

ADJACENT PROPERTIES DESCRIPTIONS		
	USE	OWNER
A	PINNACLE BANK	PINNACLE BANK
B	VACANT RESTAURANT	TACOS LA BANQUETA PURO D F INC
C	TOP OF TEXAS PHOTOGRAPHY	TOP OF TEXAS PHOTOGRAPHY INC
D	SINGLE FAMILY	HOWARD JAMES
E	BANNISTER ENGINEERING	TEXOLINA PROPERTIES, LLC
F	BIGGS & MATHEWS ENVIRONMENTAL	VITX, LLC
G	ECHELON PLACE ASSISTED LIVING	ECHELON REAL ESTATE COMPANY, LLC
H	7-ELEVEN/CHEVRON	TAF TARRANT PROPERTIES, LP
I	THE SHOPS AT BROAD	SHOPS AT BROAD LLC

OWNER:

HEB GROCERY CO LP
3890 W NORTHWEST HWY SUITE 300, DALLAS, TEXAS 75220
CONTACT: JOHN ROSE
PHONE: (214) 680-7600
EMAIL:ROSE.JOHN@HEB.COM

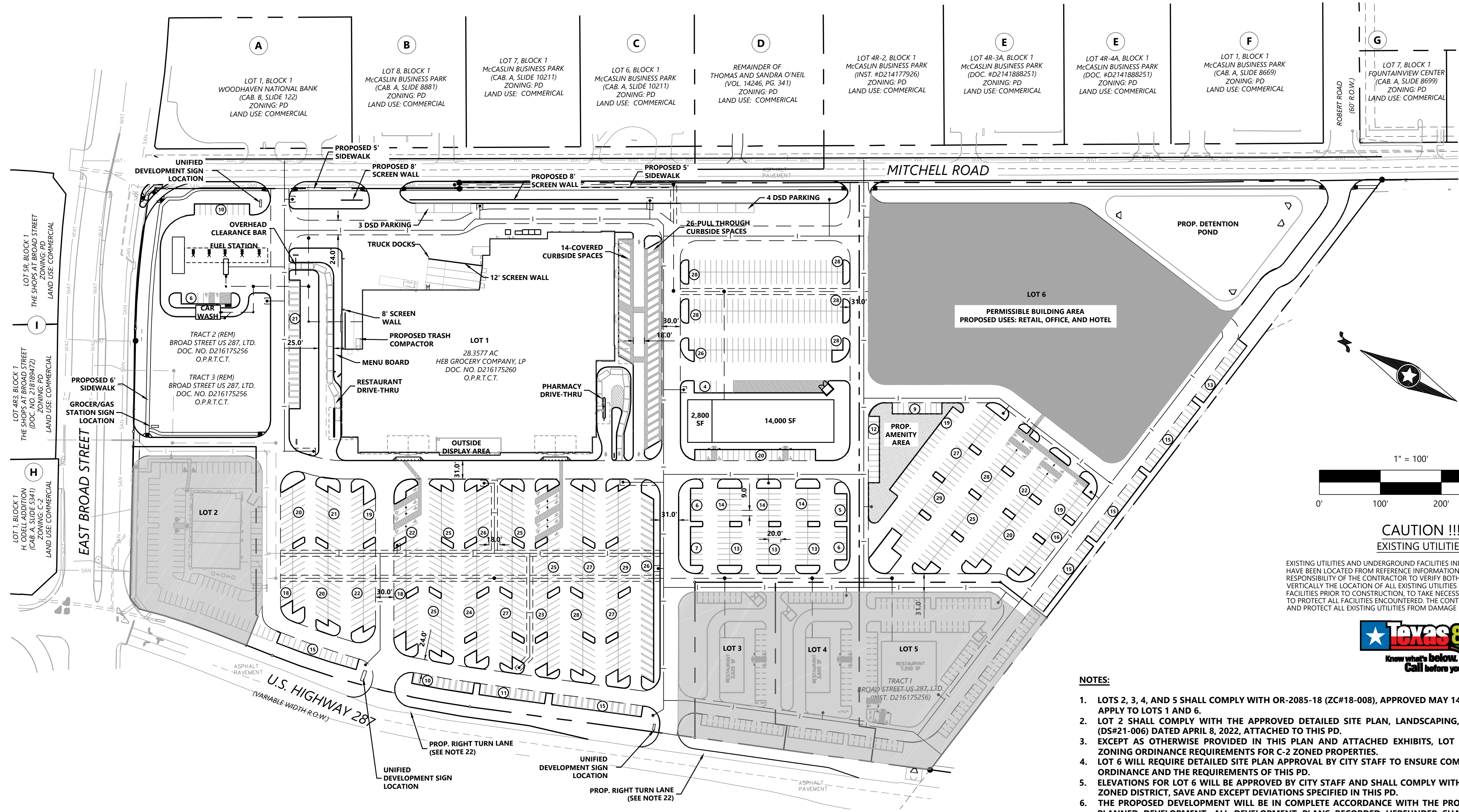
SITE DATA SUMMARY TABLE	
ITEM	LOT 1
GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	PD OR-2085-18
PROPOSED LAND USE	GROCERY STORE/GAS STATION/RETAIL/CLINIC/RESTAURANT/BANK
LOT AREA (SQUARE FEET)	645,736
LOT AREA (ACRES)	14.8241
BUILDING FOOTPRINT AREA (SF) - PROP	139,923
FLOOR AREA - RETAIL (GROCER)	122,000
FLOOR AREA - RETAIL	14,000
FLOOR AREA - SERVICE STATION W/ INCIDENTAL CAR WASH	1,123
FLOOR AREA - OFFICE/IMMEDIATE/DENTAL/HEALTH	2,800
BUILDING HEIGHT (FT/STORIES)	3
BUILDING HEIGHT (FT-DIST TO TALLEST ELEMENT)	45
LOT COVERAGE (%)	21.67%
FLOOR AREA RATIO (X:XX:1)	0.22
PARKING TABULATION	
PARKING RATIO (RETAIL) (1 SP/250 SF)	544
PARKING RATIO (SERVICE STATION W/ INCIDENTAL CAR WASH) (1 SP/200 SF)	5
PARKING RATIO (MEDICAL/DENTAL/HEALTH) (1 SP/150 SF)	12
PARKING REQUIRED (H OF SPACES)	561
REQUIRED ACCESSIBLE PARKING	12
TOTAL PARKING (PROPOSED)	1161
REGULAR SPACES	1129
HANDICAPPED ACCESSIBLE SPACES	32

