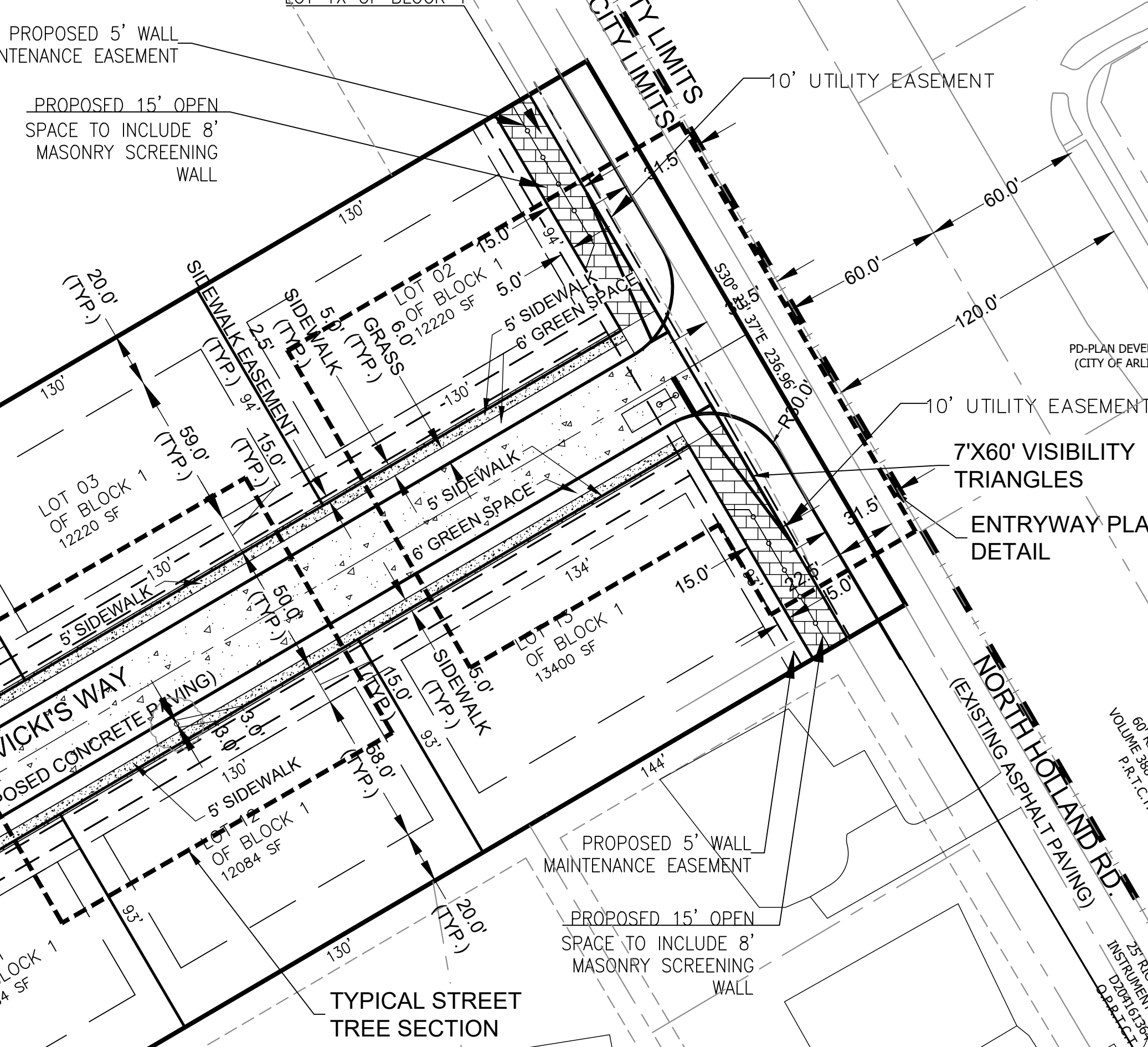
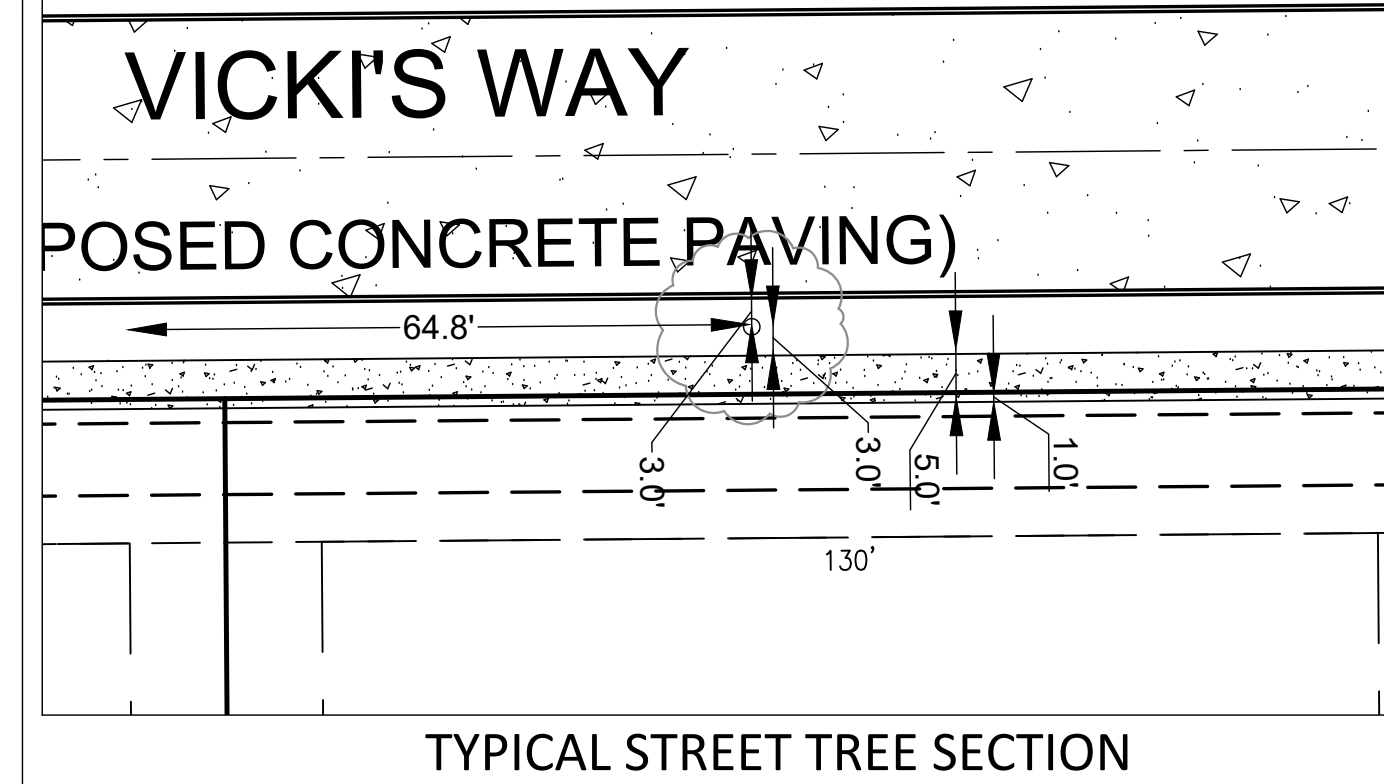
