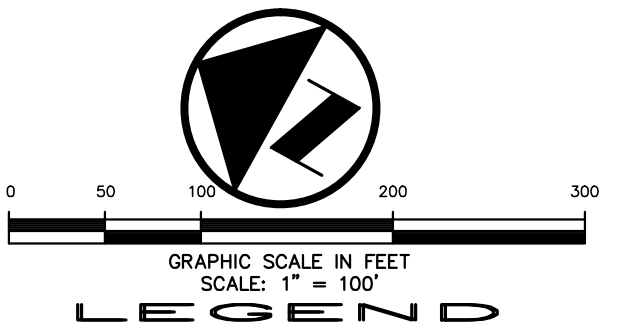
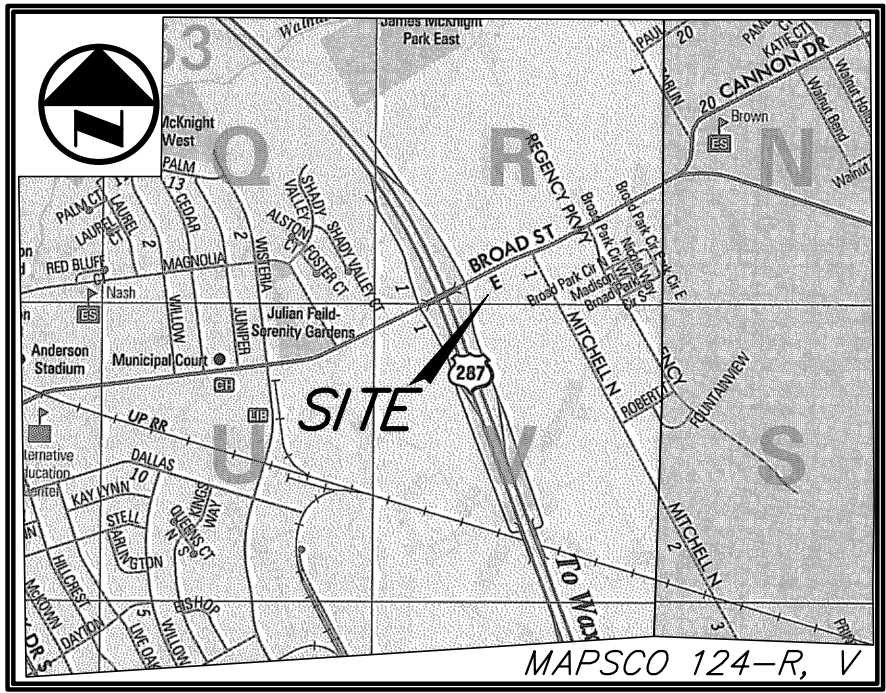
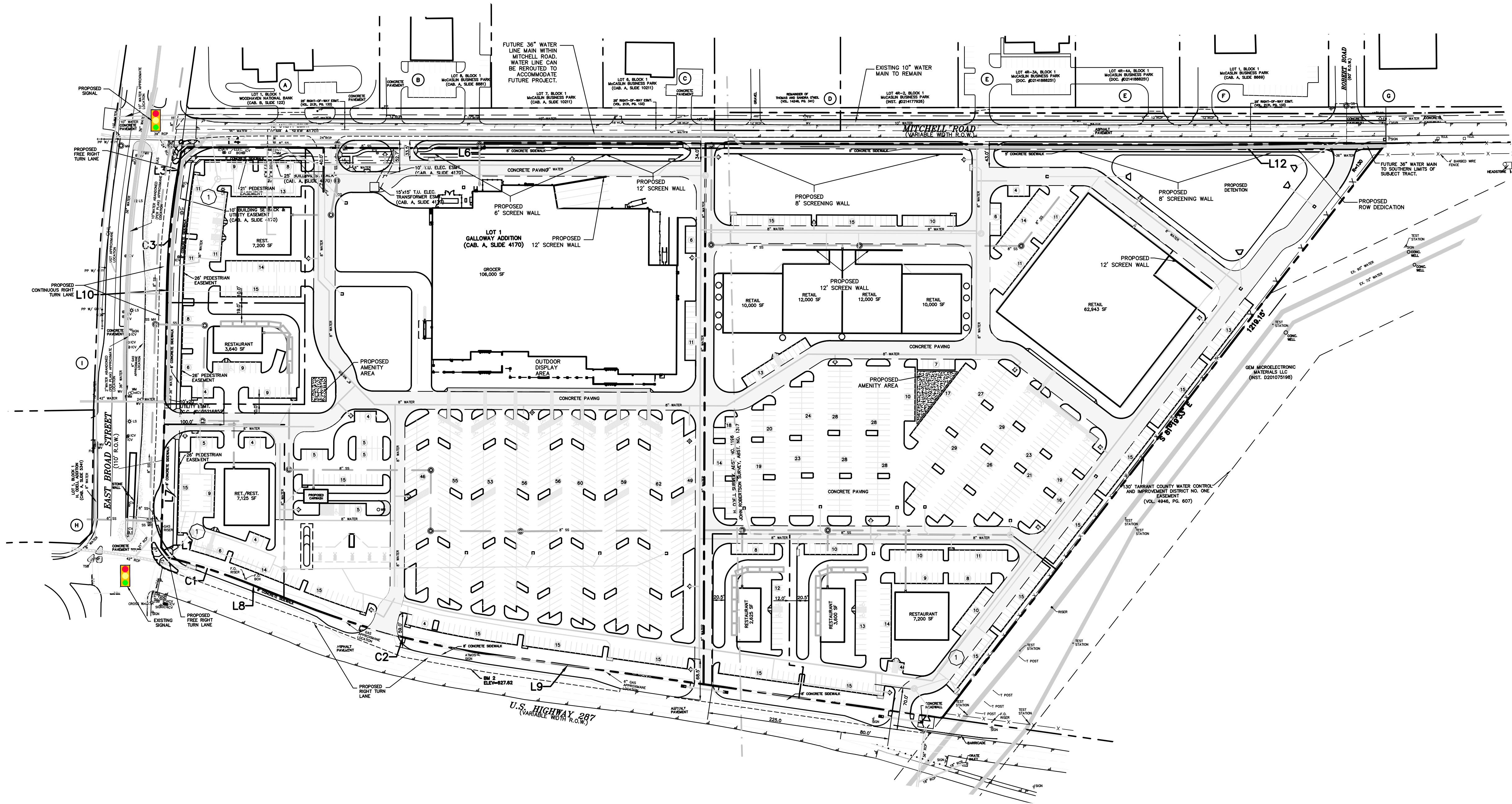


© WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING 2016. ALL RIGHTS RESERVED. THE ENGINEERING DESIGN, DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING. DETAIL AND ENGINEERING DRAWINGS FOR THIS PROJECT AND/OR OVERALL PROJECT ARE THE LEGAL PROPERTY OF WESTWOOD MULTI-DISCIPLINED SURVEYING & ENGINEERING.



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 23°06'04" W	22.35'
L2	S 69°30'08" E	15.07'
L3	N 69°24'30" E	57.34'
L4	S 28°47'44" E	479.88'
L6	N 58°52'37" E	9.40'
L7	N 62°22'31" E	421.97'
L8	N 07°20'04" W	99.94'
L9	N 21°00'36" W	761.53'
L10	N 62°28'11" E	20.24'
L12	S 29°30'44" E	329.35'

PROPERTY OWNERS:

HCA HEALTH SERVICES OF TEXAS INC.
1660 E BROAD STREET, MANSFIELD, TEXAS
(972) 401-8750

DAVID N. PODGURECKI
1670 E BROAD STREET, MANSFIELD, TEXAS
(817) 453-1758

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD DIRECTION
C1	7°41'31"	984.93'	132.23'	66.21'	N 11°17'52" W
C2	13°44'20"	1,402.40'	336.28'	168.95'	S 14°14'11" E
C3	7°00'34"	1,340.00'	163.93'	82.07'	S 65°54'13" W

NOTE:
DRAINAGE & DETENTION ANALYSIS TO BE PROVIDED AT TIME OF BUILDING PERMIT. IT IS ANTICIPATED THAT UNDERGROUND DETENTION SHALL BE PROVIDED AT THIS AREA.

