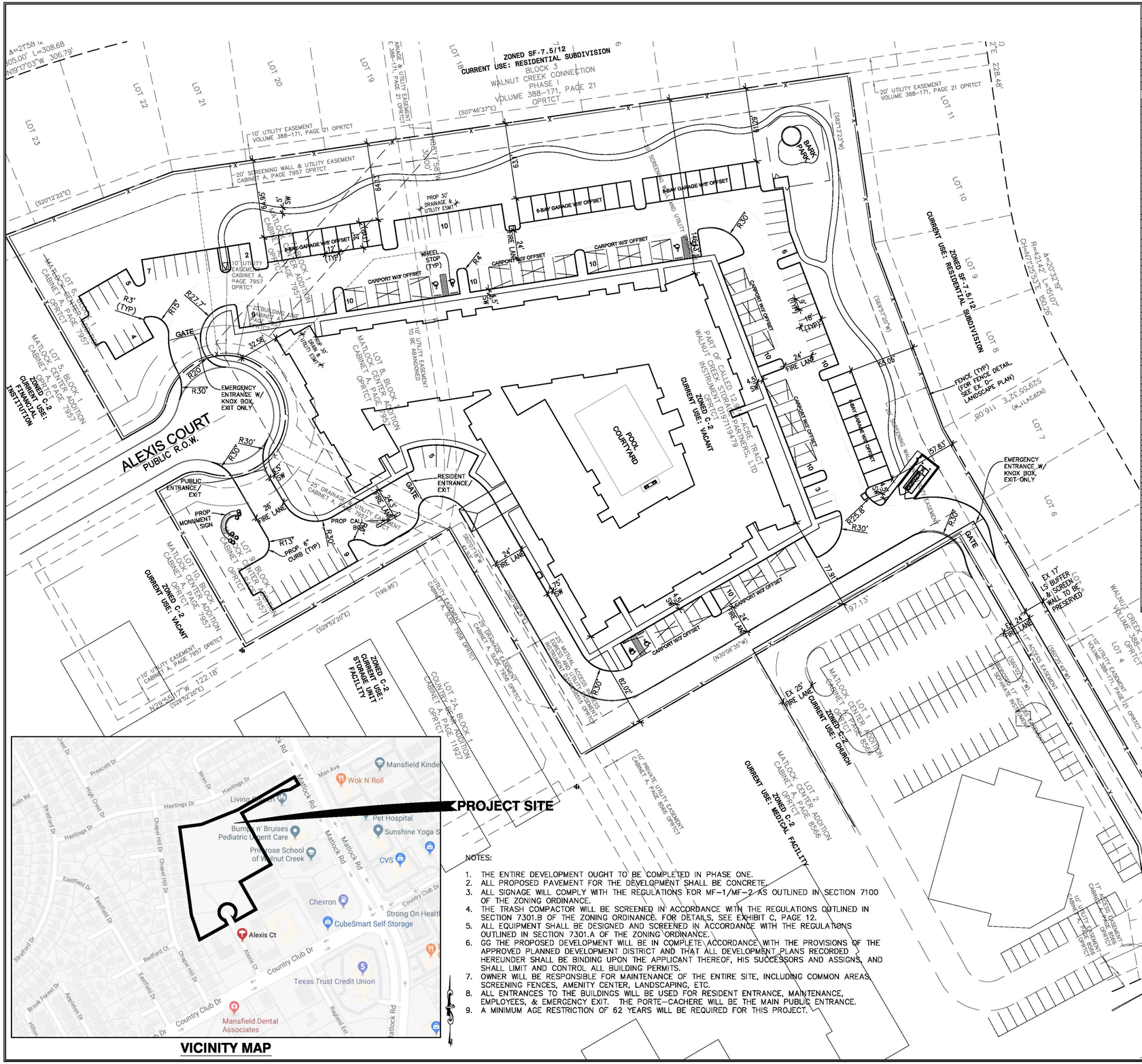

ZONED SF-7.5/12
CURRENT USE: RESIDENTIAL SUBDIVISION
BLOCK 3
WALNUT CREEK CONNECTION
PHASE I
VOLUME 388-171, PAGE 21
OPRTCT
ZONED SF-7.5/12
CURRENT USE: RESIDENTIAL SUBDIVISION
ALEXIS COURT
PUBLIC R.O.W.
MATLOCK ROAD
PUBLIC R.O.W.
POOL
COURTYARD
BARK PARK
8-BAY GARAGE W/5' OFFSET
CARPORT W/5' OFFSET
CARPORT W/0' OFFSET
24' FIRE LANE
GATE
EMERGENCY ENTRANCE W/ KNOX BOX, EXIT ONLY
PUBLIC ENTRANCE/ EXIT
RESIDENT ENTRANCE/ EXIT
PROP MONUMENT SIGN
FENCE (TYP) (FOR FENCE DETAIL SEE EX. D- LANDSCAPE PLAN)
EX 17' LS BUFFER W/SCREEN WALL TO BE PRESERVED
EX 24' FIRE LANE
EX 25' FIRE LANE
CURRENT USE: CHURCH
ZONED C-2
CURRENT USE: MEDICAL FACILITY
ZONED C-2
CURRENT USE: VACANT
ZONED C-2
CURRENT USE: FINANCIAL INSTITUTION
ZONED C-2
CURRENT USE: STORAGE UNIT FACILITY
PART OF CALLED 12.4 ACRE TRACT
WALNUT CREEK STORE
INSTRUMENT D197119479
ZONED C-2
CURRENT USE: VACANT
LOT 1, BLOCK 1
MATLOCK CENTER ADDITION
CABINET A, PAGE 7957
OPRTCT
ZONED C-2
CURRENT USE: FINANCIAL INSTITUTION
LOT 2A, BLOCK 1
COUNTRY VIEW ADDITION
CABINET A, PAGE 11927
OPRTCT
LOT 2
MATLOCK CENTER ADDITION
CABINET A, PAGE 8586
OPRTCT
LOT 7
MATLOCK CENTER ADDITION
CABINET A, PAGE 8586
OPRTCT
LOT 8
MATLOCK CENTER ADDITION
CABINET A, PAGE 7957
OPRTCT
LOT 9
MATLOCK CENTER ADDITION
CABINET A, PAGE 7957
OPRTCT
LOT 10
MATLOCK CENTER ADDITION
CABINET A, PAGE 7957
OPRTCT
LOT 11
MATLOCK CENTER ADDITION
CABINET A, PAGE 7957
OPRTCT
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LOT

EXHIBIT B for ZC#18-015

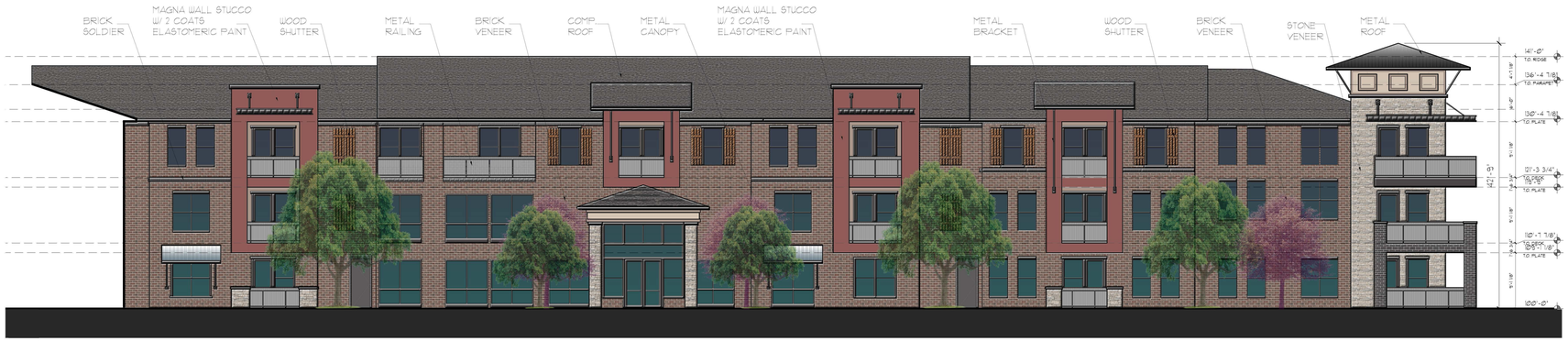
DEVIATIONS FROM BASED ZONING DISTRICT

Subject Property: 6.56 acres out of Matlock Center Addition and Tract 4B of Henry McGehee Survey, Abstract 998

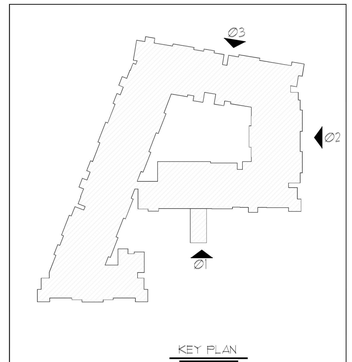
Proposed Use: Senior independent living

Based Zoning District: C-2, Community Business District with Specific Use Permit

Section	Requirement	Provided
4600.A.1	C-2 based zoning requires 70% masonry construction	The proposed development will a minimum of 80% masonry construction
4600.E.4	C-2 based zoning requires wall plane projections and recesses every 50’	The C-2 requirements should not apply to a residential development
4600.E.5	C-2 based zoning requires roof plane variation every 50’	The C-2 requirements should not apply to a residential development
4600.E.7	C-2 based zoning requires four to six architectural elements	The C-2 requirements should not apply to a residential development
7200.B.2j	1.5 parking space per unit	1.25 parking space per unit have proven to be adequate in Watercrest (0.98/unit) and other aged restricted residential facilities
7300.O	C-2 based zoning requires 6’ masonry wall adjacent to church	6’ tubular metal fence and landscaping to foster a more open space environment



Ø1 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



MATERIAL TABULATION CHART				
RIVERSIDE AT MANSFIELD (INDEPENDENT LIVING CENTER)				
OVERALL BUILDING ELEVATIONS				
		ALL ELEVATIONS		
		SQ.FT.	%	
1	Total Facade S.F.	56726		
2	Façade S.F. (exclusive of doors and windows)	39865	100.00%	
3	Doors and Windows S.F.	16861		
4	**Primary Masonry totals**	28432	71.32%	
	• Brick s.f. (as applicable)	24344	61.07%	
	• Stone s.f. (as applicable)	4088	10.25%	
5	**Masonry-Like totals**	6191	15.53%	
	• Stucco s.f. (as applicable)	6191	15.53%	
	• Other Material s.f. (as applicable)	0	0.00%	
6	**Non-Masonry totals**	5242	13.15%	
	• Hardiplank s.f. (as applicable)	3256	11.45%	
	• Hardi siding s.f. (as applicable)	1986	4.98%	



