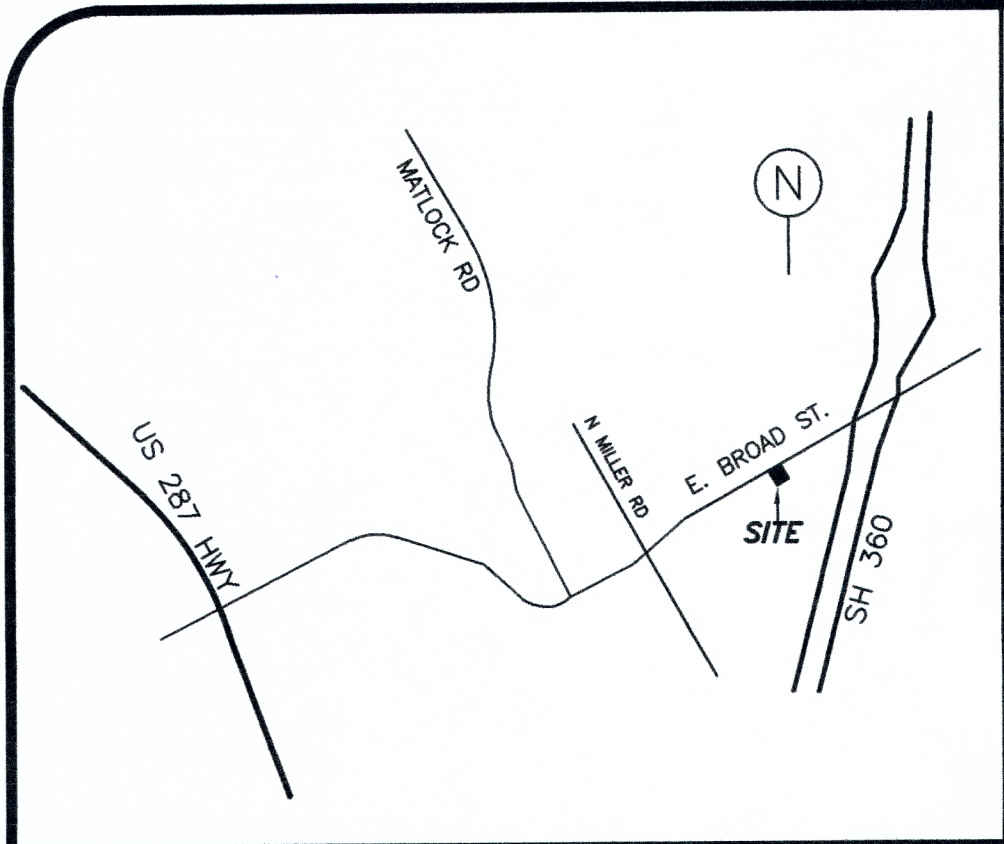
