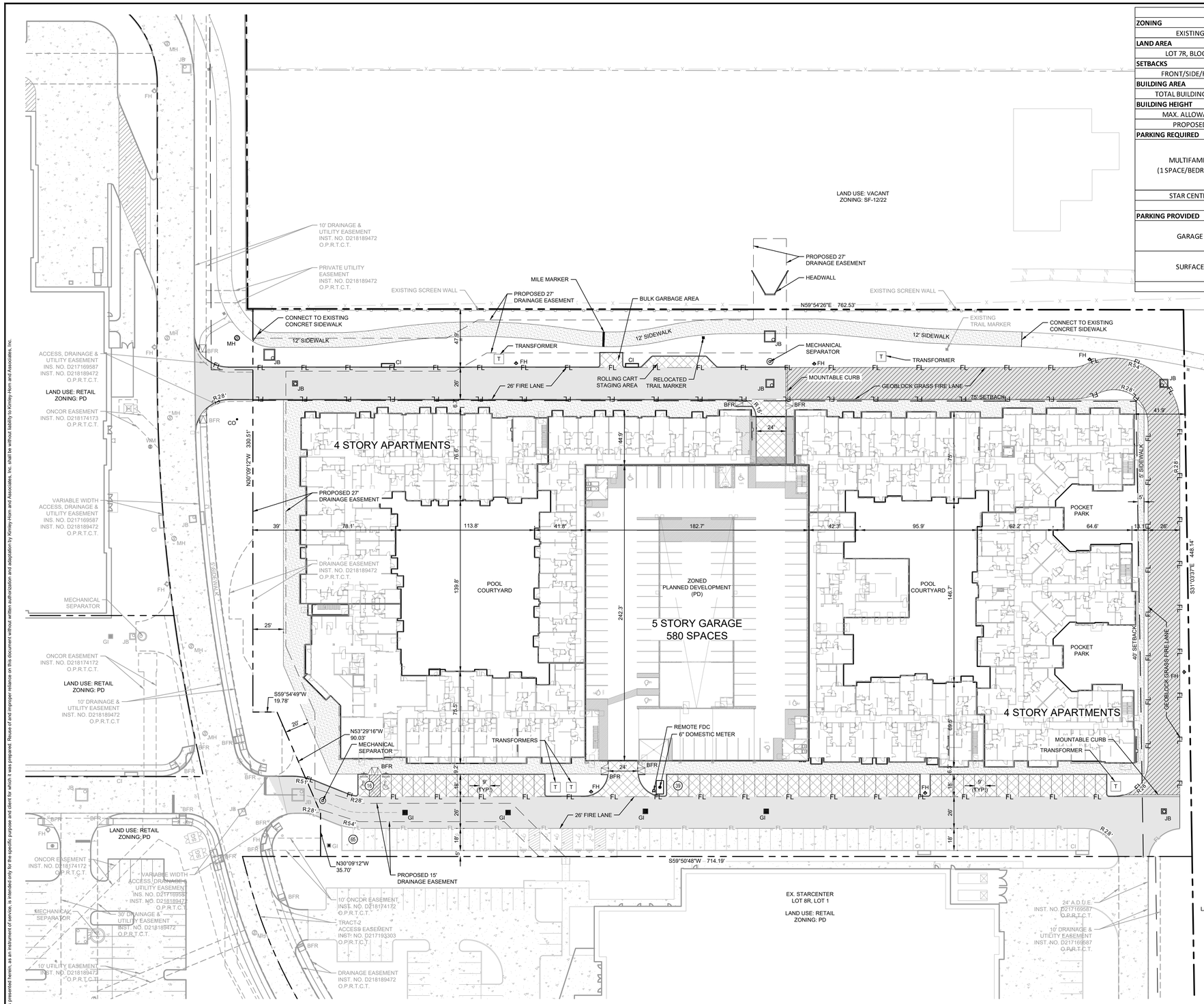
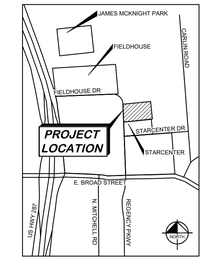


