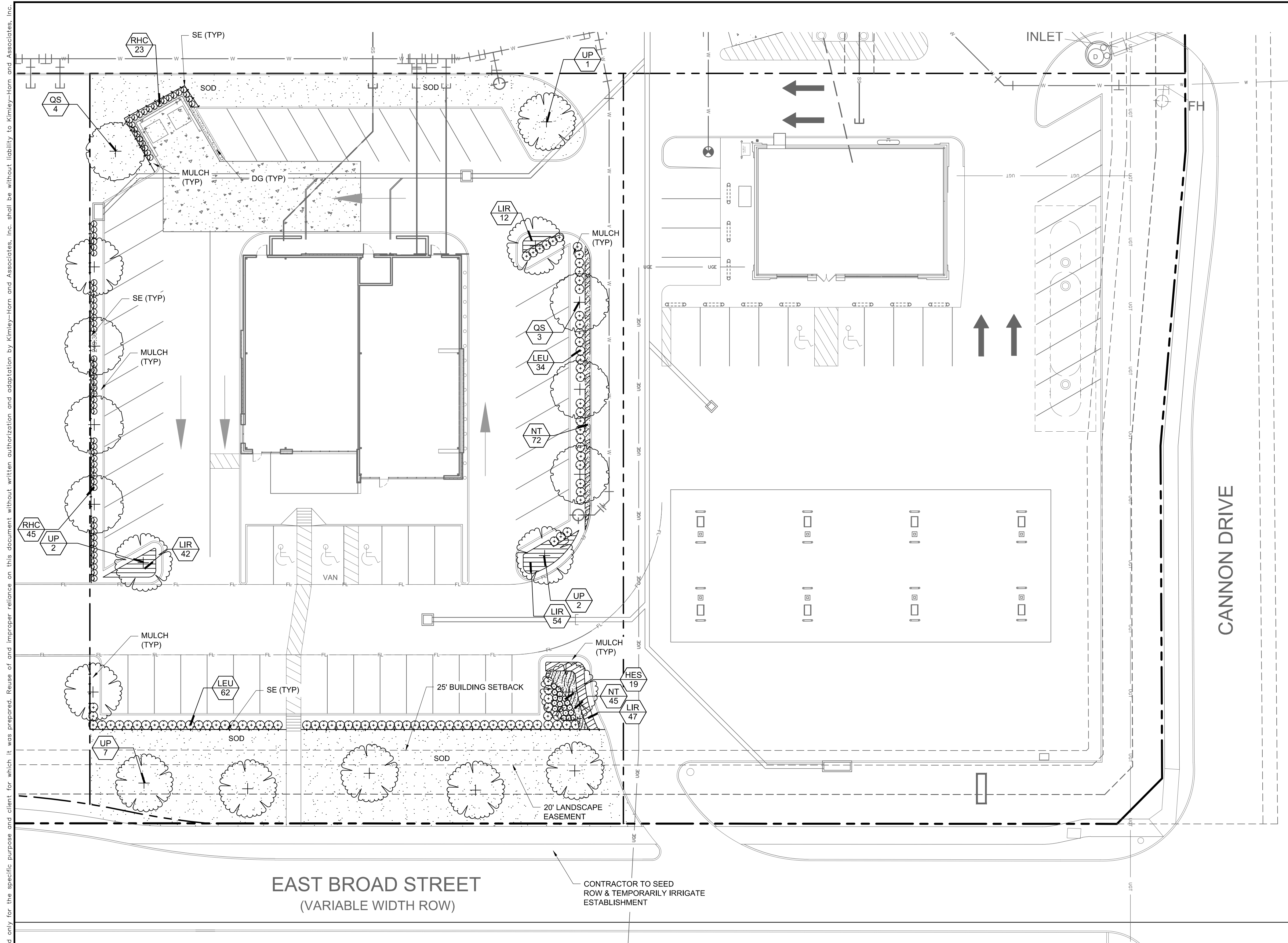


KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 17-004 DATE 11/02/2017
 5750 GENESIS COURT, SUITE 200, FRISCO, TX 75034
 PHONE: 972-335-3580 FAX: 972-335-3779
 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928



- ### PLANTING NOTES
- ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERMEN.
 - NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
 - LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
 - REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
 - STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
 - PLANTS MASSSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
 - PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS, REFERENCE SITE PLAN.
 - ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
 - PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIALS SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
 - CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
 - ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
 - ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT BEDDING MIX" BY SOIL BUILDING SOLUTIONS (OR APPROVED EQUAL), INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.). FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT PAVING OR AS SHOWN ON GRADING PLAN.
 - ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 5.5-7.4, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.

PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	QS	7	Quercus shumardii / Shumard Red Oak	3.5" cal, 12' ht, 5' spr	Full, Single Leader, Straight
	UP	12	Ulmus parvifolia / Lacebark Elm	3.5" cal, 12' ht, 5' spr	Full, Single Leader, Straight
SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	HES	19	Hesperaloe parviflora / Red Yucca	24" ht, 18" spr, 24" oc	Full
	LEU	96	Leucophyllum frutescens / Texas Sage	24" ht, 18" spr, 36" oc	Full
	RHC	68	Rhaptolepis indica 'Clara' / Indian Hawthorn	24" ht, 18" spr, 24" oc	Full
SHRUB AREAS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	NT	117	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	16" ht, 12" spr, 18" oc	Full
GROUND COVERS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	LIR	155	Liriope giganteum / Giant Liriope	12" ht, 12" spr, 18" oc	Full
MISC	CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	DG	TBD	Decomposed Granite	4" depth, see detail	
	SOD	TBD	Bermuda Grass / Cynodon Dactylon	Solid, rolled, tight sand filled joints, 100% pest/weed, and disease free	
	MULCH	TBD	Hardwood Mulch	3" Depth, shredded, all trees planted within sod areas shall receive 4" diameter mulch ring	
	SE	TBD	Steel Edging	3/16", black, see detail	

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

SUMMARY CHART - BUFFERYARDS/SETBACKS

LOCATION OF BUFFER YARD OR SETBACK	REQUIRED/PROVIDED	LENGTH	BUFFERYARD OR SET BACK WIDTH/TYPE	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	SCREEN WALL/DEVICE HEIGHT & MATERIAL
NORTH	REQUIRED	182 LF	N/A	N/A	N/A	N/A	N/A
	PROVIDED	182 LF	N/A	N/A	N/A	N/A	N/A
WEST	REQUIRED	232 LF	BY VARIES (232 / 40 = 5.8)	6	N/A	N/A	N/A
	PROVIDED	232 LF	BY VARIES (232 / 40 = 5.8)	6	N/A	N/A	N/A
EAST	REQUIRED	206 LF	BY VARIES (206 / 40 = 5.15)	6	N/A	N/A	N/A
	PROVIDED	206 LF	BY VARIES (206 / 40 = 5.15)	6	N/A	N/A	N/A
SOUTH	REQUIRED	182 LF	STREET LANDSCAPE SETBACK (182 / 40 = 4.55)	5	N/A	N/A	N/A
	PROVIDED	182 LF	STREET LANDSCAPE SETBACK (182 / 40 = 4.55)	5	N/A	N/A	N/A

NOTES:

- LANDSCAPING 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 MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.
- NO TREES, SHRUBS, WALLS, FENCES, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLES.

SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING

# OF REQUIRED PARKING SPACES	54	REQUIRED TREES	PROVIDED TREES
# OF PROVIDED PARKING SPACES	54 (54 / 10 = 5.4)	6	6*
TOTAL TREES PROVIDED:			19**

*2 REQUIRED ISLAND TREES ARE ORNAMENTAL DUE TO NARROW SIZE.

**TOTAL TREES PROVIDED INCLUDES THE FOLLOWING:
 - PARKING SPACE TREES (1 TREE PER EVERY 10 SPACES)
 - REQUIRED DRIVE ISLE TREES (1 TREE PER 40 LF)
 - PARKING ISLAND TREES (SINGLE AND DOUBLE ISLANDS)

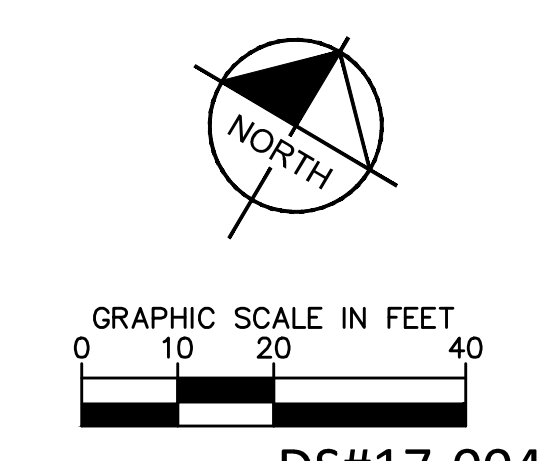
SUMMARY CHART - PARKING LOT PERIMETER LANDSCAPING

REQUIRED	SCREENING OF ALL VEHICULAR USE AREAS FROM PUBLIC STREETS, SCREENING SHALL BE A MIN. HT OF 3' AT MATURITY
PROVIDED	SCREENING OF ALL VEHICULAR USE AREAS FROM PUBLIC STREETS, SCREENING SHALL BE A MIN. HT OF 3' AT MATURITY

SITE DATA TABLE

ZONING/PROPOSED USE	PD/COMMERCIAL
TOTAL ACREAGE	1.07
BUILDING AREA (GROSS SQUARE FOOTAGE)	5,430 SF
BUILDING HEIGHT	MAX HEIGHT: 50'
FLOOR AREA RATIO	0.14
TOTAL PARKING REQUIRED	54
TOTAL HANDICAP REQUIRED	3
TOTAL HANDICAP PROVIDED	3
BUILDING SETBACKS - EXTERIOR OVERALL PROPERTY BOUNDARY	
TO RESIDENTIAL	N/A
TO NON-RESIDENTIAL	N/A
TO ABUTTING ROW	25'
LANDSCAPE BUFFER - EXTERIOR OVERALL PROPERTY BOUNDARY	
RESIDENTIAL	20'
NON-RESIDENTIAL	10'
PUBLIC STREET	20'

*CALCULATION EQUATIONS PROVIDED:
 RESTAURANT (DRIVE-IN WINDOWS) = 1 PER 100 SF OF FLOOR AREA



Kimley»Horn

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BROAD STREET MARKETPLACE - PAD D
 LEON CAPITAL GROUP
 NWC OF E. BROAD ST. AND CANNON DR.
 MANSFIELD, TEXAS