Ø2 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

MATERIAL TABULATION CHART													
RIVERSIDE AT MANSFIELD (INDEPENDENT LIVING CENTER)													
EXHIBIT C PAGE 4 (SHEET A5.01)													
		ELEVATION 01			**ELEVATION 02**			**ELEVATION 03**					
		SQ.FT.	%		SQ.FT.	%		SQ.FT.	%		SQ.FT.	%	
1	Total Facade S.F.	6924			6345			7276					
2	Façade S.F. (exclusive of doors and windows)	4618	100.00%		4578	100.00%		4926	100.00%				
3	Doors and Windows S.F.	2306			1767			2350					
4	**Primary Masonry totals**	3704	80.21%		3470	75.80%		3343	67.86%				
	• Brick s.f. (as applicable)	3300	71.46%		2692	58.80%		2851	57.88%				
	• Stone s.f. (as applicable)	404	8.75%		778	16.99%		492	9.99%				
5	**Masonry-Like totals**	643	13.92%		980	21.41%		1261	25.60%				
	• Stucco s.f. (as applicable)	643	13.92%		980	21.41%		1261	25.60%				
	• Other Material s.f. (as applicable)	0	0.00%		0	0.00%		0	0.00%				
6	**Non-Masonry totals**	271	5.87%		128	2.80%		322	6.54%				
	• Hardiplank s.f. (as applicable)	0	5.87%		0	0.00%		0	0.00%				
	• Hardi siding s.f. (as applicable)	271	5.87%		128	2.80%		322	6.54%				



Ø3 EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"

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ZC # 18-015
EXHIBIT C

PAGE 1 OF 9

REVISION

SHEET NAME:
A5.01 EXTERIOR ELEVATIONS

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 05-07-18	REV. DATE:
ISSUED FOR: ZONING	SHEET NO. A5.01
SCALE: AS NOTED	

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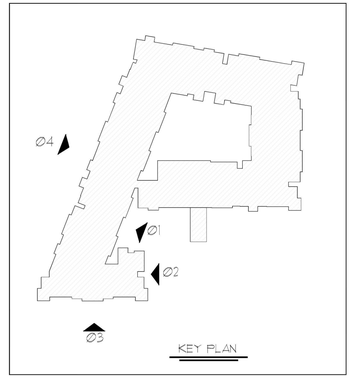
Ø1 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

MATERIAL TABULATION CHART

RIVERSIDE AT MANSFIELD (INDEPENDENT LIVING CENTER)

EXHIBIT C PAGE 5 (SHEET A5.02)

		ELEVATION 01		ELEVATION 02		ELEVATION 03		ELEVATION 04	
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1	Total Facade S.F.	3676		1527		4654		11427	
2	Façade S.F. (exclusive of doors and windows)	2465	100.00%	1207	100.00%	3281	100.00%	8154	100.00%
3	Doors and Windows S.F.	1211		320		1373		3273	
4	**Primary Masonry totals**	1587	64.38%	990	82.02%	2543	77.51%	6396	78.44%
	• Brick s.f. (as applicable)	1502	60.93%	670	55.51%	1853	56.48%	5786	70.96%
	• Stone s.f. (as applicable)	85	3.45%	320	26.51%	690	21.03%	610	7.48%
5	**Masonry-Like totals**	798	32.37%	217	17.98%	562	17.13%	1730	21.22%
	• Stucco s.f. (as applicable)	798	32.37%	217	17.98%	562	17.13%	1730	21.22%
	• Other Material s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
6	**Non-Masonry totals**	80	3.25%	0	0.00%	176	5.36%	28	0.34%
	• Hardiplank s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	• Hardi siding s.f. (as applicable)	80	3.25%	0	0.00%	176	5.36%	28	0.34%





Ø2 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



Ø3 EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



Ø4 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

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ZC # 18-015
EXHIBIT C

PAGE 2 OF 9

REVISION

SHEET NAME:
A5.02 EXTERIOR ELEVATIONS

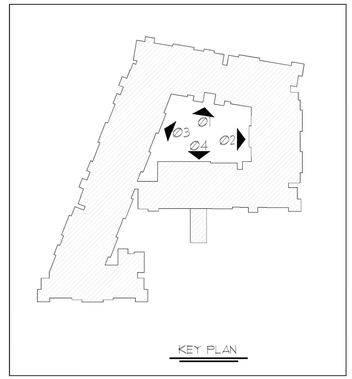
DRAWN BY:	CHECKED BY:
AAG	JMT
ORIG. DATE: 05-07-18	REV. DATE:
ISSUED FOR: ZONING	SHEET NO. A5.02
SCALE: AS NOTED	

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01 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"





02 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



03 EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



04 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

MATERIAL TABULATION CHART										
RIVERSIDE AT MANSFIELD (INDEPENDENT LIVING CENTER)										
EXHIBIT C PAGE 6 (SHEET A5.03) Court Elevations										
		ELEVATION 01		**ELEVATION 02**		**ELEVATION 03**		**ELEVATION 04**		
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	
1	Total Facade S.F.	3306		2764		4146		4681		
2	Façade S.F. (exclusive of doors and windows)	2279	100.00%	1968	100.00%	2883	100.00%	3506	100.00%	
3	Doors and Windows S.F.	1027		796		1263		1175		
4	**Primary Masonry totals**	1288	56.52%	1147	58.28%	1821	63.16%	2143	61.12%	
	• Brick s.f. (as applicable)	1043	45.77%	950	48.27%	1709	59.28%	1988	56.70%	
	• Stone s.f. (as applicable)	245	10.75%	197	10.01%	112	3.88%	155	4.42%	
5	**Masonry-Like totals**	0	0.00%	0	0.00%	0	0.00%	0	0.00%	
	• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	
	• Other Material s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%	
6	**Non-Masonry totals**	991	43.48%	821	41.72%	1062	36.84%	1363	38.88%	
	• Hardiplank s.f. (as applicable)	700	54.35%	444	22.56%	926	32.12%	1186	55.34%	
	• Hardi siding s.f. (as applicable)	291	12.77%	377	19.16%	136	4.72%	177	5.05%	

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ZC # 18-015
EXHIBIT C

PAGE 3 OF 9

REVISION

SHEET NAME:
A5.03 EXTERIOR ELEVATIONS

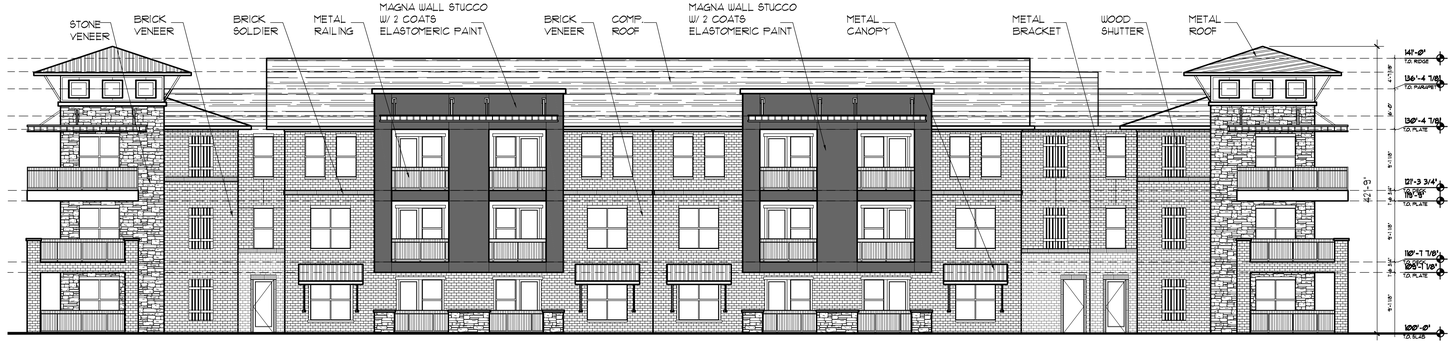
DRAWN BY:	CHECKED BY:
AAG	JMT
ORIG. DATE: 05-07-18	REV. DATE:
ISSUED FOR: ZONING	SHEET NO. A5.03
SCALE: AS NOTED	

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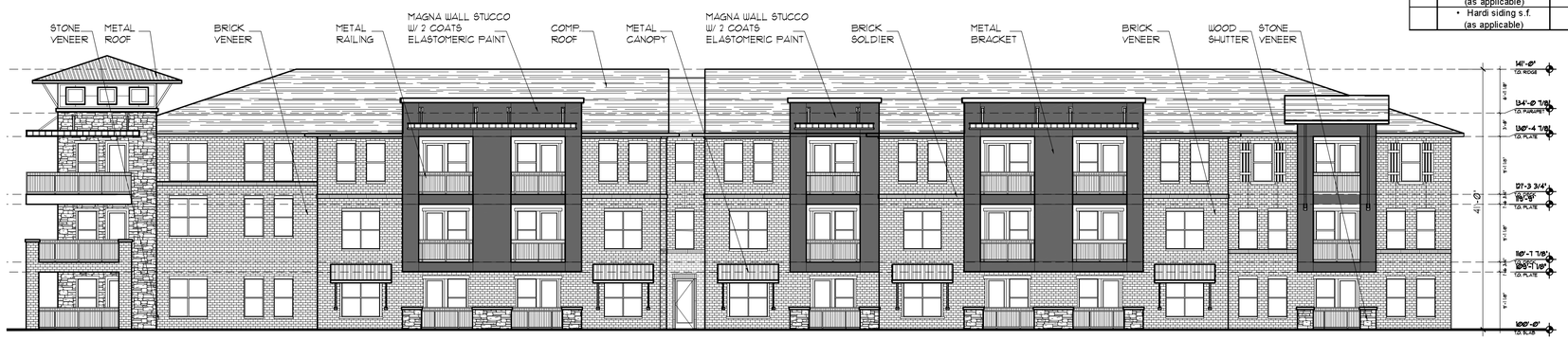
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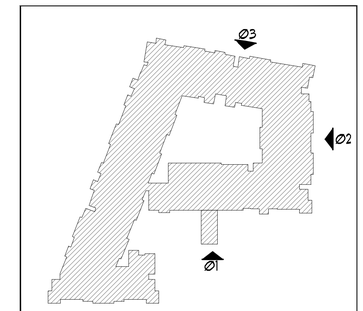
01 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



