



TREES		CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	QS	29	Quercus shumardii / Shumard Red Oak	3.5" cal, 12'-14" ht, 6'-6" spr	Full, Single Leader, Straight	
	QV	52	Quercus virginiana / Southern Live Oak	3.5" cal, 12'-14" ht, 6'-6" spr	Full, Single Leader, Straight	
SHRUBS		CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	IF	78	Ilex x attenuata 'Fosteri' / Foster's Holly	36" ht, 30" spr., 36" cc	Full to Ground	
	IN	141	Ilex x 'Nellie R Stevens' / Nellie Stevens Holly	72" ht, 48" spr, 48" cc	Full to Ground	
GROUND COVERS		CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	PM	267	Perennial Mix / Perennial Mix	1 gal., 18" x 12" w	50% LIRIOPE MUSCARI, 50% ACORUS GRAMINEUS 'OGON', NARCISSUS BRAVOURE, (100 BULBS, SPRINKLED RANDOMLY THROUGHOUT BED), NARCISSUS 'MOUNTAIN HOOD' (100 BULBS, SPRINKLED RANDOMLY THROUGHOUT BED CONTAINER, NURSERY GROWN, WELL ROOTED	
SOD/SEED		CODE	QTY	BOTANICAL NAME / COMMON NAME	SPECIFICATIONS	REMARKS
	CB	5,520	Cynodon dactylon / Bermuda Grass	SOD	Solid, rolled tight with sand joints, all trees within sod areas shall receive 4" diameter mulch ring	

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.



ZONING/PROPOSED USE		C-2 COMMERCIAL
TOTAL ACREAGE		4.91 ACRES
BUILDING AREA (GROSS SQUARE FOOTAGE)		35,962 SF
BUILDING HEIGHT		36'-0"
FLOOR AREA RATIO		0.15
TOTAL PARKING REQUIRED		122
TOTAL PARKING PROVIDED		165
TOTAL ADA STALLS REQ'D		7
TOTAL ADA STALLS PROVIDED		7
BUILDING SETBACKS - EXTERIOR OVERALL PROPERTY BOUNDARY		
FRONT		25
SIDE		0
REAR		0
LANDSCAPE BUFFER - EXTERIOR OVERALL PROPERTY BOUNDARY		
FRONT		20
SIDE		20
REAR		10

SUMMARY CHART - INTERIOR PARKING LOT LANDSCAPING			
		REQUIRED TREES	PROVIDED TREES
# OF REQUIRED PARKING SPACES	122		
# OF PROVIDED PARKING SPACES	165	52	52
PARKING LOT ISLANDS		22	22
*TOTAL TREES		52	52
	(1 TREE / 10 SPACES)	17	17
	(1-2 TREES // ISLAND)	22	22
	(1 TREE / 40 LF OF MEDIAN)	13	13

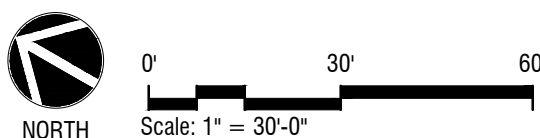
SUMMARY CHART - BUFFERYARDS / SETBACKS

LOCATION OF BUFFER YARD OR SETBACK	REQUIRED/ PROVIDED	LENGTH	WIDTH/TYPE	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	SCREEN WALL HT. & MATERIAL
NORTH	REQUIRED	358	20' Street Setback (358 / 40 = 9)	9	N/A	N/A	N/A
	PROVIDED		20'-0" min.	9	N/A	N/A	N/A
SOUTH	REQUIRED	337	BY-10 (337 / 50 = 7)	7	N/A	N/A	N/A
	PROVIDED		10'-6"	7	N/A	N/A	N/A
EAST	REQUIRED	571	BY-10 & SW-6 (635 / 50 = 26)	13	N/A	N/A	6'-8" HT. VEGETATED SCREEN
	PROVIDED		19'-8"	13	N/A	N/A	PROVIDED
WEST	REQUIRED	690	BY-10 (754 / 25 = 31) / 2	0	N/A	N/A	N/A
	PROVIDED		4'-6"	N/A *NOTE: 43 EXISTING TREES TO REMAIN	N/A	N/A	N/A

1. LANDSCAPING MAINTENANCE: 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 A ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND OTHER DEBRIS. THE MAINTENANCE OF LANDSCAPING, PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.
2. NO TREES, SHRUBS, WALLS, FENCES, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLES.

