

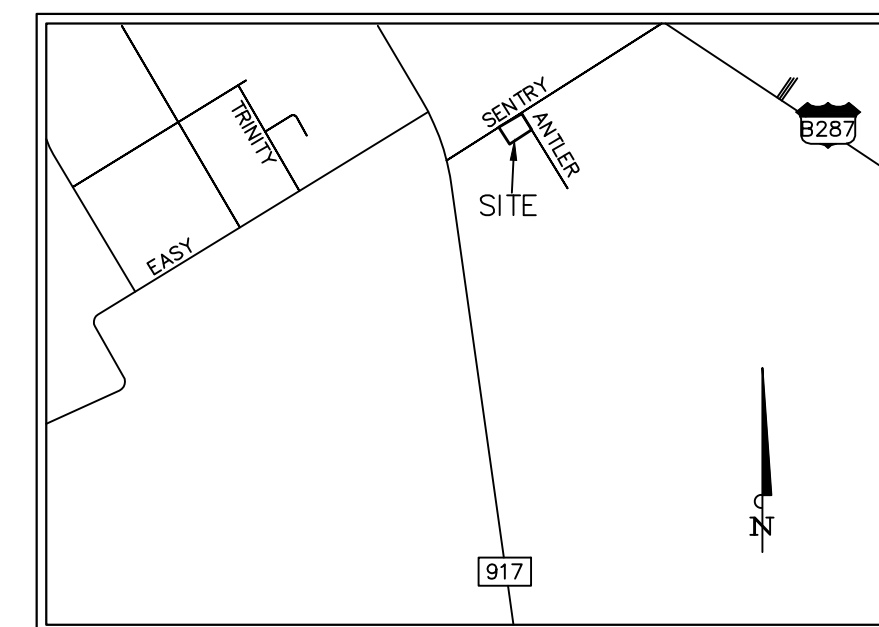
LEGEND

	CONCRETE PAVEMENT CITY DRIVE APPROACH PER CITY STANDARDS AND DETAILS
	7" CONCRETE PAVEMENT (4,000 psi W/ #3 REBAR AT 18" O.C.E.W.) ON LIME TREATED SUBGRADE
	5" CONCRETE PAVEMENT (3,500 psi W/ #3 REBAR AT 18" O.C.E.W.) ON LIME TREATED SUBGRADE
	4" SIDEWALK/FLATWORK
	FL FIRE LANE STRIPING PER CITY STANDARDS
	PARKING SPACE COUNT
	LBJ LONGITUDINAL BUTT JOINT

NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
2. REFER TO SHEET C-1.1 FOR ADDITIONAL NOTES.
3. ALL SIDEWALKS TO BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.0%.
4. FIRELANE SHALL REMAIN OPEN AND ACCESSIBLE AT ALL TIMES DURING CONSTRUCTION.

LOCATION KEY



OWNER INFORMATION

EL CAPA, LTD.
1703 NORTH PEYCO DRIVE
ARLINGTON, TEXAS 76001
PH: (817) 467-6803
CONTACT: JAMES MAIBACH

ZC#16-012

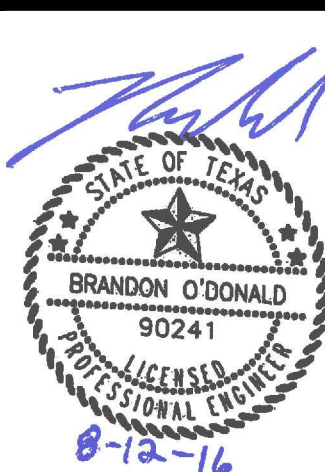
BENCHMARK

BENCHMARK #1: MAG NAIL IN CURB N: 6885279.37 E: 2387935.78 ELEV. 652.50'	BENCHMARK #2: MAG NAIL IN ASPHALT N: 6885338.87 E: 2388177.46 ELEV. 652.19'
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Know what's below.
Call before you dig.
(@ least 48 hours prior to digging)