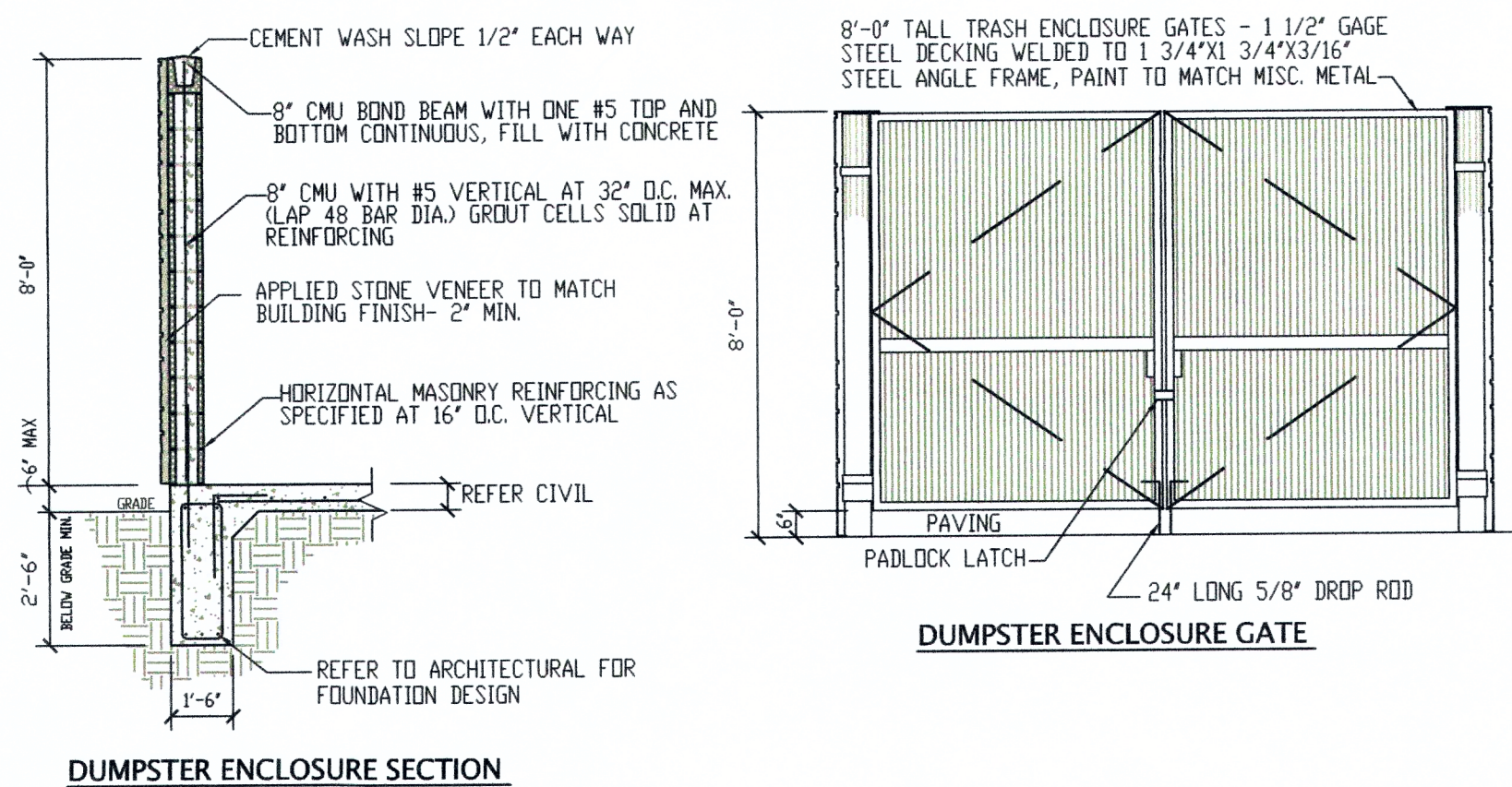
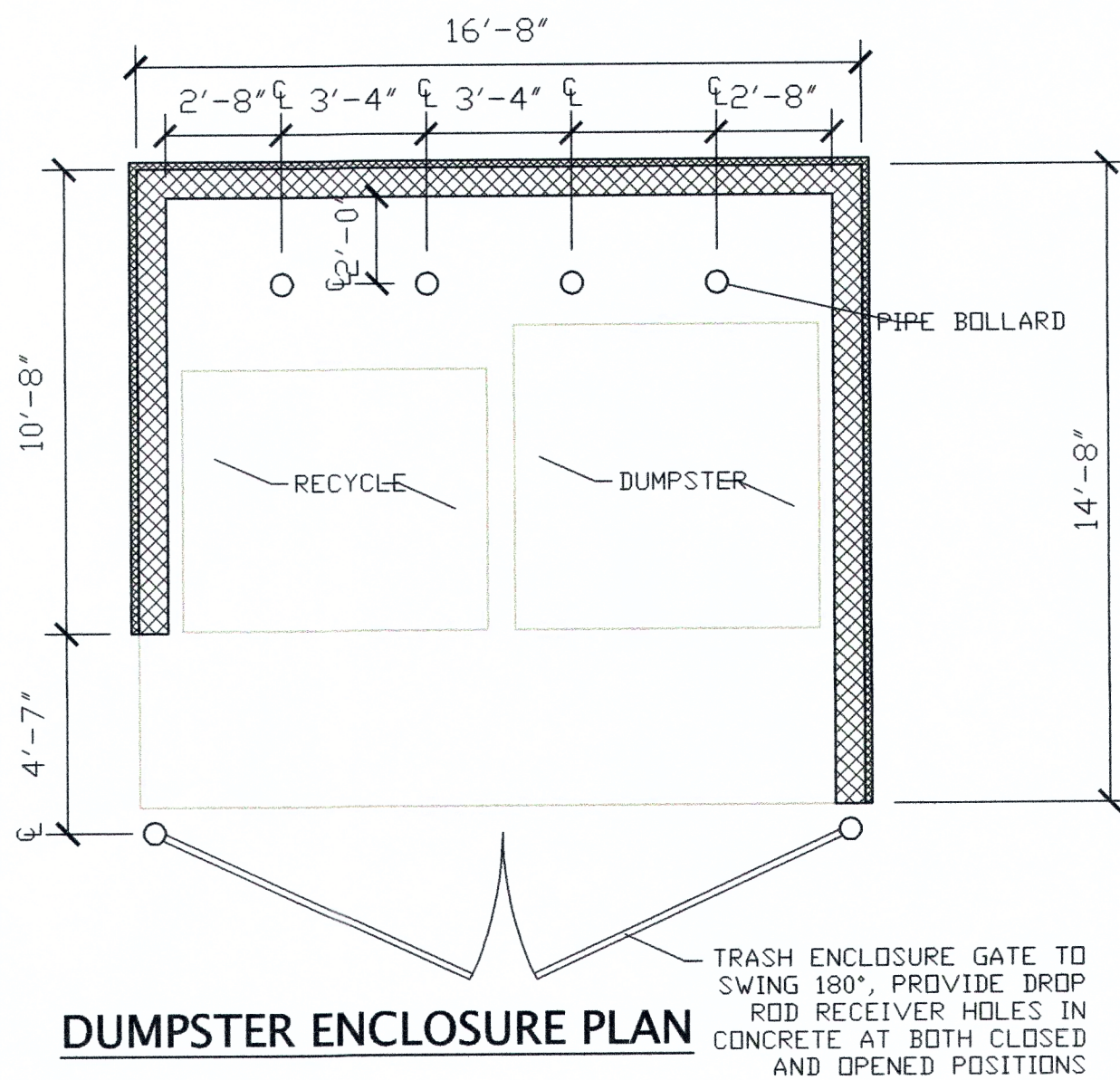
