

SITE DATA	
ZONING	'C-2' COMMUNITY BUSINESS
CURRENT USE	VACANT
PROPOSED USE	RESTAURANT W/ DRIVE THRU RETAIL DENTAL OFFICE RESTAURANT
BUILDING AREA	
RESTAURANT W/ DRIVE THRU	2,850 S.F.
RETAIL	1,670 S.F.
DENTAL OFFICE	2,027 S.F.
RESTAURANT	2,548 S.F.
TOTAL	9,095 S.F.
PARKING REQ'D.	
REST. W/ DRIVE THRU	1 SPACE/75 SF 2,850/75 SF = 38 SPACES
RETAIL	1 SPACE/250 SF 1,670/250 SF = 7 SPACES
DENTAL OFFICE	1 SPACE/150 SF 2,027/150 SF = 14 SPACES
RESTAURANT/RETAIL	1 SPACE/100 SF 2,548/100 SF = 25 SPACES
TOTAL REQUIRED	84
TOTAL PARKING PROVIDED	84
HANDICAP REQUIRED	3
HANDICAP PROVIDED	4
BUILDING HEIGHT	29'-0"
LOT AREA GROSS	1.597 AC (69,551 S.F.)
IMPERVIOUS AREA	53,430 S.F.
% LOT COVERAGE	76.82 %
MAX FLOOR AREA RATIO	2.0:1
FLOOR AREA RATIO	0.13:1

LEGEND	
	PROPOSED LANDSCAPE SEEDING AREAS
	PROPOSED CONCRETE SIDEWALK
	5' - 3000 PSI CONC. (LIGHT DUTY)
	7' - 3500 PSI CONC. (MEDIUM DUTY)
	PARKING STALL COUNT
	E.O.P.
	BFR
	HANDICAP PARKING

**ZC# 15-017**  
**SPECIFIC USE PERMIT**  
**SITE PLAN**  
**LOT 2, BLOCK 1**  
**JACOB BACK ADDITION**

AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
BEING 1.597 ACRES OF LAND LOCATED IN THE  
JACOB BACK SURVEY, ABSTRACT No. 126, TARRANT COUNTY, TEXAS  
DATE OF PREPARATION: OCTOBER, 2015

PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817) 467-7700  
Texas Firm Registration No. F-2776 www.wierassociates.com  
Texas Board of Professional Land Surveying Registration No. 10033900

- GENERAL NOTES:**
- ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
  - DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
  - ALL PROPOSED CURB RADIUS ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
  - SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
  - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.