02 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



03 EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



MATERIAL TABULATION CHART
RIVERSIDE AT MANSFIELD
(INDEPENDENT LIVING CENTER)

OVERALL BUILDING ELEVATIONS

		ALL ELEVATIONS	
		SQ.FT.	%
1	Total Facade S.F.	56726	
2	Façade S.F. (exclusive of doors and windows)	39865	100.00%
3	Doors and Windows S.F.	16861	
4	**Primary Masonry totals**	28432	71.32%
	• Brick s.f. (as applicable)	24344	61.07%
	• Stone s.f. (as applicable)	4088	10.25%
5	**Masonry-Like totals**	6191	15.53%
	• Stucco s.f. (as applicable)	6191	15.53%
	• Other Material s.f. (as applicable)	0	0.00%
6	**Non-Masonry totals**	5242	13.15%
	• Hardiplank s.f. (as applicable)	3256	11.45%
	• Hardi siding s.f. (as applicable)	1986	4.98%

MATERIAL TABULATION CHART
RIVERSIDE AT MANSFIELD (INDEPENDENT LIVING CENTER)

EXHIBIT C PAGE 4 (SHEET A5.01)

		ELEVATION 01		ELEVATION 02		ELEVATION 03			
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1	Total Facade S.F.	6924		6345		7276			
2	Façade S.F. (exclusive of doors and windows)	4618	100.00%	4578	100.00%	4926	100.00%		
3	Doors and Windows S.F.	2306		1767		2350			
4	**Primary Masonry totals**	3704	80.21%	3470	75.80%	3343	67.86%		
	• Brick s.f. (as applicable)	3300	71.46%	2692	58.80%	2851	57.88%		
	• Stone s.f. (as applicable)	404	8.75%	778	16.99%	492	9.99%		
5	**Masonry-Like totals**	643	13.92%	980	21.41%	1261	25.60%		
	• Stucco s.f. (as applicable)	643	13.92%	980	21.41%	1261	25.60%		
	• Other Material s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%		
6	**Non-Masonry totals**	271	5.87%	128	2.80%	322	6.54%		
	• Hardiplank s.f. (as applicable)	0	5.87%	0	0.00%	0	0.00%		
	• Hardi siding s.f. (as applicable)	271	5.87%	128	2.80%	322	6.54%		

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ZC # 18-015
EXHIBIT C

PAGE 4 OF 9

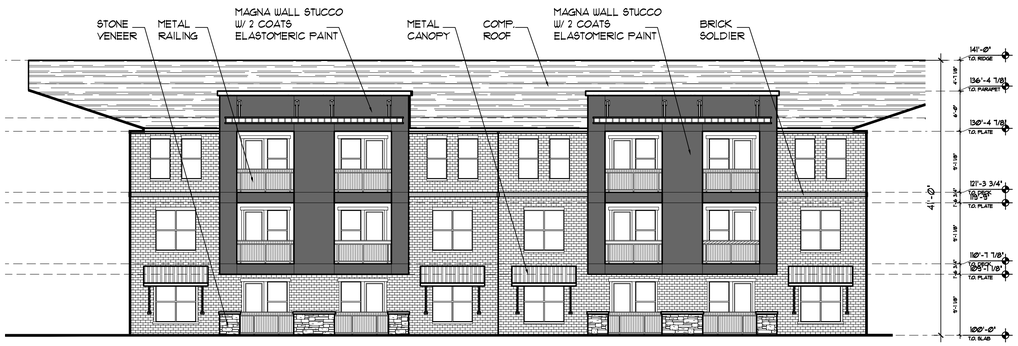
REVISION

SHEET NAME:
A5.01 EXTERIOR ELEVATIONS

DRAWN BY:	CHECKED BY:
AAG	JMT
ORIG. DATE: 05-07-18	REV. DATE:
ISSUED FOR: ZONING	SHEET NO. A5.01
SCALE: AS NOTED	

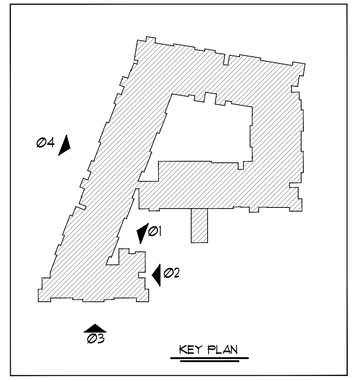
AGE RESTRICTED SENIOR LIVING FACILITY

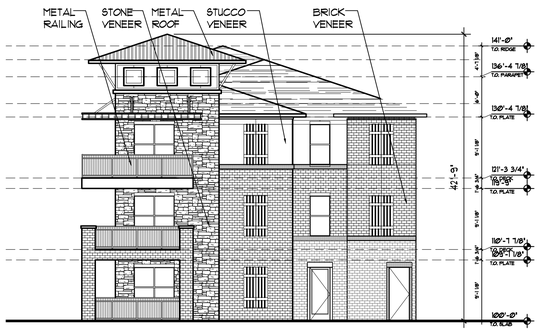
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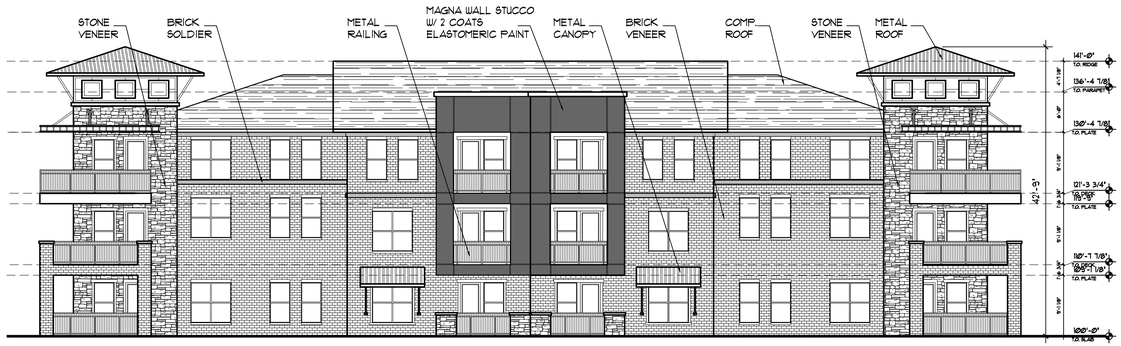
Ø2 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

MATERIAL TABULATION CHART									
RIVERSIDE AT MANSFIELD (INDEPENDENT LIVING CENTER)									
EXHIBIT C PAGE 5 (SHEET A5.02)									
		ELEVATION 01		ELEVATION 02		ELEVATION 03		ELEVATION 04	
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1	Total Facade S.F.	3676		1527		4654		11427	
2	Façade S.F. (exclusive of doors and windows)	2465	100.00%	1207	100.00%	3281	100.00%	8154	100.00%
3	Doors and Windows S.F.	1211		320		1373		3273	
4	**Primary Masonry totals**	1587	64.38%	990	82.02%	2543	77.51%	6396	78.44%
	• Brick s.f. (as applicable)	1502	60.93%	670	55.51%	1853	56.48%	5786	70.96%
	• Stone s.f. (as applicable)	85	3.45%	320	26.51%	690	21.03%	610	7.48%
5	**Masonry-Like totals**	798	32.37%	217	17.98%	562	17.13%	1730	21.22%
	• Stucco s.f. (as applicable)	798	32.37%	217	17.98%	562	17.13%	1730	21.22%
	• Other Material s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
6	**Non-Masonry totals**	80	3.25%	0	0.00%	176	5.36%	28	0.34%
	• Hardiplank s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	• Hardi siding s.f. (as applicable)	80	3.25%	0	0.00%	176	5.36%	28	0.34%

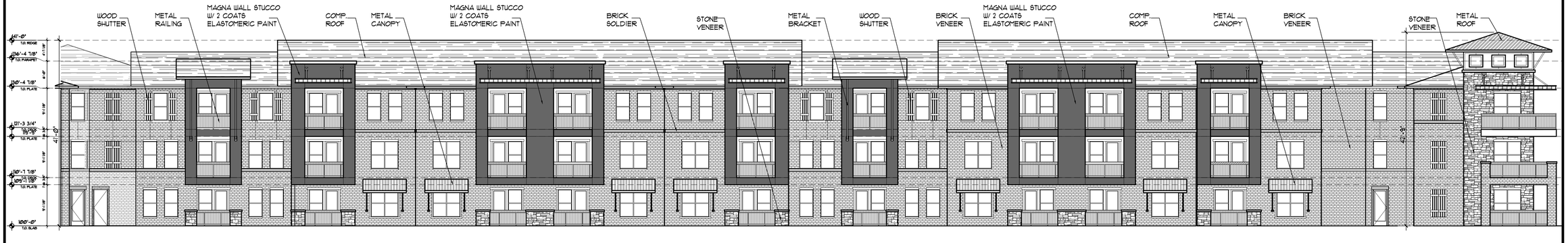




Ø2 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



Ø3 EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



Ø1 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

AGE RESTRICTED SENIOR LIVING FACILITY

RIVERSIDE at MANSFIELD

Mansfield, Texas

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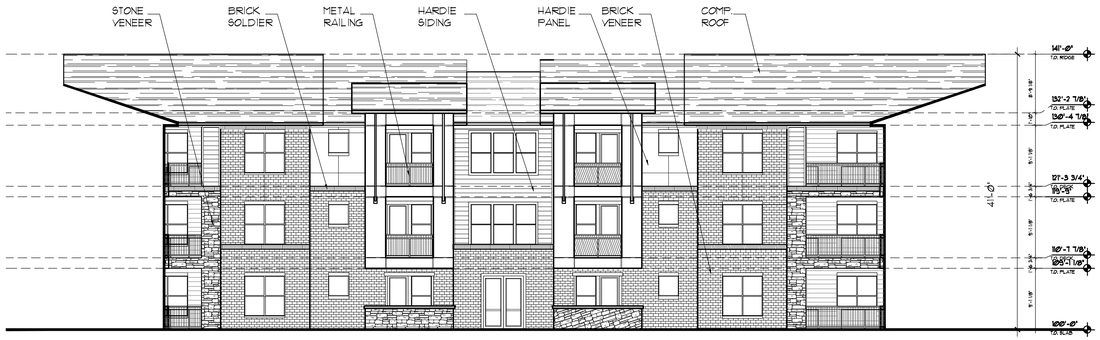
PAGE 5 OF 9