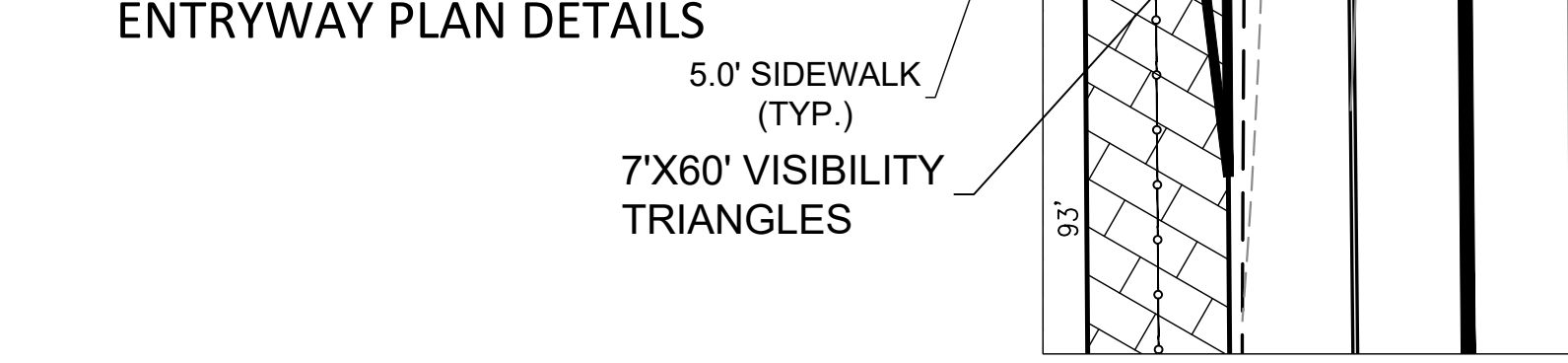