SUMMARY CHART - PARKING LOT PERIMETER LANDSCAPING	
REQUIRED	SCREENING OF ALL VEHICULAR USE AREAS FROM PUBLIC STREETS SHALL BE A MIN. HT. OF 3'-0" AT MATURITY
PROVIDED	SCREENING OF ALL VEHICULAR USE AREAS FROM PUBLIC STREETS SHALL BE A MIN. HT. OF 3'-0" AT MATURITY

1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT. IN THE EVENT OF DISCREPANCIES BETWEEN THE DRAWING AND THE PLANT LIST, THE DRAWING SHALL PREVAIL.
3. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OPERATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGES TO EXISTING UTILITIES INCURRED BY HIS WORK.
4. REFERENCE IRRIGATION PLAN FOR BED IRRIGATION INFORMATION.
5. STAKING AND GUYING ALTERNATIVES: METHODS INDICATED IN DRAWING DETAILS ARE PREFERRED. CONTRACTOR MAY SUGGEST ALTERNATE METHODS, ASSUMING FULL RESPONSIBILITY FOR THEIR IMPLEMENTATION. CONTRACTOR SHALL REPLACE, PLANT, OR UPRIGHT ANY TREES BLOWN OVER OR DAMAGED DUE TO INADEQUATE STAKING AT NO ADDITIONAL COST TO THE OWNER.
6. PLANTS MASSED IN BEDS SHALL BE ARRANGED USING TRIANGULAR SPACING.
7. PROVIDE A STEEL EDGE OR CONCRETE MOW STRIP BETWEEN ALL PLANTING BEDS AND LAWN AREAS. REFERENCE SITE PLAN.
8. ALL PLANTING BEDS TO BE TOP DRESSED WITH A MINIMUM OF 3" SHREDDED HARDWOOD MULCH.
9. PROVIDE GRASS SEEDING OR LAY BERMUDA SOD FOR PROPOSED LAWN AREAS TO ALL EDGES OF PAVEMENT AND/ OR LIMITS OF DISTURBANCE OUTSIDE R.O.W. OR PROPOSED LANDSCAPE EASEMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING UNTIL FINAL ACCEPTANCE. ALL REQUIRED LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THE WORK SHALL INCLUDE, BUT NOT TO BE LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT DIES SHALL BE REPLACED WITH THE PLANT MATERIAL OF SIMILAR SIZE AND VARIETY.
11. CONTRACTOR SHALL WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE. WARRANTY SHALL NOT INCLUDE DAMAGE FOR LOSS OF PLANT MATERIAL DUE TO NATURAL CAUSES, ACTS OF VANDALISM OR NEGLIGENCE ON THE PART OF THE OWNER.
12. ALL DISTURBED AREAS WITHIN LIMITS OF CONSTRUCTION NOT CALLED TO BE SODDED, SHALL BE REESTABLISHED WITH BERMUDA SOD.
13. ALL LANDSCAPE BED AREAS TO BE PREPARED USING "READY TO PLANT PAVING MIX" BY SOIL DEDDING SOLUTIONS (OR APPROVED EQUAL). INSTALL TO DEPTHS, PER PLANTING DETAILS (12" DEPTH MIN.) FINISHED GRADES OF PLANTING BEDS TO BE 2" BELOW FINISHED GRADE OF ADJACENT BEDDING OR AS SHOWN ON GRADING PLAN.
14. ALL SOD AREAS TO RECEIVE 4" DEPTH (MIN) TOPSOIL PRIOR TO INSTALLATION. ALL PLANTING AREAS TO RECEIVE 24" DEPTH (MIN) OF TOPSOIL. TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, pH RANGE OF 6.0-6.5, AND FREE OF TRASH, DEBRIS, STONES, WEEDS, AND TWIGS/BRANCHES.



