

**PARKING CALCULATIONS:**

PER SECTION 155.091 (B) (28) (5) (b) Off Street Parking and Loading Standards:

EATING PLACE WITH DRIVE-THRU SERVICES - 1:75 gross sq.ft. Floor Area = (2,510 sq. ft./75) = 33.4 SPACES

Total Parking Spaces Required:	34 spaces
New Parking Spaces Provided:	36 New Spaces + 2 HC = 38 spaces
Loading Zones Provided:	1 zone

<b>OWNER:</b> <b>MANSFIELD CORRIDOR, LLC</b> 1019 WALNUT FALLS CIRCLE MANSFIELD, TX 76063 (817) 456-4302 CONTACT: ROY ENGLISH EMAIL: JUDGEROYENGLISH@AOL.COM	<b>DEVELOPER:</b> <b>DFL PROPERTIES ONE, LLC</b> 2009 ESTO PARK RD. SOUTHLAKE, TX 76092 (817) 307-8105 CONTACT: MICHAEL DEESE EMAIL: MICHAEL@DEESE.LIFE	<b>ENGINEER:</b> <b>MAZIDJI GROUP</b> 11105 FERNALD AVE. DALLAS, TX 75218 (214) 663-1068 CONTACT: COSTA MAZIDJI, PhD, PE EMAIL: costa@mazidjigroup.com
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**SPECIFIC USE PERMIT SITE PLAN**  
**JAVA LOUNGE COFFEE SHOP**  
**BEING A PORTION OUT OF THE**  
**SAMUEL WEST SURVEY, ABSTRACT #1648**  
**CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**  
**DATE OF PREPARATION: 06/01/2021**  
**0.99 ACRES**  
**1 COMMERCIAL LOT**  
**SUP# 21-002**

**EXHIBIT B**



MASONRY PERCENTAGE:  
(STONE)  
49%

FRONT  
METAL: 102.1 SQ.FT.  
STONE: 428.2 SQ.FT.  
SIDING: 253.1 SQ.FT.  
STUCCO: 62.1 SQ.FT.  
TOTAL: 845.5 SQ.FT.

EXHIBIT 'C-1'  
SUP#21-002



1 Front Elevation (EAST)



100 Crescent Court  
Suite 700  
Dallas, Tx 75201  
214.459.3292 P  
www.brussodesigns.com

Java Lounge Coffee Shop  
ELEVATION

Being a portion out of the Samuel West Survey, Abstract 1648  
City of Mansfield, Tarrant County, Texas and  
06-22-2021  
0.99 acres - 1 Commercial Lot

No.	Description	Date
2	SUP Submittal	06/02/21
3	SUP Submittal	06/22/21
4	SUP Submittal	07/16/21

EXTERIOR ELEVATIONS

BRD Project No.	002-21
Date	07/16/21
Drawn by	Author
Case No.	SUP#21-002

SK-301



MASONRY PERCENTAGE:  
(STONE)  
15%

PATIO  
METAL: 176.6 SQ.FT.  
STONE: 141.7 SQ.FT.  
SIDING: 109.9 SQ.FT.  
STUCCO: 498.3 SQ.FT.  
TOTAL: 926.5 SQ.FT.



1 Patio Elevation (NORTH)



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No.	Description	Date
2	SUP Submittal	06/02/21
3	SUP Submittal	06/22/21
4	SUP Submittal	07/16/21

EXTERIOR ELEVATIONS

BRD Project No.	002-21	SK-300
Date	07/16/21	
Drawn by	Author	
Case No.	SUP#21-002	
Scale		



MASONRY PERCENTAGE:  
(STONE)  
  
49%

REAR  
METAL: 102.1 SQ.FT.  
STONE: 428.2 SQ.FT.  
SIDING: 253.1 SQ.FT.  
STUCCO: 62.1 SQ.FT.  
TOTAL: 845.5 SQ.FT.

EXHIBIT 'C-3'  
SUP#21-002



SUP # 21-02  
JAVA LOUNGE

1 Rear Elevation ( NORTHWEST)



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4	SUP Submittal	07/16/21

EXTERIOR ELEVATIONS

BRD Project No.	002-21
Date	07/16/21
Drawn by	Author
Case No.	Checker

SK-302

Scale



MASONRY PERCENTAGE:  
(STONE)  
45%

DRIVE THRU  
METAL: 76.3 SQ.FT.  
STONE: 527.3 SQ.FT.  
SIDING: 352.8 SQ.FT.  
STUCCO: 0 SQ.FT.  
TOTAL: 956.4 SQ.FT.



1 Drive-Thru Elevation ( SOUTH )



100 Crescent Court  
Suite 700  
Dallas, Tx 75201  
214.459.3292 P  
www.brussodesigns.com

Java Lounge Coffee Shop  
ELEVATION

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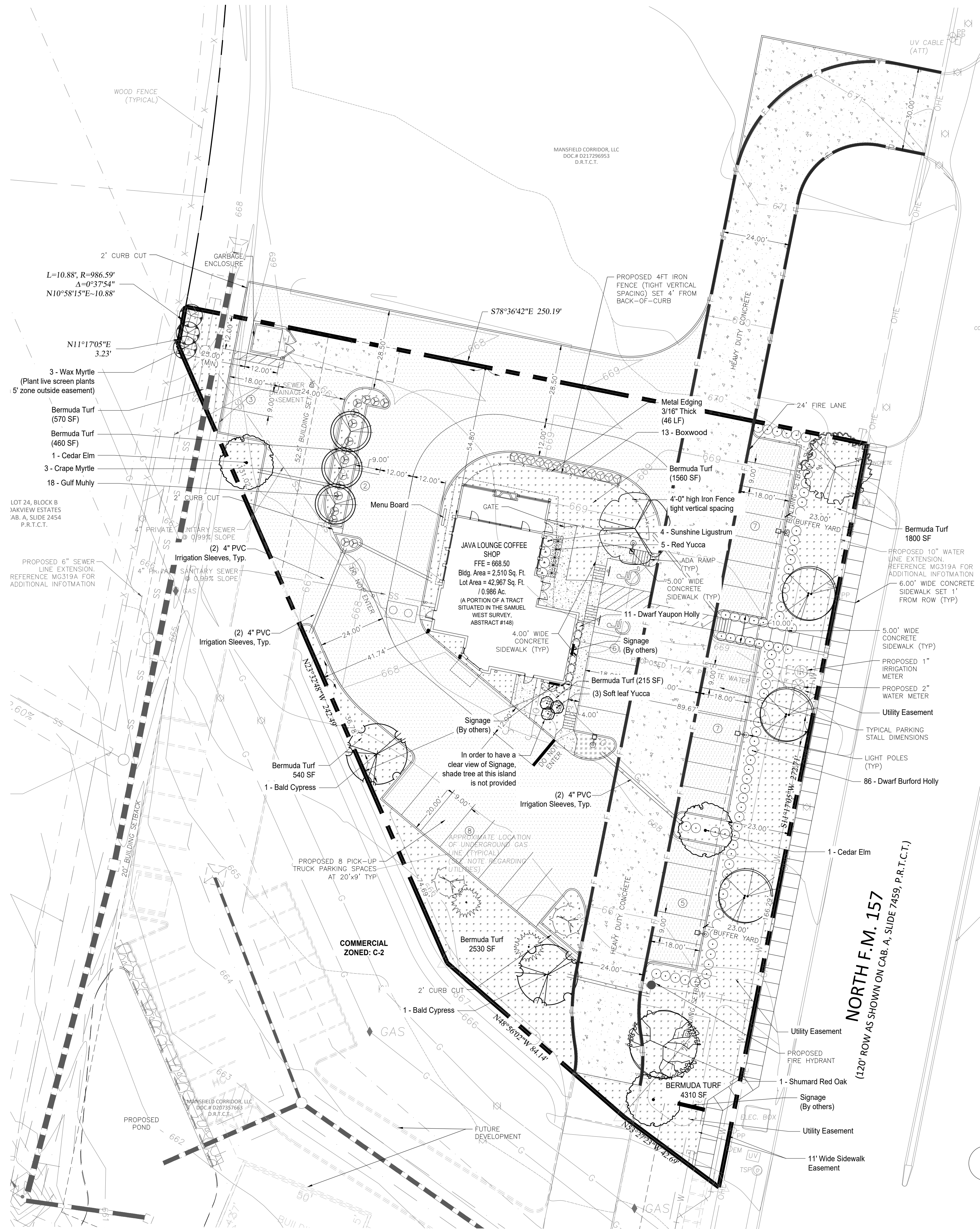
EXTERIOR ELEVATIONS