EXHIBIT C
LANDSCAPE PLAN

SHEET NUMBER
C.1

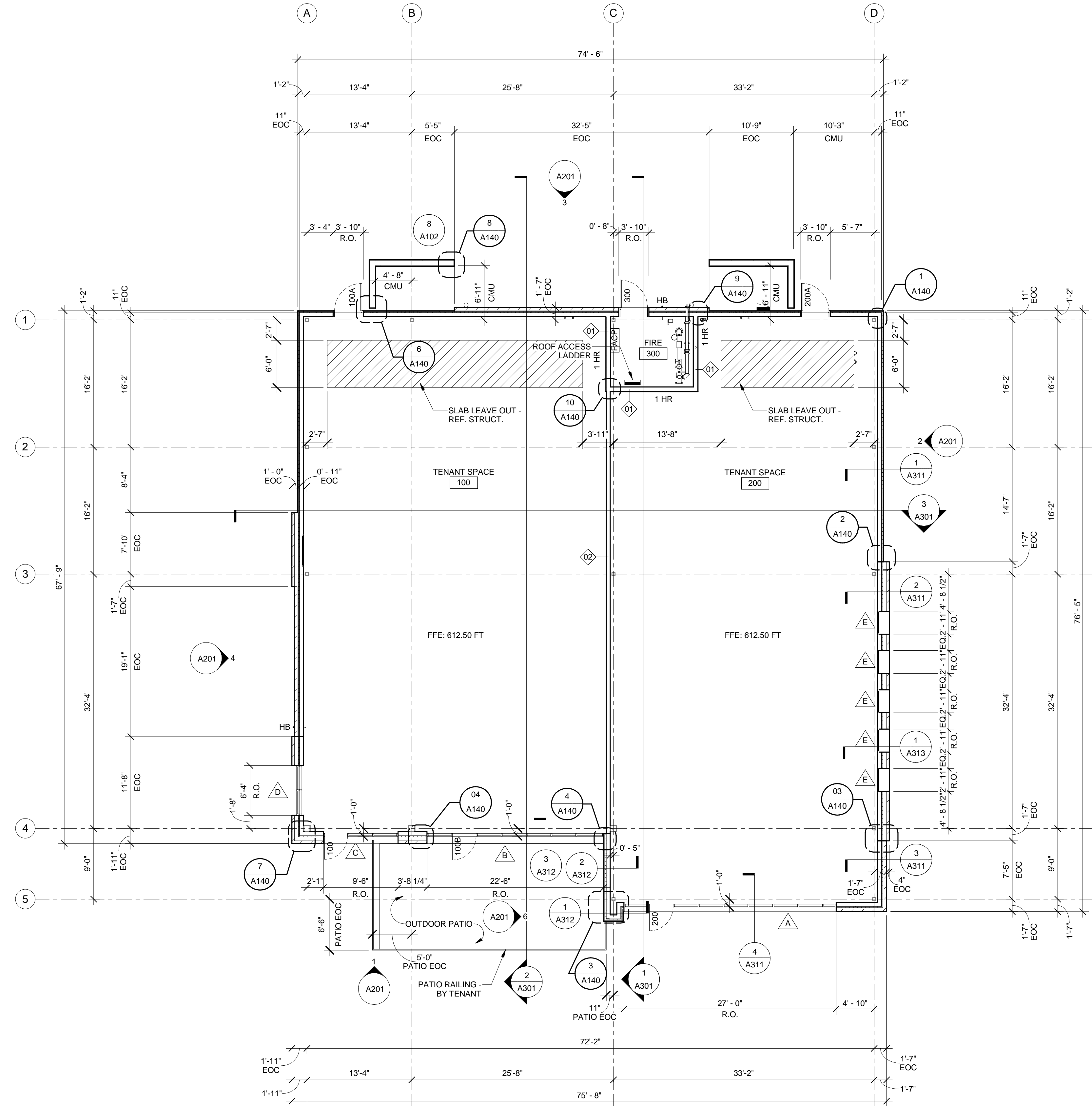
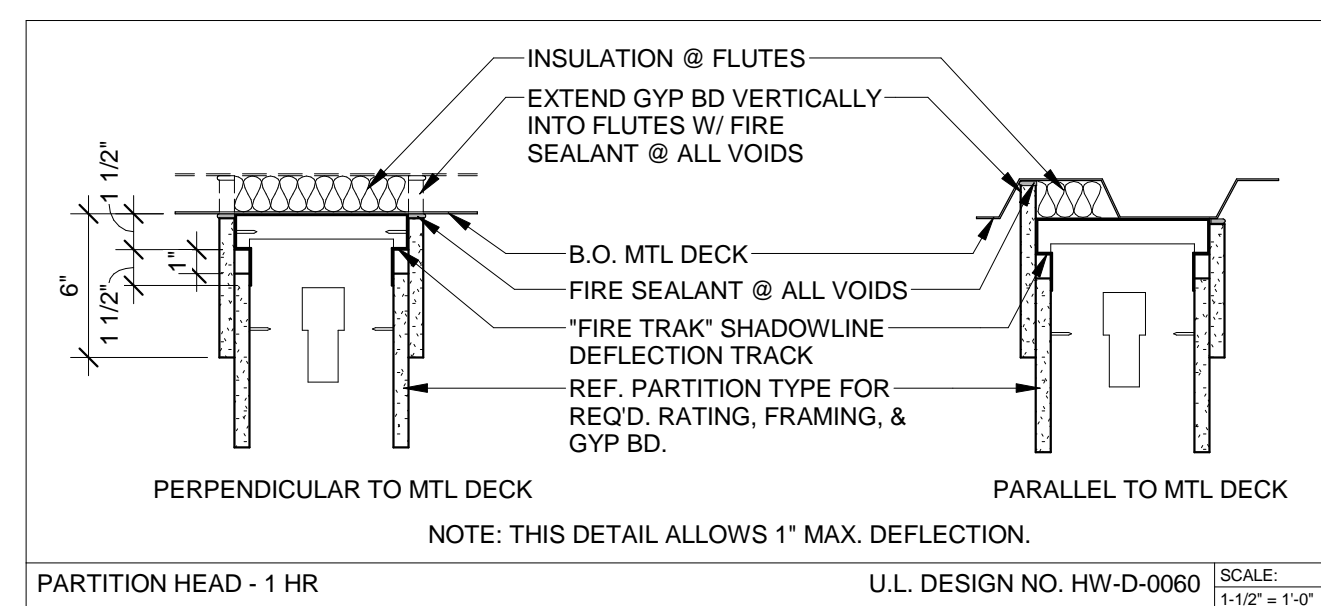
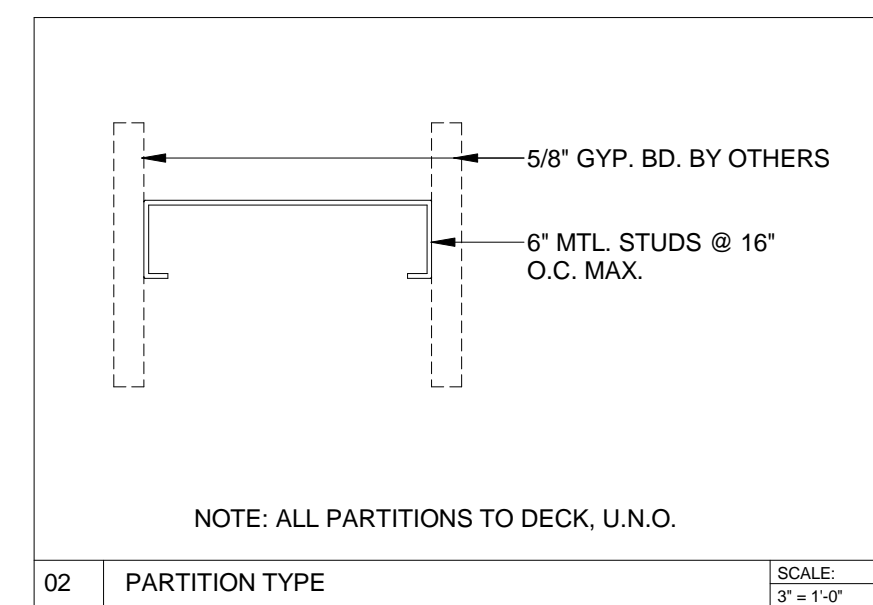
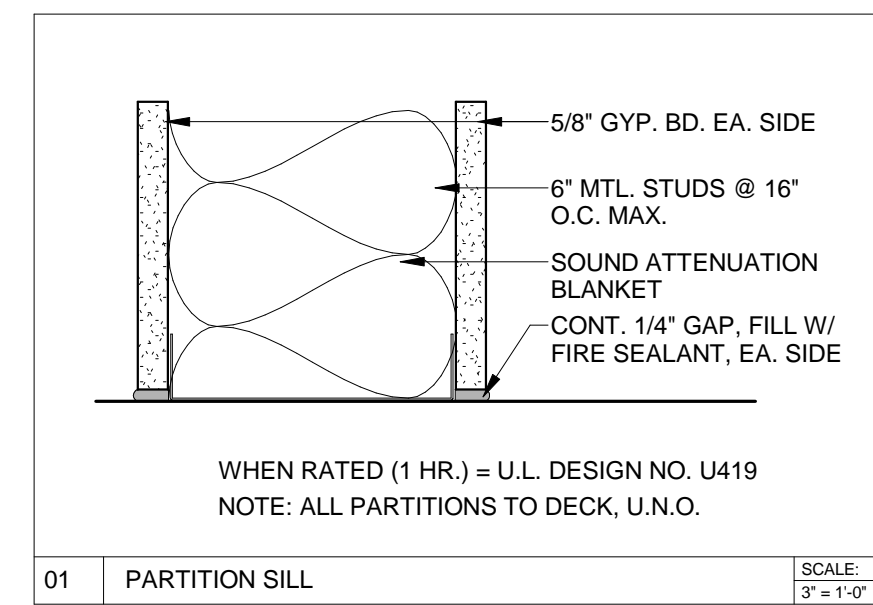
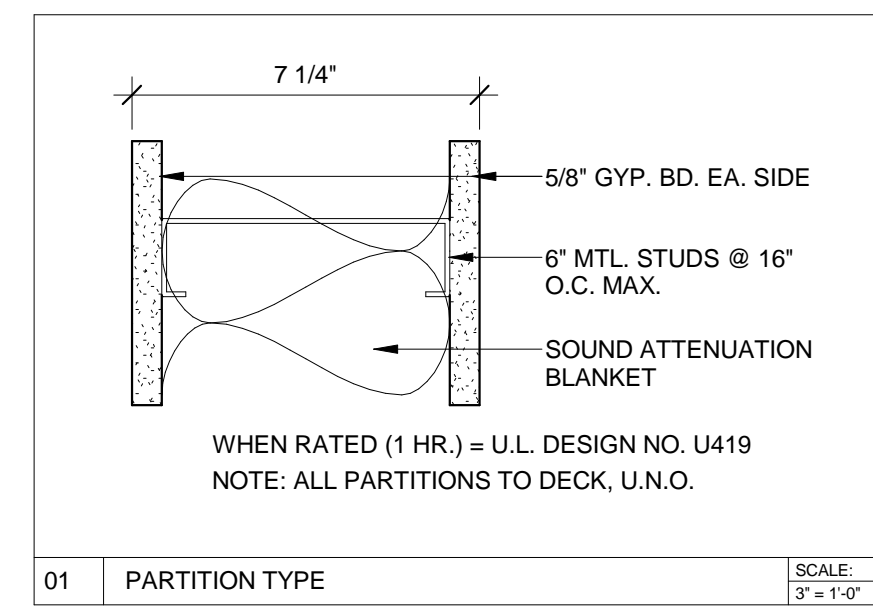
DS#17-004

