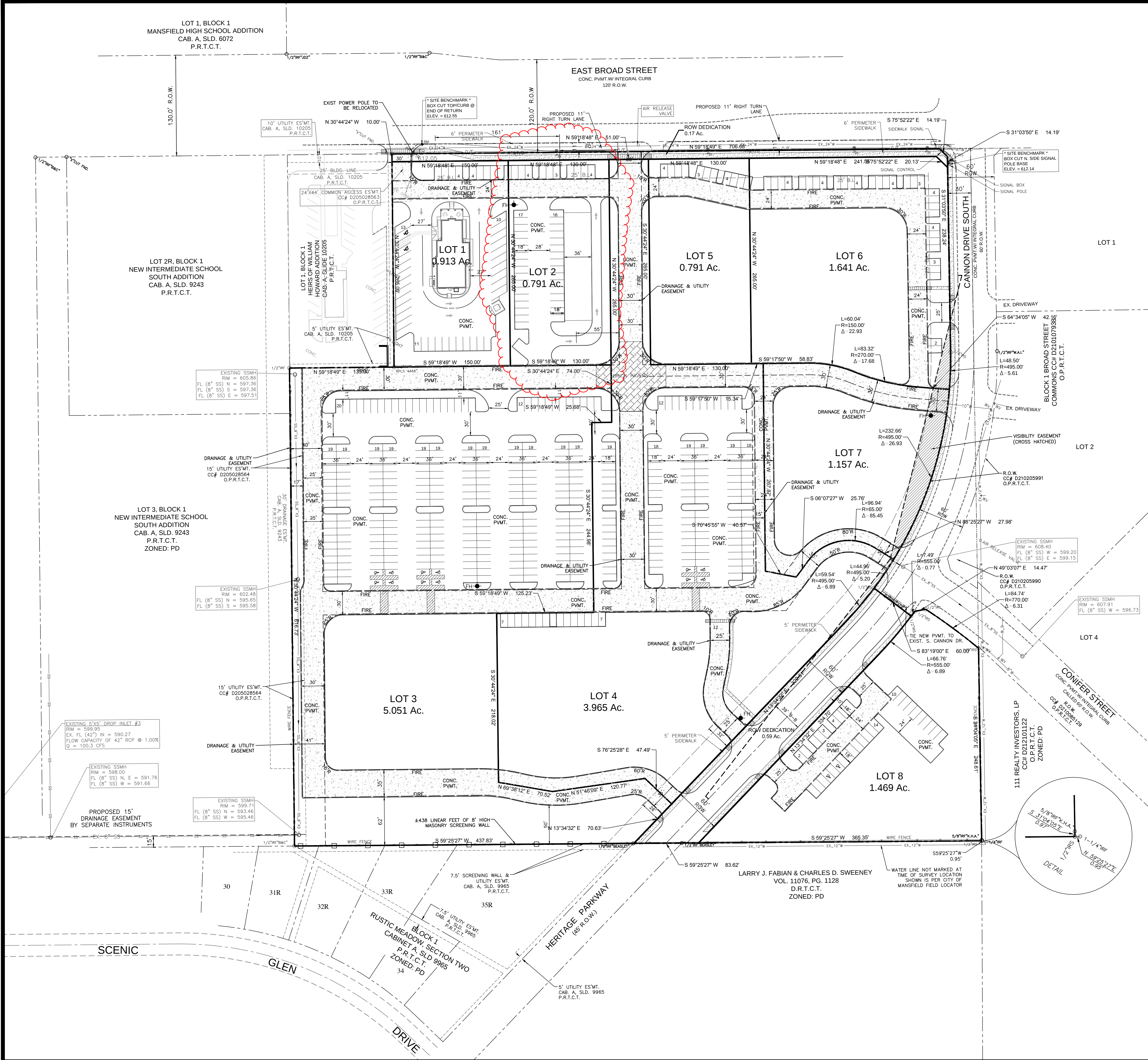


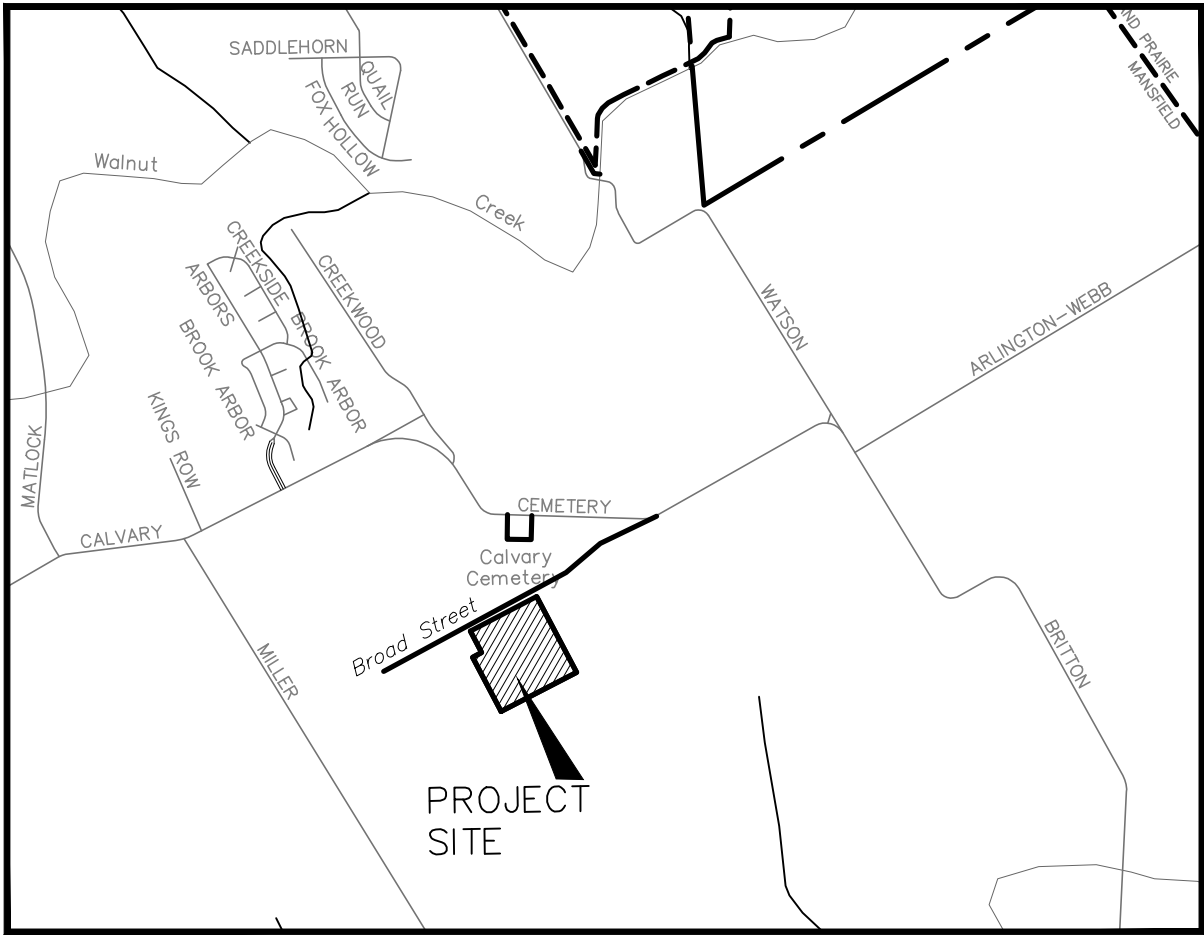


FEMA FLOOD NOTE
NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD BOUNDARY LINE ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, COMMUNITY PANEL No. 48439C0480 K, MAP REVISED SEPTEMBER 25, 2009

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL TEXAS ZONE (NAD 83) AS DERIVED FROM CITY OF MANSFIELD MONUMENT No. 11-07.

ELEVATIONS SHOWN HEREON ARE DERIVED FROM CITY OF MANSFIELD MONUMENT No. 11-07.