DEVELOPMENT PLAN
GROCER
5.307 Acres of Land
Part of Lot 1, Block 1
Community of Hope Addition
City of Mansfield, Tarrant County, Texas
City Project No. ZC#17-007
Submitted April 17, 2017
Resubmitted July 14, 2017

Kimley»»Horn

PROJECT No. 064507000	DATE: 06/16/17	SCALE: AS SHOWN	DESIGNED BY: CLS	DRAWN BY: KSI	CHECKED BY: PDI
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EXHIBIT C LANDSCAPE PLAN

GROCE
EAST DEBBIE LANE
CITY OF MANSFIELD, TX
(S1304)

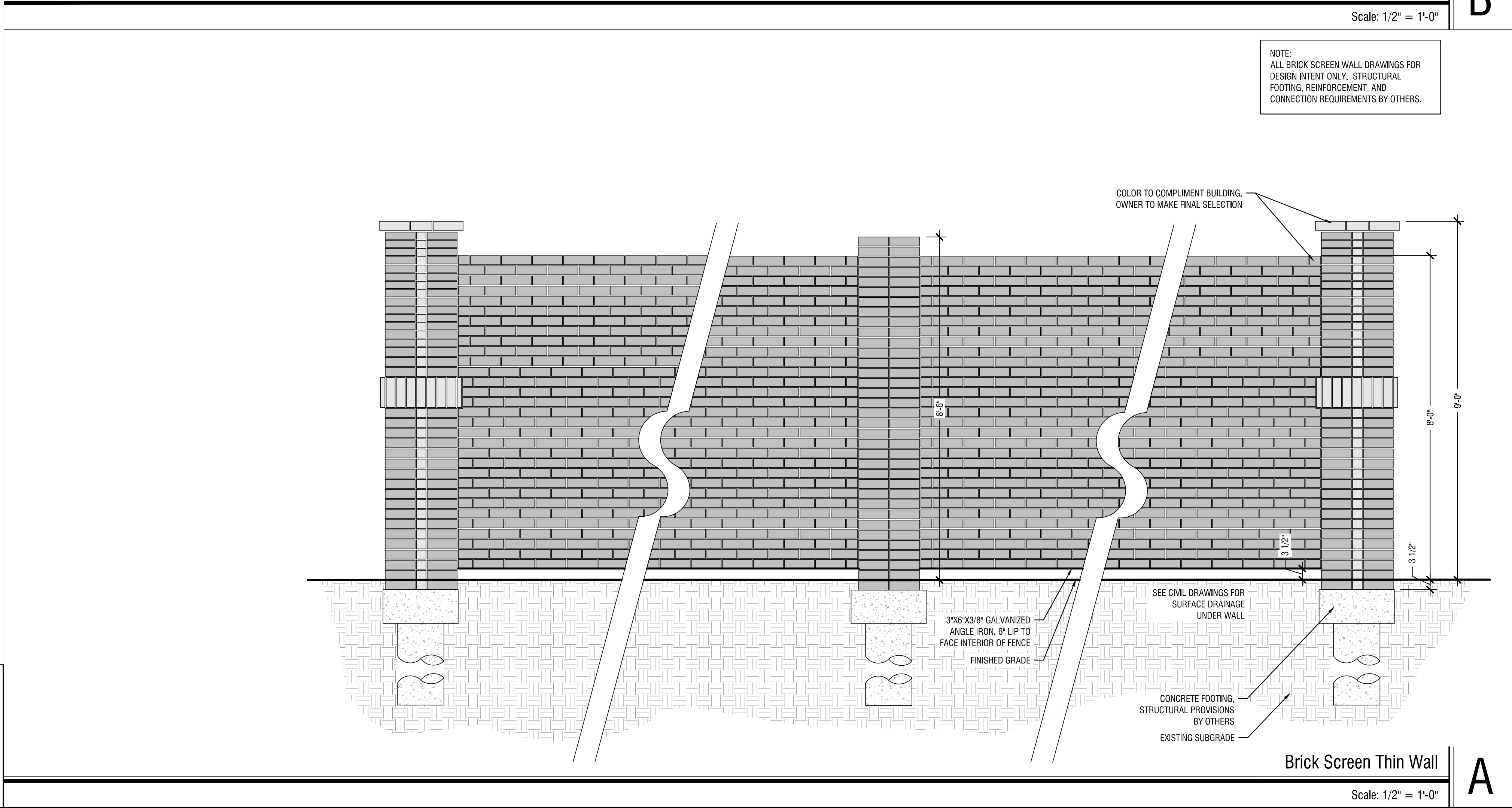
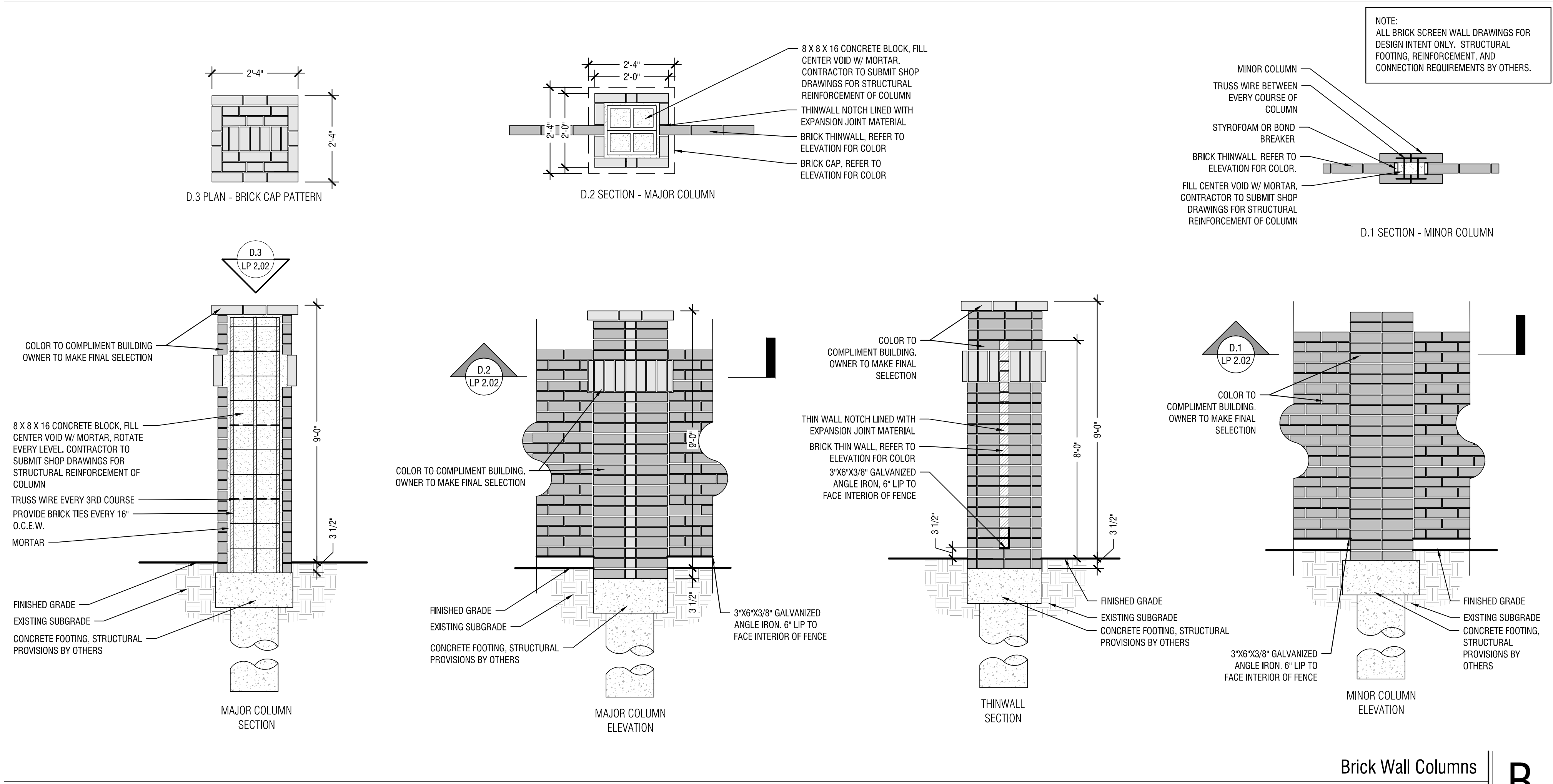
SHEET NUMBER
LP 1.01