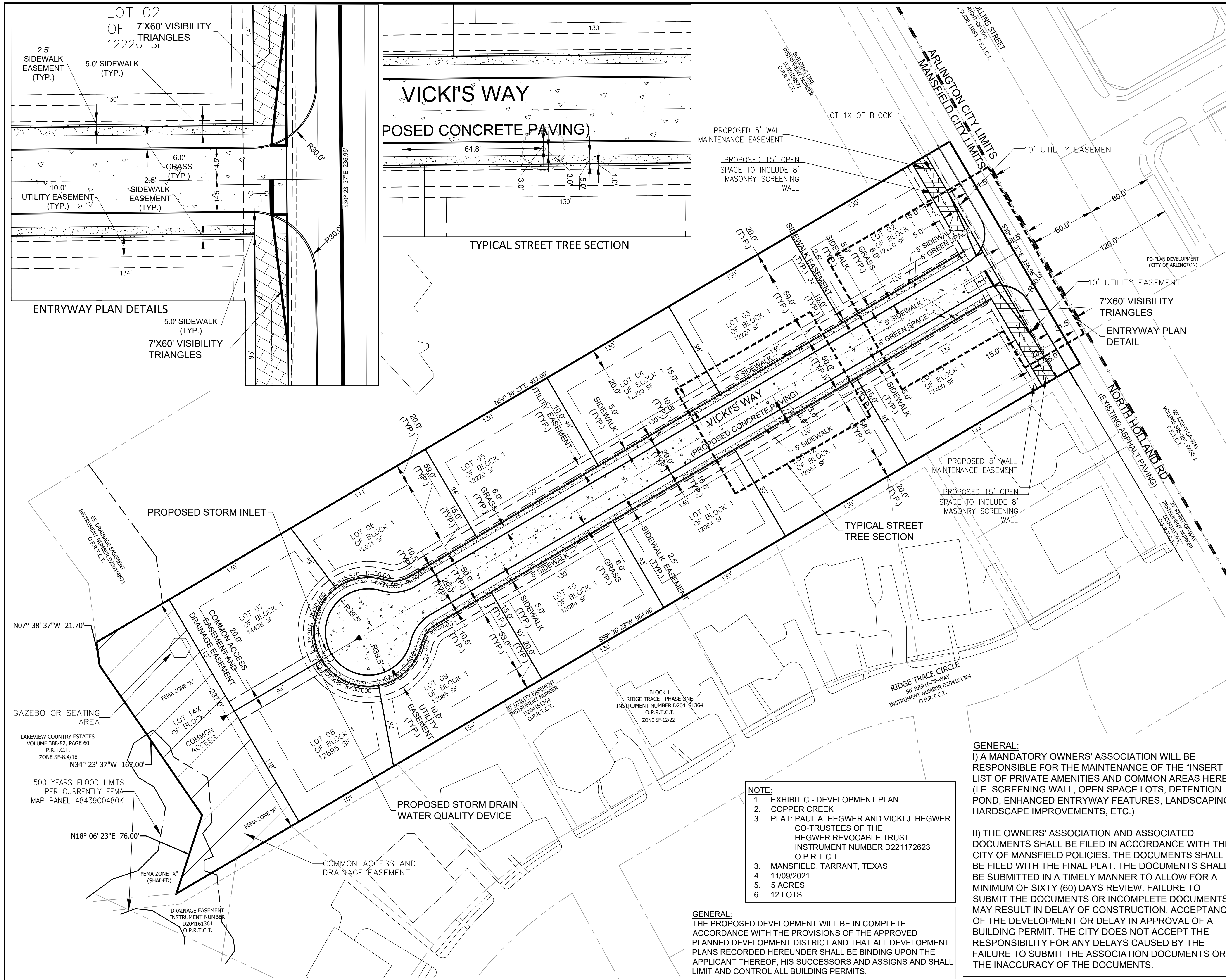
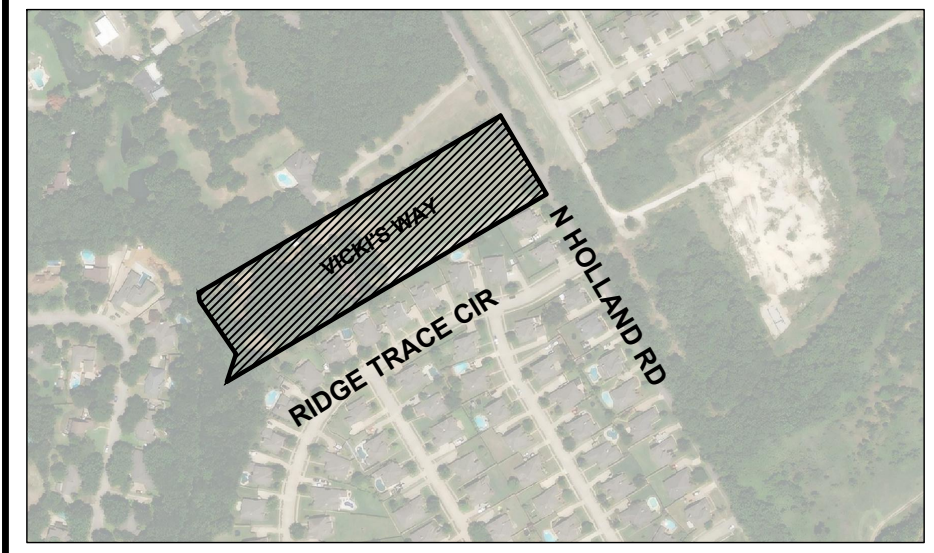


