



Know what's below.
Call before you dig.

SITE BENCHMARKS

BM NO. 1 THE SITE BENCHMARK IS AN "X" CUT SET IN THE CONCRETE PAVEMENT EAST OF THE SITE, BEING APPROXIMATELY 48 FEET NORTHWEST FROM A LIGHT POLE EAST OF THE SITE AND BEING APPROXIMATELY 1000 FEET SOUTHEAST FROM THE INTERSECTION OF BELTLINE ROAD AND EAST DIVIDEND DRIVE.
ELEVATION = 530.06' (NAVD '88)

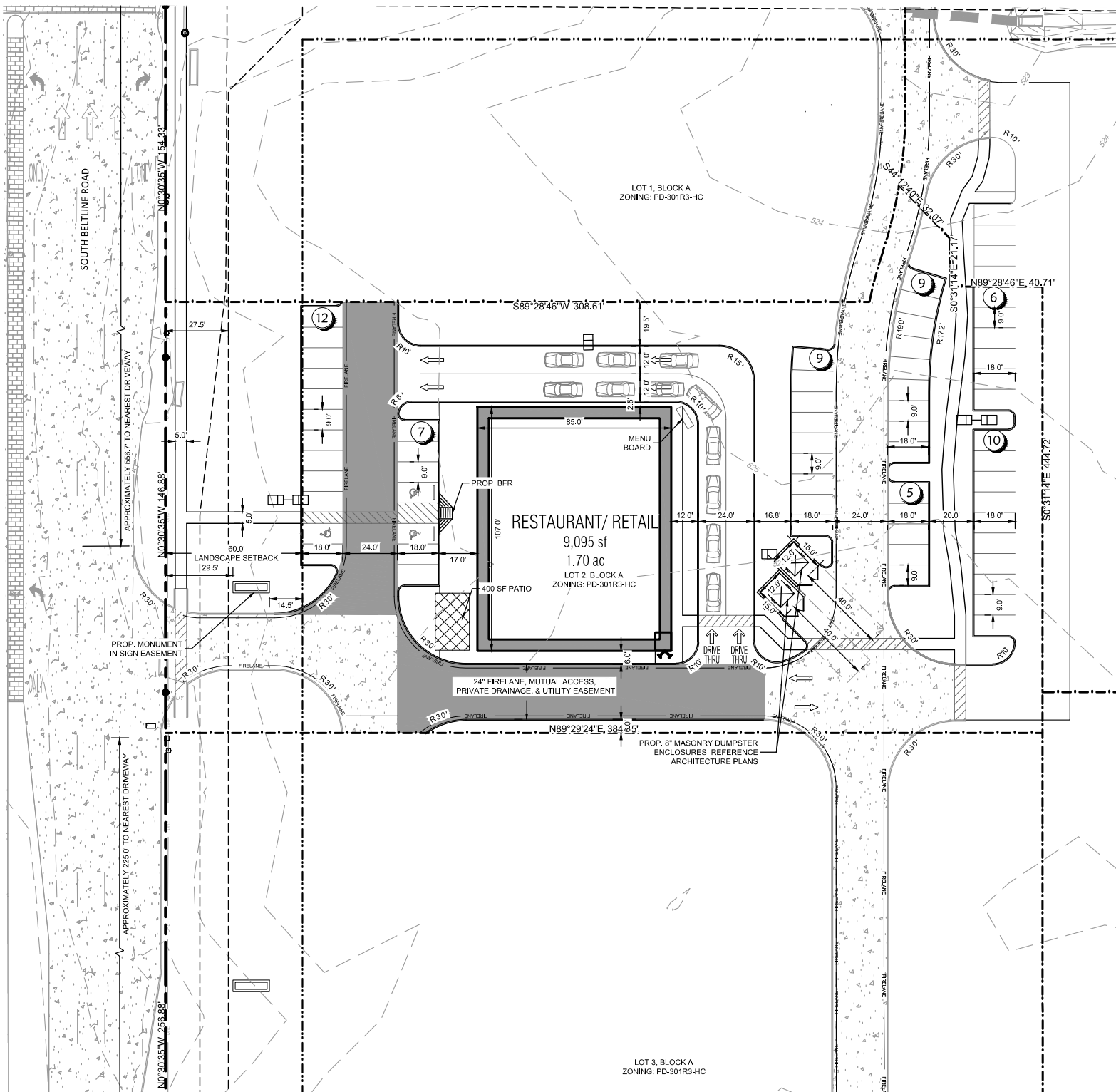
BM NO. 2 THE SITE BENCHMARK IS AN "X" CUT SET ON TOP OF CONCRETE CURB LOCATED IN THE NORTHERN INTERIOR OF THE SITE, BEING APPROXIMATELY 27 FEET NORTHWEST FROM THE NORTHWEST CORNER OF A CONCRETE DRAINAGE STRUCTURE, AND BEING APPROXIMATELY 400 FEET EAST FROM THE INTERSECTION OF BELTLINE ROAD AND EAST DIVIDEND DRIVE.
ELEVATION = 522.72' (NAVD '88)

