EXHIBIT "C"

SHRUBS

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
30	CN	NANDINA	Gulf Stream Nandina	Nandina domestica 'Gulf Stream'	3 gallon, 12"-14" Ht./18" spread, full, bushy to ground
2	CC	CLEYERA	Japanese Cleyera	Cleyera japonica	5 gallon, 20"-24" Ht./18"-20" spread, full, bushy, specimen
8	DH	D.B. HOLLY	Dwart Burford Holly	Ilex cornuta 'Burfordi nana'	5 gallon, 18"-20" Ht./15" spread, full, bushy to ground
12	DY	D.Y. HOLLY	Dwart Yaupon Holly	Ilex vomitoria 'Nana'	5 gallon, 12"-14" Ht./18" spread, full, bushy to ground
81	H	HAWTHORN	Pinky Indian Hawthorn	Raphiolepis indica 'Pinky'	5 gallon, 14" Ht./20" spread, bushy, full to ground
89	NP	NEEDLE POINT	Needle Point Holly	Ilex cornuta 'Needle point'	7 gallon, 30" Ht./24" spread, full, bushy to ground
19	SP	SPIREA	Anthony Waterer Spirea	Spirea spp. 'Anthony Waterer'	5 gallon, 18"-20" Ht./15" spread, full, bushy to ground
ORNAMENTAL GRASS					
68	FG	FOUNTAIN GRASS	Fountain Grass	Miscanthus spp. 'Gracillimus'	5 gallon, 36" Ht./24" spread, full, bushy to ground
28		MEXICAN FEATHER GRASS	Mexican Feather Grass	Stipa tenuissima	1 gallon, 15" Ht./15" spread, full, bushy to ground
TURF GRASS					
19,265		S.F.GRASS	Common Bermuda Grass	Cynodon dactylon	Solid sod
GROUNDCOVER / MISCELLANEOUS					
820		EUONYMUS	Euonymus	Liriope muscari 'Big Blue'	4" POTS at 12" O.C.
870		LIRIOPE	Liriope	Liriope muscari 'Big Blue'	4" POTS at 12" O.C.
518 L.F.		EDGE	Ryerson steel edge		
AS PER SPECS		CU. YDS.	SF 4" bed preparation As per specifications		
AS PER SPECS		CU. YDS.	SF 2" hardwood mulch As per specifications		

ORNAMENTAL TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
3		CRAPE MYRTLE (RED)	Red Flowering Crape Myrtle	Lagerstroemia indica 'Cherokee'	1/2" caliper per trunk, 3 trunk minimum, 6' Ht./3' spread, container grown
1		VITEX	Vitex	Vitex agnus-castus	8' Ht./3' spread min., 30 gallon container limbed up 30" , bushy specimen.
1		YAUPON HOLLY	Yaupon Holly	Ilex vomitoria	8' Ht./3' spread min., 30 gallon container limbed up 30" , bushy specimen.
3		N.R. STEVENS	Nellie R. Stevens Holly	Ilex cornuta 'Nellie R. Stevens'	6' Ht./3' spread min., container or B&B pyramidal form, full to the ground single straight trunk, bushy, specimen
5		REDBUD	Oklahoma Redbud	Cercis canadensis 'Oklahoma'	8' Ht./3' spread min., 30 gallon container limbed up 30" , bushy specimen.

