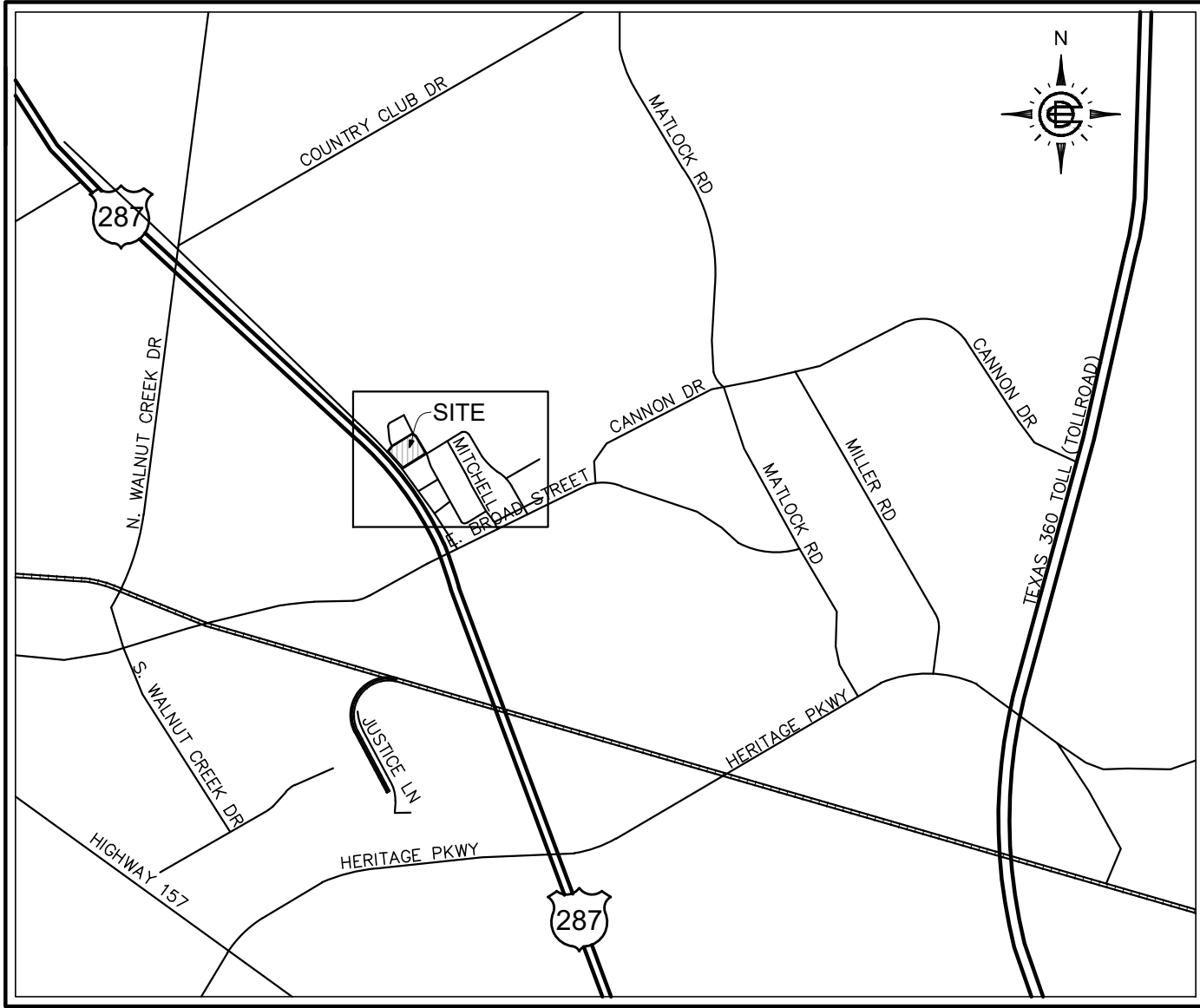
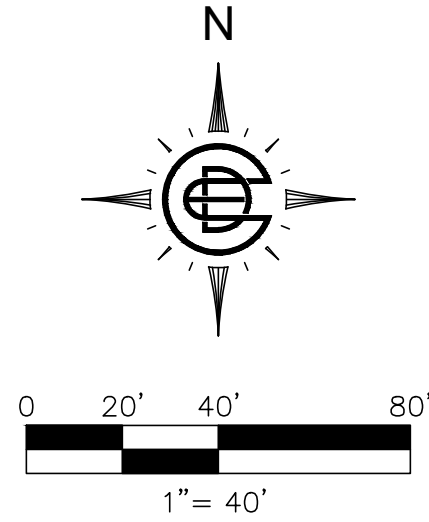
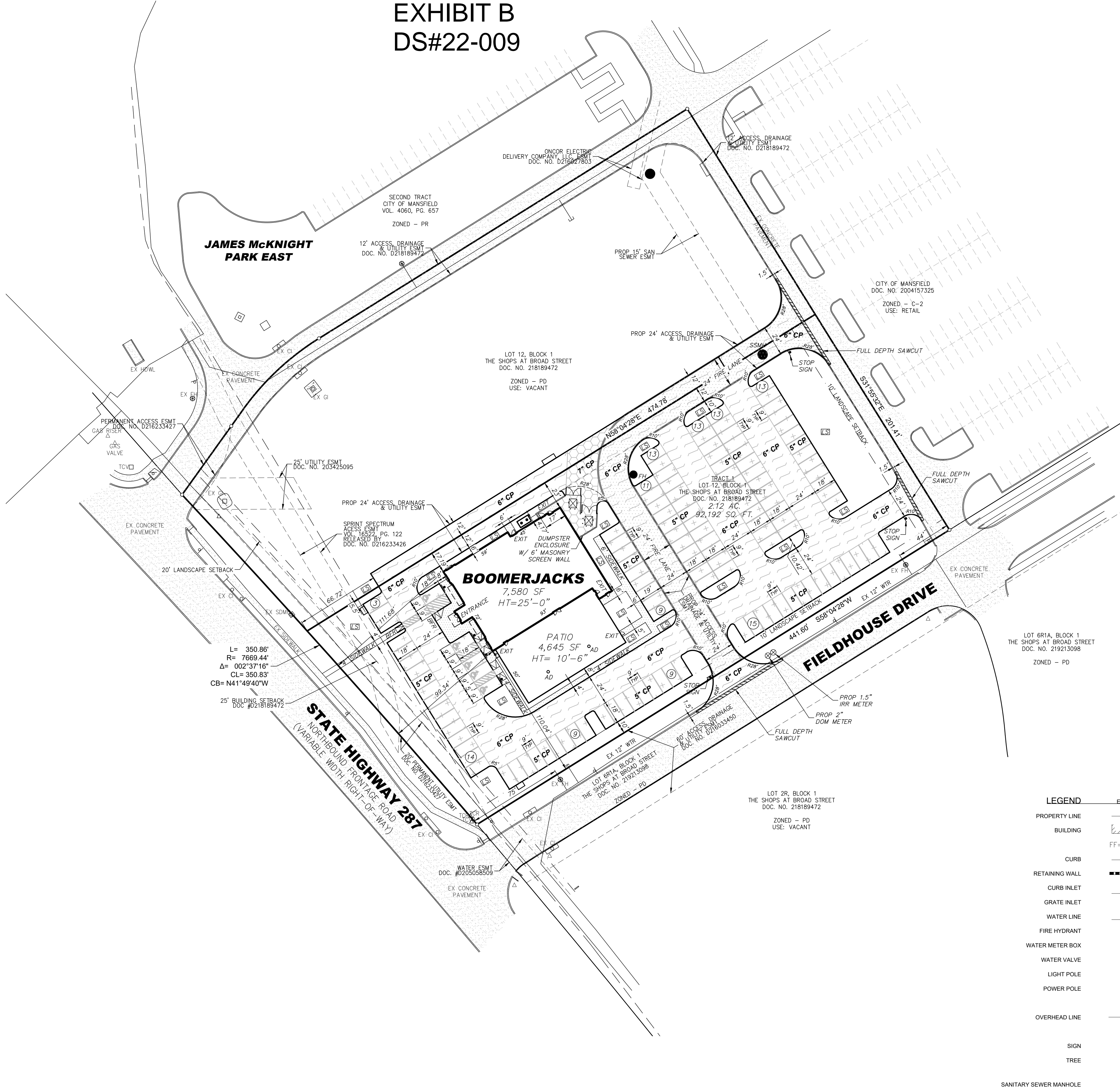


