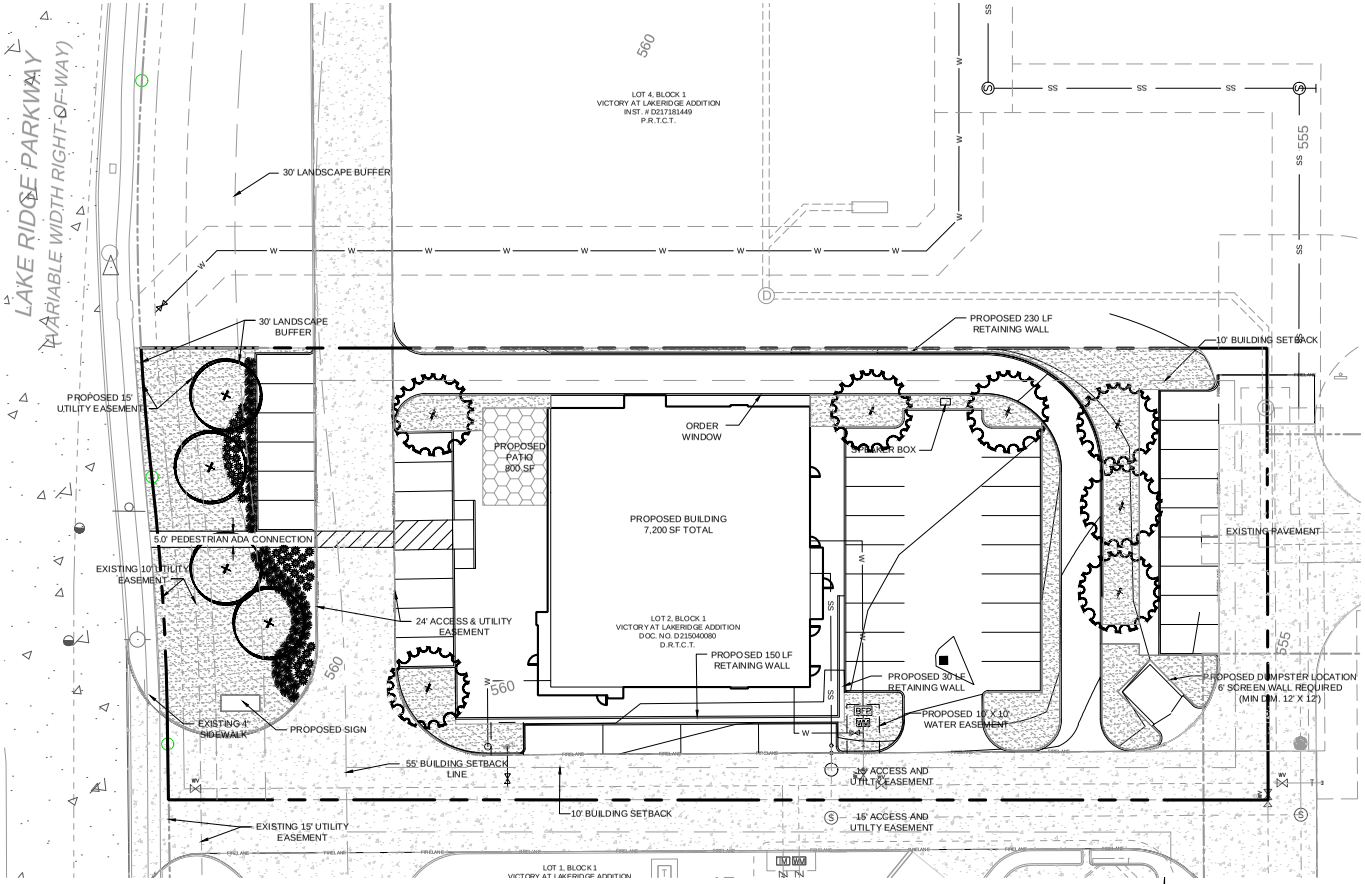
LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET



KEY

TREES

	4	SS	Sapindus saponaria	Western Soapberry	3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen
	7	QT	Quercus texana	Texas Red Oak	3" Cal. Min. Cont. Grown-65 Gal. 12'-15' Height, 6'-8' Spread Specimen

SHRUBS

	43	HES	Hesperaloe parviflora	Red Yucca	5 Gal. Minimum 18" Minimum height at planting Spaced per plan, matching
	53	MUL	Muhlenbergia 'Pink Flamingo'	Pink Flamingo Muhly Grass	5 Gal. Minimum 30" Minimum height at planting Spaced per plan, matching

GROUNDCOVER

	1267 SY	SOD	Common Bermuda Grass	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion

LANDSCAPE CALCULATIONS

LANDSCAPE ORDINANCE:

ZONING: PD - 283

SETBACKS:
FRONT 55'
SIDE 10'
REAR 10'

PARKING:
REQUIRED 41
PROVIDED 44

BUILDING SIZE: 7,200 SF
LOT SIZE: 1.095 AC
TOTAL IMPERVIOUS AREA: 36,753 SF

LANDSCAPE AREA:	REQUIRED	PROVIDED
	4,765 SF (10%)	10,945 (23%)
SITE TREES: 4,765 SF / 500	10 TREES	11 TREES
PARKING LOT: 52 SPACES / 20	2 TREES	7 TREES
SHRUBS: 4,765 SF / 50	96 SHRUBS	96 SHRUBS

A MINIMUM OF 75% OF ALL REQUIRED LANDSCAPE AREAS SHALL BE LOCATED IN THE FRONT YARD BETWEEN THE BUILDING LINE AND THE FRONT PROPERTY LINE. REQUIRED AND PROVIDED.

GRAPHIC SCALE

20 0 20 40

(IN FEET)
1 INCH = 20 FEET

IRRIGATION NOTE

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

SU180502/S180503

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4821 Merlot Avenue, Suite 210
Grapevine, Texas 76051
Phone: 817-488-4960

DEVELOPER/OWNER

VICTORY | GROUP
Victory Real Estate Group

Grand Prairie TEXAS

Exhibit E - Landscape Plan
Page 1 of 1

JOB NUMBER:	VIC17023
DESIGNED BY:	ASL
DRAWN BY:	ASL
CHECKED BY:	ASL
ISSUE DATE:	4/23/18
REV:	

REGISTERED LANDSCAPE ARCHITECT
MARY S. LONDON
STATE OF TEXAS

4/23/18

Kirkman Engineering, LLC
Texas Firm No: 15874

VICTORY SHOPS AT LAKE RIDGE 2

GRAND PRAIRIE, TEXAS

LANDSCAPE PLAN

SHEET:
L1.00

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