BRD Project No.	002-21
Date	07/16/21
Drawn by	Author
Case No.	Checker

SK-303

Scale





SHADE TREES

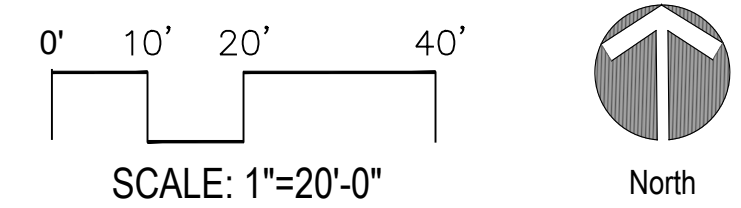
- Bur Oak
- Shumard's Red Oak
- Drake Elm
- Chinese pistache
- Cedar Elm

ORNAMENTAL TREES

- Yaupon Holly
- Vitex
- Wax Myrtle

LAWN GRASS

- Bermuda Grass
- 4" PVC Irrigation Sleeves



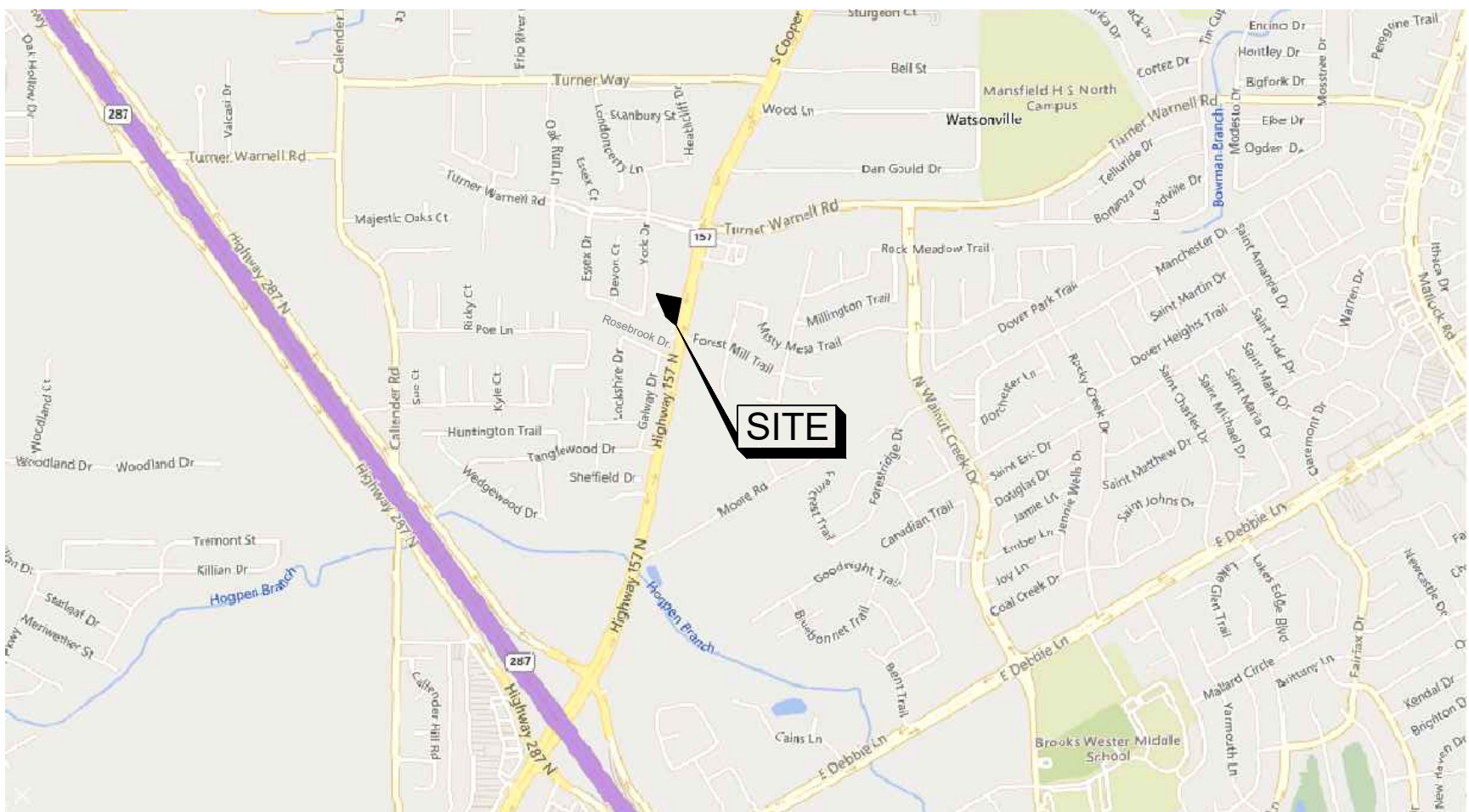
- Irrigation Requirements
- Trees bubblers ring to be installed around each tree (refer irrigation plan).
  - Underground automatic sprinkling system will be provided.
- System designed and installed according to TCEQ laws and regulations providing for 100% coverage on all landscape and turf. the system shall include freeze and moisture sensors.

LANDSCAPE DESIGN:

DEEPA DESIGN  
LANDSCAPE DESIGN & BUILT  
FRISCO, TX  
(972)-639-6745

CONTACT: DEEPA KOSHALEY  
EMAIL: deepadesignscape@gmail.com

EXHIBIT D.1  
LANDSCAPE PLAN-LS1



VICINITY MAP  
N.T.S.

PLANT SCHEDULE				
BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
<b>SHADE TREE</b>				
Quercus macrocarpa	Bur Oak	1 EA.	3.5" cal., 7' Height	B. & B., Single trunk, Well branched with Central Leader
Quercus shumardii	Shumard's Red Oak	1 EA.	3.5" cal., 7' Height	B. & B., Single trunk, Well branched with Central Leader
Ulmus parvifolia 'Drake'	Drake Elm	1 EA.	3.5" cal., 7' Height	B. & B., Single trunk, Well branched with Central Leader
Ulmus crassifolia	Cedar Elm	3 EA.	3.5" cal., 12-14' Ht., 6-7' Spread	B. & B., Single trunk, Well branched with Central Leader, 6' branching height
Taxodium distichum	Bald Cypress	2 EA.	3.5" cal., 12-14' Ht., 6-7' Spread	B. & B., Single trunk, Well branched with Central Leader, 6' branching height
Pistacia chinensis	Chinese pistache	3 EA.	3.5" cal., 7' Height	B. & B., Single trunk, Well branched with Central Leader
<b>ORNAMENTAL TREES</b>				
Ilex vomitoria	Yaupon Holly (Tree form)	2 EA.	6' Ht. Min	B. & B., Multi-trunk, 3 to 5 canes, 2" cal. Canes min., Well branched, Speciman
Lagerstroemia indica - 'Watermelon Red'	Crape Myrtle - 'Watermelon Red'	3 EA.	8-10' Ht., 4-5' Spread	B. & B., Multi-trunk, 3 to 5 canes, 1" cal. cane min., Well branched
Vitex agnus-castus	Texas Vitex	2 EA.	6' Ht. Min, 3' Spread Min.	B. & B., Single trunk, Well branched, Speciman
<b>SHRUBS</b>				
Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	86 EA.	5 gal., 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 30" on center
Hesperaloe parviflora	Red Yucca	5 EA.	5 gal.	
Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	11 EA.	5 gal., 24" min. Ht., 18" min. spread	Container, Well branched full to ground, Plant 30" on center
Buxus microphylla japonica 'Winter Gem'	Winter Gem Boxwood	13 EA.	1 gal.	Container, Well branched full to ground, Plant 18" on center
Yucca recurvifolia	Soft Leaf Yucca	3 EA.	3 gal., Shrub-like	36" on center
Ligustrum sinense 'Sunshine'	Sunshine Ligustrum	4 EA.	3 gal.	Container, Well branched full to ground, Plant 4" on center
Myrica carifera hedge	Wax Myrtle	3 EA.	15 gal., 3" cal min. 6-8' min. Ht.	
Muhlenbergia capillaris	Gulf Muhly	16 EA.	5 gal.	
<b>MISCELLANEOUS</b>				
Cynodon dactylon	Bermuda Grass/	12210 Sq. Ft.	Solid Sod	Hydromulch (if season allows), Staggered tight joints, sand filled and rolled
Metal Edging		450 Ln. Ft.	3/16" x 4" Green 1" depth	Staked and set 1" above adjacent paving
Mulch				Decomposed hardwood mulch



5/15/2021

DEVELOPER:	OWNER:	ENGINEER:
DFL PROPERTIES ONE, LLC 2009 ESTO PARK RD. SOUTHLAKE, TX 76092 (817) 307-8105 CONTACT: MICHAEL DEESE EMAIL: MICHAEL@DEESE.LIFE	MANSFIELD CORRIDOR, LLC 1019 WALNUT FALLS CIRCLE MANSFIELD, TX 76063 (817)817) 456-4302 CONTACT: ROY ENGLISH EMAIL:JUDGEROYENGLISH@AOL.COM	MAZIDJI GROUP 11105 FERNALD AVE. DALLAS, TX 75218 (214) 663-1068 CONTACT: COSTA MAZIDJI, PhD, PE EMAIL: costa@mazidjigroup.com