IRF DENOTES IRON ROD FOUND
IRS DENOTES IRON ROD SET



VICINITY MAP

SCALE: 1" = 2000'

SITE DATA SUMMARY TABLE FOR THE VILLAGE OFF BROADWAY DEVELOPMENT	
COMMERCIAL	
LOT AREA (RETAIL)	15.77 Ac.
BUILDING AREA (RETAIL)	106,000 S.F.
BUILDING AREA (OFFICE)	12,000 S.F.
TOTAL BUILDING AREA	118,000 S.F.
F.A.R.	7.483 S.F./ACRE
PARKING DATA	
RETAIL 1/200 S.F.	518 SPACES
OFFICE 1/300 S.F.	44 SPACES
PARKING PROVIDED	562 SPACES
H.C. PARKING PROVIDED (2.8%)	16 SPACES

SITE PLAN
8 LOTS
2 LOTS RIGHT-OF-WAY DEDICATION
BEING 16.532 ACRES OUT OF W. HOWARD SURVEY, ABSTRACT NO. 690
THE VILLAGE OFF BROADWAY
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
PLANNED COMMERCIAL DEVELOPMENT

OWNER
CANN-MANSFIELD LTD.
P.O. BOX 100997
FORT WORTH, TEXAS 76185
CONTACT: MAX THOMPSON
TEL: (817) 980-5125

ENGINEER
SCHATZ CONSULTING ENGINEERS, INC.
7353 AIRPORT FREEWAY
FORT WORTH, TEXAS 76118
CONTACT: CHISHA MUSENDA, MSCE P.E.
TEL: (817) 590-2226

FEBRUARY 26, 2014

REVISIONS	DATE	BY
1	11/11/13	KES
2	12/30/13	KES
3	02/19/14	KES
4	2/26/14	KES

SCHATZ CONSULTING ENGINEERS, INC.
"MAKING A POSITIVE DIFFERENCE IN ENGINEERING PRACTICE"
7353 AIRPORT FREEWAY, FORT WORTH TX 76118
1720 WESTMINSTER DR., DENTON TX 76205
TEL 817-590-2226; FAX 817-590-4433
WWW.SCHATZ-ENGINEERS.BIZ; E-MAIL: SCHATZ@SCHATZ-ENGINEERS.BIZ

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW AND MARK-UP UNDER THE AUTHORITY OF CHISHA MUSENDA, P.E. No. 87838 ON February 26 2014. IT IS NOT TO BE USED FOR BIDDING, PERMITTING OR CONSTRUCTION PURPOSES.

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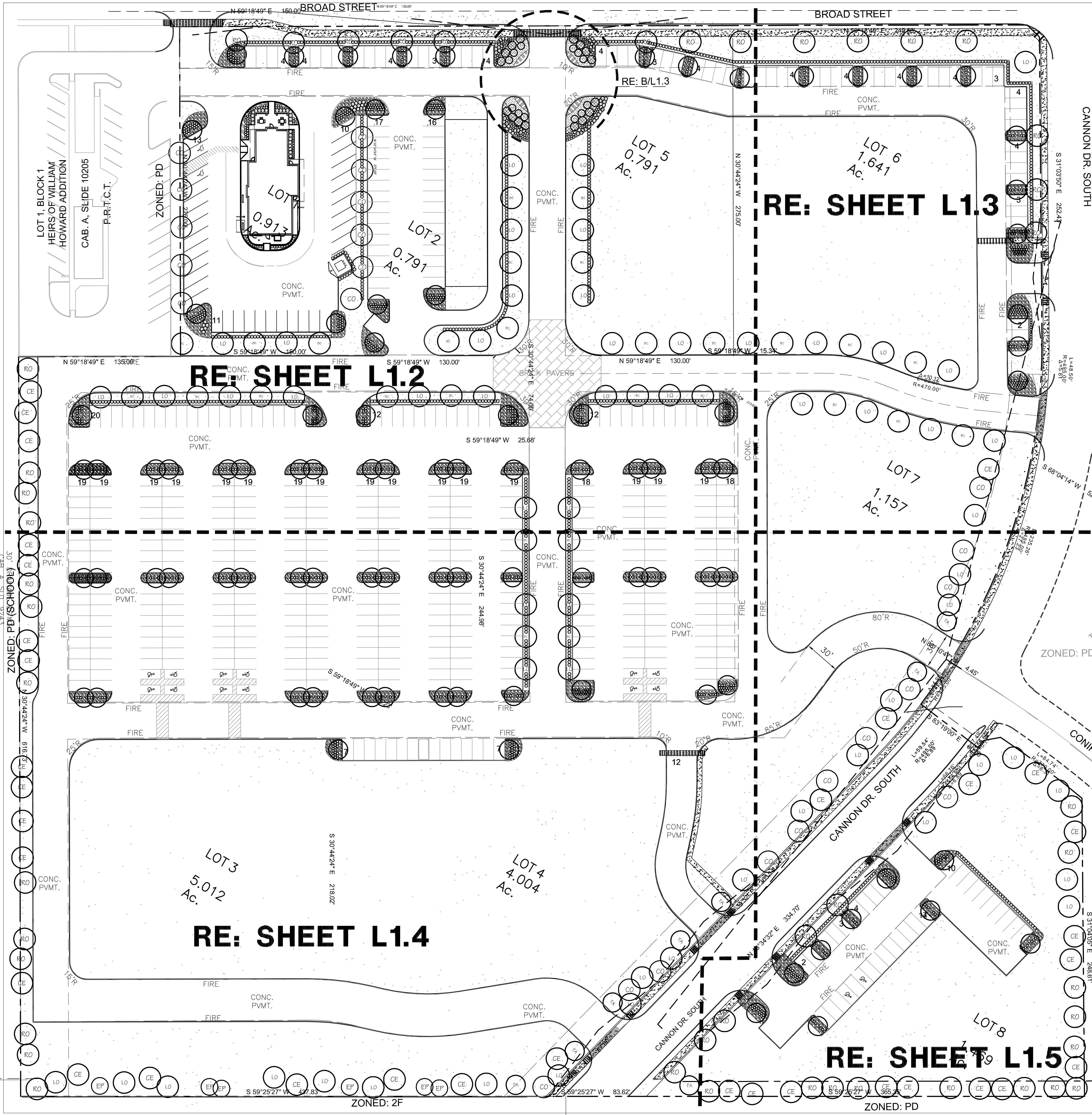
THE VILLAGE OFF BROADWAY (PLANNED DEVELOPMENT) MANSFIELD, TARRANT COUNTY, TEXAS

