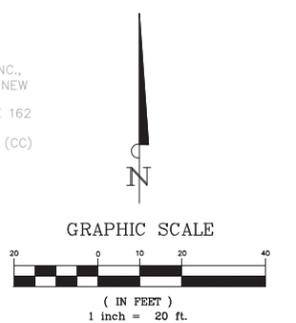


VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

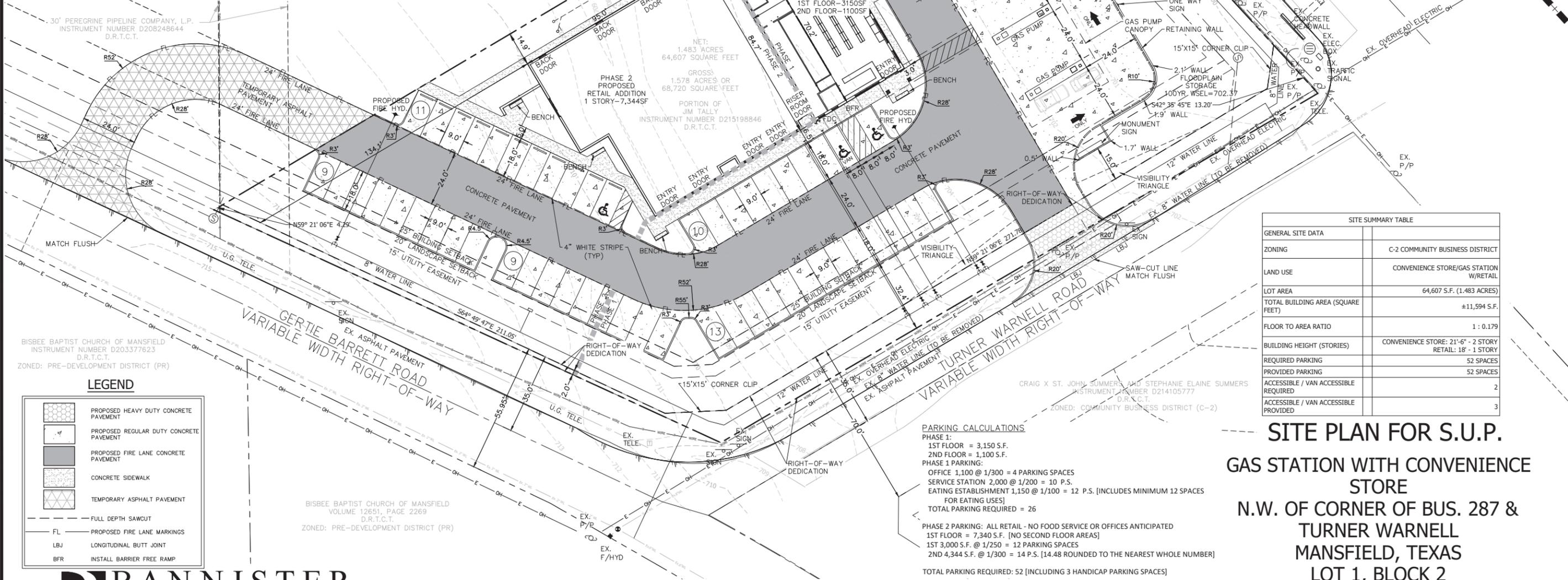
- NOTES:
1. ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTY AS OUTLINED IN SECTION 7100 OF THE ZONING ORDINANCE.
 2. ALL EQUIPMENT SHALL BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.A OF THE ZONING ORDINANCE.
 3. THE TRASH ENCLOSURE WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.B OF THE ZONING ORDINANCE.
 4. THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS OR VEHICLES ON THE PROPERTY.
 5. ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.

MATCHLINE THIS SHEET

NOBLE BUSINESS, INC.,
D/B/A J'S FOOD & NEW
STORE #1
VOLUME 13612, PAGE 162
D.R.T.C.T.
ZONED: COMMERCIAL (CC)



30' PEREGRINE PIPELINE COMPANY, L.P.
INSTRUMENT NUMBER D208248644
D.R.T.C.T.