**SPECIFIC USE PERMIT LANDSCAPE PLAN**  
**JAVA LOUNGE COFFEE SHOP**  
BEING A PORTION OUT OF THE SAMUEL WEST SURVEY, ABSTRACT 1648  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
DATE OF PREPARATION 06/01/2021  
0.99 ACRES  
1 COMMERCIAL LOT  
CASE NUMBER: SUP # 21-002



- SOIL PREPARATION  
PART 1 – GENERAL  
A. DESCRIPTION  
1. PROVIDE COMPLETE GRADING AND SOIL PREPARATION, INCLUDING AMENDMENTS, AS SPECIFIED HEREIN.  
B. EXAMINATION  
1. EXAMINE SITE TO VERIFY REQUIRED ROUGH GRADING HAS BEEN COMPLETED CORRECTLY PRIOR TO BED PREPARATION WORK.  
2. EXAMINE SITE TO VERIFY THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED PRIOR TO BED PREPARATION WORK.  
C. APPROVALS  
1. ALL 'APPROVED EQUAL' MATERIALS MUST BE APPROVED BY LANDSCAPE DESIGNER/ ARCHITECT.
- PART 2 – PRODUCTS  
A. MATERIALS  
1. COMPOST:  
1.1 DECOMPOSED WOOD PRODUCT OR COMPOST  
1.2 SOLE SOURCE "SOIL BUILDING SYSTEMS" 972-831-8181  
2. FERTILIZERS AND SUPPLEMENTS:  
2.1 A 6-2-4 GRANULAR FERTILIZER WITH A WATER SOLUBLE SLOW RELEASE ORGANIC BASE SUCH AS GREENSENSE, OR SUSTANE, OR APPROVED EQUAL.  
3. MULCH  
3.1 SHALL BE SHREDDED HARDWOOD MULCH, SHREDDED PINE BARK MULCH, SHREDDED NATIVE MULCH, OR APPROVED EQUAL MUST BE 1" OR 2" TYPE. THE 1"-2" PINE BARK ARE NOT PERMITTED TO BE USED IN BEDS WITHIN 3 FEET OF THE HOTEL AS THE HEAT RELEASE FROM A MULCH FIRE COULD BE SUFFICIENT TO IGNITE THE MATERIALS.  
3.2 COMBUSTIBLE GROUND COVER MATERIALS ARE NOT PERMITTED ADJACENT TO THE BUILDING FACADE. ONLY INORGANIC NON-COMBUSTIBLE MATERIALS, SUCH AS BRICK CHIPS, PEA GRAVEL, AND LAVA ROCK, NOT PINE BARK NUGGETS, SHOULD BE PLACED IN BEDS WHICH ARE 3 FEET OF THE FULL HOTEL PERIMETER.
- PART 3 – EXECUTION  
A. BED PREPARATION AND PREPARATION FOR SOD INSTALLATION  
1. GENERAL:  
1.1 INSPECT ALL EXISTING CONDITIONS AND OTHER ITEMS OF WORK PREVIOUSLY COMPLETED. DO NOT PROCEED UNTIL DEFECTS ARE CORRECTED.  
1.2. INSPECT THAT ALL INVASIVE PLANTS AND THEIR ROOTS HAVE BEEN REMOVED COMPLETELY.  
1.3. ALL AREAS TO BE PREPARED WITH ORGANIC TECHNIQUES ONLY.  
2. SHRUB BEDS:  
2.1 BREAK UP AND TILL EXISTING SOIL TO A DEPTH OF 6 INCHES.  
2.2 ADD A 3 INCH LAYER OF COMPOST TO THE BEDS.  
2.3 TILL EXISTING SOIL AND COMPOST TOGETHER TO A TOTAL OVERALL DEPTH OF 6 INCHES.  
2.4. RAKE OUT ROCKS LARGER THAN 1" DIA. AND CLODS AND FINE GRADE THE BEDS TO DRAIN IN APPROPRIATE DIRECTIONS.  
2.5. TOP-DRESS BED WITH A 3 INCH LAYER OF MULCH AFTER PLANTING.  
3. SOD AND SEEDS AREAS:  
3.1. LIGHTLY CULTIVATE COMPACTED SOIL AND RAKE THE SOIL SMOOTH.  
3.2. ADD 1/2 INCH COMPOST TO ALL AREAS.  
3.3. FINE GRADE TO DRAIN IN APPROPRIATE DIRECTIONS.

- NOTES  
GENERAL LANDSCAPE
1. LANDSCAPE CONTRACTORS IS RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND STRUCTURES WHETHER OR NOT SHOWN ON THE PLANS, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAID UTILITIES OR STRUCTURES CAUSED BY HIS/HER CREW AND SUBCONTRACTORS.  
2. ALL LAWN AND LANDSCAPE BED AREAS ARE TO BE SEPARATED BY 14 GAUGE STEEL EDGING UNLESS OTHERWISE NOTED ON THE PLANS.  
3. CONTRACTOR SHALL STAKE OUT TREE LOCATIONS AND BED CONFIGURATION FOR APPROVAL BY OWNER PRIOR TO INSTALLATION.  
4. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.  
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS.  
6. ALL SHRUB AND GROUNDCOVER BEDS SHALL HAVE A MINIMUM OF (2") TWO INCHES OF HARDWOOD BARK MULCH.  
7. LANDSCAPE EDGING SHALL BE LOCATED AS NOTED ON PLAN.  
8. TREES SHALL BE PLANTED A LEAST FIVE (5) FEET FROM ANY UTILITY LINE, AND OUTSIDE ALL UTILITY EASEMENTS AND A THREE (3) CLEAR DIAMETER AROUND FIRE HYDRANTS, UNLESS PRIOR APPROVAL IS GRANTED.  
9. ALL TREE PLANTED WITHING FIVE (5) FEET OF A CURB, WALK OR DRIVE MUST INCLUDE AN APPROVED RIGID PLASTIC ROOT BARRIER APPROVED BY THE CITY OF MANSFIELD.  
10. TREES OVERHANGING WALKS AND PARKING AREAS SHALL HAVE A CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.  
11. TREES OVERHANGING VISIBILITY EASEMENTS OF RIGHT-OF-WAYS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET.  
12. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES, AND FIRELANES WILL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF FOURTEEN (14') FEET.  
13. TREES PLANTED ON SLOPES WILL HAVE THE SOIL STAIN AT AVERAGE GRADE OF SLOPE.  
14. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN THREE (3) FEET IN WIDTH. ALL SUCH AREAS SHALL BE GRASS OR OTHER PERMANENT FIXED MATERIAL SUCH AS PAVERS.  
15. MULTI-TRUNK AND ORNAMENTAL TREES WILL BE ALLOWED IN THE CITY'S RIGHT-OF-WAY WITH STAFF APPROVAL ONLY. MUST BE OUTSIDE AND VISIBILITY TRIANGLES.  
16. IN MEDIANS, ALL LANDSCAPE MATERIAL, EXCLUSIVE OF TREES, SHALL NOT EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT.  
17. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS AS REQUIRED BY THE THROUGHFARE STANDARDS ORDINANCE. SHRUBS ARE NOT TO EXCEED TWO FEET SIX INCHES (2'-6") IN HEIGHT. TREES WILL HAVE A MINIMUM CLEAR TRUNK BRANCHING HEIGHT OF SEVEN (7) FEET.  
18. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION, AND MUST BE REPLACED WITH PLANT MATERIAL OF SIMILAR VARIETY AND SIZE, IF DAMAGED, DESTROYED OR REMOVED.  
19. LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER AND WEEDS.  
20. ALL SIGNAGE AND FENCING SHALL BE CONTINGENT UPON BUILDING INSPECTION DEPARTMENT APPROVAL.  
21. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO MAINTAIN ALL LANDSCAPE AREAS. OVER SPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM. IMPACT FEES MUST BE PAID TO THE DEVELOPMENT SERVICES DEPARTMENT FOR SEPARATE IRRIGATION METERS PRIOR TO ANY PERMIT RELEASE.  
22. SUBSURFACE DRAINAGE IN PARKING LOT MEDIANS; ALL MEDIANS THAT HAVE TREES PROPOSED WILL REQUIRE OVER-EXCAVATION TO REMOVE COMPACTED SOIL TO A DEPTH OF 4- FEET. A PERCOLATION TEST SHALL BE PERFORMED AFTER EXCAVATION TO DETERMINE IF FURTHER SUBSURFACE DRAINAGE IS REQUIRED. PROVIDE PERCOLATION RESULTS TO LANDSCAPE ARCHITECT.