DETAILED SITE PLAN

DRAWN BY
DHA
CHECKED BY
NMS
SCECM JOB No.
S13-014.CDS

ORIGINAL ISSUE
DATE: 09/20/2013
CONSTRUCTION SET
ISSUE DATE: TBD
SHEET

C-2.0



PLANT LIST

KEY	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	56	LIVE OAK	Quercus virginiana	Minimum 3.5" caliper; minimum 12" ht. and 5' spread.	Nursery-grown B4B, containerized or container-grown; full head; MATCHED
CE	34	CEDAR ELM	Ulmus crassifolia	Minimum 3.5" caliper; minimum 12" ht. and 5' spread.	Nursery-grown B4B, containerized or container-grown; full head; MATCHED
TA	100	TEXAS ASH	Fraxinus texensis	Minimum 5" caliper; minimum 15' ht. and 6' spread.	Nursery-grown B4B, containerized or container-grown; full head; MATCHED
RO	47	SHUMARD RED OAK	Quercus shumardii	Minimum 5" caliper; minimum 15' ht. and 7' spread.	Nursery-grown B4B, containerized or container-grown; full head; MATCHED
CO	23	CHINGQUIPIN OAK	Quercus muhlenbergii	Minimum 3.5" caliper; minimum 12" ht. and 5' spread.	Nursery-grown B4B, containerized or container-grown; full head; MATCHED
BC	26	BALD CYPRESS	Taxodium distichum	Minimum 3.5" caliper; minimum 12" ht. and 5' spread.	Nursery-grown B4B, containerized or container-grown; full head; MATCHED
EN	16	EVE'S NECKLACE	Sophora affinis	Minimum 8' height and 3' spread.	Nursery-grown B4B, containerized or container-grown; full head; MATCHED
PH	12	POSSUMHAW	Ilex decidua	Minimum 8' height and 3' spread.	Multi-trunked; MATCHED
BHJ	440	BAR HARBOUR JUNIPER	Juniperus horizontalis "Bar Harbour"	3 gallon (minimum 5" ht. x 15" spread)	Full plant 24" o.c.
GH	508	CARISSA HOLLY	Ilex cornuta "Carissa"	3 gal.; min. 12" ht. and 12" spread.	Full plant 24" o.c.
RY	10	RED YUCCA	Hesperaloe parviflora	3 gallon; minimum 12" ht. and 12" spread.	Full specimen quality
DYM	811	DYKAR MAX MYRTLE	Myrica Paullia	5 gallon; minimum 18" ht. and 16" spread.	Full plant 36" o.c.
SS	15	SILVERADO SAGE	Leucophyllum candidum "Silverado"	5 gallon; minimum 18" ht. and 16" spread.	Full Plant 36" o.c.
SY	80	SOFT YUCCA	Yucca gloriosa	3 gallon (minimum 18" ht. x 15" spread)	Full plant 36" o.c.
MBS	20	MEXICAN SAGE	Salvia leucantha	1 gallon	Plant 24" o.c.
AS	112	WHITE AUTUMN SAGE	Salvia greggii "Navajo White"	1 gallon	Full plant 24" o.c.
NLS	147	KEEPINS LOVE GRASS	Eragrostis curvula	1 gallon	Full plant 18" o.c.
GM	240	GULF MUHLY	Muhlenbergia filipes	1 gallon	Full plant 18" o.c.
TFG	342	MEXICAN FEATHERGRASS	Stipa tenuissima	1 gallon	Full Plant 18" o.c.

