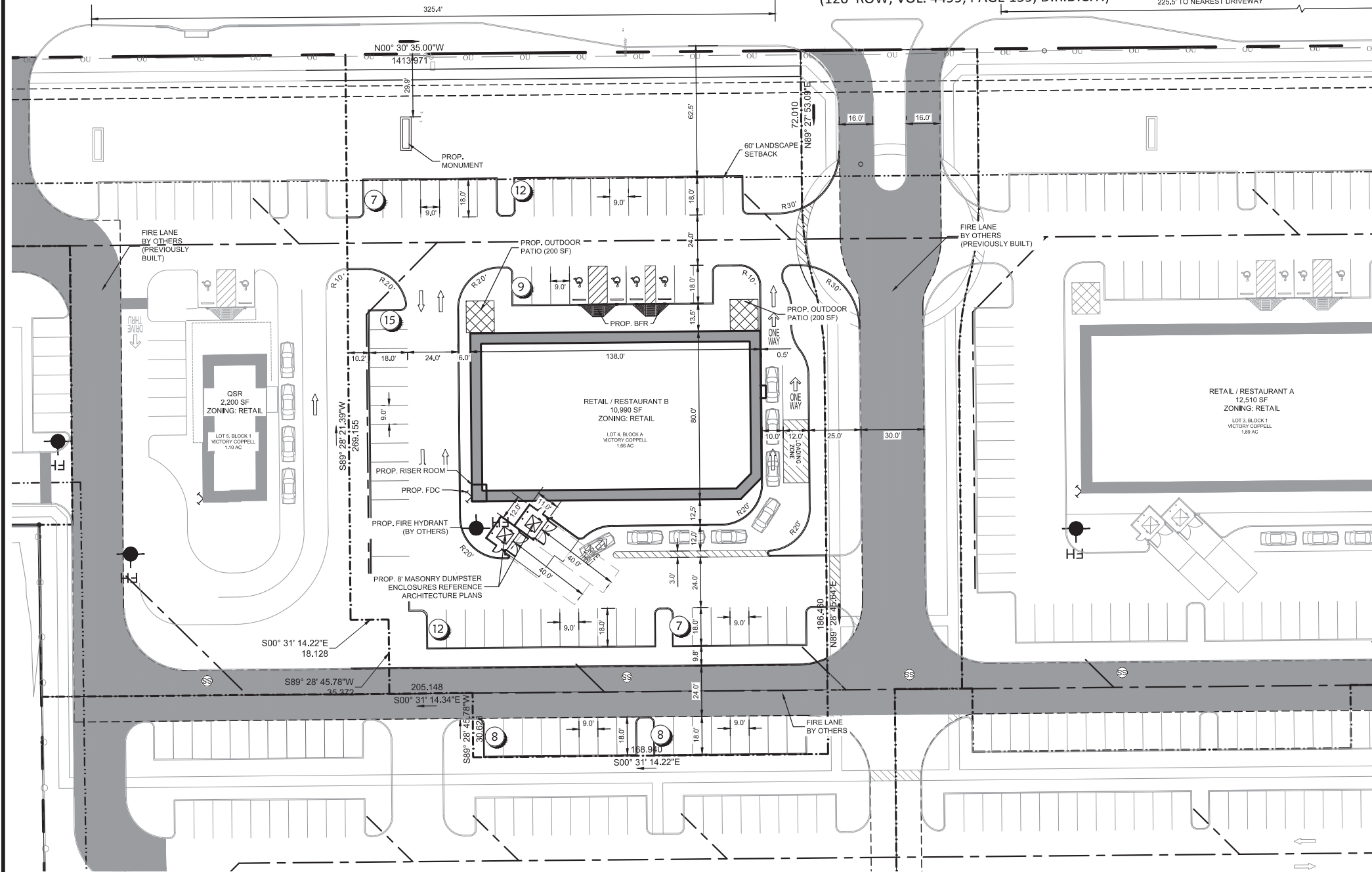


BELTLINE ROAD
(120' ROW, VOL. 4499, PAGE 159, D.R.D.C.T.)