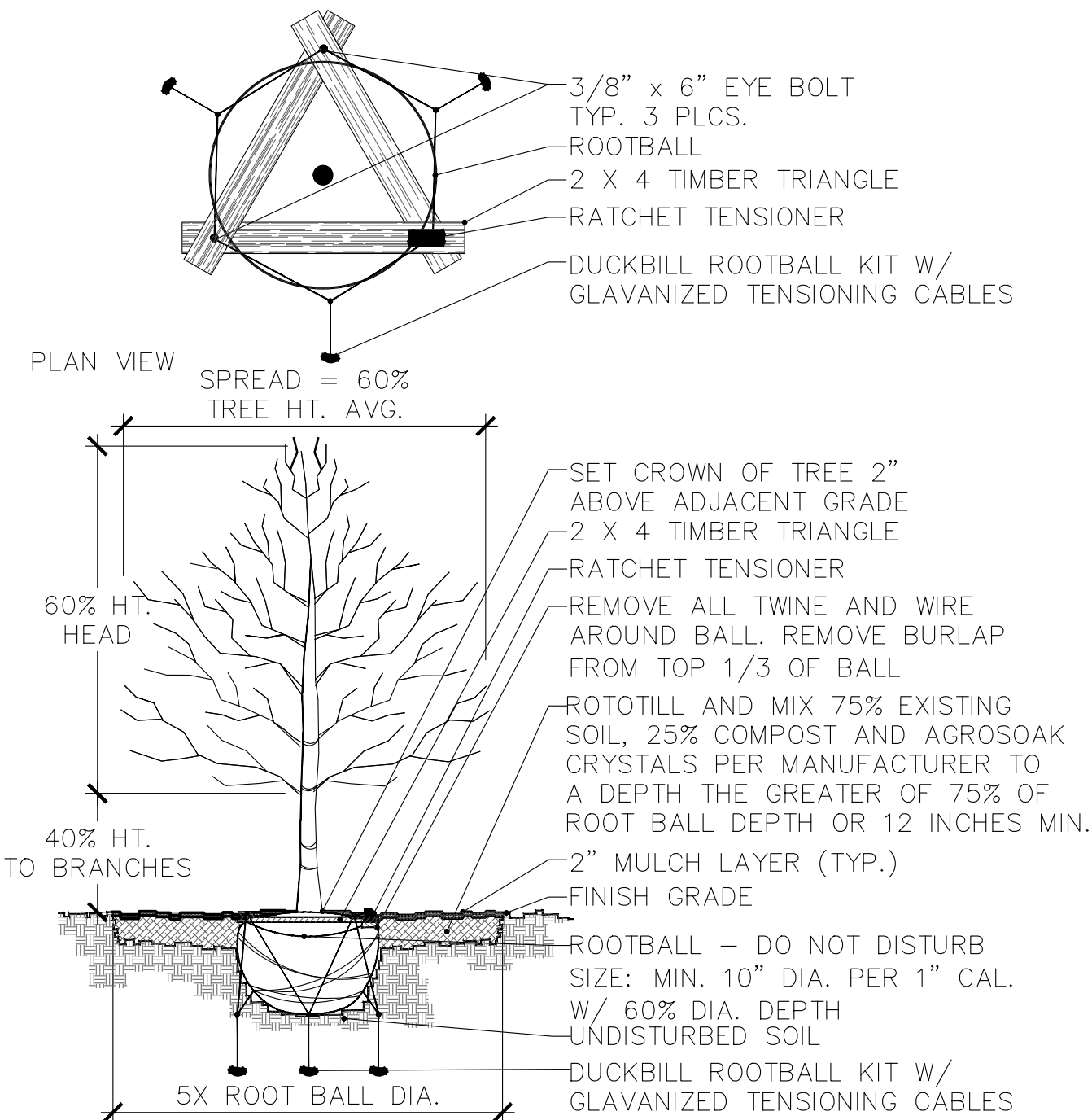
- LANDSCAPE PLANTING  
PART 1 – GENERAL  
A. SPECIAL CONDITIONS  
1. COMPLY WITH APPLICABLE FEDERAL, STATE, COUNTY AND LOCAL REGULATIONS REGULATIONS GOVERNING LANDSCAPE MATERIALS AND WORK.  
2. EMPLOY ONLY EXPERIENCE PERSONNEL FAMILIAR WITH REQUIRED WORK.  
3. PROVIDE ADEQUATE SUPERVISION BY A QUALIFIED FOREMAN WITH A MINIMUM OF TEN (10) YEARS EXPERIENCE WITH PROJECTS OF SIMILAR COMPLEXITY.  
4. DO NOT MAKE SUBSTITUTIONS OF TREE, SHRUB AND GRASS MATERIALS. IF REQUIRED MATERIAL IS NOT OBTAINABLE, SUBMIT PROOF OF NON-AVAILABILITY TO OWNER'S REPRESENTATIVE.  
5. PROVIDE QUANTITY, SIZE, GENUS, SPECIES AND VARIETY OF TREES AND SHRUBS INDICATED AND SCHEDULED FOR LANDSCAPE WORK WHICH COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 AMERICAN STANDARD FOR NURSERY STOCK, AND ANY APPLICABLE STATE AND FEDERAL LAWS CONCERNING DISEASE AND INSECT INFESTATION.  
6. REFERENCE STANDARDS  
1. AMERICAN STANDARDS FOR NURSERY STOCK, APPROVED NOV. 6, 1996 BY AMERICAN NATIONAL STANDARDS INSTITUTE, INC.  
2. SHINNERS & MAHLER'S, ILLUSTRATED FLORA OF NORTH CENTRAL TEXAS, BOTANICAL RESEARCH INSTITUTE OF TEXAS (BRIT), FORT WORTH, TEXAS, 1999.  
3. HORTUS THIRD, CORNELL UNIVERSITY, 1967.  
C. PREPARATION  
4. COORDINATION WITH BUILDING AND ENGINEERING PROJECT ACTIVITIES.  
5. COORDINATE THE WORK OF THIS SECTION WITH THAT OF REGULAR AND EMERGENCY WATER UTILITY ACTIVITIES ON THE SITE.  
6. COORDINATION WITH IRRIGATION SYSTEM:  
6.1. THE UNDERGROUND IRRIGATION SYSTEM MUST BE INSTALLED PRIOR TO COMMENCEMENT OF THE PLANTING OPERATIONS.  
6.2. THE IRRIGATION SYSTEM SHALL BE OPERATIONAL AT THE TIME THAT PLANTING OPERATIONS COMMENCE.  
6.3. COORDINATE WORK WITH THE IRRIGATION CONTRACTOR TO PREVENT DAMAGE TO THE IRRIGATION SYSTEM.  
D. ALL PLANT MATERIALS FOR THIS PROJECT SHALL BE NURSERY-GROWN, INCLUDING TREES.  
1. CONTAINER GROWN PLANTS SHALL HAVE BEEN STEPPED-UP AS NECESSARY TO PREVENT ROOT GRADING.  
2. CONTAINER GROWN PLANTS SHALL HAVE BEEN IN THE CONTAINER FOR A MINIMUM OF SIX (6) MONTHS PRIOR TO DELIVERY TO THE SITE TO ENSURE ADEQUATE ROOT DEVELOPMENT.  
3. THE 'ROOT FLARE' OF ALL TREES AND SHRUBS SHALL NOT BE COVERED WITH SOIL. THE FOLLOWING TREE CARE PROCEDURES SHALL BE ADHERED TO:  
1. DO NOT MAKE FLUSH CUTS OR LEAVE STUBS WHEN PRUNING. LEAVE THE BRANCH COLLAR INTACT.  
2. DO NOT USE ANY TYPE OF PRUNING PAINT ON WOUNDS.  
3. DO NOT USE ANY TYPE OF TREE WRAP, EXCEPT, TRUNKS MAY BE WRAPPED WITH BURLAP DURING PLANTING OPERATIONS ONLY.  
4. DO NOT STAKE OR GUY ANY TREES. IN SPECIAL CASES, TREE STAKING MAY BE NECESSARY TO PRESERVE A TREE THAT CONTINUES TO BLOW OVER. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY TREES THAT NEED STAKING FOR A PERIOD OF ONE YEAR.  
5. DO NOT HANDLE ANY TREE BY ITS TRUNK. ANY TREE HANDLED IN SUCH A MANNER SHOULD BE REJECTED.  
F. WARRANTEE:  
1. UNCONDITIONALLY WARRANT ALL PLANTS FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF INSTALLATION INITIAL ACCEPTANCE. REPLACE MATERIALS NOT IN VIGOROUS, THRIVING CONDITION AS SOON AS WEATHER PERMITS AFTER NOTIFICATION BY OWNERS THAT THE PLANTS HAVE DIED OR ARE OTHER WISE NOT ACCEPTABLE. GUARANTEE REPLACEMENT PLANTS FOR ONE YEAR, STARTING FROM THE DATE REPLACEMENT IS MADE.  
2. WARRANTY EXCLUDES REPLACEMENT OF PLANTS BECAUSE OF INJURY BY STORM, NATURAL DROUGHT, DROWNING, HAIL FOR FREEZING, IF REASONABLE CARE WAS TAKEN TO ADEQUATELY PROTECT THE MATERIAL, AND IN THE OPINION OF THE OWNER'S REPRESENTATIVE THAT THE PROBLEM OCCURRED AFTER THE DATE OF INITIAL ACCEPTANCE.
- PART 3 – EXECUTION  
A. PREPARATION FOR PLANT MATERIAL INSTALLATION  
1. EXAMINE THE SUB-GRADE UPON WHICH THE WORK IS TO BE PERFORMED, VERIFY GRADE ELEVATIONS AND VERIFY THAT BEDS HAVE BEEN LEFT LOW BY OTHER TRADES. OBSERVE THE CONDITIONS UNDER WHICH THE WORK IS TO BE PERFORMED AND CONFIRM THAT UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED PRIOR TO PROCEEDING.  
B. TIME FOR PLANTING  
1. CARE IS TO BE TAKEN SO THAT NO PLANTS SIT IN POTS IN THE SUMMER HEAT FOR MORE THAN 1 HOUR. IF PLANTING DURING HOT SEASONS (NOT PREFERRED) PLANTINGS TO BE DONE IN SMALL SECTIONS WITH STOCKPILED PLANTS TO BE PROTECTED FROM THE SUMMER HEAT (SHADE AREAS).  
C. STAKE LOCATIONS FOR TREES PRIOR TO DIGGING HOLES.  
1. DIG PITS WITH ROUGH SIDES AND WHICH HAVE TAPERED WALLS, A MINIMUM OF TWICE THE WIDTH OF THE TREE BALL, A PEDESTAL SHOULD BE LEFT IN THE CENTER OF THE HOLE AND THE TREE BALL SET UPON THAT PEDESTAL.  
2. SET PLANTS IN THE CENTER OF THE HOLE AND ON THE PEDESTAL PLUM AND VERTICAL, AND AT SUCH A DEPTH THAT THE CROWN OF THE TREE BALL WILL BE LEVEL WITH THE SURROUNDING GRADE.  
3. ALL PLANTS SHALL BE SET TO MEET THE SAME RELATIONSHIP TO THE FINISHED GRADE OF THE SURROUNDING SOIL THAT THEY BORE TO PREVIOUS EXISTING GRADE OF SOIL.  
4. BACKFILL WITH EXISTING TOPSOIL AND WATER IMMEDIATELY.  
5. FORM AND SHALLOW BASIN SLIGHTLY LARGER THAN THE PIT TO FACILITATE REMOVE PRIOR TO MULCHING.  
6. COVER ALL TREE BALLS WITH MINIMUM OF 3 OF SPECIFIED MULCH, EXTEND MULCH OUT TO THE EDGE OF THE TREE PIT, BUT KEEP AWAY FROM TRUNKS.  
7. ALL EXCAVATED MATERIAL UNACCEPTABLE FOR REUSE SHALL BE DISPOSED OF OFF SITE, OR AS DIRECTED BY THE OWNER.  
D. SHRUBS, TALL GRASSES AND PERENNIAL PLANTING:  
1. REMOVE CONTAINER AND SET PLANT MATERIAL AT SUCH A LEVEL THAT AFTER SETTLEMENT, THE GROWN OF THE BALL WILL BE AT FINISHED GRADE  
2. GENTLY CUT OUTER ROOTS OF ANY ROOTBALLS THAT HAVE POT-BOUND PRIOR TO INSTALLATION.  
3. COVER PLANTING BEDS WITH MINIMUM 3 LAYER OF SPECIFIED MULCH, SOD PLANTING.  
E. SOD PLANTING:  
1. LAY SOD IN AN ORDERLY MANNER TO COVER ALL BARE SOIL AREAS.  
2. WATER ALL AREAS OF THE SOD UNTIL THOROUGHLY WET.  
3. ROLL SOD WITH A SOD ROLLER AFTER 24 HOURS AFTER LAYING AND WATERING SOD TO OBTAIN A UNIFORM, SMOOTH FINISH.  
4. FILL JOINTS WITH COMPOST IF NECESSARY TO FORM A UNIFORM GRASS LAYER.  
5. KEEP SOD ADEQUATELY WATERED UNTIL SOD MAKES A FORM CONNECTION TO THE SOIL.  
F. SEED PLANTING:  
1. AREAS SHALL BE RAKED TO A DEPTH OF 1/2", SMOOTH AND FREE OF STONES AND DEBRIS.  
2. APPLY SEED EVENLY AT THE RATE RECOMMENDED.  
3. RAKE AND WATER TO ESTABLISH A FIRM CONNECTION OF THE SEED TO THE SOIL.  
4. KEEP SEED AREA MOIST (NOT WET) UNTIL SEED GERMINATES AND GRASS IS APPROX. 1/2" IN HEIGHT.  
5. KEEP AREA ADEQUATELY WATERED UNTIL A STAND OF THE GRASS IS ESTABLISHED.  
6. RE-SEED TO ESTABLISH A THICK STAND OF GRASS IF NECESSARY

