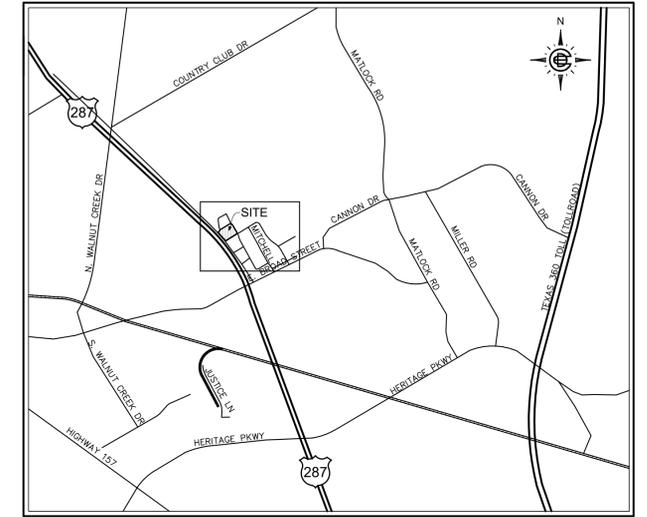
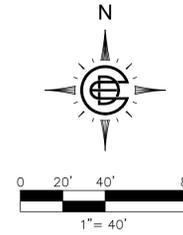
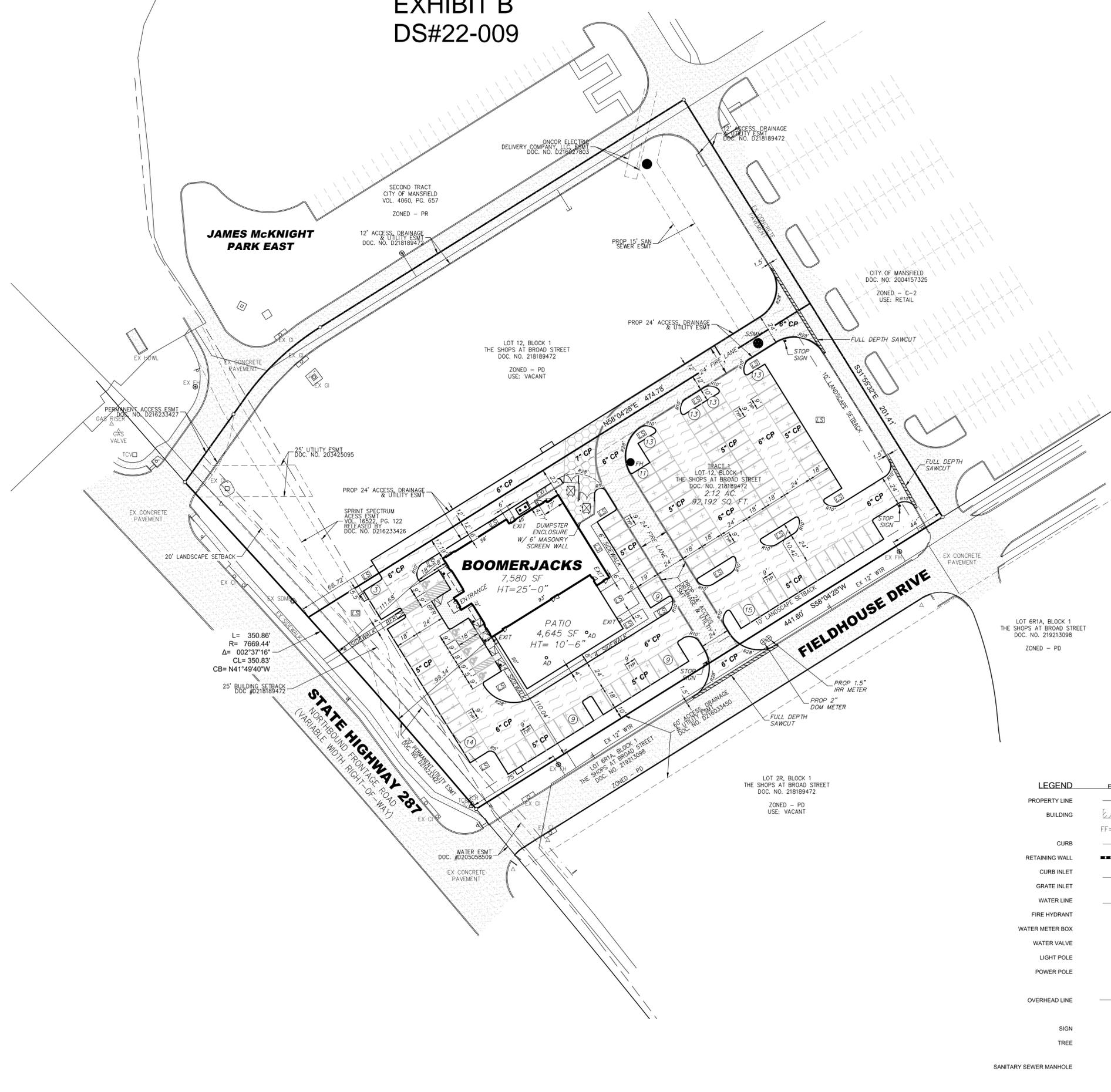


# EXHIBIT B DS#22-009



VICINITY MAP  
N.T.S.