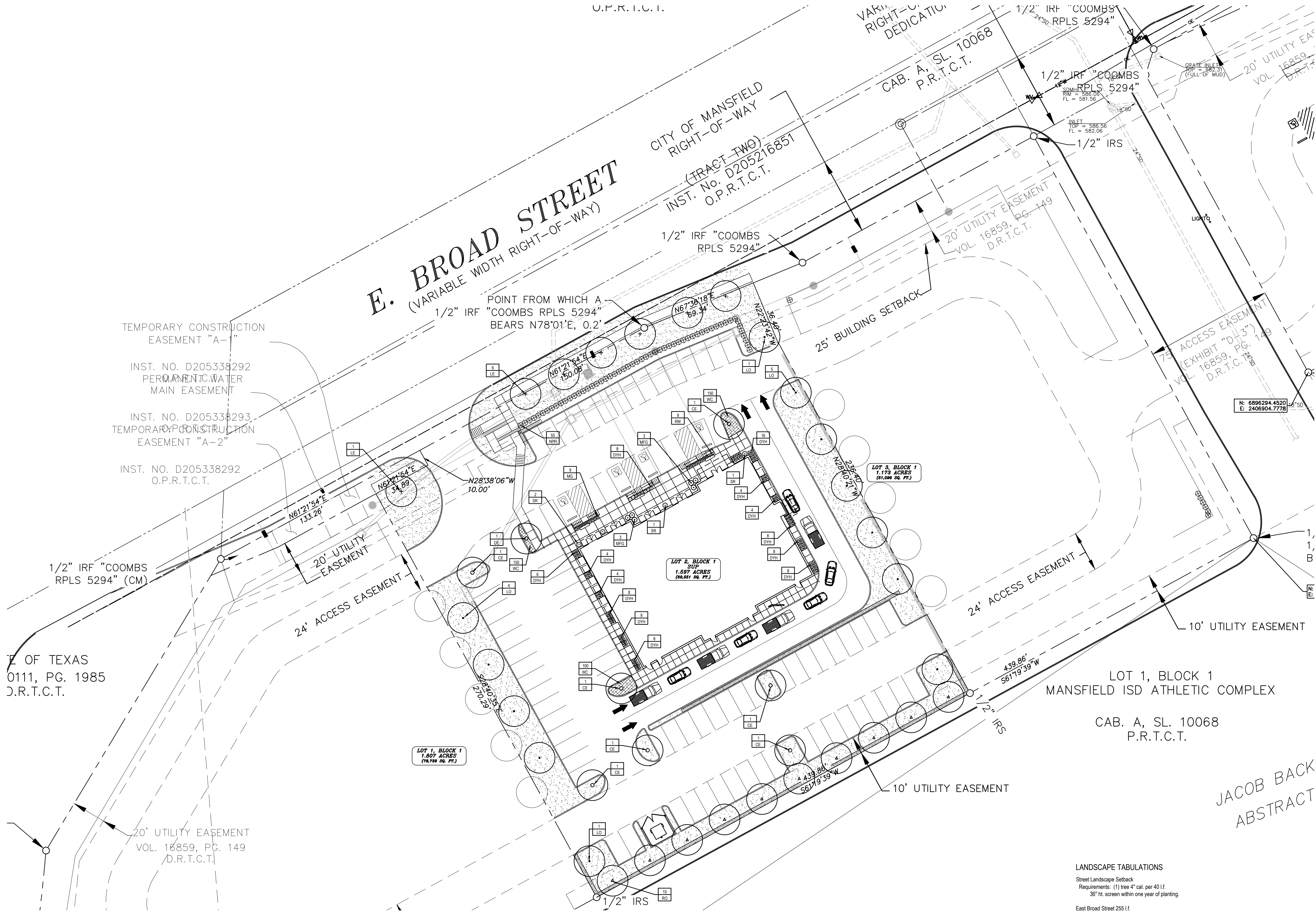
**ACCESS EASEMENT NOTES:**

A) THE ACCESS EASEMENT IS FOR THE USE OF LOTS 1, 2 AND 3. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS ALONG THIS EASEMENT.

B) THE ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

**OWNER / DEVELOPER**  
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**ENGINEER / SURVEYOR**  
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PLANT LIST					
TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
7	AE	Allee Elm	Ulmus parvifolia 'Elmer II'	4" cal.	container, 15' ht., 5' spread, 5' clear trunk
8	CE	Cedar Elm	Ulmus crassifolia	4" cal.	b&b, 15' ht., 5' spread min., 5' clear trunk
11		Live Oak	Quercus virginiana	4" cal.	container, 15' ht., 5' spread, 5' clear trunk
10		Red Oak	Quercus shumardii	4" cal.	container, 15' ht., 5' spread, 5' clear trunk
SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
94	DYH	Dwarf yaupon Holly	Ilex vomitoria 'nana'	5 gal.	container, 18" spread
6	MFG	Mexican Feather Grass	Nassella tenuissima	5 gal.	container full, well rooted
9	MG	Muhly Grass	Muhlenbergia capillaris	5 gal.	container full, well rooted
55	NPH	Needlepoint Holly	Ilex cornuta 'Needlepoint'	5 gal.	container grown, 20" spread, 24" ht.
9	RM	Rosemary	Rosmarinus officinalis 'Upright'	5 gal.	container full, well rooted
4	SR	Skyrocket Juniper	Juniperus scopulorum 'Skyrocket'	4' ht.	container grown, 20" spread
GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
400	WC	Purple Wintercreeper	Euonymus fortunei 'Coloratus'	4" pots	container, 3-5 runners, 12" min.
		Bermudagrass	Cynodon dactylon		Solid Sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