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 at all times. This shall include mowing, edging, 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.

DISCLAIMER –

- LANDSCAPE PLANT LIST IS AS PER APPROVED LIST BY CITY OF MANSFIELD AND ARE NATIVE/ ADAPTED TO DFW METROPLEX.
- WE ARE NOT RESPONSIBLE FOR SURVIVAL OF THE TREES & PLANTS.
- LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR OPERATIONAL IRRIGATION.



### TREE PLANTING DETAIL

(2 1/2" CAL. OR LARGER)  
USE TWO (2) 8' LONG MIN. STEEL POST W/ GUY WIRES FOR TREES SMALLER THAN 2-1/2" CAL.  
CHECK PERCOLATION RATE. INSTALL TREE SUMP IF UNACCEPTABLE FOR GUARANTEE.

WRAP RED OAK, LIVE OAK & CADDY MAPLE TREE TRUNKS W/ BURLAP, STARTING AT BASE OF TRUNK EXTENDING UP TO BOTTOM BRANCHING.

### TYPICAL 'TREE PLANTING PIT' BED PREPARATION MINIMUMS: USE THE GREATER OF CALIPER OR BALL DIAMETER B&B BALLS REQUIRE 10:1 BALL TO CALIPER RATIO MINIMUM CONTAINER BALLS MAY BE SMALLER, SO USE CALIPER SIZE

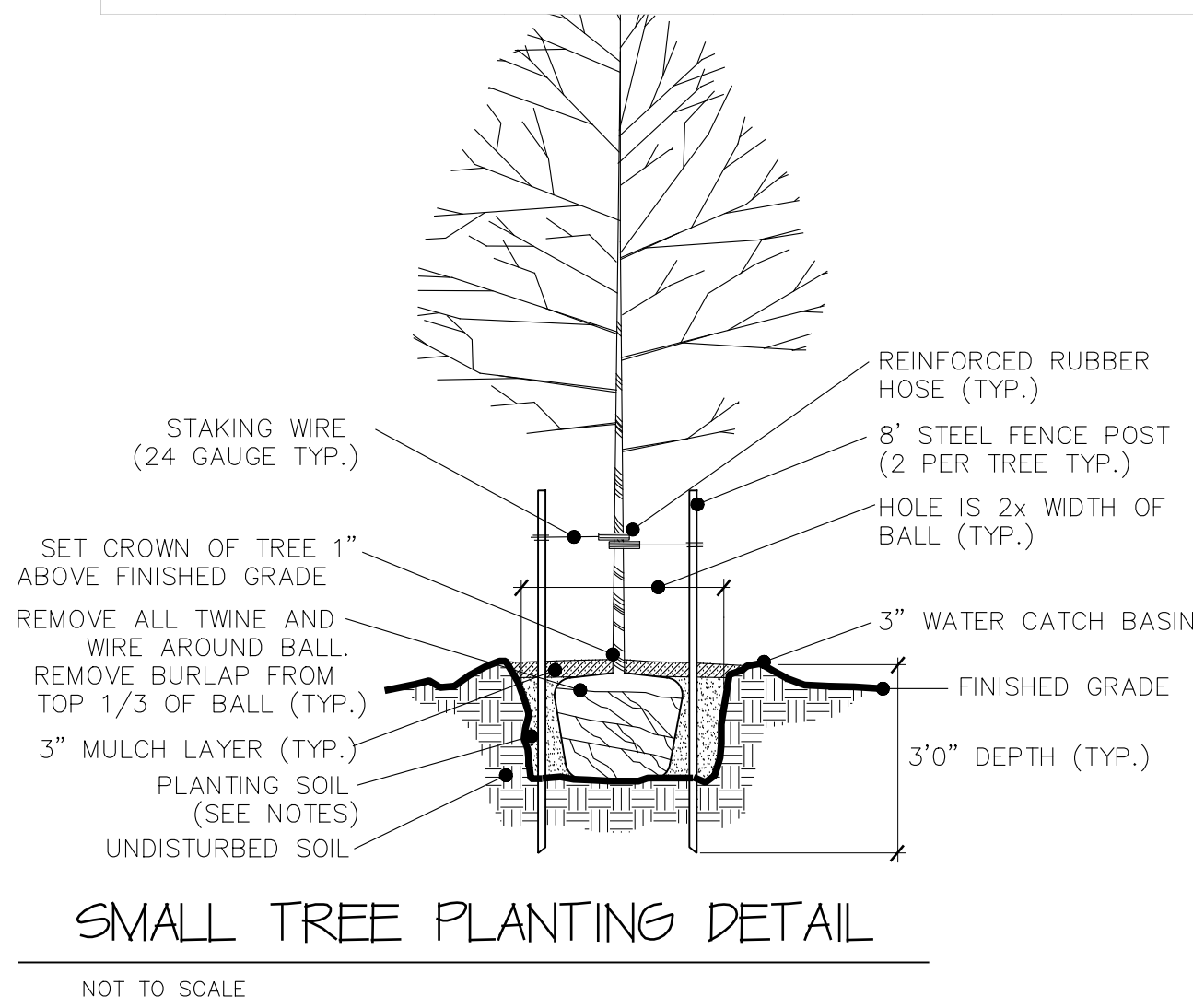
S	B=Sx10	BD=Bx 60%	PD=Bx 5	CD=TDx25%	TD= BDx75%
Tree Size	Min. Root	Min. Root	Tree Pit	Compost	Tree Pit
Caliper Inch	Ball Dia.	Ball Depth	Diameter	Min. Depth	Tilling Depth
* BELOW ARE TYPICAL EXAMPLES TO AID IN CALCULATIONS FOR OTHER SIZES					
S = 3"	B = 30"	BD = 18"	PD = 150"	CD = 3.75"	TD = 13.5"
S = 6"	B = 60"	BD = 36"	PD = 300"	CD = 6.75"	TD = 27"