REVISION

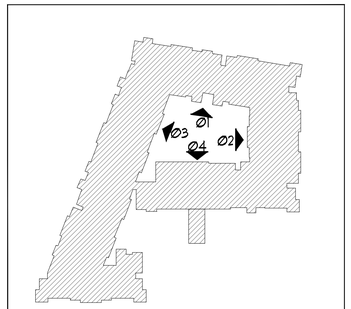
SHEET NAME:
A5.02 EXTERIOR ELEVATIONS

DRAWN BY:	CHECKED BY:
AAG	JMT
ORIG. DATE: 05-07-18	REV. DATE:
ISSUED FOR: ZONING	SHEET NO. A5.02
SCALE: AS NOTED	

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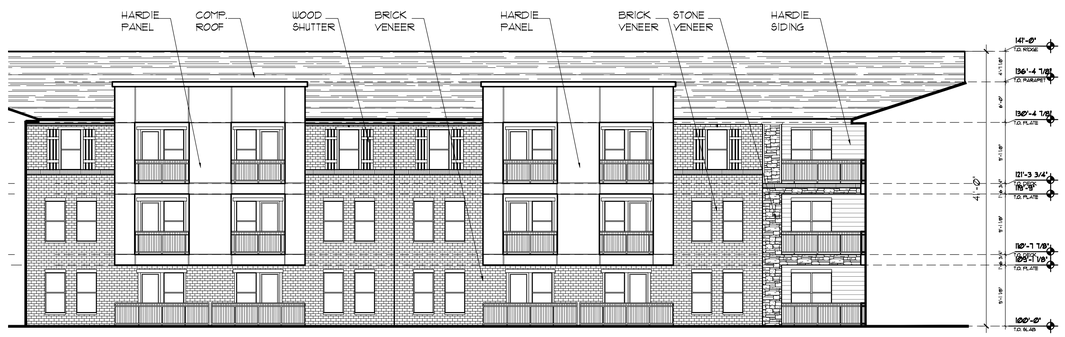
01 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



KEY PLAN



02 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"



03 EXTERIOR ELEVATION
SCALE 1/8" = 1'-0"



04 EXTERIOR ELEVATION
SCALE 3/32" = 1'-0"

MATERIAL TABULATION CHART									
RIVERSIDE AT MANSFIELD (INDEPENDENT LIVING CENTER)									
EXHIBIT C PAGE 6 (SHEET A5.03) Court Elevations									
		ELEVATION 01		**ELEVATION 02**		**ELEVATION 03**		**ELEVATION 04**	
		SQ.FT.	%	SQ.FT.	%	SQ.FT.	%	SQ.FT.	%
1	Total Facade S.F.	3306		2764		4146		4681	
2	Façade S.F. (exclusive of doors and windows)	2279	100.00%	1968	100.00%	2883	100.00%	3506	100.00%
3	Doors and Windows S.F.	1027		796		1263		1175	
4	**Primary Masonry totals**	1288	56.52%	1147	58.28%	1821	63.16%	2143	61.12%
	• Brick s.f. (as applicable)	1043	45.77%	950	48.27%	1709	59.28%	1988	56.70%
	• Stone s.f. (as applicable)	245	10.75%	197	10.01%	112	3.88%	155	4.42%
5	**Masonry-Like totals**	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	• Stucco s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
	• Other Material s.f. (as applicable)	0	0.00%	0	0.00%	0	0.00%	0	0.00%
6	**Non-Masonry totals**	991	43.48%	821	41.72%	1062	36.84%	1363	38.88%
	• Hardiplank s.f. (as applicable)	700	54.35%	444	22.56%	926	32.12%	1186	55.34%
	• Hardi siding s.f. (as applicable)	291	12.77%	377	19.16%	136	4.72%	177	5.05%

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ZC # 18-015
EXHIBIT C

PAGE 6 OF 9

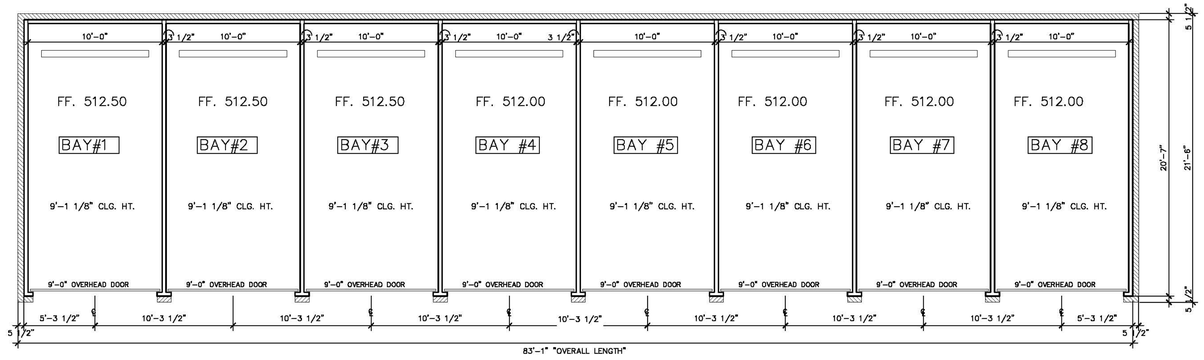
REVISION

SHEET NAME
A5.03 EXTERIOR ELEVATIONS

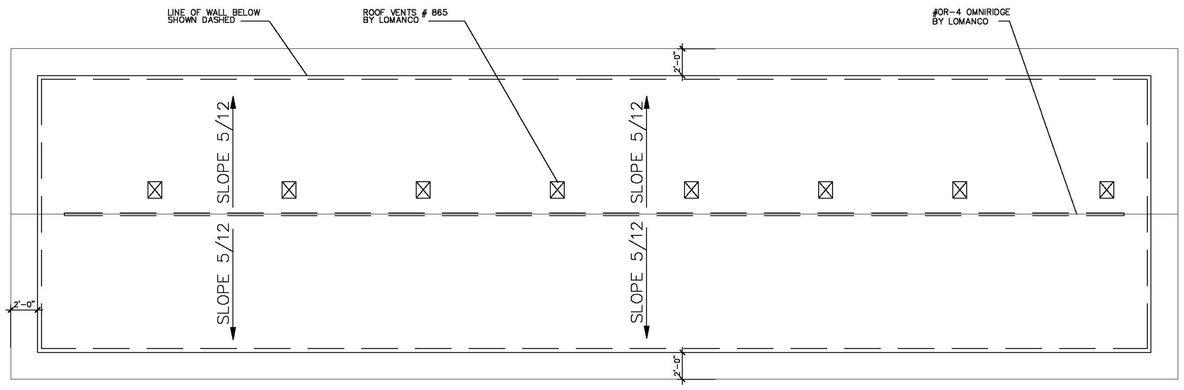
DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 05-07-18	REV. DATE:
ISSUED FOR: ZONING	SHEET NO. A5.03
SCALE: AS NOTED	

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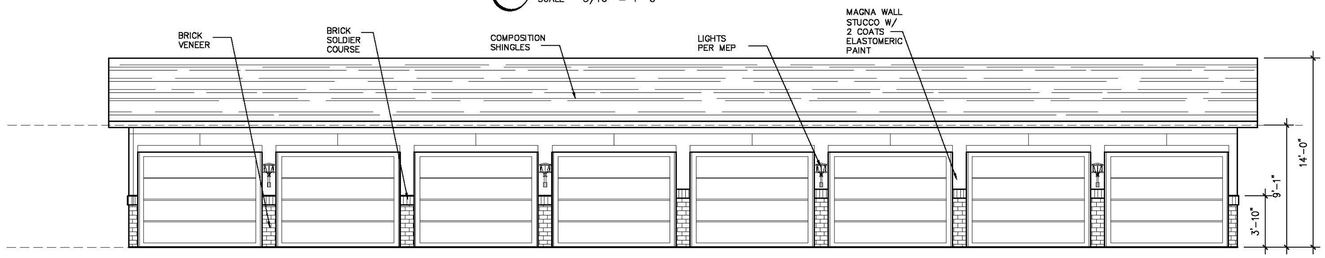
X:\Vino Patel Real Estate\Mansfield\Drawings\Riverside At Mansfield\Sheets\A5.00 Exterior Elevations\A5.01 Exterior Elevations.dwg



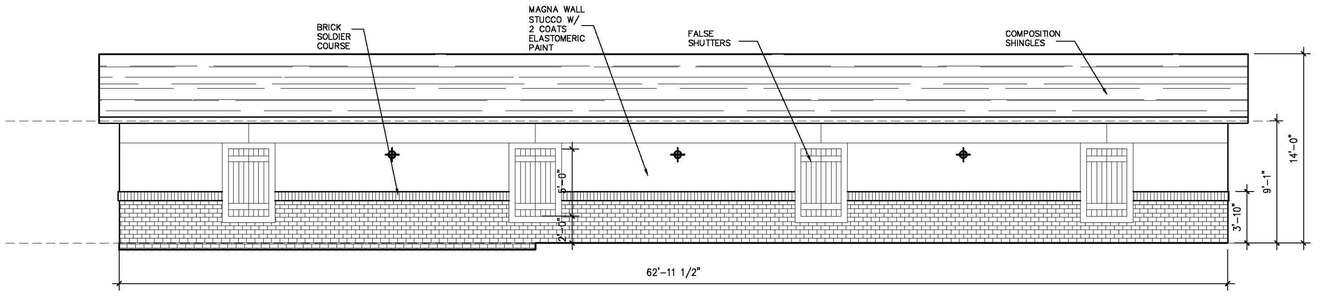
1 GARAGE–PLAN
SCALE 3/16" = 1'-0"



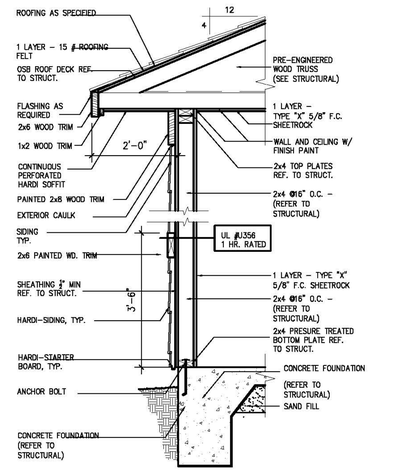
2 GARAGE – ROOF PLAN
SCALE 3/16" = 1'-0"



