



SPECIAL USE PERMIT
 SINGLE GASOLINE SERVICE STATION, ACTIVITIES DO NOT INCLUDE AUTOMOBILE REPAIRS, STORAGE OR DISMANTLING OF MOTOR VEHICLES FOR SALE

- PD CONDITIONS**
1. GAS STATION AND C-STORE LAND USE.
 2. GREATER THAN 50% OF THE REQUIRED PARKING IS LOCATED IN THE FRONT YARD.
 3. PERIMETER LANDSCAPE IS INCLUDED IN ARCHWAY OVERALL LANDSCAPE PLANS.
 4. SIGN TO BE LOCATED ON THE GAS CANOPY.
 5. PROPOSED ATTACHED SIGNAGE WITH RED BACKING.
 6. AWNING MATERIAL AND COLOR PER ELEVATIONS.
 7. NUMBER OF COLORS AND MATERIALS USE ON BUILDING PER ELEVATIONS.

SITE DATA (QUIKTRIP STORE)

EXISTING ZONING:	HIGHWAY COMMERCIAL
PROPOSED ZONING:	AMENDED PD
PROPOSED USE:	SINGLE GAS STATION

SITE AREA INFORMATION

AREA OF PROPOSED USE:	2.14 ACRES (93,428 SF)
PROPOSED LOT COVERAGE:	51,980 SF (55.6% IMPERVIOUS)
BUILDING AREA:	4,977 SQUARE FEET
BUILDING HEIGHT:	20'-0"
FLOOR AREA RATIO:	1:18.77 (5.33%)
PARKING REQUIRED:	31 SPACES
PARKING PROVIDED:	50 SPACES

FEMA 100-YEAR FLOODPLAIN

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 COUNTY OF DALLAS, COPPELL, TEXAS, COMMUNITY PANEL NUMBER 48113C0135K EFFECTIVE DATE JULY 7, 2014.

SITE LEGEND

	BOUNDARY LINE
	CONCRETE CURB AND GUTTER
	MOUNTABLE CURB W/RADIUS PROTECTOR
	PARKING SPACE INDICATOR
	AREA LIGHT
	MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
	FUEL SYSTEM ACCESS MANWAY
	STORM PIPE (< 10" NEW)
	STORM PIPE (> 12" NEW)
	STORM PIPE (> 12" EXISTING)
	MAJOR CONTOUR (NEW)
	MINOR CONTOUR (NEW)
	MAJOR CONTOUR (EXISTING)
	MINOR CONTOUR (EXISTING)

PROJECT NO.: Q18001_1964

4821 Merlot Avenue, Suite 210
 Grapevine, Texas 76051
 Phone: 817-488-4960
 Texas Firm No: 15874

QuikTrip No. 1964
 SH 121 & FREERPORT PKWY
 COPPELL, TEXAS



PROTOTYPE:	P-94 (05/01/18)
DIVISION:	
VERSION:	001
DESIGNED BY:	
DRAWN BY:	
REVIEWED BY:	

REV	DATE	DESCRIPTION

SHEET TITLE:
 PRELIMINARY SITE PLAN

SHEET NUMBER:
 1

SITE PLAN

QuikTrip #1964

Block B, Lot 2R & 3, Tract A
 2.144 Acres out of the
 J.E. HOLLAND SURVEY, ABSTRACT NO. 614
 CITY OF COPPELL, DALLAS COUNTY, TEXAS
 Preparation Date: 11/05/2018

OWNER/APPLICANT QuikTrip Corporation 4705 S. 129th E. Avenue Tulsa, OK 74134 Telephone (913) 905-2069 Contact: Mike Talcott mtalcott@quiktrip.com	ENGINEER Kirkman Engineering 4821 Merlot Avenue, Suite 210 Grapevine, TX 76051 Telephone (817) 488-4960 Contact: Shea Kirkman, P.E. shea.kirkman@trustke.com
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FILE LOCATION: Jobs\QT18001_1964 Drawings\08-1964 Civil.dwg TAB NAME: Site (Prelim) USER: oparker SAVED: 11/5/2018 4:18 PM PLOTTED: 11/5/2018 4:19 PM