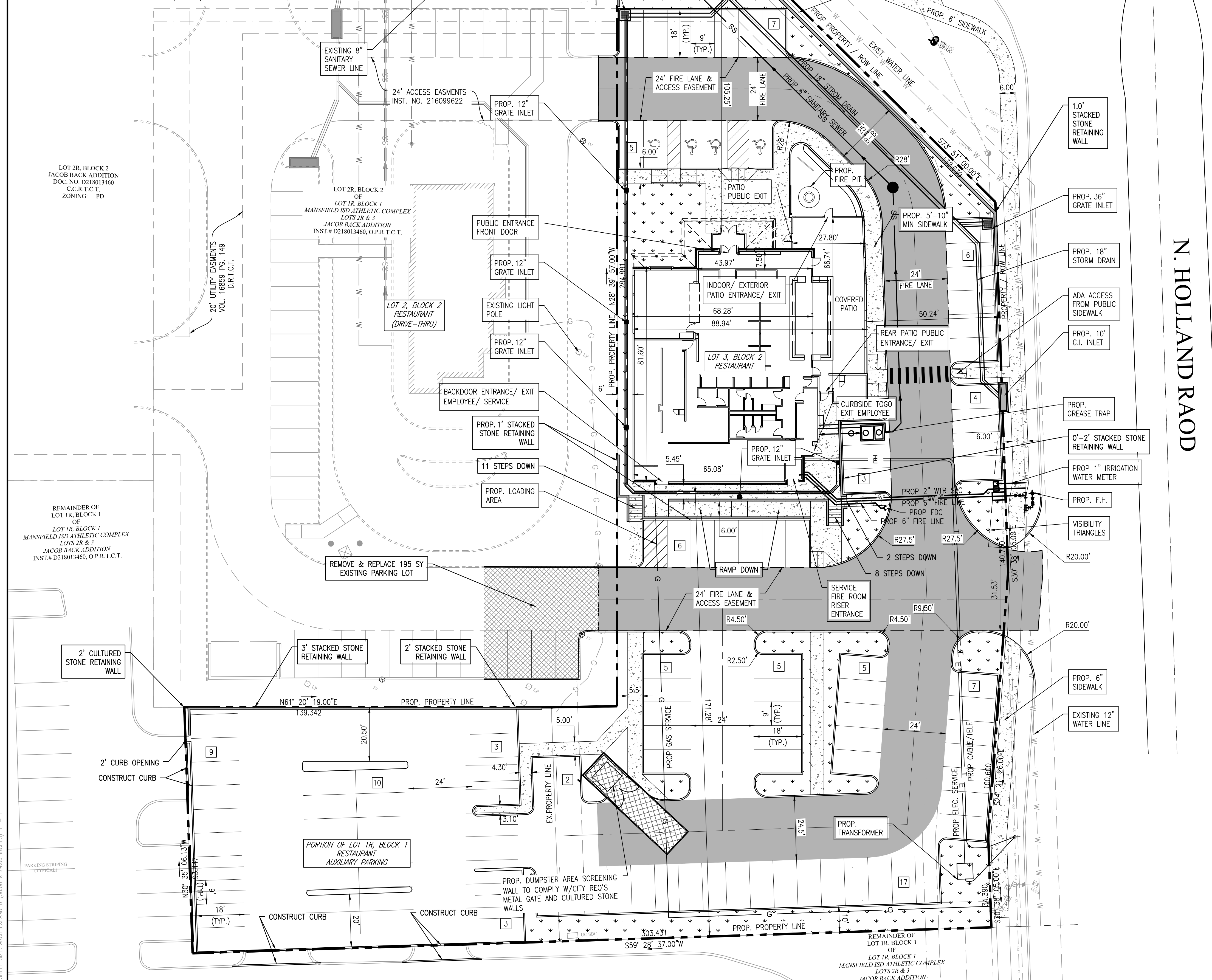


VICINITY MAP (NTS)



