



Know what's below.  
Call before you dig.

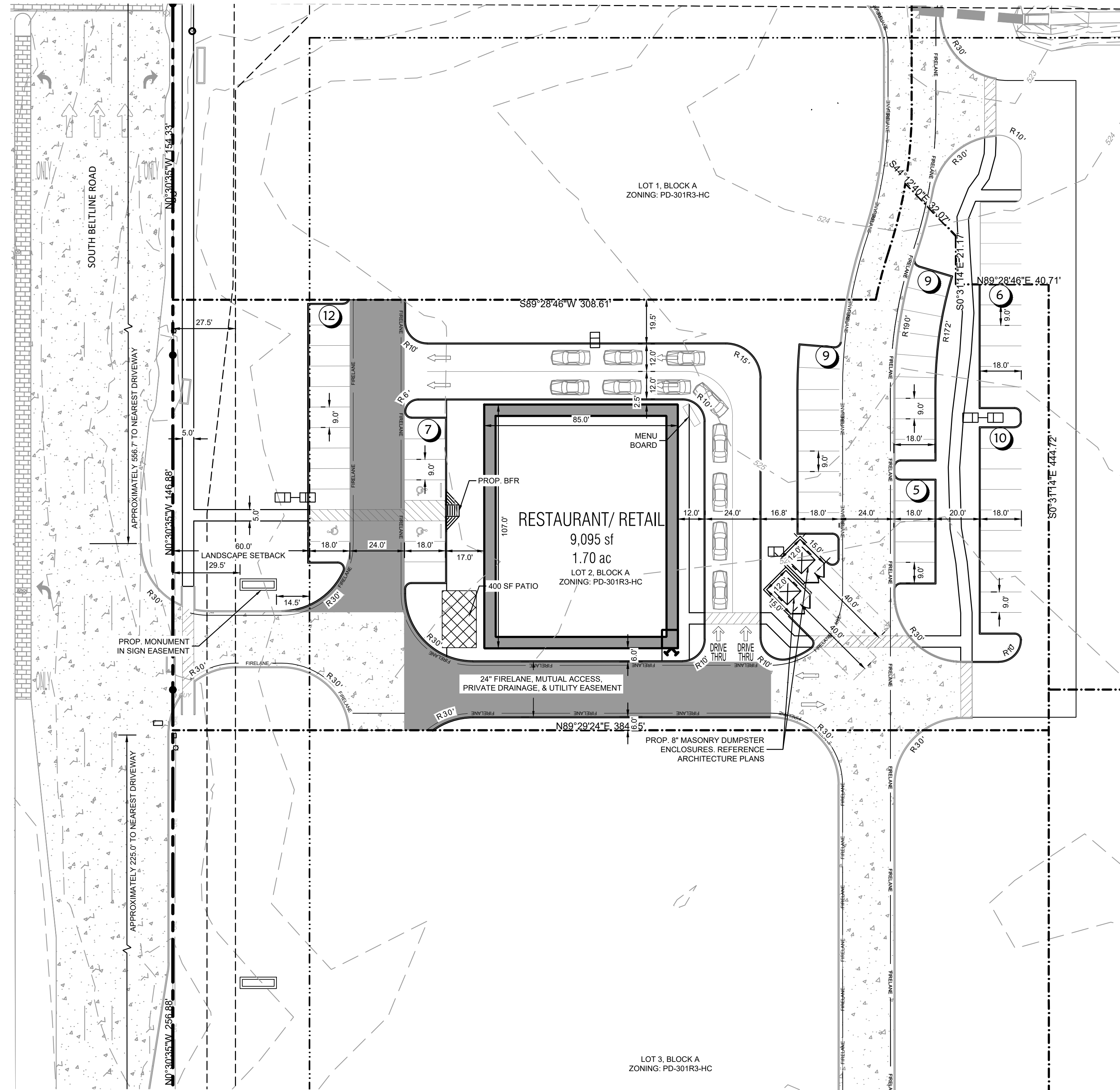
SITE BENCHMARKS	
BM NO. 1	THE SITE BENCHMARK IS AN "X" CUT SET IN THE CONCRETE PAVEMENT EAST OF THE SITE, BEING APPROXIMATELY 48 FEET NORTHWEST FROM A LIGHT POLE EAST OF THE SITE AND BEING APPROXIMATELY 1000 FEET SOUTHEAST FROM THE INTERSECTION OF BELTLINE ROAD AND EAST DIVIDEND DRIVE. ELEVATION = 530.06'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



LEGEND	
FIRE LANE STRIPING	FIRELANE
EXISTING FIRE LANE	
FIRE LANE 6" 3,600 PSI CLASS "C" (28 DAYS) REIN. CONC. PAVEMENT W/ NO. 3 BARS @ 18" O.C.E.W. (MODIFY AS NEEDED FOR CITY STANDARDS)	
PROPOSED FIRE HYDRANT	FH
PROPOSED SANITARY MANHOLE	SS
PROPOSED CURB INLET	
PROPOSED GRATE INLET	
ACCESSIBLE ROUTE	
PARKING COUNT	
PROPOSED FDC	
PROPERTY BOUNDARY	
P1 LIGHT POLE	
P1_2 LIGHT POLE	

**PD CONDITIONS**

- PARKING AS SHOWN
- LANDSCAPING AS SHOWN
- 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.