BISBEE BAPTIST CHURCH OF MANSFIELD
VOLUME 12651, PAGE 2269
D.R.T.C.T.
ZONED: PRE-DEVELOPMENT DISTRICT (PR)

CRAIG X ST. JOHN SUMMERS AND STEPHANIE ELAINE SUMMERS
INSTRUMENT NUMBER D214105777
D.R.T.C.T.
ZONED: COMMUNITY BUSINESS DISTRICT (C-2)

SITE SUMMARY TABLE	
GENERAL SITE DATA	
ZONING	C-2 COMMUNITY BUSINESS DISTRICT
LAND USE	CONVENIENCE STORE/GAS STATION W/RETAIL
LOT AREA	64,607 S.F. (1.483 ACRES)
TOTAL BUILDING AREA (SQUARE FEET)	±11,594 S.F.
FLOOR TO AREA RATIO	1 : 0.179
BUILDING HEIGHT (STORIES)	CONVENIENCE STORE: 21'-6" - 2 STORY RETAIL: 18' - 1 STORY
REQUIRED PARKING	52 SPACES
PROVIDED PARKING	52 SPACES
ACCESSIBLE / VAN ACCESSIBLE REQUIRED	2
ACCESSIBLE / VAN ACCESSIBLE PROVIDED	3

PARKING CALCULATIONS
PHASE 1:
 1ST FLOOR = 3,150 S.F.
 2ND FLOOR = 1,100 S.F.
PHASE 1 PARKING:
 OFFICE 1,100 @ 1/300 = 4 PARKING SPACES
 SERVICE STATION 2,000 @ 1/200 = 10 P.S.
 EATING ESTABLISHMENT 1,150 @ 1/100 = 12 P.S. [INCLUDES MINIMUM 12 SPACES FOR EATING USES]
TOTAL PARKING REQUIRED = 26
PHASE 2 PARKING: ALL RETAIL - NO FOOD SERVICE OR OFFICES ANTICIPATED
 1ST FLOOR = 7,340 S.F. [NO SECOND FLOOR AREAS]
 1ST 3,000 S.F. @ 1/250 = 12 PARKING SPACES
 2ND 4,344 S.F. @ 1/300 = 14 P.S. [14.48 ROUNDED TO THE NEAREST WHOLE NUMBER]
TOTAL PARKING REQUIRED: 52 [INCLUDING 3 HANDICAP PARKING SPACES]

SITE PLAN FOR S.U.P.
GAS STATION WITH CONVENIENCE STORE
 N.W. OF CORNER OF BUS. 287 &
 TURNER WARNELL
 MANSFIELD, TEXAS
 LOT 1, BLOCK 2
 NEWPORT ADDITION
 1.483 ACRES

LEGEND

	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED REGULAR DUTY CONCRETE PAVEMENT
	PROPOSED FIRE LANE CONCRETE PAVEMENT
	CONCRETE SIDEWALK
	TEMPORARY ASPHALT PAVEMENT
	FULL DEPTH SAWCUT
	PROPOSED FIRE LANE MARKINGS
	LONGITUDINAL BUTT JOINT
	INSTALL BARRIER FREE RAMP

BANNISTER ENGINEERING
 240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
 REGISTRATION # F-10599 (TEXAS)

ENGINEER/SURVEYOR:
 BANNISTER ENGINEERING, LLC
 240 NORTH MITCHELL ROAD
 MANSFIELD, TEXAS 76063
 CONTACT: CODY R. BROOKS, P.E.
 PHONE: 817-842-2094
 cody@bannistereng.com

OWNER:
 AKRAM H. CHOWDHURY
 3100 HAZELWOOD COURT
 BEDFORD, TEXAS 76021
 PHONE: 817-779-0757
 EMAIL: achow001@gmail.com

CONTACT: CODY R. BROOKS, P.E.

Date Prepared: 06-29-2021

SUP#20-006
EXHIBIT B