* ACTUAL PARKING CONFIGURATION TO BE FINALIZED UPON FINAL SITE PLAN TO CONFORM TO PERMISSIBLE BUILDING AREA. PARKING SHALL CONFORM TO CODE.

A1 SITE PLAN

1" = 100'

Approved Development Plan



CAUTION !!!
EXISTING UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



NOTES:

- LOTS 2, 3, 4, AND 5 SHALL COMPLY WITH OR-2085-18 (ZC#18-008), APPROVED MAY 14, 2018. THIS PD SHALL ONLY APPLY TO LOTS 1 AND 6.
- LOT 2 SHALL COMPLY WITH THE APPROVED DETAILED SITE PLAN, LANDSCAPING, AND ELEVATION PACKAGE (DS#21-006) DATED APRIL 8, 2022, ATTACHED TO THIS PD.
- EXCEPT AS OTHERWISE PROVIDED IN THIS PLAN AND ATTACHED EXHIBITS, LOT 6 WILL COMPLY WITH THE ZONING ORDINANCE REQUIREMENTS FOR C-2 ZONED PROPERTIES.
- LOT 6 WILL REQUIRE DETAILED SITE PLAN APPROVAL BY CITY STAFF TO ENSURE COMPLIANCE WITH THE ZONING ORDINANCE AND THE REQUIREMENTS OF THIS PD.
- ELEVATIONS FOR LOT 6 WILL BE APPROVED BY CITY STAFF AND SHALL COMPLY WITH ALL REGULATIONS FOR C-2 ZONED DISTRICT, SAVE AND EXCEPT DEVIATIONS SPECIFIED IN THIS PD.
- THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT. ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSOR AND ASSIGNS, SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
- ROADWAY IMPROVEMENTS WILL BE MADE TO MITCHELL ROAD TO SUPPORT THIS DEVELOPMENT.
- ALL FIRE LANES SHALL MEET THE SPECIFICATIONS AND REQUIREMENTS BY THE CITY OF MANSFIELD.
- DRIVEWAY WIDTHS AND SPACING ALONG E. BROAD STREET AND MITCHELL ROAD SHALL COMPLY WITH THIS DEVELOPMENT PLAN.
- SIDEWALK WIDTHS SHALL BE AS FOLLOWS:

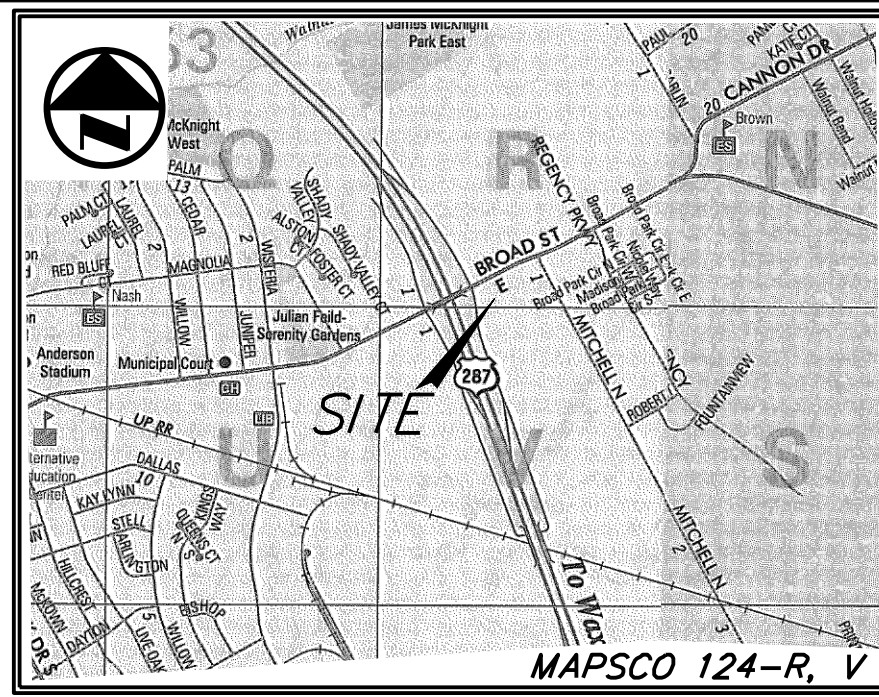
E. BROAD STREET - 6 FT
MITCHELL ROAD - 5 FT

- A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES AND COMMON AREAS.
- ONSITE AMENITY AREAS WILL BE INSTALLED ON THE LOCATION SHOWN ON THIS DEVELOPMENT PLAN.
- ALL WALL SIGNAGE ON LOT 1 WILL GENERALLY MATCH THE PROVIDED ELEVATIONS IN REGARDS TO THE QUANTITY, SIZE, STYLE, AND LOCATIONS OF SIGNS. ALL WALL SIGNAGE ON LOT 6 WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTIES AS OUTLINED IN THE ZONING ORDINANCE. ALL MONUMENT SIGNAGE AND UNIFIED DEVELOPMENT SIGNAGE WILL COMPLY WITH THE MASTER SIGN PLAN.
- DRIVE-THRU RESTAURANTS SHALL PROVIDE FOUR (4) STACKING SPACES BEFORE THE ORDER BOARD AND FOUR (4) STACKING SPACES BETWEEN THE ORDER BOARD AND THE TRANSACTION WINDOW.
- IN ADDITION TO THE PHARMACY AND RESTAURANT DRIVE-THRUS ON LOT 1, THE DEVELOPMENT IS ALLOWED A TOTAL OF ONE DRIVE-THRU ON LOT 1.
- ALL LANDSCAPE SETBACKS ALONG PROPERTY SHALL CONFORM TO THE MINIMUM SETBACK REQUIRED BY THE CITY OF MANSFIELD AND/OR AS REFLECTED HEREIN, EXCEPT FOR THE AREAS INDICATED ON PLAN BY "LSV" (AREA WHERE LANDSCAPE SETBACK VARIANCE IS REQUESTED). MINIMUM LANDSCAPE SETBACK ALONG LSV AREA SHALL BE NO LESS THAN 10 FEET.

