

KEY

TREES				
	10	UL	Ulmus crassifolia	Cedar Elm
	3	QT	Quercus texana	Texas Red Oak
	2	TD	Toxodum distichum	Bald Cypress
	3	CC	Cercis canadensis	Eastern Red Bud
		CL	Juniperus virginiana	Eastern Red Cedar
		MG	Magnolia grandiflora 'Little Gem'	Little Gem Magnolia

SHRUBS				
	51	MYR	Myrica pusilla	Dwarf Wax Myrtle

GROUND COVER				
	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
		EDGE	Metal Edging	

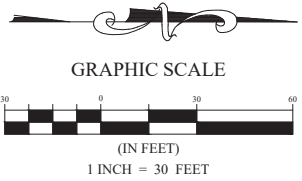
LANDSCAPE TABULATIONS	
	LOT 9
EXISTING ZONING	RETAIL
PROPOSED USE	RETAIL / MEDICAL
LOT	0.97 AC
LANDSCAPE AREA	11,725 SF (27%)
NON VEHICULAR OPEN SPACE (SF)	12,065
NON VEHICULAR OPEN SPACE (%)	31.83%
NON VEHICULAR OPEN SPACE TREES (REQ. AND PROV.)	4
PERIMETER LANDSCAPE AREA	9,480 SF
PERIMETER TREES (1/50 LF)	4
INTERIOR LANDSCAPE AREA (1/400 SF)	1,863 SF
INTERIOR 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 ADDITION
LOT 9, BLOCK 1
0.97 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: BMENDOZA@VG-RE.COM
CONTACT: BOBBY MENDOZA

LANDSCAPE ARCHITECT
LONDON LANDSCAPES
P.O. BOX 28
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



VICTORY GROUP
Victory Real Estate Group

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

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

REV. DATE: DESCRIPTION:

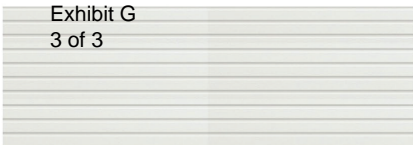


KIRKMAN ENGINEERING, LLC
5200 STATE HIGHWAY 121
COLLEYVILLE, TX 76034
TEXAS FIRM NO. 15874

JOB NUMBER: VIC22024
ISSUE DATE: 12/9/22

**LANDSCAPE
PLAN**

SHEET:
L1.00



NICHIHA RIBBED / AP-1



BRICK 1 - LIGHT BRICK



BRICK 2 - BEIGE BRICK



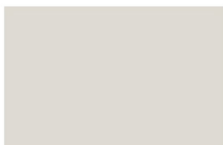
BRICK 3 - DARK BRICK



PAINT 1 / STUCCO 1
TEXTURED COATING 1



PAINT 4 / STUCCO 4
TEXTURED COATING 4



PAINT 2 / STUCCO 2
TEXTURED COATING 2



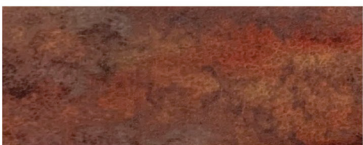
PAINT 5 / STUCCO 5
TEXTURED COATING 5



PAINT 3 / STUCCO 3
TEXTURED COATING 3



PAINT 5 / STUCCO 5
TEXTURED COATING 5



ARCHITECTURAL PANEL 2
RUSTIC LOOK



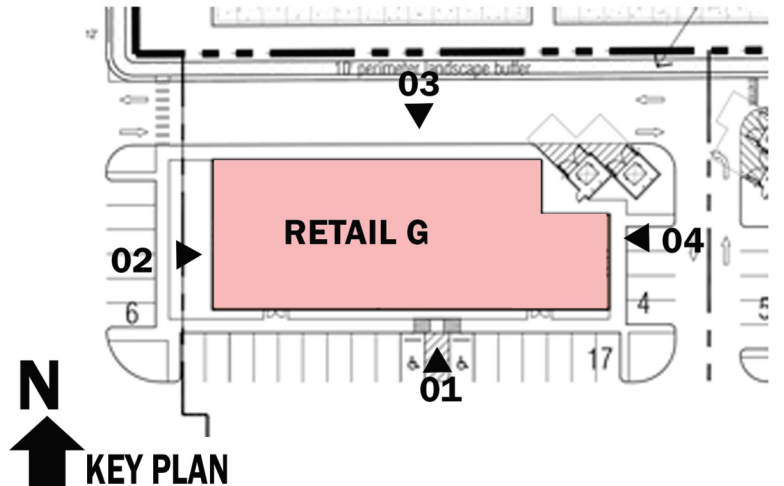
ALUMINUM STOREFRONT
BLACK ANODIZED



METAL COPING 1 / METAL AWNING 1
PREFINISHED METAL 1



METAL AWNING 2



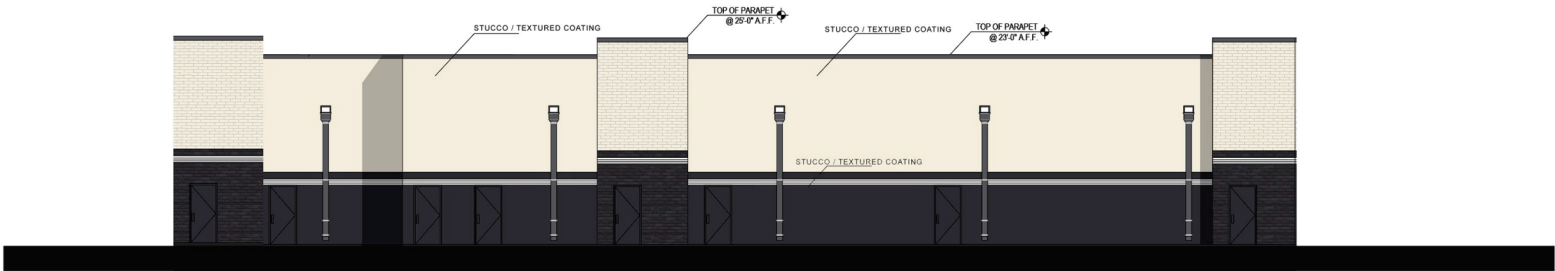
KEY PLAN



ELEVATION 01 (GLAZING, LESS THAN 50%)



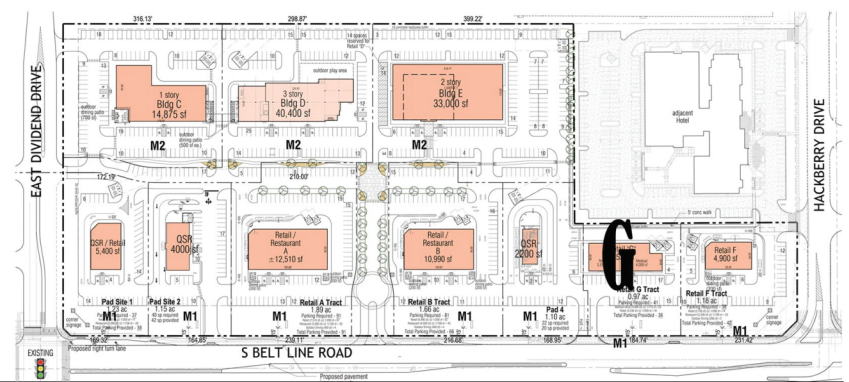
ELEVATION 02



ELEVATION 03



ELEVATION 04



LOCATION PLAN



VICTORY SHOPS AT COPPELL -- COPPELL, TX

Retail G

NOTE: ELEVATION RENDERING CONCEPTUAL STUDY IS PROVIDED TO RELAY DESIGN CONCEPT, VERTICAL/ HORIZONTAL ARTICULATION, AND MATERIAL DELINIATION. MATERIALS AND DETAIL SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT. GENERAL DESIGN TO REMAIN IN SIMILAR CONTEXT AND COLOR PALLETTE.