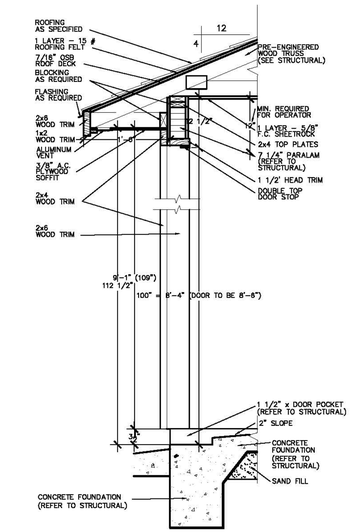
4 GARAGE – FRONT ELEVATION
SCALE 3/16" = 1'-0"



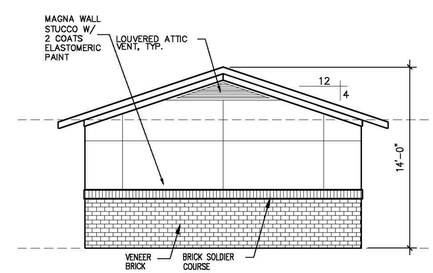
6 GARAGE – REAR ELEVATION
SCALE 3/16" = 1'-0"



3 GARAGE – WALL SECTION
SCALE 3/4" = 1'-0"



5 GARAGE – WALL SECTION
SCALE 3/4" = 1'-0"



7 GARAGE – SIDE ELEVATION
SCALE 3/16" = 1'-0"

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EXHIBIT C

PAGE 7 OF 9

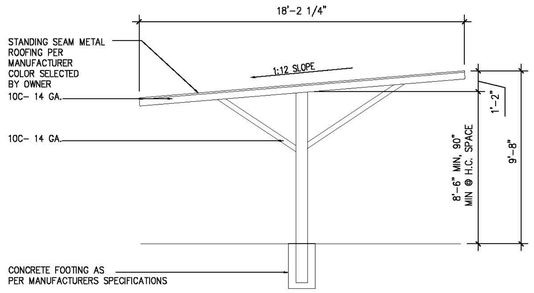
REVISION

SHEET NAME:
A11.05 GARAGE

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 05-07-18	REV. DATE:
ISSUED FOR: ZONING	SHEET NO. A11.01
SCALE: AS NOTED	

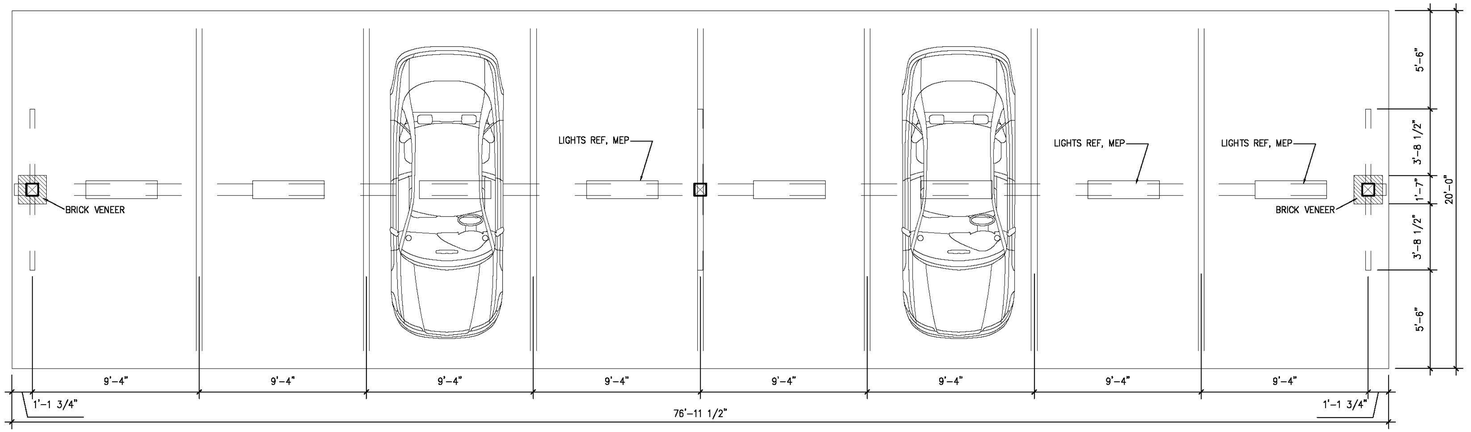
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NOTES:
1. PRE-MANUFACTURED CAR PORT REFER TO SHOP DRAWINGS
2. PER OWNER PITCHED CARPORTS TO HAVE STANDING SEAM METAL ROOFING COLOR TO BE SELECTED BY OWNER
3. 6:12 PITCHED CARPORT ROOF SHOWN

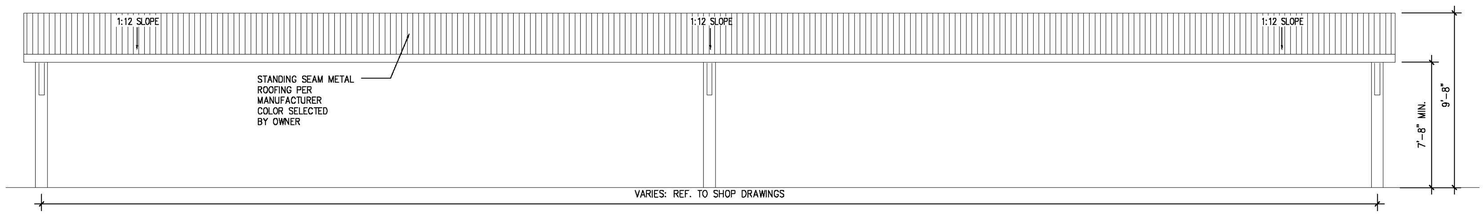


01 CARPORT ELEVATION
SCALE 1/4" = 1'-0"

SIDE



02 CARPORT PLAN
SCALE 1/4" = 1'-0"



03 CARPORT ELEVATION
SCALE 1/4" = 1'-0"

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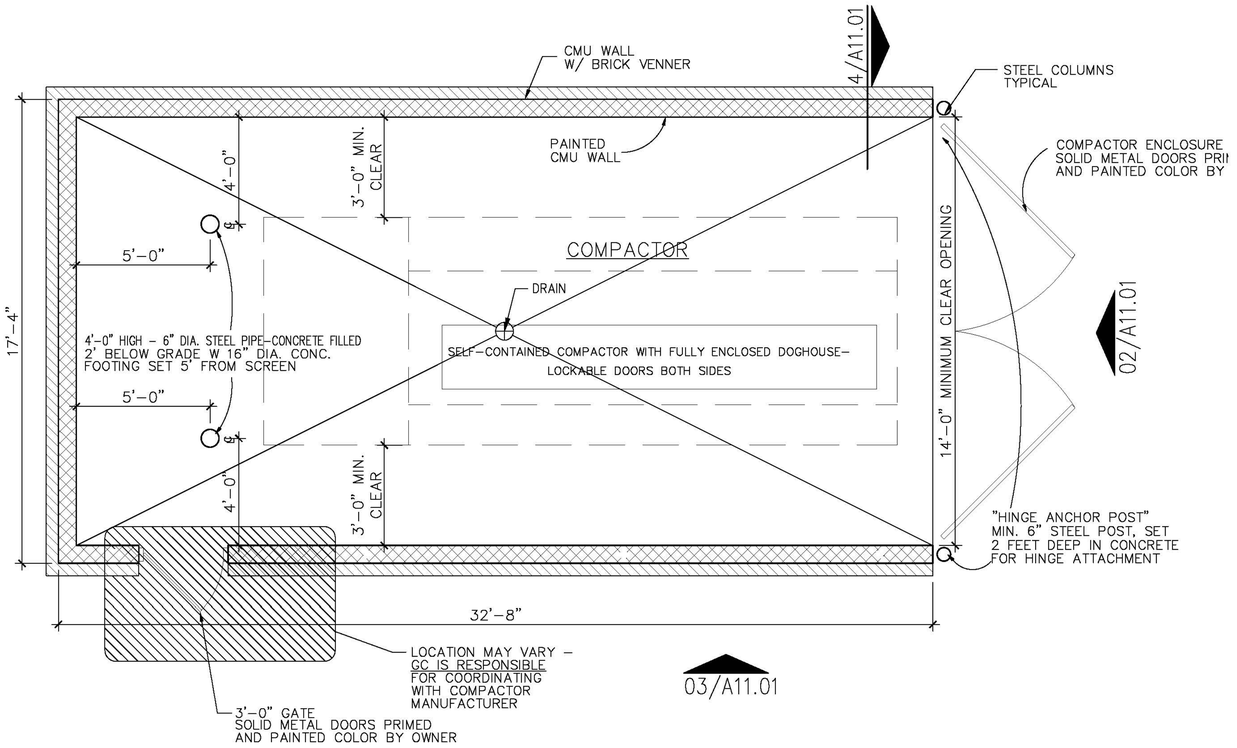
PAGE 8 OF 9

REVISION

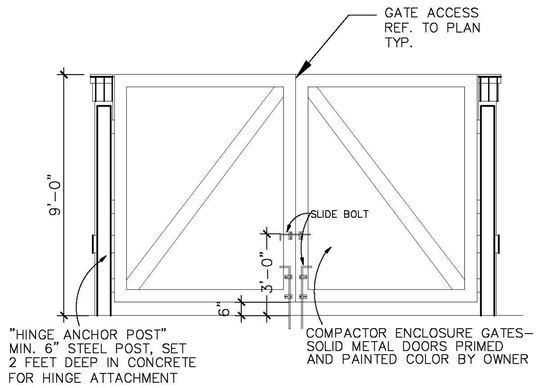
SHEET NAME:
A11.02 CARPORT DETAILS

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 05-07-18	REV. DATE:
ISSUED FOR: ZONING	SHEET NO. A11.02
SCALE: AS NOTED	

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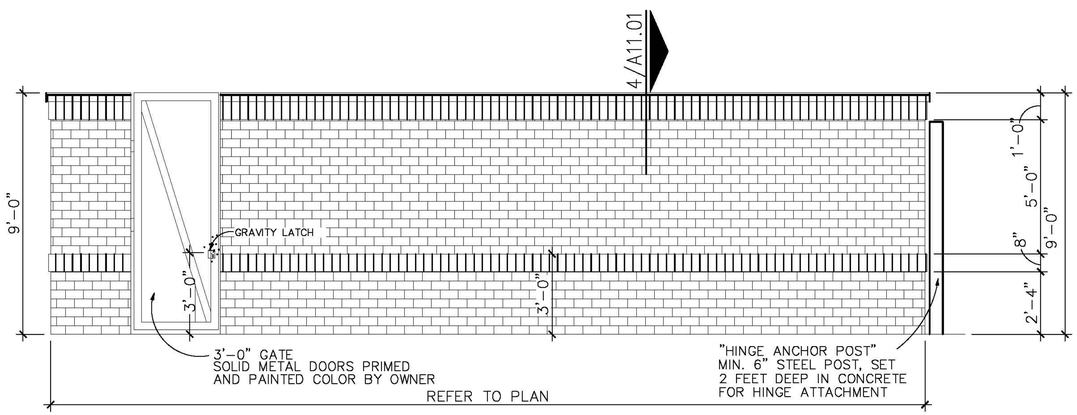


