



309 Byers Street, #100  
Eules, Texas, 76039  
817-685-8448

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## Exhibit A

**LOT 2, BLOCK 1, LIGHTBRIDGE ADDITION – MANSFIELD  
BOJANGLES LOT ~ 1764 U.S. 287 FRONTAGE ROAD  
SUP #24-002**

**BEING** a 1.8208 acre tract of land located in the Sidney S. Callender Survey, Abstract No. 359, Tarrant County, Texas, said 1.8208 acre tract being a portion of Lot 13R2, Block 2, **GOLDEN ACRES ADDITION**, an Addition to the said City and State, according to plat thereof filed for record in Tarrant County Clerk's Instrument Number (Ins. No.) D212120221, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), said 1.8208 acre tract also being a portion of a called 5.9089 acre tract of land conveyed to **MANSFIELD RETAIL ASSOCIATES, LLC**, by deed thereof filed for record in Ins. No. D223099616, O.P.R.T.C.T., said 1.8208 acre tract of land being more particularly described by metes and bounds as follows:

**BEGINNING** at an "X" cut found at the most south lot corner of said Lot 13R2, same being the west lot corner of Lot 13R1, of said Block 2, said beginning point also being on the northeast right-of-way line of US Highway 287 (being a variable width public right-of-way according to the deed thereof filed for record in Volume 4875, Page 391, O.P.R.T.C.T.);

**THENCE** North 35°38'28" West, along the southwest lot line of said Lot 13R2 and along the said right-of-way line, passing at a distance of 126.90 feet a broken highway marker found at the west lot corner of said Lot 13R2, same being the south property corner of the said 5.9089 acre tract, continuing along the southwest property line of the said 5.9089 acre tract and along the said right-of-way line, in all a total distance of 283.31 feet to a point from which a 1/2" iron rod with a cap stamped "BEASLEY RPLS 6066" found at the west property corner of the said 5.9089 acre tract, bears North 35°38'28" West, 192.20 feet;

**THENCE** over and across the said 5.9089 acre tract and said Lot 13R2 the following courses and distances:

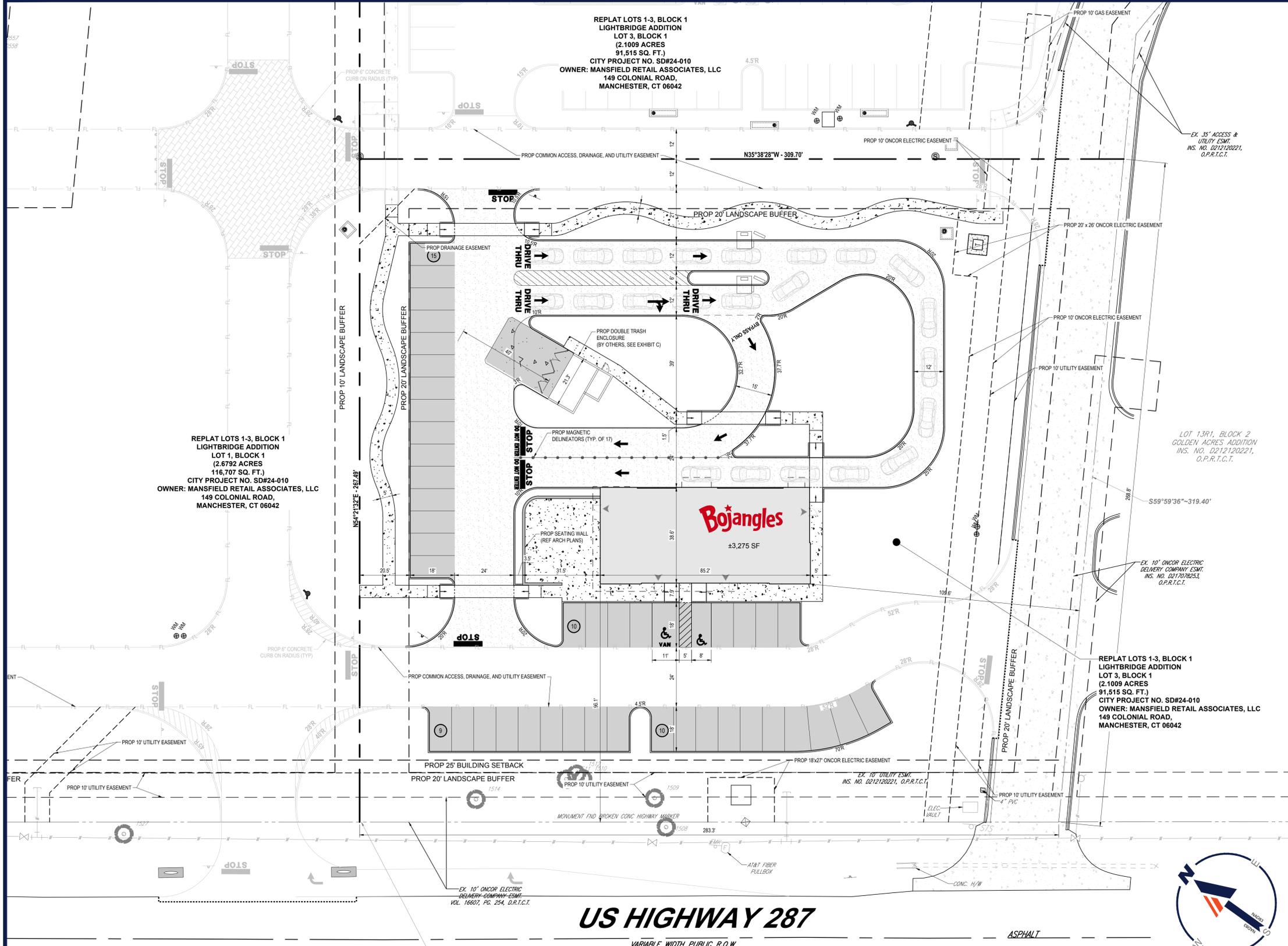
North 54°21'32" East, 267.49 feet;

South 35°38'28" East, 309.70 feet to a point on the southwest lot line of said Lot 13R2, same being on the northwest lot line of said Lot 13R1, from said point an "X" cut found at an interior south lot corner of said Lot 13R2, bears North 59°59'36" East, 50.61 feet;

**THENCE**, South 59°59'36" West, along the said lot lines, 268.78 feet to the **POINT OF BEGINNING**.

The herein described tract of land contains **1.8208 acres (79,312 square feet)** of land more or less.

The bearings shown herein are referenced to the Texas Coordinate System of 1983, Texas North Central Zone 4202, and are based on the North American Datum of 1983, 2011 Adjustment.