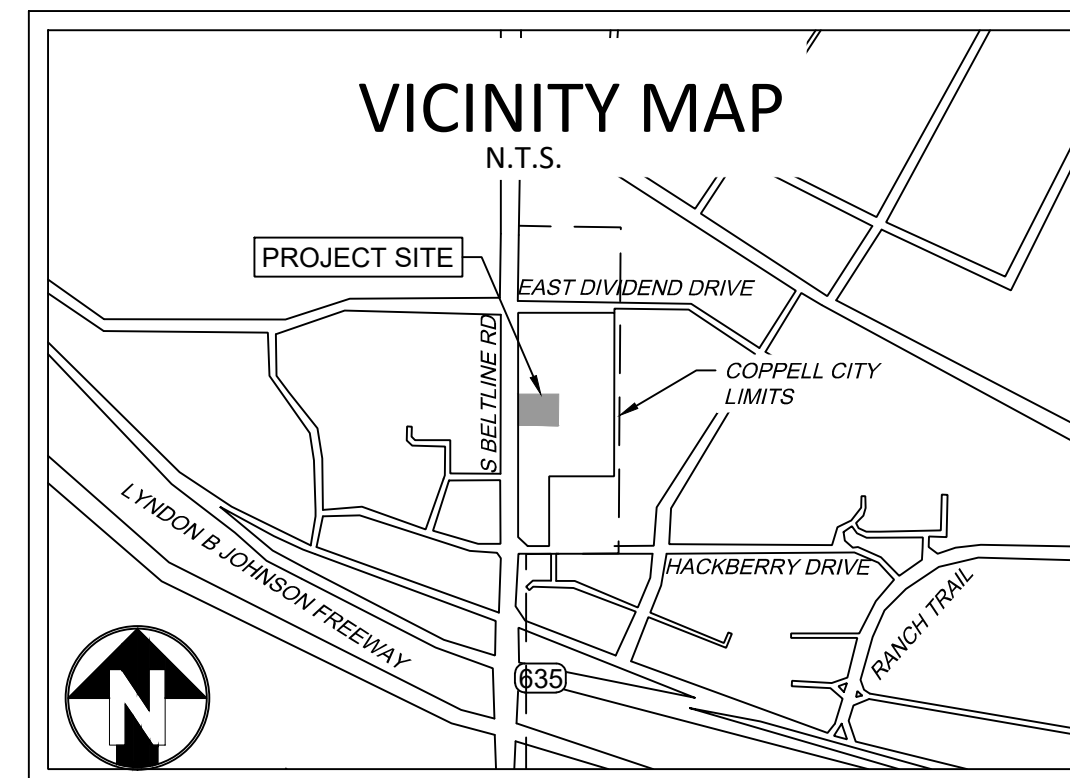
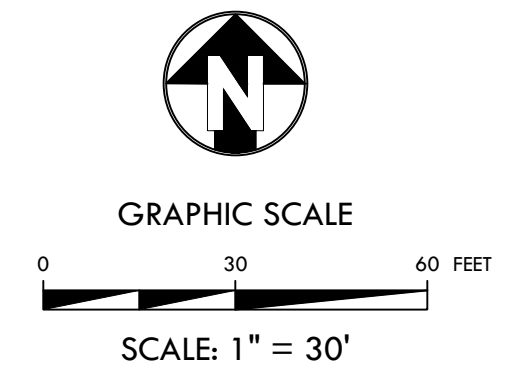
**NOTE TO CONTRACTOR**

- ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED.
- 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:**

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

PARKING DATA TABLE	
	LOT 2
EXISTING ZONING	PD-301R3-HC
PROPOSED ZONING	PD-301R5-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

<b>OWNER/APPLICANT</b> VICTORY REAL ESTATE GROUP 2911 TURTLE CREEK BLVD, SUITE 700 DALLAS, TX 75219 PH: 469-646-8184 EMAIL: JESUS@VY-RE.COM CONTACT: JESUS SANCHEZ	<b>LANDSCAPE ARCHITECT</b> LONDON LANDSCAPES P.O. BOX 28 COLLINSVILLE, TEXAS 76233 PH: 972-800-0676 EMAIL: AMY.LONDON@LONDON-LANDSCAPES.NET CONTACT: AMY LONDON, RLA
<b>ENGINEER</b> KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 PH: 817-488-4960 EMAIL: JOHN.GARDNER@TRUSTKE.COM CONTACT: JOHN GARDNER, PE	<b>SURVEYOR</b> BARTON CHAPA SURVEYING 3901 NE LOOP 820 FORT WORTH, TX 76137 PH: 817-864-1957 CONTACT: JACK BARTON, RPLS