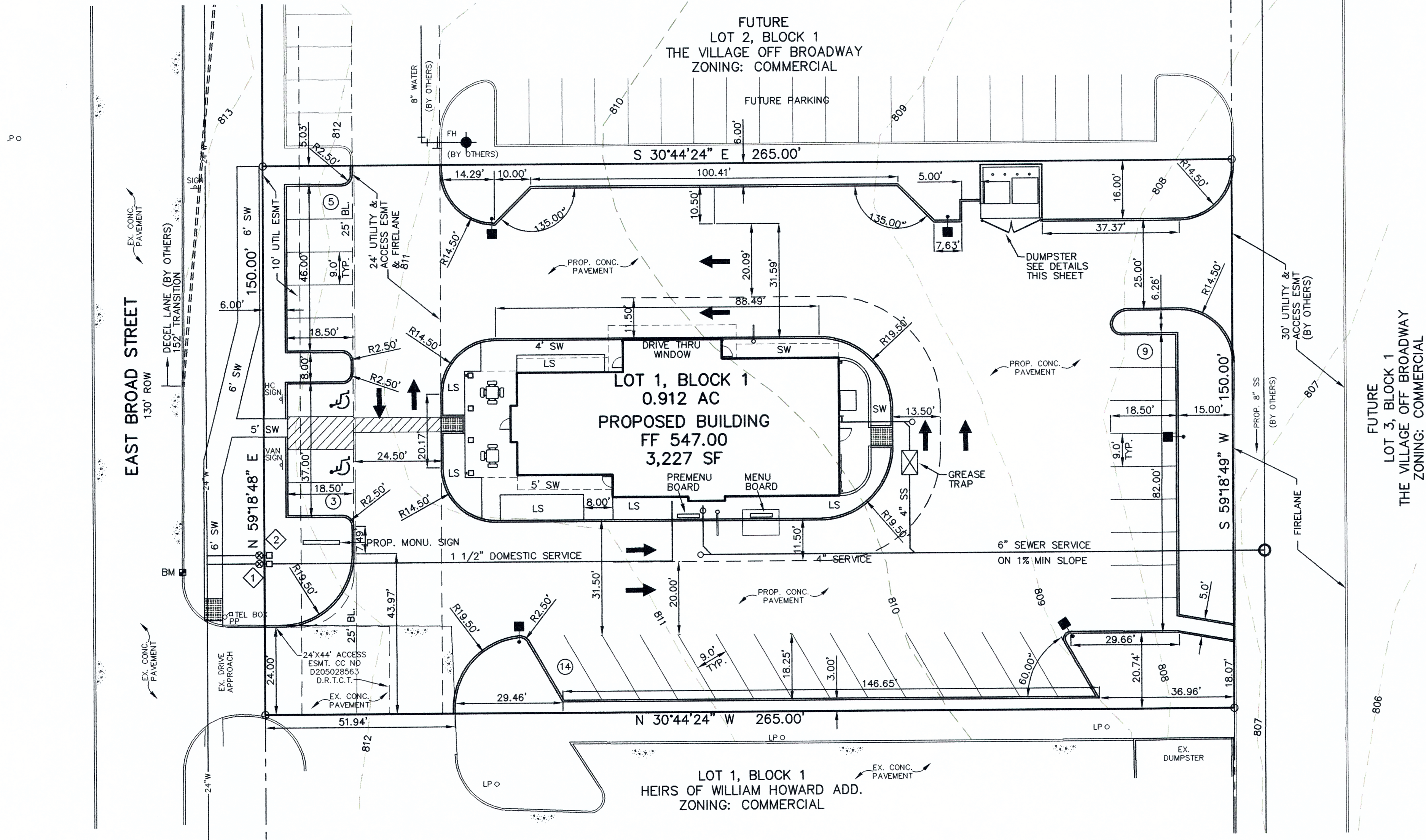


