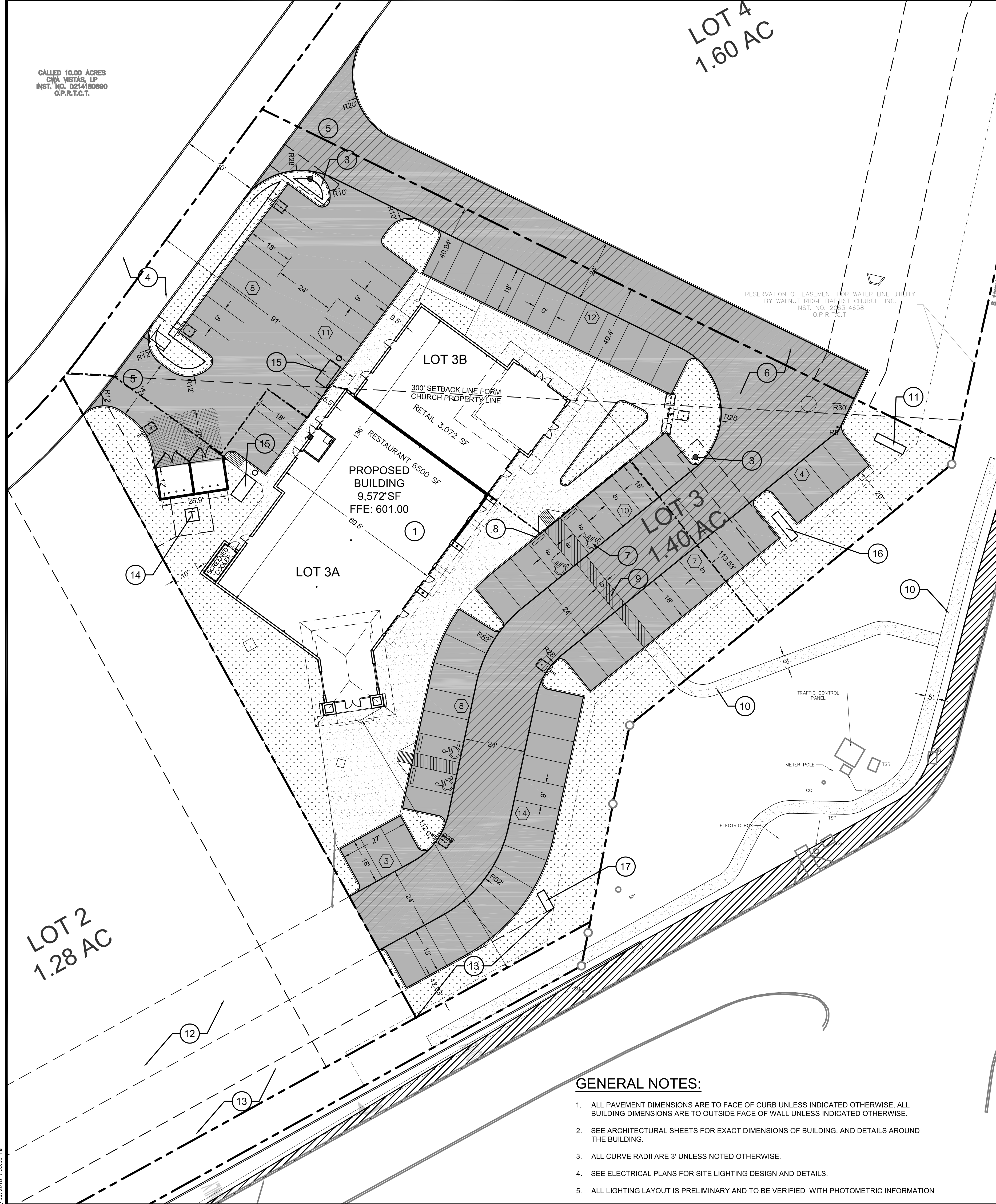


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CALLED 10.00 ACRES  
CWA VISTAS, LP  
INST. NO. D214180890  
O.P.R.T.C.T.

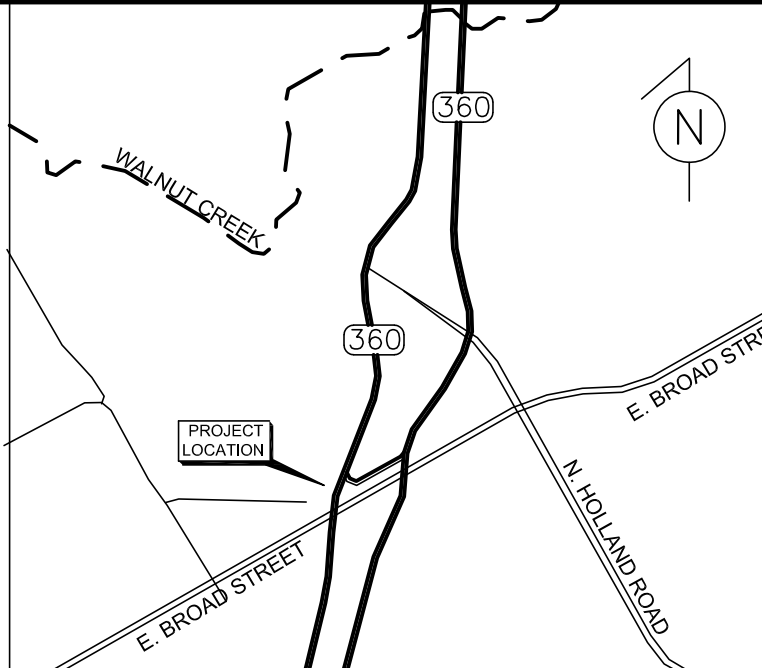
LOT 4  
1.60 AC

LOT 2  
1.28 AC



LEGEND:

- PROPERTY LINE
- ADJOINED PROPERTY
- BUILDING SETBACK LINE
- EASEMENTS
- EXISTING CURB
- PROPOSED CURB AND GUTTER
- PAINTED STRIPE (TRAFFIC WHITE)
- PAINTED WALKWAY (TRAFFIC WHITE)
- CONCRETE PAVEMENT
- FIRE LANE AND FIRE, UTILITY ACCESS EASEMENT (F.U.A.E.)
- 4" THICK CONCRETE SIDEWALK
- INTERIOR LANDSCAPED AREA (RE: LANDSCAPE PLANS)
- PARKING STALL COUNT
- SITE LIGHTING (SEE ELECTRICAL PLANS)



PARKING ANALYSIS

TOTAL BUILDING AREA = 9,572 SF  
PROPOSED RESTAURANT(S) = 6,500 SF TOTAL  
PARKING SPACES REQUIRED = 6,500/100 = 65 SPACES  
  
PROPOSED RETAIL = 3,072 SF  
RETAIL PARKING SPACES REQUIRED = 3,072/250 = 13 SPACES  
  
TOTAL PARKING SPACES REQUIRED = 78 SPACES  
TOTAL PARKING SPACES PROVIDED = 79 SPACES  
ADA SPACES REQUIRED / PROVIDED = 4/4

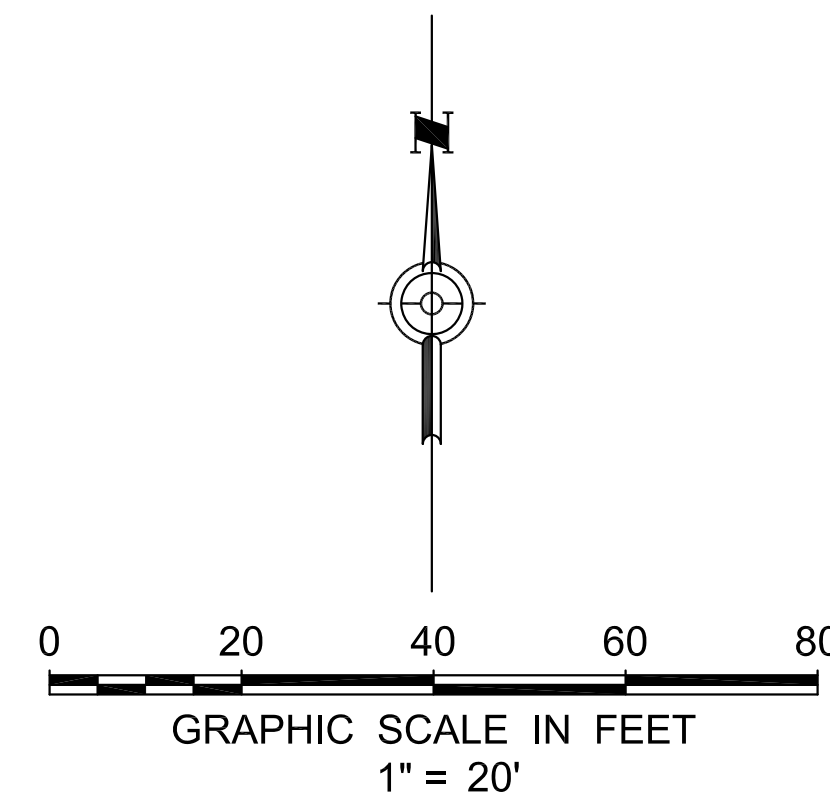
NOTES BY SYMBOL:

- 1 PROPOSED STRUCTURE.
- 2 DOUBLE DUMPSTER WITH ENCLOSURE WITH 7" THICK CONC. APRON. TRAHS ENCLOSURE TO MEET ARCHITECTURAL AND SCREENING REQUIREMENTS PER ZONING ORDINANCE.
- 3 PROPOSED FIRE HYDRANT
- 4 PROPOSED 30" PAVEMENT IN F.U.A. EASEMENT (BY OTHERS)
- 5 PROPOSED DRIVEWAY
- 6 PROPOSED 24' F.U.A.E
- 7 ACCESSIBLE SPACE (TYP.) - 4 TOTAL
- 8 ACCESSIBLE SPACE SIGNAGE (TYP.) - 4 TOTAL (3 REGULAR, 1 VAN)
- 9 ACCESSIBLE ROUTE
- 10 PROPOSED 5' SIDEWALK
- 11 UNIFIED DEVELOPMENT SIGN, MULTI-TENANT (5 PANEL), 70 SF AREA, 15' H (MAX.)
- 12 FUTURE FIRE LANE (BY OTHERS). REFER TO PD SITE PLAN
- 13 10' UTILITY EASEMENT
- 14 PROPOSED PAD MOUNTED ELECTRICAL TRANSFORMER
- 15 PROPOSED GREASE INTERCEPTOR (PRELIMINARY LOCATION)
- 16 MONUMENT SIGN - 75 SF AREA (MAX.), 15' H (MAX.)" IN ACCORDANCE WITH TABLE 7100D OF THE ZONING ORDINANCE.
- 17 MONUMENT SIGN - 50 SF AREA (MAX.), 10' H (MAX.)" IN ACCORDANCE WITH TABLE 7100D OF THE ZONING ORDINANCE

ZONING NOTE:  
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.