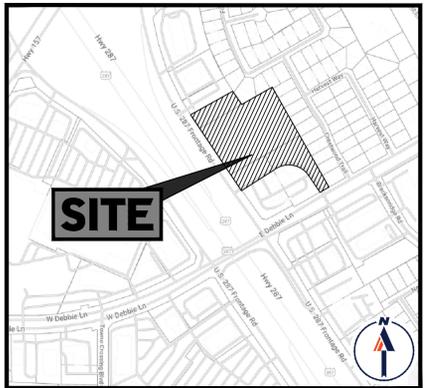
REPLAT LOTS 1-3, BLOCK 1  
LIGHTBRIDGE ADDITION  
LOT 3, BLOCK 1  
(2.1009 ACRES  
91,515 SQ. FT.)  
CITY PROJECT NO. SD#24-010  
OWNER: MANSFIELD RETAIL ASSOCIATES, LLC  
149 COLONIAL ROAD,  
MANCHESTER, CT 06042

REPLAT LOTS 1-3, BLOCK 1  
LIGHTBRIDGE ADDITION  
LOT 1, BLOCK 1  
(2.6792 ACRES  
116,707 SQ. FT.)  
CITY PROJECT NO. SD#24-010  
OWNER: MANSFIELD RETAIL ASSOCIATES, LLC  
149 COLONIAL ROAD,  
MANCHESTER, CT 06042

REPLAT LOTS 1-3, BLOCK 1  
LIGHTBRIDGE ADDITION  
LOT 3, BLOCK 1  
(2.1009 ACRES  
91,515 SQ. FT.)  
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# US HIGHWAY 287

VARIABLE WIDTH PUBLIC R.O.W



### HATCH LEGEND

	FIRE LANE/ HEAVY DUTY CONCRETE PAVEMENT (SEE SHEET 900)		PROP CONCRETE SIDEWALK (SEE SHEET C-900)
	MEDIUM DUTY CONCRETE PAVEMENT (SEE SHEET 900)		TRASH ENCLOSURE CONCRETE PAVEMENT (SEE SHEET 900)

- ### SITE PLAN NOTES:
- ALL DIMENSIONS ARE FROM FACE OF CURB OR FACE OF BUILDING UNLESS NOTED OTHERWISE.
  - ALL CURB RADI ARE 3' UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, TRASH ENCLOSURES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS, ARCHITECTURAL, STRUCTURAL, MECHANICAL/ELECTRICAL/PLUMBING, LANDSCAPE AND LIGHTING PLANS ARE TO BE PROVIDED BY OTHERS.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, (UNLESS OTHERWISE NOTED ON PLANS) INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC. AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES REQUIREMENTS AND PROJECT SITE WORK SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
  - THIS PLAN WAS PREPARED WITH A TOPOGRAPHIC AND ALTA/NSPS SURVEY PREPARED BY SPOONER & ASSOCIATES, DATED 10/26/2022.
  - ALL FIRE LANES ARE MIN 24' WIDE AND HAVING A MINIMUM INSIDE TURNING RADIUS OF 28'.

**OWNER/APPLICANT:**  
FIRST HARTFORD REALTY CORP  
JOHN TOIC  
149 COLONIAL ROAD,  
MANCHESTER, CT 06042  
P: (860) 646-6555  
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**ENGINEER:**  
BOHLER ENGINEERING  
MATHIAS HAUBERT, P.E.  
2600 NETWORK BLVD., STE. 310  
FRISCO, TX 75034  
P: 469-458-7300  
MHAUBERT@BOHLERENG.COM

### SITE DATE TABLE

EXISTING ZONING	C-2
PROPOSED ZONING	C-2
REQUIRED PARKING RATIO	1 SPACE / 75 SF
REQUIRED PARKING	43 SPACES
PROVIDED PARKING	44 SPACES
REQUIRED STACKING BEFORE ORDER BOARD	5 SPACES
PROVIDED STACKING BEFORE ORDER BOARD	10 SPACES
REQUIRED STACKING BETWEEN ORDER BOARD AND WINDOW	4 SPACES
PROVIDED STACKING BETWEEN ORDER BOARD AND WINDOW	12 SPACES

**SITE PLAN FOR SPECIFIC USE PERMIT**  
**BOJANGLES**  
REPLAT OF LOTS 1-3, BLOCK 1  
LIGHTBRIDGE ADDITION - SD#24-010  
CITY OF MANSFIELD, TARRANT COUNTY, TX  
DATE OF PREPARATION: 05/02/2024  
1.8208 ACRES  
NO. OF LOTS: 1 LOT

### BUILDING MATERIAL TABULATIONS

	NORTH	WEST	SOUTH	EAST
TOTAL	1106	2282	1030	2227
WDWS/DRS	240/22%	448/20%	32/3%	137/6%
BRICK	729/66%	1566/69%	906/88%	1836/83%
STONE	95/8%	209/9%	92/9%	227/10%
CANOPY	42/4%	59/3%	0	27/1%

### PROJECT BENCHMARKS

BM#1 MONUMENT FND THD METAL DISK 1/2" CIRF BEASELEY RPLS 4050
ELEVATION = 650.50'
BM#2 MONUMENT FND BROKEN CONC HIGHWAY MARKER
ELEVATION = 645.37'

**THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY**



**BOHLER**  
SITE CIVIL AND CONSULTING ENGINEERING  
PROGRAM MANAGEMENT  
LANDSCAPE ARCHITECTURE  
SUSTAINABLE DESIGN  
PERMITTING SERVICES  
TRANSPORTATION SERVICES

### REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

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### ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA230132-00-0A  
DRAWN BY: MG  
CHECKED BY: MJH  
DATE: 05/23/24  
CAD ID: P-CIVIL-SITE

### CONSTRUCTION PLANS

FOR



NEC US 287 & E DEBBIE LN,  
MANSFIELD, TEXAS 76063  
TARRANT COUNTY

### BOHLER

2600 NETWORK BLVD., STE. 310,  
FRISCO, TX 75034  
Phone: (469) 458-7300  
TX@BohlerEng.com  
TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY  
**BOHLER**  
FOR REVIEW PURPOSES ONLY  
MATHIAS HAUBERT  
LICENSE NUMBER: 13036

SHEET TITLE:

### EXHIBIT B

SHEET NUMBER:

SUP#24-002

NOTE: ALL PARAPETS ARE A MINIMUM OF 1 FT ABOVE THE TOP OF ALL HVAC AND MECHANICAL UNITS

NORTH TABULATIONS	
TOTAL	1106
WDWS/DRS	240/22%
BRICK	729/66%
STONE	95/8%
CANOPY	42/4%

### 1 NORTH ELEVATION

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



WEST TABULATIONS	
TOTAL	2282
WDWS/DRS	448/20%
BRICK	1566/69%
STONE	209/8%
CANOPY	59/3%

### 2 WEST ELEVATION

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



EAST TABULATIONS	
TOTAL	2227
WDWS/DRS	137/6%
BRICK	1836/83%
STONE	227/10%
CANOPY	27/1%

### 4 EAST ELEVATION

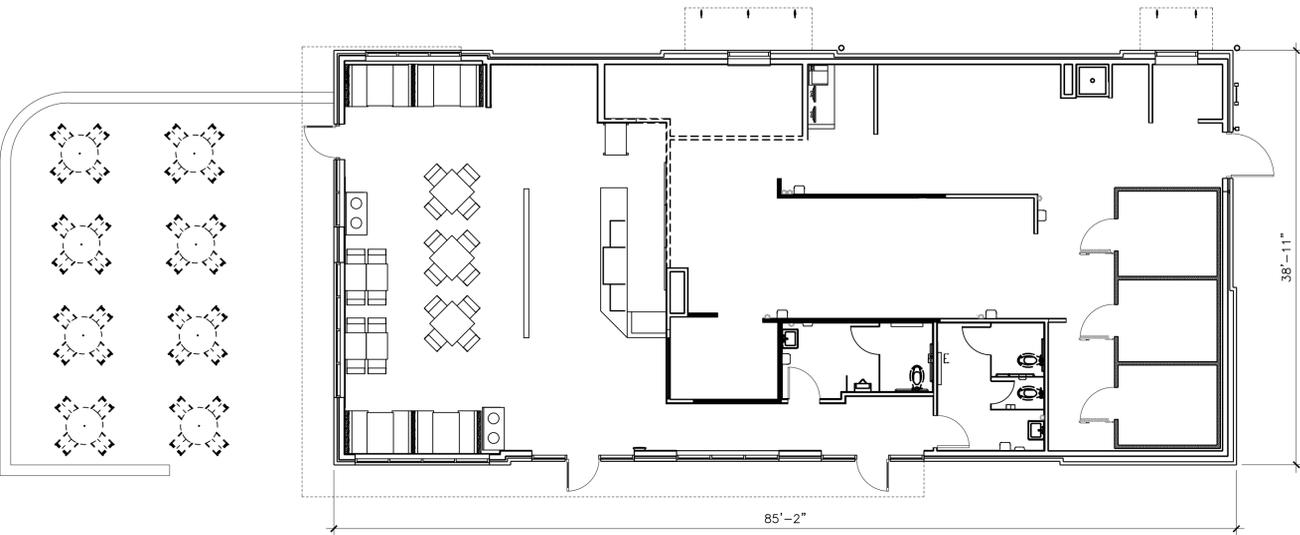
SCALE: 1/8" = 1'-0"



SOUTH TABULATIONS	
TOTAL	1030
WDWS/DRS	32/3%
BRICK	906/88%
STONE	92/9%
CANOPY	0

### 3 SOUTH ELEVATION

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



### 5 FLOOR PLAN

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

#### MATERIAL TABULATIONS

	NORTH	WEST	SOUTH	EAST
TOTAL	1106	2282	1030	2227
WDWS/DRS	240/22%	448/20%	32/3%	137/6%
BRICK	729/66%	1566/69%	906/88%	1836/83%
STONE	95/8%	209/8%	92/9%	227/10%
CANOPY	42/4%	59/3%	0	27/1%

#### EXTERIOR FINISH SCHEDULE

NO.	DESCRIPTION	MANUF	FINISH / STYLE
BR-1	4" COMMON BRICK	COLUMBUS BRICK	MAGNOLIA BAY
BR-2	4" COMMON BRICK	COLUMBUS BRICK	BASTILLE
ST-1	4" NATURAL STONE	ROCKY'S STONE MANSFIELD, TX	NATURAL STONE OKLAHOMA MULTI BLEND
CN-1	ALUMINUM CANOPY	PER BOJANGLES	COLOR: PMS 165C ORANGE
MC-1	PRE-FIN. METAL COPING	DURO-LAST	SIERRA TAN
SF-1	STOREFRONT ASSEMBLY	KAWNEER	CLEAR ANODIZED



#### OWNER

FIRST HARTFORD REALTY CORP.  
2529 6th Ave  
Fort Worth, TX 76110  
Phone: (817) 808-6151  
Contact: Josh Gardner

#### ARCHITECT

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fax: (817) 285-7318  
www.genesisarchitects.com

Texas Firm #BR-2139



US HIGHWAY 287 & E. DEBBIE LN, MANSFIELD, TX

EXHIBIT C  
BUILDING  
ELEVATIONS



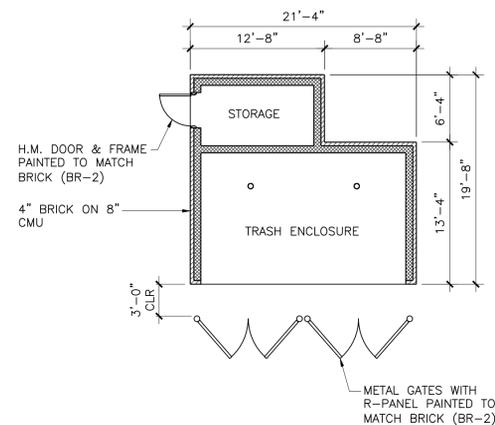
04-30-2024

# EXHIBIT C

C.1

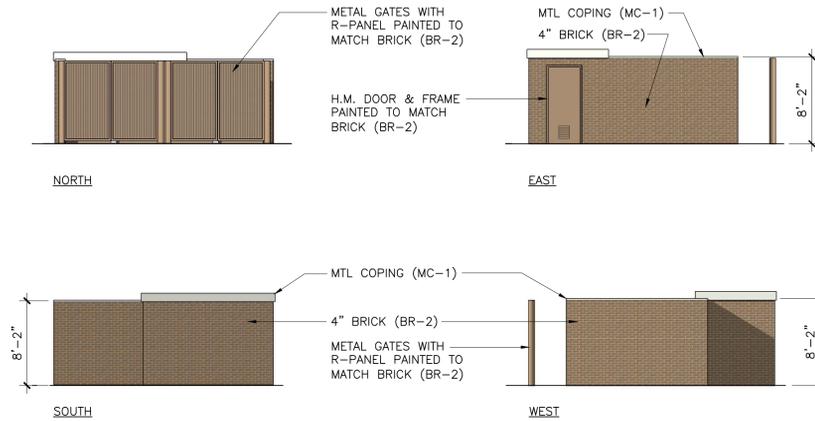
SUP#24-002

REVISIONS: A - FACADE PLAN FOR PLANNING SUBMITTAL - 04-02-24  
B - FACADE PLAN FOR PLANNING RESUBMITTAL - 04-30-24



# 1 PLAN

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



# 2 ELEVATIONS

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

## OWNER

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Texas Firm #BR-2139



US HIGHWAY 287 & E. DEBBIE LN, MANSFIELD, TX

EXHIBIT C  
TRASH ENCLOSURE  
ELEVATIONS



05-15-2024

C.2

SUP#24-002

EXHIBIT C

REVISIONS: A - FACADE PLAN FOR PLANNING SUBMITTAL - 04-02-24  
B - FACADE PLAN FOR PLANNING RESUBMITTAL - 04-30-24  
C - TRASH ENCLOSURE ADDED FOR PLANNING SUBMITTAL - 05-15-24

