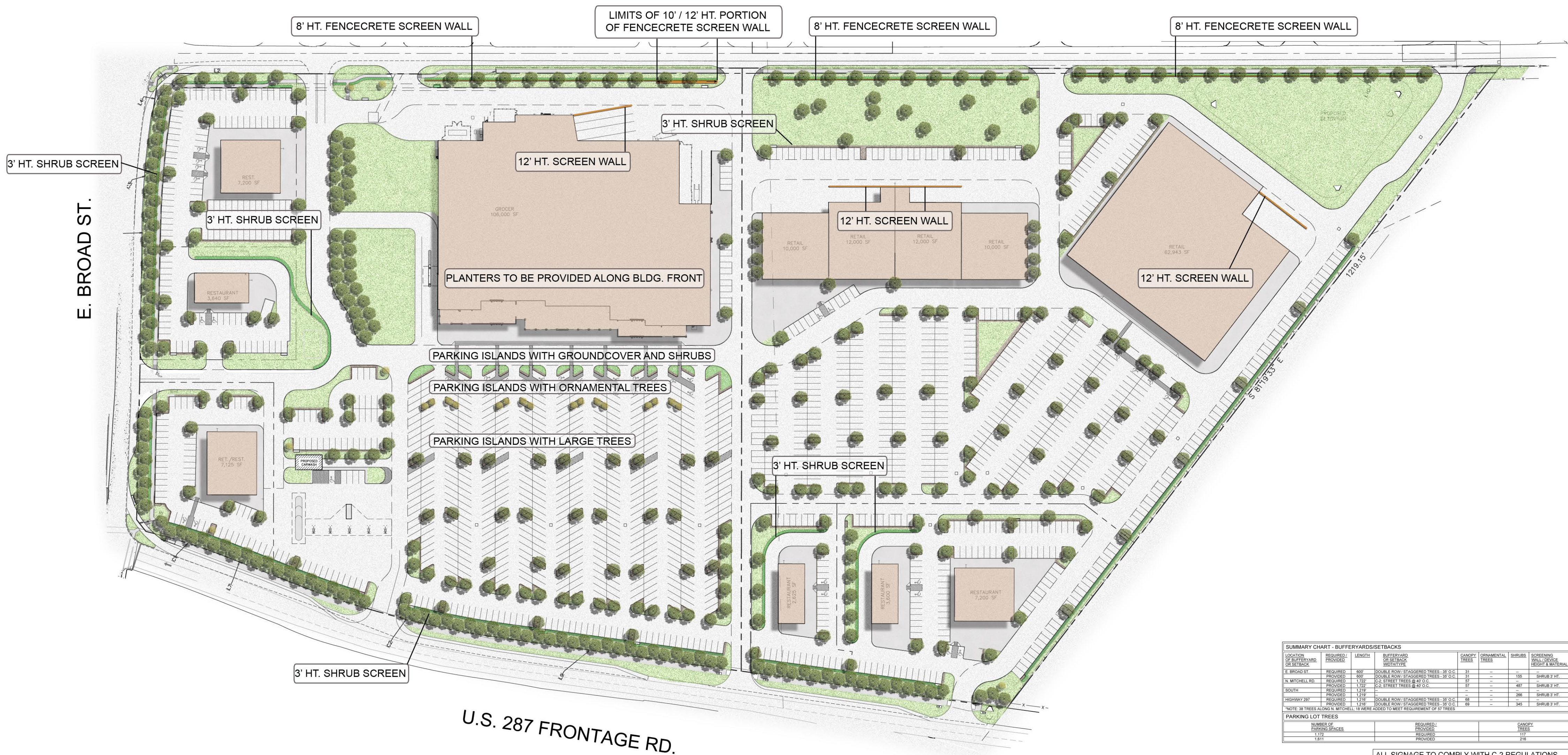


N. MITCHELL RD.



| SUMMARY CHART - BUFFERYARDS/SETBACKS | | | | | | | |
|--|---------------------|--------------|---|--------------|------------------|--------|---|
| LOCATION OF BUFFERYARD OR SETBACK | REQUIRED / PROVIDED | LENGTH | BUFFERYARD OR SETBACK WIDTH/TYPE | CANOPY TREES | ORNAMENTAL TREES | SHRUBS | SCREENING WALL / DEVICE HEIGHT & MATERIAL |
| E. BROAD ST. | REQUIRED | 600' | DOUBLE ROW / STAGGERED TREES - 38' O.C. | 31 | --- | --- | --- |
| N. MITCHELL RD. | PROVIDED | 600' | DOUBLE ROW / STAGGERED TREES - 38' O.C. | 31 | --- | --- | --- |
| SOUTH | REQUIRED | 1,222' | C-2 STREET TREES @ 47' O.C. | 57 | --- | --- | SHRUB 3' HT. |
| HIGHWAY 287 | PROVIDED | 1,219' | C-2 STREET TREES @ 47' O.C. | 57 | --- | --- | SHRUB 3' HT. |
| | REQUIRED | 1,219' | DOUBLE ROW / STAGGERED TREES - 38' O.C. | 88 | --- | --- | SHRUB 3' HT. |
| | PROVIDED | 1,219' | DOUBLE ROW / STAGGERED TREES - 38' O.C. | 88 | --- | --- | SHRUB 3' HT. |
| *NOTE: 38 TREES ALONG N. MITCHELL RD. WERE ADDED TO MEET REQUIREMENT OF 97 TREES | | | | | | | |
| PARKING LOT TREES | | | | | | | |
| NUMBER OF PARKING SPACES | REQUIRED / PROVIDED | CANOPY TREES | | | | | |
| 1,172 | REQUIRED | 117 | | | | | |
| 1,611 | PROVIDED | 216 | | | | | |

ALL SIGNAGE TO COMPLY WITH C-2 REGULATIONS

ALL SUBSEQUENT BUILDINGS OR LANDSCAPING NOT PROVIDED WITH THE INITIAL PD WILL REQUIRED DETAILED SITE PLAN APPROVAL THROUGH CITY COUNCIL AND COMPLIANCE WITH THE REQUIREMENTS OF THE HIGHWAY 287 SUBDISTRICT OF THE RESERVE PLANNING DEVELOPMENT

| no. date revision / description | | | | project information | | developer | | OVERALL LANDSCAPE AREAS | | SHEET NO. | |
|---------------------------------|------------|---|--|---|--|---|--|---|--|-----------|--|
| 1 | 06/01/16 | SCREEN WALL ABSTRACT AND LANDSCAPE PLAN | | MANSFIELD RETAIL CENTER BLOCK 1, LOT IR-7, GALLOWAY ADDITION CITY OF MANSFIELD, TEXAS H. ODELL SURVEY, ABSTRACT NO. 1196 & JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 PROPOSED USE: RETAIL ZONING: PD | | 3890 NORTHWEST HIGHWAY, SUITE 300 DALLAS, TEXAS CONTACT: JOHN E. ROSE III, P.E. (214) 680-7600 | | MANSFIELD RETAIL CENTER BLOCK 1, LOT IR-7, GALLOWAY ADDITION CITY OF MANSFIELD, TEXAS H. ODELL SURVEY, ABSTRACT NO. 1196 & JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 PROPOSED USE: RETAIL ZONING: PD | | LP.01 | |
| design | drawn by | date | | | | | | | | | |
| meeks design group, inc. | luis orama | 06-01-16 | | | | | | | | | |