GENERAL NOTES:

A. ALL DIMENSIONS ARE TO FACE OF STUD. GRID OR CENTERLINE OF COLUMNS U.N.O. ON PLAN.

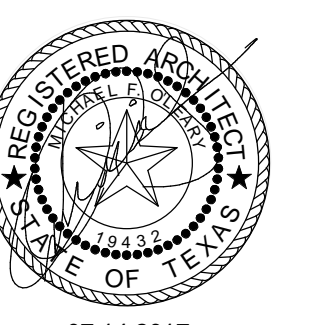
PLAN LEGEND

- WALL TYPE (SEE SHEET A102)
- WALL TYPE NOTE
- ROOM NUMBER
- WINDOW TYPE (SEE SHEET A602)
- DETAIL OR SECTION NUMBER
- SHEET WHERE DRAWN
- DOOR NUMBER (SEE SHEET A601)



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

ZC#17-004
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BROAD STREET MARKETPLACE - PAD D
MANSFIELD, TX



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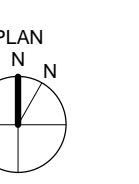
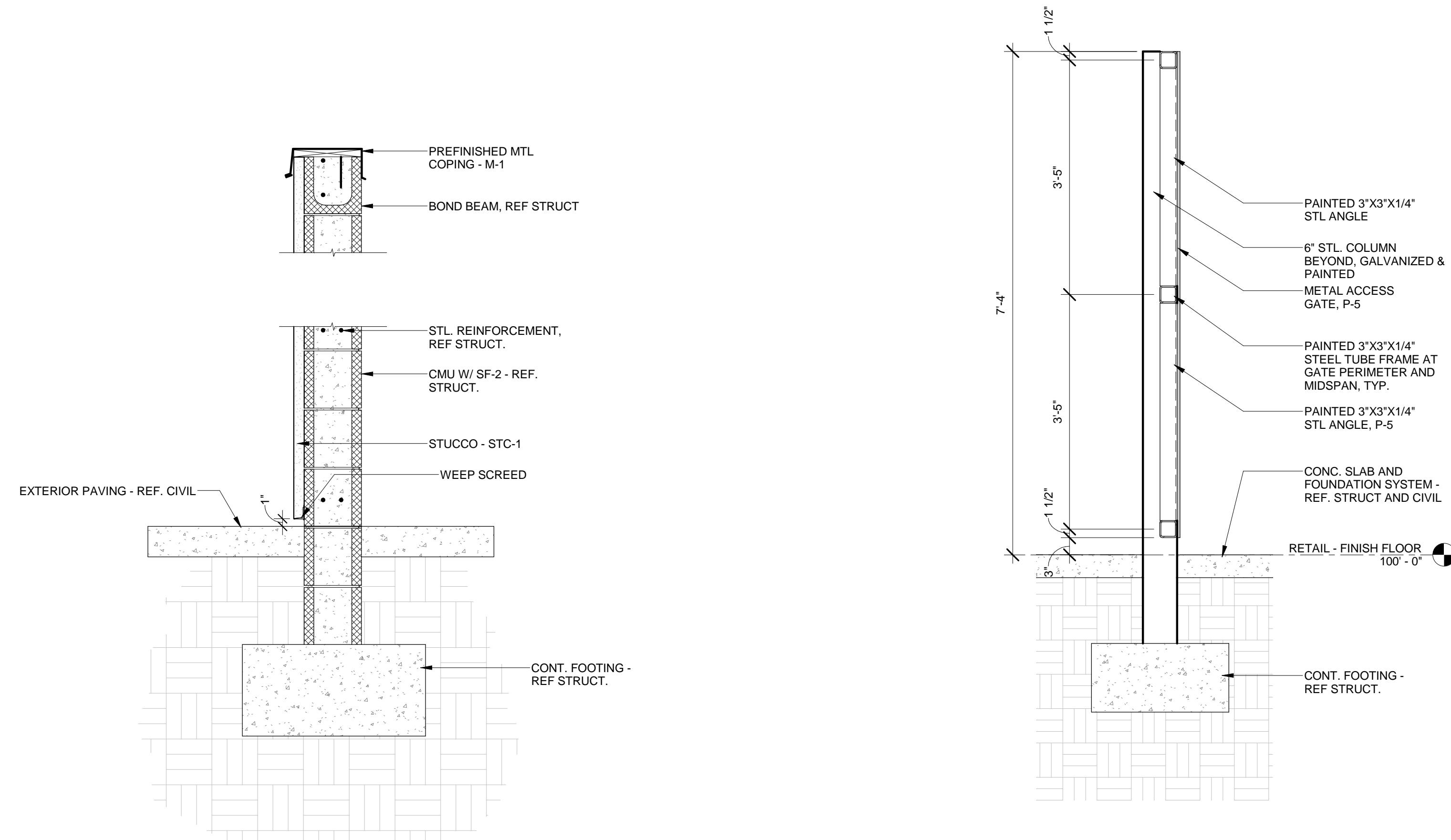
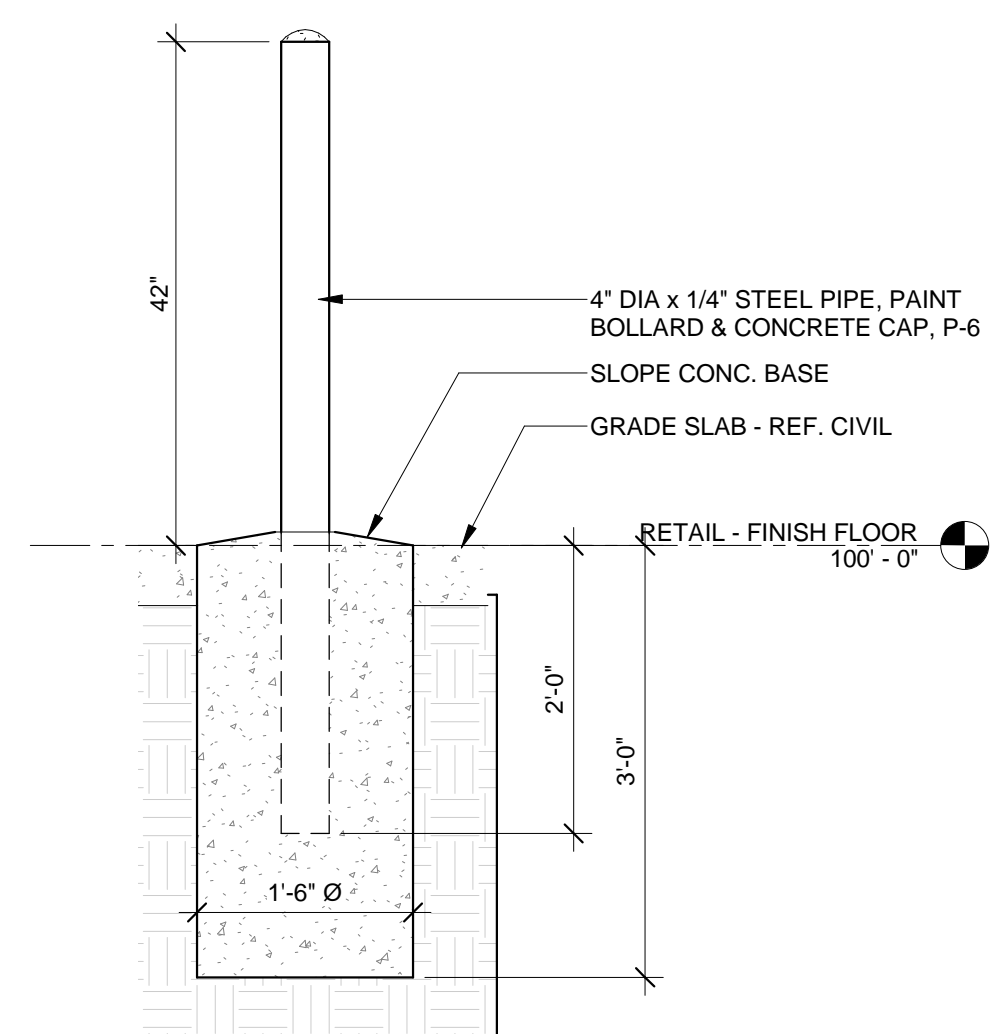