**SITE INFORMATION**  
 ZONING DESIGNATION: COMMERCIAL (C-2)  
 PROPOSED USE: RESTAURANT  
 TOTAL SITE AREA: 79,312 SF (1.82 AC)

**LANDSCAPE REQUIREMENTS**

**PASSIVE SPACE**

REQUIRED: 10% OF BUILDING AREA  
 3163 SF X 0.10 = 317 SF REQ'D 3,801 SF PROVIDED  
 PASSIVE SPACE ELEMENTS:  
 - OUTDOOR DINING SPACE: 1029 SF  
 - BENCHES ALONG WALKING PATH: 2772 SF

**LANDSCAPE AREA**

REQUIRED: 10% OF TOTAL LOT AREA  
 79,312 SF X 0.10 = 7,932 SF REQ'D 28,458 SF PROVIDED

**BUFFER YARDS AND SCREENING**

1 TREE / 25 LF (REDUCED 50% FOR SAME ZONING USE TO 1 TREE / 50 LF)  
 NORTH: 10' LANDSCAPE BUFFER ADJACENT TO A C-2 ZONED PROPERTY (310 LF)  
 310/50 LF = 6 TREES REQ'D 6 TREES PROVIDED

EAST: 10' LANDSCAPE BUFFER ADJACENT TO A C-2 ZONED PROPERTY (269 LF)  
 269/50 LF = 6 TREES REQ'D 6 TREES PROVIDED

WEST: 10' LANDSCAPE BUFFER ADJACENT TO A C-2 ZONED PROPERTY (268 LF)  
 268/50 LF = 6 TREES REQ'D 6 TREES PROVIDED

**STREET LANDSCAPE SETBACK**

1 TREE PER 40 LF  
 SOUTH: 20' LANDSCAPE BUFFER ADJACENT TO US HWY 287 (283 LF)  
 283/40 = 7 TREES REQ'D 7 TREES PROVIDED (5 EXISTING + 2 PROPOSED)

**PARKING LOT PERIMETER LANDSCAPE**

ALL SURFACE PARKING LOT, VEHICULAR USE AND MANEUVERING AREAS  
 TO BE SCREENED WITH 3' HT CONTINUOUS PLANTINGS  
 3' HT CONTINUOUS HEDGE PROVIDED AS REQUIRED

**PARKING LOT INTERNAL LANDSCAPE**

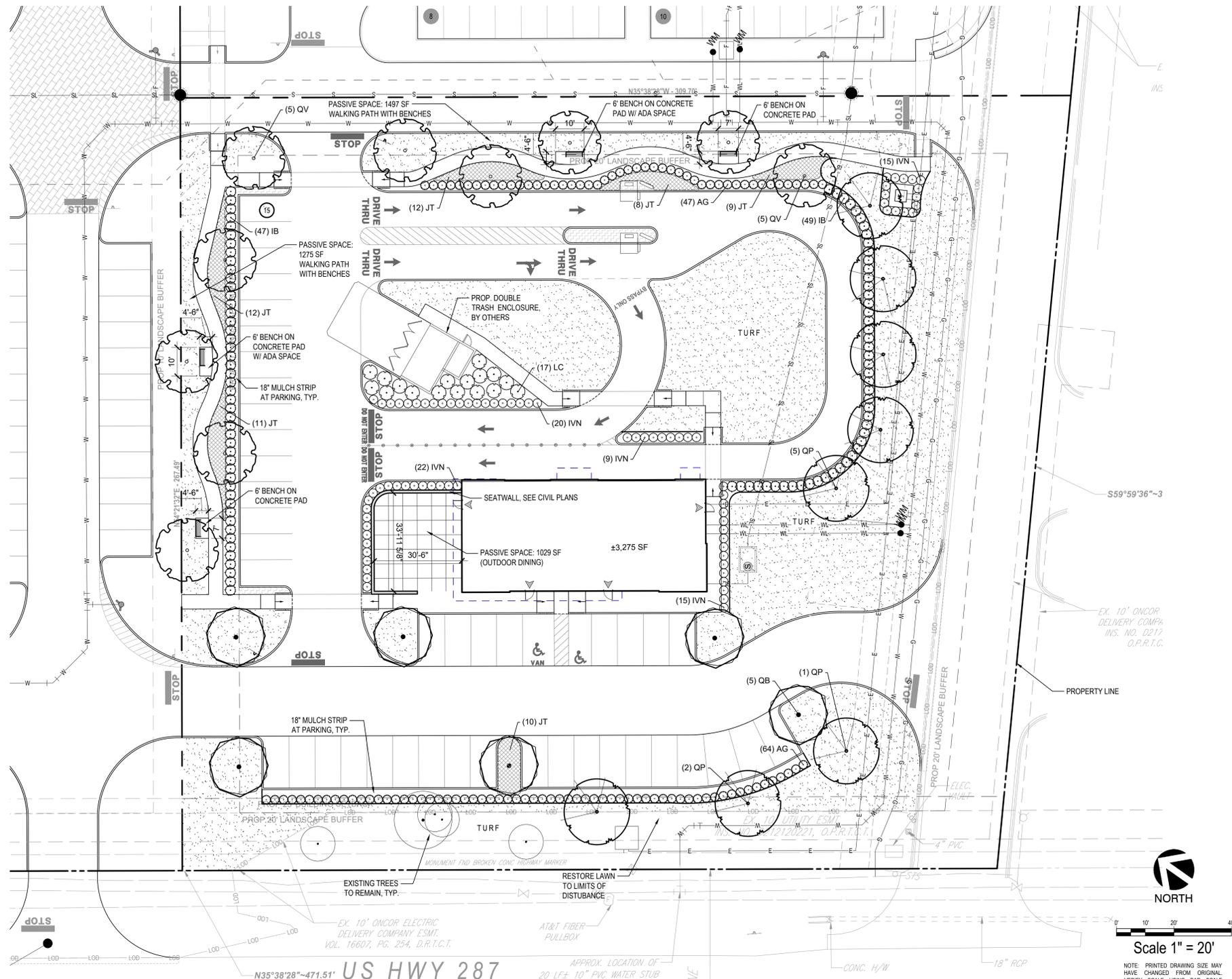
TOTAL PARKING SPACES - 44  
 1 TREE / 10 PARKING SPACES  
 44/10 = 5 CANOPY TREES 5 TREES PROVIDED