LANDSCAPE MAINTENANCE

The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

GENERAL NOTES:

- Quantities shown on Plant List are Landscape Architect's estimate only and should be verified prior to bidding. Contractor shall be responsible for bidding and providing quantity of plants required of spacing designated for lot sizes and configurations shown on plans regardless of quantities designated on Plant List.
- Contractor shall notify Landscape Architect of any discrepancies, ambiguity, or unlabeled plants on plans prior to bid submission. If discrepancy, ambiguity, or unlabeled plant is not clarified by Landscape Architect prior to bid submission, Contractor shall note such item on bid.
- Contractor shall provide representative samples (minimum 3 each variety) of shrub and groundcover stock for Landscape Architect's and/or Owner's approval prior to major shipment of materials to site.
- Landscape Architect and/or Owner shall individually approve and tag trees in the field or nursery prior to shipment to site. If this is not possible, Contractor shall provide good quality photographs with reference dimension (4'-14'-14" size release fertilizer (Compost) at a rate of 5 lbs./100 square feet.
- Gross areas to be either hydromulch Bermuda or perennial Ryegrass, depending on date of planting. Bermudagrass hydromulch shall not be applied prior to May 15 nor after August 15 nor at any time the soil temperature is less than 70°F. If grazing is to occur after August 15 and before May 15, Contractor shall include perennial Ryegrass on base bid with an alternate prior to return the following Spring (after May 15) to scap Ryegrass and re-hydromulch with Bermuda, guaranteeing a full stand of grass.
- Shrub beds to be excavated to a depth of 4". Add 4" "Compost" as produced by Living Earth Technology (phone: 214/988-4332) or approved equal. Fill to a minimum depth of 8". Shrub beds to receive 14-14-14 slow release fertilizer (Compost) at a rate of 5 lbs./100 square feet.
- Tree holes to be excavated 2' greater than ball diameter and 8" deeper. Backfill with 2/3 existing soil and 1/3 "Compost" (or approved equal) as noted under 6. above, thoroughly blended by mechanical means.
- Trees to be guyed with metal "T" posts (minimum 6' length) used for fencing, painted green. Minimum two per tree in north/south axis. Guy with pliable, galvanized 14 gauge wire with 1/2" new rubber hose (black) around tree trunk.
- Mulch/lodges to be minimum 2" layer shredded pine bark, spread uniformly.
- Bed edging to be 1/8"x4" Ryerson "Estato" edging as manufactured by Joseph Ryerson Co., Inc. (phone: 713/675-6111).