LANDSCAPE TABULATIONS	
Street Landscape Setback	
Requirements: (1) tree 4" cal. per 40 l.f. 36" ht. screen within one year of planting.	
East Broad Street 255 l.f.	Provided
Required (7) trees, 4" cal.	(7) trees, 4" cal.
Parking Lot Internal Landscaping (87 spaces)	
Requirements: (1) landscape island per 20 spaces, islands to include (1) tree, 4" cal.	
Required (5) trees, 3" cal.	Provided (7) trees, 4" cal.
Bufferyard (B110)	
Requirements: 10' wide landscape buffer and 1 tree per 25 l.f.	
South (250 l.f.)	Provided
Required (10) trees, 4" cal.	(10) trees, 4" cal.
East (280 l.f.)	Provided
Required (12) trees, 4" cal.	(7) trees, 4" cal.
	(5) trees to be staggered on adjacent property when developed
West (280 l.f.)	Provided
Required (12) trees, 4" cal.	(7) trees, 4" cal.
	(5) trees to be staggered on adjacent property when developed

- LANDSCAPE NOTES**
1.

Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2.

Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3.

Contractor is responsible for obtaining all required landscape and irrigation permits.
4.

Contractor to provide a minimum 2% slope away from all structures.
5.

All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6.

All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7.

All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.
- MAINTENANCE NOTES**
1.

The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2.

All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3.

All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
4.

All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5.

All plant material which dies shall be replaced with plant material of equal or better value.
6.

Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

- GENERAL LAWN NOTES**
1.

Fine grade areas to achieve final contours indicated on civil plans.
2.

Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3.

All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4.

Imported topsoil shall be natural, friable soil from the region, known as bottom and soil, free from lumps, clay, toxic substances, roots, debris, vegetation, stones, containing no salt and black to brown in color.
5.

All lawn areas to be fine graded, irrigation trenches completely settled, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6.

All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spoils, etc. shall be removed prior to placing topsoil and any lawn installation
7.

Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.
- SOLID SOD NOTES**
1.

Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2.

Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3.

All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4.

Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5.

Plant sod by hand to cover indicated area completely. Insure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6.

Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7.

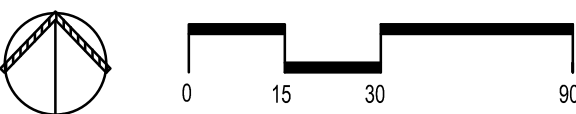
Water sod thoroughly as sod operation progresses.
8.

Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9.

Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10.

If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

01 LANDSCAPE PLAN  
SCALE: 1" = 30'-0"



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LOT 2 BLOCK 1  
JACOB BACK ADDITION  
CITY OF MANSFIELD, TEXAS



Issue For:

<input type="checkbox"/> Design Development
<input type="checkbox"/> Progress
<input type="checkbox"/> Bidding
<input checked="" type="checkbox"/> Permit
<input type="checkbox"/> Construction
<input type="checkbox"/>

Original Issue Date:  
02 OCTOBER 2015

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Sheet Description:  
SUP  
LANDSCAPE PLAN

