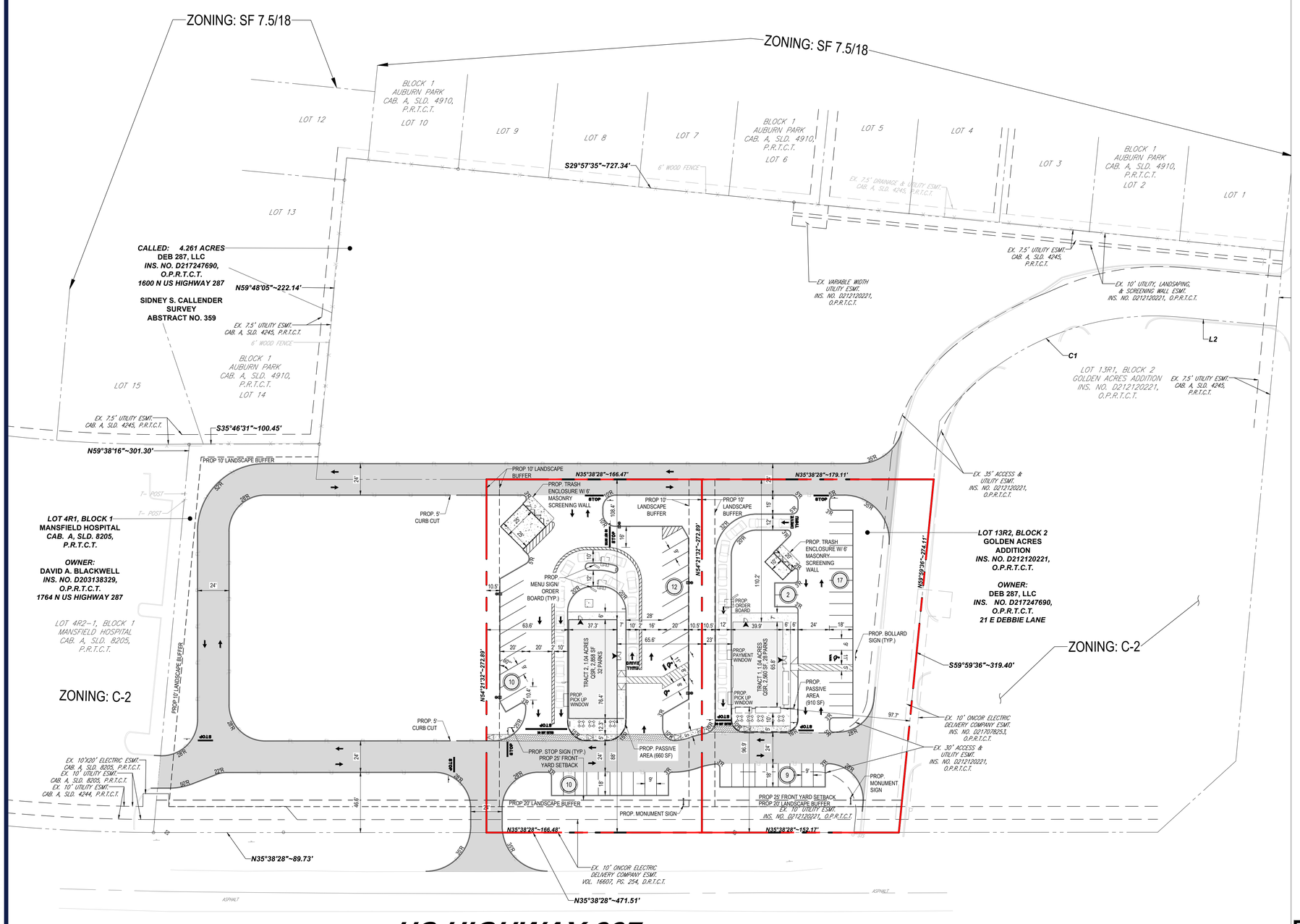

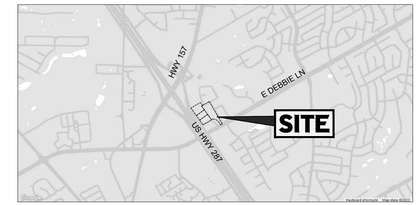

LOCATION MAP
NOT TO SCALE

LEGEND

	HEAVY DUTY CONCRETE (TRASH)
	CONCRETE COMMON ACCESS AND UTILITY EASEMENT
	NORMAL DUTY CONCRETE
	CONCRETE SIDEWALK
	STAMPED CONCRETE CROSSWALK
	PD BOUNDARY

