

**VICINITY MAP**

N.T.S.

PROJECT SITE

EAST DIVIDEND DRIVE

BELTLINE RD 52

COPPELL CITY LIMITS

LYNDON B. JOHNSON FREEWAY

HACKBERRY DRIVE

635

RANCH TRAIL

A north arrow is located in the bottom left corner of the map.

| KE PARKING DATA TABLE          |                                               |                      |                                                                                |                                                                                |                    |                                                                             |                                                                                                         |                                                                                                               |                               |                                                                                |            |
|--------------------------------|-----------------------------------------------|----------------------|--------------------------------------------------------------------------------|--------------------------------------------------------------------------------|--------------------|-----------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|-------------------------------|--------------------------------------------------------------------------------|------------|
|                                | PAD SITE 1                                    | PAD SITE 2           | PAD SITE 3                                                                     | PAD SITE 4                                                                     | PAD SITE 5         | PAD SITE 6                                                                  | PAD SITE 7                                                                                              | PAD SITE 8                                                                                                    | PAD SITE 9                    | PAD SITE 10                                                                    | TOTAL      |
| ZONING                         | HIGHWAY COMMERCIAL                            | HIGHWAY COMMERCIAL   | HIGHWAY COMMERCIAL                                                             | HIGHWAY COMMERCIAL                                                             | HIGHWAY COMMERCIAL | HIGHWAY COMMERCIAL                                                          | HIGHWAY COMMERCIAL                                                                                      | HIGHWAY COMMERCIAL                                                                                            | HIGHWAY COMMERCIAL            | HIGHWAY COMMERCIAL                                                             |            |
| USE                            | RETAIL/RESTAURANT                             | OSR                  | RETAIL/RESTAURANT                                                              | RETAIL/RESTAURANT                                                              | OSR                | RETAIL/RESTAURANT                                                           | RETAIL/RESTAURANT/<br>OFFICE / DAYCARE                                                                  | RETAIL/RESTAURANT                                                                                             | MEDICAL OFFICE                | RETAIL/RESTAURANT                                                              |            |
| PROP. FLOOR AREA BY USE        | 3,400 SF (RETAIL)<br>2,000 SF (REST.)         | 3,000 SF (REST.)     | 4,850 SF (RETAIL)<br>5,500 SF (REST.)<br>400 SF (OUTDOOR DINING)               | 5,830 SF (RETAIL)<br>3,720 SF (REST.)<br>100 SF (OUTDOOR DINING)               | 2,220 SF           | 10,413 SF (RETAIL)<br>4,462 SF (REST.)<br>1,200 SF (OUTDOOR DINING)         | 3,700 SF (REST.)<br>2,400 SF (OUTDOOR DINING)<br>25,000 SF (OFFICE)<br>11,200 SF (DAYCARE)              | 21,600 SF (RETAIL)<br>2,400 SF (REST.)<br>1,500 SF (OUTDOOR DINING)<br>7,500 SF (BANQUET HALL)                | 4,000 SF (MEDICAL OFFICE)     | 1,400 SF (RETAIL)<br>200 SF (OUTDOOR DINING)<br>3,500 SF (REST.)               |            |
| PARKING REQUIREMENTS           | 1 PER 200 SF (RETAIL)<br>1 PER 100 SF (REST.) | 1 PER 100 SF (REST.) | 1 PER 200 SF (RETAIL)<br>1 PER 100 SF (REST.)<br>1 PER 100 SF (OUTDOOR DINING) | 1 PER 200 SF (RETAIL)<br>1 PER 100 SF (REST.)<br>1 PER 100 SF (OUTDOOR DINING) | 1 PER 100 SF       | 1 PER 200 SF (RETAIL)<br>1 PER 100 SF (REST.)<br>1 PER 100 (OUTDOOR DINING) | 1 PER 200 SF (RETAIL)<br>1 PER 100 SF (REST.)<br>1 PER 300 SF (OFFICE)<br>1 PER 10 STUDENTS+3 (DAYCARE) | 1 PER 200 SF (RETAIL)<br>1 PER 100 SF (REST.)<br>1 PER 100 SF (OUTDOOR DINING)<br>1 PER 100 SF (BANQUET HALL) | 1 PER 175 SF (MEDICAL OFFICE) | 1 PER 200 SF (RETAIL)<br>1 PER 100 SF (REST.)<br>1 PER 250 SF (OUTDOOR DINING) |            |
| PKG. SPACES REQUIRED           | 37 SPACES                                     | 30 SPACES            | 84 SPACES                                                                      | 71 SPACES                                                                      | 22 SPACES          | 110 SPACES                                                                  | 222 SPACES                                                                                              | 222 SPACES                                                                                                    | 23 SPACES                     | 43 SPACES                                                                      | 791 SPACES |