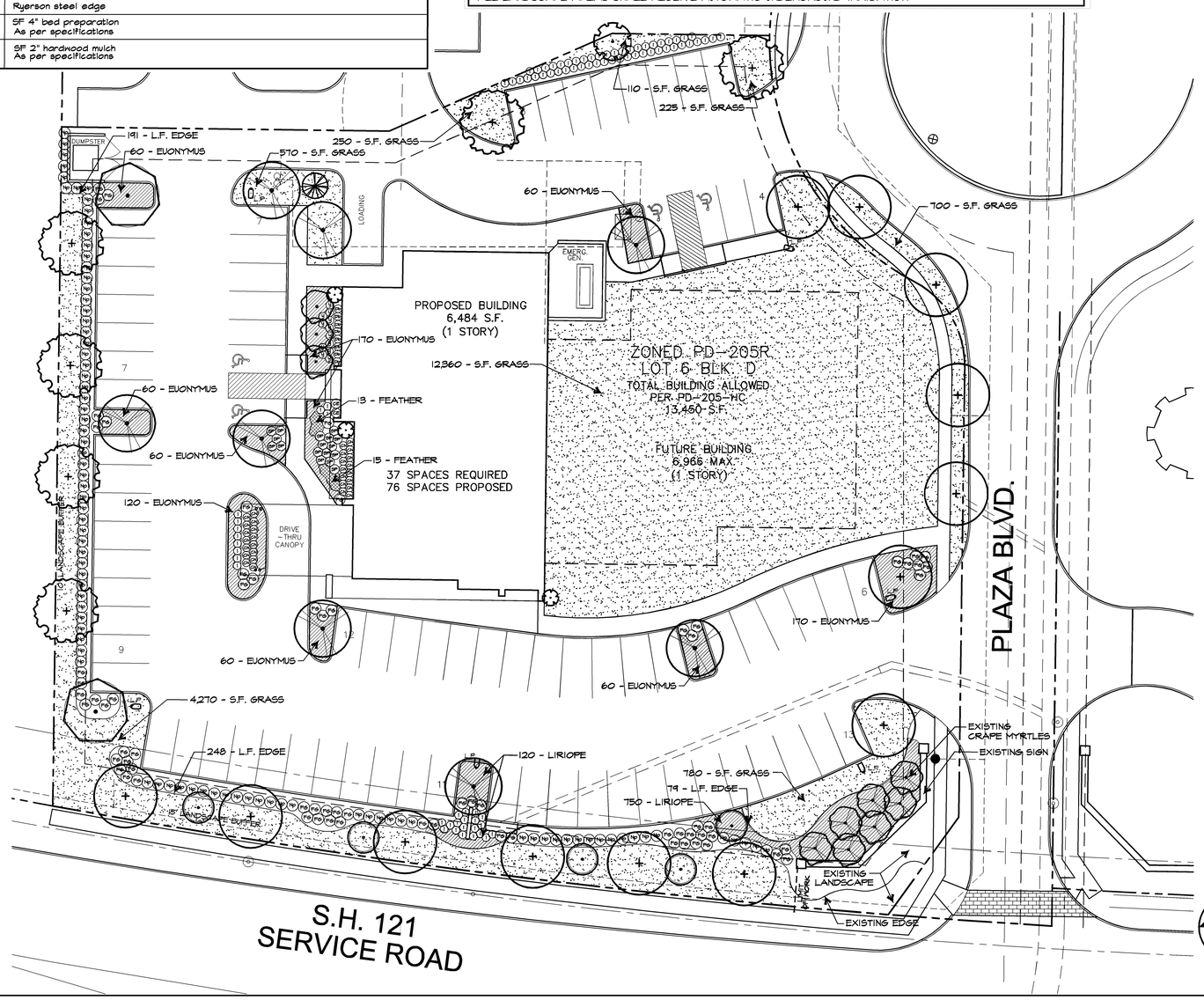
LARGE TREES

QUANTITY	SYMBOL	CALLOUT	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
2		CEDAR ELM	Cedar Elm	Ulmus crassifolia	4" caliper, 12'-14' Ht./ 4'-5' spread, B&B straight trunk
13		LIVE OAK	Live Oak	Quercus virginiana	4" caliper, 12'-14' Ht./ 4'-5' spread, B&B, nursery grown
6		RED OAK	Shumard Red Oak	Quercus shumardii	4" caliper, 12'-14' Ht./ 5'-6' spread, B&B, straight trunk
8		PISTACHE	Pistache	Pistachia chinensis	4" caliper, 10'-12' Ht./ 4'-5' spread, B&B, straight trunk

MAINTENANCE

THE OWNER, TENANT AND THEIR AGENT, IF ANY SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIALS WHICH DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC UNDERGROUND IRRIGATION



LANDSCAPE TABULATIONS

INTERIOR PARKING LANDSCAPE

10% OF PKG. AREA, INCL. ADJ. WALKS / 1-3" CAL TREE PER 400 SF OF REQ. LAND. ISLANDS TO NUMBER 12% OF PKG. SPACES / PKG. SCREEN FROM STREET AND ADJ. PROP. PERIMETER BUFFER OF 15' AT R.O.W. AND 10' AT ADJ. PROP. OR ALLEY WHERE PKG ABUTS. 1-3" TREE PER 50 LF IN ALL BUFFERS, NO MORE THAN 15 PKG SPACES IN A ROW WITH NO ISLAND.