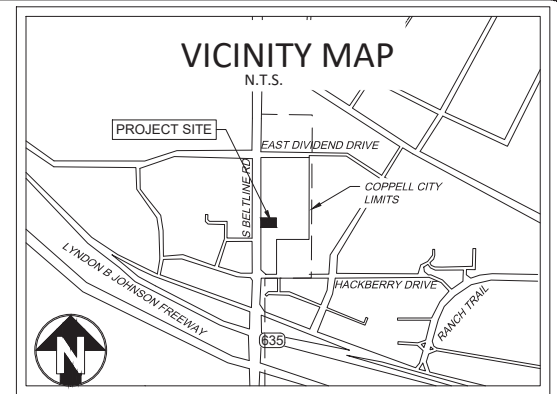


NOTE TO CONTRACTOR
ALL ROOFTOP MECHANICAL EQUIPMENT SHALL BE SCREENED.

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:

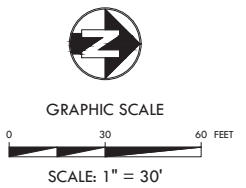
1. BOUNDARY LINES AND EASEMENT: REFER TO THE FINAL PLAT TO VERIFY PROPERTY LINES AND EXISTING EASEMENT LOCATIONS.
2. DIMENSIONAL CONTROL: UNLESS NOTED OTHERWISE, ALL PAVING DIMENSIONS SHOWN ARE TO FACE OF CURB.
3. CURB RADII: UNLESS NOTED OTHERWISE, ALL CURB RADIUS SHALL BE 3' AT FACE OF CURB.
4. BUILDING 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) CX.X - X.X FOR SITE DETAILS.



LEGEND

PROPOSED SIGN	
FIRE LANE STRIPING	
PROPOSED FIRE HYDRANT	
PROPOSED SANITARY MANHOLE	
PROPOSED CURB INLET	
PROPOSED GRATE INLET	
ACCESSIBLE ROUTE	
PARKING COUNT	
PROPOSED RETAINING WALL	
PROPOSED FDC	
PROPERTY BOUNDARY	

PARKING DATA TABLE	
	LOT 4
EXISTING ZONING	RETAIL
PROPOSED ZONING	RETAIL
PROPOSED USE	RETAIL/RESTAURANT
PROPOSED FLOOR AREA BY USE	7,190 SF (RETAIL) 3,800 SF (REST.) 400 SF (OUTDOOR DINING)
PARKING REQUIREMENTS	1 PER 200 SF (RETAIL) 1 PER 100 SF (REST.) 2 PER 200 SF (OUTDOOR DINING)
PKG. SPACES REQUIRED	78 SPACES
PKG. SPACES PROVIDED (SURFACE)	78 SPACES
ADA PARKING REQUIRED	4 SPACES (1 VAN)
ADA PARKING PROVIDED	4 SPACES (1 VAN)
PROPOSED BUILDING AREA	10,990 SF
LOT	1.66 AC
PROPOSED LOT COVERAGE	15.20%
PROPOSED FLOOR AREA RATIO	0.152:1
IMPERVIOUS AREA	55,508 SF



SITE PLAN

CITY PROJECT NO. PD-301R-HC

VICTORY AT COPPELL RETAIL B

VICTORY COPPELL ADDITION
LOT 4, BLOCK A
1.66 ACRES
CITY OF COPPELL, TEXAS
PREPARATION DATE: 11/3/2022

<p><u>OWNER/APPLICANT</u></p> <p>VICTORY REAL ESTATE GROUP 2911 TURTLE CREEK BLVD, SUITE 700 DALLAS, TX 75219 TEL: 469-646-6184 EMAIL: BMENDOZAB@VRE.COM CONTACT: BOBBY MENDOZA</p> <p><u>ENGINEER</u></p> <p>KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEGEVILLE, TX 76034 TEL: 817-488-4948 EMAIL: JOHN.GARDNER@TRUSTKE.COM CONTACT: JOHN GARDNER, PE</p>	<p><u>LANDSCAPE ARCHITECT</u></p> <p>LONDON LANDSCAPES P.O. BOX 28 COLLINSVILLE, TEXAS 76233 TEL: 972-800-0676 EMAIL: AMY.LONDON@LONDONLANDSCAPES.NET CONTACT: AMY LONDON, RLA</p> <p><u>SURVEYOR</u></p> <p>BARTON CHAPA SURVEYING 5200 STATE HIGHWAY 121 COLLEGEVILLE, TX 76034 TEL: 817-864-1957 CONTACT: JACK BARTON, RPLS</p>
--	--

