

LEGEND PROPOSED SIGN -0 FIRE LANE STRIPING -S 0 PROPOSED CURB INLET PROPOSED GRATE INLET ACCESSIBLE ROUTE • • • • • • • • • • • 10 PARKING COUNT  $\langle \rangle$ PROPOSED FDC PROPERTY BOUNDARY

**VICINITY MAP** 

PARKING DATA TABLE				
	LOT 9			
EXISTING ZONING	RETAIL			
PROPOSED ZONING	RETAIL			
PROPOSED USE	RETAIL/ MEDICAL			
PROP. FLOOR AREA BY USE	4,000 SF (RETAIL) 3,530 SF (MEDICAL)			
PARKING REQUIREMENTS	1 PER 200 SF (RETAIL) 1 PER 175 SF (MEDICAL)			
PKG. SPACES REQUIRED	41 SPACES			
PKG. SPACES PROVIDED (SURFACE)	41 SPACES			
ADA PARKING REQUIRED	2 SPACES (1 VAN)			
ADA PARKING PROVIDED	2 SPACES (1 VAN)			
PROPOSED BUILDING AREA	7,530 SF			
LOT	0.97 AC			
PROPOSED LOT COVERAGE	17.82%			
PROPOSED FLOOR AREA RATIO	0.1782:1			
IMPERVIOUS AREA	30,883 SF			



GRAPHIC SCALE

SCALE: 1" = 30'

SITE PLAN CITY PROJECT NO. PD-301R2-HC

VICTORY AT COPPELL RETAIL G
VICTORY AT COPPELL ADDITION
LOT 9, BLOCK A
0.97 ACRES
CITY OF COPPELL, TEXAS
PREPARATION DATE: 11/3/2022

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SURVEYOR

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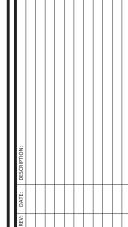
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VICTORY COPPELL

LOT 9, BLOCK 1 CITY OF COPPELL DALLAS COUNTY, TEXAS RETAIL

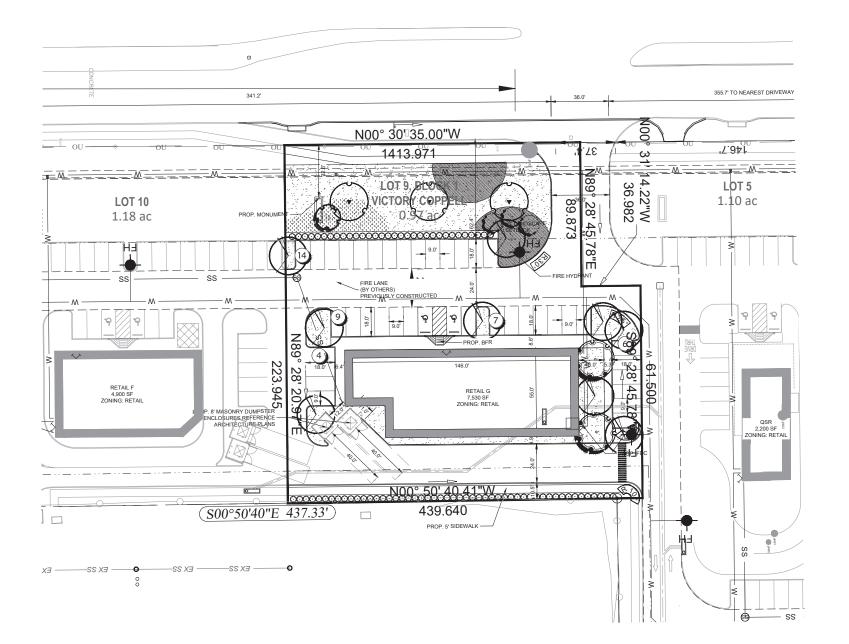


kirkman Engineering

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

IOB NUMBER: VIC22023 SSUE DATE:

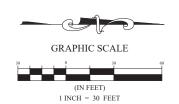
**SITE PLAN** 



## **KEY**

TRE	ES				
$\bigcirc$	10	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
$\odot$	3	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
0	2	TD	Taxodium distichum	Bald Cypress	3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
0	3	cc	Cercis canadensis	Eastern Red Bud	3" Cal. Multi-Stem 5'-6' Height, 2'-3' Spread Specimen
0		CL	Juniperus virginiana	Eastern Red Cedar	#7 4' Height Tall at Planting Specimen
3		MG	Magnolla grandiflora 'Little Gem'	Little Gem Magnolia	3" Cal. Min. Cont. Grown-65 Gal. 10'-12' Height, 2'-4' Spread Specimen
SHF	RUBS				
0	51	MYR	Myrica pusilla	Dwarf Wax Myrtle	3 Gal. Minimum 30" Minimum helght at planting Spaced per plan, matching
GRC	UNDC	OVER			
	2,001 SF	TA	Trachelospermum asiaticum	Asian Jasmine	
	1,000 SF	OJ	Ophiopogon japonicus	Mondo Grass	
	10,784 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 9				
XISTING ZONING	RETAIL				
ROPOSED USE	RETAIL / MEDICAL				
DT	0.97 AC				
ANDSCAPE AREA	11,725 SF (27%)				
ON VEHICULAR OPEN SPACE (SF)	12,065				
ON VEHICULAR OPEN SPACE (%)	31.83%				
ON VEHICULAR OPEN SPACE TREES (REQ. AND ROV.)	4				
ERIMETER LANDSCAPE AREA	9,480 SF				
ERIMETER TREES (1/50 LF)	4				
ITERIOR LANDSCAPE AREA (1/400 SF)	1,863 SF				
ITERIOR TREES (REQ. AND PROV.)	5				



## 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 G

VICTORY AT COPPELL RE I/ VICTORY AT COPPELL ADDITION LOT 9, BLOCK 1 0.97 ACRES CITY OF COPPELL, TEXAS PREPARATION DATE: 11/3/2022

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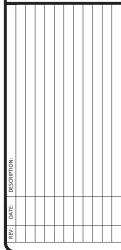
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LOT 9, BLOCK 1 CITY OF COPPELL DALLAS COUNTY, TEXAS VICTORY COPPELL RETAIL (





KIRKMAN ENGINEERING, LLC 5200 STATE HIGHWAY 121 COLLEYVILLE, TX 76034 TEXAS FIRM NO. 15874 IOB NUMBER: VIC22024

SSUE DATE: 12/9/22

LANDSCAPE PLAN

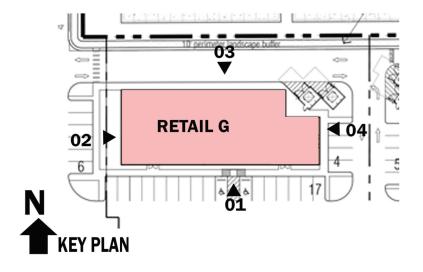
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**METAL AWNING 2** 







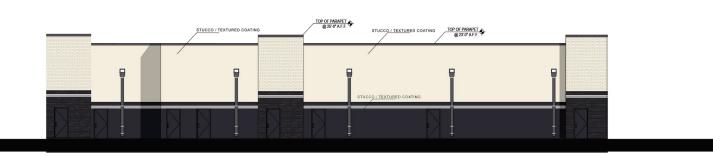
METAL COPING 1 / METAL AWNING 1

PREFINISHED METAL 1

**ELEVATION 01 (GLAZING, LESS THAN 50%)** 



**ELEVATION 02** 



**ELEVATION 03 ELEVATION 04** 







VICTORY SHOPS AT COPPELL -- COPPELL, TX

Retail G