REV.	DATE	DESCRIPTION

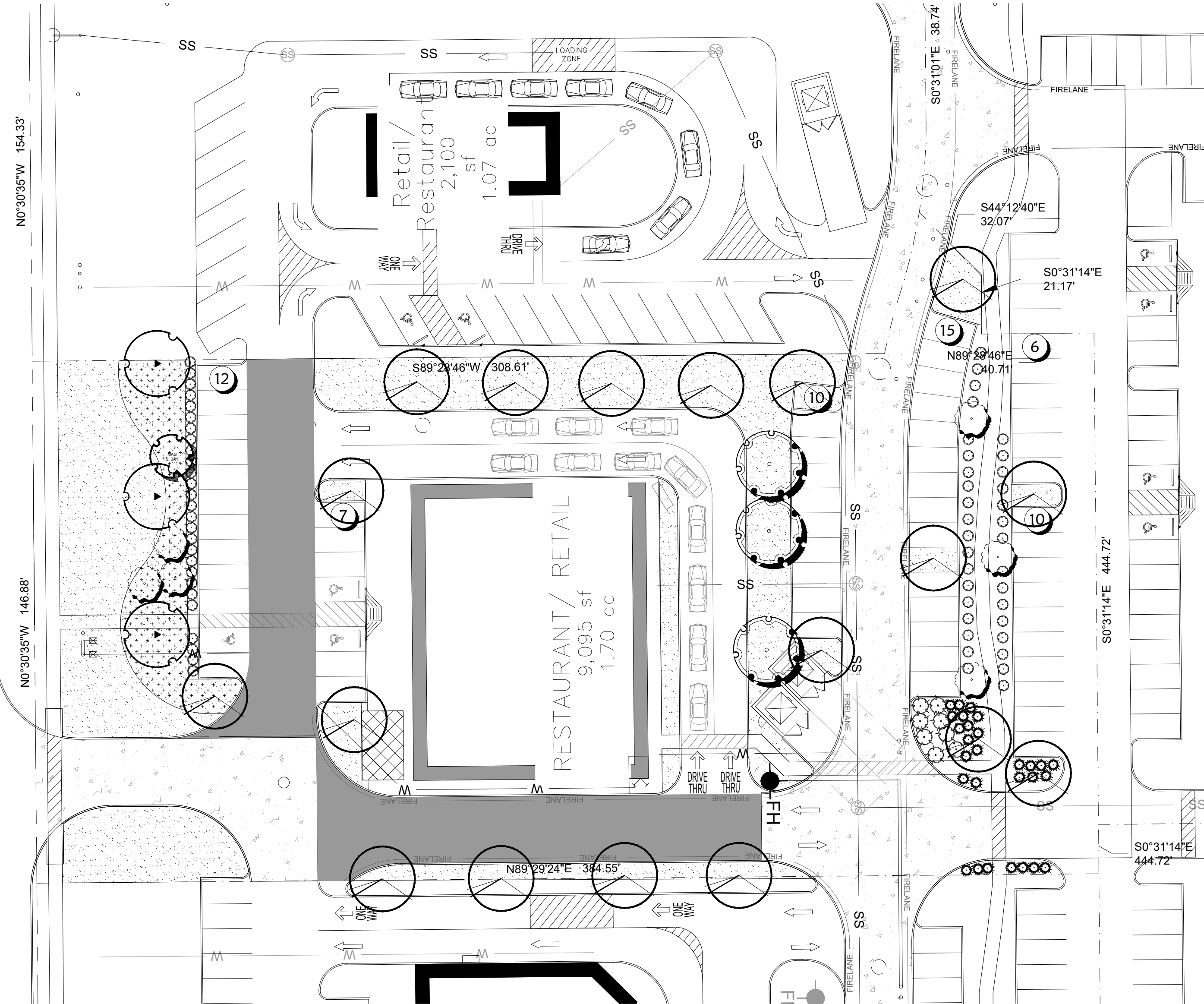
**Kirkman Engineering**  
KIRKMAN ENGINEERING, LLC  
5200 STATE HIGHWAY 121  
COLLEYVILLE, TX 76034  
TEXAS FIRM NO. 15874

JOB NUMBER: VIC22021  
ISSUE DATE:

**SITE PLAN**  
SHEET:  
C3.0

FILE PATH: K:\b\h\VC2002\_Coppel Retail S\Drawings\03\_Production\k\VC2002\_Coppel Retail S\Drawings\03\_Production\VC3.0 SITE PLAN\_VIC2002.dwg  
PLOT DATE: 11/3/2022  
PLOTTER: C:\OS2\BIN\PLT\VC2002.dwg  
PLOTTER: John Gardner  
PLOT DATE: 11/3/2022

SOUTH BELTLINE ROAD



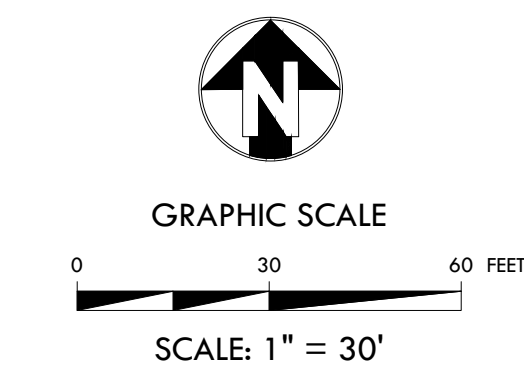
KEY

TREES				
	16	UL	Ulmus crassifolia	Cedar Elm 3" Cal. Min. Cont. Growth—65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	3	QT	Quercus texana	Texas Red Oak 3" Cal. Min. Cont. Growth—65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	3	TD	Taxodium distichum	Bald Cypress 3" Cal. Min. Cont. Growth—65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	6	CC	Cercis canadensis	Eastern Red Bud 3" Cal. Multi-Stem 5'-6" Height, 2'-3' Spread Specimen
	1	MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia 3" Cal. Min. Cont. Growth—65 Gal. 10'-12' Height, 2'-4' Spread Specimen
SHRUBS				
	61	MYR	Myrica pusilla	Dwarf Wax Myrtle 3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	9	LEU	Leucophyllum frutescens	Texas Sage 3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	23	HP	Hesperaloe parviflora	Red Yucca 3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
GROUNDCOVER				
	2,293 SF	OJ	Ophiopogon japonicus	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	
ZONING	LOT 2 PD-301R5-HC
USE	RESTAURANT/RETAIL
BUILDING AREA BY USE	REST. 3,600 / RETAIL 5,455 / PATIO 400
BUILDING AREA (TOTAL)	9,495 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 (1/150 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