EXHIBIT D.2
FLOOR PLAN
A101

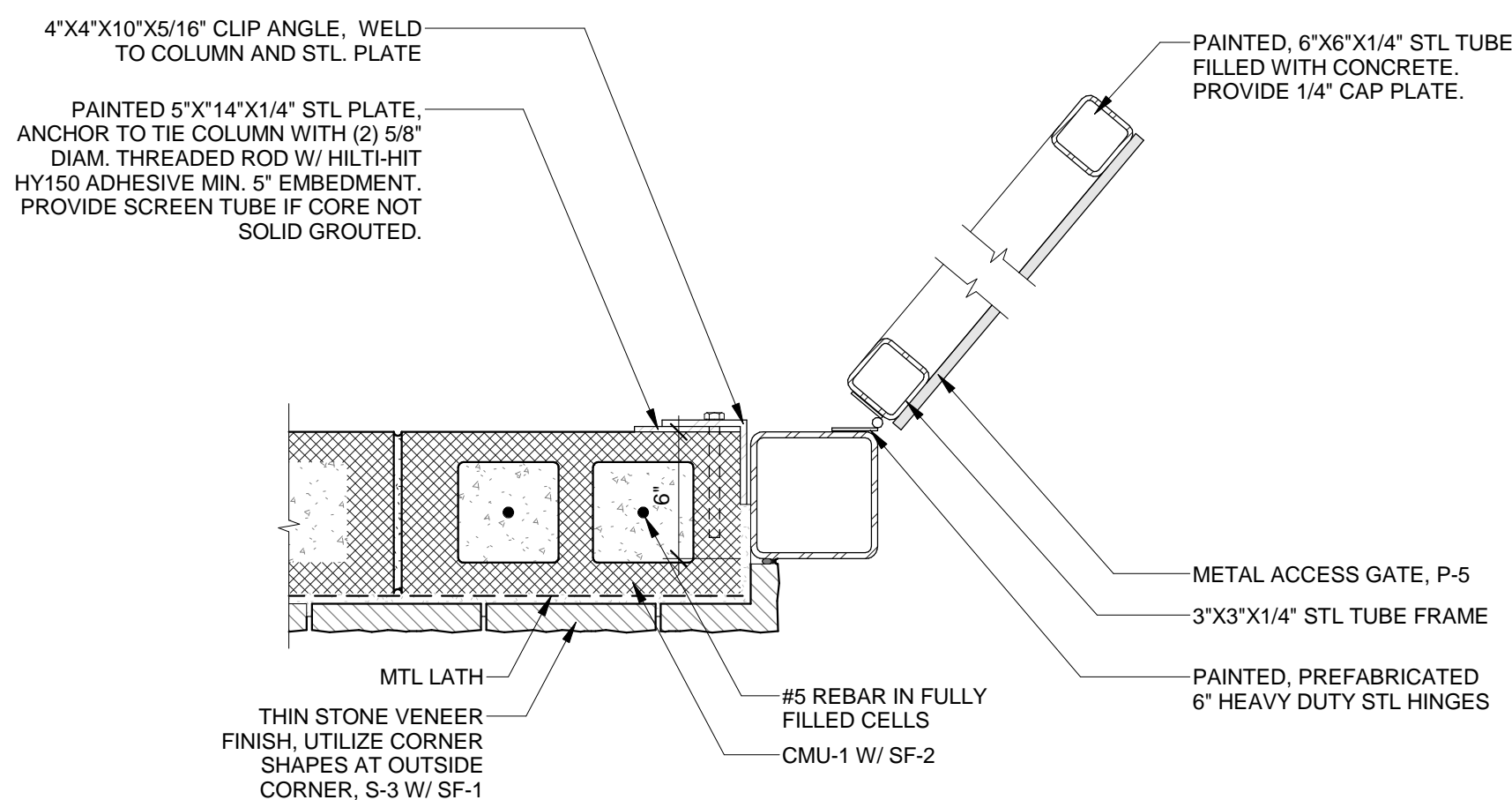


8 UTILITY SCREEN WALL
1" = 1'-0"

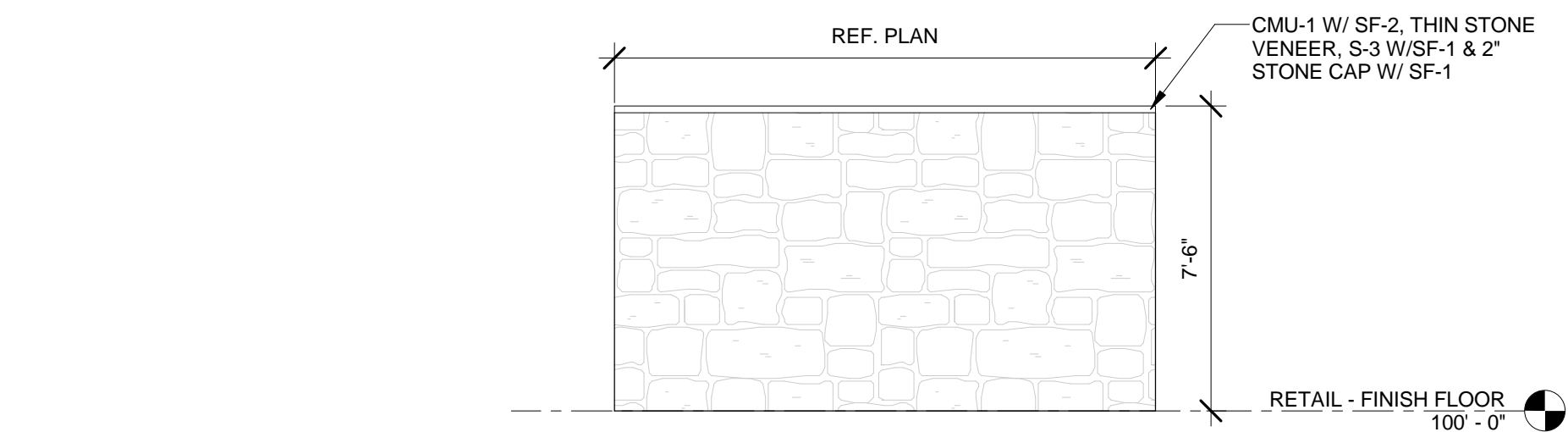
5 ENCLOSURE SECTION
3/4" = 1'-0"



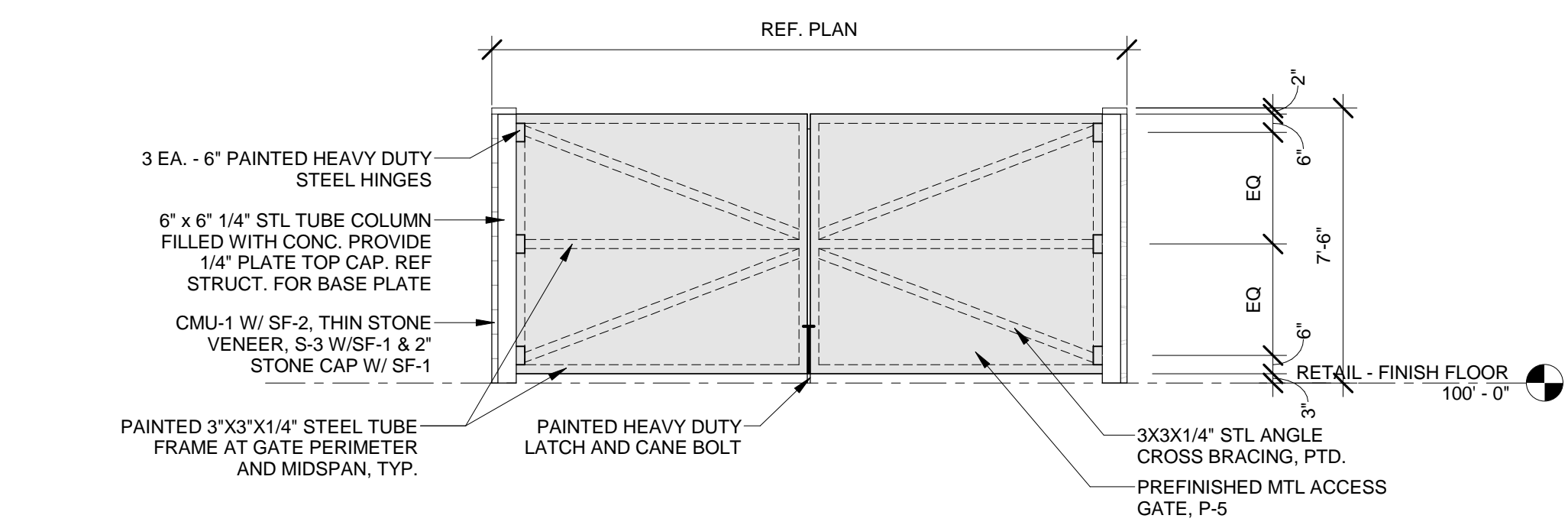
6 SECTION DETAIL
3/4" = 1'-0"



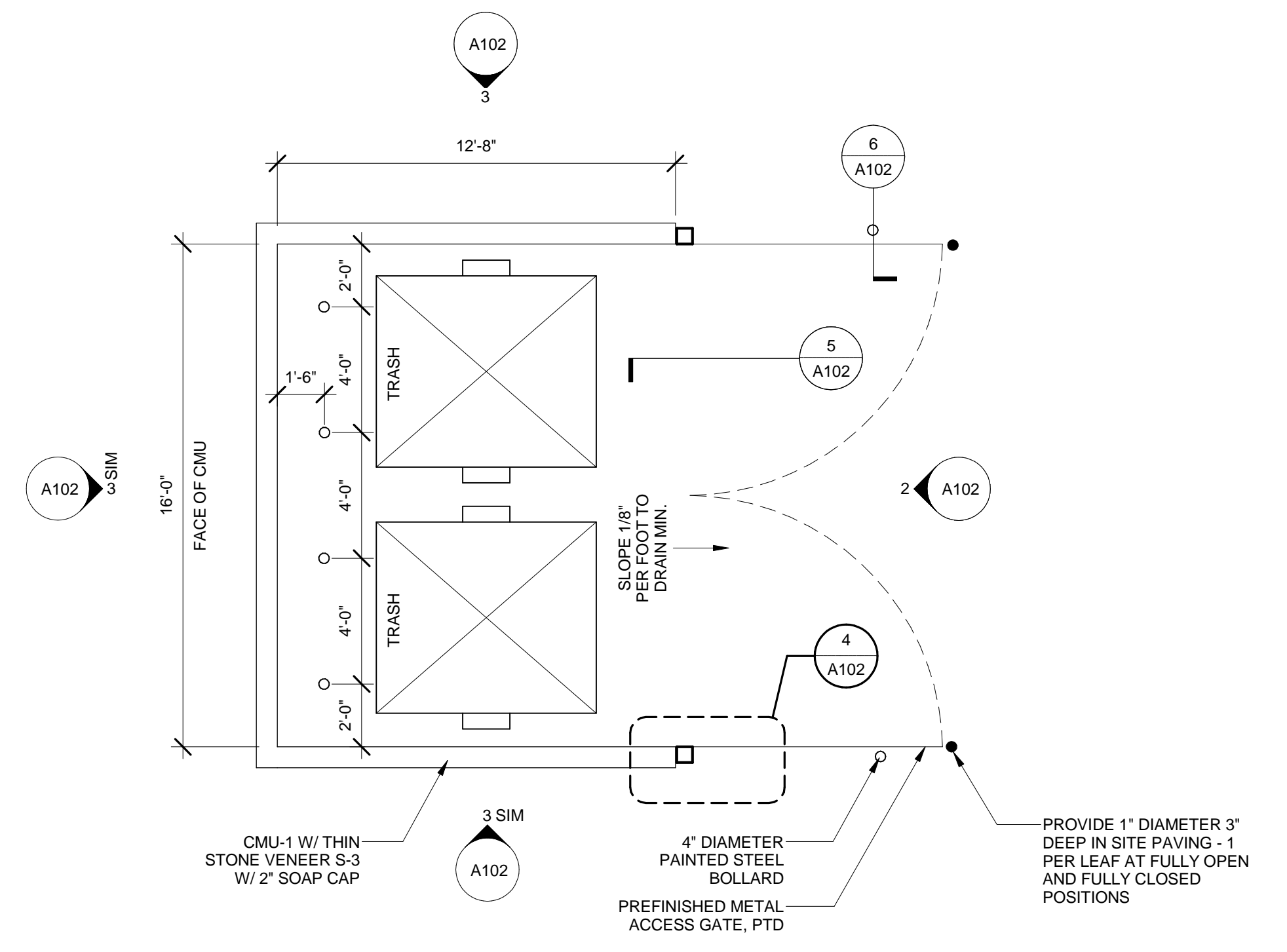
4 PLAN DETAIL
1 1/2" = 1'-0"