Drawn By: CMT

Checked By: CMT

Current Date: 21 OCT. 2015

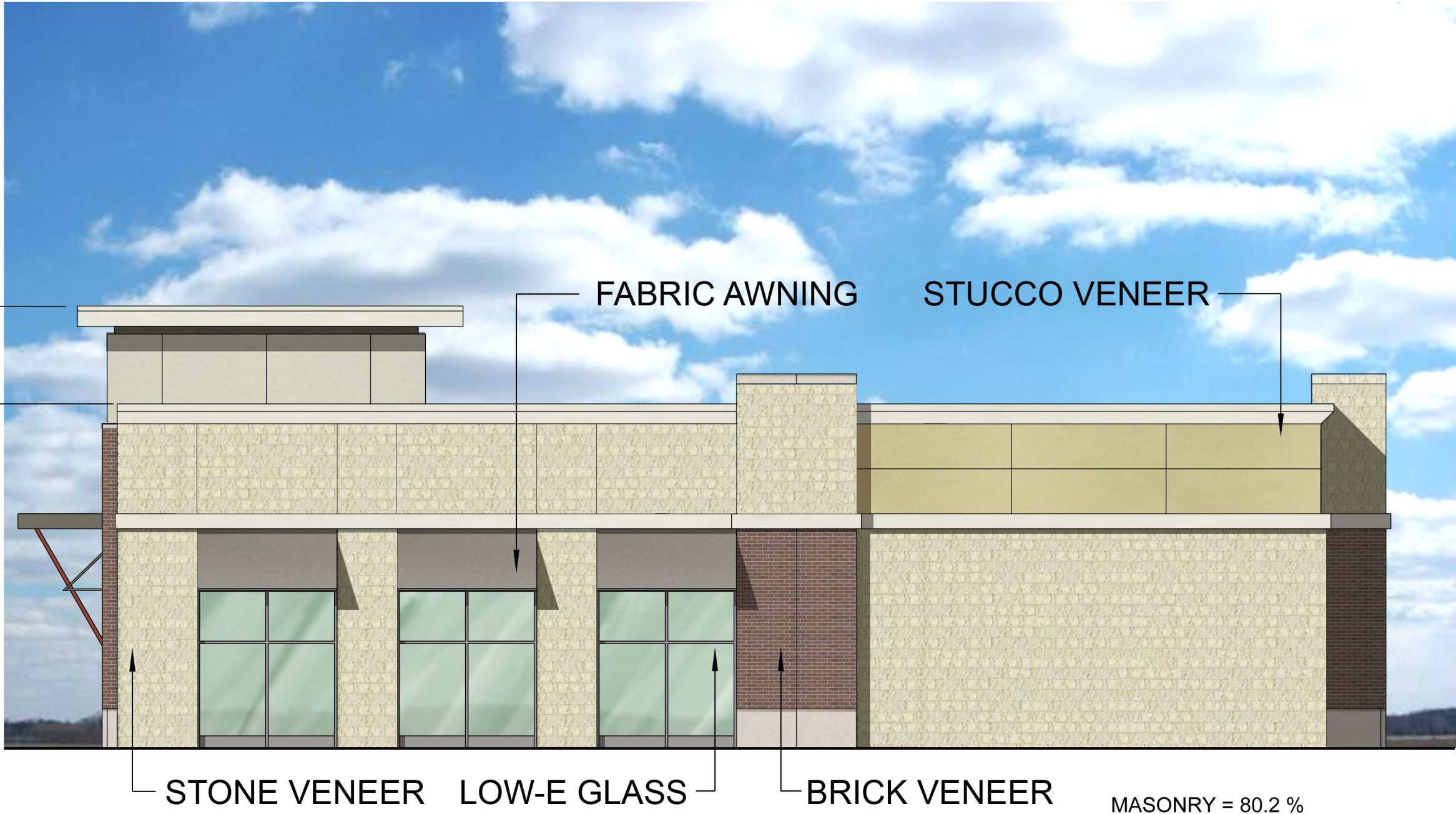
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L-1