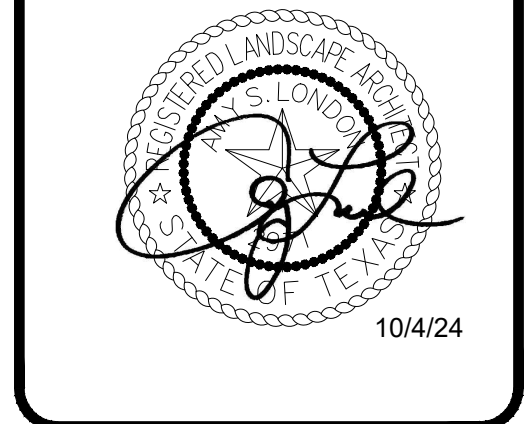
**PD CONDITIONS**  
 1. SETBACKS AS SHOWN  
 2. LANDSCAPE AS SHOWN

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



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

<b>OWNER/APPLICANT</b> VICTORY REAL ESTATE GROUP 2911 TURTLE CREEK BLVD, SUITE 700 DALLAS, TX 75219 PH: 469-646-6184 EMAIL: JESUS@VYG-RE.COM CONTACT: JESUS SANCHEZ	<b>LANDSCAPE ARCHITECT</b> LONDON LANDSCAPES P.O. BOX 28 COLLINSVILLE, TEXAS 76233 PH: 972-800-0676 EMAIL: AMY.LONDON@LONDON-LANDSCAPES.NET CONTACT: AMY LONDON, RLA
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 Victory Real Estate Group

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 DALLAS, TX 75219  
 972-707-9555

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

REV.	DATE	DESCRIPTION

**kirkman ENGINEERING**  
 KIRKMAN ENGINEERING, LLC  
 5200 STATE HIGHWAY 121  
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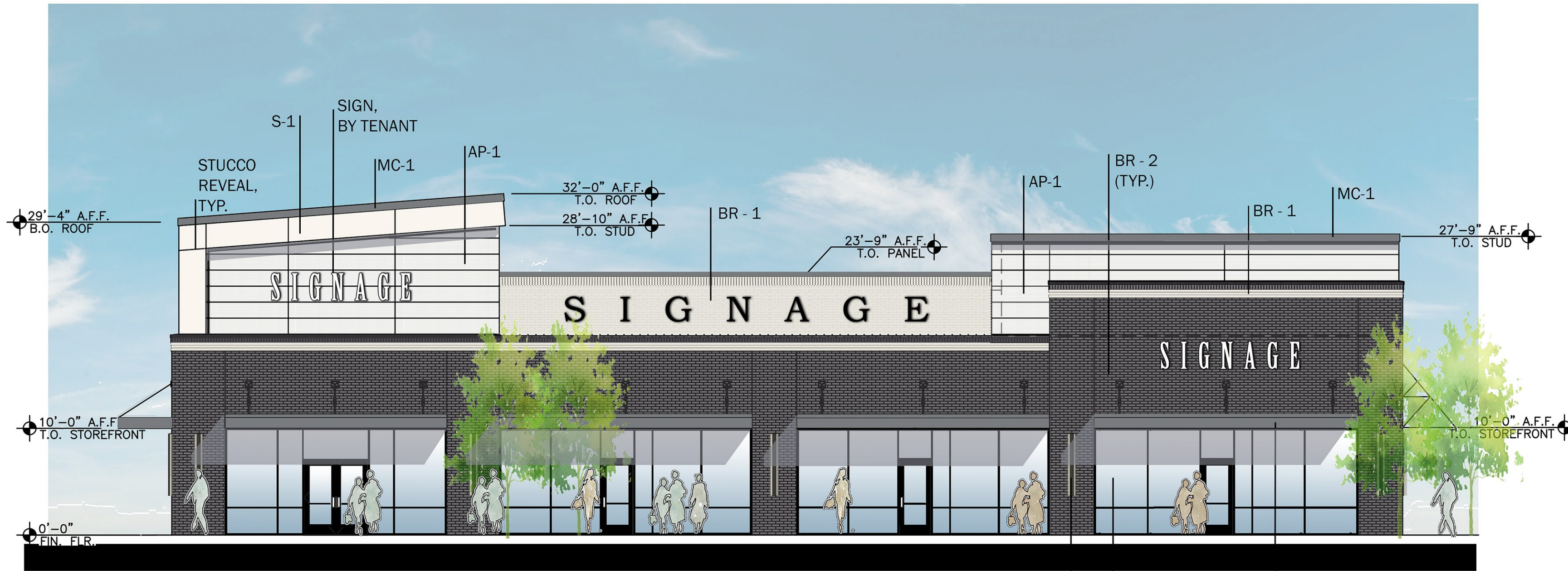
JOB NUMBER: VIC22021  
 ISSUE DATE: 10/4/24