### LANDSCAPE DESIGN:

DEEPA DESIGN  
LANSCAPE DESIGN & BUILT  
FRISCO, TX  
(972)-639-6745

CONTACT: DEEPA KOSHALEY  
EMAIL: deepadesignscape@gmail.com

Landscape Requirements		
ITEM	REQUIRED	PROVIDED
<b>Buffer Yard and Screening</b>		
<b>US Business Highway/ Highway 157 and Heritage Parkway:</b> Minimum 20' wide buffer yard with one tree planted for every 40 linear feet	Min. 20 Ft.	23 Ft.
<b>Canopy Trees</b>		
<b>East Side:</b>	N/A	N/A
<b>US Business Hwy/ Main Street/ Hwy 157:</b>	272.71/40	6 Trees +
	= 7 Trees	4 Ornamental Trees
<b>Parking Lot Perimeter</b>		
All vehicle use areas shall be screened from view of public streets by a 3' high row of shrubs	Yes	Yes
<b>Interior Parking Lot</b>		
A landscape island shall be located at the end of each row of parking and shall contain 1 tree	Yes	Exception at one island due to signage. Please see note on the plan
One (1) Shade tree for each fifteen (10) Parking spaces	34 Parking	38 Parking
	= 4 Trees	= 4 Trees + 3 Ornamental



### SMALL TREE PLANTING DETAIL

NOT TO SCALE



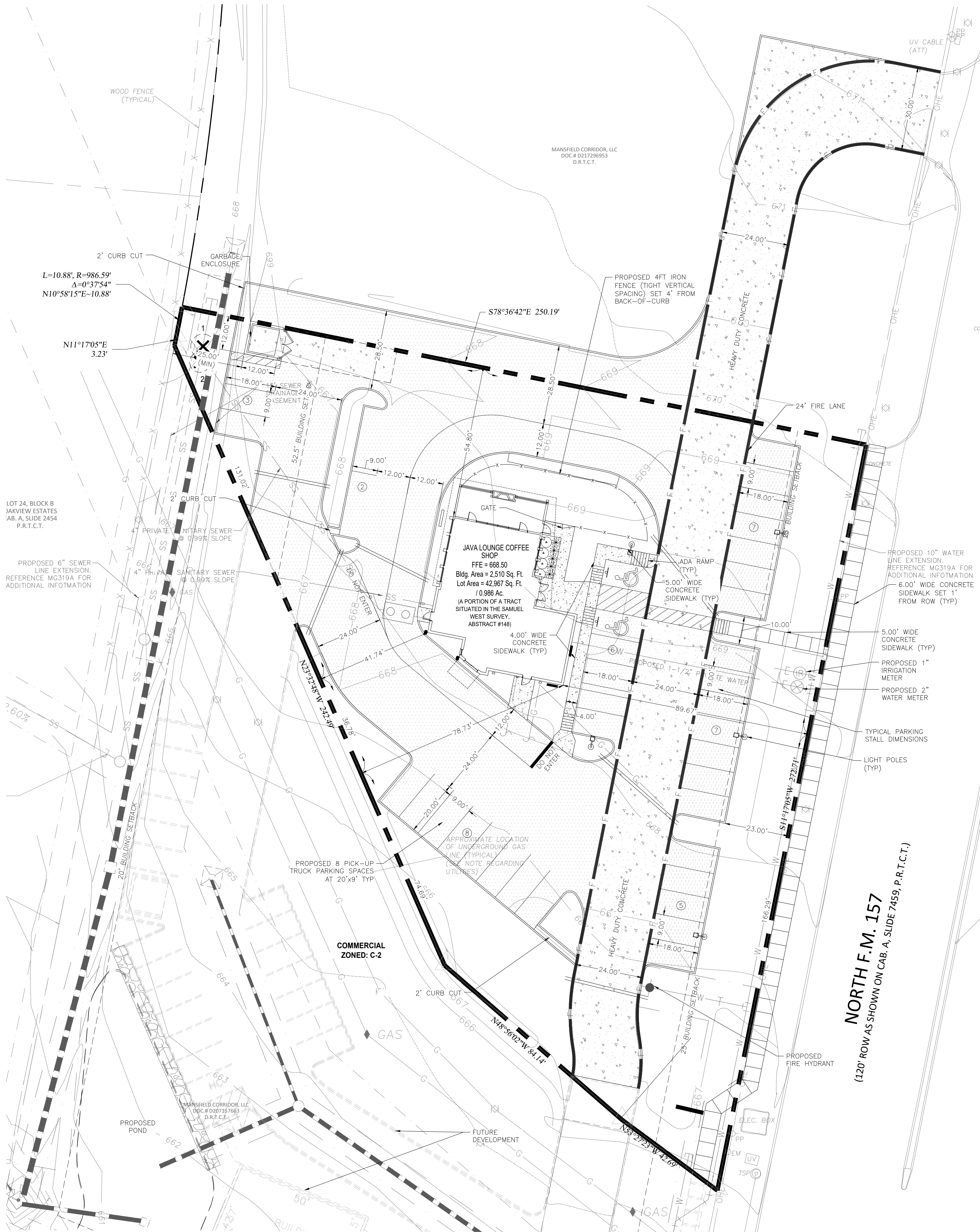
5/15/2021

<b>DEVELOPER:</b>	<b>OWNER:</b>	<b>ENGINEER:</b>
<b>DFL PROPERTIES ONE, LLC</b> 2009 ESTO PARK RD. SOUTHLAKE, TX 76092 (817) 307-8105 CONTACT: MICHAEL DEESE EMAIL: MICHAEL@DEESE.LIFE	<b>MANSFIELD CORRIDOR, LLC</b> 1019 WALNUT FALLS CIRCLE MANSFIELD, TX 76063 (817)817) 456-4302 CONTACT: ROY ENGLISH EMAIL:JUDGEROYENGLISH@AOL.COM	<b>MAZIDJI GROUP</b> 11105 FERNALD AVE. DALLAS, TX 75218 (214) 663-1068 CONTACT: COSTA MAZIDJI, PhD, PE EMAIL: costa@mazidjigroup.com

**SPECIFIC USE PERMIT LANDSCAPE PLAN**  
**JAVA LOUNGE COFFEE SHOP**  
BEING A PORTION OUT OF THE SAMUEL WEST SURVEY,  
ABSTRACT 1648  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
DATE OF PREPARATION 06/01/2021  
0.99 ACRES  
1 COMMERCIAL LOT  
CASE NUMBER: SUP # 21-002

EXHIBIT D.2  
LANDSCAPE NOTES, DETAILS-LS2





TREE SURVEY						
	SPECIES	REMOVE (IN)	SAVE (IN)	PROTECTED?	TREES TO REPLACE	NOTES
1	Lacebark Elm	27.5"	No	Yes	N/A	Tree in the middle of the existing storm water channel (blocking storm water flow)
2	Honey Locust	5"	No	No	N/A	Tree in the middle of the existing storm water channel (blocking storm water flow)

