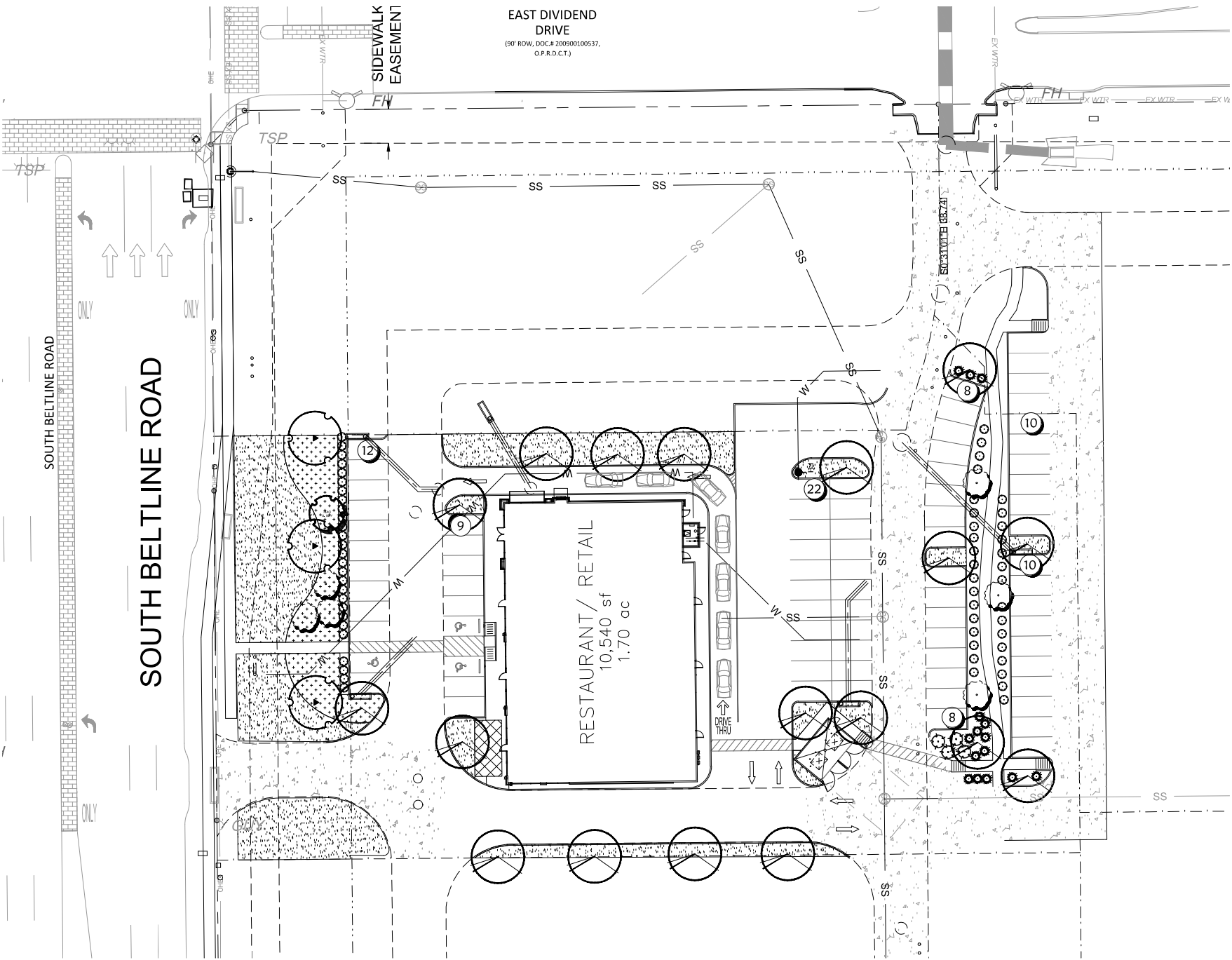




KEY

TREES					
SYMBOL	QTY.	TAG	SPECIES	COMMON NAME	NOTES
	18	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Crown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	3	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Crown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	6	CC	Cercia canadensis	Eastern Red Bud	3" Cal. Multi-Stem 6'-8' Height, 2'-3' Spread Specimen
	1	MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	3" Cal. Min. Cont. Crown-65 Gal. 10'-12' Height, 2'-4' Spread Specimen
SHRUBS					
	60	MYR	Myrica pusilla	Dwarf Wax Myrtle	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	4	LEU	Leucophyllum frutescens	Texas Sage	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	15	HP	Hesperaloe parviflora	Red Yucca	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
GROUND COVER					
	2,192 SF	OJ	Ophiopogon japonicus	Mondo Grass	
	9,577 SF	SOD	Common Bermuda Grass	Bermuda Grass	Solid seed 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-301RTR-HC
USE	RESTAURANT/RETAIL
BUILDING AREA BY USE	REST. 2,700 SF / RETAIL 7,840 SF / PATIO 400 SF
LOT	1.70 AC (74,062 SF)
LOT COVERAGE	12.28%
LANDSCAPE AREA REQUIRED (30%)	22,216 SF
LANDSCAPE AREA PROVIDED	14,674 SF (20%)
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)	136 / 50 = 3
PERIMETER TREES PROVIDED	3
INTERIOR LANDSCAPE AREA REQUIRED (10% GROSS LA)	2,216 SF
INTERIOR LANDSCAPE AREA PROVIDED	8,060 SF
INTERIOR TREES REQUIRED (1 / 400 SF)	6
INTERIOR TREES PROVIDED	6

PD CONDITIONS

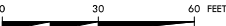
1. SETBACKS AS SHOWN
2. LANDSCAPE AS SHOWN

IRRIGATION NOTE

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



GRAPHIC SCALE



SCALE: 1" = 30'



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

LANDSCAPE PLAN

CITY PROJECT NO. PD-301R7-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

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, SUITE 700
DALLAS, TX 75219
PH: 469-646-6194
EMAIL: JESUS@VIG-RE.COM
CONTACT: JESUS SANCHEZ

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4080
EMAIL: JOHN.GARDNER@TRUSTKE.COM
CONTACT: JOHN GARDNER, PE

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
COLLINSVILLE, TEXAS 76233
PH: 972-800-0676
EMAIL: AMY@LONDON-LANDSCAPES.NET
CONTACT: AMY LONDON, RLA

SURVEYOR
BARTON CHAPA SURVEYING
3801 NE LOOP 620
FORT WORTH, TX 76137
PH: 817-864-1957
CONTACT: JACK BARTON, RPLS



8/11/25

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

REV. DATE: DESCRIPTION:



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

JOB NUMBER: VIC22021

ISSUE DATE: 8/11/25

LANDSCAPE
PLAN

SHEET:

L1.00