A parking lot easement will be provided by the lot containing the retail to comply with the parking requirements on the restaurants in accordance with Section 7300.B.3 of the Zoning Ordinance

PROPOSED DEVELOPMENT	RETAIL DEVELOPMENT
PROPOSED ZONING	C-2 (BASE); PLANNED DEVELOPMENT
PROPOSED USE	RESTAURANT & RETAIL
SITE AREA (Ac.)	1.4 Ac. (60,894 SF)
BUILDING AREA (sf)	9,572
FLOOR AREA RATIO MAXIMUM	2.00
FLOOR AREA RATIO PROPOSED	0.16
BUILDING HEIGHT (ft) ALLOWED/PROPOSED	50' / 40'



GENERAL NOTES:

- 1. ALL PAVEMENT DIMENSIONS ARE TO FACE OF CURB UNLESS INDICATED OTHERWISE. ALL BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF WALL UNLESS INDICATED OTHERWISE.
- 2. SEE ARCHITECTURAL SHEETS FOR EXACT DIMENSIONS OF BUILDING, AND DETAILS AROUND THE BUILDING.
- 3. ALL CURVE RADII ARE 3' UNLESS NOTED OTHERWISE.
- 4. SEE ELECTRICAL PLANS FOR SITE LIGHTING DESIGN AND DETAILS.
- 5. ALL LIGHTING LAYOUT IS PRELIMINARY AND TO BE VERIFIED WITH PHOTOMETRIC INFORMATION

BENCHMARKS:

SBM #1: SQUARE CUT SET ON TOP OF CURB CENTER OF RADIUS LOCATED AT THE NORTHWEST CORNER OF BROAD STREET AND STATE HIGHWAY 360. ELEVATION = 603.06'  
  
SBM #2: SQUARE CUT SET ON TOP OF CURB CENTER OF MEDIAN NOSE LOCATED ALONG THE CENTERLINE OF BROAD STREET APPROXIMATELY 45-FT SOUTHWESTERLY FROM THE CENTERLINE OF CANNON DRIVE. ELEVATION = 605.20'

CASE NO. DS#18-001

SITE PLAN

RETAIL/ RESTAURANT SHELL DEVELOPMENT  
LOT 3, BLOCK A (1.4 ACRES)  
VISTAS OF WALNUT RIDGE  
MANSFIELD, TEXAS

OWNER  
WENDY WENGIN LU  
PHONE # (214) 837-9848  
E-MAIL: SAKEWENDYLU@GMAIL.COM  
  
ENGINEER  
THOMAS SITE DEVELOPMENT ENGINEERING INC.  
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021  
ATTN: MATHEW THOMAS, PE  
PH: (214) 680-2728

**THOMAS** SITE DEVELOPMENT ENGINEERING INC.  
REGISTRATION NO. E-10289  
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021  
PHONE: (214) 680-2728; THOMAS-ENG.COM  
EMAIL: MATHEW@THOMAS-ENG.COM

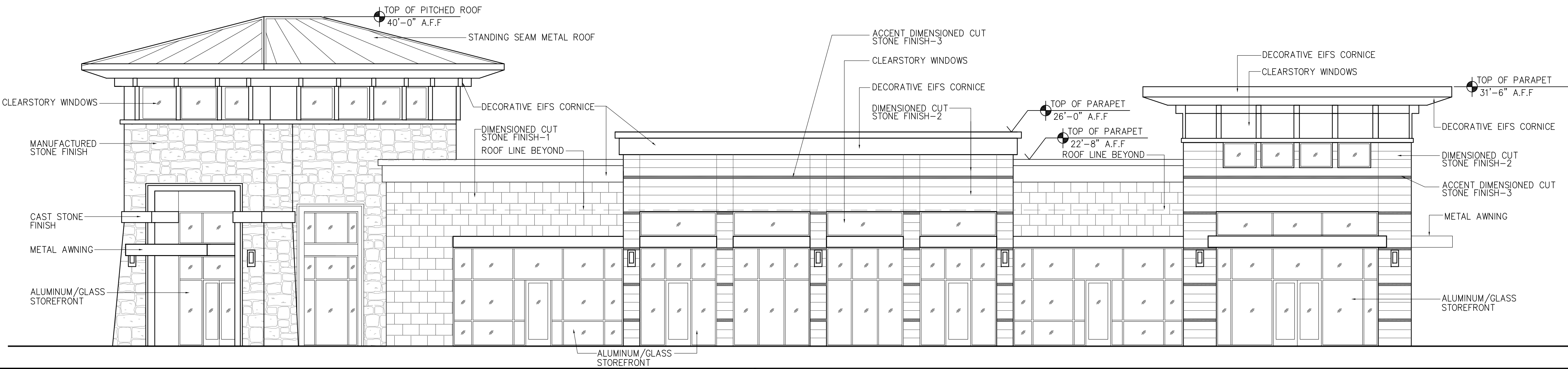
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF:  
  
MATHEW THOMAS, P.E.  
LICENSED ENGINEER # 81576  
  
30 Jan 2018

PRELIMINARY  
NOT FOR REGULATORY  
APPROVAL, PERMITTING OR  
CONSTRUCTION

RETAIL/ RESTAURANT SHELL DEVELOPMENT  
LOT 3, BLOCK A, VISTAS OF WALNUT RIDGE  
MANSFIELD, TEXAS

DATE	DESCRIPTION	REVISION

EXHIBIT  
B



- GENERAL NOTES
1. ALL MECHANICAL EQUIPMENT LOCATED ON ROOF WILL BE SCREENED FROM PUBLIC VIEW USING BUILDING PARAPET HEIGHTS. THE TOP OF THE PARAPET WALLS WILL BE AT LEAST 1'-0" HIGHER THAN THE TALLEST PIECE OF ROOF TOP MECHANICAL EQUIPMENT.
  2. WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH THE ADJACENT SURFACE OF THE BUILDING.
  3. DEPICTED SIGNS ARE FOR REFERENCE PURPOSES ONLY. ALL SIGNS TO BE PERMITTED THROUGH A SEPERATE SIGN PERMIT AND NOT THROUGH THE COMMERCIAL SITE PLAN APPROVAL PROCESS.
  4. PROPOSED BUILDING IS SINGLE STORY.
  5. PROPOSED TRASH ENCLOSURE WILL BE CONSTRUCTED WITH MIN. 6'-0" HIGH LOAD BEARING CMU BLOCK WALL AND FINISHED WITH SAME MATERIALS AS THE PROPOSED BUILDING.