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 SMITH COUNTRY 7/14/2017 9:01 AM
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Resubmitted June 16, 2017



PROJECT No. 044500141		DATE: JUNE 2017	SCALE: AS SHOWN	DESIGNED BY: CLF	DRAWN BY: CLF	CHECKED BY: KLP
EXHIBIT C		SCREEN WALL DETAILS				
GROCER		EAST OF DEBBIE LANE CITY OF MANSFIELD, TX (S1304)				
SHEET NUMBER		LP 2.02				

Kimley»Horn

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Kimley»Horn
P.L.L.C. KENZIE L. PORTER
L.A. No. 3128 Date 6/8/2017

REVISIONS		DATE	BY
No.			

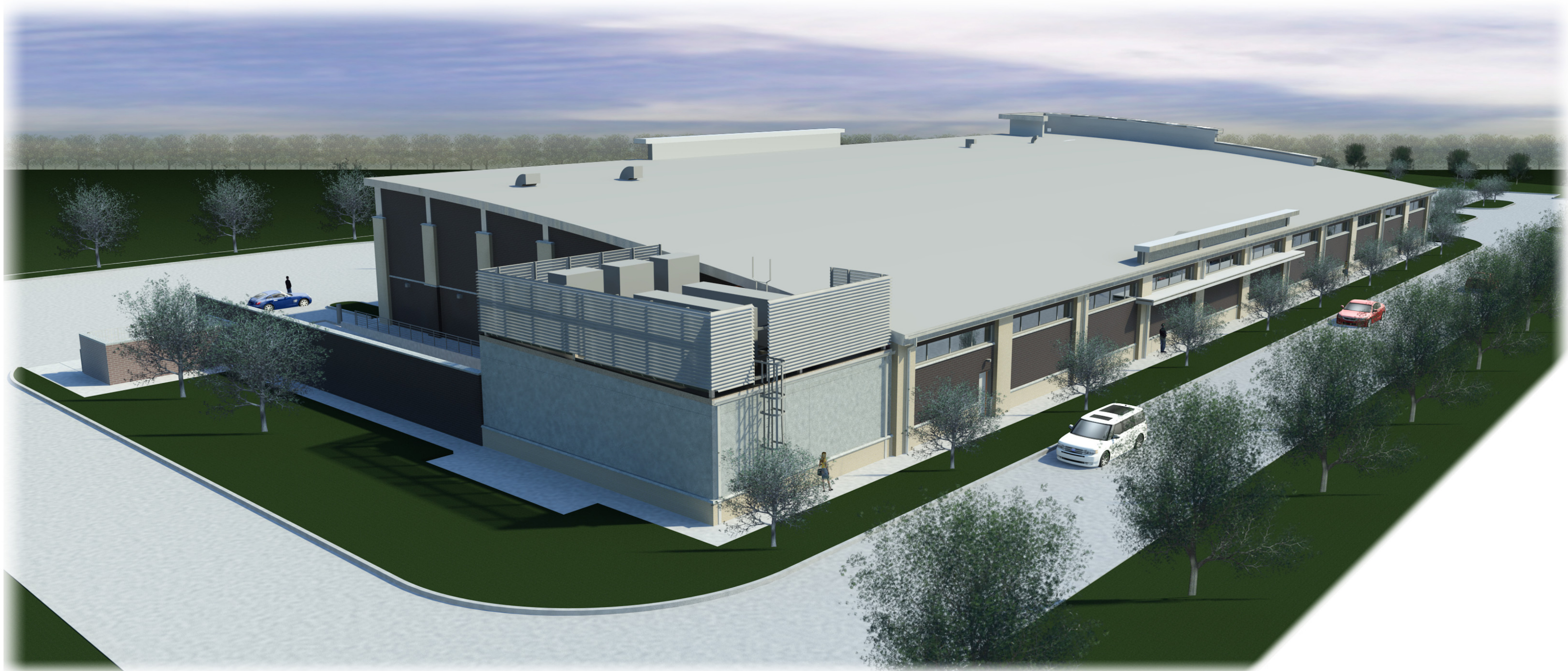


GRO CER
MANSFIELD, TEXAS
SEQ OF DEBBIE LANE AND MATLOCK ROAD

BUILDING RENDERING

EXHIBIT D
Case No: #ZC17-007
Issued: 06-29-2017





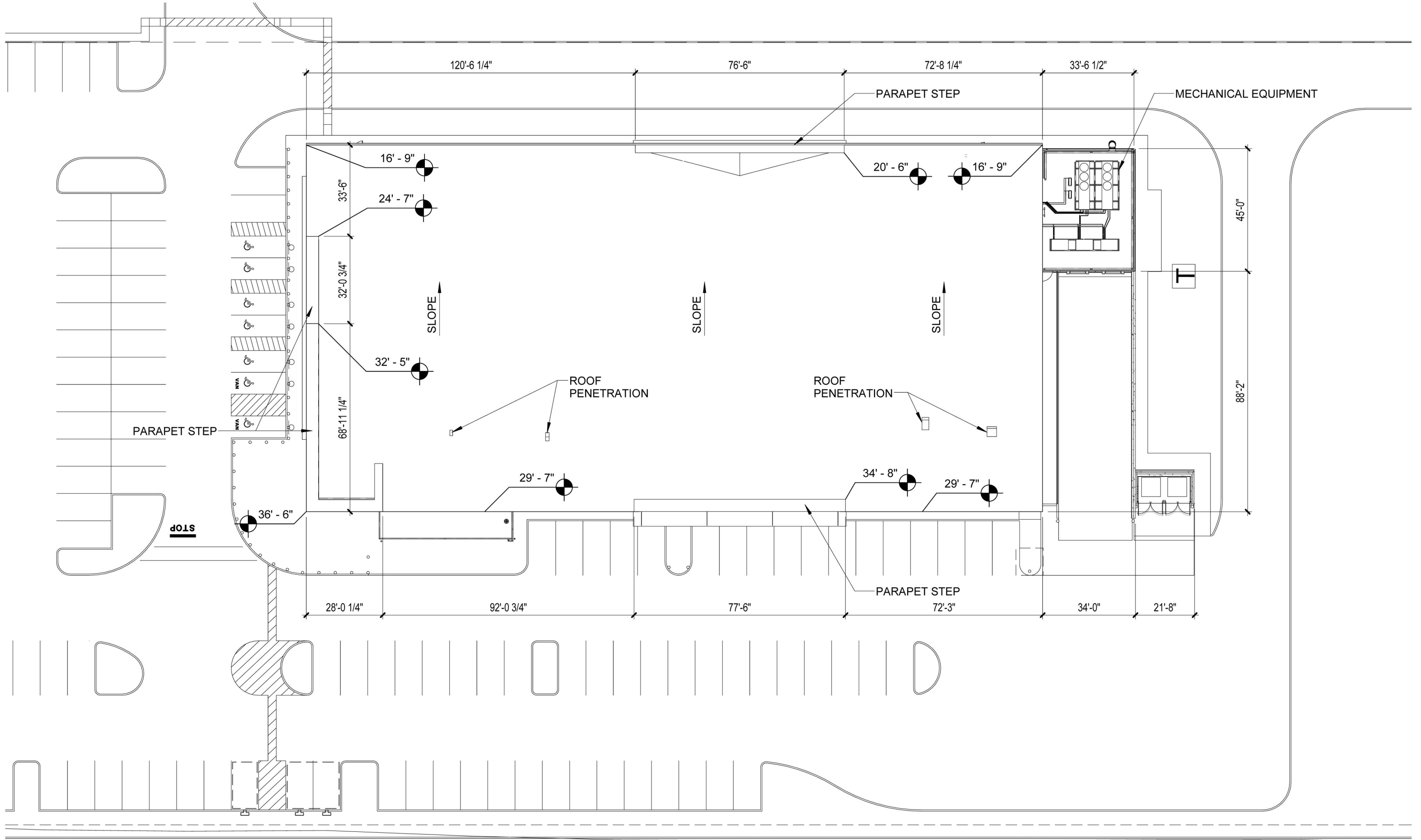
GRO CER
MANSFIELD, TEXAS
 SEQ OF DEBBIE LANE AND MATLOCK ROAD

BUILDING RENDERING

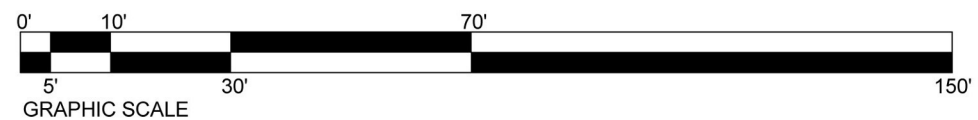
EXHIBIT D
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 Issued: 06-29-2017



