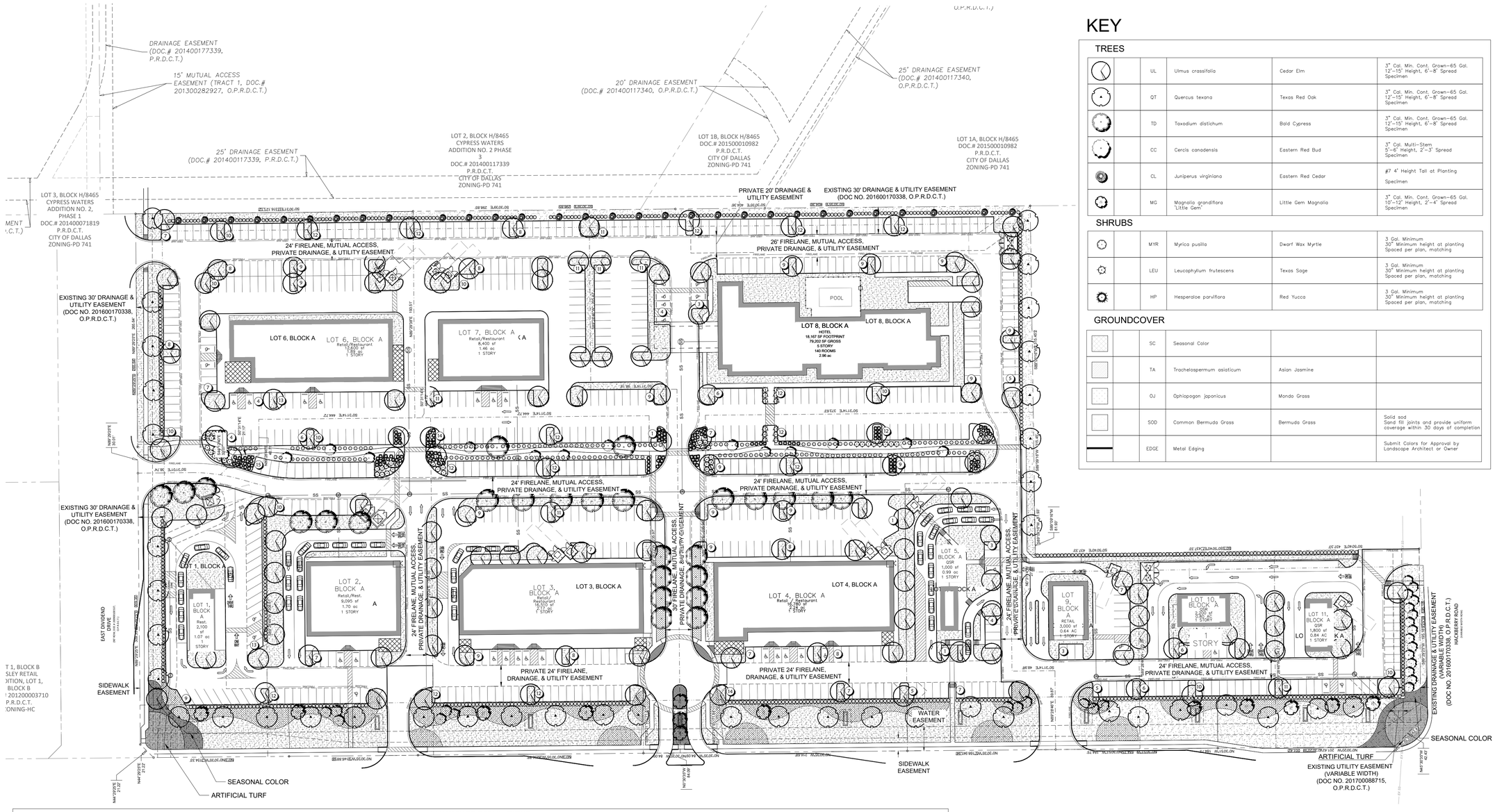

KEY

TREES

	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	TD	Taxodium distichum	Bald Cypress	3" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	CC	Cercis canadensis	Eastern Red Bud	3" Cal. Multi–Stem 5'–6' Height, 2'–3' Spread Specimen
	CL	Juniperus virginiana	Eastern Red Cedar	#7 4' Height Tall at Planting Specimen
	MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia	3" Cal. Min. Cont. Grown–65 Gal. 10'–12' Height, 2'–4' Spread Specimen

SHRUBS

	MYR	Myrica pusilla	Dwarf Wax Myrtle	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	LEU	Leucophyllum frutescens	Texas Sage	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching
	HP	Hesperaloe parviflora	Red Yucca	3 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching

GROUNDCOVER

	SC	Seasonal Color		
	TA	Trachelospermum asiaticum	Asian Jasmine	
	OJ	Ophiopogon japonicus	Mondo Grass	
	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 1	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10	LOT 11
ZONING	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC	PD-301R5-HC
USE	RESTAURANT	RESTAURANT/RETAIL	RESTAURANT/RETAIL	RESTAURANT/RETAIL	RESTAURANT	RETAIL/RESTAURANT	RETAIL/RESTAURANT	HOTEL	RETAIL	RESTAURANT	RESTAURANT
BUILDING AREA BY USE	REST. 2,100	REST. 3,600 / RETAIL 5,455 / PATIO 400	REST. 6,016 / RETAIL 10,494 / PATIO 400	REST. 9,680 / RETAIL 7,100 / PATIO 700	REST. 1,000	RETAIL 6,600 / REST. 6,000 / PATIO 1,200	REST. 5,600 / RETAIL 2,800 / PATIO 300	HOTEL 79,202	RETAIL 3,000	REST. 2,200	REST. 1,800
BUILDING AREA (TOTAL)	2,100 SF	9,495 SF	16,710 SF	17,380 SF	1,000 SF	13,800 SF	8,525 SF	79,202 SF	3,000 SF	2,200 SF	1,800 SF
LOT	46,609 SF	1.70 AC (74,052 SF)	2.17 AC (94,525 SF)	2.24 AC (97,574 SF)	0.99 AC (43,124 SF)	1.89 AC (82,328 SF)	1.46 AC (63,597 SF)	2.96 AC (128,937 SF)	0.64 AC (27,878 SF)	0.80 AC (34,848 SF)	0.84 AC (36,590) SF
LOT COVERAGE	4.51%	12.28%	17.47%	17.20%	2.32%	15.30%	13.40%	14.07%	10.76%	6.31%	4.92%
LANDSCAPE AREA REQUIRED (30%)	13,989 SF	22,216 SF	28,357 SF	29,272 SF	12,937 SF	24,698 SF	19,074 SF	38,681 SF	8,363 SF	10,454 SF	10,977 SF
LANDSCAPE AREA PROVIDED	14,723 SF (32%)	22,364 SF (30%)	22,041 SF (23%)	23,797 SF (24%)	14,012 SF (32%)	16,862 SF (20%)	13,439 SF (21%)	34,896 SF (27%)	8,423 SF (30%)	11,112 SF (31%)	13,053 SF (35%)
NON VEHICULAR OPEN SPACE REQUIRED (SF) 15%	2,098 SF	3,332 SF	4,253 SF	4,390 SF	1,941 SF	3,705 SF	2,861 SF	5,802 SF	1,254 SF	1,568 SF	1,657 SF
NON VEHICULAR OPEN SPACE PROVIDED (SF)	6,676 SF (47%)	9,743 SF (43%)	11,702 SF (53%)	12,119 SF (51%)	6,318 SF (45%)	10,459 SF (62%)	8,260 SF (61%)	16,637 SF (48%)	3,731 SF (45%)	4,897 SF (47%)	5,218 SF (40%)
NON VEHICULAR OPEN SPACE TREES REQUIRED 1 TREE / 2500 SF	5	8	5	10	5	7	5	14	3	4	5
NON VEHICULAR OPEN SPACE TREES PROVIDED	5	8	5	10	5	7	5	14	3	4	5
PERIMETER LANDSCAPING REQUIRED (TREES AND SHRUBS	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES	YES
PERIMETER TREES REQUIRED (1/50 LF)	8	3	5	4	3	6	4	15	2	3	7
PERIMETER TREES PROVIDED	8	3	5	4	3	6	4	15	2	3	7
INTERIOR LANDSCAPE AREA REQUIRED (10% GROSS LA)	1,399 SF	2,216 SF	2,836 SF	2,972 SF	1,294 SF	2,470 SF	1,907 SF	3,868 SF	836 SF	1,045 SF	1,098 SF
INTERIOR LANDSCAPE AREA PROVIDED	5,888 SF	11,189 SF	11,887 SF	15,983 SF	8,036 SF	3,661 SF	6,853 SF	27,779 SF	4,701 SF	6,050 SF	3,694 SF
INTERIOR TREES REQUIRED (1/400) SF)	4	6	7	8	2	6	5	10	2	3	3
INTERIOR TREES PROVIDED	4	6	7	8	2	6	5	10	2	3	3

IRRIGATION NOTE

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

GRAPHIC SCALE

0 60 120 FEET

SCALE: 1" = 60'

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

CONCEPT LANDSCAPE PLAN

CITY PROJECT NO. PD-301R-HC

VICTORY AT COPPELL

16.766 ACRES
LOT 1-10, BLOCK 1
SURVEY ADDITION NAME
(INST. NO. 20190215010000670)
CITY OF COPPELL, TEXAS
PREPARATION DATE: 6/20/2022

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, SUITE 700
DALLAS, TX 75219
PH: 469-646-6184
CONTACT: BOBBY MENDOZA

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

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

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

REGISTERED LANDSCAPE ARCHITECT AMY S. LONDON 2400 STATE OF TEXAS
10/4/24

VICTORY GROUP
Victory Real Estate Group

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

VICTORY COPPELL

LOT 1-10, BLOCK A
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: VIC20008

ISSUE DATE: 10/4/24

LANDSCAPE PLAN

SHEET: L1.00

FILL PATH: C:\Users\amy_l\Dropbox\London Landscapes 's Shared Workspace\London Landscapes Shared\2024\Victory At Coppell Overall 2024\L1.00 LANDSCAPE PLAN

FILENAME: L1.00 LANDSCAPE PLAN.dwg
PLOTTED BY: Amy London
PLOTTED DATE: 10/4/2024