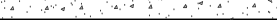
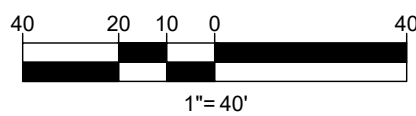
	HEAVY DUTY CONCRETE (TRASH)
	CONCRETE COMMON ACCESS AND UTILITY EASEMENT
	NORMAL DUTY CONCRETE
	CONCRETE SIDEWALK
	STAMPED CONCRETE CROSSWALK
	PD BOUNDARY

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



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

ENGINEER:
BOHLER
2600 NETWORK BLVD, SUITE 310
FRISCO, TX 75034
PHONE: (469) 458-7300
CONTACT: MATHIAS HAUBERT

REVISIONS



Know what's below.
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THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

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

PROJECT:

FOR :

PROPOSED
DEVELOPMENT

ZONING CASE NUMBER: ZC#23-002

1764 US 287 FRONTAGE
TARRANT COUNTY
MANSFIELD, TX 76063

BOHLER //

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TBPE No. 18065 | TBPLS No. 10194413

PLANS PREPARED BY

BOHLER //

FOR REVIEW PURPOSES ONLY

MATHIAS HAUBERT

LICENSE NUMBER: 138306

SHEET TITLE:

SHEET NUMBER

01

ORG. DATE - 02/23/2023