LEGEND

⊗ Tree to be removed

3 EXHIBIT D.3  
TREE SURVEY -LS3

STATE OF TEXAS  
JACK RANDAL PHILLIPS  
778  
REGISTERED LANDSCAPE ARCHITECT  
5/15/2021

LANDSCAPE DESIGN:  
  
DEEPA DESIGN  
LANDSCAPE DESIGN & BUILT  
FRISCO, TX  
(972)-639-6745  
  
CONTACT: DEEPA KOSHALEY  
EMAIL: deepadesignscape@gmail.com

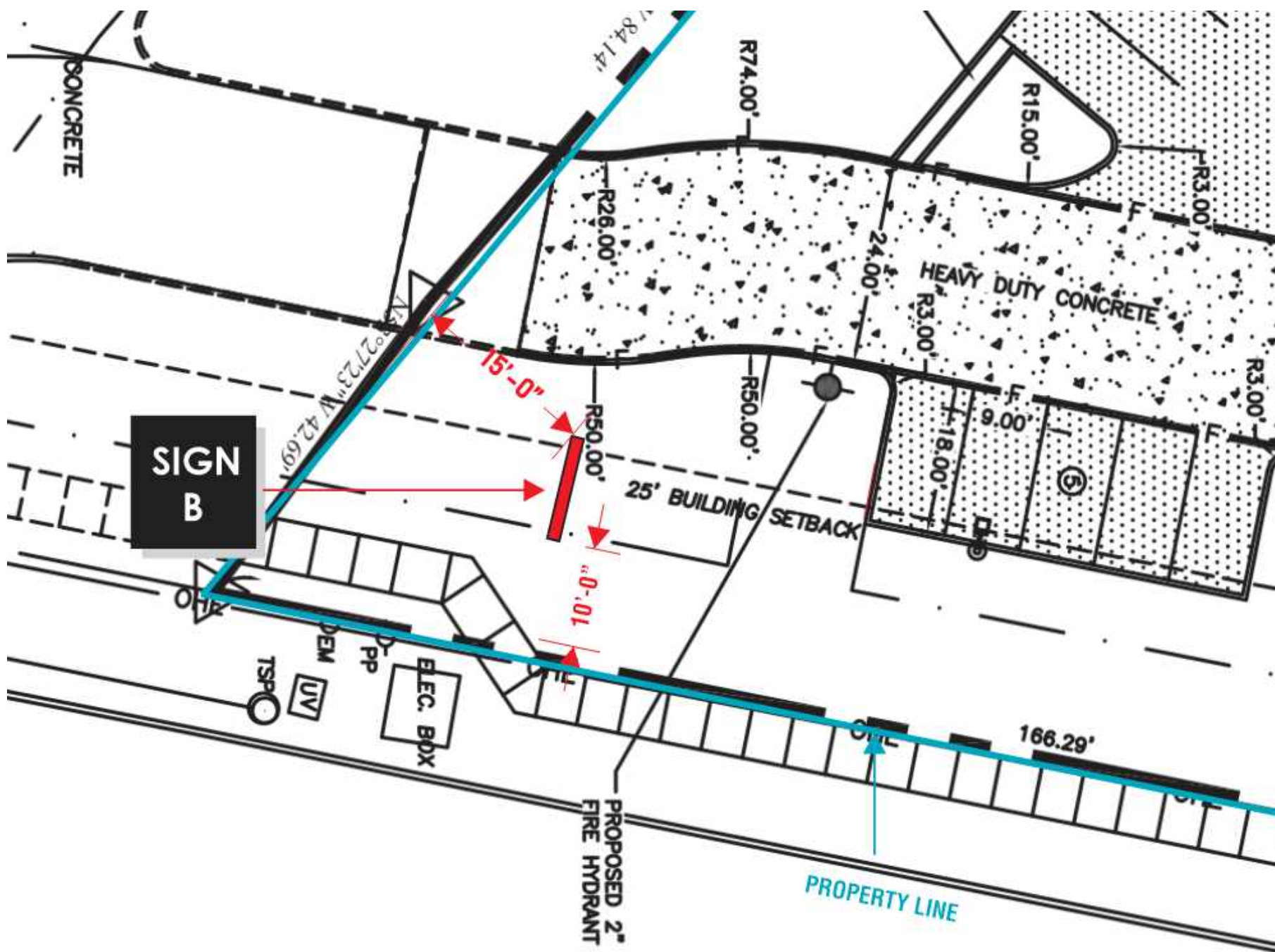
DEVELOPER:  
  
DFL PROPERTIES  
ONE, LLC  
2009 ESTO PARK RD.  
SOUTHLAKE, TX 76092  
(817) 307-8105  
CONTACT: MICHAEL DEESE  
EMAIL: MICHAEL@DEESE.LIFE

OWNER:  
  
MANSFIELD  
CORRIDOR, LLC  
1019 WALNUT FALLS CIRCLE  
MANSFIELD, TX 76063  
(817)817) 456-4302  
CONTACT: ROY ENGLISH  
EMAIL: JUDGEROYENGLISH@AOL.COM

ENGINEER:  
  
MAZIDJI GROUP  
11105 FERNALD AVE.  
DALLAS, TX 75218  
(214) 663-1068  
CONTACT: COSTA MAZIDJI, PhD, PE  
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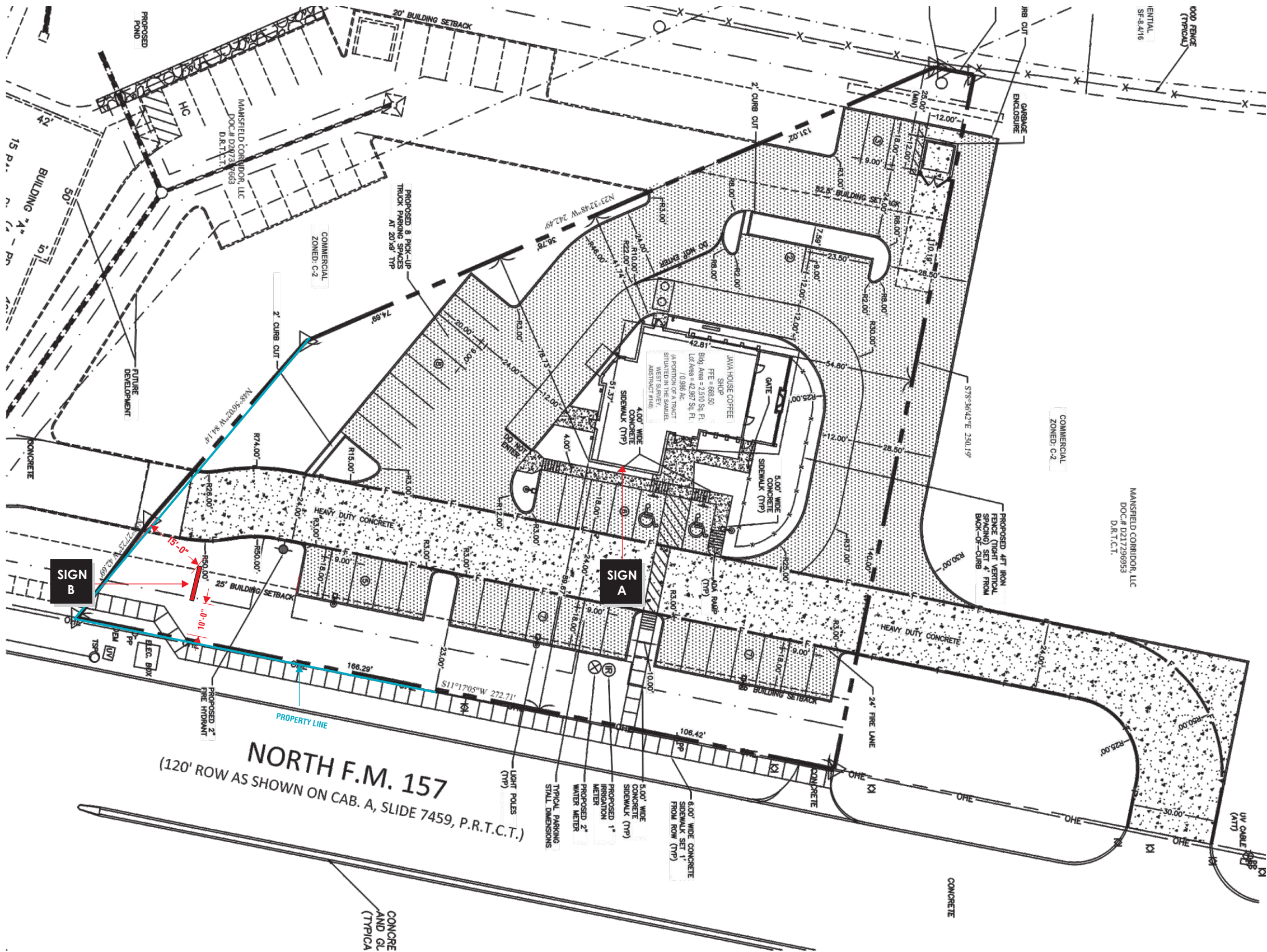
SPECIFIC USE PERMIT LANDSCAPE PLAN  
JAVA LOUNGE COFFEE SHOP  
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CASE NUMBER: SUP # 21-002





