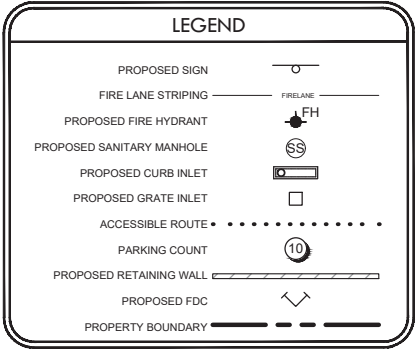
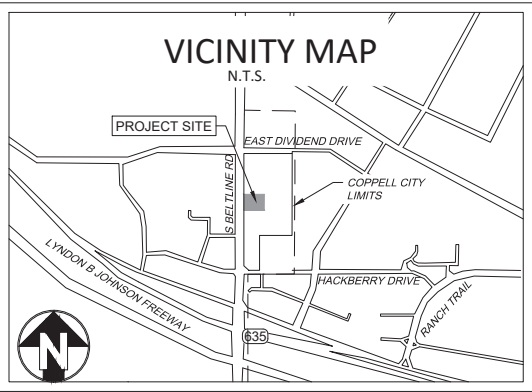
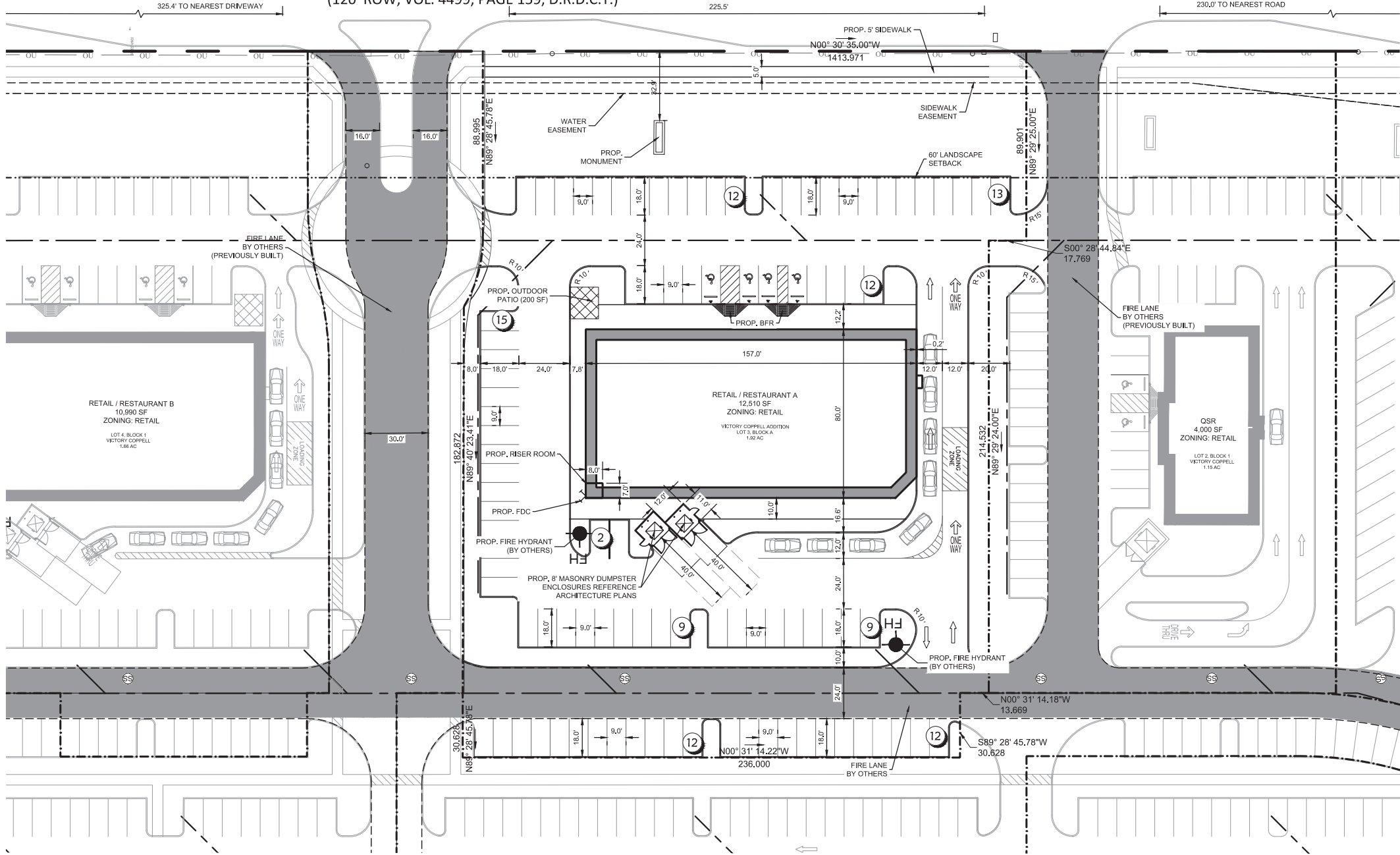