**LANDSCAPE PLAN**

SHEET:  
**L1.00**

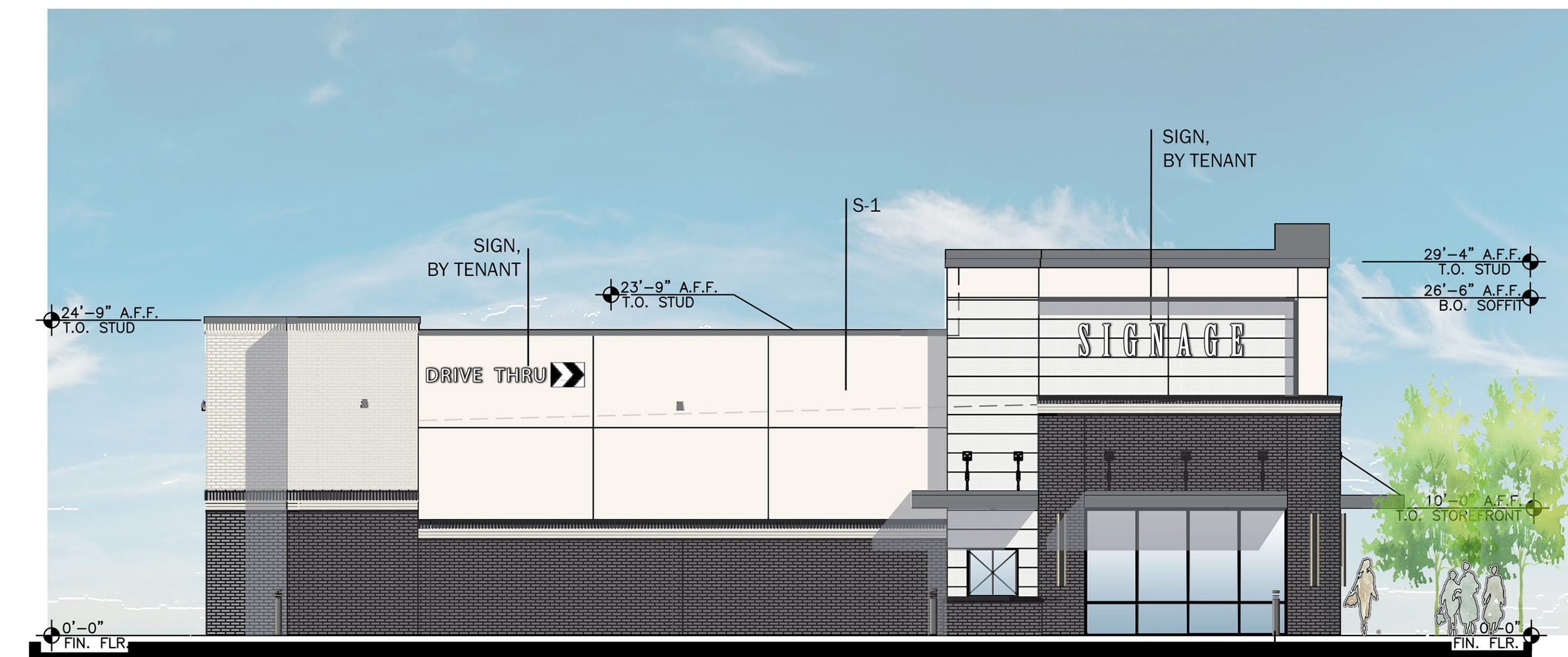
APPROVAL SIGNATURE AND DATE

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
<b>PREFINISHED METALS</b>	
PM-1:	BERRIDGE MANUF. COMPANY, COLOR: PREWEATHERED GALVALUME
<b>ALUMINUM STOREFRONT</b>	
AS-1:	BLACK ANODIZED
<b>ARCHITECTURAL PANELS</b>	
AP-1:	FIBER CEMENT SIDING PRODUCTS NICHIIA ILLUMINATION DESIGNER SERIES AW3030 / COLOR TO MATCH P-1 / PANEL ORIENTATION: HORIZONTAL / FINISH: SATIN / SMOOTH
AP-1 (ALT.):	FIBER CEMENT SIDING PRODUCTS NICHIIA ILLUMINATION DESIGNER SERIES AW1818 / COTTON / PANEL ORIENTATION: HORIZONTAL / FINISH: SATIN / SMOOTH
AP-2:	KNOTWOOD POWDER COATED ON BERRIDGE METAL SOFFIT / FINISH: WHITE ASH
<b>METAL COPING</b>	
MC-1:	BERRIDGE MANUF. COMPANY, COLOR: PREWEATHERED GALVALUME
<b>METAL AWNING</b>	
MA-1:	BERRIDGE MANUF. COMPANY, COLOR: PREWEATHERED GALVALUME
<b>PAINT / TEXTURE COAT / STUCCO</b>	
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)