**FOUNDATION AREA & GROUND EQUIPMENT LANDSCAPING**

4' WIDE LANDSCAPE AREA ADJACENT TO OR WITHIN 10 FEET OF ALL BUILDING FACADES  
 PLANTINGS SHALL BE SITUATED AROUND, ALONG OR ADJACENT TO SCREEN WALLS  
 PROVIDED AS REQUIRED

**PLANT SCHEDULE**

TREES	CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
	QB	6	Quercus buckleyi Texas Red Oak	3" Cal.	Cont. or B&B	12" min.
	QP	8	Quercus polymorpha Mexican White Oak	3" Cal.	Cont. or B&B	12" min.
	QV	10	Quercus virginiana Southern Live Oak	3" Cal.	Cont. or B&B	12" min.
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
	AG	112	Abelia grandiflora Glossy Abelia - 36" At time of planting	7 gal	36" OC	36" Min.
	IB	118	Ilex cornuta 'Burfordii nana' Dwarf Burford Holly - 36" At time of planting	7 gal	36" OC	36" Min.
	IVN	81	Ilex vomitoria 'Nana' Dwarf Burford Holly - 36" At time of planting	7 gal	36" OC	36" Min.
	JT	62	Juniperus sabina var. tamariscifolia Tamarix Juniper	7 gal	48" OC	24" Sp.
	LC	17	Lagerstroemia 'Chisam Fire' Chisam Fire Crape Myrtle - 36" At time of planting	7 gal	60" OC	36" Min.
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
	CD	25,778 sf	Cynodon dactylon 'TifTuf' TifTuf Bermuda Grass	Sod		
			DECOMPOSED GRANITE, 3" THICK LAYER COMPACTED OVER LANDSCAPE FABRIC (ANY APPROVED)			



**CITY OF MANSFIELD LANDSCAPING 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.

ALL GROUND MOUNTED UTILITY EQUIPMENT NOT SHOWN, BUT PRESENT IN THE FILED, MUST BE SCREENED WITH EVERGREEN SHRUBS.

**GENERAL GRADING AND PLANTING NOTES**

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
  - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
  - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
  - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
  - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
  - IF SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
  - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
  - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
  - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

**ROOT BARRIERS**

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 2" DEEP PANELS (OR EQUAL) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCLOSE THE ROOTBALL.

**MULCHES**

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDING AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).



**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY

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PROJECT No.: NSFIELDTX-LP  
 DRAWN BY: SMS  
 DATE: 04/15/24  
 CAD ID: BOJANGLES-M

**CONSTRUCTION PLANS**

FOR

NEC US 287 & E DEBBIE LN,  
 MANSFIELD, TEXAS 76063  
 TARRANT COUNTY

**BOHLER**  
 2600 NETWORK BLVD., STE. 310,  
 FRISCO, TX 75034  
 Phone: (469) 458-7300  
 TX@BohlerEng.com  
 TBPE No. 18065 | TBPLS No. 10194413

REGISTERED LANDSCAPE ARCHITECT  
 STATE OF TEXAS  
 Sharon M. Bohler  
 3682  
 6/12/24

SHEET TITLE:  
**EXHIBIT D:  
 LANDSCAPE AND  
 PASSIVE SPACE  
 PLAN**

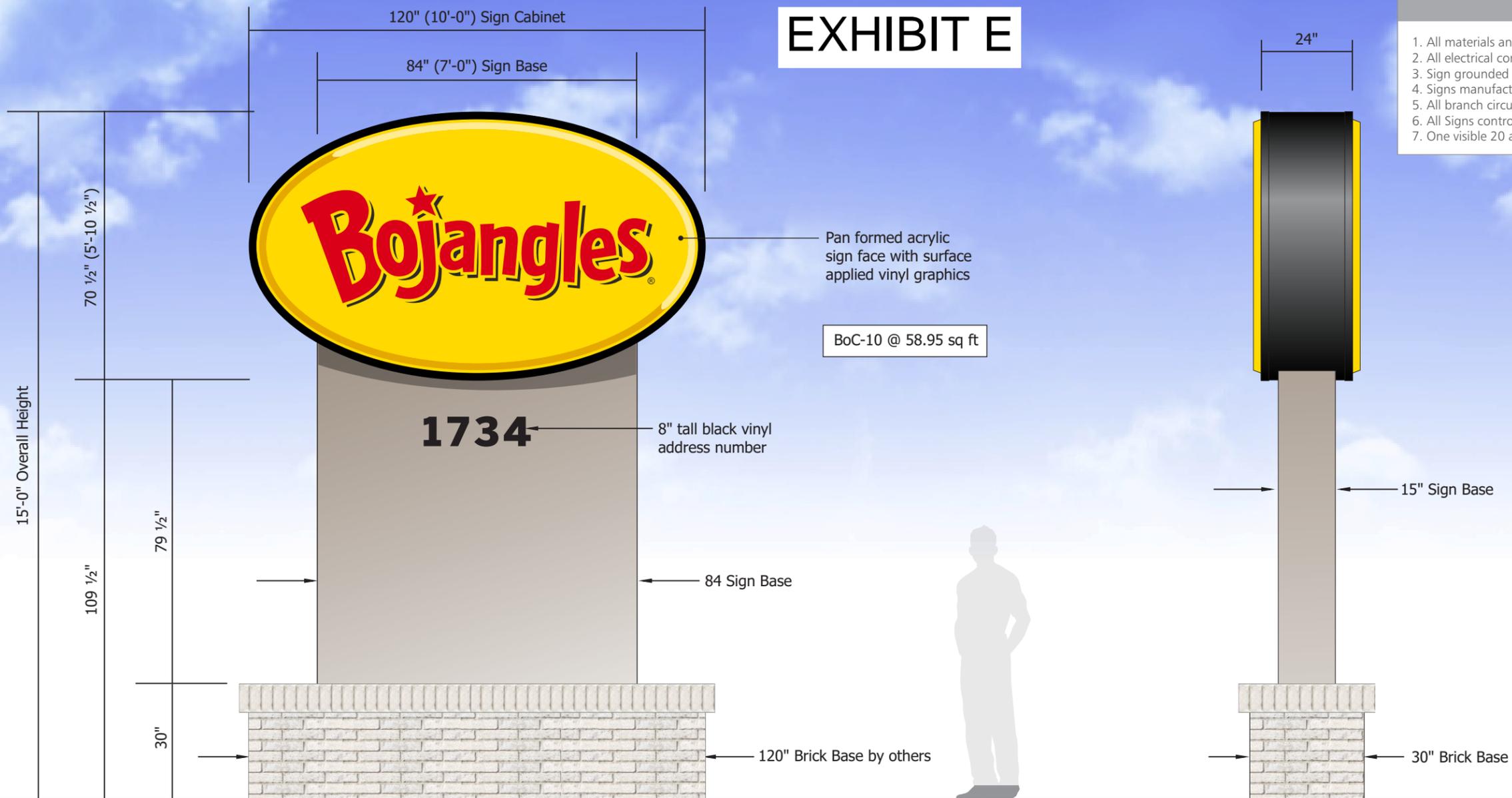
SHEET NUMBER:  
**D.1**



# EXHIBIT E

## ELECTRICAL NOTES

1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



BoC-10 @ 58.95 sq ft

**S01** Scale: 3/8" = 1'-0"

**BOC-10 MAIN ID** - Double face internally illuminated sign cabinet of aluminum. Cabinet finished in black acrylic urethane enamel. Panned acrylic face with surface applied vinyl graphics to match Bojangle's yellow, red & black.