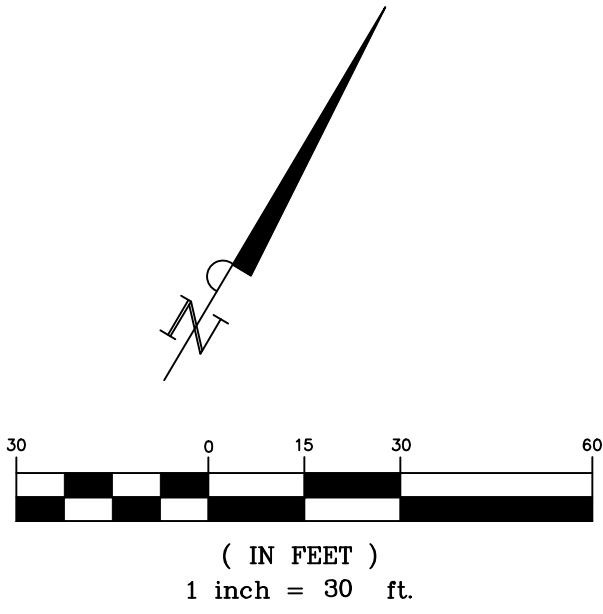
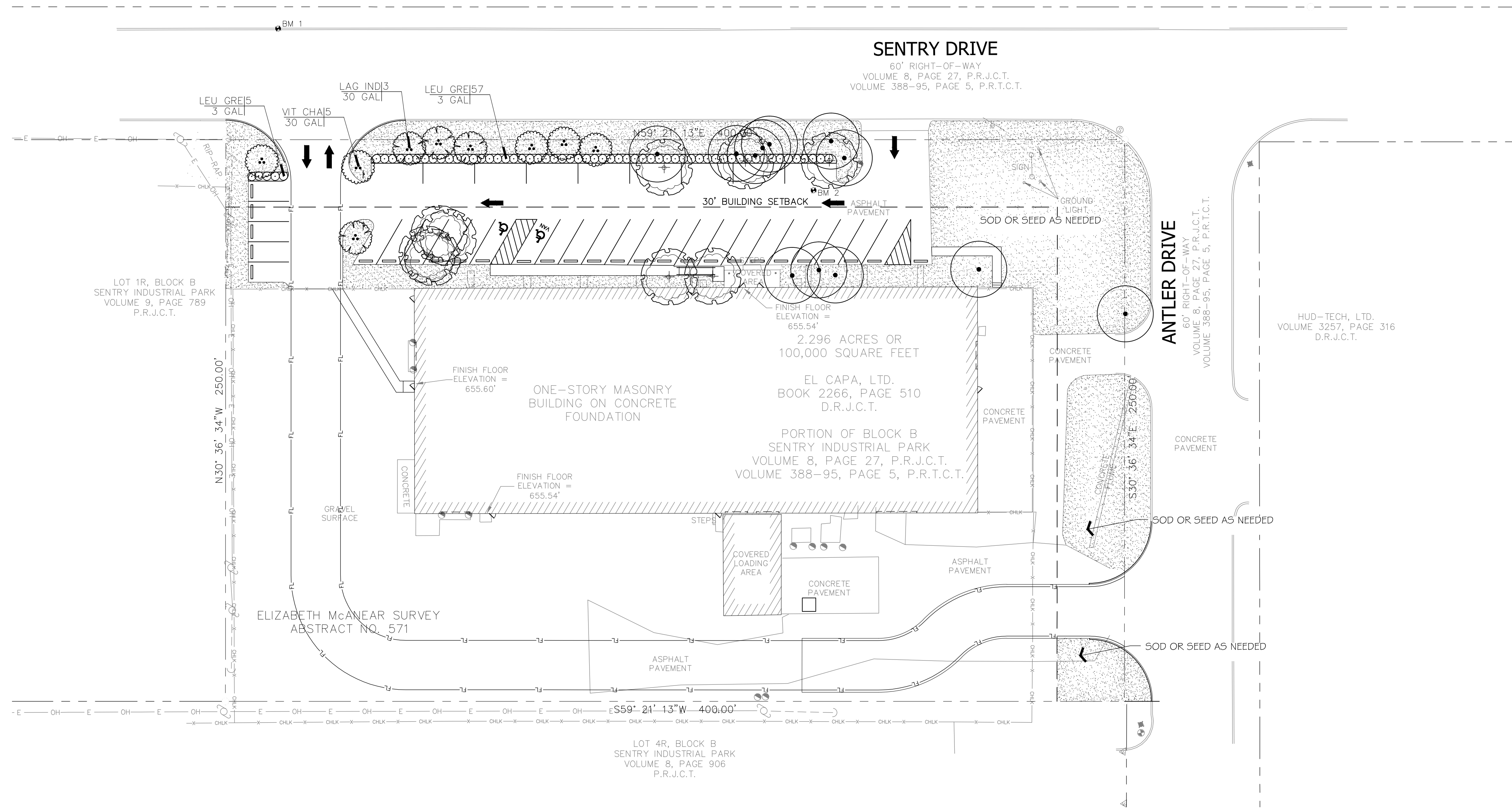
No.	Date	Revision Description

PROJECT NO.: 024-16-08



SHEET NO.

IUP-1.0



PLANT_SCHEDULE


TREES		QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	NOTES
			Existing Crape Myrtle Tree to be Removed				
			Existing Crape Myrtle Tree To Remain				
		4	Lagerstroemia indica / Crape Myrtle	30 GAL	3"	6'-8'	3 CANES MIN. MATCHING FULL
		5	Vitex agnus-castus / Chaste Tree	30 GAL	3"	6'-8'	3 CANES MIN. MATCHING FULL
SHRUBS		QTY	BOTANICAL NAME / COMMON NAME	CONT	SIZE	SPACING	NOTES
		62	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	3 GAL	24" HT.	30" O.C.	TRIANGULAR SPACING, FULL, MATCHING
GROUND COVERS			BOTANICAL NAME / COMMON NAME	CONT			
			Cynodon dactylon 'Tif 419' / Bermuda Grass		Sod or Hydromulch as needed		

NOTE

- The property owner, tenant or agent shall be responsible for the maintenance of all required landscaping in a health, neat, orderly and live-growing condition at all times. This shall include 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 areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until a permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of the property.



**Know what's below.
Call before you dig.**
(@ least 48 hours prior to digging)



BANNISTER
ENGINEERING


240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

D-BAT Mansfield
201 Sentry Drive
Mansfield, Texas

LANDSCAPE PLAN

No.	Date	Revision Description

PROJECT NO.: 024-16-08



07-29-2016

SHEET NO.

L-1.0