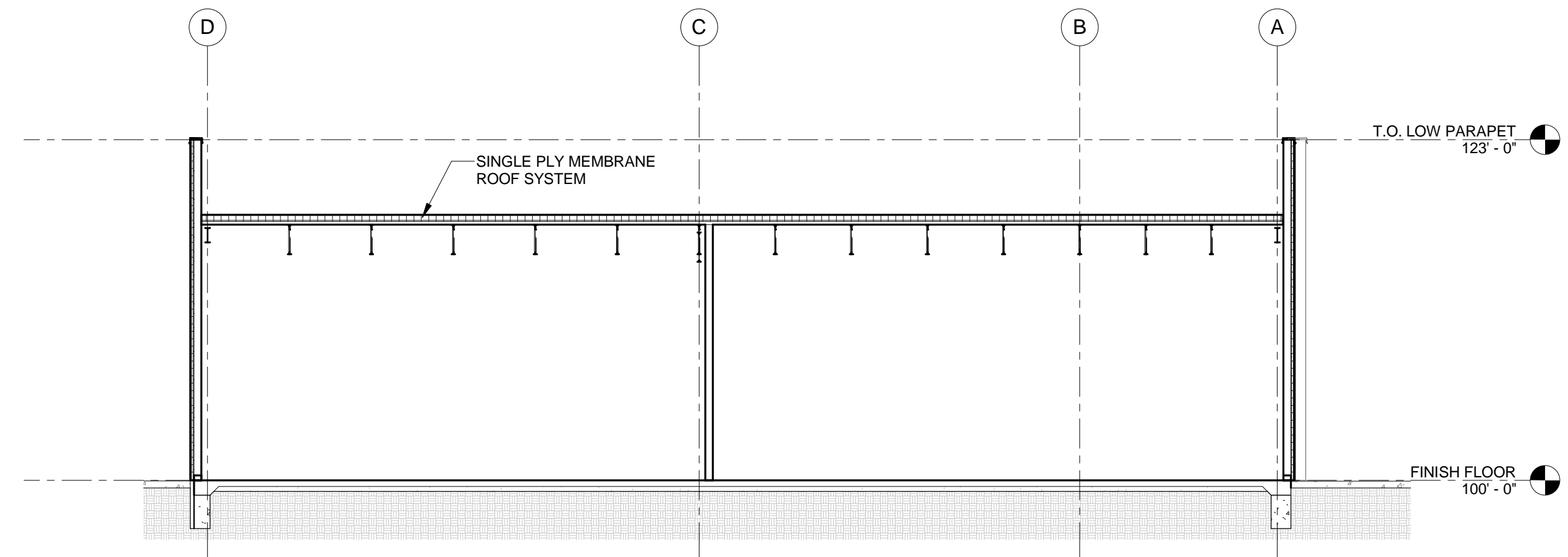
3 ENCLOSURE ELEVATION
1/4" = 1'-0"



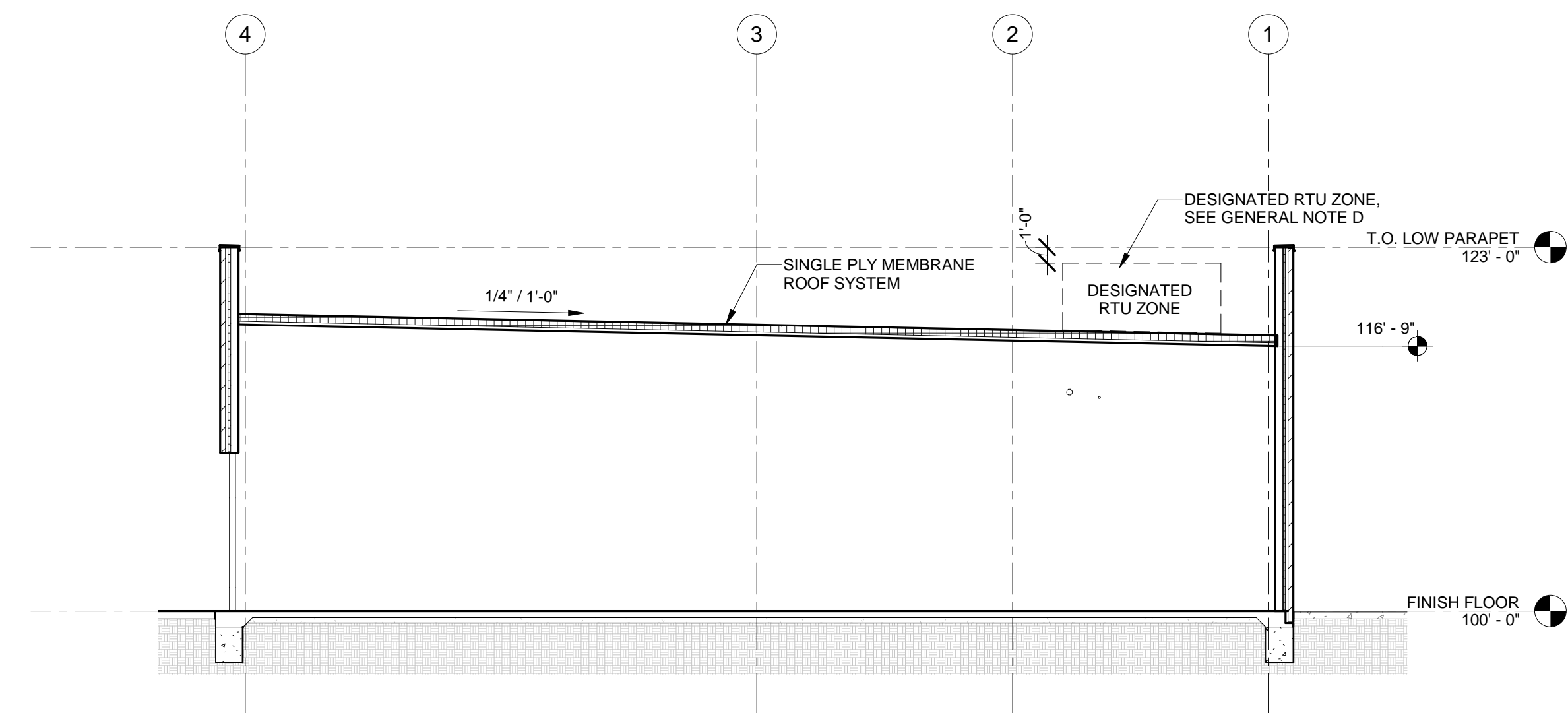
2 ENCLOSURE ELEVATION
1/4" = 1'-0"



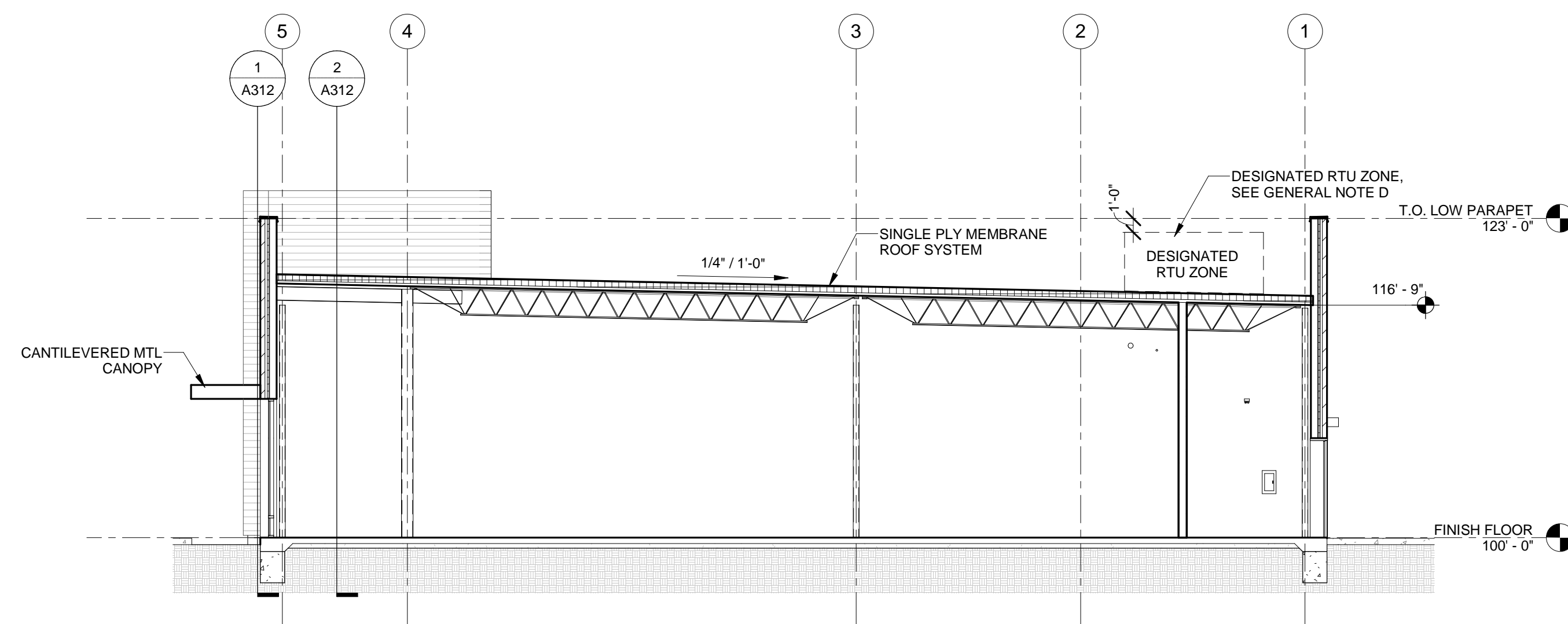
1 ENLARGED ENCLOSURE PLAN
1/4" = 1'-0"



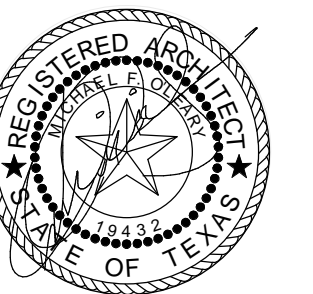
3
BUILDING SECTION
A301 1/8" = 1'-0"



2
BUILDING SECTION
A301 1/8" = 1'-0"



1
BUILDING SECTION
A301 1/8" = 1'-0"



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MATERIALS LEGEND

- 1 S-1 MASONRY VENEER, FIELD
- 2 S-2 MASONRY VENEER, ACCENT
- 3 STC-1 STUCCO W/ INTEGRAL COLOR, FLOAT FINISH
- 4 WD-1 FIBER CEMENT RAINSCREEN SYSTEM
- 5 STF-1 ANODIZED STOREFRONT SYSTEM
- 6 M-1 CONT. PREFINISHED MTL COPING
- 7 M-2 CANTILEVER BRACKET SUPPORT MTL CANOPY
- 8 PAINT
 - 8A - P-1 COPING, BRAKE METAL FASCIA
 - 8B - P-2 STUCCO, LOW STUCCO COPING, DOWNSPOUT, SCUPPER BOXES, EXPOSED CONDUIT, UTILITY BOXES AND STACK PIPES
 - 8C - P-3 DOORS AND FRAMES
- 10 M-4 BRAKE METAL FASCIA