FILE: S:\Shared\Active\Current Clients\Doug Chandler\2021\5 Acres Mansfield, TX CAD\04 Construction Set\01 DEVELOPMENT PLAN.dwg DATE: 10/12/2022



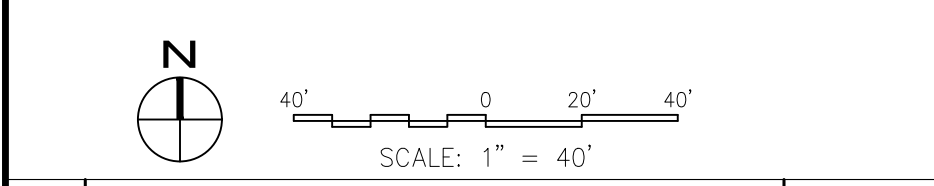
LEGEND

- PROPERTY BOUNDARY LINE
- PROPERTY LOT LINE
- - - NEIGHBORING PROPERTY LOT
- ⊕ FIRE HYDRANT
- ▨ CONCRETE SIDEWALK
- ▨ CONCRETE ROAD
- ▨ OPEN SPACE



- NOTE:**
1. SET BACKS FOR THE SUBDIVISION
 - 1.1. FRONT - 15'
 - 1.2. SIDES - 10'
 - 1.3. BACK - 20'
 - 1.4. R.O.W - 50'
 - 1.5. STREET WIDTH - 29'
 - 1.6. MAINTENANCE EASEMENT FOR EACH LOT ON THE EAST SIDE - 5'
 2. CITY OF MANSFIELD CONSTRUCTION STANDARDS APPLY WHETHER INDICATED IN THIS PLAN OR NOT.
 3. DIMENSIONS ARE MEASURED FROM BACK OF CURB.
 4. ALL SIDEWALK WIDTHS ARE 5' UNLESS NOTED IN THE PLANS.
 5. NO TREES, WALLS, FENCES, SIGNS BUSHES OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THESE TRIANGLES.
 6. THE DEVELOPMENT WILL BE COMPLETED IN ONE PHASE.
 7. THE COMMON ACCESS EASEMENT SERVES LOT 14X, BLOCK 1.