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GROCE
MANSFIELD, TEXAS
 SEQ OF DEBBIE LANE AND MATLOCK ROAD



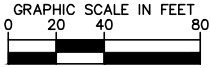
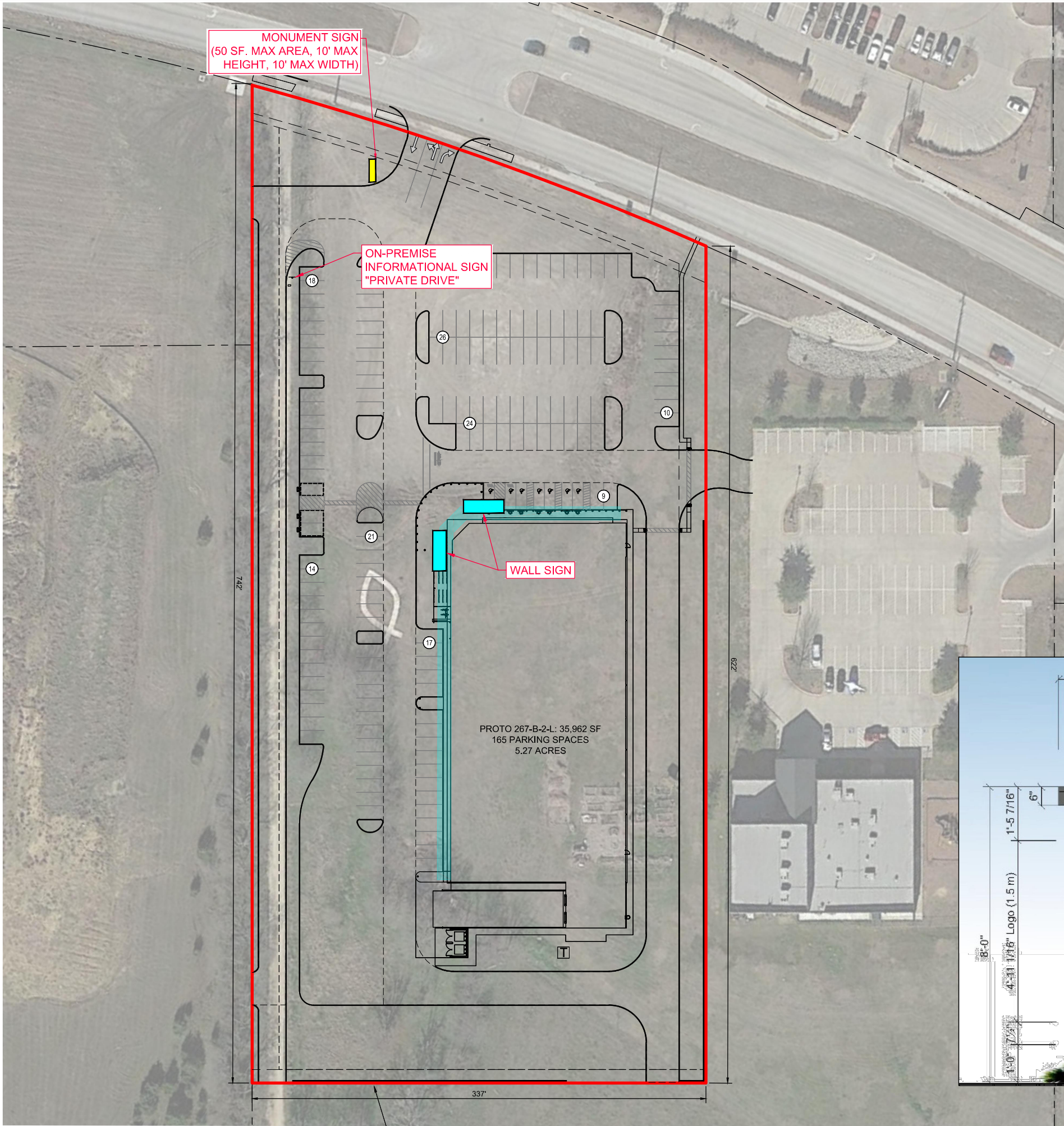
ROOF PLAN