LEGEND

	PROPOSED LANDSCAPE AREA
	PROPOSED SIDEWALK
	5" - 3600 PSI CONC. (LIGHT DUTY)
	6" - 3600 PSI CONC. (FIRE LANE & TRASH ROUTE)
	7" - 3600 PSI CONC. (DUMPSTER PAD)
	PARKING STALL COUNT

SITE DATA LOT 3, BLOCK 2:

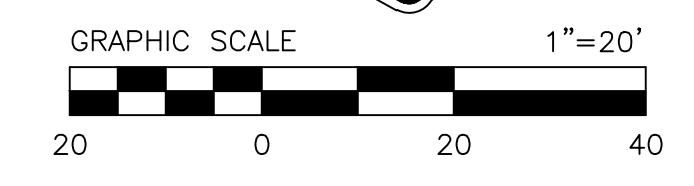
USE:	RESTAURANT
SITE AREA:	1.179 ACRES (51,353)
BUILDING AREA:	6,077 SF
COVERED PATIO:	1497 SF
UNCOVERED PATIO:	509 SF
BUILDING HEIGHT:	29'-6"
BUILDING STORIES:	1
TOTAL AREA:	7,969 SF
LOT COVERAGE PERCENTAGE:	11.8%
FLOOR AREA RATIO:	0.12 (BUILDING AREA/LOT AREA)

SITE DATA LOT 1R, BLOCK 1 (PORTION OF)

USE:	AUXILIARY PARKING
SITE AREA:	0.291 ACRES (12,703 SF)
BUILDING AREA:	N/A
TOTAL AREA:	N/A
TOTAL SITE AREA:	1.47 ACRES (64,056 SF)

- NOTES**
- THE COMMON ACCESS EASEMENT IS FOR THE USE OF EXISTING LOTS 1, 2, & 3, BLOCK 2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS AS ORIGINALLY INTENDED.
 - THE COMMON ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.
 - DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 - SEE ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
 - ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.
 - ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTY AS SPECIFIED IN CHAPTER 155.090 OF THE CODE OF ORDINANCE WITH THE EXCEPTION TO ALLOW A SIGN ON THE RETAINING WALL AS SHOWN IN THE SIGN PLAN IN LIEU OF MONUMENT SIGN.
 - THE TRASH ENCLOSURE AND ALL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE REGULATION SPECIFIED IN CHAPTER 155.093 OF THE CODE OF ORDINANCE.
 - ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.
 - THERE WILL NOT BE ANY OUTSIDE STORAGE OF MATERIALS OR MERCHANDISE ON THE PROPERTY.
 - ALL UTILITY LINES SHALL BE PLACED UNDERGROUND EXCEPT FOR TRANSMISSION LINES AND FEEDER LINES.
 - THE AUXILIARY PARKING AREA WILL BECOME PART OF THE PROPERTY AND UNDER CONTROL OF HOFFBRAU.
 - THE DEVELOPMENT (INCLUDING AUXILIARY PARKING) WILL BE COMPLETED IN ONE PHASE.

VOID



OWNER
 HOLLAND CROSSING, L.P.
 8350 N. CENTRAL EXPRESSWAY,
 SUITE 1313
 DALLAS, TX 75226
 CHAD DUBOSE
 CHAD@FOREMARK.COM
 (214.891.3215)

DEVELOPER
 H.B. RESTAURANTS, INC.
 11127 SHADY TRAIL, # 108
 DALLAS, TX 75229
 ARON FOGIEL
 AFOGIEL@HBRMG.COM
 (214.986.4081)

ENGINEER
 GRAHAM ASSOCIATES, INC.
 600 SIX FLAGS DR., STE. 500
 ARLINGTON, TX 76011
 CHRISTIAN, J. CONNERS, P.E.
 CCONNERS@GRAHAMCIVIL.COM
 (817.640.8535)