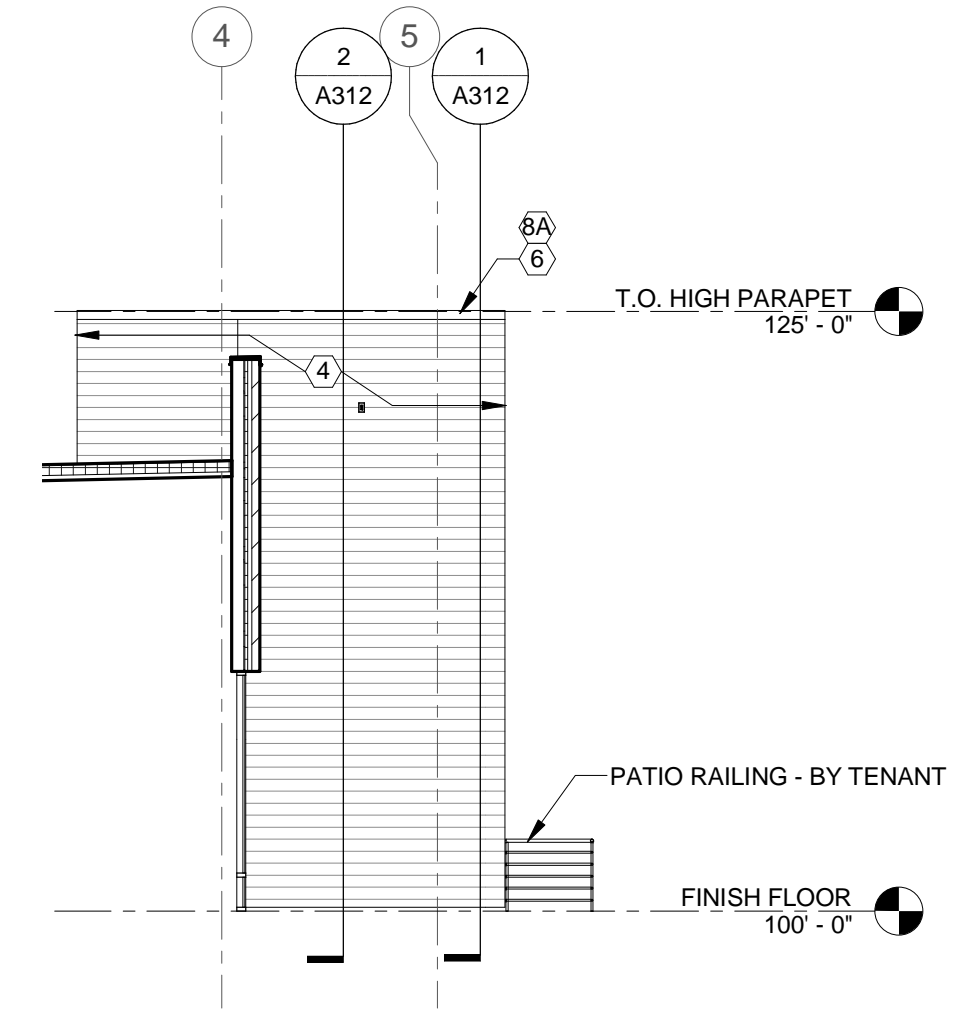
MATERIAL CALCULATIONS

	MASONRY SF	%	MASONRY-LIKE / OTHER SF	%
TOTAL	4,190 SF	70%	1,795 SF	30%

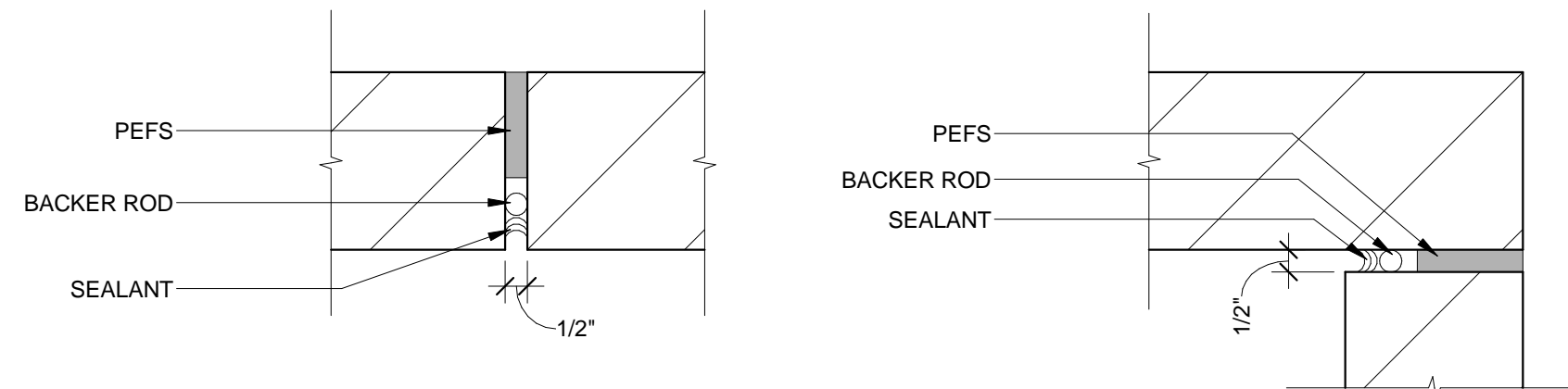
NOTE: MATERIALS ARE DEFINED ABOVE AS APPROVED FOR THE C-2 COMMUNITY BUSINESS DISTRICT, SECTION 2200M OF THE CITY OF MANSFIELD ZONING ORDINANCE.

GENERAL NOTES

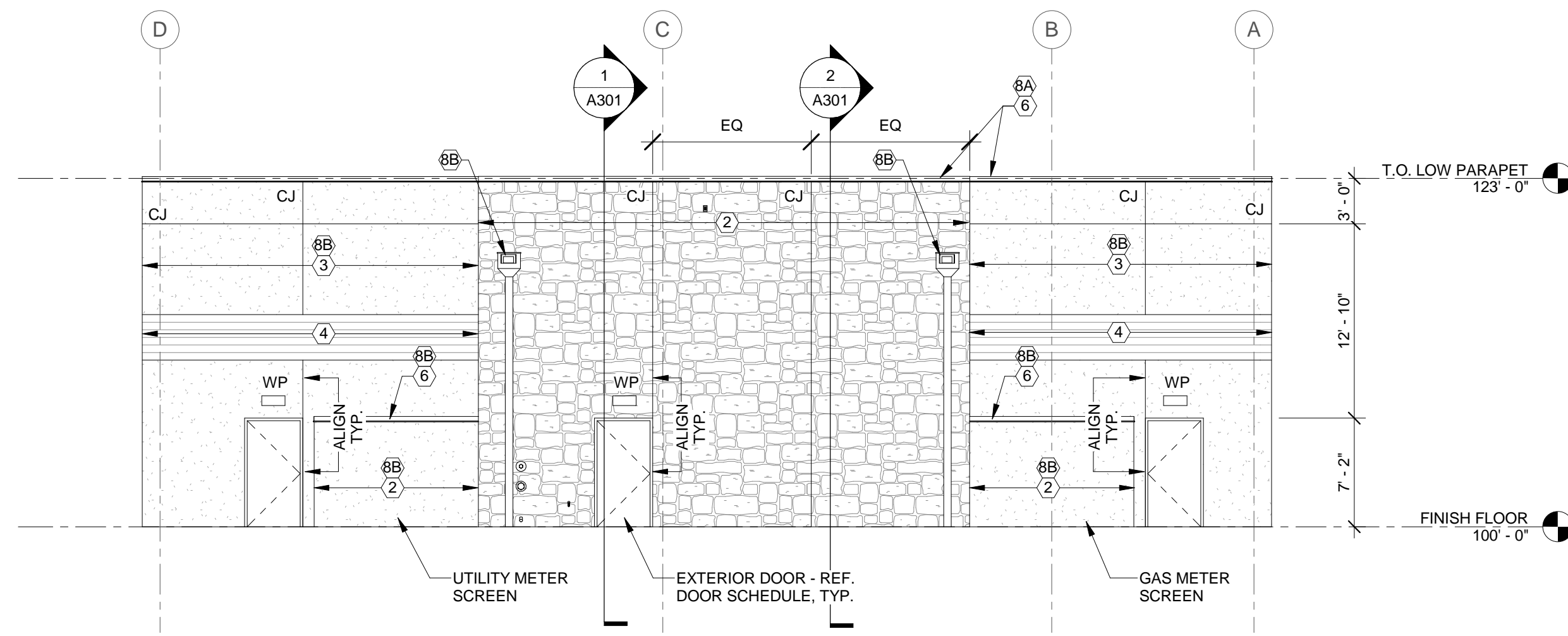
- A. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND.
- B. BUILDINGS SHALL BE COMPRISED OF 70% MINIMUM MASONRY. VISIBLE ELEVATIONS SHALL BE CONSTRUCTED OF SIMILAR MATERIALS AND DETAILING.
- C. ALL PROPOSED BUILDING AND SITE LIGHTING SHALL BE FULL-CUT OFF FIXTURES AND SHIELDED AWAY FROM ADJACENT RESIDENTIAL ZONING.
- D. ALL ROOF MOUNTED EQUIPMENT MUST BE FULLY SCREENED FROM VIEW FROM ADJACENT PROPERTIES AND STREETS. PARAPET WALLS SHALL HAVE A HEIGHT AT LEAST 1'-0" GREATER THAN TALLEST MECHANICAL UNIT.
- E. EXPOSED CONDUIT, LADDERS, UTILITY BOXES, STACK PIPES, AND DRAIN SPOUTS SHALL BE PAINTED TO MATCH BUILDING ELEMENTS.
- F. SEE SHEET A601 FOR MATERIALS SCHEDULE.