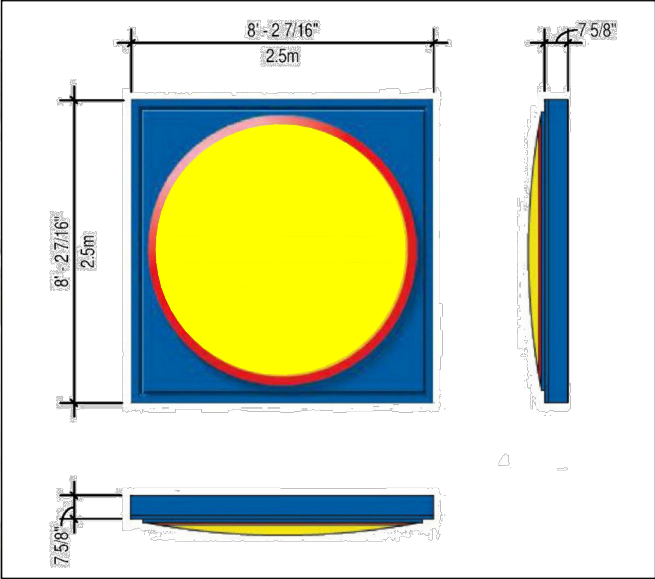
EXHIBIT D
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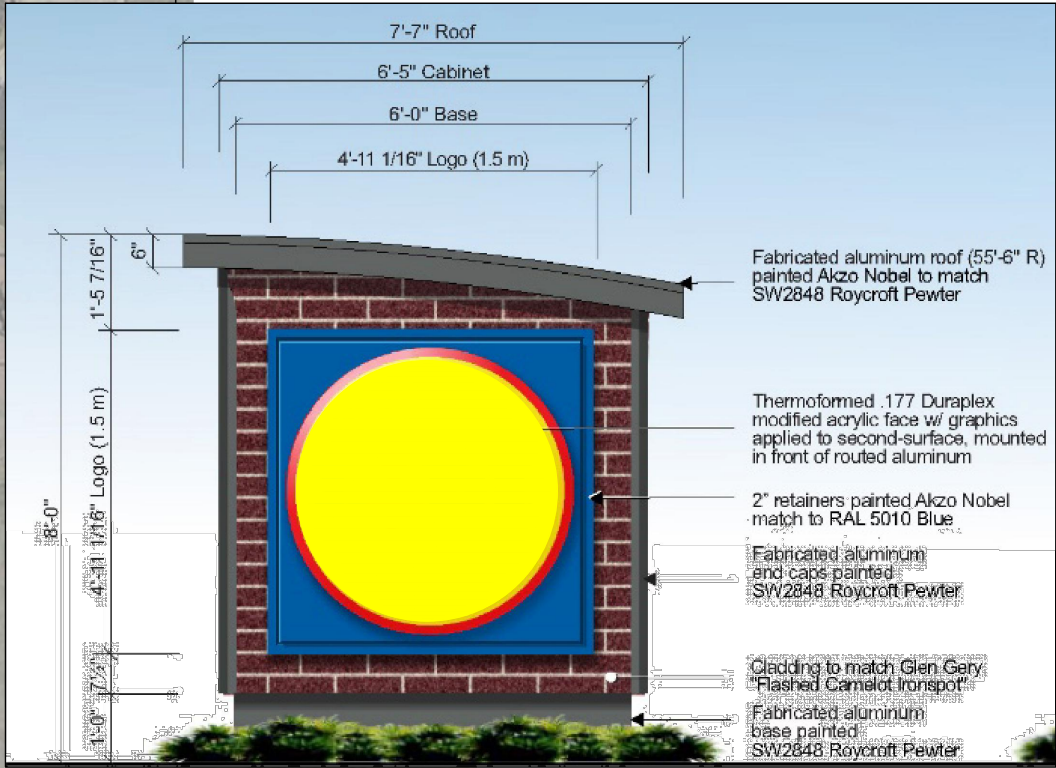
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WALL SIGN



MONUMENT C



No.	REVISIONS	DATE	BY

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FOR
REVIEW
ONLY

KHA PROJECT 064507000	DATE 06/16/2017	SCALE AS SHOWN	WDS	KSG
CHECKED BY	DRAWN BY	AS SHOWN	SCALE	DATE

EXHIBIT E
SIGN
ELEVATIONS

GROCR
SEC OF DEBBIE LANE AND
MATLOCK ROAD CITY OF
MANSFIELD, TX
(S1325)

SHEET NUMBER
SE-1

ZC#17-007