PAVEMENT LEGEND	
	EXISTING CONCRETE PAVEMENT
	REMOVE EXISTING PAVEMENT
	4\"/>
	5\"/>
	6\"/>
	7\"/>

SITE DATA	
LOT AREA:	2.12 ACRES
ZONING:	PD
CURRENT USE:	UNDEVELOPED
PROPOSED USE:	RESTAURANT
BUILDING AREA:	7,580 SQ. FT.
PATIO:	4,645 SQ. FT.
FLOOR/AREA RATIO:	0.13
LOT COVERAGE:	
PARKING REQUIRED:	
9'x18' SPACES	118 SPACES
ACCESSIBLE SPACES	5
TOTAL SPACES	123 (1/100)
PARKING PROVIDED:	
9'x18' SPACES	125 SPACES
ACCESSIBLE SPACES	5
TOTAL SPACES	130 (1/94)

- SITE PLAN GENERAL NOTES**
- BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE ALTA/NPS LAND TITLE SURVEY PREPARED BY EAGLE SURVEYING, DATED MAY 25, 2022.
  - PROPERTY LINES & EASEMENTS: REFER TO THE ALTA/NPS LAND TITLE SURVEY TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
  - DIMENSION CONTROL: ALL PAVING DIMENSIONS AND COORDINATES ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
  - CURB RADII: ALL CURB RADII SHALL BE TWO FEET (2') AT THE FACE OF CURB, UNLESS NOTED OTHERWISE.
  - BUILDING DIMENSIONS: REFER TO THE BUILDING PLANS FOR EXACT BUILDING DIMENSIONS.
  - BUILDING ORIENTATION: THE BUILDING SHALL BE PARALLEL AND PERPENDICULAR TO THE NORTHWEST PROPERTY LINE: N 58°04'28" E - 474.78'.
  - THERE ARE NO EXISTING TREES ON THIS SITE.
  - ALL SIGNAGE WILL COMPLY WITH REGULATIONS FOR C-2 ZONED PROPERTY AS SPECIFIED IN CHAPTER 115.090 OF CODE OF ORDINANCES AND PD ASSOCIATED WITH ZC-16-008.
  - THE TRASH ENCLOSURE AND ALL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS SPECIFIED IN CHAPTER 115.093 OF THE CODE OF ORDINANCES.
  - LANDSCAPING SHALL BE INSTALLED IN ACCORDANCE WITH THE REGULATIONS SPECIFIED IN CHAPTER 155.092 OF THE CODE OF ORDINANCES.
  - ALL ROOFTOP EQUIPMENT WILL BE SCREENED FROM ADJACENT PARKING LOTS AND STREETS.
  - 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.
  - DEVELOPMENT WILL BE COMPLETED IN ONE PHASE.

LEGEND	EXISTING	PROPOSED	ABBREVIATIONS
PROPERTY LINE			BFR BARRIER FREE RAMP
BUILDING			CI CURB INLET
CURB			CONC CONCRETE
RETAINING WALL			CONST DRAINAGE EASEMENT
CURB INLET			DE
GRATE INLET			ESMT EASEMENT
WATER LINE			EX EXISTING
FIRE HYDRANT			EXIST EXISTING
WATER METER BOX			FF FINISHED FLOOR
WATER VALVE			FH FIRE HYDRANT
LIGHT POLE			FT FEET/FOOT
POWER POLE			GI GRATE INLET
OVERHEAD LINE			LF LINEAL FEET
SIGN			MH MANHOLE
TREE			PP POWER POLE
SANITARY SEWER MANHOLE			PROP PROPOSED
			R RADIUS
			SF SQUARE FEET
			SSMH SANITARY SEWER MANHOLE
			TYP TYPICAL
			WM WATER METER
			WV WATER VALVE

<b>OWNER</b>	
ON DECK RESTAURANT GROUP, L.P. 2300 AIRPORT FREEWAY BEDFORD, TEXAS 76022 CONTACT NAME: BRUCE HVIDSTEN PHONE: (972) 352-0666 email: bruce@ondeckconcepts.com	
<b>SITE PLAN</b>	
BOOMERJACK'S	
NEQ US HIGHWAY 287 & E. BROAD STREET	
CITY OF MANSFIELD, TEXAS	
PRELIMINARY FOR REVIEW ONLY THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF SHAWN ROCKENBAUGH, P.E.	DESIGN <b>DEC</b> 3300 TOWN & COUNTRY BOULEVARD, SUITE 150 FRISCO, TEXAS 75034 469-850-0060 TBPE FIRM NO. F-20255
P.E. NO.: 85566 DATE: 06/20/22	ISSUE DATE <b>06/20/22</b> DEC FILE NO. <b>10098</b> CITY FILE NO. - SHEET NO. <b>C1.1</b>