IRRIGATION

The Contractor shall design a turn-key landscape irrigation system and installation based on the following criteria:
A. Contractor shall design the system in accordance with industry accepted practice and the recommendations of the manufacturer of the equipment provided. The system design shall be completed and stamped by a Texas Licensed Irrigator.
B. All landscaped areas as shown on the plans to be watered by the system.
C. Design pressure shall be based on 60 minimum psi static pressure and 25 minimum psi residual pressure at 550 minimum gpm at the water meter. The irrigation system shall be on a separate water meter.
D. System shall be automatic with controller(s) and remote controlled valves.
E. The sprinkler system shall be designed utilizing pipe sizes, valves, heads, and zone operation time schedules, to assure an economical and operational system with complete and even coverage. Lawn area systems shall be primarily of the spray head type except that pop-up rotary heads may be used in large open turf areas. Rotary heads shall not be used in areas less than 200 feet wide.
F. Acceptable equipment manufacturers are Toro, Rainbird, Hunter, Hanley, or Weathermatic.

LANDSCAPE REQUIREMENTS

BUFFERYARDS/ SETBACKS -LOTS 1-7

PERIMETER	REQUIRED	PROVIDED
North (Broad Street) = 717 l.f.	BY10- 10' wide BY and a double row of 5' cal. trees 36' o.c.	10' wide BY and a double row of 5' cal. trees 36' o.c.
East (Cannon Drive) = 1032 l.f.	BY10- 10' wide BY and a double row of 5' cal. trees 36' o.c.	10' wide BY and a double row of 5' cal. trees 36' o.c.
West = 617 l.f.	BY10- 10' wide BY and 1 Tree per 25 l.f. = 25 trees	10' wide BY and 25 New Trees
West (Existing Sonic) = 275 l.f.	BY10*- Shared 10' wide BY and 1 Tree per 25 l.f. (reduced by 50%)= 6 trees	10' wide shared BY and 6 New Trees
South = 438 l.f.	BY30- 30' wide BY and 1 Tree per 25 l.f. = 18 trees SMB- 8' Tall Masonry Screening Wall	30' wide BY and 18 New Trees 8' Tall Masonry Screening Wall

BUFFERYARDS/ SETBACKS -LOT 8

PERIMETER	REQUIRED	PROVIDED
West (Cannon Drive) = 418 l.f.	BY10- 10' wide BY and a double row of 5' cal. trees 36' o.c.	10' wide BY and a double row of 5' cal. trees 36' o.c.
North (Conifer Drive) = 93 l.f.	BY10- 10' wide BY and a double row of 5' cal. trees 36' o.c.	10' wide BY and a double row of 5' cal. trees 36' o.c.
West = 249 l.f.	BY10- 10' wide BY and 1 Tree per 25 l.f. = 10 trees	10' wide BY and 10 New Trees
South = 365 l.f.	BY10- 10' wide BY and 1 Tree per 25 l.f. = 15 trees	30' wide BY and 15 New Trees

INTERIOR LANDSCAPE

CATEGORY	REQUIRED	PROVIDED
TOTAL SITE AREA= 691,328 s.f.	691,328 x 10%= 69,133 s.f. of landscape area	100,182 s.f. (14.5%)

PARKING LOT LANDSCAPE

TOTAL SPACES= 612

CATEGORY	REQUIRED	PROVIDED
Parking Trees	612/10= 64 trees	93 Trees

-Parking Lot Screened from public ROW
-No more than 15 contiguous spaces without tree island
-End caps include tree

Note: This overall landscape shall be subject to revisions per platting requirements during the platting process of the individual lots

LANDSCAPE PLAN
SCALE: 1"=40'



02.27.14

STATE OF TEXAS
CHRISTOPHER A. RUSSELL
1992
LANDSCAPE ARCHITECT
No. Date

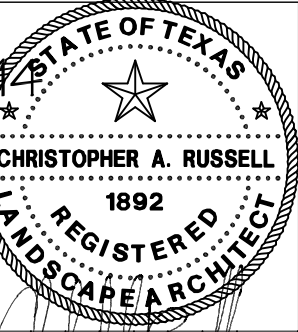
REVISIONS

THE VILLAGE OFF BROADWAY
MANDFIELD TEXAS

Christopher
RUSSELL
Landscape
Architecture
5925 La Vista Drive, Number 3
Dallas, Texas 75206
Phone: 214.695.7144
Fax: 214.826.8270

Sheet Title:
LANDSCAPE
PLAN

Proj. No.:
Date: 02.27.14
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Approved: CAR
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Christopher A. Russell