BELTLINE ROAD

(120' ROW, VOL. 4499, PAGE 159, D.R.D.C.T.)



PARKING DATA TABLE	
	LOT 3
EXISTING ZONING	PD-301R2-HC
PROPOSED ZONING	PD-301R2-HC
PROPOSED USE	RETAIL/RESTAURANT
PROPOSED FLOOR AREA BY USE	6,200 SF (RETAIL) 6,310 SF (REST.) 200 SF (OUTDOOR DINING)
PARKING REQUIREMENTS	1 PER 200 SF (RETAIL) 1 PER 100 SF (REST.) 2 PER 200 SF (OUTDOOR DINING)
PKG. SPACES REQUIRED	96 SPACES
PKG. SPACES PROVIDED (SURFACE)	96 SPACES
ADA PARKING REQUIRED	4 SPACES (1 VAN)
ADA PARKING PROVIDED	4 SPACES (1 VAN)
PROPOSED BUILDING AREA	12,510 SF
LOT	1.92 AC
PROPOSED BUILDING LOT COVERAGE	14.96%
PROPOSED FLOOR AREA RATIO	0.149:1
IMPERVIOUS AREA	61,906 SF



GRAPHIC SCALE



SCALE: 1" = 30'

SITE PLAN
CITY PROJECT NO. PD-301R2-HC
VICTORY AT COPPELL RETAIL A
VICTORY COPPELL ADDITION
LOT 3, BLOCK A
1.89 ACRES
CITY OF COPPELL, TEXAS
PREPARATION DATE: 11/3/2022

OWNER/APPLICANT
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2911 TURTLE CREEK BLVD, SUITE 700
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PH: 469-646-6184
EMAIL: BMENDOZA@VG-RE.COM
CONTACT: BOBBY MENDOZA

LANDSCAPE ARCHITECT
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CONTACT: JOHN GARDNER, PE

SURVEYOR
BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS

NOTE TO CONTRACTOR
ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED.

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.

- 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 RADII 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) C.X-X - X.X FOR SITE DETAILS.

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: December 6, 2022

VICTORY GROUP
Victory Real Estate Group

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

**VICTORY COPPELL
RETAIL A**
LOT 3, BLOCK A
CITY OF COPPELL
DALLAS COUNTY, TEXAS

REV. DATE: DESCRIPTION:



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

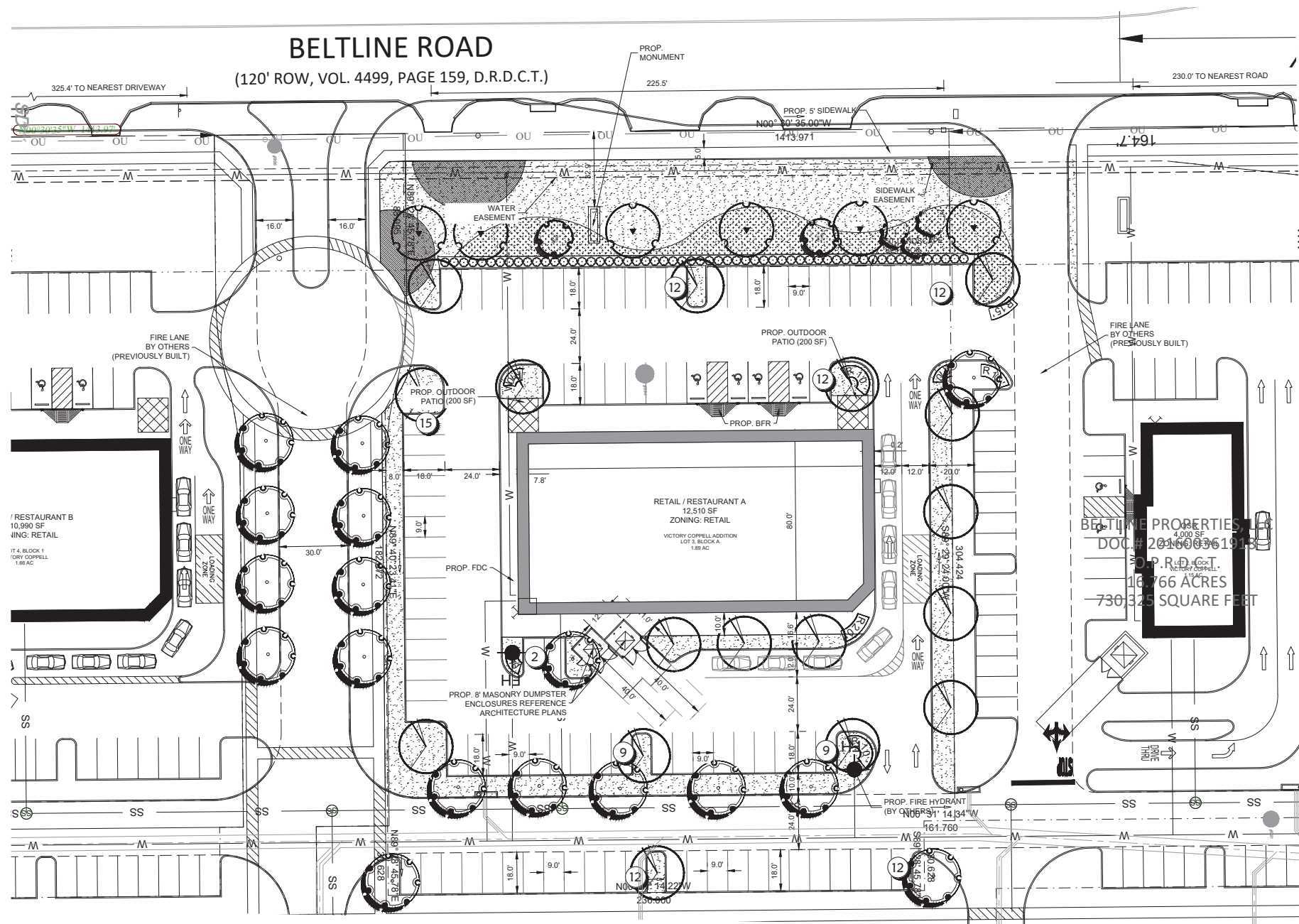
JOB NUMBER: VIC22021

ISSUE DATE:











SITE PLAN

SHEET:

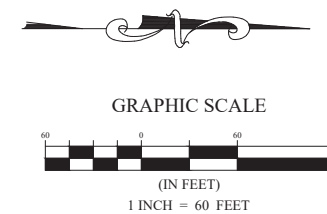
C3.0



KEY

TREES					
	14	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown-65 Gal. 12"-15" Height, 6"-8" Spread Specimen
	5	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Grown-65 Gal. 12"-15" Height, 6"-8" Spread Specimen
	5	TD	Taxodium distichum	Bald Cypress	3" Cal. Min. Cont. Grown-65 Gal. 12"-15" Height, 6"-8" Spread Specimen
	3	CC	Cercis canadensis	Eastern Red Bud	3" Cal. Multi-Stem 5"-6" Height, 2"-3" Spread Specimen
	2	MG	Magnolia grandiflora "Little Gem"	Little Gem Magnolia	3" Cal. Min. Cont. Grown-65 Gal. 10"-12" Height, 2"-4" Spread Specimen
SHRUBS					
	65	MYR	Myrica pusilla	Dwarf Wax Myrtle	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
GROUND COVER					
	2009 SF	TA	Trachelospermum asiaticum	Asian Jasmine	
	3510 SF	OJ	Ophiopogon japonicus	Mondo Grass	
	14,540 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 TABULATIONS	
	LOT 3
EXISTING ZONING	PD-301R2-HC
PROPOSED USE	RETAIL/RESTAURANT
LOT	1.92 AC
LANDSCAPE AREA	20,198 SF (24%)
NON VEHICULAR OPEN SPACE (SF)	20,198 SF
NON VEHICULAR OPEN SPACE (%)	24%
NON VEHICULAR OPEN SPACE TREES (REQ. AND PROV.)	8 / 15
PERIMETER LANDSCAPE AREA	16,659 SF
PERIMETER TREES (1/50 LF)	5
INTERIOR LANDSCAPE AREA (1/400 SF)	1,368 SF
INTERIOR TREES (REQ. AND PROV.)	4 / 6



IRRIGATION NOTE

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



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

SITE PLAN

CITY PROJECT NO. PD-301R2-HC

VICTORY AT COPPELL RETAIL A

VICTORY COPPELL ADDITION
LOT 4, BLOCK 4

LOT 1, BLOCK A
1.89 ACRES

CITY OF COPPELL, TEXAS
PREPARATION DATE: 11/3/2022

OWNER/APPLICANT
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VICTORY | GROUP
Victory Real Estate Group

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BLVD, STE 700
DALLAS, TX 75219
972-707-9555

VICTORY COPPELL
RETAIL A
LOT 3, BLOCK A
CITY OF COPPELL
DALLAS COUNTY, TEXAS

[illegible]

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

OB NUMBER: VIC22021

SUE DATE: 12/9/22

LANDSCAPE
PLAN

SHEET:

1.00

Exhibit E
3 of 3

NICHIHA RIBBED / AP-1



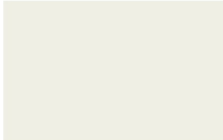
BRICK 1 - LIGHT BRICK



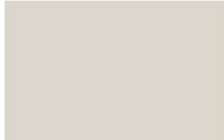
BRICK 2 - BEIGE BRICK



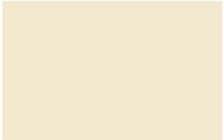
BRICK 3 - DARK BRICK



PAINT 1 / STUCCO 1
TEXTURED COATING 1



PAINT 2 / STUCCO 2
TEXTURED COATING 2



PAINT 3 / STUCCO 3
TEXTURED COATING 3



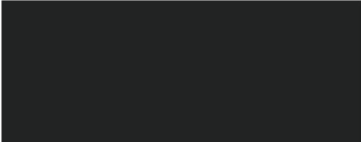
PAINT 4 / STUCCO 4
TEXTURED COATING 4



PAINT 5 / STUCCO 5
TEXTURED COATING 5



PAINT 5 / STUCCO 5
TEXTURED COATING 5



METAL AWNING 2



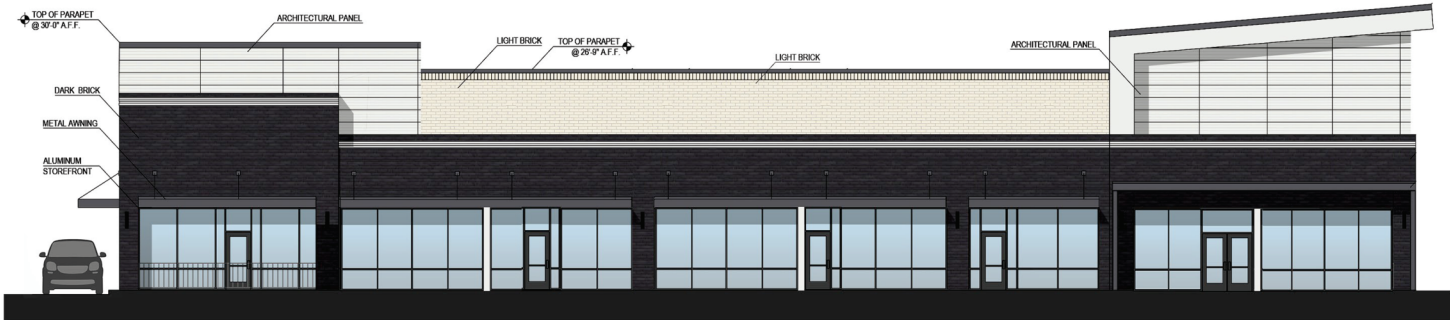
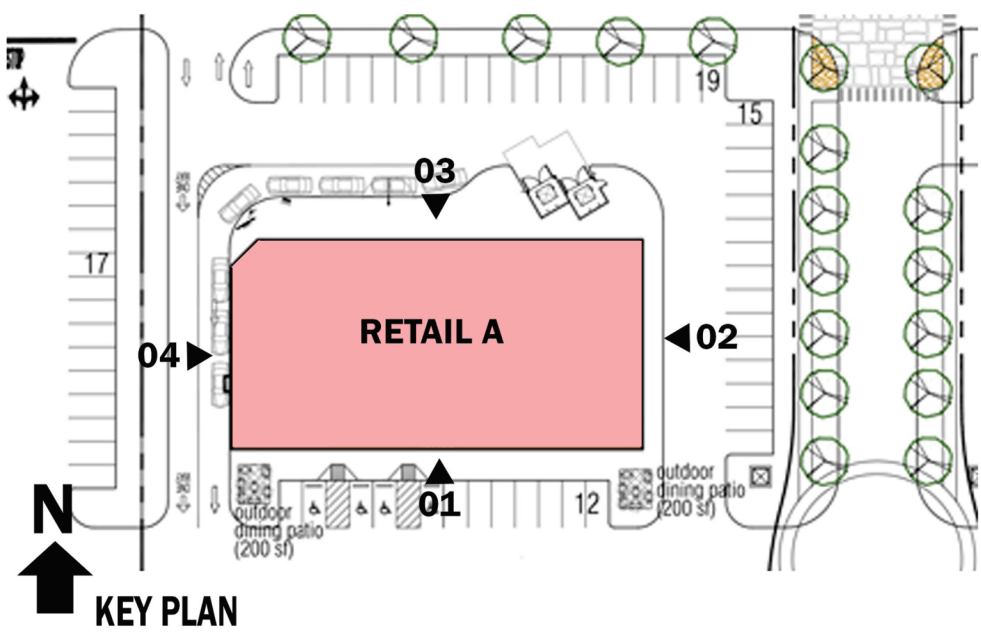
METAL COPING 1 / METAL AWNING 1
PREFINISHED METAL 1