01 COMPACTOR PLAN
SCALE 3/8" = 1'-0"

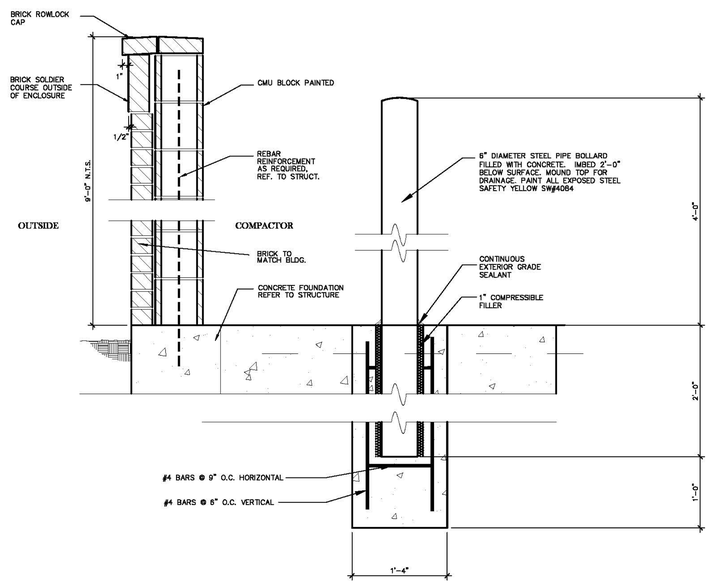


02 COMPACTOR FRONT ELEVATION
SCALE 3/8" = 1'-0"

NOTES:
- ALL GATES SHALL HAVE CROSS MEMBERS FOR BRACING
- GATE STOPS MUST BE INSTALLED ON ALL GATES TO SECURE GATE IN OPEN OR CLOSED POSITIONS.



03 COMPACTOR SIDE ELEVATION
SCALE 3/8" = 1'-0"



04 COMPACTOR WALL SECTION
SCALE 1" = 1'-0"

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PAGE 9 OF 9

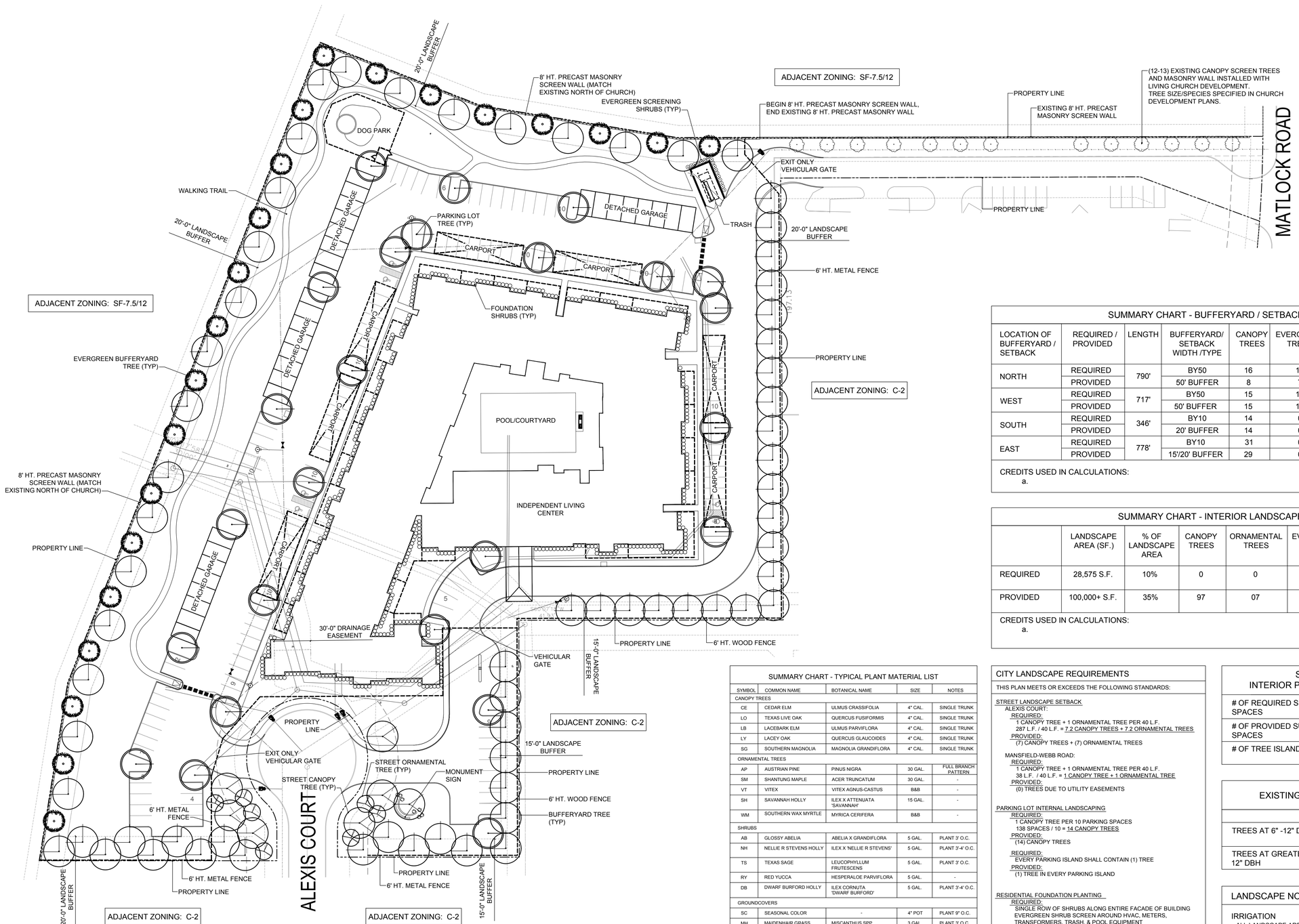
REVISION

SHEET NAME:
A11.01 COMPACTOR DETAILS

DRAWN BY: AAG	CHECKED BY: JMT
ORIG. DATE: 05-07-18	REV. DATE:
ISSUED FOR: ZONING	SHEET NO. A11.03
SCALE: AS NOTED	

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10:45:00 AM BY ARCHITECTURE GROUP



1 OVERALL LANDSCAPE PLAN

SCALE: 1"=40'-0"

GRAPHIC SCALE IN FEET (0, 40, 80)

SUMMARY CHART - BUFFERYARD / SETBACKS							
LOCATION OF BUFFERYARD / SETBACK	REQUIRED / PROVIDED	LENGTH	BUFFERYARD/ SETBACK WIDTH /TYPE	CANOPY TREES	EVERGREEN TREES	SHRUBS	SCREENING WALL HEIGHT / MATERIAL
NORTH	REQUIRED	790'	BY50	16	16	0	SW6
	PROVIDED		50' BUFFER	8	7	0	8' HT. MASONRY WALL
WEST	REQUIRED	717'	BY50	15	15	0	SW6
	PROVIDED		50' BUFFER	15	15	0	8' HT. MASONRY WALL
SOUTH	REQUIRED	346'	BY10	14	0	0	SW6
	PROVIDED		20' BUFFER	14	0	0	6' HT. METAL FENCE
EAST	REQUIRED	778'	BY10	31	0	0	SW6
	PROVIDED		15'/20' BUFFER	29	0	0	6' HT. METAL/WOOD FENCE
CREDITS USED IN CALCULATIONS: a.							

SUMMARY CHART - INTERIOR LANDSCAPE							
	LANDSCAPE AREA (SF.)	% OF LANDSCAPE AREA	CANOPY TREES	ORNAMENTAL TREES	EVERGREEN TREES	SHRUBS	GROUNDCOVER (SF.)
REQUIRED	28,575 S.F.	10%	0	0	0	0	0
PROVIDED	100,000+ S.F.	35%	97	07	22	745	N/A
CREDITS USED IN CALCULATIONS: a.							

SUMMARY CHART - TYPICAL PLANT MATERIAL LIST				
SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	NOTES
CANOPY TREES				
CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CAL.	SINGLE TRUNK
LO	TEXAS LIVE OAK	QUERCUS FUSIFORMIS	4" CAL.	SINGLE TRUNK
LB	LACEBARK ELM	ULMUS PARVIFLORA	4" CAL.	SINGLE TRUNK
LY	LACEY OAK	QUERCUS GLAUCOIDES	4" CAL.	SINGLE TRUNK
SG	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	4" CAL.	SINGLE TRUNK
ORNAMENTAL TREES				
AP	AUSTRIAN PINE	PINUS NIGRA	30 GAL.	FULL BRANCH PATTERN
SM	SHANTUNG MAPLE	ACER TRUNCATUM	30 GAL.	-
VT	VITEX	VITEX AGNUS-CASTUS	B&B	-
SH	SAVANNAH HOLLY	ILEX X ATTENUATA 'SAVANNAH'	15 GAL.	-
WM	SOUTHERN WAX MYRTLE	MYRICA CERIFERA	B&B	-
SHRUBS				
AB	GLOSSY ABELIA	ABELIA X GRANDIFLORA	5 GAL.	PLANT 3' O.C.
NH	NELLIE R STEVENS HOLLY	ILEX X 'NELLIE R STEVENS'	5 GAL.	PLANT 3'-4' O.C.
TS	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GAL.	PLANT 3' O.C.
RY	RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	-
DB	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	PLANT 3'-4' O.C.
GROUNDCOVERS				
SC	SEASONAL COLOR	-	4" POT	PLANT 9" O.C.
MH	MAIDENHAIR GRASS	MISCANTHUS SPP.	3 GAL.	PLANT 3' O.C.
WC	WINTER CREEPER	EUONYMUS FORTUNEII	4" POT	PLANT 12" O.C.
OJ	MONDO GRASS	OPHIOPOGON JAPONICUS	4" POT	PLANT 12" O.C
SOD	BERMUDA GRASS	CYNODON DACTYLON	-	