P R E L I M I N A R Y
F O R R E V I E W O N L Y
T H E S E D O C U M E N T S A R E F O R
D E S I G N R E V I E W O N L Y A N D
N O T I N T E N D E D F O R T H E P U R P O S E S
O F C O N S T R U C T I O N , B I D D I N G
O R P E R M I T . T H E Y W E R E P R E P A R E D
B Y , O R U N D E R T H E S U P E R V I S I O N O F :

J O H N D . G A R D N E R
P . E . # 1 3 8 2 9 5
D A T E : D e c e m b e r 6 , 2 0 2 2

VICTORY GROUP
Victory Real Estate Group

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

**VICTORY COPPELL
RETAIL B
LOT 4, BLOCK B
CITY OF COPPELL
DALLAS COUNTY, TEXAS**

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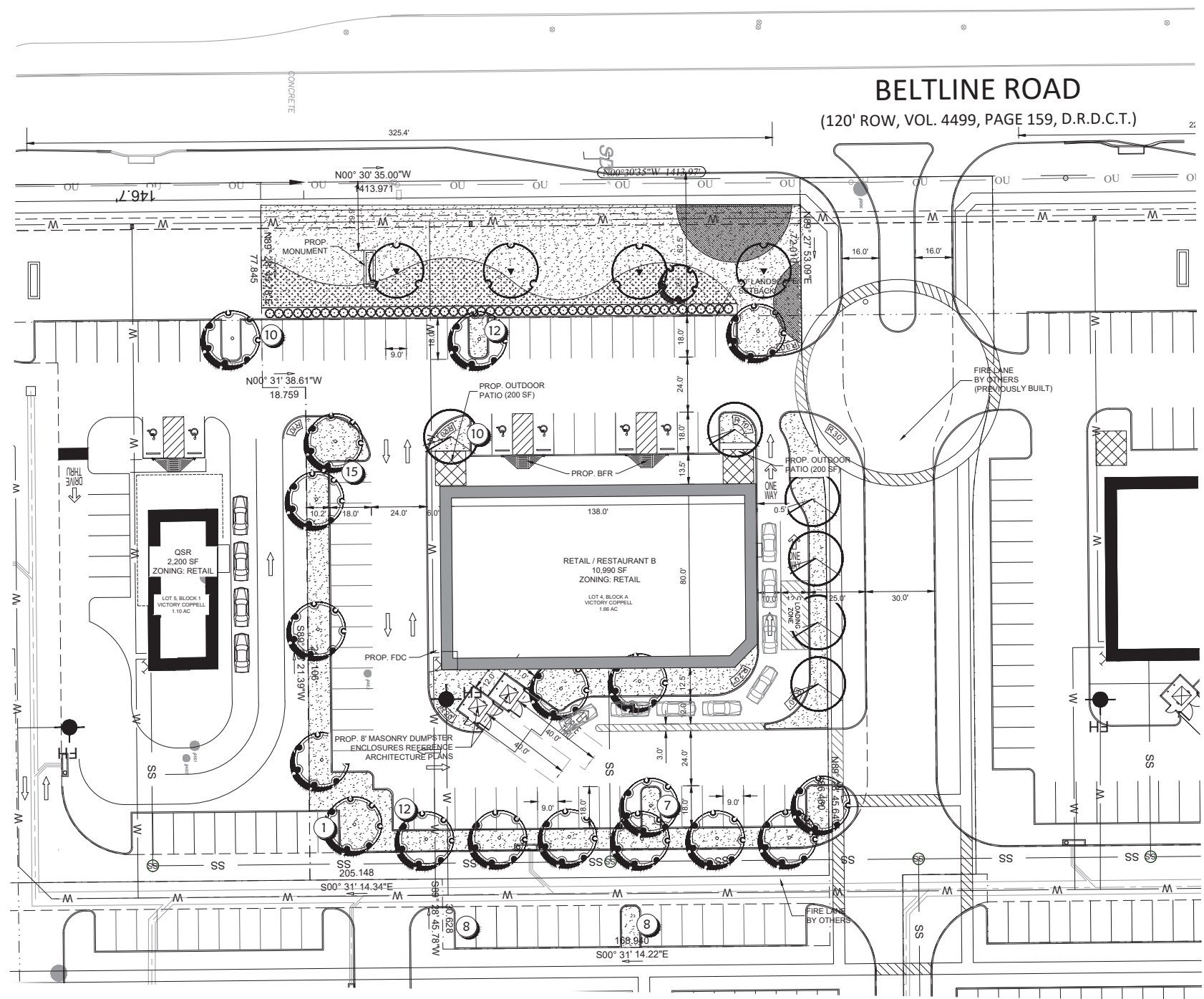
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