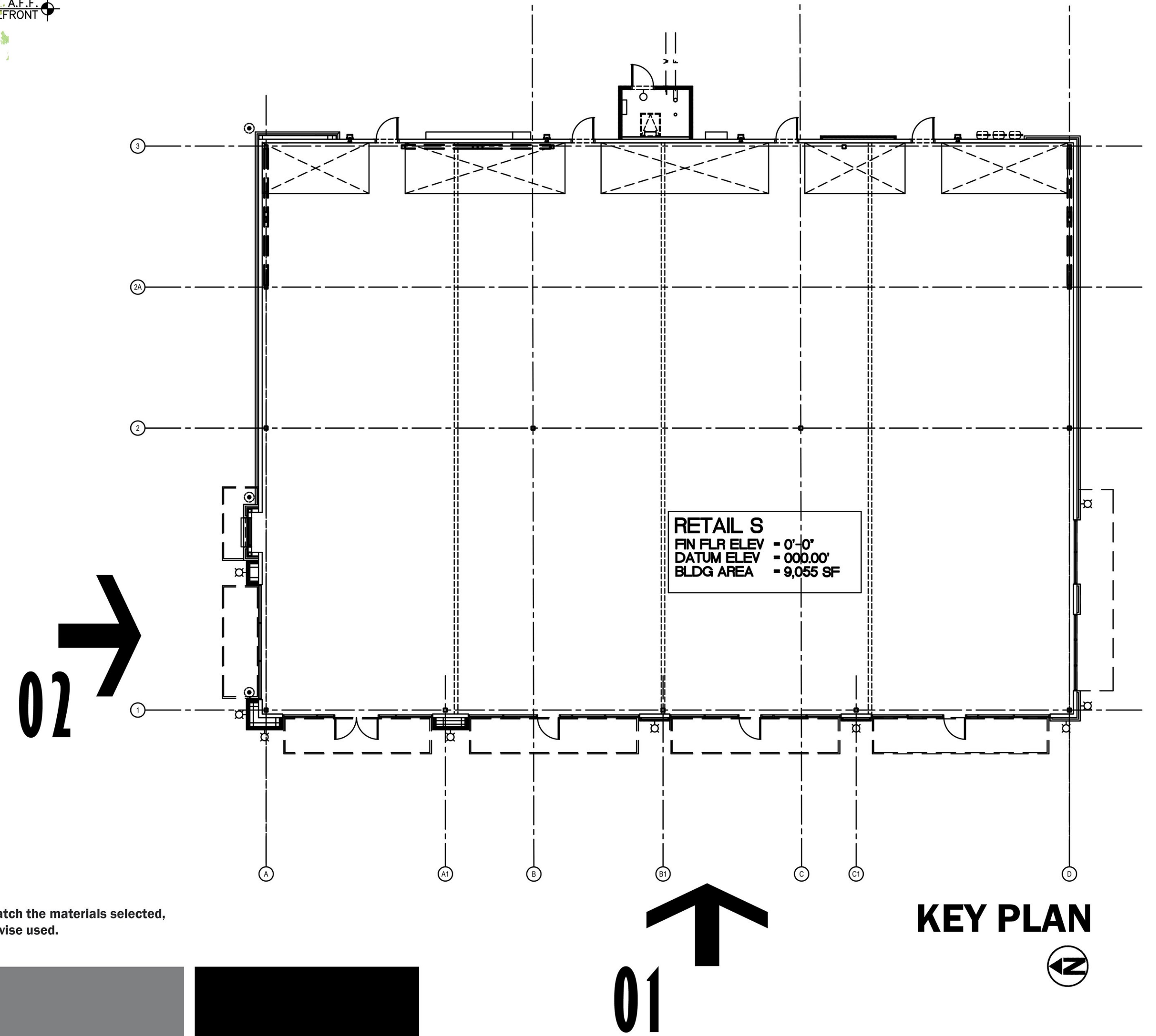
01 WEST ELEVATION (RETAIL S)

BLDG. SCENCE (TYP.) AS-1 (TYP.) MA-1 (TYP.)



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.



KEY PLAN

-   
B-1 - LIGHT BRICK
-   
B-2 - DARK BRICK
-   
AP-1 - NICHIIA 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 SHOPS AT COPPELL, COPPELL, TEXAS