DOUG CHANDLER
 CHANDLER DEVELOPMENT
 729 GRAPEVINE HWY, STE# 456,
 HURST, TX, 76054
 PHONE NO.: 817-296-9949
 E-MAIL: DCHANDLER@DEMARTNERS.COM



NO.	REVISION	DESCRIPTION	DATE

CONSULTANT:
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF SCOTT L. GRAVES (TEXAS P.E. NO. 88150), ON 10/13/2022. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

OKJE
 500 Moseley Road
 Cross Roads, Texas 76227
 Phone (940) 387-0805
 Fax (940) 387-0830
 (TBPE # F-12214)

EXHIBIT C
COPPER CREEK
2005 N HOLLAND RD
MANSFIELD, TEXAS

DATE:	10/13/2022	SHEET:	ZC#21-022
DRAWN BY:	AM / MH		
CHECKED BY:	SG		
PROJECT #:	RGH062121E		

- NOTE:**
1. EXHIBIT C - DEVELOPMENT PLAN
 2. COPPER CREEK
 3. PLAT: PAUL A. HEGWER AND VICKI J. HEGWER CO-TRUSTEES OF THE HEGWER REVOCABLE TRUST INSTRUMENT NUMBER D221172623 O.P.R.T.C.T.
 3. MANSFIELD, TARRANT, TEXAS
 4. 11/09/2021
 5. 5 ACRES
 6. 12 LOTS

GENERAL:
 THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

GENERAL:

I) A MANDATORY OWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE "INSERT LIST OF PRIVATE AMENITIES AND COMMON AREAS HERE" (I.E. SCREENING WALL, OPEN SPACE LOTS, DETENTION POND, ENHANCED ENTRYWAY FEATURES, LANDSCAPING, HARDSCAPE IMPROVEMENTS, ETC.)

II) THE OWNERS' ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

CONSULTANT:

OWNER / CLIENT:

DEMA PARTNERS
6804 HILLIER CR.
COLLEYVILLE, TX 76304

Project No:	2021-075
Drawn By:	CTA
Reviewed By:	JDB
Issue Type:	Site Plan
Issue Date:	09/20/2022

REVISIONS:

No.	Date	Description

Interim review documents.
Not for regulatory approval,
permitting or construction.
Jeremy D. Blad
Texas RLA No. 2734