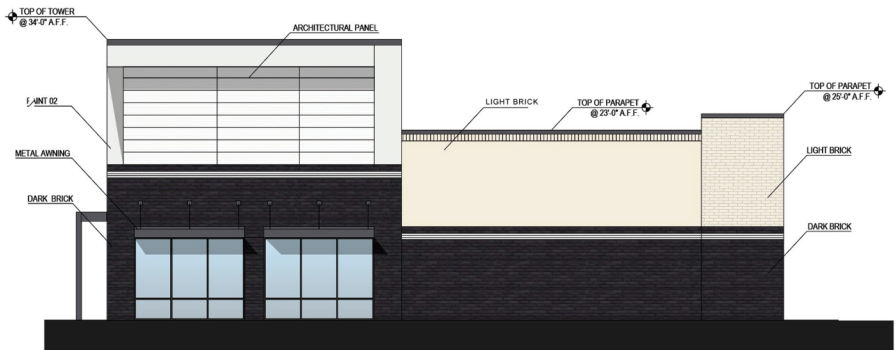
ARCHITECTURAL PANEL 2
RUSTIC LOOK



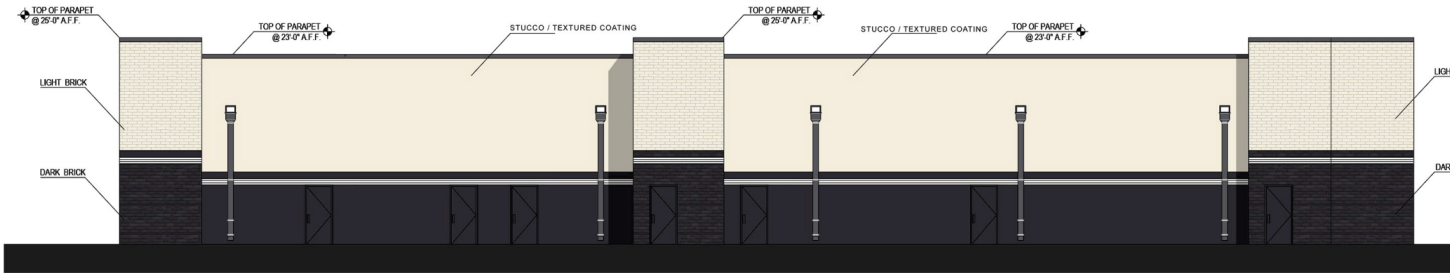
ALUMINUM STOREFRONT
BLACK ANODIZED



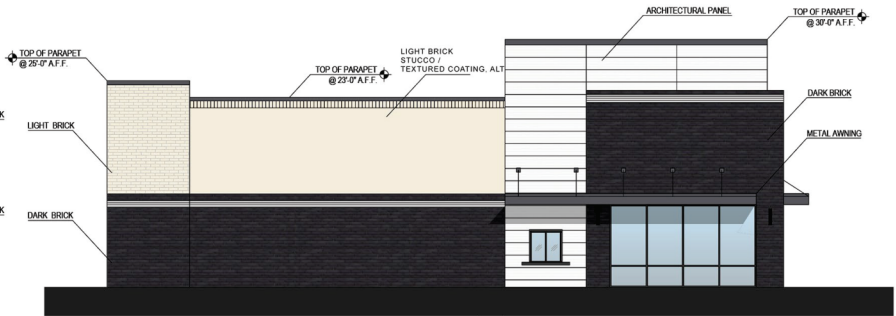
ELEVATION 01 (GLAZING, LESS THAN 50%)



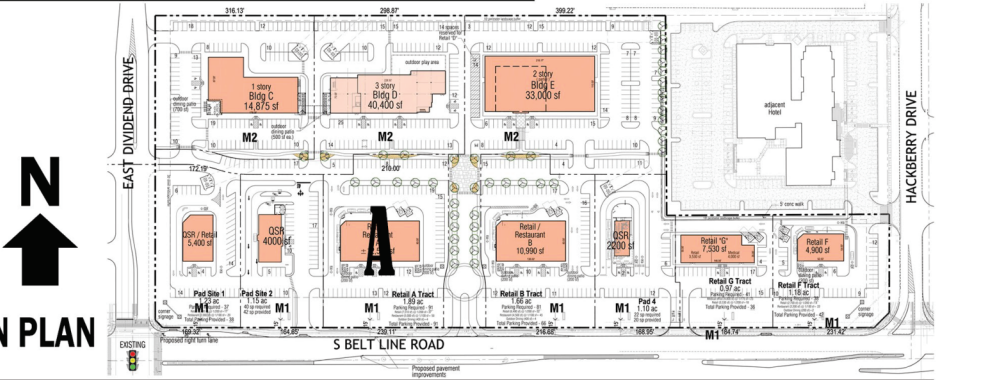
ELEVATION 02



ELEVATION 03



ELEVATION 04



VICTORY SHOPS AT COPPELL - COPPELL, TX

Retail A

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.