LOT 2 - RETAIL S 20079-02

07-07-2024 SHEET-1

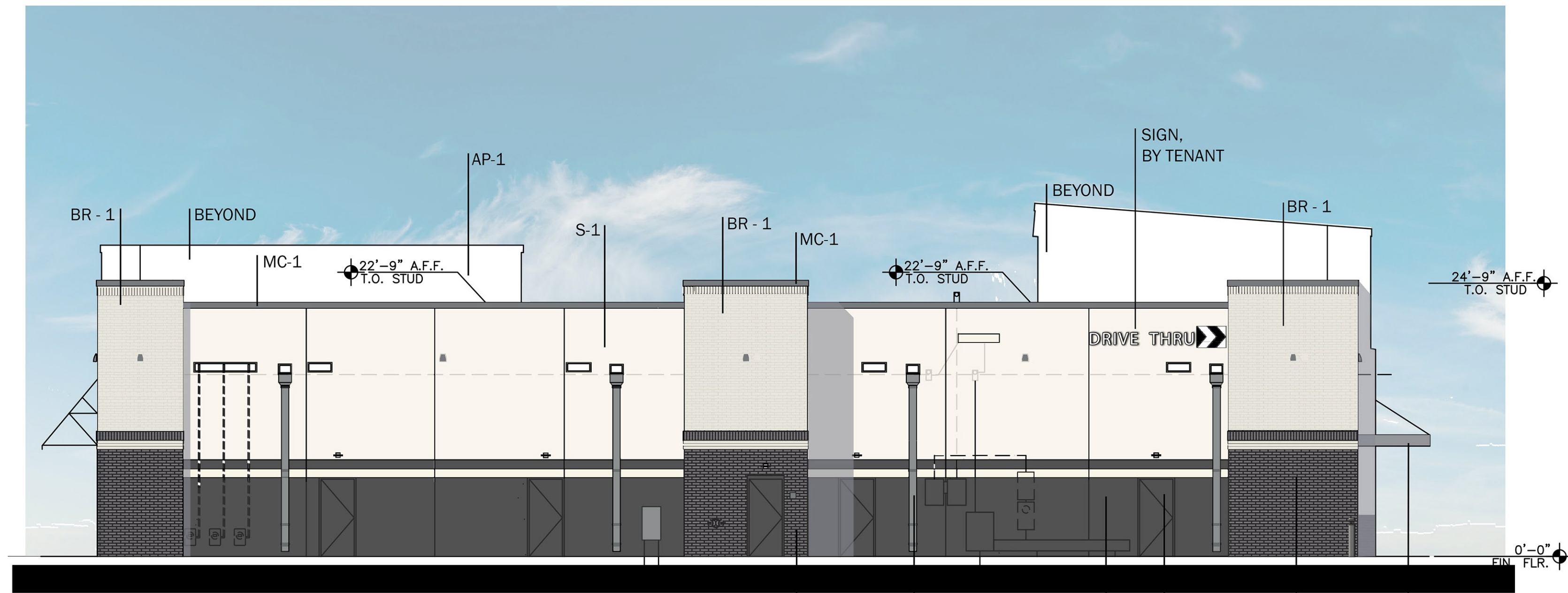


NOTE: ELEVATION RENDERING CONCEPTUAL STUDY IS PROVIDED TO RELAY DESIGN CONCEPT, VERTICAL/HORIZONTAL ARTICULATION, AND MATERIAL DELINEATION. MATERIALS AND DETAIL SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT. GENERAL DESIGN TO REMAIN IN SIMILAR CONTEXT AND COLOR PALETTE. PLANTING AND ENTOURAGE ADDED FOR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

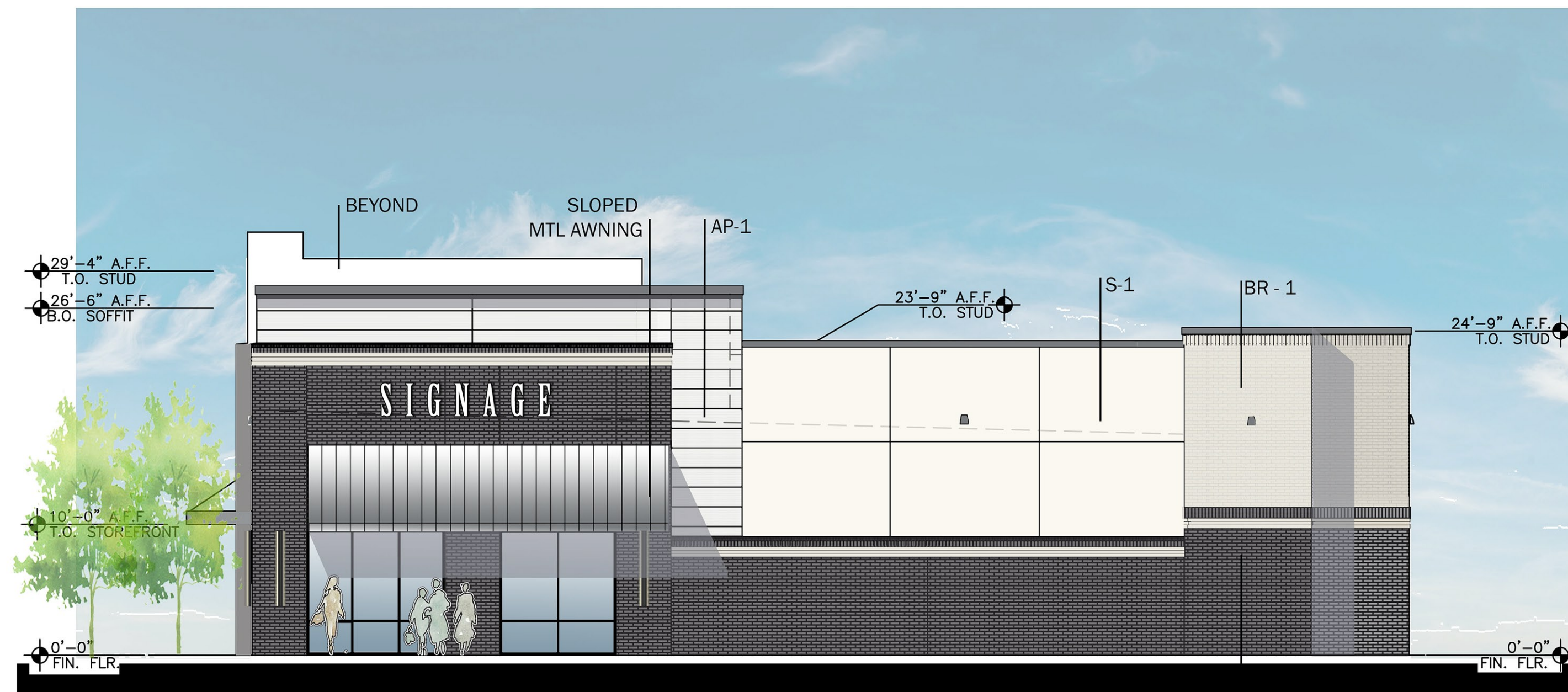
SIGNS ARE FOR ILLUSTRATIVE PURPOSES ONLY, BUILDING SIGNS WILL COMPLY WITH CITY ORDINANCES