CITY LANDSCAPE REQUIREMENTS

THIS PLAN MEETS OR EXCEEDS THE FOLLOWING STANDARDS:

STREET LANDSCAPE SETBACK
ALEXIS COURT:
REQUIRED:
1 CANOPY TREE + 1 ORNAMENTAL TREE PER 40 L.F.
287 L.F. / 40 L.F. = 7.2 CANOPY TREES + 7.2 ORNAMENTAL TREES
PROVIDED:
(7) CANOPY TREES + (7) ORNAMENTAL TREES

MANSFIELD-WEBB ROAD:
REQUIRED:
1 CANOPY TREE + 1 ORNAMENTAL TREE PER 40 L.F.
38 L.F. / 40 L.F. = 1 CANOPY TREE + 1 ORNAMENTAL TREE
PROVIDED:
(0) TREES DUE TO UTILITY EASEMENTS

PARKING LOT INTERNAL LANDSCAPING
REQUIRED:
1 CANOPY TREE PER 10 PARKING SPACES
138 SPACES / 10 = 14 CANOPY TREES
PROVIDED:
(14) CANOPY TREES

REQUIRED:
EVERY PARKING ISLAND SHALL CONTAIN (1) TREE
PROVIDED:
(1) TREE IN EVERY PARKING ISLAND

RESIDENTIAL FOUNDATION PLANTING
REQUIRED:
SINGLE ROW OF SHRUBS ALONG ENTIRE FACADE OF BUILDING EVERGREEN SHRUB SCREEN AROUND HVAC, METERS, TRANSFORMERS, TRASH, & POOL EQUIPMENT
PROVIDED:
SINGLE ROW OF SHRUBS ALONG ENTIRE FACADE OF BUILDING EVERGREEN SHRUB SCREEN AROUND HVAC, METERS, TRANSFORMERS, TRASH, & POOL EQUIPMENT

SUMMARY CHART INTERIOR PARKING LOT LANDSCAPING	
# OF REQUIRED SURFACE PARKING SPACES	217
# OF PROVIDED SURFACE PARKING SPACES	138
# OF TREE ISLANDS PROVIDED	25

EXISTING TREE CREDIT SUMMARY		
	CANOPY	UNDERSTORY
TREES AT 6" -12" DBH	N/A	N/A
TREES AT GREATER THAN 12" DBH	N/A	N/A

LANDSCAPE LEGEND

- STREET TREE 3.5" CALIPER MINIMUM
- BUFFERYARD DECIDUOUS TREE 3.5" CALIPER MINIMUM
- PARKING LOT TREE 3.5" CALIPER MINIMUM
- BUFFERYARD EVERGREEN TREE 3.5" CALIPER MINIMUM
- ORNAMENTAL TREE 30 GALLON MIN.
- EVERGREEN SCREENING SHRUBS 3' HT. MINIMUM
- BUILDING FOUNDATION SHRUB 3' HT. MINIMUM
- EXISTING TREE TO BE SAVED
- EXISTING TREE TO BE REMOVED
- GROUNDCOVER

LANDSCAPE NOTES

IRRIGATION

ALL LANDSCAPE AREAS SHALL BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, UTILIZING DRIP TUBING AND OTHER LOW WATER-USE MATERIALS AND TECHNIQUES AS DESIGN ALLOWS. THE SYSTEM WILL BE EQUIPPED WITH RAIN STAT AND FREEZE SENSOR, AS WELL AS PROGRAMMABLE CONTROLLER.

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 THE LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPE. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE.

AGE RESTRICTED SENIOR LIVING FACILITY

ISSUES:
1 04-16-18 ISSUE FOR PERMIT

REVISIONS:
1 05-07-18 PER CITY COMMENTS
2 05-15-18 PER CITY COMMENTS
3 05-31-18 PER CITY COMMENTS

CLIENT:

RIVERSIDE AT MANSFIELD

MANSFIELD, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT BRANDON H. MEEKS 2485 STATE OF TEXAS 05-31-18

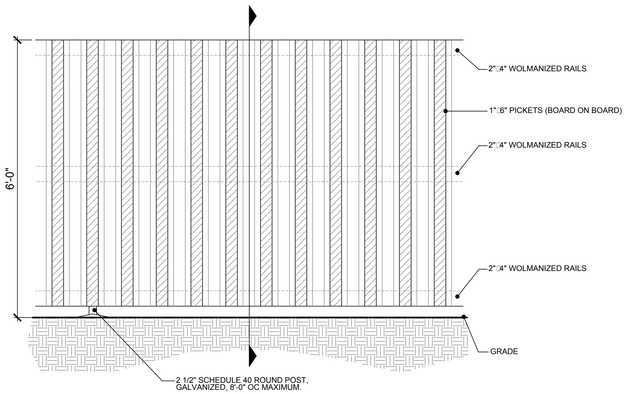
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RIVERSIDE AT MANSFIELD

MANSFIELD, TEXAS

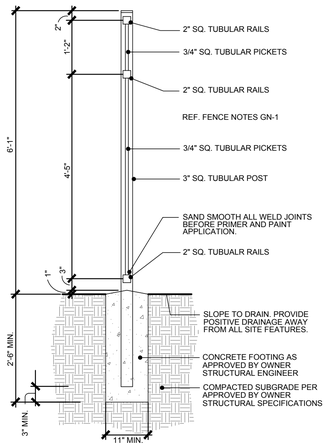
JOB NUMBER: ARR-1807

EXHIBIT D - LANDSCAPE PLAN ZC#18-015



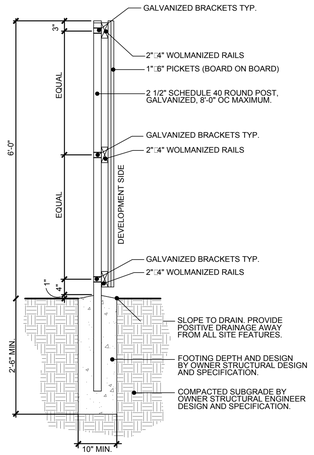
6'-0" HT. WOOD FENCE ELEVATION

SCALE: 1"=1'-0"



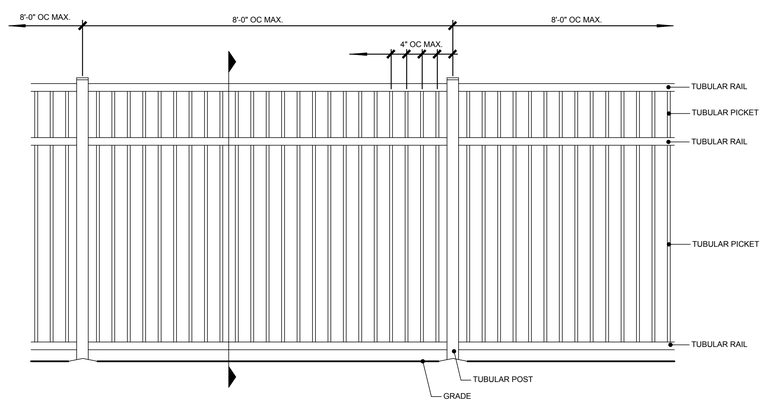
6'-0" HT. METAL PERIMETER FENCE SECTION

SCALE: 1"=1'-0"



6' HT. WOOD FENCE/WOOD SCREEN SECTION

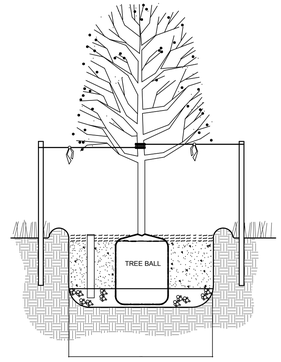
SCALE: 1"=1'-0"



6'-0" HT. METAL PERIMETER FENCE ELEVATION

SCALE: 1"=1'-0"

NOTES:
1) MARK THE NORTH SIDE OF TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
2) AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3) STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6) AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
7) WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8) COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9) DEEP WATER ALL PLANTS AT THE TIME OF PLANTING.



REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WILT PRUF OR EQUAL (IF LEAFED OUT).

ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.

SET TREE VERTICAL, STAKE UP TO 3" CALIPER TREES WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES. STAKE TREES OVER 3" CALIPER WITH 3 EVENLY SPACED POSTS. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT BAG FOR SWAY. PROVIDE FLAGGING TAPE WITH MINIMUM 6" DANGLING. SET STAKES IN MINIMUM 18" FIRM SOIL. REMOVE STAKES WITHIN 12-18 MONTHS OF PLANTING.

TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL. POSITION ROOT FLARE AT GRADE.

3-4" DEPTH OF SPECIFIED MULCH. PROVIDE A 6" DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE FABRIC UNDER MULCH. NO RIM FOR TREES LOCATED IN TURF AREAS.

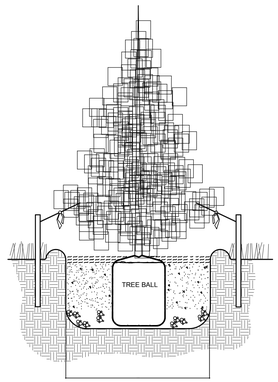
SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

DECIDUOUS TREE PLANTING DETAIL

3" CAL. MINIMUM — N.T.S.

NOTES:
1) DO NOT REMOVE OR CUT LEADER.
2) PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
3) DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
4) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5) AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
6) MARK THE NORTH SIDE OF TREE IN THE NURSERY AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
7) PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
8) ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.



REMOVE TWINE FROM BRANCHES ON TREES TIED UP FOR SHIPPING. SPRAY WITH WILT PRUF OR EQUAL (IF LEAFED OUT).

ORANGE FLUORESCENT FLAGGING ON WIRE FOR SAFETY.

SET TREE VERTICAL, STAKE TREES SMALLER THAN 6" WITH TWO POSTS ON THE LEEWARD AND WINDWARD SIDES. STAKE TREES 6' HEIGHT AND GREATER WITH 3 METAL ANGLE IRONS, PLACED 120 DEGREES APART. USE NYLON STRAP WITH GROMMETS BELOW MIDPOINT OF TREE. TIGHTEN #10 GUY WIRE BY TWISTING. PROTECT BRANCHES FROM TOUCHING WIRE. ALLOW A SLIGHT SAG FOR SWAY. PROVIDE FLAGGING FOR VISIBILITY. SET STAKES IN MINIMUM 18" SOIL. REMOVE STAKES WITHIN 12-18 MONTHS OF PLANTING.

TRUNK FLARE MUST BE VISIBLE AT TOP OF ROOTBALL. POSITION ROOT FLARE AT GRADE.