Main ID cabinet is internal illumination by LEDs (as required). All wiring UL approved. 120 Volts.

Cabinet is mounted onto new steel post set in concrete foundation. Steel is inside an aluminum pole cover. Brick Base by others.

### Colors:

- 7328 White acrylic
- 3M 7725-12 Gloss Black Vinyl
- 3M 3630-93 Fire Engine Red Translucent
- 3M 3630-135 Yellow Rose Translucent
- Akzo Noble SIGNM20082 Champagne Metallic (gloss)
- Columbus Brick - Magnolia Bay

SUP#24-002



National Headquarters: 1077 West Blue Heron Blvd.  
West Palm Beach, Florida 33404  
800.772.7932  
www.atlasbtw.com

#### Revisions:

04/15/24js revise all signs	...
05/01/24js rev Site Plan, Directionals	...
05/15/24js rev S1, del S4 & S5	...
...	...
...	...

Site: #1421

**E.1**

PM: Daphne E.

Drawn By: JS

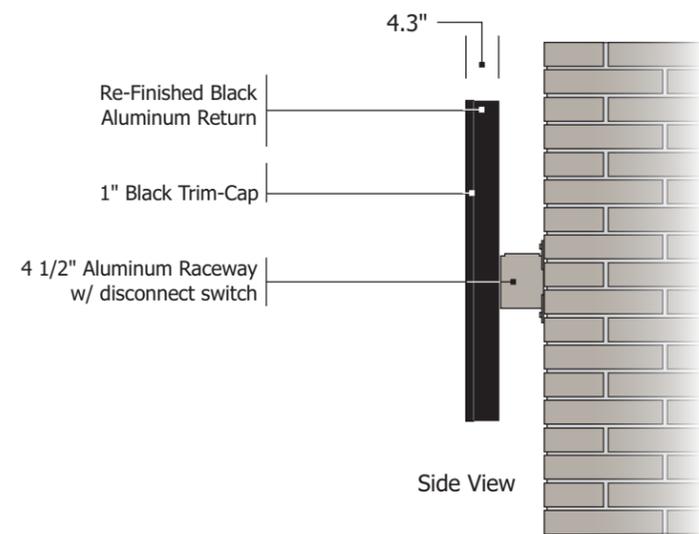
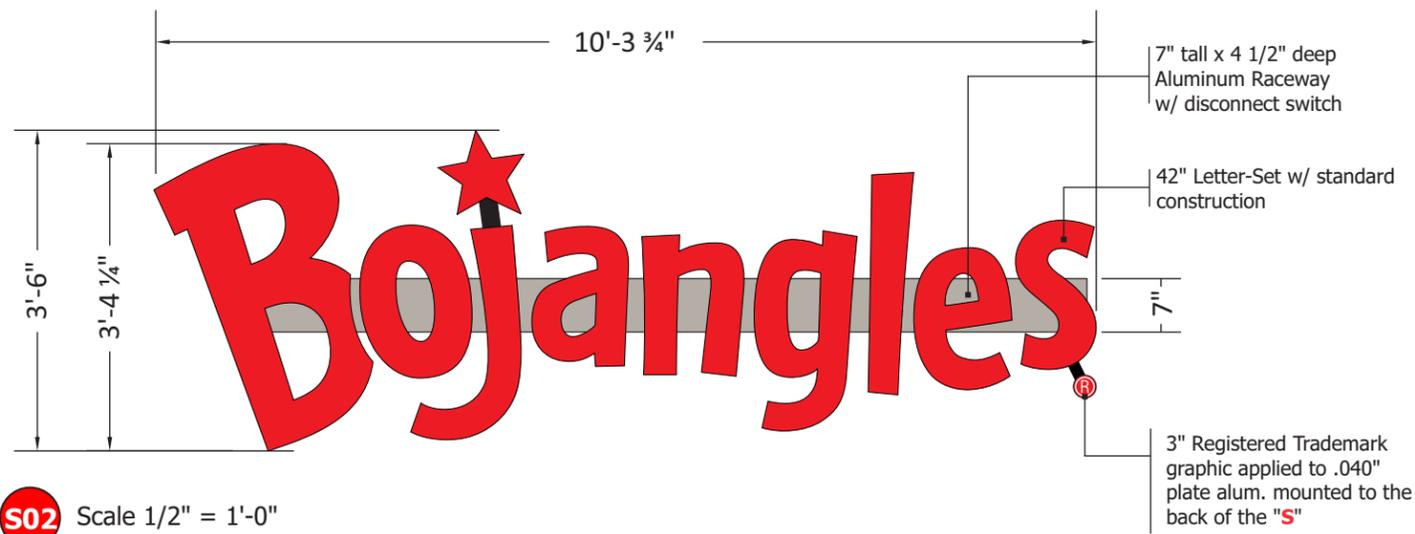
Date: 04/12/2024

Address: US Hwy 287 & Debbie Ln

City State: Mansfield, TX 76063

Drawing Number:

192424-S01



- ELECTRICAL NOTES**
1. All materials and fasteners meet 3004.4
  2. All electrical components are UL listed, labeled and approved.
  3. Sign grounded according to NEC 6007.7
  4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
  5. All branch circuits per NEC 600 .5(B).1 or (B).2.
  6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
  7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1

**SQUARE FOOTAGE:**  
42" x 123.75" = 36.09 Sq Ft

**S02** Scale 1/2" = 1'-0"

**Raceway Mount Letters**

Internally illuminated letters fabricated of aluminum (.040 returns, .063 backs, 4.3" depth) Letter returns finished in black acrylic urethane enamel. Faces are 2793 red acrylic secured with black trimcap.

Internal illumination by LED lighting system. Power supply & wiring located in continuous aluminum raceway. All wiring UL approved.

Raceway installed flush to exterior fascia.