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:
JOHN D. GARDNER
P.E.# 138295
DATE: October 4, 2024

VICTORY GROUP
Victory Real Estate Group

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

VICTORY COPPELL
RETAIL S
LOT 2, BLOCK 1
CITY OF COPPELL
DALLAS COUNTY, TEXAS



PD CONDITIONS

1. PARKING AS SHOWN
2. LANDSCAPING AS SHOWN
3. PATIOS UNDER 500 SQUARE FEET DO NOT HAVE AN ADDITIONAL PARKING REQUIREMENT.

FIRE NOTE

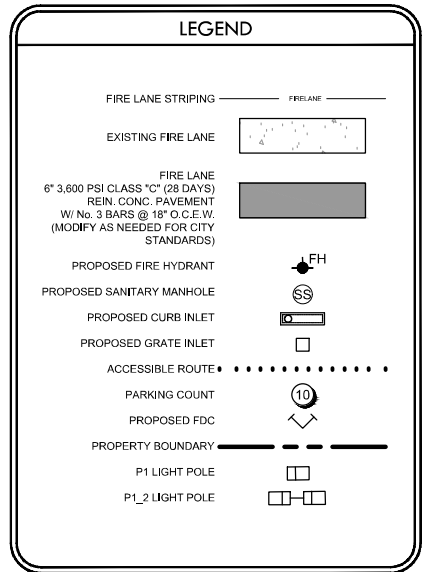
FIRE HYDRANT AND FIRE LANE BY OTHERS SHALL BE CONSTRUCTED PRIOR TO THE BUILDING CONSTRUCTION EXTENDING ABOVE FOUNDATION.

NOTE TO CONTRACTOR

1. ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED.
2. 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.

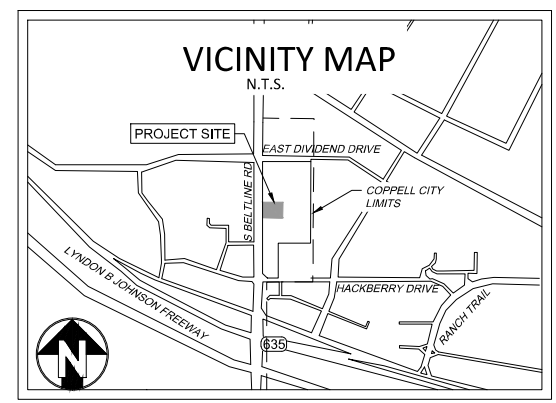
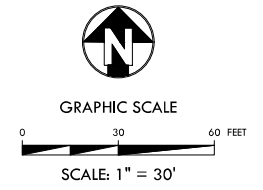
LAYOUT & DIMENSIONAL CONTROL NOTES:

1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSION CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADIUS: UNLESS NOTED OTHERWISE, ALL CURB RADI SHALL BE 3' AT FACE OF CURB.
4. BUILDING DIMENSIONS: REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND COORDINATES PRIOR TO CONSTRUCTION.
6. ALL COORDINATES ARE U.S. SURVEY FEET, NAD '83 SURFACE.
7. REFER TO SHEET(S) C10.0 FOR SITE DETAILS.



