

GRAPHIC SCALE



(IN FEET)
1 INCH = 60 FEET



PERGOLA
N.I.S.

KEY

TREES

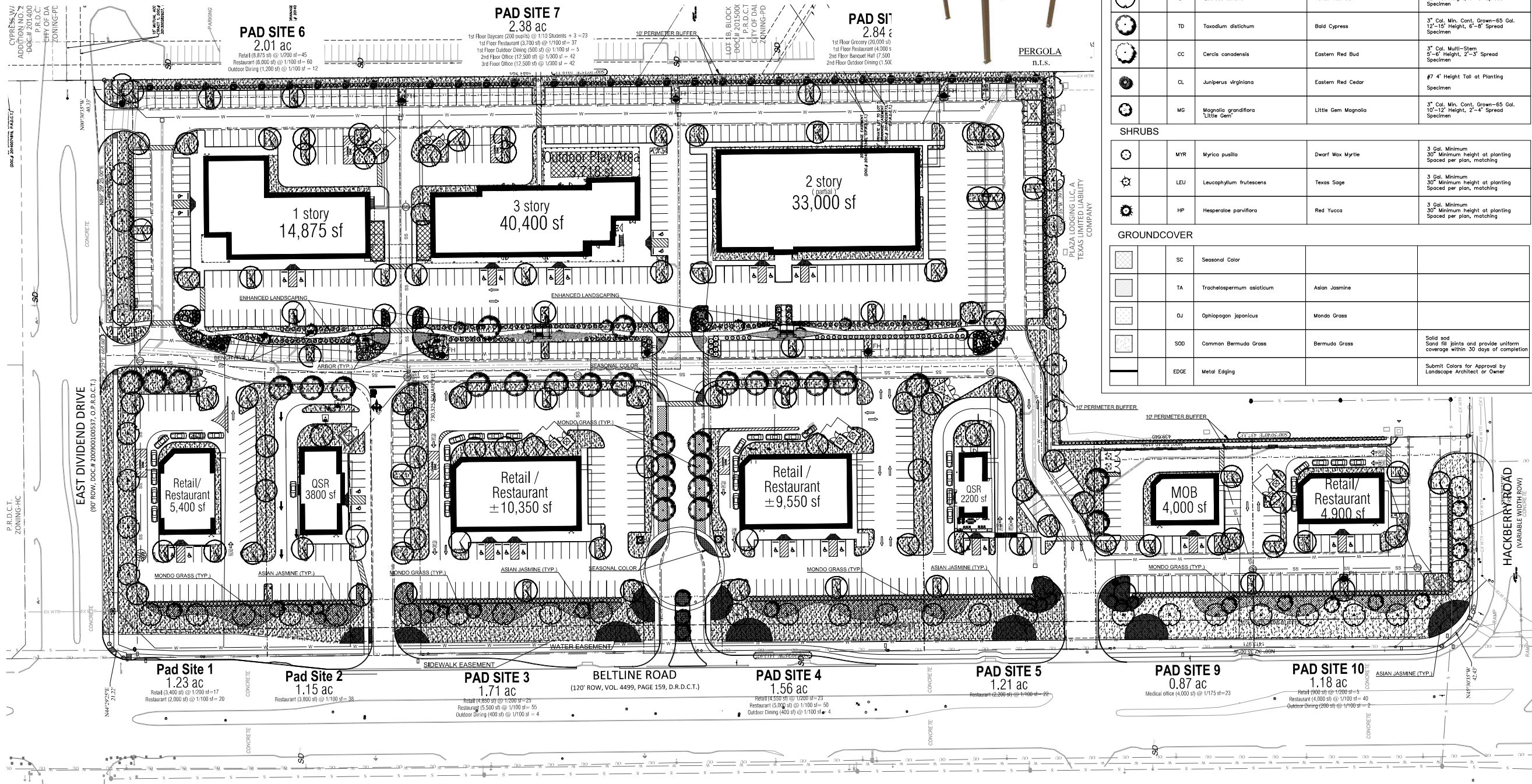
	UL	Ulmus crassifolia	Cedar Elm	3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	TD	Taxodium distichum	Bald Cypress	3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	CC	Cercis canadensis	Eastern Red Bud	3" Cal. Multi-Stem 8'-9' 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

GROUND COVER

	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



	PAD SITE 1	PAD SITE 2	PAD SITE 3	PAD SITE 4	PAD SITE 5	PAD SITE 6	PAD SITE 7	PAD SITE 8	PAD SITE 9	PAD SITE 10
ZONING	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL	HIGHWAY COMMERCIAL
USE	BANK / RETAIL	QSR	RETAIL/RESTAURANT	RETAIL/RESTAURANT	QSR	RETAIL/RESTAURANT	RETAIL/RESTAURANT/ OFFICE / DAYCARE	RETAIL/RESTAURANT	MEDICAL OFFICE	RETAIL/RESTAURANT
LOT	1.23 AC	1.15 AC	1.71 AC	1.56 AC	1.21 AC	2.01 AC	2.38 AC	3.43 AC	0.87 AC	1.18 AC
LANDSCAPE AREA	20,800 SF (38%)	13,529 SF (27%)	19,687 SF (26%)	18,623 SF (31%)	16,725 SF (31%)	17,272 SF (19.7%)	15,445 SF (14.8%)	29,015 SF (19.4%)	11,343 SF (30%)	17,680 SF (36%)
NON VEHICULAR OPEN SPACE (SF)	22,800	15,120	23,720	21,300	15,710	17,300	15,490	21,840	12,065	18,960
NON VEHICULAR OPEN SPACE (%)	42.55%	30.18%	31.84%	31.34%	29.80%	17.70%	16.69%	17.47%	31.83%	36.89%
NON VEHICULAR OPEN SPACE TREES (REQ. AND PROV.)	8	5	8	7	6	6	7	9	4	6
PERIMETER LANDSCAPE AREA	19,491 SF	11,201 SF	16,538 SF	16,017 SF	14,797 SF	12,783 SF	10,967 SF	22,717 SF	9,480 SF	14,851 SF
PERIMETER TREES (1/50 LF)	4	4	5	5	3	5	0	7	4	8
INTERIOR LANDSCAPE AREA (1/400 SF)	1,309 SF	2,328 SF	3,149 SF	2,606 SF	1,928 SF	4,489 SF	4,478 SF	6,296 SF	1,863 SF	2,829 SF
INTERIOR TREES (REQ. AND PROV.)	4	6	8	7	5	11	11	16	5	7

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

CONCEPT SITE 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: 07/20/2022

OWNER/APPLICANT
VICTORY REAL ESTATE GROUP
2911 TURTLE CREEK BLVD, SUITE 700
DALLAS, TX 75219
PH: 469-646-6194
CONTACT: BOBBY MENDOZA

ENGINEER
KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEEVILLE, TX 76034
PH: 817-864-4960
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BARTON CHAPA SURVEYING
5200 STATE HIGHWAY 121
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PH: 817-864-1957
CONTACT: JACK BARTON, RPLS



VICTORY GROUP
Victory Real Estate Group

8201 PRESTON RD
#700 DALLAS, TX 75255
972-707-9555

VICTORY COPPELL
LOT 1, BLOCK 1
CITY OF COPPELL
DALLAS COUNTY, TEXAS

DESCRIPTION:



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

JOB NUMBER: VIC20008

ISSUE DATE: 8/9/22

LANDSCAPE
PLAN

SHEET:

L1.00