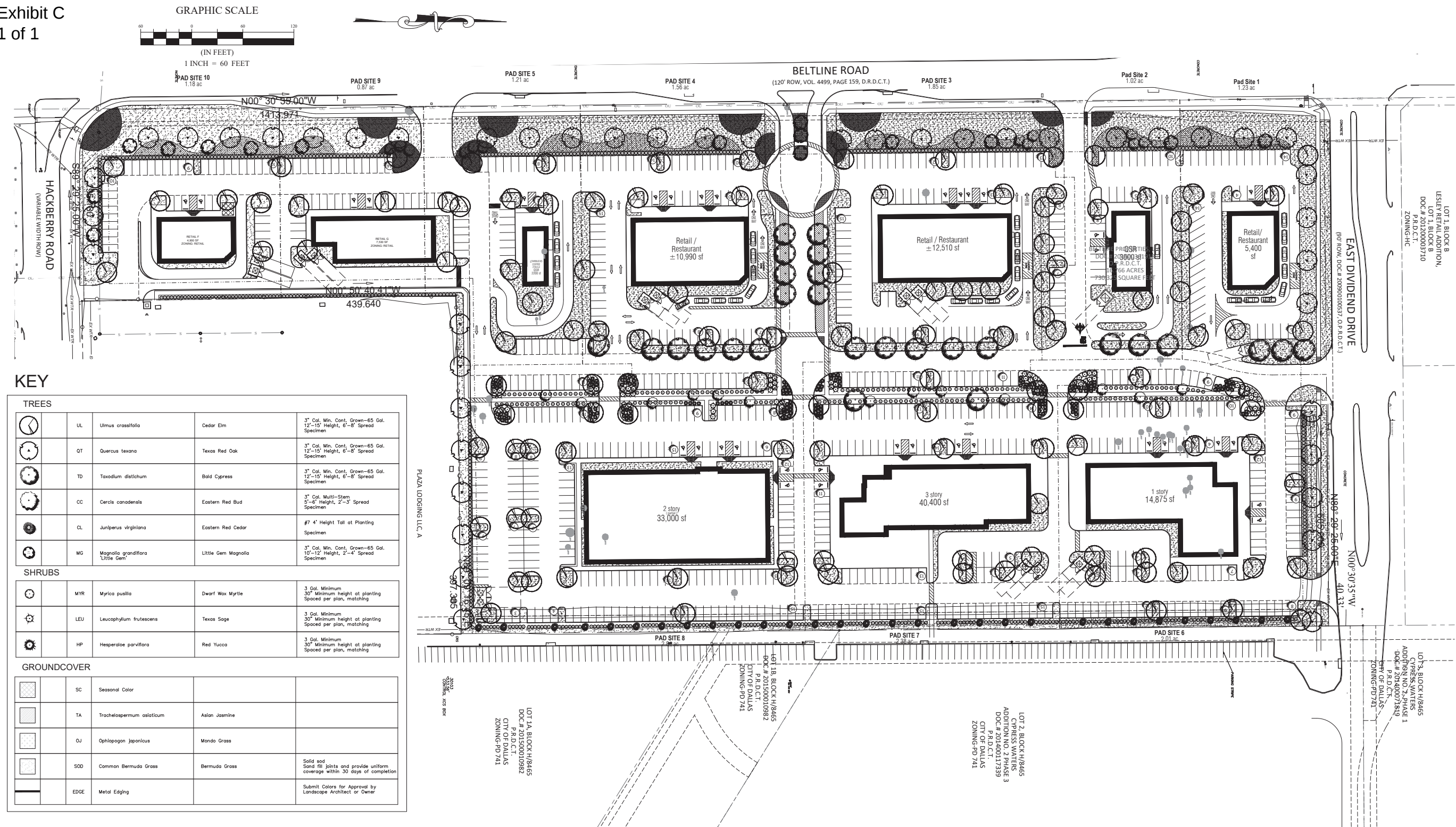


Exhibit C
1 of 1



LANDSCAPE TABULATIONS										
	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	15,490	17,300	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	6,298 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

LANDSCAPE ARCHITECT
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CONTACT: AMY LONDON, RLA

OWNER/APPLICANT
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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

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

[illegible]

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

OB NUMBER: VIC20008

ISSUE DATE: 12/9/22

LANDSCAPE
PLAN

SHEET:

1.00