PARKING DATA TABLE

	LOT 2
EXISTING ZONING	PD-301R3-HC
PROPOSED ZONING	PD-301R3-HC
PROPOSED USE	RETAIL/RESTAURANT
PROPOSED FLOOR AREA BY USE	5,495 SF (RETAIL) 3,600 SF (RESTAURANT) 400 SF (PATIO)
PARKING REQUIREMENTS	1,200 SF (RETAIL) 1,100 SF (REST.)
PKG. SPACES REQUIRED	64 SPACES
PKG. SPACES PROVIDED (SURFACE)	60 SPACES
ADA PARKING REQUIRED	3 SPACES (1 VAN)
ADA PARKING PROVIDED	3 SPACES (1 VAN)
PROPOSED BUILDING AREA	9,495 SF
LOT	1.70 AC
PROPOSED BUILDING LOT COVERAGE	12.82%
PROPOSED FLOOR AREA RATIO	0.128:1
IMPERVIOUS AREA	58,408 SF



SITE PLAN
CITY PROJECT NO. PD-301R4-HC
VICTORY AT COPPELL RETAIL S
VICTORY COPPELL ADDITION
LOT 2, BLOCK A
1.92 ACRES
CITY OF COPPELL, TEXAS
PREPARATION DATE: 11/3/2022

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, SUITE 700
DALLAS, TX 75219
PH: 469-646-8184
EMAIL: JESUS@VIR-RE.COM
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EMAIL: AMY.LONDON@LONDON-LANDSCAPES.NET
CONTACT: AMY LONDON, RLA

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EMAIL: JOHN.GARDNER@TRUSTKE.COM
CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
3901 NE LOOP 820
FORT WORTH, TX 76137
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS



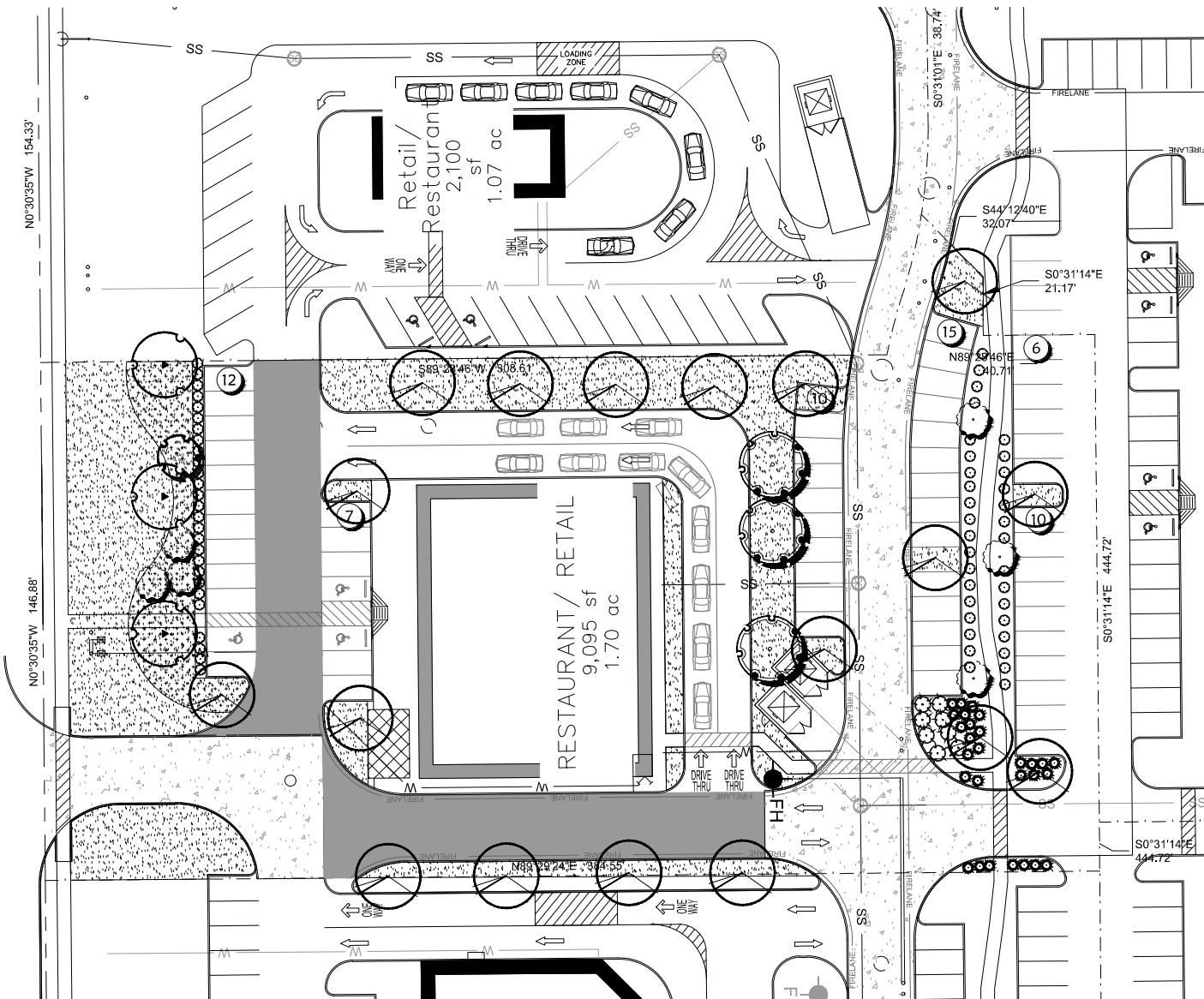
JOB NUMBER: VIC22021
ISSUE DATE:

SITE PLAN

SHEET:
C3.0

FULL PATH: K:\04\10\2024\001_Coppel\Retail_S\Drawings\03_Productions\03_SitePlan_C3.0.dwg
 PLOTTED: C:\SITE PLAN_C3.0.dwg
 PLOTTED BY: JOHN GARDNER
 PLOTTED DATE: 10/14/2024

SOUTH BELTLINE ROAD



KEY

TREES				
	16	UL	<i>Ulmus crassifolia</i>	Cedar Elm 3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8" Spread Specimen
	3	QT	<i>Quercus texana</i>	Texas Red Oak 3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8" Spread Specimen
	3	TD	<i>Taxodium distichum</i>	Bald Cypress 3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8" Spread Specimen
	6	CC	<i>Cercis canadensis</i>	Eastern Red Bud 3" Cal. Multi-Stem 5'-6" Height, 2'-3" Spread Specimen
	1	MG	<i>Magnolia grandiflora</i> 'Little Gem'	Little Gem Magnolia 3" Cal. Min. Cont. Grown-65 Gal. 10'-12' Height, 2'-4" Spread Specimen
SHRUBS				
	61	MYR	<i>Myrica pusilla</i>	Dwarf Wax Myrtle 3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	9	LEU	<i>Leucophyllum frutescens</i>	Texas Sage 3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	23	HP	<i>Hesperaloe parviflora</i>	Red Yucca 3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
GROUNDCOVER				
	2,293 SF	OJ	<i>Ophiopogon japonicus</i>	Mondo Grass
	11,995 SF	SOD	Common Bermuda Grass	Bermuda Grass Solid sod Sand fill joints and provide uniform coverage within 30 days of completion
		EDGE	Metal Edging	Submit Colors for Approval by Landscape Architect or Owner

LANDSCAPE REQUIREMENTS	
LOT 2	
ZONING	PD-301R5-4C
USE	RESTAURANT/RETAIL
BUILDING AREA BY USE	REST. 3,600 / RETAIL 5,455 / PATIO 400
BUILDING AREA (TOTAL)	9,455 SF
LOT	1.70 AC (74,052 SF)
LOT COVERAGE	12.28%
LANDSCAPE AREA REQUIRED (30%)	22,216 SF
LANDSCAPE AREA PROVIDED	22,364 SF (30%)
NON VEHICULAR OPEN SPACE REQUIRED (15%)	3,332 SF
NON VEHICULAR OPEN SPACE PROVIDED	9,743 SF (43%)
NON VEHICULAR OPEN SPACE TREES REQUIRED 1 TREE / 2500 SF	8
NON VEHICULAR OPEN SPACE TREES PROVIDED	8
PERIMETER LANDSCAPING REQUIRED (TREES AND SHRUBS)	YES
PERIMETER TREES REQUIRED (1/50 LF)	3
PERIMETER TREES PROVIDED	3
INTERIOR LANDSCAPE AREA REQUIRED (10% GROSS LA)	2,216 SF
INTERIOR LANDSCAPE AREA PROVIDED	11,189 SF
INTERIOR TREES REQUIRED (1 / 400 SF)	6
INTERIOR TREES PROVIDED	6

PD CONDITIONS

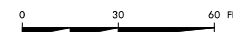
- SETBACKS AS SHOWN
- LANDSCAPE AS SHOWN

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.