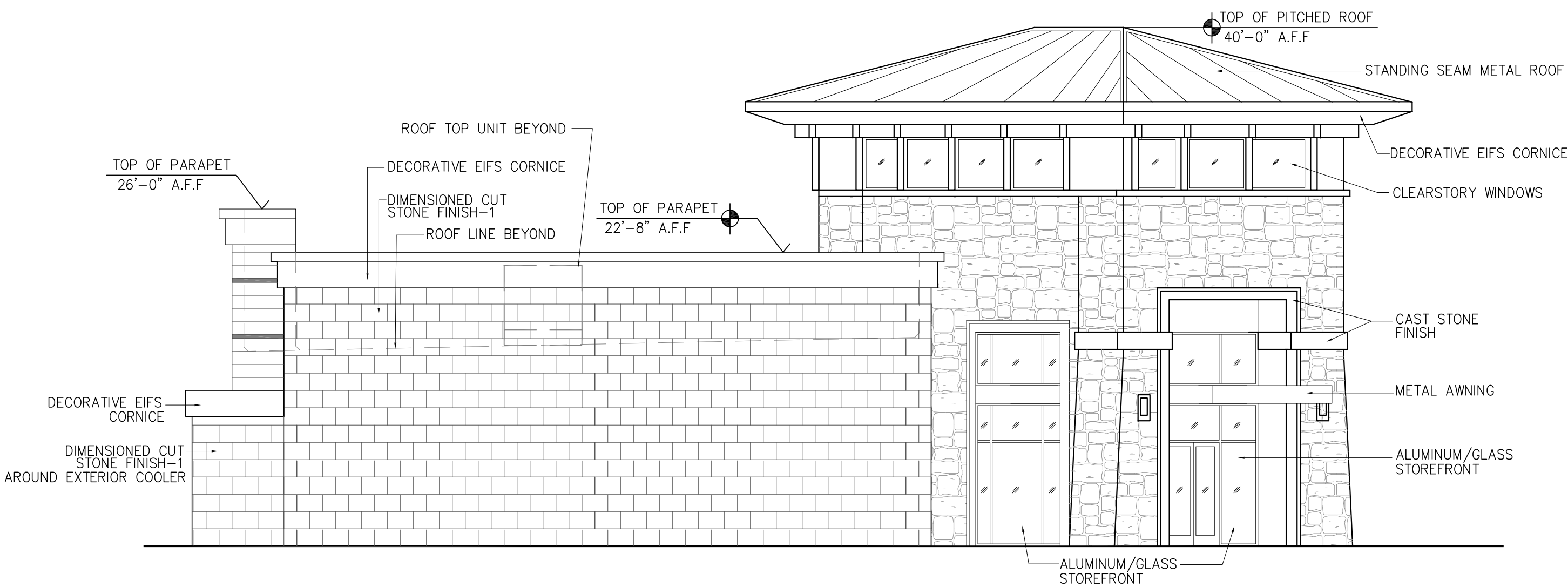
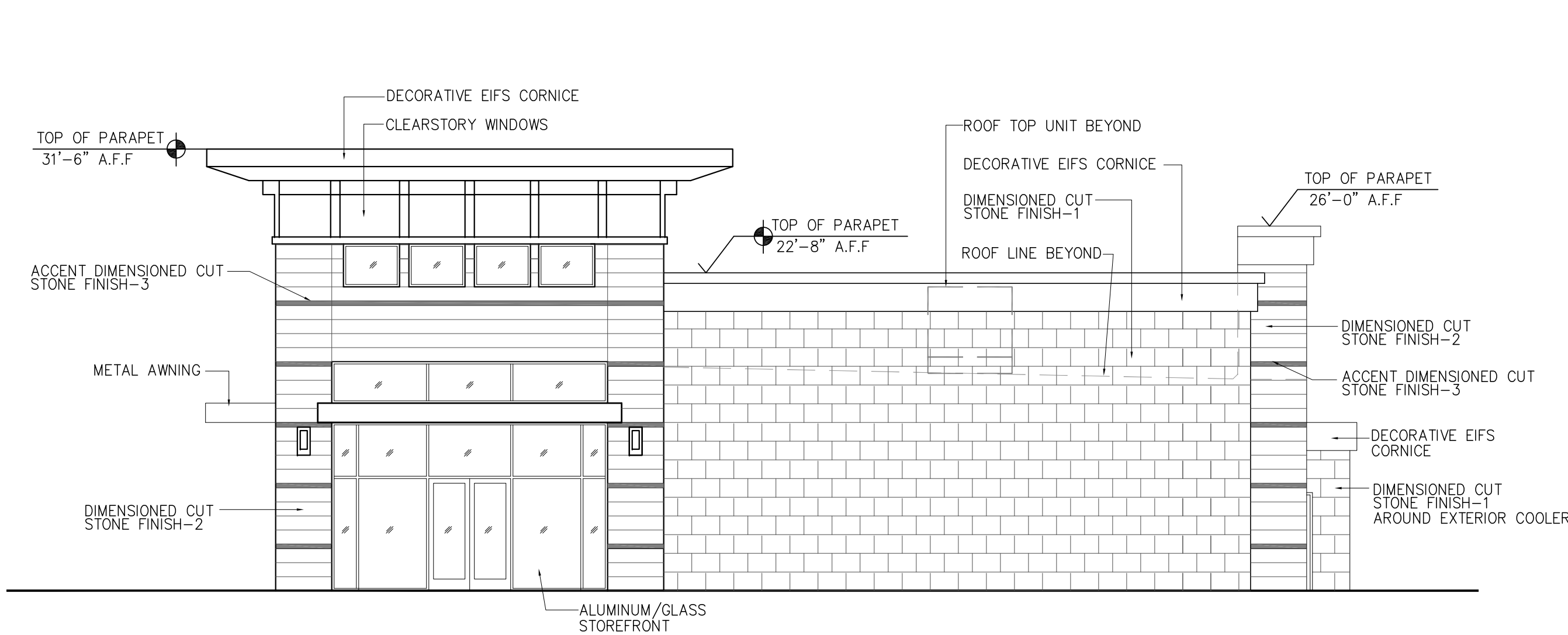
TOTAL FACADE AREA OF ALL SIDES = 13,206 SF  
TOTAL DOOR AND WINDOWS AREAS OF ALL SIDES = 2,771 SF  
NET FACADE AREA = 10,435 SF  
MASONRY AREA OF ALL SIDES = 8598 SF (82.4%)  
NON-MASONRY AREA OF ALL SIDES = 1,837 SF (17.6%)