LSV:

N. MITCHELL ROAD - 20 FT
US HIGHWAY 287 - 20 FT
E. BROAD STREET - 10 FT
SOUTHERN BOUNDARY - 10 FT
INTERSECTION 287/E. BROAD STREET - 10 FT
INTERSECTION E. BROAD STREET/MITCHELL ROAD - 10 FT

- LANDSCAPING ALONG E. BROAD STREET, MITCHELL ROAD, AND US HWY 287 SHALL COMPLY WITH THE LANDSCAPE PLAN ATTACHED TO THIS PD.
- FOR LOT 1, BUILDING ARTICULATION, MASSING, MATERIALS, OUTSIDE STORAGE, AND SCREENING FROM PUBLIC VIEWS WILL COMPLY WITH THE ELEVATIONS AND PLAN DETAILS PROVIDED WITH THIS PD.
- DEVELOPMENT WILL COMPLY WITH GROUND EQUIPMENT SCREENING.
- NO FOUNDATION PLANTINGS WILL BE REQUIRED FOR THIS DEVELOPMENT.
- PARAPET WALLS FOR EACH BUILDING IN THE DEVELOPMENT WILL BE RAISED TO FULLY SCREEN ROOFTOP EQUIPMENT.
- TXDOT APPROVAL IS REQUIRED FOR THE SOUTH DRIVEWAY ON THE US 287 FRONTAGE ROAD. THIS LOCATION HAS NOT YET BEEN APPROVED.



E6 VICINITY MAP

NOT TO SCALE

LEGEND	
EXISTING	PROPOSED

PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR:
CONSTRUCTION OR
BIDDING PURPOSES
Engineer: HECTOR M. LEON, PE
P.E. No.: 197570
Date: 08-16-2022

Westwood

Westwood
Phone: (214) 472-4640
Fax: (888) 937-5150
2001 Dallas Parkway, Suite 400
Plano, TX 75093
westwoodpa.com
Westwood Professional Services, Inc.
TSPS FIRM REGISTRATION NO. 107481

H-E-B

EXHIBIT B
DEVELOPMENT PLAN (ZC#18-008A)

HEB MANSFIELD STORE #
SEC E BROAD STREET AT MITCHELL ROAD
MANSFIELD, TEXAS 76003

SCALE: AS INDICATED
CONSUL:
PROJ. NO.: 0007945.05
DATE: 08/26/2022

SHEET NO.

C-1.1

B6 LEGEND

NOT TO SCALE

FLOODPLAIN INFORMATION

ACCORDING TO FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 48439C0480K DATED 09-25-2009 PREPARED BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TARRANT COUNTY, TEXAS, THIS PROPERTY IS WITHIN ZONE X.

LEGAL DESCRIPTION:

LOTS 1 AND 6, BLOCK 1
MANSFIELD RETAIL CENTER ADDITION

BENCHMARKS:

BENCHMARK #1

PLEASE BE ADVISED: THIS DOCUMENT MAY CONTAIN SENSITIVE AND/OR PROPRIETARY INFORMATION AND THEREFORE MUST BE TREATED AS A CONFIDENTIAL DOCUMENT. ACCEPTANCE OF THIS DOCUMENT CONSTITUTES AN AGREEMENT THAT THIS DOCUMENT AND THE INFORMATION CONTAINED HEREIN SHALL BE MAINTAINED AND TRANSMITTED IN A CONFIDENTIAL MANNER; NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, RELEASED OR DISTRIBUTED WITHOUT THE EXPRESS WRITTEN PERMISSION OF HEB GROCERY. ANY DISTRIBUTION TO NON-H.E.B. ENTITIES OR PERSONS MUST BE SUBJECT TO A WRITTEN CONFIDENTIALITY AGREEMENT.

A6 PROJECT INFO

NOT TO SCALE