ADJACENT PROPERTIES DESCRIPTIONS		
	USE	OWNER
A	WOODHAVEN NATIONAL BANK	1700 EAST BROAD ST INV INC/WOODHAVEN NATIONAL BANK
B	JOE'S	WOOD'S FOOD MASTERS INC
C	TOP OF TEXAS PHOTOGRAPHY	TOP OF TEXAS PHOTOGRAPHY INC
D	SINGLE FAMILY	O'NEIL THOMAS J
E	BANNISTER ENGINEERING	BANNISTER ENGINEERING, LLC
F	BIGGS & MATHEWS ENVIRONMENTAL	BM&B LLC
G	ECHELON PLACE LP	ECHELON PLACE LP
H	7-ELEVEN	7-ELEVEN INC/HOMER RADER JR
I	VACANT	GABRIEL BROAD STREET LLC

- NOTES:
1. MUST COMPLY WITH GROUND EQUIPMENT SCREENING.
 2. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE "INSERT LOST OF PRIVATE AMENITIES AND COMMON AREAS HERE.
 3. ALL SIGNAGE WILL COMPLY WITH C-2 REGULATIONS.
 4. ALL SUBSEQUENT BUILDINGS OR LANDSCAPING NOT PROVIDED WITH THE INITIAL PD WILL REQUIRE DETAILED SITE PLAN APPROVAL THROUGH THE CITY COUNCIL AND COMPLIANCE WITH THE REQUIREMENTS OF THE HIGHWAY 287 SUBDISTRICT OF THE RESERVE PLANNED DEVELOPMENT.
 5. NO MORE THAN THREE DRIVE-THRU RESTAURANTS WILL BE INCLUDED IN THE DEVELOPMENT.
 6. PARAPET WALLS OF THE FUEL CENTER KIOSK WILL BE RAISED TO FULLY SCREEN ROOF TOP EQUIPMENT.

SITE DATA SUMMARY TABLE	
ITEM	LOT 1
ZONING	PD - HIGHWAY 287 SUB-DISTRICT
PROPOSED USE	RETAIL
PARKING REQUIRED	1,172 SPACES
HANDICAPPED PARKING REQUIRED	31 SPACES
PARKING PROVIDED	1,611 SPACES
HANDICAPPED PARKING PROVIDED	43 SPACES

© WESTWOOD MULTI-DESIGN

				PROJECT INFORMATION		DEVELOPER		THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RANDALL P. POGUE, P.E. 04/08-2016. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.		PRELIMINARY FOR INTERIM REVIEW ONLY NOT TO BE USED FOR CONSTRUCTION OR BIDDING PURPOSES. Engineer: <u>RANDALL P. POGUE, P.E.</u> P.E. No.: <u>24782</u> Date: <u>06-08-2016</u> 		 ENGINEERING & DEVELOPMENT COMPANY, INC. a division of Westwood 1512 BRAY CENTRAL DRIVE SUITE 100 MCKINNEY, TEXAS 75069 TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430 (214) 437-4640 PHONE (888) 537-5150 TOLL FREE WWW.WESTWOODS.COM		PRELIMINARY SITE PLAN		SHEET NO.	
				MANSFIELD RETAIL CENTER BLOCK 1, LOT 1R-7, GALLOWAY ADDITION CITY OF MANSFIELD, TEXAS H. ODELL SURVEY, ABSTRACT NO. 1196 & JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 PROPOSED USE: RETAIL ZONING: PD		PEDC INC 1512 BRAY CENTRAL DRIVE, SUITE 100 MCKINNEY, TEXAS RANDALL P. POGUE, P.E. DEVELOPER (972) 268-4800 PHONE DEVELOPER (214) 544-8882 FAX						MANSFIELD RETAIL CENTER BEING 33.7616 ACRES OUT OF THE H. ODELL SURVEY, ABSTRACT NO. 1196 & JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS BLOCK 1, LOT 1R-7, GALLOWAY ADDITION		C1.02			
NO.		DATE		REVISION / DESCRIPTION		DESIGN		DRAWN		DATE		W NUMBER					
RPP		WTW		06-08-2016		R0007945.00											