GRAPHIC SCALE



SCALE: 1" = 30'



P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

LANDSCAPE PLAN
CITY PROJECT NO. PD-301R4-HC
VICTORY AT COPPELL RETAIL S
 VICTORY COPPELL ADDITION
 LOT 2, BLOCK A
 1.92 ACRES
 CITY OF COPPELL, TEXAS
 PREPARATION DATE: 11/3/2022

<p>OWNER/APPLICANT VICTORY REAL ESTATE GROUP 2911 TURTLE CREEK BLVD, SUITE 700 DALLAS, TX 75219 PH: 469-646-8194 EMAIL: JESUS@VY-RE.COM CONTACT: JESUS SANCHEZ</p>	<p>LANDSCAPE ARCHITECT LONDON LANDSCAPES P.O. BOX 28 COLLINSVILLE, TEXAS 76233 PH: 972-800-0676 EMAIL: AMY.LONDON@LONDON-LANDSCAPES.NET CONTACT: AMY LONDON, RLA</p>
<p>ENGINEER KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-486-4960 EMAIL: JOHN.GARDNER@TRUSTKE.COM CONTACT: JOHN GARDNER, PE</p>	<p>SURVEYOR BARTON CHAPA SURVEYING 3801 NE LOOP 620 FORT WORTH, TX 76137 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS</p>



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

VICTORY COPPELL
RETAIL S
 LOT 2, BLOCK 1
 CITY OF COPPELL
 DALLAS COUNTY, TEXAS



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

JOB NUMBER: VIC22021
ISSUE DATE: 10/4/24

LANDSCAPE PLAN

SHEET:
L1.00

APPROVAL SIGNATURE AND DATE



01 WEST ELEVATION (RETAIL S)



02 NORTH ELEVATION (RETAIL S)

Material textures and colors are provided for delineation purposes. Although every attempt has been made to match the materials selected, actual material and patterns may vary. When viewing or printing this sheet colors may vary depending on the device used.

						
B-1 - LIGHT BRICK	B-2 - DARK BRICK	AP-1 - NICHIIHA SMOOTH PANEL	P-1 - PAINT/STUCCO	P-3 - PAINT/STUCCO	PM-1 - PREFINISHED METAL MC-1 - METAL COPING MA-1 - METAL AWNING	AS-1 - ALUMINUM STOREFRONT BLACK ANODIZED

VICTORY SHOP AT COPPELL- MATERIAL SCHEDULE

NOTE: ALL MATERIALS AND COLORS SUBJECT TO CHANGE DUE TO AVAILABILITY. ALTERNATE MATERIALS TO REMAIN IN SIMILAR COLOR PALETTE. EXPOSED FACE BRICK, STONE & MORTAR JOINTS ARE TO RECEIVE A CLEAR WATER REPELLENT COATING. REFER TO SPECIFICATIONS. BRICK (SUBJECT TO OWNER APPROVAL) (FULL DEPTH)

BR-1: ELGIN BULTER PRODUCTS FOR CREATIVE ARCHITECTURE
GLAZED BRICK / COLOR: # 7100 POLAR WHITE / KING BRICK
BR-2: ENDICOTT CLAY PRODUCT
MANGANESE IRONSPOT / TEXTURE: VELOUR / SIZE: KING