- COLORS**
- Black returns (High Gloss)
  - Black Trimcap
  - 2793 red acrylic
  - Red LED's
  - Akzo Noble Black (gloss)
  - Painted to match Meridian Brick Magnolia Bay (SW 7021 Simple White)



**West (Non-Drive Thru) - Scale: 1/8" = 1'-0"**

SUP#24-002



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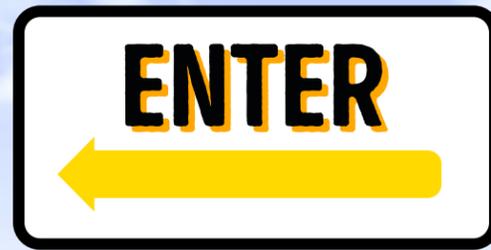
Revisions:	
04/15/24js revise all signs	...
05/01/24js rev Site Plan, Directionals	...
05/15/24js rev S1, del S4 & S5	...
...	...
...	...

Site: #1421  
**E.2**

PM: Daphne E.	Address: US Hwy 287 & Debbie Ln
Drawn By: JS	City State: Mansfield, TX 76063
Date: 04/12/2024	Drawing Number: 192424-S02

**ELECTRICAL NOTES**

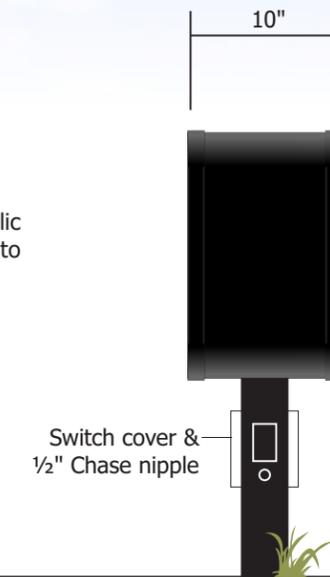
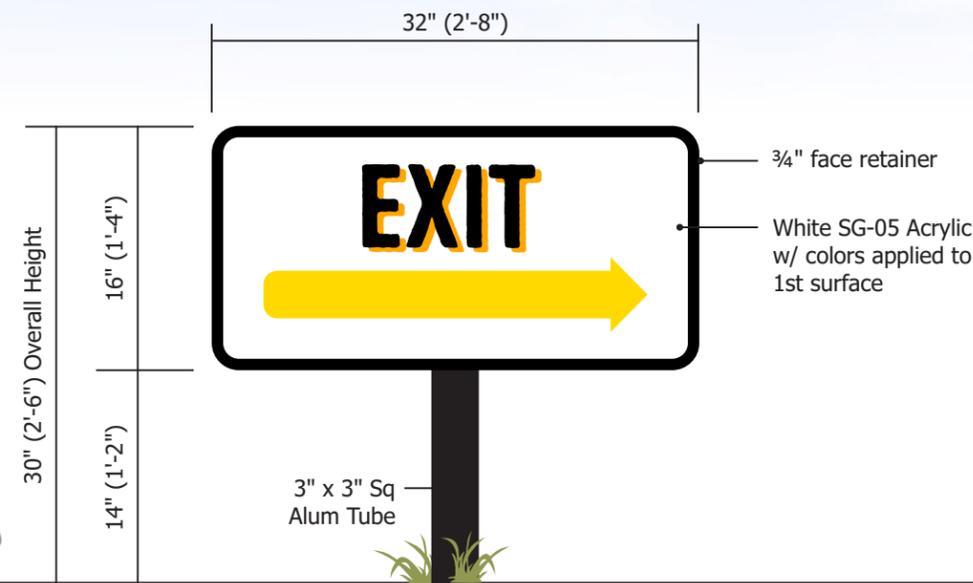
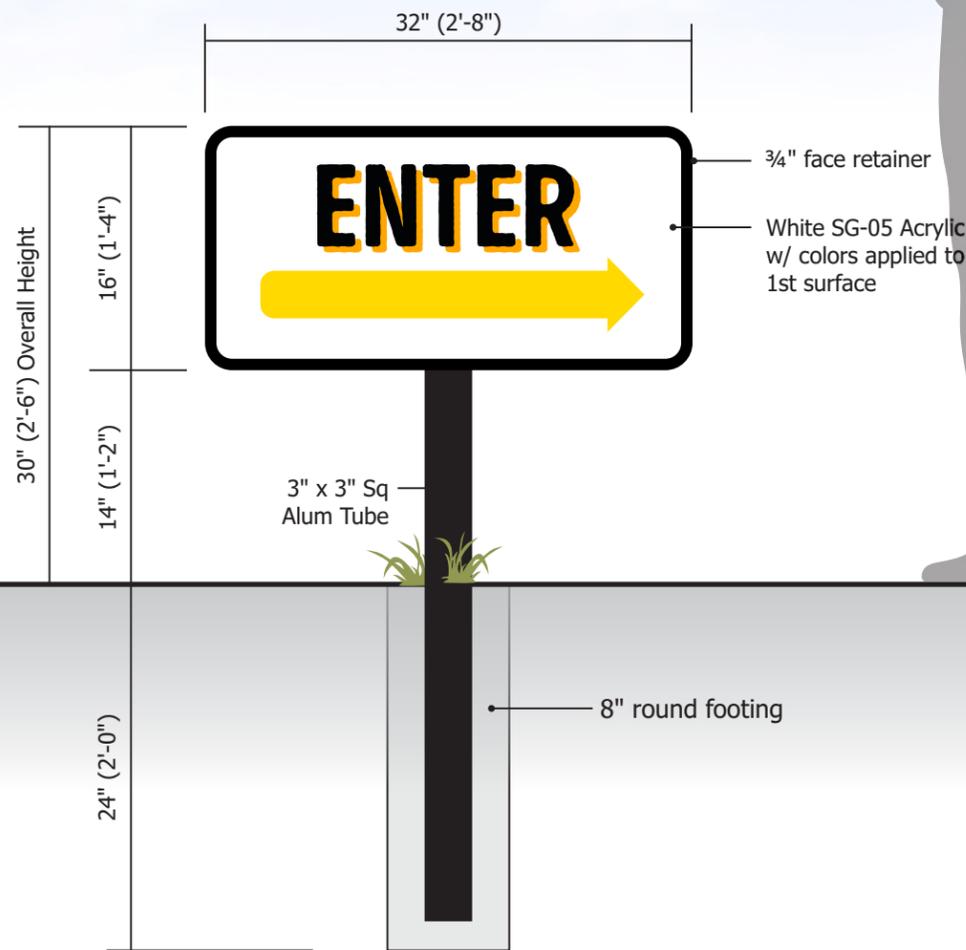
1. All materials and fasteners meet 3004.4
2. All electrical components are UL listed, labeled and approved.
3. Sign grounded according to NEC 6007.7
4. Signs manufactured and listed NEC 600.3 and marked per NEC 600.4.
5. All branch circuits per NEC 600 .5(B).1 or (B).2.
6. All Signs controlled by photocell or time clock per FBC 13-415. (ABC).1.4.
7. One visible 20 amp disconnect per sign per circuit per NEC 600.6(A).1



Opposite Side Face



Opposite Side Face



Side View

**D2 D4 D6** Scale: 1 " = 1'-0"

**D1 D3 D5** Scale: 1 " = 1'-0"

**Scope & Description:**

Manufacture and install D/F internally lighted directional sign of aluminum & finished in black acrylic urethane enamel.

