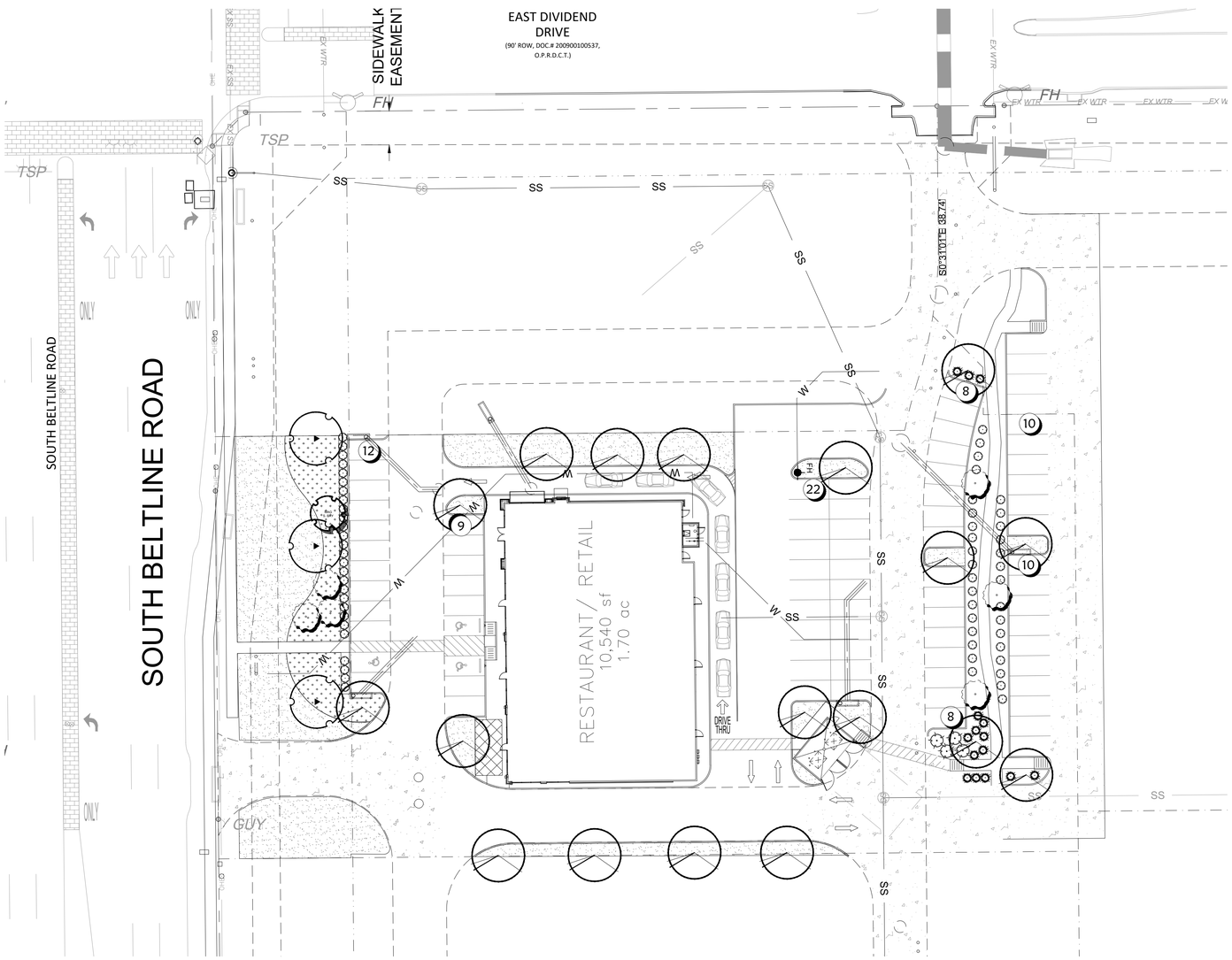

KEY

TREES

SYMBOL	QTY.	TAG	SPECIES	COMMON NAME	NOTES
	18	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	3	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Grown–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. Grown–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

GROUNDCOVER

	2,192 SF	OJ	Ophiopogon japonicus	Mondo Grass	
	9,577 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	
	LOT 2
ZONING	PD-301R7R-HC
USE	RESTAURANT/RETAIL
BUILDING AREA BY USE	REST. 2,700 SF / RETAIL 7,840 SF / PATIO 400 SF
LOT	1.70 AC (74,052 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

0 30 60 FEET

SCALE: 1" = 30'

LONDON LANDSCAPES

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: 469-646-6184
EMAIL: JESUS@VG-RE.COM
CONTACT: JESUS SANCHEZ

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
PH: 817-488-4960
EMAIL: JOHN.GARDNER@TRUSTKE.COM
CONTACT: JOHN GARDNER, PE

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
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AMY.@LONDON-LANDSCAPES.NET
CONTACT: AMY LONDON, RLA

SURVEYOR
BARTON CHAPA SURVEYING
3601 NE LOOP 820
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

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