PREFINISHED METALS
AS-1: BLACK ANODIZED

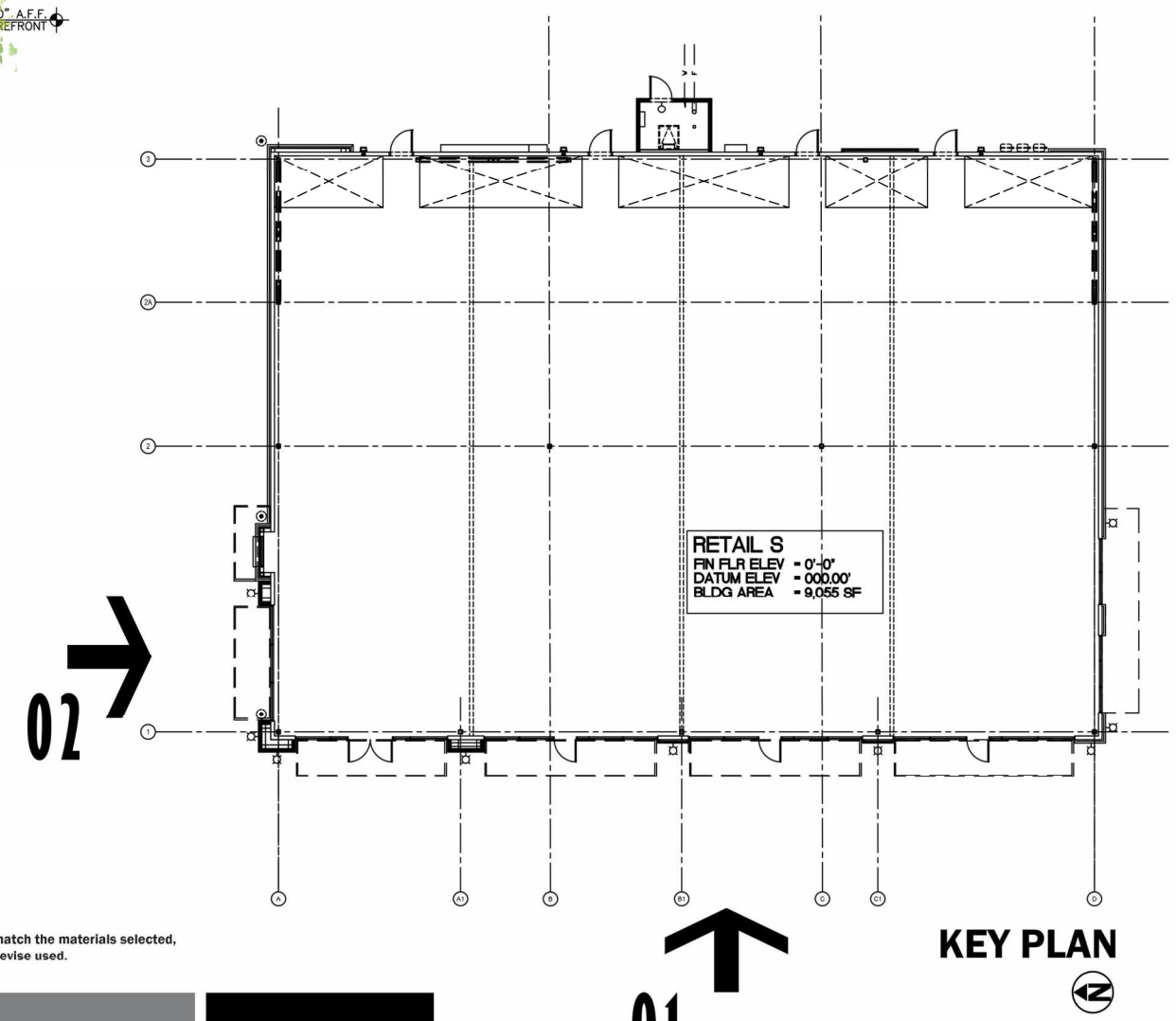
PM-1: BERRIDGE MANUF. COMPANY,
COLOR: PREWEATHERED GALVALUME

ARCHITECTURAL PANELS
AP-1: FIBER CEMENT SIDING PRODUCTS NICHIIHA ILLUMINATION DESIGNER
SERIES AW3030 /COLOR TO MATCH P-1 / PANEL ORIENTATION:
HORIZONTAL / FINISH: SATIN / SMOOTH
AP-1: FIBER CEMENT SIDING PRODUCTS NICHIIHA ILLUMINATION DESIGNER
(ALT.): SERIES AW1818 / COTTON / PANEL ORIENTATION: HORIZONTAL /
FINISH: SATIN / SMOOTH
AP-2: KNOTWOOD POWDER COATED ON BERRIDGE METAL SOFFIT / FINISH:
WHITE ASH

PAINT / TEXTURE COAT / STUCCO
P-1, S-1 BENJAMIN MOORE CLASSIC
COLOR: WHITE DOVE
FINISH: SMOOTH ON TOWER ELEMENT
(SUBMIT FOR APPROVAL)
P-2, S-2 BENJAMIN MOORE
COLOR: PREVIEW : 2121-20 STEEL WOOL
P-3, S-3 SHERWIN WILLIAMS
SW7069 IRON ORE
FINISH: FINE SAND (SUBMIT FOR APPROVAL)

METAL COPING
MC-1: BERRIDGE MANUF. COMPANY,
COLOR: PREWEATHERED GALVALUME

METAL AWNING
MA-1: BERRIDGE MANUF. COMPANY,
COLOR: PREWEATHERED GALVALUME



KEY PLAN



VICTORY SHOPS AT COPPELL, COPPELL, TEXAS

LOT 2 - RETAIL S 20079-02 07-07-2024 SHEET-1

NOTE: ELEVATION RENDERING CONCEPTUAL STUDY IS PROVIDED TO RELAY DESIGN CONCEPT, VERTICAL/ HORIZONTAL ARTICULATION, AND MATERIAL DELINEATION. MATERIALS AND DETAIL SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT. GENERAL DESIGN TO REMAIN IN SIMILAR CONTEXT AND COLOR PALLETTE. PLANTING AND ENTOURAGE ADDED FOR ARTISTIC PURPOSES ONLY.