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LOCATION MAP
NTS



WATER METERS					
ID	TYPE	SIZE	NO.	SAN. SEW.	REMARK
1	DOM.	1"	1	6"	PROPOSED
2	IRR.	1"	1	N/A	PROPOSED

BENCHMARK: SQUARE CUT ON TOP OF CURB AT END OF EAST RADIUS
RETURN APPROXIMATELY 40 EAST OF NORTHWEST
CORNER.
ELEVATION = 612.55'

OWNER: BRYAN KEY
2204 WEST HARRIS RD.
ARLINGTON, TX. 76001
PH: (817) 991-5293

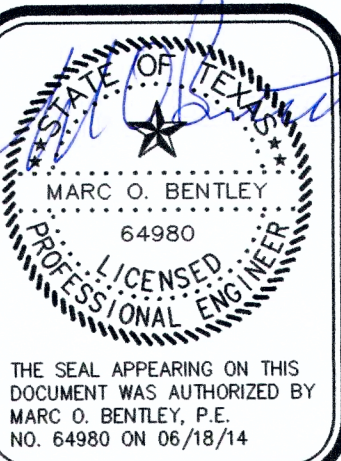
ENGINEER: MARC BENTLEY, P.E.
BENTLEY ENGINEERING, INC.
1855 EMERALD BAY DR.
ROCKWALL, TEXAS 75087
(214) 957-1406