OB NUMBER: VIC22021

ISSUE DATE: _____

SITE PLAN

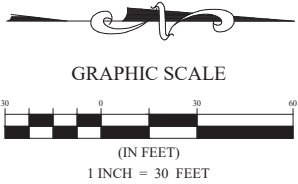
SHEET:
C3.0



KEY

TREES					
	6	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown-65 Gal. 12"-15" Height, 6'-8" Spread Specimen
	4	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Grown-65 Gal. 12"-15" Height, 6'-8" Spread Specimen
	16	TD	Taxodium distichum	Bald Cypress	3" Cal. Min. Cont. Grown-65 Gal. 12"-15" Height, 6'-8" Spread Specimen
SHRUBS					
	174	MYR	Myrica pusilla	Dwarf Wax Myrtle	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
GROUND COVER					
	1,304 SF	TA	Trachelospermum asiaticum	Asian Jasmine	
	2,672 SF	OU	Ophiopogon japonicus	Mondo Grass	
	19,151 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 4
EXISTING ZONING	RETAIL
PROPOSED USE	RETAIL/RESTAURANT
LOT	1.66 AC
LANDSCAPE AREA	19,315 SF (26%)
NON VEHICULAR OPEN SPACE (SF)	21,300
NON VEHICULAR OPEN SPACE (%)	31.34%
NON VEHICULAR OPEN SPACE TREES (REQ. AND PROV.)	7 / 15
PERIMETER LANDSCAPE AREA	15,649 SF
PERIMETER TREES (1/50 LF)	5 / 5
INTERIOR LANDSCAPE AREA (1/400 SF)	3,332 SF
INTERIOR TREES (REQ. AND PROV.)	8 / 8



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

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

SITE PLAN
CITY PROJECT NO. PD-301R-HC
VICTORY AT COPPELL RETAIL B
VICTORY COPPELL ADDITION
LOT 4, BLOCK A
1.66 ACRES
CITY OF COPPELL, TEXAS
PREPARATION DATE: 11/3/2022

OWNER/APPLICANT
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CONTACT: BOBBY MENDOZA

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972-707-9555

**VICTORY COPPELL
RETAIL B**
LOT 4, BLOCK B
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: VIC2022

ISSUE DATE: 12/9/22

**LANDSCAPE
PLAN**

SHEET:

L1.00



NICHHA RIBBED / AP-1



BRICK 2 - BEIGE BRICK



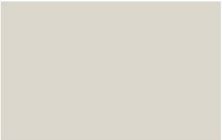
BRICK 1 - LIGHT BRICK



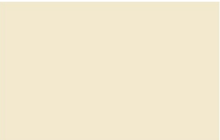
BRICK 3 - DARK BRICK



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 COPING 1 / METAL AWNING 1
PREFINISHED METAL 1