1

PROPOSED SOUTH ELEVATION

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

TOTAL FACADE AREA= 4,447 SF  
TOTAL DOOR AND WINDOWS AREA= 1,766 SF  
NET FACADE AREA= 2,681 SF  
MASONRY AREA = 2,136 SF (80%)  
NON-MASONRY AREA = 545 SF (20%)



2

PROPOSED EAST ELEVATION

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

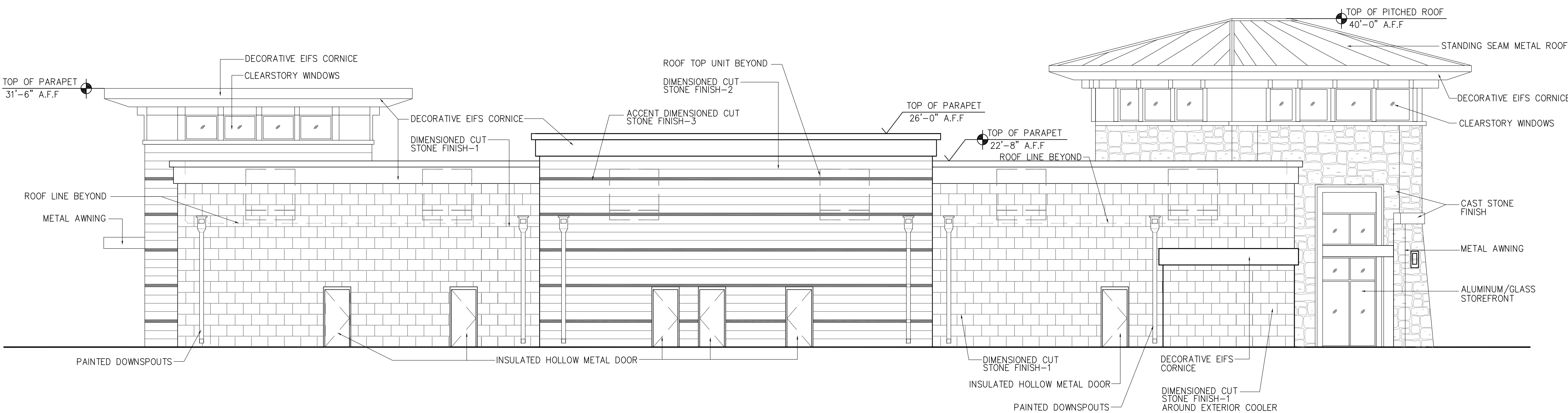
TOTAL FACADE AREA= 1,951 SF  
TOTAL DOOR AND WINDOWS AREA= 338 SF  
NET FACADE AREA= 1,613 SF  
MASONRY AREA = 1,323 SF (82%)  
NON-MASONRY AREA = 290 SF (18%)

3

PROPOSED WEST ELEVATION

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

TOTAL FACADE AREA= 2,394 SF  
TOTAL DOOR AND WINDOWS AREA= 303 SF  
NET FACADE AREA= 2,091 SF  
MASONRY AREA = 1,773 SF (85%)  
NON-MASONRY AREA = 318 SF (15%)



4

PROPOSED NORTH ELEVATION

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

TOTAL FACADE AREA= 4,414 SF  
TOTAL DOOR AND WINDOWS AREA= 364 SF  
NET FACADE AREA= 4,050 SF  
MASONRY AREA = 3,366 SF (83%)  
NON-MASONRY AREA = 684 SF (17%)

CASE : DS#18-001 ( EXHIBIT-C )

EXTERIOR ELEVATIONS

RETAIL/ RESTAURANT SHELL DEVELOPMENT  
LOT 3, BLOCK A (1.4 ACRES)  
VISTAS OF WALNUT RIDGE  
MANSFIELD, TEXAS

OWNER  
WENDY WENQIN LU  
PHONE # (214) 837-9648  
E-MAIL: sakewendylu@gmail.com

ENGINEER  
THOMAS SITE DEVELOPMENT ENGINEERING INC.  
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021  
ATTN: MATTHEW THOMAS, PE  
PH: (214) 680-2728