MONUMENT SIGN DETAIL



DETAILED SITE PLAN
THE VILLAGE OFF BROADWAY
CHICKEN EXPRESS
BEING 0.912 ACRE TRACT OUT OF THE
WILLIAM HOWARD SURVEY, ABSTRACT 690
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
JUNE 2, 2014
1 LOT

Bentley
ENGINEERING, INC.
FIRM REG. NO. 674
1855 EMERALD BAY
ROCKWALL, TEXAS 75087
PH: 214.957.1406



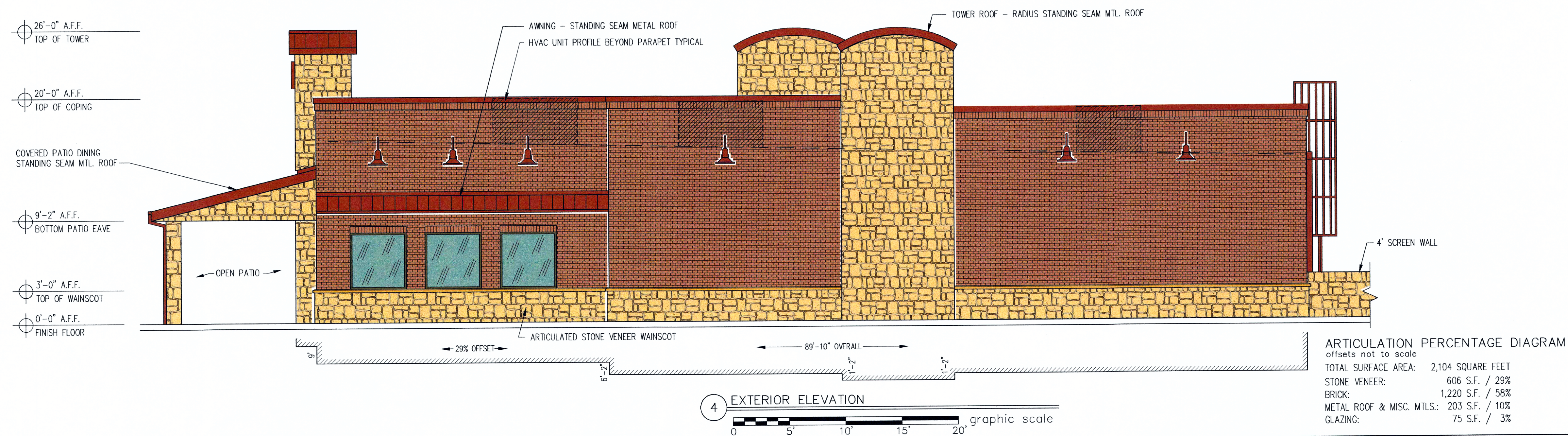
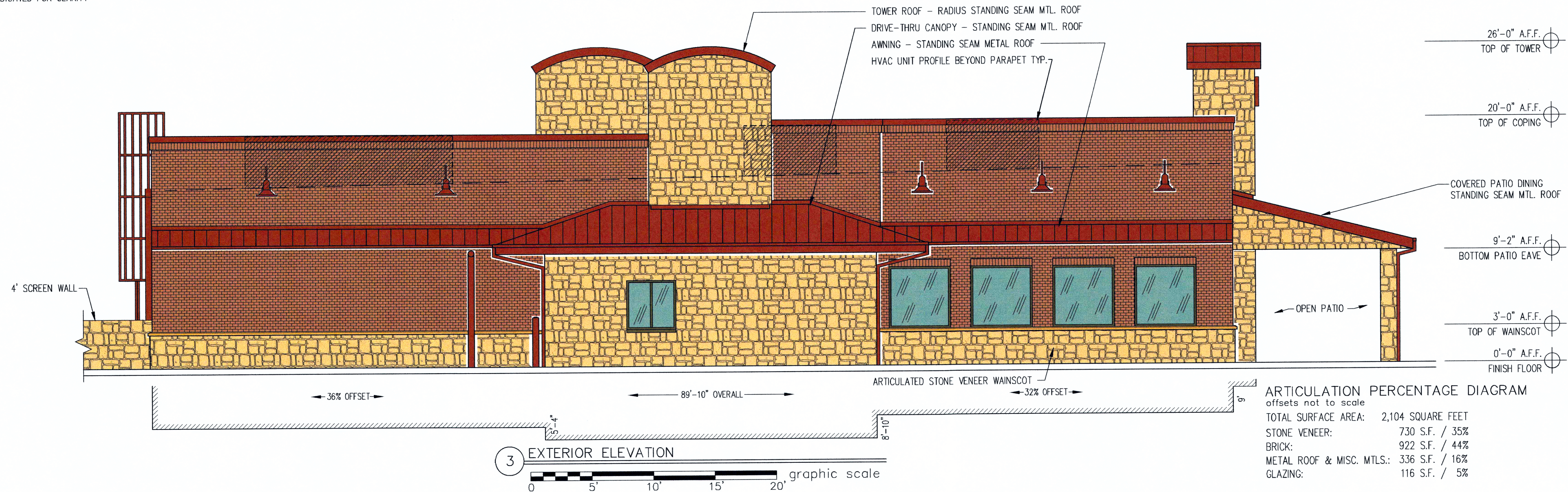
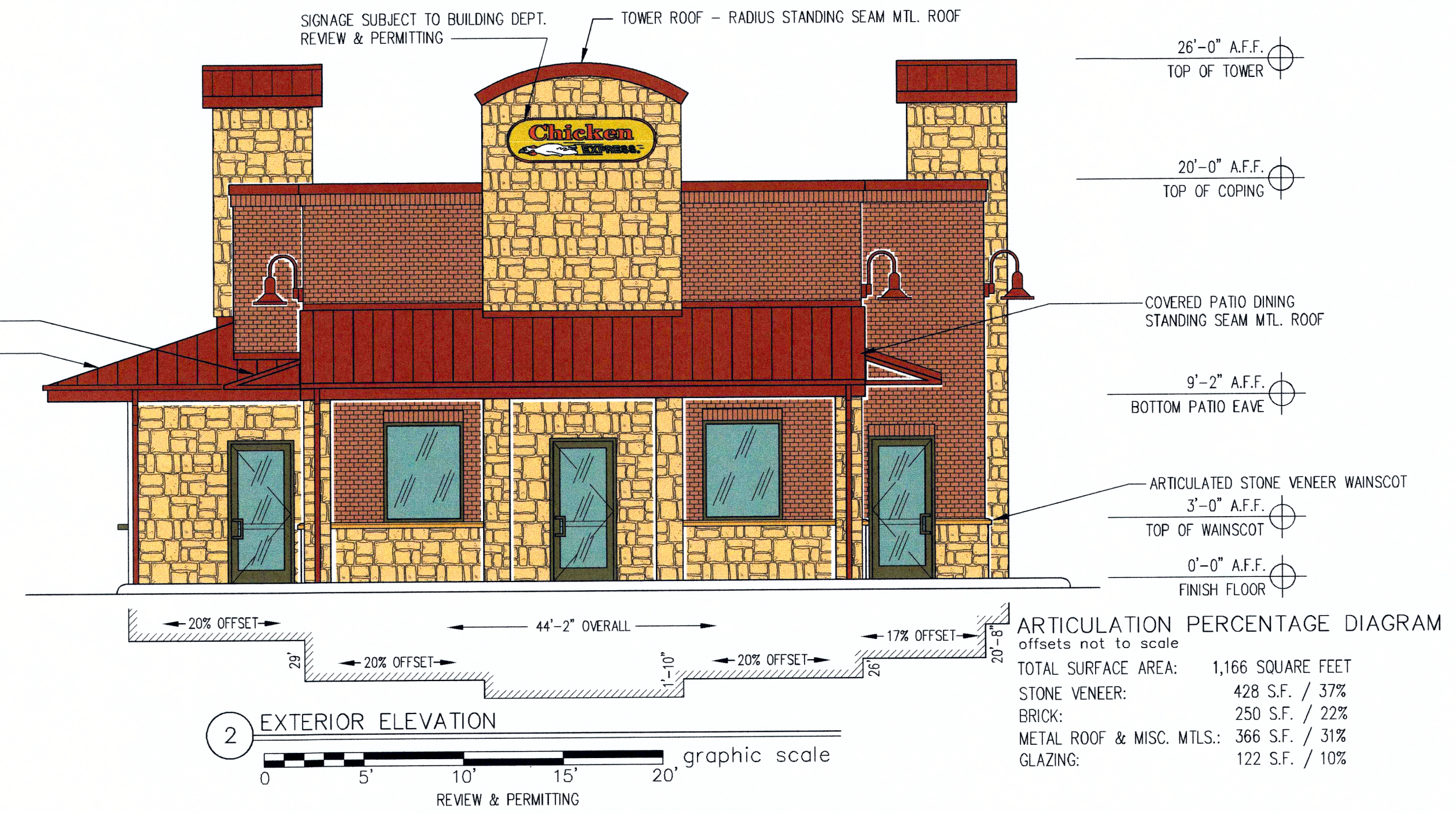
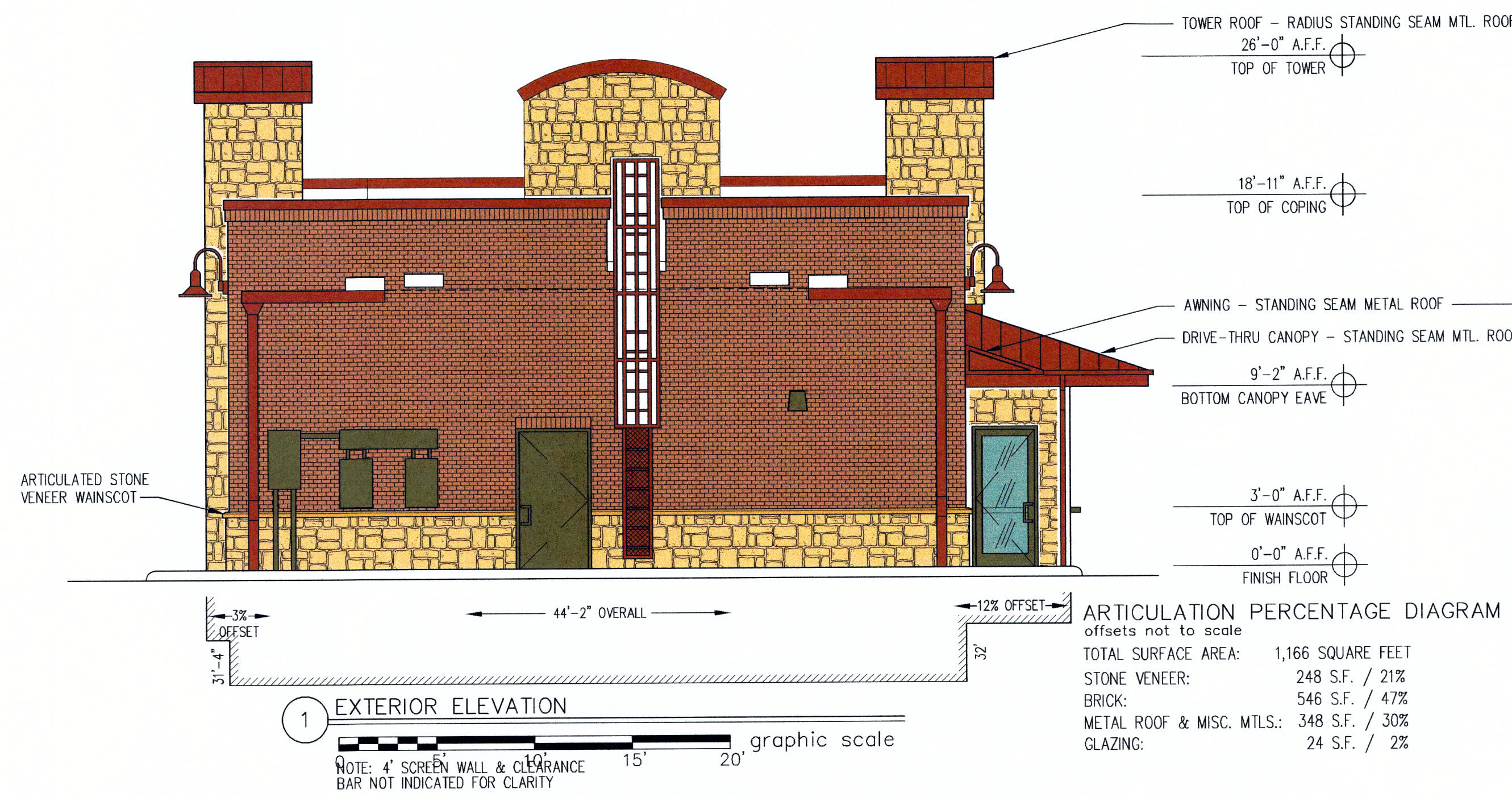
DETAILED SITE PLAN
CHICKEN EXPRESS
CITY OF MANSFIELD, TEXAS