| PKG. SPACES PROVIDED (SURFACE) | 39 SPACES                                     | 30 SPACES            | 89 SPACES                                                                      | 71 SPACES                                                                      | 22 SPACES          | 112 SPACES                                                                  | 150 SPACES                                                                                              | 222 SPACES                                                                                                    | 33 SPACES                     | 44 SPACES                                                                      | 812 SPACES |
| ADA PARKING REQUIRED           | 2 SPACES (1 VAN)                              | 2 SPACES (1 VAN)     | 2 SPACES (1 VAN)                                                               | 1 SPACES (1 VAN)                                                               | 2 SPACES (1 VAN)   | 5 SPACES (1 VAN)                                                            | 6 SPACES (1 VAN)                                                                                        | 6 SPACES (1 VAN)                                                                                              | 2 SPACES (1 VAN)              | 2 SPACES (1 VAN)                                                               |            |
| ADA PARKING PROVIDED           | 2 SPACES (1 VAN)                              | 2 SPACES (1 VAN)     | 3 SPACES (1 VAN)                                                               | 2 SPACES (1 VAN)                                                               | 2 SPACES (1 VAN)   | 5 SPACES (1 VAN)                                                            | 6 SPACES (1 VAN)                                                                                        | 6 SPACES (1 VAN)                                                                                              | 2 SPACES (1 VAN)              | 2 SPACES (1 VAN)                                                               |            |
| BUILDING AREA                  | 5,400 SF                                      | 3,800 SF             | 10,750 SF                                                                      | 9,550 SF                                                                       | 2,200 SF           | 16,075 SF                                                                   | 40,400 SF                                                                                               | 33,000 SF                                                                                                     | 4,000 SF                      | 4,900 SF                                                                       |            |
| LOT                            | 1.23 AC                                       | 1.13 AC              | 1.73 AC                                                                        | 1.56 AC                                                                        | 1.21 AC            | 2.01 AC                                                                     | 3.43 AC                                                                                                 | 3.43 AC                                                                                                       | 0.87 AC                       | 1.18 AC                                                                        |            |
| LOT COVERAGE                   | 7.53%                                         | 7.85%                | 14.47%                                                                         | 15.33%                                                                         | 5.46%              | 18.97%                                                                      | 14.43%                                                                                                  | 16.17%                                                                                                        | 11.13%                        | 10.70%                                                                         |            |
| NON VEHICULAR OPEN SPACE (SF)  | 22,800                                        | 15,120               | 23,720                                                                         | 21,300                                                                         | 15,710             | 15,490                                                                      | 17,300                                                                                                  | 21,840                                                                                                        | 12,065                        | 18,960                                                                         |            |
| NON VEHICULAR OPEN SPACE (%)   | 42.55%                                        | 30.18%               | 31.84%                                                                         | 31.34%                                                                         | 29.80%             | 17.70%                                                                      | 16.69%                                                                                                  | 17.47%                                                                                                        | 31.83%                        | 36.89%                                                                         |            |

ANGLED PARKING DETAIL

**CONCEPT SITE PLAN**  
**CITY PROJECT NO. PD-301R-HC**

**VICTORY AT COPPELL**

16.766 ACRES  
LOT 1 - 10, BLOCK 1  
SURVEY ADDITION NAME  
(INST. NO. 2019021501000670)  
CITY OF COPPELL, TEXAS  
PREPARATION DATE: 06/20/2022

**LANDSCAPE ARCHITECT**  
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