ZC#15-017





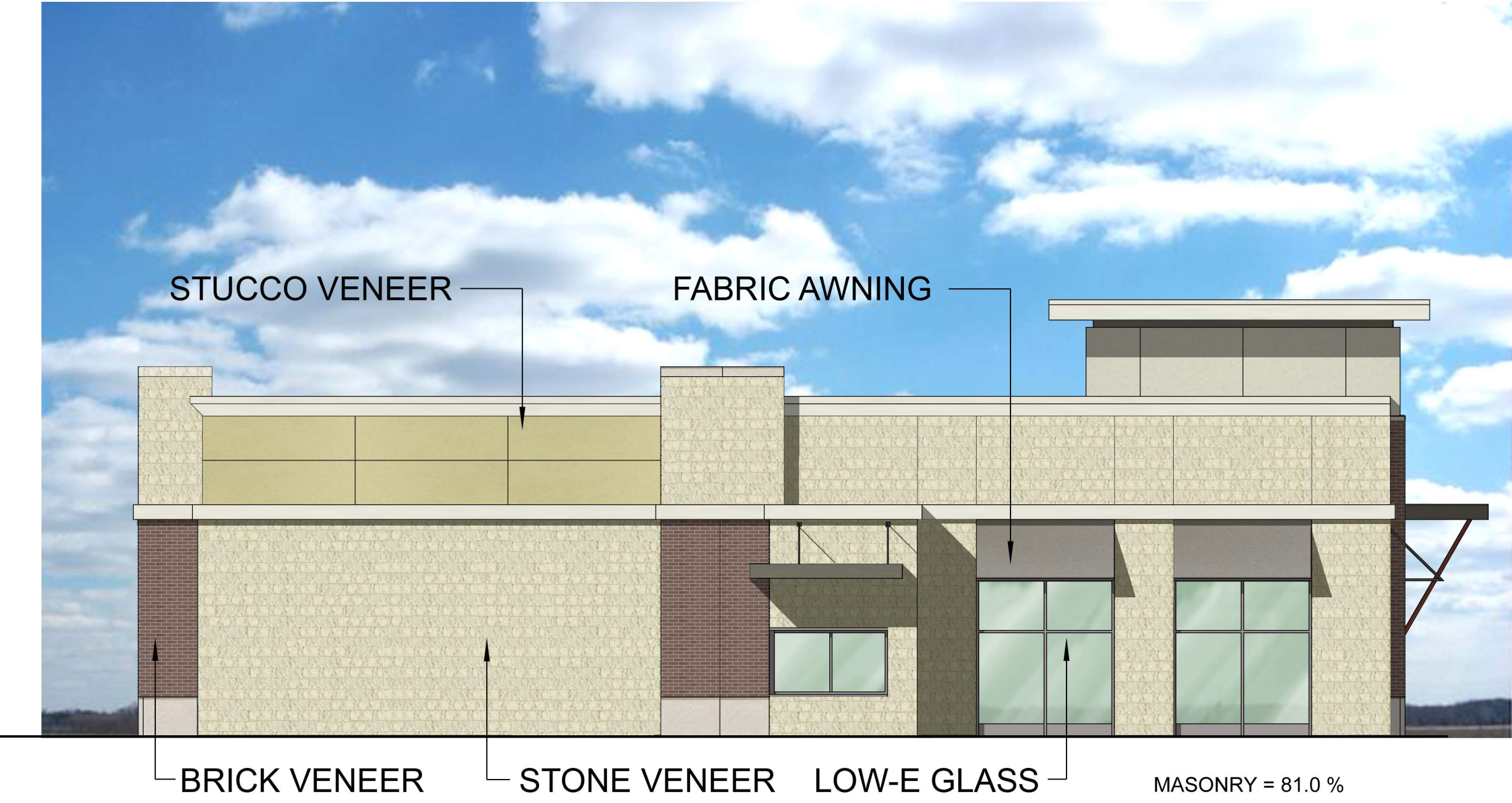
LOT 2 - NORTH ELEVATION



LOT 2 - WEST ELEVATION



LOT 2 - SOUTH ELEVATION



LOT 2 - EAST ELEVATION

ARCHITECTURAL ELEMENTS: 1. CANOPIES / AWNINGS 2. RECESSES / PROJECTIONS / PILASTERS 3. VARIED ROOF HEIGHTS 4. ARTICULATED CORNICE LINE  
MAJOR MATERIALS: 1. STONE VENEER 2. BRICK VENEER 3. STUCCO VENEER 4. FABRIC AWNINGS 5. CLEAR LOW-E GLASS  
NOTE: ROOFTOP EQUIPMENT WILL BE SCREENED BY A PARAPET AT A HEIGHT OF AT LEAST 1'-0" TALLER THAN THE TALLEST PIECE OF EQUIPMENT



# LOT 2 - ELEVATIONS

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

SHEET A-2