3-4" DEPTH OF SPECIFIED MULCH. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK. DO NOT PLACE LANDSCAPE FABRIC UNDER MULCH.

PROVIDE A 6" DIAMETER WOOD MULCH RING AND 6" PLANTING RIM FOR TREES IN DRYLAND PLANTING BEDS AND IN IRRIGATED NATIVE SEED AREAS WHERE IRRIGATION ZONES ARE TO BE SHUT DOWN AFTER ESTABLISHMENT. PROVIDE SAUCER ON DOWNHILL SIDE ON SLOPES. NO RIM FOR TREES IN IRRIGATED TURF AREAS.

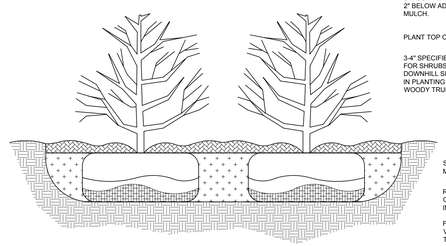
SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

AFTER TREE IS POSITIONED, REMOVE ALL TWINE, ROPE, PLASTIC, WIRE, BURLAP, AND RUBBER.

EVERGREEN TREE PLANTING DETAIL

N.T.S.

NOTES:
1) PRUNE ONLY DEAD OR BROKEN BRANCHES AND WEAK OR NARROW CROTCHES.
2) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
3) DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
4) AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5) ALL SHRUBS IN ROCK AREAS TO RECEIVE SHREDDED MULCH RINGS.
6) DEEP WATER ALL PLANTS AT TIME OF PLANTING.



SET SHRUBS VERTICAL. SHRUB SPACING AS PER PLANS. LAYOUT VARIES. FINISHED GRADE OF SHRUB BED TO BE 2" BELOW ADJACENT FINISH GRADE AT EDGE TO HOLD MULCH.

PLANT TOP OF ROOTBALL AT GRADE.

3-4" SPECIFIED ORGANIC MULCH. PROVIDE 6" PLANTING RIM FOR SHRUBS NOT IN PLANTING BED. PROVIDE SAUCER ON DOWNHILL SIDE OF SLOPES. NO PLANTING RIM FOR SHRUBS IN PLANTING BED. KEEP MULCH AWAY FROM CONTACT WITH WOODY TRUNK.

SCARIFY SIDES OF PLANTING PIT. BACKFILL WITH AMENDED SOIL MIX. ROOTBALL SHALL REST ON FIRM, UNDISTURBED SOIL.

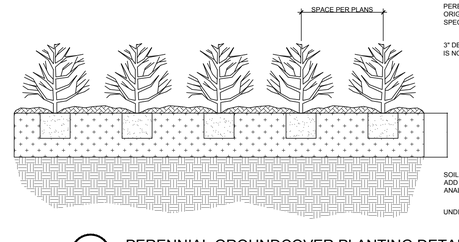
REMOVE ALL PACKAGING MATERIAL. FOR POT BOUND PLANTS ONLY: MAKE 4-5 VERTICAL CUTS IN ROOTBALL 1" DEEP. PLANT IMMEDIATELY.

FOR ROOT BIND AT BOTTOM OF BALL: SPLIT ROOTBALL VERTICALLY FROM BOTTOM HALFWAY TO TOP. SPREAD THE TWO HALVES OVER A MOUND OF SOIL IN THE PLANTING HOLE.

SHRUB PLANTING DETAIL

N.T.S.

NOTES:
1) KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2) PLANT GROUND COVERS AND PERENNIALS LEVEL AND AT GRADE.
3) PRUNE ALL DEAD OR BROKEN PARTS PRIOR TO PLANTING.
4) AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5) ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



PERENNIALS - SIZE AS SPECIFIED IN PLANS. PLANT AT ORIGINAL NURSERY DEPTH. PROVIDE DRIP EMITTERS AS SPECIFIED IN IRRIGATION PLANS.

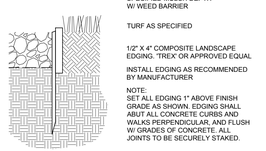
3" DEPTH ORGANIC MULCH. WEED BARRIER FABRIC IS NOT RECOMMENDED IN MOST PERENNIAL BEDS.

SOIL TO BE WELL CULTIVATED TO A MINIMUM DEPTH OF 6". ADD SOIL AMENDMENTS AS SPECIFIED BASED ON SOILS ANALYSIS.

UNDISTURBED SOIL

PERENNIAL GROUNDCOVER PLANTING DETAIL

N.T.S.



SPECIFIED MULCH DEPTH W/ WEED BARRIER

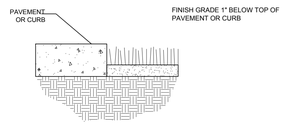
TURF AS SPECIFIED

1/2" X 4" COMPOSITE LANDSCAPE EDGING. "TREX" OR APPROVED EQUAL

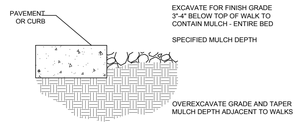
INSTALL EDGING AS RECOMMENDED BY MANUFACTURER

NOTE:
SET ALL EDGING 1" ABOVE FINISH GRADE AS SHOWN. EDGING SHALL ABUT ALL CONCRETE CURBS AND WALKS PERPENDICULAR, AND FLUSH W/ GRADES OF CONCRETE. ALL JOINTS TO BE SECURELY STAKED.

EDGER



GRASS ADJACENT TO PAVEMENT OR CURB



MULCH ADJACENT TO WALKWAY

EDGE TREATMENT DETAILS

N.T.S.

LANDSCAPE MAINTENANCE NOTE:

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.

AGE RESTRICTED SENIOR LIVING FACILITY

ISSUES:

1	04-16-18	ISSUE FOR PERMIT

REVISIONS:

1	05-07-18	PER CITY COMMENTS
2	05-15-18	PER CITY COMMENTS
3	05-31-18	PER CITY COMMENTS

CLIENT:

RIVERSIDE AT MANSFIELD

MANSFIELD, TEXAS

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH (972) 690-7474
F (972) 690-7878

REGISTERED LANDSCAPE ARCHITECT — BRANDON H. MEEKS — 2485 — STATE OF TEXAS — 05-31-18

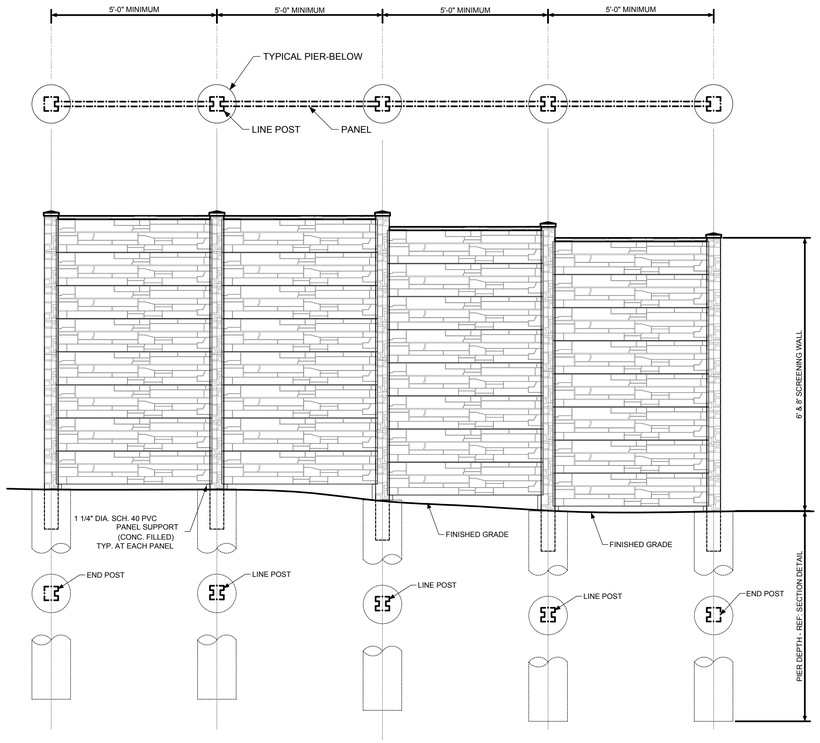
PERMIT

RIVERSIDE AT MANSFIELD

MANSFIELD, TEXAS

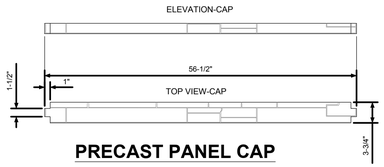
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EXHIBIT D - LANDSCAPE DETAILS
ZC#18-015

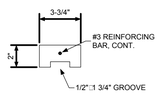


ELEVATION - 6' & 8' SCREENING WALL AND PIERS

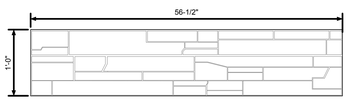
NOTE: ALL REINFORCING, FOOTING, AND PIERS TO BE DESIGNED BY STRUCTURAL ENGINEER



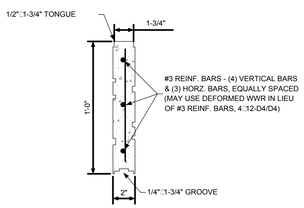
PRECAST PANEL CAP



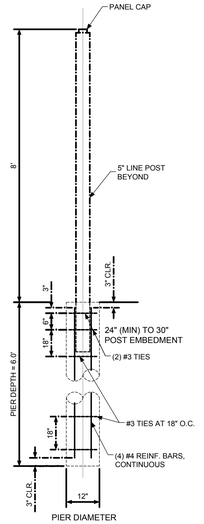
PRECAST CAP - SECTION



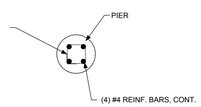
PRECAST STANDARD PANEL



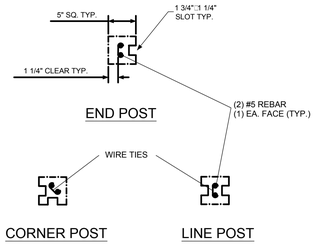
PRECAST PANEL - SECTION



8' WALL



PLAN VIEW



SECTION- 8' SCREENING WALL POST

SECTION - 8' SCREENING WALL AND PIER

1 8' HT. PRE-CAST MASONRY SCREEN WALL
NTS

AGE RESTRICTED SENIOR LIVING FACILITY

ISSUES:

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REGISTERED LANDSCAPE ARCHITECT — BRANDON H. MEEKS — 2485 — STATE OF TEXAS
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