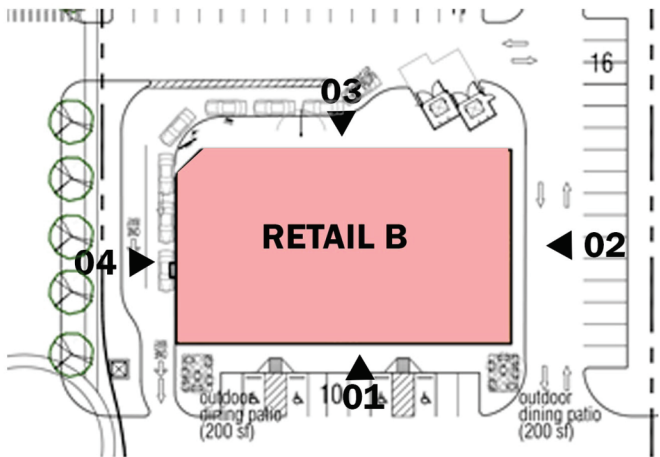
METAL AWNING 2



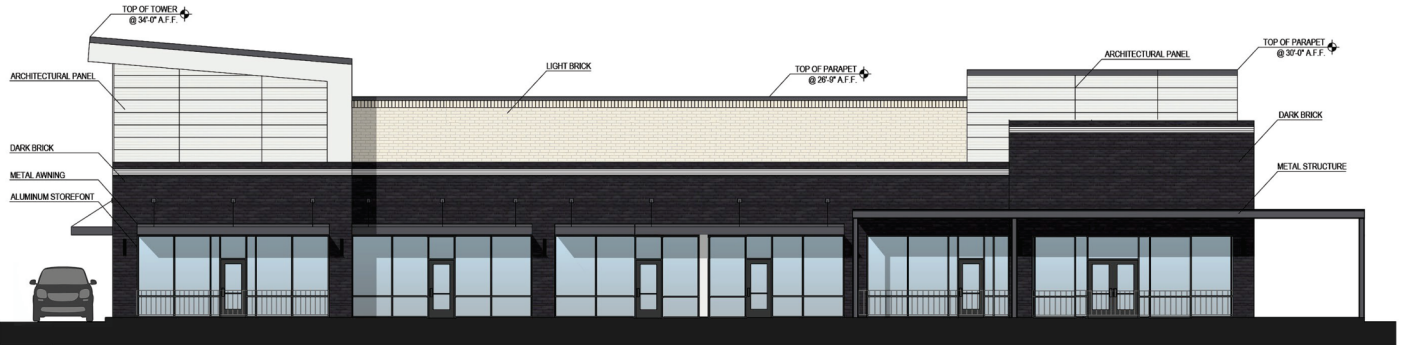
ARCHITECTURAL PANEL 2
RUSTIC LOOK



ALUMINUM STOREFRONT
BLACK ANODIZED



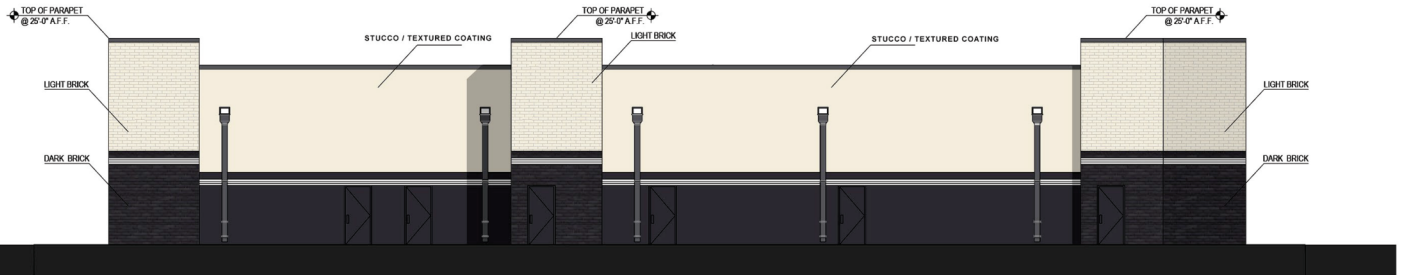
KEY PLAN



ELEVATION 01 (GLAZING, LESS THAN 50%)



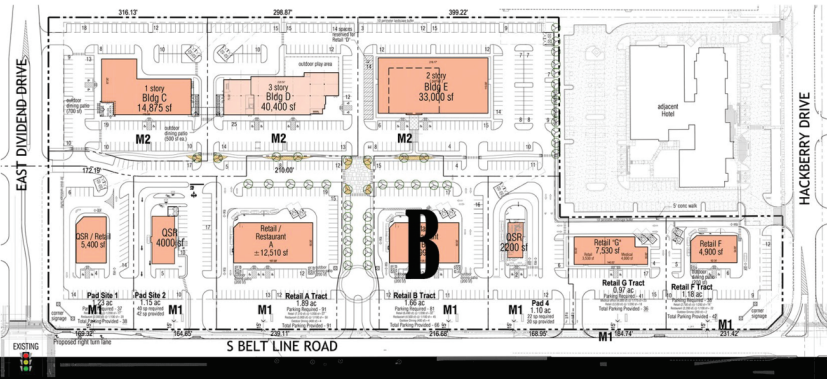
ELEVATION 02



ELEVATION 03



ELEVATION 04



LOCATION PLAN