PARKING LANDSCAPE AREA

GROSS NON-EXEMPT PARKING AREA	33,210 SF
PARKING LANDSCAPE AREA REQUIRED (33,210 X 10% =)	3,321 SF
PARKING LANDSCAPE AREA PROVIDED THIS LOT	3,566 SF

PER PD-205R2-HC ; INTERIOR LANDSCAPING & NON-VEHICULAR OPEN SPACE CALCULATIONS SHALL NOT BE COMPUTED ON A LOT BY LOT BASIS. IT SHALL BE COMPUTED AS AN OVERALL (LOTS 1 BR THROUGH 8X) LANDSCAPING REQUIREMENTS.

PARKING TREES

PARKING TREES REQUIRED (3,321 / 400 =)	8.3 TREES
PARKING TREES PROVIDED - LOT 6	15 TREES
PARKING ISLANDS	
TOTAL PARKING SPACES	76 SPACES
PARKING ISLANDS REQUIRED (76 SPACES X 12% =)	10 ISLANDS
PARKING ISLANDS PROVIDED - LOT 6	14 ISLANDS

PERIMETER LANDSCAPE BUFFERS

STREET PARKING SCREENING (LENGTH NOT INCLDG. ENTRY DRIVES) MIN. 10' WIDE LANDSCAPE BUFFER AND LANDSCAPE SCREENING SUFFICIENT TO HIDE PARKING. 1 TREE PER 50 L.F.

PER PD-205R-HC ; PERIMETER LANDSCAPE BUFFER IS NOT REQUIRED FOR THE PORTION OF LOTS ABUTTING PLAZA BOULEVARD. ALSO NOPERIMETER LANSCAPE SHALL BE REQUIRED FOR THE SHARED PROPERTY LINES OF LOTS 5 & 6.

S.H. 121 FRONTAGE - 268 L.F.

LANDSCAPE BUFFER REQUIRED	15' BUFFER
LANDSCAPE BUFFER PROVIDED	15' BUFFER
SCREEN PROVIDED	SHRUBS
LANDSCAPE BUFFER TREES REQUIRED 268 LF / 50 =)	6 TREES
LANDSCAPE BUFFER TREES PROVIDED	6 TREES

WESTERN ADJACENT PROPERTY - 216 L.F.

LANDSCAPE BUFFER REQUIRED, 10' IF ADJ. P.L.	10' BUFFER
LANDSCAPE BUFFER PROVIDED	10' BUFFER
SCREEN PROVIDED	SHRUBS
LANDSCAPE BUFFER TREES REQUIRED 216 LF - 36 L.F. DRIVEWAYS / 50 =)	4 TREES
LANDSCAPE BUFFER TREES PROVIDED	4 TREES

OPEN SPACE LANDSCAPE

15% OF LOT NOT INCL. BLDG., LESS THAN 50% OF THAT IN FRONT YARD. - PER PD
1 TREE PER 4000 SF OF REQ. OPEN SPACE IF 50%+ OF SITE IN OPEN SPACE
1 TREE PER 3000 SF OF REQ. OPEN SPACE IF 30-49% OF SITE IN OPEN SPACE
1 TREE PER 2500 SF OF REQ. OPEN SPACE IF LESS THAN 30% OF SITE IN OPEN SPACE

SITE AREA - BLDG. AREA (67,866 SF - 13,450 SF =)	54,416 SF
LANDSCAPE OPEN SPACE REQUIRED 54,416 SF X 15% =)	8,163 SF
LANDSCAPE NON-VEHICULAR OPEN SPACE PROVIDED	(16.5%) +9,013 SF
LANDSCAPE NON-VEHICULAR OPEN SPACE REQUIRED IN FRONT YARD	EXEMPT PD
LANDSCAPE OPEN SPACE REQUIRED	8,163 SF
OPEN SPACE TREES REQUIRED (8,163 SF / 3000 SF =)	3 TREES
OPEN SPACE TREES PROVIDED	4 TREES

LANDSCAPE PLAN – 711 PLAZA BLVD.

LOT 6 BLOCK D – THE PLAZA 1.558 AC.

G.C. WOOLSEY SURVEY, ABSTRACT NO. 1792

CITY OF COPPELL DALLAS COUNTY, TEXAS

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#	Revisions:	Date:

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Job No. 16105

Scale 1" = 20'-0"

Drawn By: JDG

Date 3-30-2016

THE PLAZA

LOT 6, BLOCK D
ZONING PD-205R - HC
Coppell, Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
REGISTERED LANDSCAPE ARCHITECT

Sheet Title: Landscape Plan

Sheet Number: L1 of L1 Sheets

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