SITE INFORMATION	
EXISTING ZONING	C-2/ VACANT
PROPOSED ZONING	PD
TRACT AREAS	TRACT 1: 1.04 AC TRACT 2: 1.04 AC
EASEMENTS, SETBACKS & BUFFERS	
SETBACKS & BUFFERS	10' LANDSCAPE BUFFER ADJACENT TO A C-2 ZONED PROPERTY 20' LANDSCAPE BUFFER ADJACENT TO PUBLIC STREET 10' SIDE LOT LINE LANDSCAPE BUFFER FOR QSR'S 10' LANDSCAPE BUFFER ADJACENT TO A RESIDENTIAL ZONED PROPERTY 25' FRONT YARD SETBACK
USE AREA AND BUILDING QUANTITIES	
TOTAL BUILDINGS = 2 TRACT 1: QSR BUILDING = 2,560 SF (1-STORY) & OUTDOOR DINING AREA = 240 SF TRACT 2: QSR BUILDING = 2,858 SF (1-STORY) & OUTDOOR DINING AREA = 342 SF TRACT 1: TOTAL USE AREA = 2,800 SF TRACT 2: TOTAL USE AREA = 3,200 SF	
PASSIVE SPACE	
REQUIRED: 10% OF BUILDING AREA TRACT 1 (2560 SF) = 256 SF TRACT 2 (2858 SF) = 286 SF	PROPOSED PASSIVE SPACE: TRACT 1 - 1,165 SF TRACT 2 - 660 SF
PARKING	
REQUIRED PARKING : (QSR - 1 SPACE / 100 SF) TRACT 1 (2,800 SF) = 28 SPACES TRACT 2 (3,200 SF) = 32 SPACES	PROPOSED PARKING: TRACT 1 - 28 SPACES TRACT 2 - 32 SPACES

GENERAL NOTE

1. THE PROPOSED DRIVEWAY TO US-287 WILL REQUIRE TXDOT APPROVAL.
2. WHEN THE PROPERTY DEVELOPS EITHER THE ADDITIONAL ACCESS POINT TO US 287 WILL BE CONSTRUCTED OR ACCESS TO LOT 4R2 WILL BE CONSTRUCTED.
3. WE ARE REQUESTING A WAIVER FOR THE REQUIREMENT OF AN ESCAPE LANE ON TRACT 1.

40 20 10 0 40
1"= 40'

DEVELOPMENT PLAN
MANSFIELD QSR
2.08 ACRES OUT OF THE
S.S. CALLENDER SURVEY, ABSTRACT NO. 359
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
FEBRUARY 23, 2023
2 LOTS

SURVEYOR:
MODERN GEOSCIENCES
5100 THOMPSON TERRACE,
COLLEYVILLE TEXAS 76034
PHONE: 682.223.1322
CONTACT: KYLE KNIGHT, PG

DEVELOPER:
FIRST HARTFORD REALTY CORPORATION
2529 6TH AVE
FORT WORTH, TX 76110
CONTACT: JOSH GARDNER

ENGINEER:
BOHLER
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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FOR EXHIBIT PURPOSES ONLY

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PROJECT No.: TXA220137.00
DRAWN BY: JRB
CHECKED BY: MJH
DATE: 02/23/2023
CAD I.D.: EXH

PROJECT:
MANSFIELD QSR
FOR
FIRST HARTFORD REALTY CORPORATION

PROPOSED DEVELOPMENT

ZONING CASE NUMBER: ZC#23-002

1764 US 287 FRONTAGE
TARRANT COUNTY
MANSFIELD, TX 76063

BOHLER
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
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TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY
BOHLER
FOR REVIEW PURPOSES ONLY
MATHIAS HAUBERT
LICENSE NUMBER: 136306

SHEET TITLE:
DEVELOPMENT PLAN (EXHIBIT B1)

SHEET NUMBER:
01

ORG. DATE - 02/23/2023

Feb 23, 2023
H:\2022\TXA220137.00\00\ENGINEERING\DRAWINGS\EXHIBITS\PLAN SETS\TXA220137.00 - PD SITE PLAN——LAYOUT, LAYOUT1
JMP