REVISIONS	
No.	Date

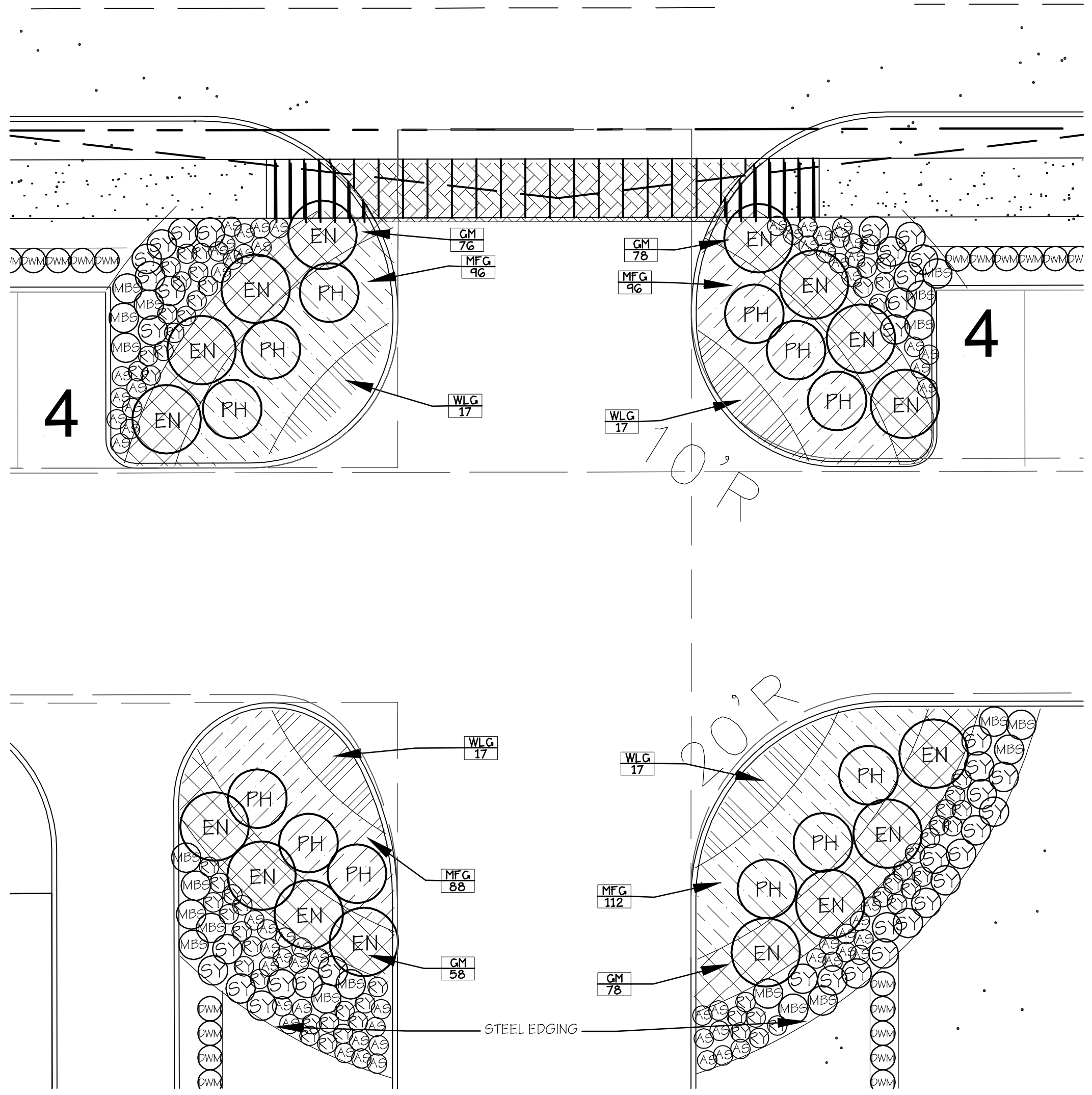
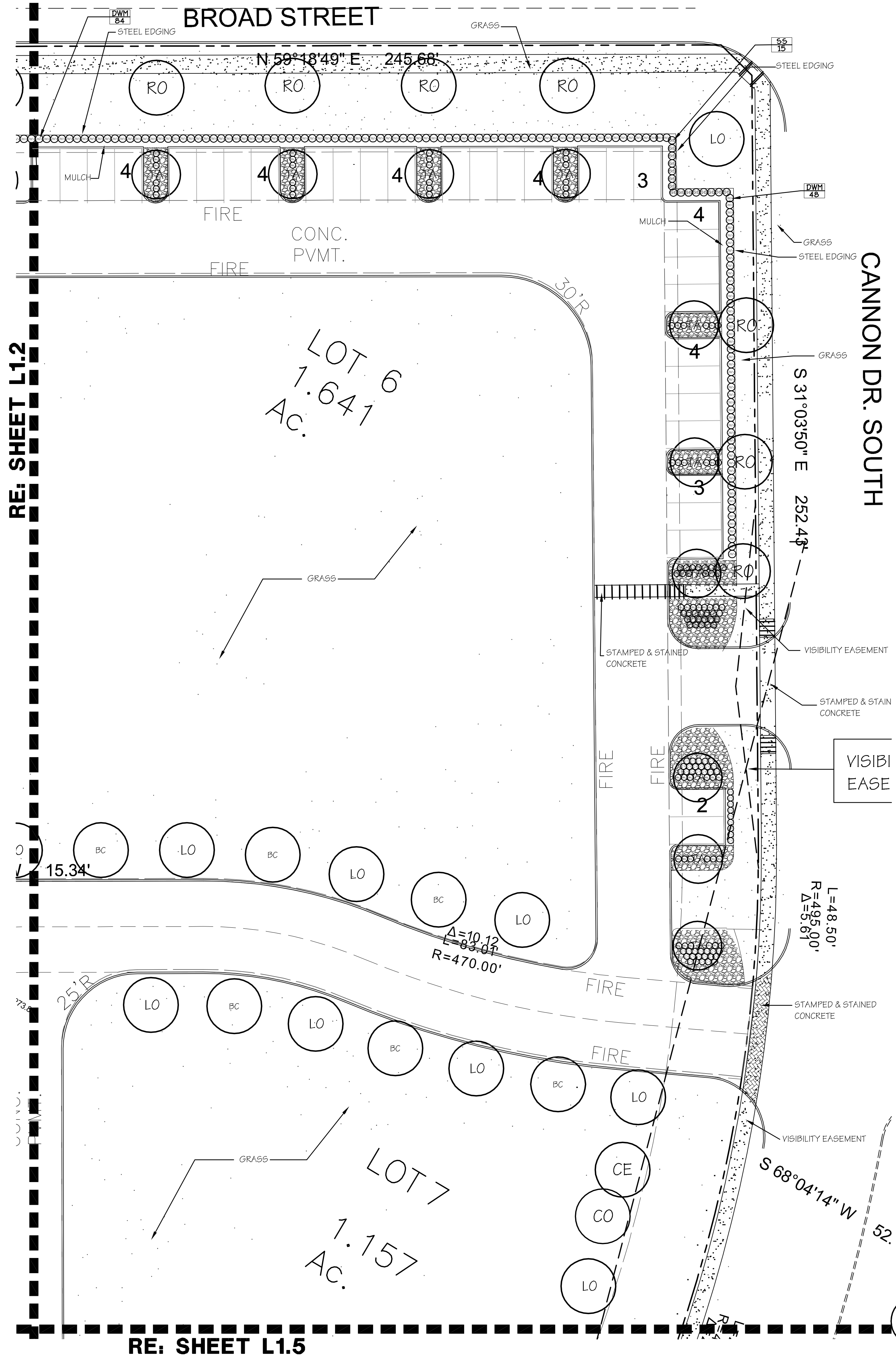
THE VILLAGE OFF BROADWAY
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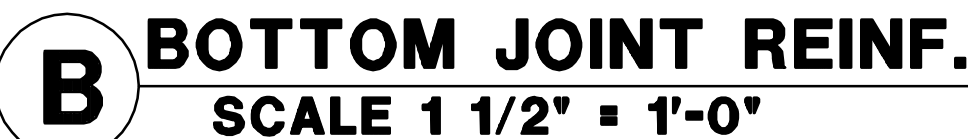
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BRICK COLUMN AT TURN



BRICK COLOR TO BE SELECTED BY OWNER