PAGE 1 OF 3

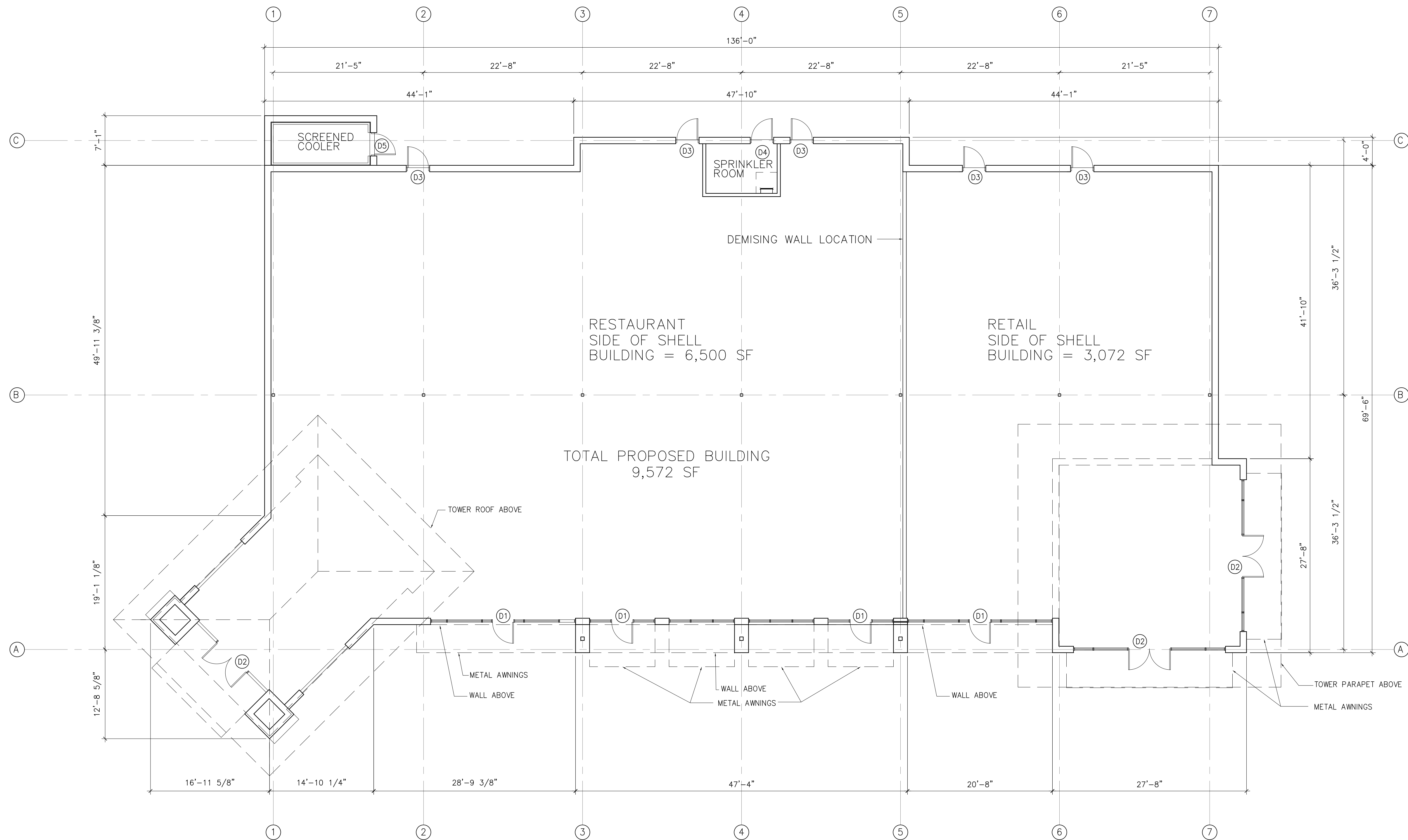
RETAIL/ RESTAURANT SHELL DEVELOPMENT  
LOT 3, BLOCK A, VISTAS OF WALNUT RIDGE  
MANSFIELD, TEXAS

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AUTHORITY OF:  
RASHMINDER CHANDEL  
LICENSED ARCHITECT # 20478

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CONSTRUCTION

rashmi C  
ARCHITECTURE, PLANNING, INTERIORS  
6803 CAPITOL HILL DR. ARLINGTON, TEXAS-76017  
PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com

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D O O R S C H E D U L E							
D O O R					F R A M E		REMARKS
NO.	WIDTH	HEIGHT	MATL	FIN.	MATL	FIN.	
D1	3'-0"	7'-0"	ALUM./ GL.	BRONZE	ALUM.	PAINT	ENTRANCE/ EXIT DOOR
D2	6'-0"	7'-0"	ALUM./ GL.	BRONZE	ALUM.	PAINT	ENTRANCE/ EXIT DOOR
D3	3'-0"	7'-0"	MTL.	PAINT	H-MTL	PAINT	EXIT/ DELIVERY DOOR
D4	3'-0"	7'-0"	MTL.	PAINT	H-MTL	PAINT	MECHANICAL/ SERVICE DOOR
D5	3'-0"	7'-0"	I-MTL	CUSTOM	I-MTL	CUSTOM	CUSTOM COOLER DOOR

CASE : DS#18-001 ( EXHIBIT-C )

## PROPOSED FLOOR PLAN

RETAIL/ RESTAURANT SHELL DEVELOPMENT  
LOT 3, BLOCK A (1.4 ACRES)  
VISTAS OF WALNUT RIDGE  
MANSFIELD, TEXAS

OWNER  
WENDY WENQIN LU  
PHONE # (214) 837-9648  
E-MAIL: sakewendylu@gmail.com

ENGINEER  
THOMAS SITE DEVELOPMENT ENGINEERING INC.  
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021  
ATTN: MATTHEW THOMAS, PE  
PH: (214) 680-2728

DATE

DESCRIPTION

REVISION

PAGE 2 OF 3

**RETAIL/ RESTAURANT SHELL DEVELOPMENT  
LOT 3, BLOCK A, VISTAS OF WALNUT RIDGE  
MANSFIELD, TEXAS**

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RASHMINDER CHANDEL  
LICENSED ARCHITECT # 20478

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**rashmi C**  
ARCHITECTURE, PLANNING, INTERIORS  
6803 CAPITOL HILL DR. ARLINGTON, TEXAS-76017  
PH. NO. (817) 891-7918 EMAIL: rashmi@rashmic.com





CASE : DS#18-001 ( EXHIBIT-C )

COLORED RENDERING

RETAIL/ RESTAURANT SHELL DEVELOPMENT  
LOT 3, BLOCK A (1.4 ACRES)  
VISTAS OF WALNUT RIDGE  
MANSFIELD, TEXAS

OWNER  
WENDY WENJIN LU  
PHONE # (214) 837-9648  
E-MAIL: sakewendylu@gmail.com

ENGINEER  
THOMAS SITE DEVELOPMENT ENGINEERING INC.  
2004 BEDFORD ROAD, SUITE 200, BEDFORD, TX 76021  
ATTN: MATHEW THOMAS, PE  
PH: (214) 680-2728