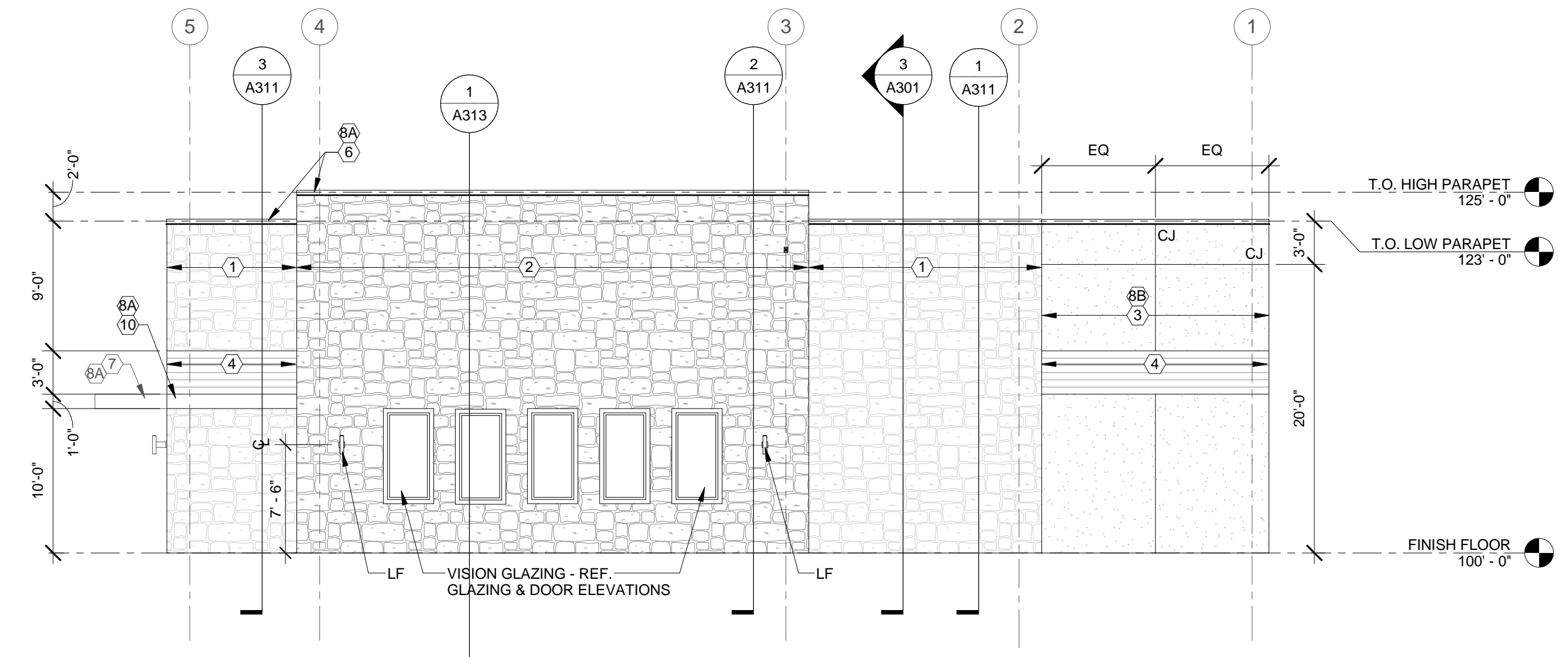
6 EXTERIOR ELEVATION @ BLADE WALL
A201 1/8" = 1'-0"



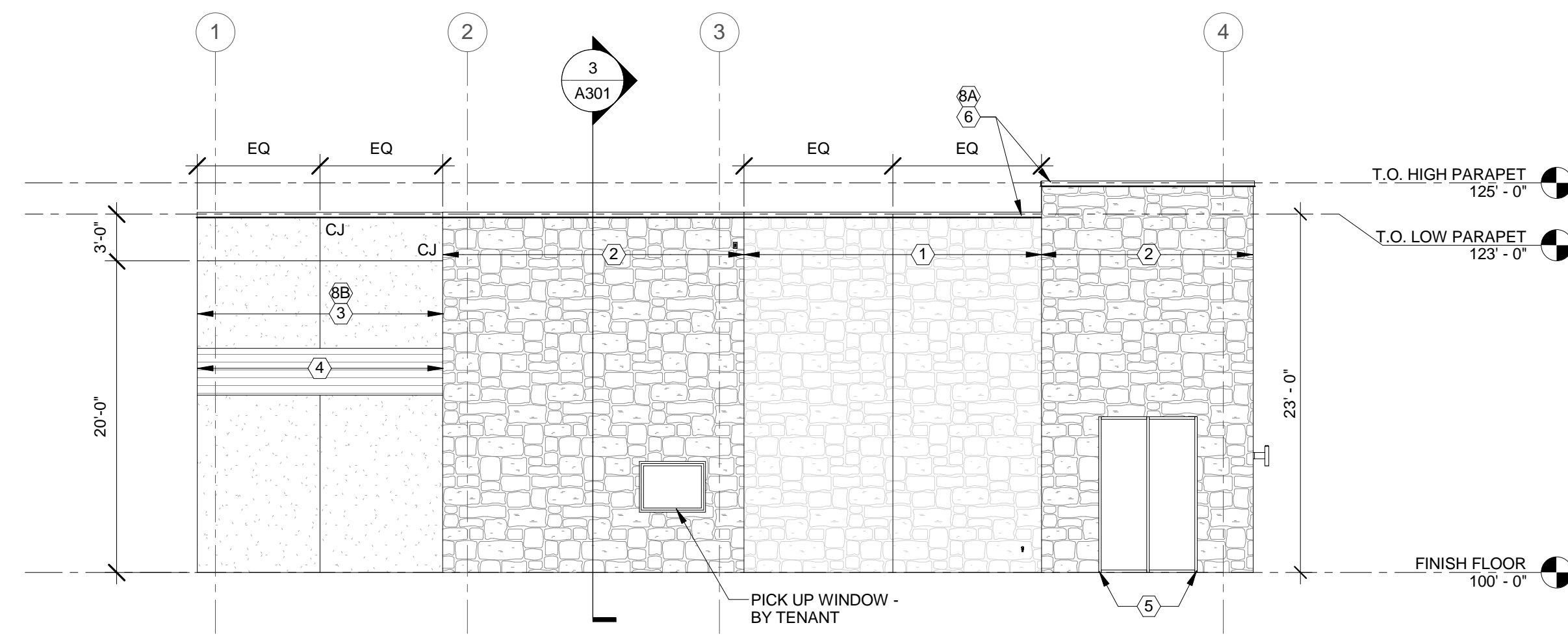
5 MASONRY CONTROL JOINT
A201 3" = 1'-0"



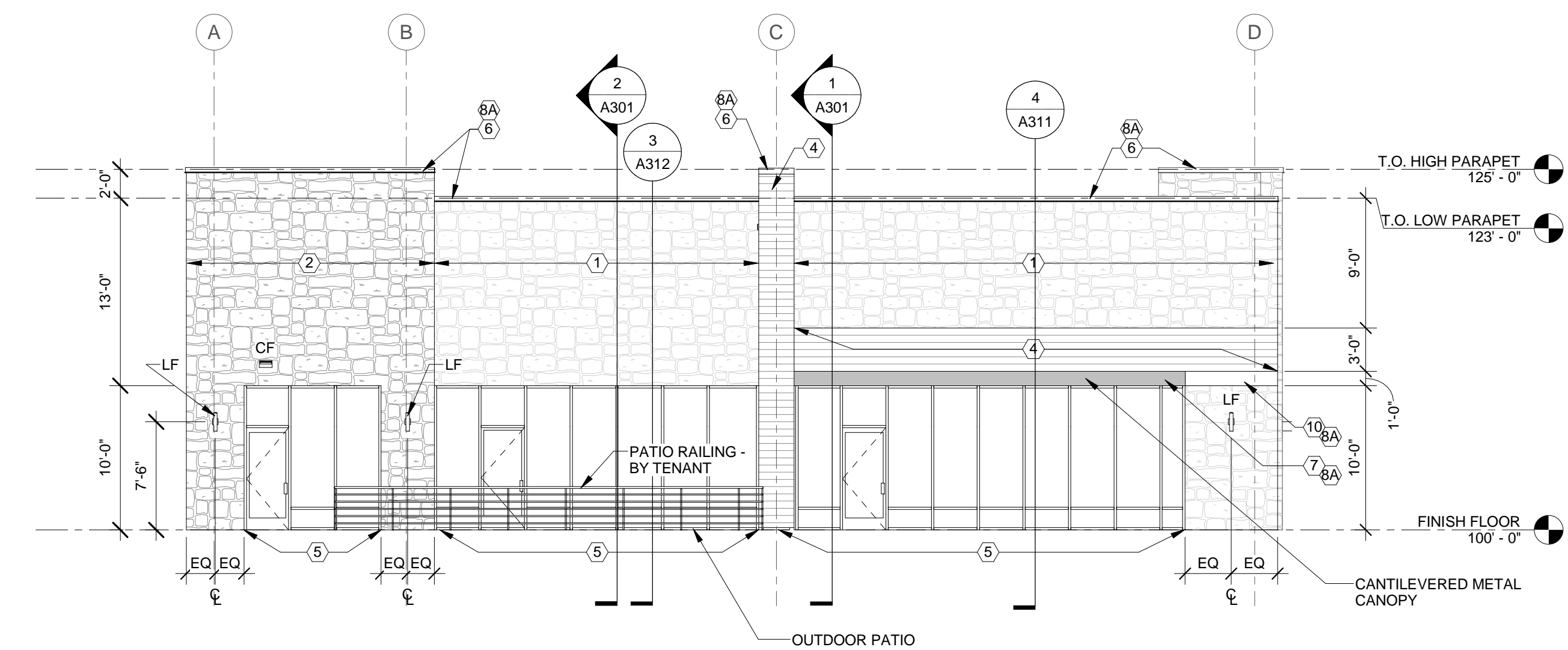
3 EXTERIOR ELEVATION - NORTH
A201 1/8" = 1'-0"



2 EXTERIOR ELEVATION - EAST
A201 1/8" = 1'-0"

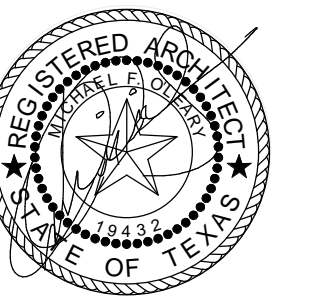


4 EXTERIOR ELEVATION - WEST
A201 1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
A201 1/8" = 1'-0"

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EXHIBIT D.1
EXTERIOR ELEVATIONS