**EXHIBIT E.1**  
**SUP#21-002**





MONUMENT SIGN SITE PLAN

EXHIBIT E.2  
SUP#21-002

**suntec**  
industries

214-630-1116  
sales@suntecindustries.com  
www.suntecindustries.com

3220 Quebec St. Dallas, TX. 75247

CLIENT NAME: Java Lounge  
ADDRESS: 2701 FM RD 157 in Mansfield  
SITE

DRAWING NUMBER: 000000  
DESIGNER: EN  
DATE: 4/28/21  
SCALE:  
PAGE NUMBER: 2

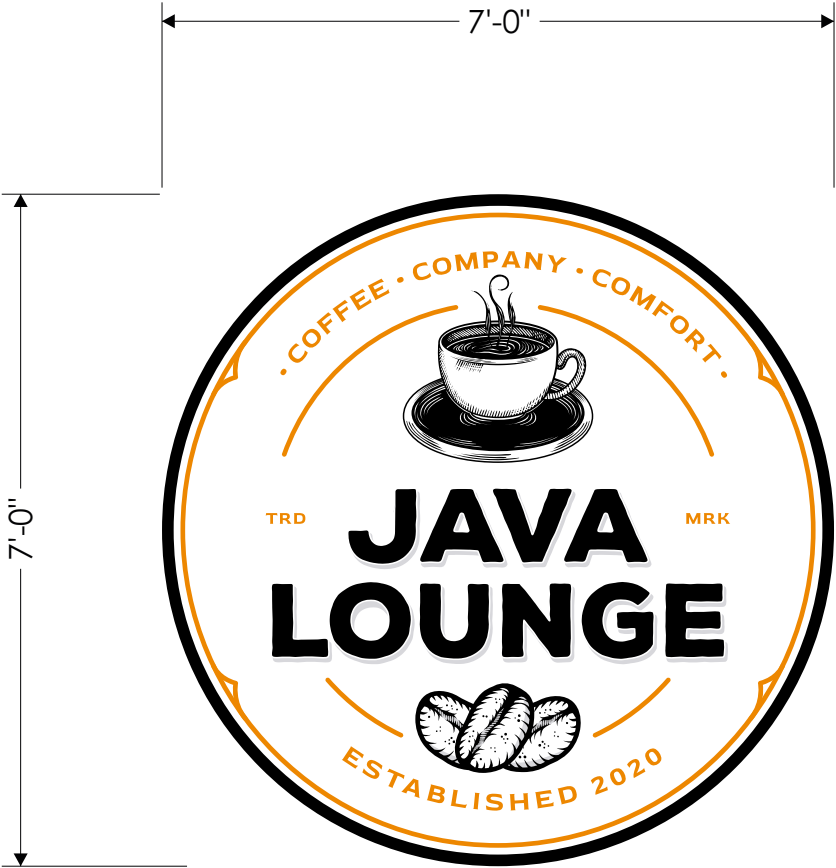
TSC #18339 U.L. #184090





STOREFRONT ELEVATION

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



PAINTED ALUMINUM  
PANEL TO BE PAINTED  
WITH GRAPHICS. PANEL TO  
BE MOUNTED ON TO VENEER  
WALL

SIGN  
A

MEASUREMENTS

Sq.Ft: 49.0

SCALE: 1/2"=1'-0"

EXHIBIT E.3  
SUP#21-002

214-630-1116  
sales@suntecindustries.com  
www.suntecindustries.com

**suntec**  
industries  
3220 Quebec St. Dallas, TX. 75247

CLIENT NAME  
**Java Lounge**  
ADDRESS  
2701 FM RD 157 in Mansfield

DRAWING NUMBER:  
**000000**  
DESIGNER:  
**EN**  
DATE:  
4/28/21  
SCALE:

PAGE NUMBER:  
**3**

APPROVAL  
TSC #18339 U.L. #184090



Mansfield, TX Signage Code:

Monument signs may have a maximum height of 10 feet and a maximum sign area of 50 square feet. The sign must be located along the highway frontage of the lot.

Minimum setback. The minimum setback for a monument sign shall be as follow

- (a) Ten feet from the street right-of-way line.
- (b) 15 feet from side

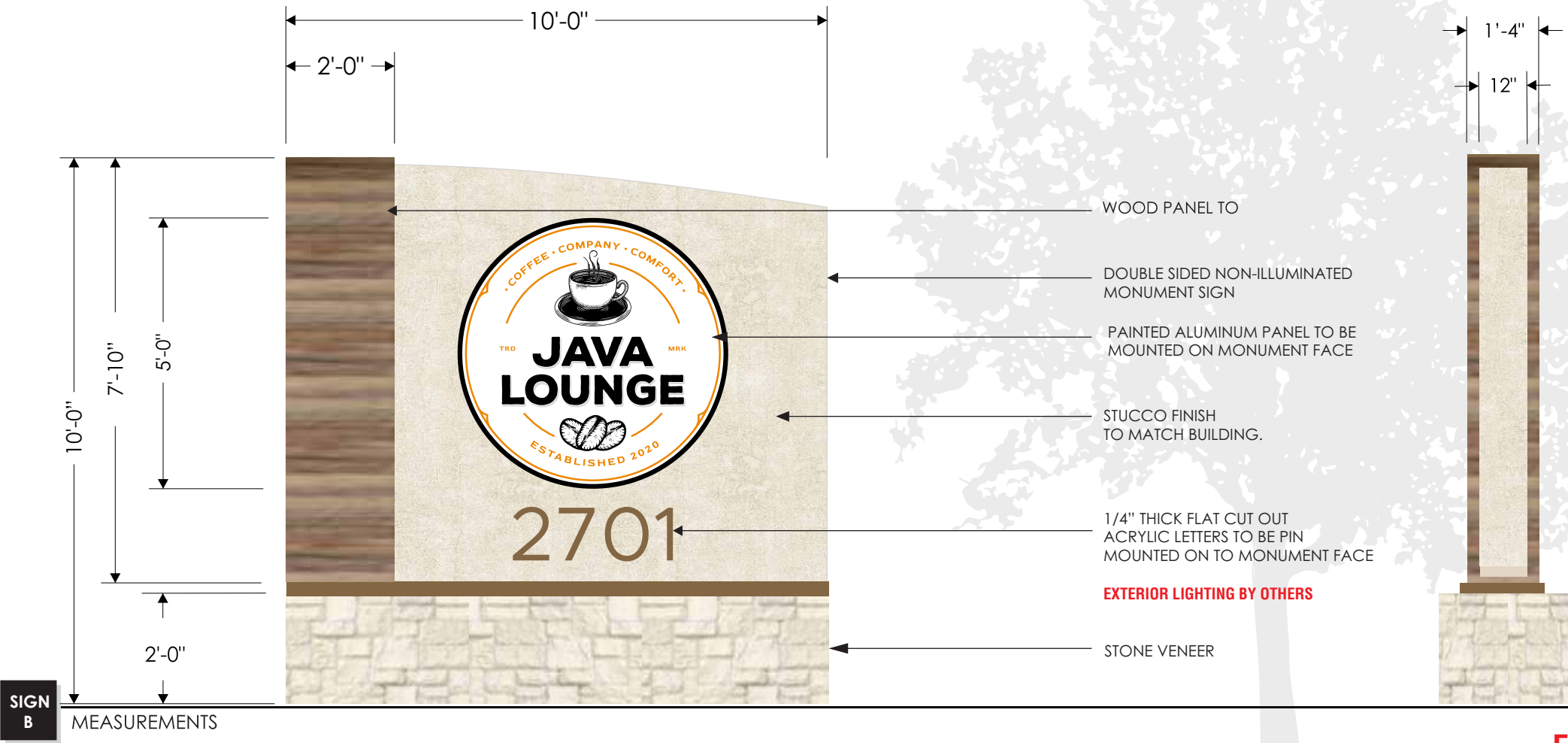


EXHIBIT E.4  
SUP#21-002

**suntec**  
industries

214-630-1116  
sales@suntecindustries.com  
www.suntecindustries.com

3220 Quebec St. Dallas, TX. 75247

CLIENT NAME  
**Java Lounge**

ADDRESS  
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SITE

DRAWING NUMBER:  
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DESIGNER:  
**EN**

DATE:  
**4/28/21**

SCALE:

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**4**

APPROVAL

TSC #18339 U.L. #184090