EXHIBIT B
DS#22-009



VICINITY MAP
N.T.S.

PAVEMENT LEGEND	
	EXISTING CONCRETE PAVEMENT
	REMOVE EXISTING PAVEMENT
	4"-3,000 PSI REINFORCED CONCRETE SIDEWALK PER DETAIL
	5"-3,000 PSI REINFORCED CONCRETE ON 6" COMPACTED SUBGRADE PER DETAIL. (5" CP)
	6"-3,500 PSI REINFORCED CONCRETE ON 6" STABILIZED SUBGRADE PER DETAIL. (6" CP)
	7"-3,500 PSI REINFORCED CONCRETE ON 6" STABILIZED SUBGRADE PER DETAIL. (7" CP)

SITE PLAN GENERAL NOTES

- BOUNDARY SURVEY: BOUNDARY SURVEY INFORMATION IS BASED ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY EAGLE SURVEYING, DATED MAY 25, 2022.
- PROPERTY LINES & EASEMENTS: REFER TO THE ALTA/NSPS 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.

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)

- 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
PROPERTY LINE		
BUILDING		
CURB		
RETAINING WALL		
CURB INLET		
GRATE INLET		
WATER LINE		
FIRE HYDRANT		
WATER METER BOX		
WATER VALVE		
LIGHT POLE		
POWER POLE		
OVERHEAD LINE		
SIGN		
TREE		
SANITARY SEWER MANHOLE		

ABBREVIATIONS

BFR	BARRIER FREE RAMP
CI	CURB INLET
CONC	CONCRETE
CONST	CONSTRUCTION EASEMENT
DE	DEVELOPMENT
ESMT	EASEMENT
EX	EXISTING
EXIST	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FT	FEET/FOOT
GI	GRATE INLET
LF	LINEAL FEET
MH	MANHOLE
PP	POWER POLE
PROP	PROPOSED
R	RADIUS
SF	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
TYP	TYPICAL
WM	WATER METER
WV	WATER VALVE

OWNER

ON DECK RESTAURANT GROUP, L.P.
2300 AIRPORT FREEWAY
BEDFORD, TEXAS 76022
CONTACT NAME: BRUCE HVIDSTEN
PHONE: (972) 352-0066
email: bruce@ondeckconcepts.com

SITE PLAN

BOOMERJACK'S

NEQ US HIGHWAY 287 & E. BROAD STREET

CITY OF MANSFIELD, TEXAS

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P.E. NO.: 85566
DATE: 06/20/22

DESIGN

DEC
5300 TOWN & COUNTRY BOULEVARD, SUITE 150
FRISCO, TEXAS 75034
469-850-0060
TBPE FIRM NO. F-20255

ISSUE DATE
06/20/22

CITY FILE NO.
-

DEC FILE NO.
10098

SHEET NO.
C1.1