RETAIL/ RESTAURANT SHELL DEVELOPMENT  
LOT 3, BLOCK A, VISTAS OF WALNUT RIDGE  
MANSFIELD, TEXAS

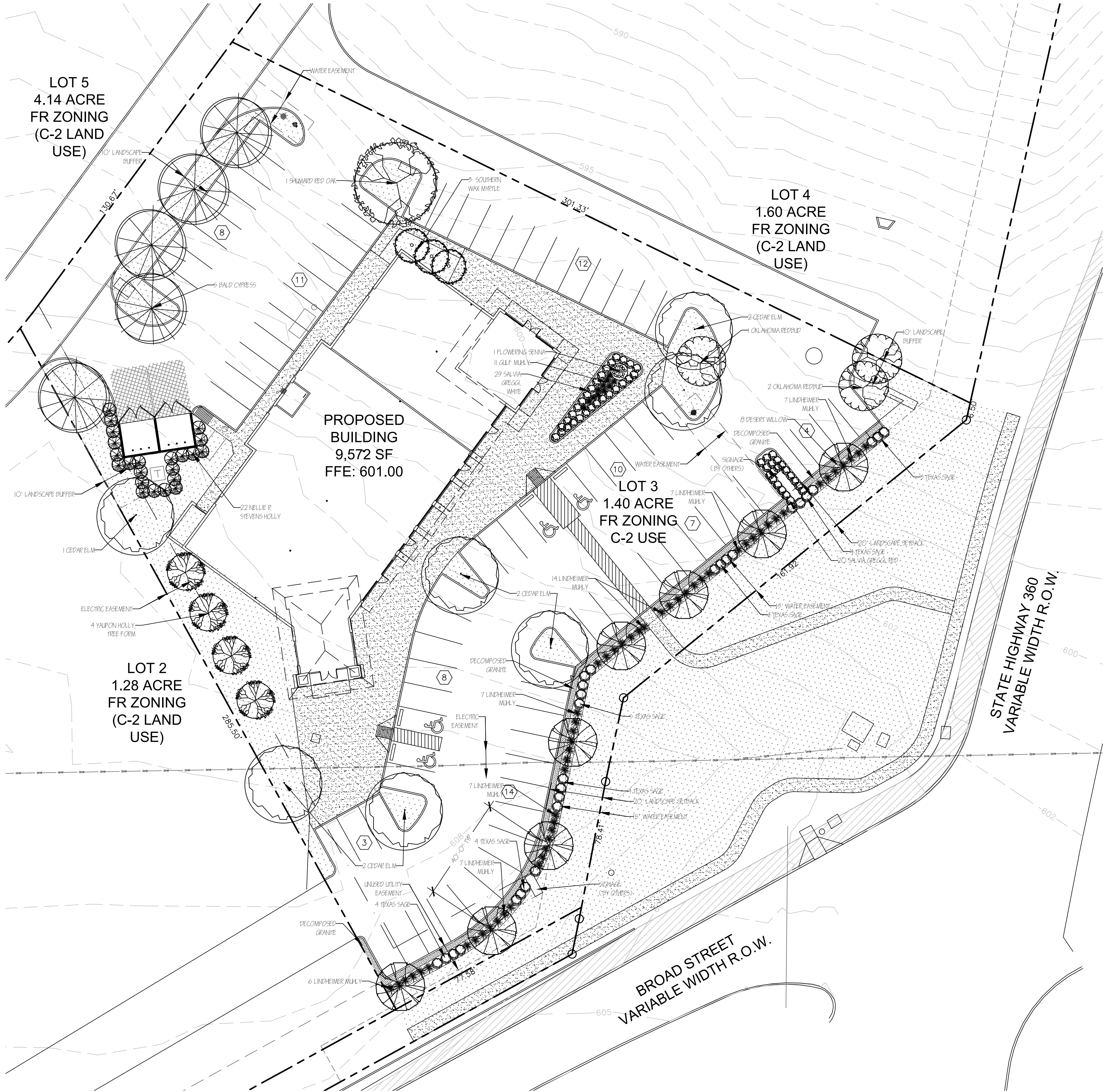
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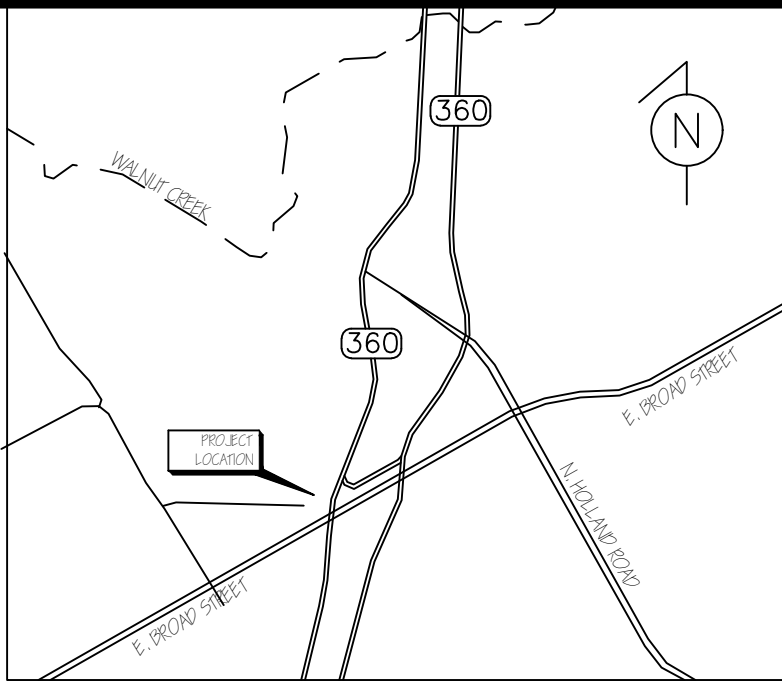
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PLANTING PLAN  
Scale: 1" = 20'