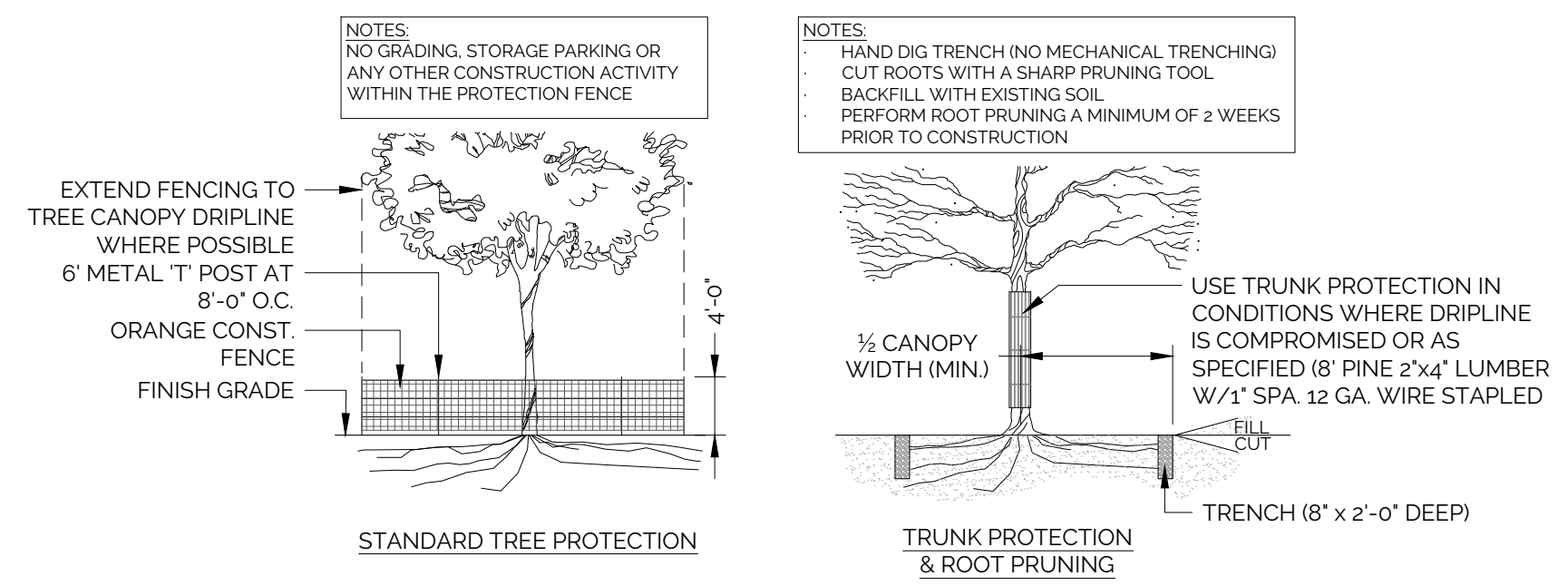
SEPTEMBER 20, 2022

PROJECT:
MANSFIELD RESIDENTIAL
DEVELOPMENT

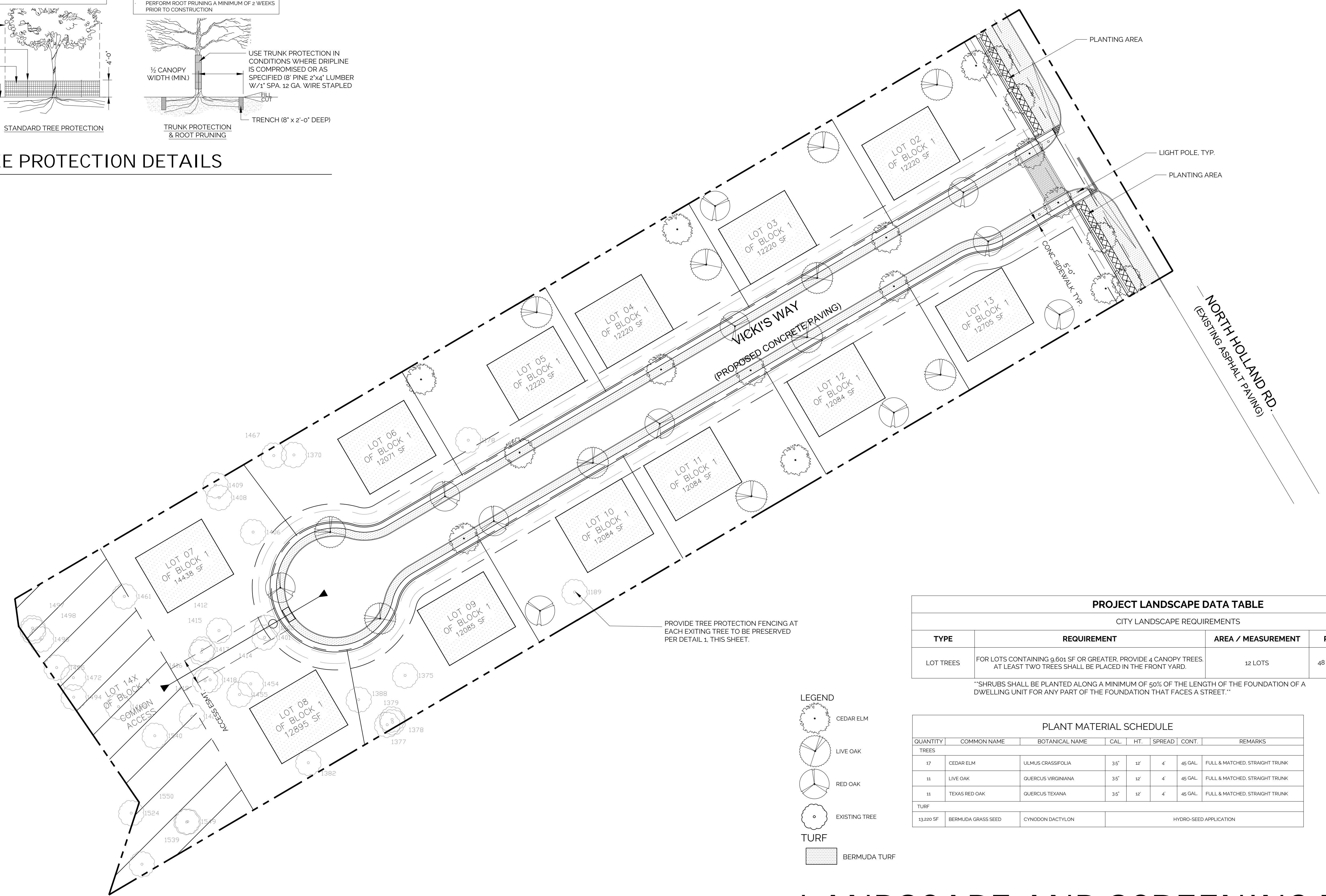
MANSFIELD, TEXAS

SHEET TITLE:
LANDSCAPE AND
SCREENING PLAN

SHEET NUMBER:
LP-1.0



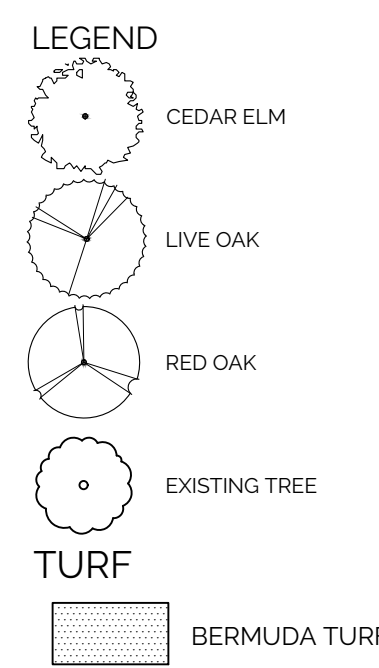
1 TREE PROTECTION DETAILS
1/8"=1'-0"



PROJECT LANDSCAPE DATA TABLE
CITY LANDSCAPE REQUIREMENTS

TYPE	REQUIREMENT	AREA / MEASUREMENT	REQUIRED	PROVIDED
LOT TREES	FOR LOTS CONTAINING 9,601 SF OR GREATER, PROVIDE 4 CANOPY TREES. AT LEAST TWO TREES SHALL BE PLACED IN THE FRONT YARD.	12 LOTS	48 TOTAL TREES	48 TREES (35 NEW TREES & 13 EXISTING TREES)

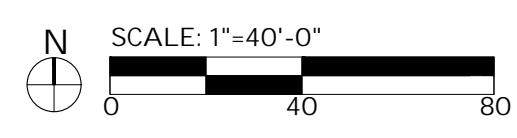
"SHRUBS SHALL BE PLANTED ALONG A MINIMUM OF 50% OF THE LENGTH OF THE FOUNDATION OF A DWELLING UNIT FOR ANY PART OF THE FOUNDATION THAT FACES A STREET."