- Flat White SG-05 Acrylic faces w/ all color (vinyl films) applied flat to first surface.
- Internal illumination by White LEDs. All wiring UL approved.
- Signs mounted onto 3" aluminum square tube support set in concrete foundation.

**Square Footage:** 16" x 32" = 3.55 sq ft

**Colors:**

- 7328 White acrylic
- 3M 7725-12 Gloss Black Vinyl
- 3M 3630-135 Yellow Rose Translucent
- 3M 3630-25 Sunflower Translucent
- Akzo Noble Black (gloss)

SUP#24-002



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www.atlasbtw.com

Revisions:	
04/15/24js revise all signs	...
05/01/24js rev Site Plan, Directionals	...
05/15/24js rev S1, del S4 & S5	...
...	...
...	...

Site: #1421

**E.3**

PM: Daphne E.

Drawn By: JS

Date: 04/12/2024

Address: US Hwy 287 & Debbie Ln

City State: Mansfield, TX 76063

Drawing Number:

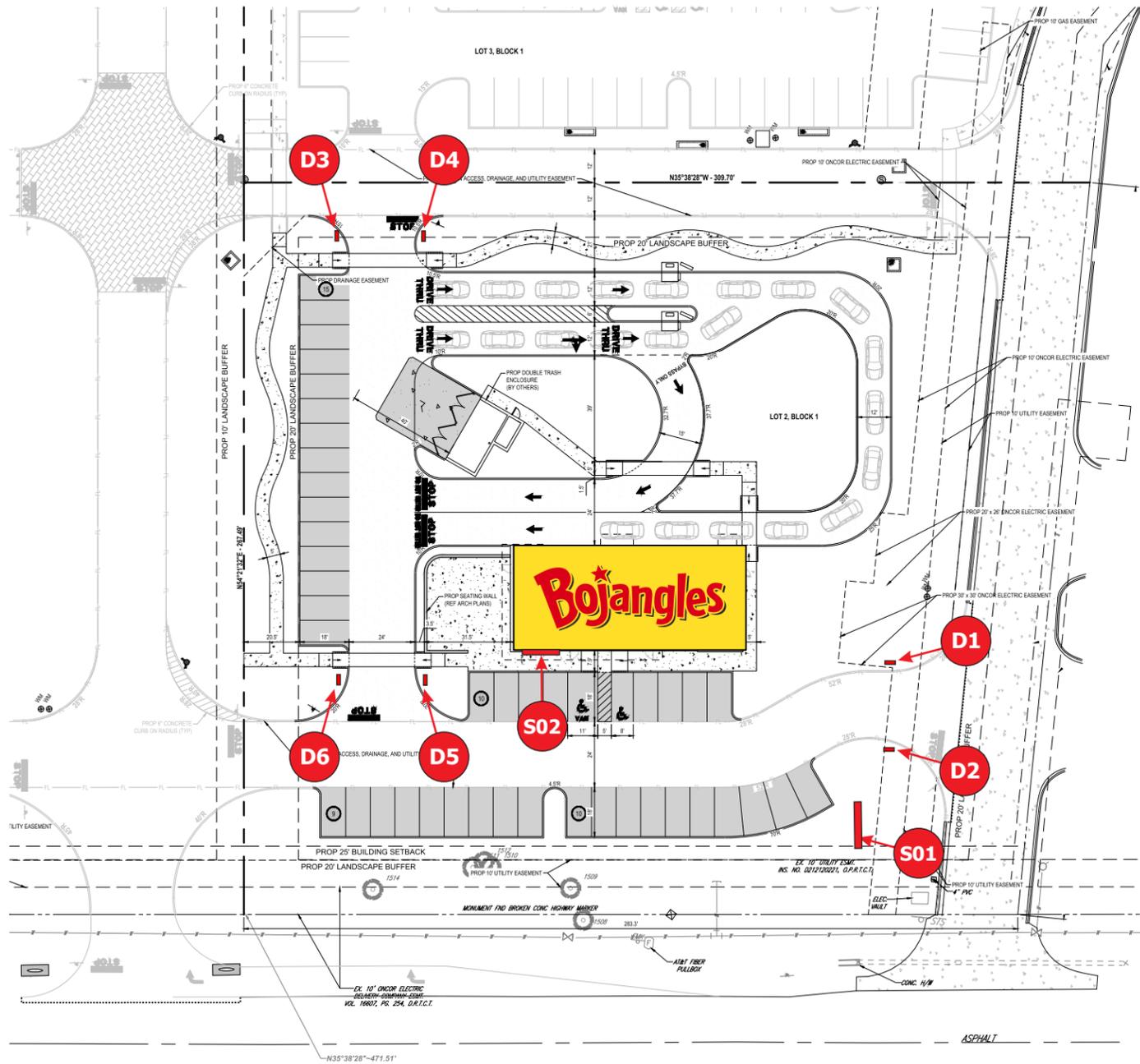
192424-DIR

**NORTH**



**Zoned:** City of Mansfield C-2 Community Business District  
**Planner:** : Helina Sarkodie-Minkah 817-276-4259 [helina.sarkodie-minkah@mansfieldtexas.gov](mailto:helina.sarkodie-minkah@mansfieldtexas.gov)

**Allowed:** The width of a wall sign NTE 75% of building or storefront.  
Free Standing Max. Area: 75.0 sq. ft. NTE 15' OAH  
Minimum Setback from Street Right of way: 10 ft.  
Minimum setback from side or rear property line: 15 ft.  
Only Monument Signs are permitted in the C-2 zoning district.  
A monument sign shall have a solid base at least two feet tall and the base shall have the same or greater width as the sign. The height of the sign base shall be included when measuring the sign height.



**S01** D/F Monument Sign

# Bojangles

**S02** BO-42 Channel Letters



**D1** Directional



**D2** Directional



**D3** Directional



**D4** Directional



**D5** Directional



**D6** Directional

SUP#24-002



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Revisions:	
04/15/24js revise all signs	...
05/01/24js rev Site Plan, Directionals	...
05/15/24js rev S1, del S4 & S5	...
...	...
...	...

Site: #1421

## E.4

PM: Daphne E.

Drawn By: JS

Date: 04/12/2024

Address: US Hwy 287 & Debbie Ln

City State: Mansfield, TX 76063

Drawing Number:

192424-SP