLA

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

SURVEYOR
BARTON CHAPA SURVEYING
3601 NE LOOP 820
FORT WORTH, TX 76137
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR THE PURPOSES OF CONSTRUCTION, BIDDING OR PERMIT. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:
PATRICK C. FILSON
P.E.# 108577
DATE: June 11, 2025

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

TOWNEPLACE SUITES
LOT 7R2
CITY OF COPPELL
DALLAS COUNTY, TEXAS

REV:	DATE:	DESCRIPTION:

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

JOB NUMBER: T6A25001

ISSUE DATE:

SITE PLAN

SHEET:
C3.0

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PLOTTED BY: Brian Cenero
PLOTTED DATE: 6/11/2025