SITE DATA	
ZONING	
EXISTING	PD PLANNED DEVELOPMENT
LAND AREA	
LOT 7R, BLOCK 1	7.77 ACRES
SETBACKS	
FRONT/SIDE/REAR	PER PLAN
BUILDING AREA	
TOTAL BUILDING AREA	359,000 SF
BUILDING HEIGHT	
MAX. ALLOWABLE	65 FEET
PROPOSED	57 FEET
PARKING REQUIRED	
MULTIFAMILY (1 SPACE/BEDROOM)	1 BEDROOM UNITS: 259 2 BEDROOM UNITS: 118 3 BEDROOM UNITS: 11 TOTAL REQUIRED SPACES: 528
STAR CENTER	170 SPACES
	TOTAL: 698 SPACES
PARKING PROVIDED	
GARAGE	534 MULTIFAMILY SPACES 55 STAR CENTER DESIGNATED SPACES TOTAL: 589 SPACES
SURFACE	5 MULTIFAMILY SPACES 115 STAR CENTER DESIGNATED SPACES TOTAL: 121 SPACES
	TOTAL: 709 SPACES



VICINITY MAP

N.T.S.

NORTH

GRAPHIC SCALE IN FEET

0 20 40 80

1 inch = 40 feet

LEGEND

- PROPERTY LINE
- PROPOSED CONCRETE FIRE LANE, ACCESS AND UTILITY EASEMENT
- PROPOSED CONCRETE PARKING PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED GEOBLOCK GRASS FIRE LANE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CONCRETE SIDEWALK
- ## # OF PARKING SPACES
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION
- PROPOSED JUNCTION BOX
- PROPOSED CURB INLET
- PROPOSED GRATE INLET
- PROPOSED TRANSFORMER
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING JUNCTION BOX
- EXISTING CURB INLET
- EXISTING GRATE INLET
- EXISTING SANITARY SEWER MANHOLE

KEY

TYP	TYPICAL
BFR	BARRIER FREE RAMP
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
MH	MANHOLE
CO	CLEANOUT
JB	JUNCTION BOX
CI	CURB INLET
GI	GRATE INLET

THE SHOPS AT BROAD STREET
LOT 7R, BLOCK 1

7.77 ACRES SITUATED OUT OF THE HENRY ODELL SURVEY, ABSTRACT NO. 1196
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
1 LOT
MARCH 13, 2023

811 Know what's below. Call before you dig.

CAUTION!!
EXISTING UNDERGROUND UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY REPAIRS TO EXISTING UTILITIES DUE TO DAMAGE INCURRED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES ON THE PLANS.

APPLICANT / OWNER / DEVELOPER
BRIDGEVIEW REAL ESTATE
3001 KNOX STREET, SUITE 204
DALLAS, TX 75206
CONTACT: DRU GUILLOT
PHONE: 214-477-7877
EMAIL: DRU@BRIDGEVIEWRE.COM

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
13455 NOEL RD, SUITE 700
DALLAS TX, 75240
CONTACT: SHAY GEACH, P.E.
PHONE: 972-310-9519
EMAIL: SHAY.GEACH@KIMLEY-HORN.COM

No.	REVISIONS	DATE	BY

Kimley»Horn

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13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER, SUITE 700
DALLAS, TX 75240
PHONE: 972-770-1300
WWW.KIMLEY-HORN.COM TX F-928

PRELIMINARY
FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
Engineer SHAY E. GEACH
P.E. No. 127857 Date 03/13/2023

KHA PROJECT 064429311	
DATE	MARCH 2023
SCALE	AS SHOWN
DESIGNED BY	SEG
DRAWN BY	RK
CHECKED BY	SEG

ALEXANDER
MANSFIELD, TEXAS

SITE PLAN

SHEET NUMBER
EX-B

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

IMAGES:
XREFS: xBldg-MF xBndy-MF xEsEsmt-MF xEsSite-MF xexusMF xHatch-MF xHatch xSite-AHS xSite-MF xSite-mf xSite-MF xSurvey-MF xEsmt-MF
LAST SAVED BY POSTED: 3:28PM 3/20/23 3:28 PM
DWG PATH: S:\DAL_CIVIL\064429311 - MANSFIELD MULTI FAMILY\DWG\PLAN SHEETS
DWG NAME: 064429311-SITE PLAN.DWG