CASE NO: DS#21-009
 PD: OR-2056-17
 LOT 3, BLOCK 2, JACOB BACK ADDITION
 AND A PORTION OF
 LOT 1R, BLOCK 1 MANSFIELD ISD ATHLETIC COMPLEX



DETAILED SITE PLAN - EXHIBIT B.1

CITY OF MANSFIELD
 TARRANT COUNTY, TEXAS

Graham Associates, Inc.
 CONSULTING ENGINEERS & PLANNERS
 600 SIX FLAGS DRIVE, SUITE 500
 ARLINGTON, TEXAS 76011 (817) 640-8535
 TSP# FIRM # 1191 TERS FROM 101038-00

DRAWN BY: GAI	PROJECT NO. 2900-1002	SHEET
DATE: 12/2/2021	SHEET 1 OF 2	EX.01

PLOTTED BY: CHASE FLANNERY
 PLOTTED ON: 12/2/2021 9:59 AM
 FILE NAME: \\MANSFIELD\OFFBROW\STK & GRILL_HOFFBRO\DEVELOPMENT PLAN\ISH - PD DEVELOPMENT PLAN - EXHIBIT B.DWG
 SHEET SIZE: ARCH EXHIBIT B (36"X48" PRINTED) 11 - 11



LOT 2, BLOCK 2
LOWES FARM MARKET
CABINET A, SLIDE 12387
P.R.T.C.T
ZONING: C-2

LOT 1, BLOCK 1
CHILDRENS COURTYARD ADDITION
CABINET A, SLIDE 11276
P.R.T.C.T
ZONING: C-2

E. BROAD STREET

E. BROAD STREET

N. HOLLAND ROAD

LOT 1R, BLOCK 1
MANSFIELD ADDITION
DOC. NO. D215095442
P.R.T.C.T
ZONING: C-2

LOT 3, BLOCK 2
JACOB BACK ADDITION
DOC. NO. D218013460
C.C.R.T.C.T.
ZONING: PD
1.179 ACRES

LOT 2R, BLOCK 2
JACOB BACK ADDITION
DOC. NO. D218013460
C.C.R.T.C.T.
ZONING: PD

LOT 1, BLOCK 2
JACOB BACK ADDITION
DOC. NO. D216099622
C.C.R.T.C.T.
ZONING: C-2

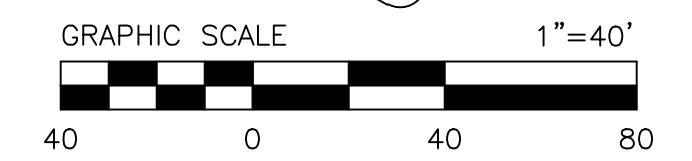
BARBARA BOBO BARKSDALE
DOC. NO. D215055501
P.R.T.C.T
ZONED: PR

JACOB BACK SURVEY
ABSTRACT No. 126

PORTION OF
LOT 1R, BLOCK 1
MANSFIELD ISD ATHLETIC COMPLEX
DOC. NO. D218013460
C.C.R.T.C.T.
ZONING: C-2
ZONINH: 0.292 ACRES

LOT 1R, BLOCK 1
MANSFIELD ISD ATHLETIC COMPLEX
DOC. NO. D218013460
C.C.R.T.C.T.
ZONING: C-2

VOID



CASE NO: DS#21-009
PD: OR-2056-17
LOT 3, BLOCK 2, JACOB BACK ADDITION
AND A PORTION OF
LOT 1R, BLOCK 1 MANSFIELD ISD ATHLETIC COMPLEX



DETAILED SITE PLAN - EXHIBIT B.2

CITY OF MANSFIELD
TARRANT COUNTY, TEXAS



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
160 SW FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TYPE FIRM F-1191/TBPLS FIRM: 101538-00

DRAWN BY: GAI	PROJECT NO. 2900-1002	SHEET
DATE: 12/2/2021	SHEET 2 OF 2	EX.02