Common Name	Botanical Name	Texas Native	Size	Qty	Remarks
Bald Cypress	Taxodium distichum	Tree	Yes 65 gal	5	Min 3.5" cal, 7' tall at planting
Cedar Elm	Ulmus crassifolia	Tree	Yes 65 gal	7	Min 3.5" cal, 7' tall at planting
Desert Willow	Chapala linearis	Tree	Yes 65 gal	8	Min 3.5" cal, 7' tall at planting
Flowering Senna	Senna corymbosa	Shrub	Yes 5 gal	1	Min 2' tall at planting
Gulf Muhly	Muhlenbergia capillaris	Grass	Yes 13 gal	11	
Lindheimer Muhly / Big Muhly	Muhlenbergia lindheimeri	Grass	Yes 9 gal	56	Min 2' tall at planting
Nellie R. Stevens Holly	Ilex x attenuata 'Nellie R. Stevens'	Shrub	No 7 gal	22	Min 3' tall at planting
Redbud 'Oklahoma'	Cercis canadensis var. texensis 'Oklahoma'	Small tree	Yes 15 gal	3	Min 2.5" cal
Salvia greggii 'red'	Salvia greggii	Perennial	Yes 1 gal	20	
Salvia greggii 'white'	Salvia greggii	Perennial	Yes 1 gal	29	
Shumard Red Oak	Quercus shumardii	Tree	Yes 65 gal	1	Min 3.5" cal, 7' tall at planting
Texas Sage, Compact	Leucophyllum frutescens 'Compactum'	Shrub	Yes 5 gal	28	Min 2' tall at planting
Wax Myrtle	Myrica cerifera	Small tree	Yes 15 gal	3	Tree form, 3 canes, min 1" cal. ea.
Yaupon Holly	Ilex vomitoria	Small tree	Yes 15 gal	4	Tree form, 3 canes, min 1" cal. ea.
Hermuda grass sod	Tiffany 419		23,320 sf		
Decomposed Granite	Brown color, 5.5" compacted to 4" depth		600 sf		
Meat edging	14 gauge edging		approx 700 lin ft. (contractor to verify)		

PLANT & MATERIALS LIST



VICINITY MAP  
NOT TO SCALE

Jurisdiction of Project

REGULATORY AUTHORITIES:

CITY OF MANSFIELD PLANNING AND ZONING  
1200 E. BROAD STREET  
MANSFIELD, TX 76063  
817 276-4200

TEXAS DEPARTMENT OF LICENSING AND REGULATION  
ELIMINATION OF ARCHITECTURAL BARRIERS  
E.O. THOMPSON STATE OFFICE BUILDING  
920 COLORADO  
AUSTIN, TEXAS 78701  
(512) 463-3211  
(512) 475-2886 (FAX)

Landscape Requirements

CITY OF MANSFIELD CODE OF ORDINANCES

SECTION 7300 - LANDSCAPE AND SCREENING REQUIREMENTS

ADDITIONAL NOTES:

- LANDSCAPE DOES NOT OBSTRUCT TRAFFIC VISIBILITY.
- TREE SURVEY PROVIDED WITH VISTAS OF WALNUT RIDGE DEVELOPMENT SUBMITTAL.
- UNDERGROUND AUTOMATIC SPRINKLING SYSTEM TO BE PROVIDED. SYSTEM DESIGNED AND INSTALLED ACCORDING TO TCEQ LAWS AND REGULATIONS PROVIDING FOR 100% COVERAGE ON ALL LANDSCAPE AND TURF. THE SYSTEM SHALL INCLUDE A FREEZE-RAIN SENSOR AND BACKFLOW DEVICE.

SUMMARY CHART - BUFFERYARDS/SETBACKS

Location of Buffer Yard or Setback	Required/Provided	Length	Bufferyard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & Material
North-east side (adjacent Lot 4)	Required/Provided	301'	BY 10' - NA	6 *See #2	0	6	
South side (street frontage)	Required/Provided	324'	Street setback	8	0	8 *See #3	
South-west side (adjacent Lot 2)	Required/Provided	286'	BY 10' - NA	6 *See #2	2	4	
North-west side (adjacent Lot 5)	Required/Provided	131'	BY 10' - NA	3 *See #2	3	0	

\*Note any credits used in calculations:

Other Comments:

#1 Shared Drive Substitution

#2 Reduced by 50% - C2 Land Use on Adjacent Property

#3 Variance because of utility easement - Ornamentals instead of Canopy trees

SUMMARY CHART - INTERIOR LANDSCAPE

	Landscape Area (in Sq Ft)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq Ft)
Site	60,984					
Required	6,098	10%				
Provided	13,667	22%	13	18	118	306 sq ft

\*Note any credits used in calculations:

a.

Other Comments:

1

2

3

SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING

# of Required Parking Spaces	
# of Provided Parking Spaces	81
# of Tree Islands Provided	8

\*Note any credits used in calculations:

a.

Other Comments:

1

2

3

CASE: DS#18-001 (EXHIBIT D)

LANDSCAPE PLANTING PLAN

RETAIL/RESTAURANT SHELL DEVELOPMENT  
LOT 3, BLOCK A (1.4 ACRES)  
VISTAS OF WALNUT RIDGE  
MANSFIELD, TEXAS

OWNER  
Mansfield Broad St. 360 LLC  
PO Box 16749  
Fort Worth, TX 76162

LANDSCAPE ARCHITECT  
FELDMAN DESIGN STUDIOS  
P.O. BOX 832346, RICHARDSON, TEXAS 75083  
ATTN: CAROL FELDMAN, 972-523-4944  
CAROL@FELDMANDESIGN.COM

RETAIL/ RESTAURANT SHELL DEVELOPMENT  
LOT 3, BLOCK A, VISTAS OF WALNUT RIDGE  
MANSFIELD, TEXAS

SUBMITTAL DATE: 1.4.18

DESCRIPTION

REVISION

L1.01



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These drawings have  
been prepared by or  
under the supervision  
of Carol Feldman,  
Registered Landscape  
Architect #2080,  
Licensed Irrigator  
LI #20245

FELDMAN  
DESIGN STUDIOS  
P.O. Box 832346, Richardson, Texas 75083  
Office: 972.980.1750 Mobile: 972.923.4944  
carol@feldmandesign.com