No.	Date	Revision

Scale: 1"=20'
File Name: CEMANSFIELD
Date: MAY 2014
Project No.: 2014107

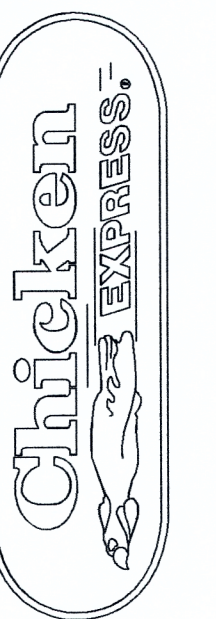
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DS#14-002



MATERIAL LEGEND	
STANDING SEAM ROOFING MISC. METALS TO MATCH MUELLER, INC. CRIMSON RED	
GLAZING - WINDOWS & DOORS DOUBLE PANE LOW-E TINTED 9% REFLECTANCE OLDCASTLE GLASS	
FACE BRICK ACME BRICK ARKANSAS ROSE	
APPLIED STONE VENEER LONE STAR STONE HILL COUNTRY CHALK	

JAMES W.P. HOWARD
ARCHITECT
N.C.A.R.B. A.I.A.
2416 STAGECOACH STREET
FORT WORTH, TEXAS 76133
(817) 377-3477



MANSFIELD, TX

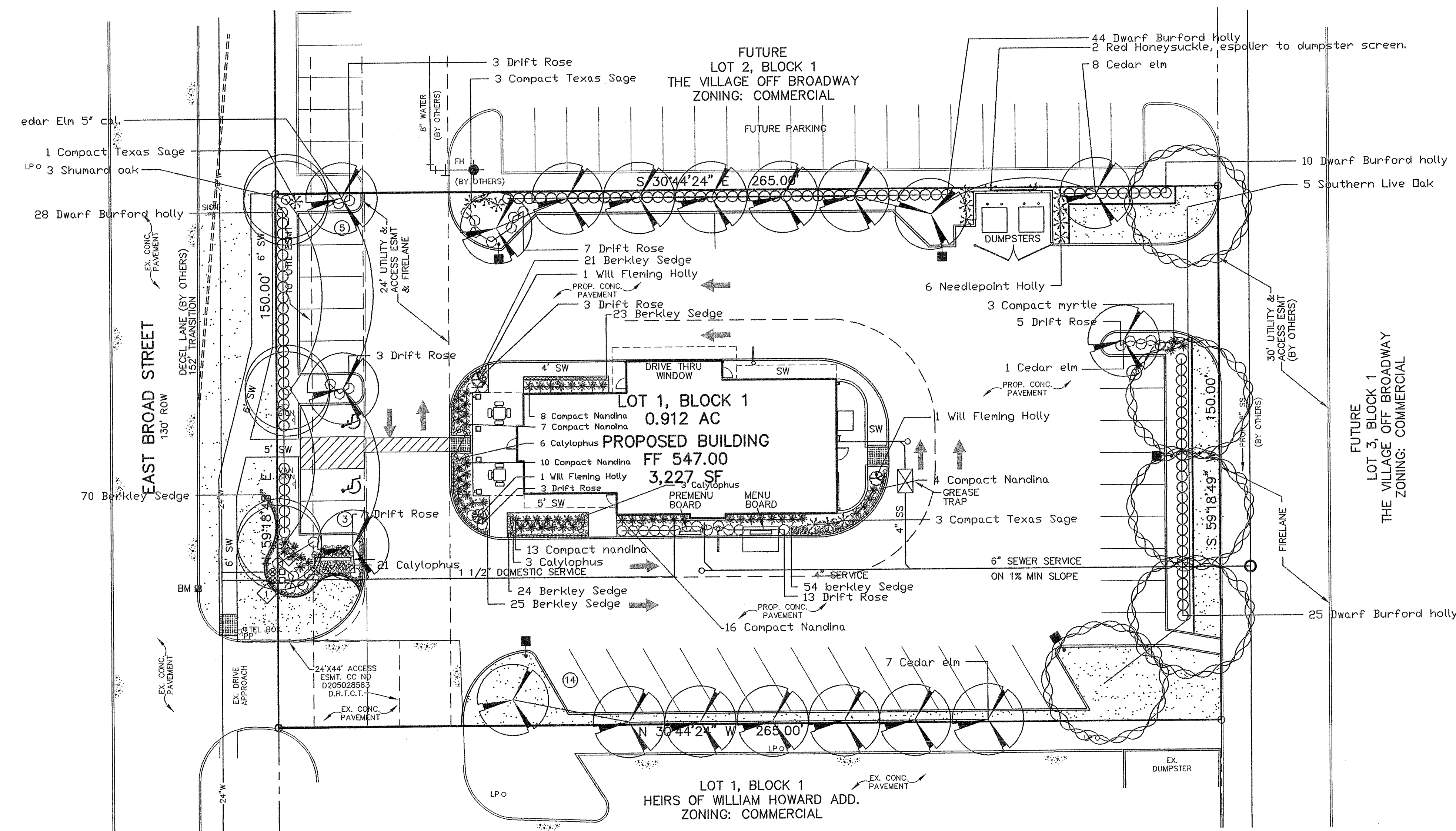
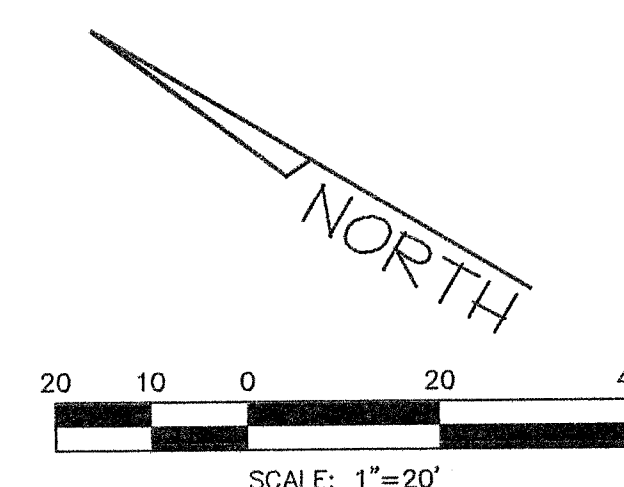
PROJECT: CE201410
DATE: 06/17/2014
DRAWN BY: SS
CHECKED BY: JH
FILE: CE1410-A2

REVISIONS

SHEET TITLE
EXTERIOR
ELEVATIONS

SHEET
A2
DS#14-002

NOT FOR CONSTRUCTION



BUFFERYARDS/SETBACKS

PERIMETER	REQUIRED	PROVIDED
North (Broad Street) 150 lf	BY-10' wide 1 tree/50 lf, double row, +36' tall screen	BY-10' wide three trees 5' cal., double row deleted due to Utility easement + 36' tall screen
East Property Line 265 lf	BY-Shared 10' wide, 1 tree per 25 lf-6 trees 3' cal. (reduced by 50%)	BY-Shared 10' wide, 1 tree per 25 lf-6 trees 3' cal. (reduced by 50%) + 36' tall screen
West Property Line 265 lf	BY-Shared 10' wide, 1 tree per 25 lf-6 trees 3' cal. (reduced by 50%)	BY-Shared 10' wide, 1 tree per 25 lf-6 trees 3' cal. (reduced by 50%)
South Property Line 150 lf	BY-10' wide, 1 tree/50 lf 3 trees 3' cal.	BY-10' wide, 1 tree/50 lf 3 trees 3' cal.