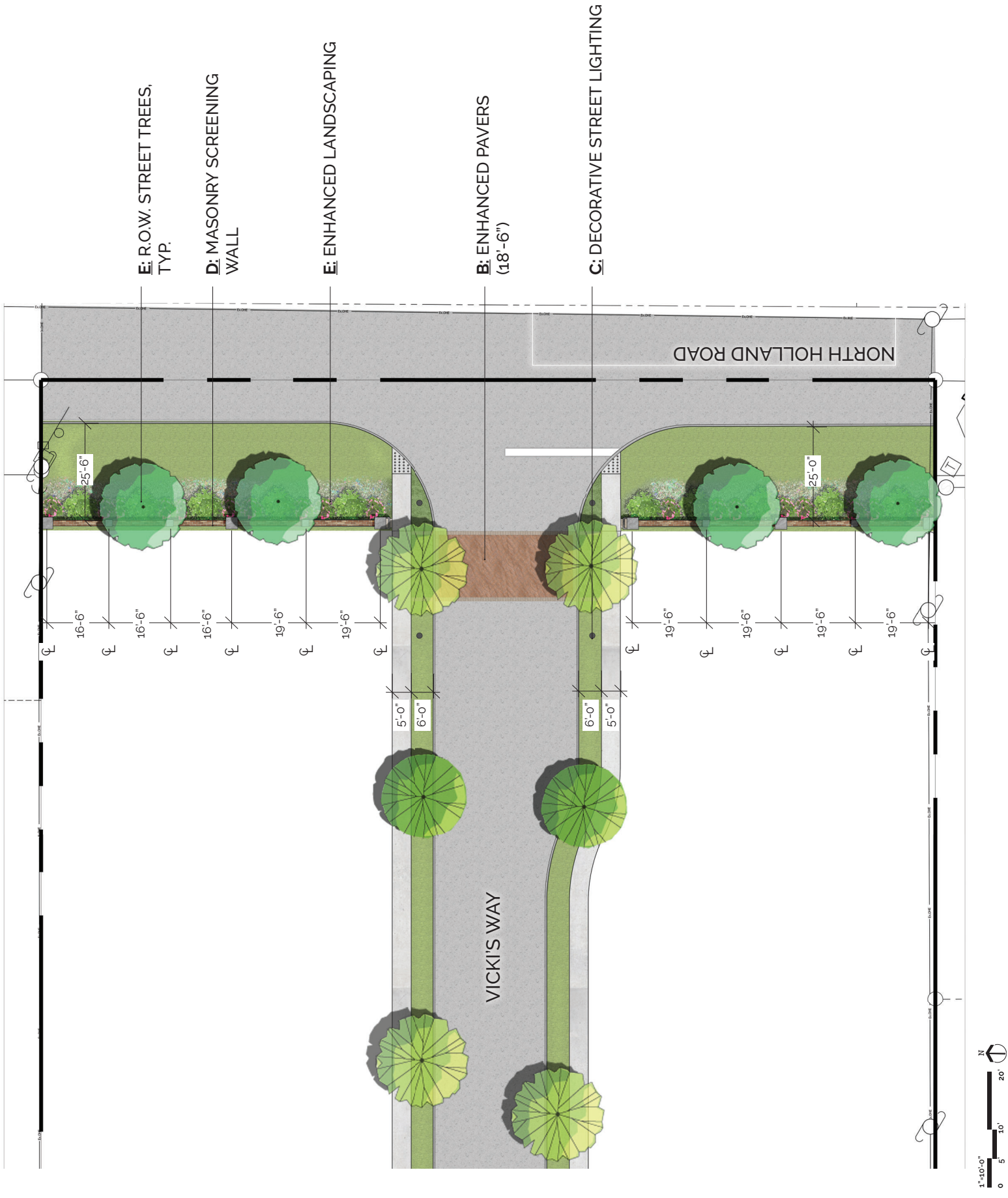


PLANT MATERIAL SCHEDULE

QUANTITY	COMMON NAME	BOTANICAL NAME	CAL.	HT.	SPREAD	CONT.	REMARKS
17	CEDAR ELM	ULMUS CRASSIFOLIA	35"	12'	4'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
11	LIVE OAK	QUERCUS VIRGINIANA	35"	12'	4'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
11	TEXAS RED OAK	QUERCUS TEXANA	35"	12'	4'	45 GAL.	FULL & MATCHED, STRAIGHT TRUNK
13,220 SF	BERMUDA GRASS SEED	CYNODON DACTYLON	HYDRO-SEED APPLICATION				

LANDSCAPE AND SCREENING PLAN





PROPOSED ENHANCED ENTRYWAY PLAN ELEMENTS

A: DIVIDED BLVD. W/MEDIAN
B: ENHANCED PAVERS
C: DECORATIVE STREET LIGHTING
D: ENHANCED ARCHITECTURAL FEATURES (SCREEN-WALL, MONUMENT SIGN, COLUMNS)
E: ENHANCED LANDSCAPING

AS REQUIRED PER CITY OF MANSFIELD ORDINANCE SECTION 4600. D.19

ALL DIMENSIONS ROUNDED TO NEAREST HALF FOOT



Valley Quest
 DESIGN
 222 S. ELM ST, STE. 102
 DENTON, TX. 76201

COPPER CREEK RESIDENTIAL: ENTRY FEATURE & SCREENING CONCEPT DESIGN

EXHIBIT "E" ZC#21-022 PAGE 1 OF 2
 MANSFIELD, TEXAS

SEPTEMBER 20, 2022

ENGINEER:
 500 MOSLEY ROAD, CROSS
 ROADS, TX 76227
 PHONE: (840) 387-0805

OWNER:
 729 GRAPEVINE HWY, STE. 456,
 HORST, TX 76054
 PHONE: (817)-286-9849

ENTRY FEATURE ELEVATIONS



ALL DIMENSIONS ROUNDED TO NEAREST HALF FOOT

SEPTEMBER 20, 2022



Valley Quest
DESIGN

222 S. ELM ST, STE. 102
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EXHIBIT "E" ZC#21-022 PAGE 2 OF 2
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D. Lopez