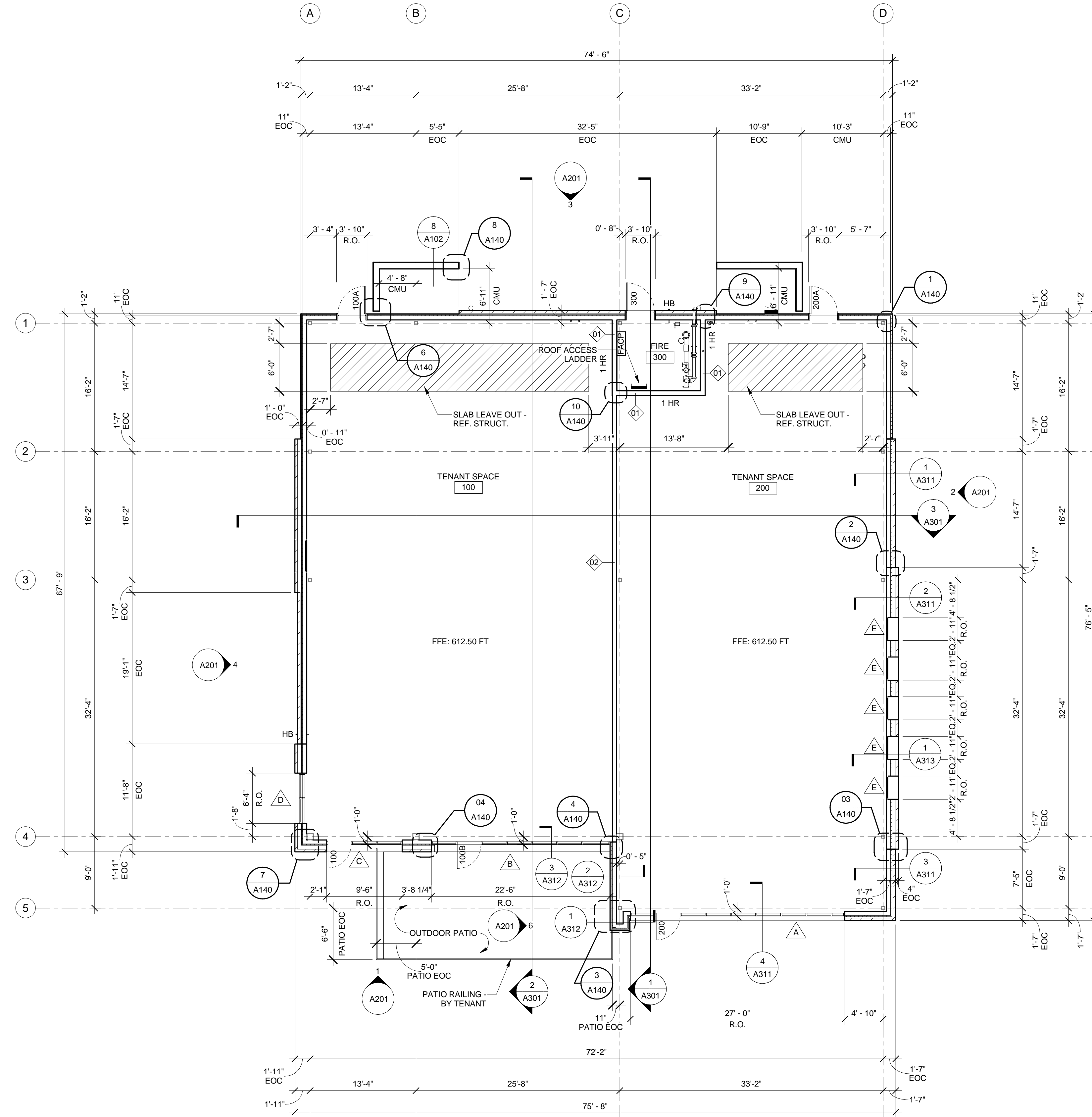
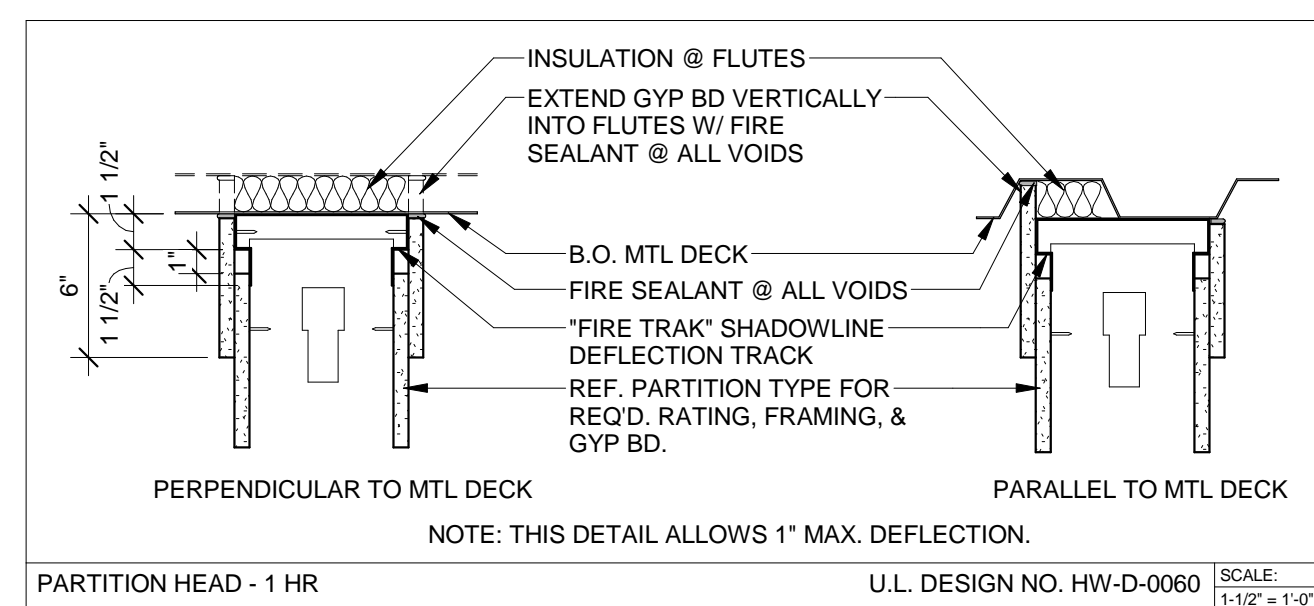
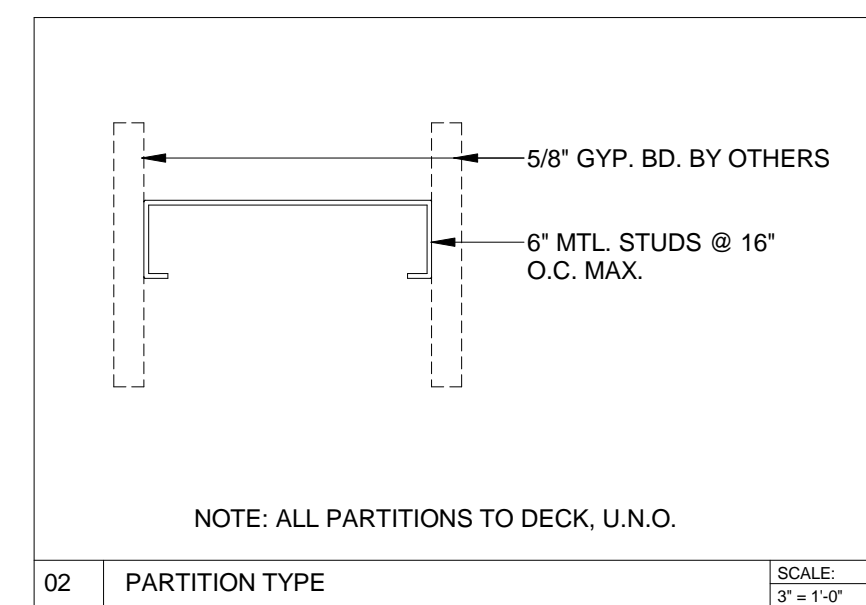
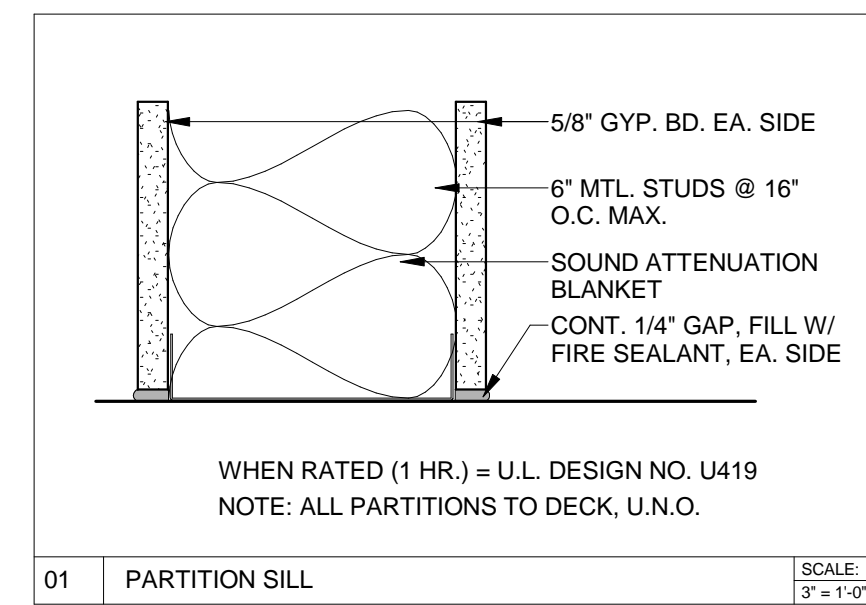
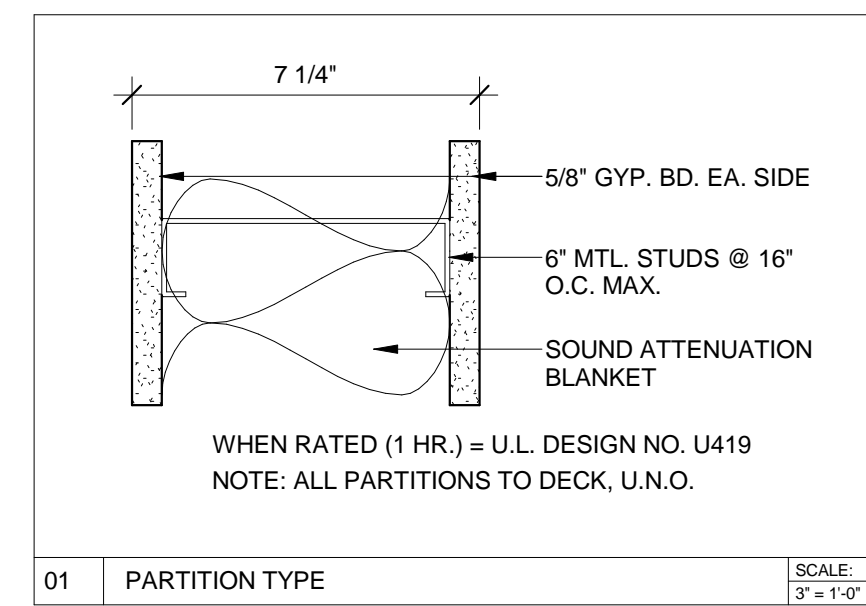
A201

GENERAL NOTES:

A. ALL DIMENSIONS ARE TO FACE OF STUD. GRID OR CENTERLINE OF COLUMNS U.N.O. ON PLAN.

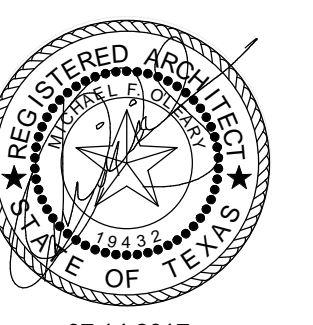
PLAN LEGEND

- WALL TYPE (SEE SHEET A102)
- WALL TYPE NOTE
- ROOM NUMBER
- WINDOW TYPE (SEE SHEET A602)
- DETAIL OR SECTION NUMBER
- SHEET WHERE DRAWN
- DOOR NUMBER (SEE SHEET A601)



1 FLOOR PLAN
SCALE: 1/8" = 1'-0"

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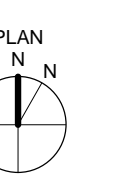


EXHIBIT D.2

FLOOR PLAN

A101