BENCHMARK: SQUARE CUT ON TOP OF CURB AT END OF EAST RADIUS
RETURN APPROXIMATELY 40 EAST OF NORTHWEST
CORNER

ELEVATION = 612.55'

PLANT MATERIALS LIST

Quantity	Scientific Name	Common Name	Planting Size
33	Calytophus sp.	Calytophus	1-Gal
218	Carex divulsa	Berkley Sedge	1 Gal
106	Ilex cornuta 'Dwarf Burford'	Dwarf Burford holly	3-Gal
3	Ilex vomitoria 'Will Fleming'	Will Fleming Holly	10' ht.
3	Ilex cornuta 'Needlepoint'	Needlepoint Holly	3-Gal
68	Nandina domestica 'Compacta'	Compact Nandina	3-Gal
3	Quercus shumardii	Shumard oak	5'-Gal, 16' ht, 5' sprd, single trunk
5	Quercus virginiana	Southern Live Oak	3.5'-Gal, 16' ht, 5' sprd, single trunk
44	Rosa x 'Drift'	Drift Rose	2-Gal
3	Ulmus crassifolia	Cedar elm	5'-Gal
16	Ulmus crassifolia	Cedar elm	3.5'-Gal, 12' ht, 5' sprd, single trunk
	SOLID SODDED COMMON BERMUUDA		

LANDSCAPE NOTES

- * LANDSCAPE CONTRACTORS ARE RESPONSIBLE FOR THEIR OWN QUANTITY TAKEOFFS.
- * ALL PLANT MATERIALS WILL BE SELECTED BY THE OWNER AND/OR LANDSCAPE ARCH.
- * ALL LARGE AND ORNAMENTAL TREES ARE TO BE CONTAINER GROWN UNLESS B&B IS *
NOTED ON THE PLANT MATERIALS LIST.
- * SLOPE ALL BEDS UP 10% FROM BED PERIMETER TO CENTER OF BED.
BE SURE NOT TO BLOCK THE FLOW OF DRAINAGE AWAY FROM BUILDINGS
OR GENERAL DRAINAGE ACROSS THE SITE.
- * ALL LARGE AND SMALL TREES ARE TO BE STAKED AT PLANTING TIME UNLESS NOTED
DIFFERENTLY ON THE PLANT MATERIALS LIST. USE 3 IRON 1" STAKES, VINYL HOSE
PROTECTORS AND DOUBLE WRAPPED SINGLE STRAND 12 GAUGE GALVANIZED
STEEL WIRE FOR EACH 8' 1" POST. DRIVE EACH STAKE 2' INTO THE GROUND
AND AT LEAST 12' OUTSIDE THE TREE ROOTBALL PLANTING PIT.
- * REPAIR ALL GRASS AREAS DISTURBED ON THIS OR ADJACENT SITES,
BY GRADING THE SITE SMOOTH, REMOVING ALL DEBRIS AND SOLID
SODDING WITH WITH GRASS TYPE ON THE PLANT MATERIALS LIST.
- * SOIL PREPARATION FOR PLANTING BEDS:
EXCAVATE AS NECESSARY TO REMOVE ALL WEEDS, GRASSES AND LIME STABILIZED SOIL
AND TO PROVIDE FOR 6" OF VITAL EARTH RESOURCES LANDSCAPE MIX OR EQUAL.
TILL THE EXCAVATED AREA 6" DEEP PRIOR TO ADDING THE LANDSCAPE MIX. TILL THE
LANDSCAPE MIX INTO THE TILLED SUBSOIL. ALLOW FOR SETTLEMENT WHEN FIGURING THE
CORRECT DEPTH OF LANDSCAPE MIX. INSTALL PLANTS AND ADD AGRIFORM PLANTING TABLETS
TO ALL PLANTS 1 GAL. CONTAINER OR LARGER INCLUDING POKKET PLANTED TREES AND SHRUBS.
TOP DRESS ALL BEDS AFTER PLANTING WITH 3" OF DECOMPOSED GRANITE. TAMP THE
GRANITE AFTER LAYER TO PROVIDE A SMOOTH FIRM SURFACE. FINISH GRADE OF GRANITE
TO BE FLUSH WITH THE TOPS OF PLANT ROOTBALLS. ALL LANDSCAPE AREAS NOT DENOTED
AS SOLID SODDED GRASS ARE TO RECEIVE DECOMPOSED GRANITE.
- * SEPERATE ALL GRASS AREAS FROM BEDS USING STEEL EDGING 1/8" X 4".

LANDSCAPING MAINTENANCE

THE PROPERTY OWNER, TENANT OR AGENT, IF ANY, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITIONS AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. ALL PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.

DETAILED LANDSCAPE PLAN
THE VILLAGE OFF BROADWAY
CHICKEN EXPRESS

BEING 0.912 ACRE TRACT OUT OF THE
WILLIAM HOWARD SURVEY, ABSTRACT 690
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
JUNE 20, 2014
1 LOT

MICHAEL ZERBACH &
ASSOCIATES, INC.
LANDSCAPE ARCHITECT

1131 COUGAR ROAD
LIPAN, TEXAS 76462
VOICE TELEPHONE NO. 817/599-8838
E MAIL - zerwine@yahoo.com

OWNER: BRYAN KEY
2204 WEST HARRIS RD.
ARLINGTON, TX. 76001
PH: (817) 991-5293

ENGINEER: MARC BENTLEY, P.E.
BENTLEY ENGINEERING, INC.
1855 EMERALD BAY DR.
ROCKWALL, TEXAS 75087
(214) 957-1406

DS#14-002

EXPIRES 08/27/14

LANDSCAPE PLAN

CHICKEN EXPRESS
CITY OF MANSFIELD, TEXAS

Division

0700

2

Abstract

Scale:	1"=20'
File Name:	CEMANSFIELD
Date:	MAY 2014
Project No.:	2014107

Sheet L1

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