08-19-2024

APPROVAL SIGNATURE AND DATE



**01 EAST ELEVATION (RETAIL S)**



**02 SOUTH ELEVATION (RETAIL S)**

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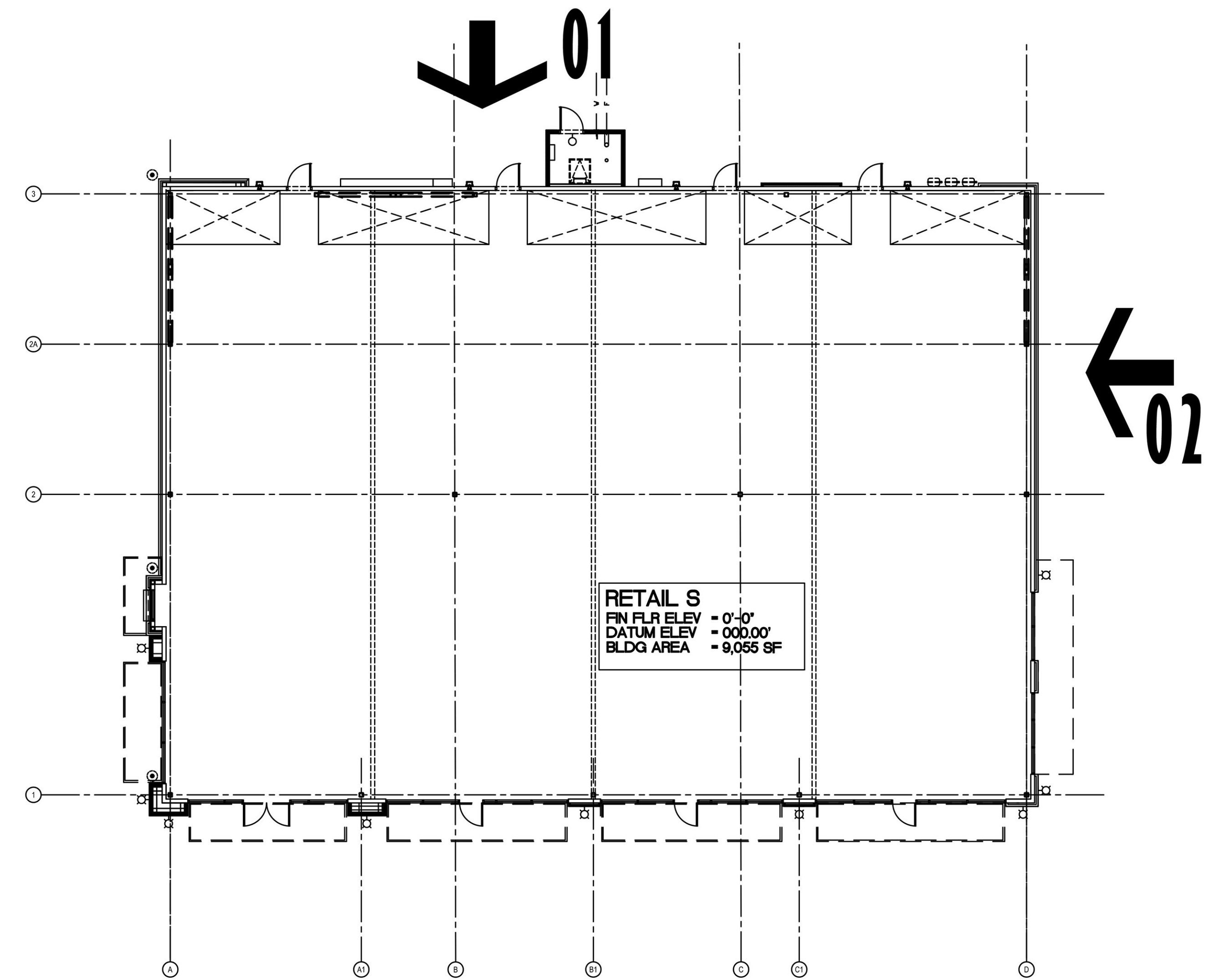
**VICTORY SHOP AT COPPELL- MATERIAL SCHEDULE**

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BR-2: ENDICOTT CLAY PRODUCT  
MANGANESE IRONSPOT / TEXTURE: VELOUR / SIZE: KING

PREFINISHED METALS		ALUMINUM STOREFRONT	
PM-1:	BERRIDGE MANUF. COMPANY, COLOR: PREWEATHERED GALVALUME	AS-1:	BLACK ANODIZED
PAINT / TEXTURE COAT / STUCCO		ARCHITECTURAL PANELS	
P-1, S-1	BENJAMIN MOORE CLASSIC COLOR: WHITE DOVE FINISH: SMOOTH ON TOWER ELEMENT (SUBMIT FOR APPROVAL)	AP-1:	FIBER CEMENT SIDING PRODUCTS NICHIIA ILLUMINATION DESIGNER SERIES AW3030 / COLOR TO MATCH P-1 / PANEL ORIENTATION: HORIZONTAL / FINISH: SATIN / SMOOTH
P-2, S-2	BENJAMIN MOORE COLOR: PREVIEW : 2121-20 STEEL WOOL	AP-1 (ALT.):	FIBER CEMENT SIDING PRODUCTS NICHIIA ILLUMINATION DESIGNER SERIES AW1818 / COTTON / PANEL ORIENTATION: HORIZONTAL / FINISH: SATIN / SMOOTH
P-3, S-3	SHERWIN WILLIAMS SW7069 IRON ORE FINISH: FINE SAND (SUBMIT FOR APPROVAL)	AP-2:	KNOTWOOD POWDER COATED ON BERRIDGE METAL SOFFIT / FINISH: WHITE ASH
		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-2**

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