

Exhibit D - Landscape Plan
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LONDON
LANDSCAPES

P.O. BOX 28 COLLINSVILLE, TEXAS 76233
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KE
kirkman
ENGINEERING

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

DEVELOPER/OWNER

VICTORY GROUP
Victory Real Estate Group

Grand Prairie
TEXAS

JOB NUMBER: VIC17023

DESIGNED BY: ASL

DRAWN BY: ASL

CHECKED BY: ASL

ISSUE DATE: 04/23/18

REV:



Kirkman Engineering, LLC
Texas Firm No: 15874

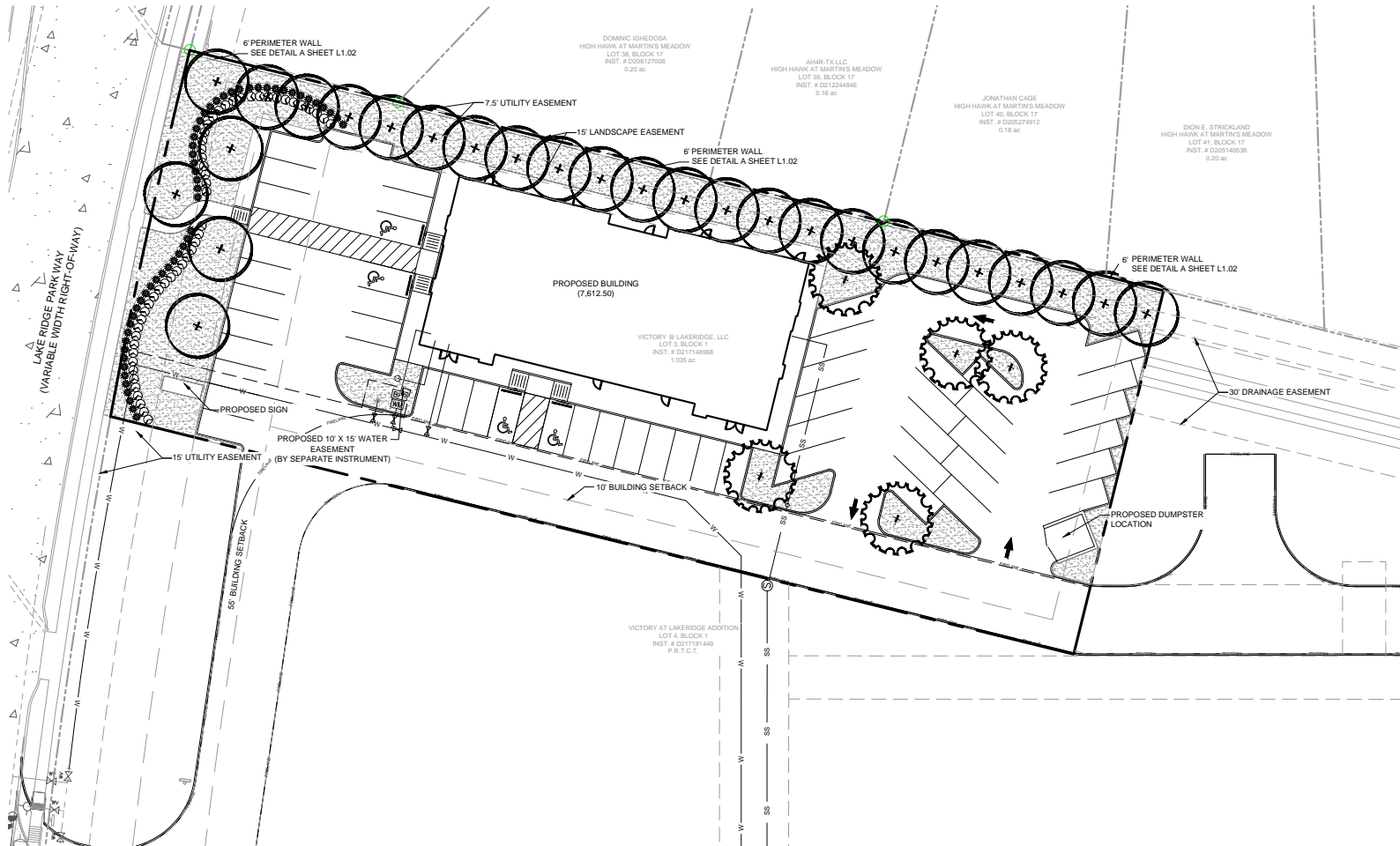
**VICTORY SHOPS AT
LAKE RIDGE 3**

**GRAND PRAIRIE,
TEXAS**

**LANDSCAPE
PLAN**

SHEET:

L1.00



LANDSCAPE CALCULATIONS

LANDSCAPE ORDINANCE:

ZONING: PD - 283

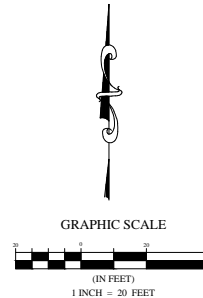
SETBACKS:
FRONT 55'
SIDE 10'
REAR 10'

BUILDING SIZE: 7,612.50 SF
LOT SIZE: 1.035 AC
TOTAL IMPERVIOUS AREA: 32,980 SF

LANDSCAPE AREA: REQUIRED 4,508 SF (10%) PROVIDED 12,100 (26%)

SITE TREES: 4,508 SF / 500 9 TREES 9 TREES
PARKING LOT: 52 SPACES / 20 3 TREES 5 TREES
SHRUBS: 4,508 SF / 50 90 SHRUBS 106 SHRUBS
SCREENINGS OF NON-RESIDENTIAL USES: 348 LF / 15 23 TREES 23 TREES

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.



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

KEY

TREES

27	SS	Sapindus saponaria	Western Sycamore	3" Cal. Min. Circ. Crown-65 Cal. 12'-15' Height, 6'-8' Spread Specimen
5	QT	Quercus laevis	Texas Red Oak	3" Cal. Min. Circ. Crown-65 Cal. 12'-15' Height, 6'-8' Spread Specimen

SHRUBS

54	HE3	Hesperaloe parviflora	Red Yucca	5' Cal. Minimum 18" Minimum height at planting Spread per plan, matching
51	ML	Muhlenbergia "Pink Flamingo"	Pink Flamingo Muley Grass	5' Cal. Minimum 20" Minimum height at planting Spread per plan, matching

GROUND COVER

1115 SY	SOD	Common Bermuda Grass	Bermuda Grass	Sold and Sown 90 days and provide uniform coverage within 30 days of completion
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