SIGNS ARE FOR ILLUSTRATIVE PURPOSES ONLY, BUILDING SIGNS WILL COMPLY WITH CITY ORDINANCES

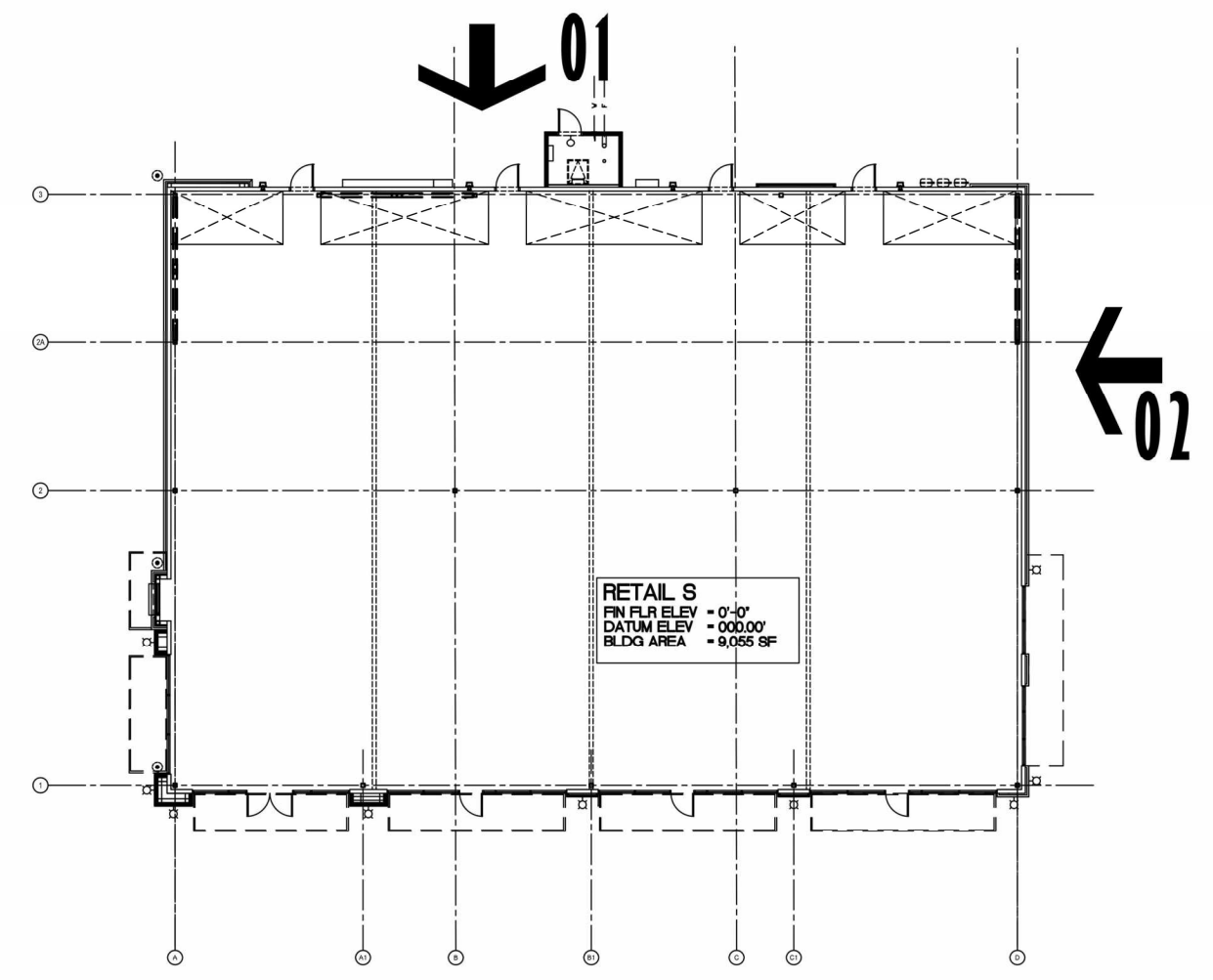
08-19-2024

APPROVAL SIGNATURE AND DATE

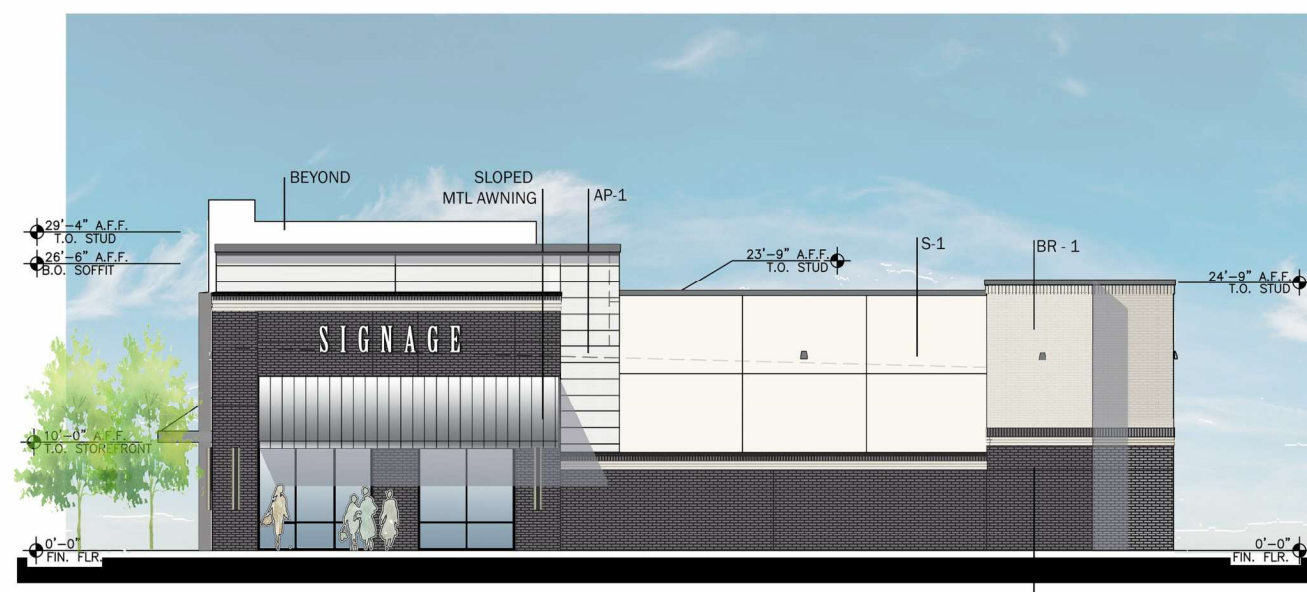
VICTORY SHOP AT COPPELL- MATERIAL SCHEDULE	
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PREFINISHED METALS	
PM-1:	BERRIDGE MANUF. COMPANY, COLOR: PREWEATHERED GALVALUME
ARCHITECTURAL PANELS	
AP-1:	FIBER CEMENT SIDING PRODUCTS NICHIIA ILLUMINATION DESIGNER SERIES AW3030 / COLOR TO MATCH P-1 / PANEL ORIENTATION: HORIZONTAL / FINISH: SATIN / SMOOTH
PAIN / TEXTURE COAT / STUCCO	
P-1, S-1:	BENJAMIN MOORE CLASSIC COLOR: WHITE DOVE FINISH: SMOOTH ON TOWER ELEMENT (SUBMIT FOR APPROVAL)
P-2, S-2:	BENJAMIN MOORE COLOR: PREVIEW : 2121-20 STEEL WOOL
P-3, S-3:	SHERWIN WILLIAMS SW7069 IRON ORE FINISH: FINE SAND (SUBMIT FOR APPROVAL)
METAL COPING	
MC-1:	BERRIDGE MANUF. COMPANY, COLOR: PREWEATHERED GALVALUME
METAL AWNING	
MA-1:	BERRIDGE MANUF. COMPANY, COLOR: PREWEATHERED GALVALUME



01 EAST ELEVATION (RETAIL S)



KEY PLAN



02 SOUTH ELEVATION (RETAIL S)

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					MC-1 - METAL COPING	
					MA-1 - METAL AWNING	



VICTORY SHOPS AT COPPELL, COPPELL, TEXAS

LOT 2 - RETAIL S 20079-02 07-07-2024 SHEET-2

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