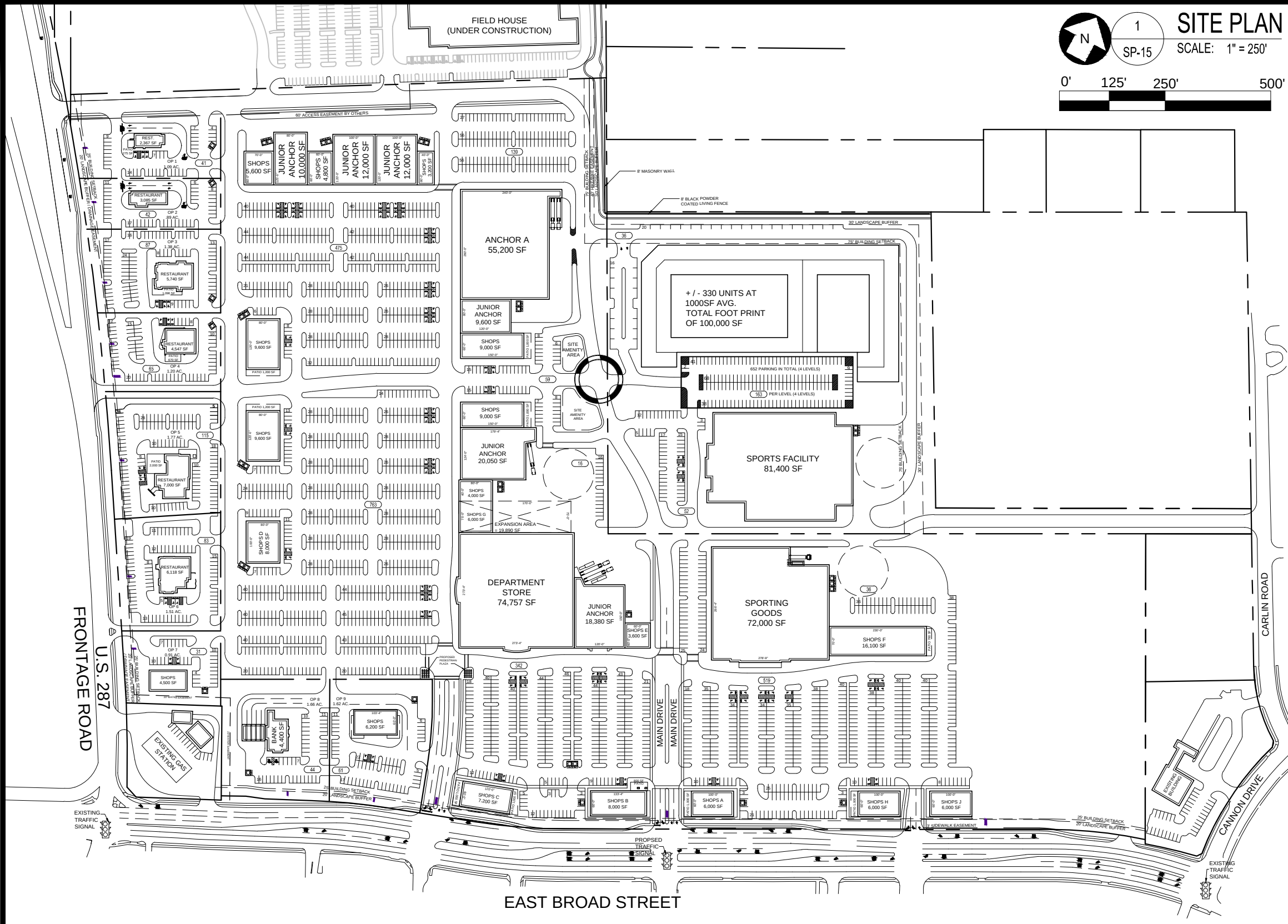




PROJECT DATA OVERALL

RETAIL BUILDINGS		
DEPARTMENT STORE	74,757	SF
ANCHOR A	55,200	SF
SPORTING GOODS STORE	72,000	SF
SHOPS/JUNIOR ANCHORS	153,730	SF
RESTAURANT (NOT INCLUDING 9,980 SF OF PATIO)	50,000	SF
TOTAL PROJECT AREA	405,687	SF

RETAIL PARKING		
ANCHOR PARKING REQ'D(3.3/1000 SF)	667	SPACES
SHOPS PARKING REQ'D (3.3/1000 SF)	504	SPACES
RESTAURANT (10.0/1000 SF)	500	SPACES
RESTAURANT PATIO PARKING (10.0/1000SF)	100	SPACES
TOTAL PARKING REQUIRED	1,771	SPACES
TOTAL PARKING PROVIDED	2,349	SPACES
PARKING RATIO PROVIDED	5.79	/1,000 SF

OUTPARCELS	ACREAGE		SQUARE FOOTAGE	PARKING COUNT	PARKING RATIO	
OP 1 (REST.)	1.09	AC.	2,367 SF.	41	17.3	/1000
OP 2 (REST.)	0.89	AC.	3,085 SF.	42	13.6	/1000
OP 3 (REST.)	1.38	AC.	5,740 SF.	87	15.2	/1000
OP 4 (REST.)	1.20	AC.	4,547 SF.	65	14.3	/1000
OP 5 (REST.)	1.77	AC.	7,000 SF.	115	16.4	/1000
OP 6 (REST.)	1.51	AC.	6,118 SF.	83	13.6	/1000
OP 7 (SHOPS)	0.91	AC.	4,500 SF.	31	6.9	/1000
OP 8 (BANK)	1.66	AC.	4,400 SF.	44	10.0	/1000
OP 9 (REST.)	1.62	AC.	6,200 SF.	61	9.8	/1000

CLIENT

GEYER MORRIS
COMPANY

4849 GREENVILLE AVE, STE 1375. DALLAS, TX 75206. 214-458-4808

PROJECT

SHOPS @ BROAD STREET

MANSFIELD, TX

JOB NUMBER

1540715

DATE

06.27.16

BY

KMC

DRAWING

EXHIBIT B

SP-15 SITE PLAN

ZC # 16 - 008


PHILLIPS
architects + engineers
THE PALISADES
5901 PEACHTREE DUNWOODY RD.
BUILDING A, SUITE 450
ATLANTA, GA 30328
770.394.1616

**POINTS CONSIDERED FOR BUILDING DESIGN PER
COMMUNITY DESIGN STANDARDS:**

1) Section 4600-A:

Note # 1- Materials Allowed - 70% Masonry and 30% masonry-like
*** This option has 72% Masonry Veneer, with 12% Masonry-like material, and 16% Non-Masonry material.

2) Section 4600-9:

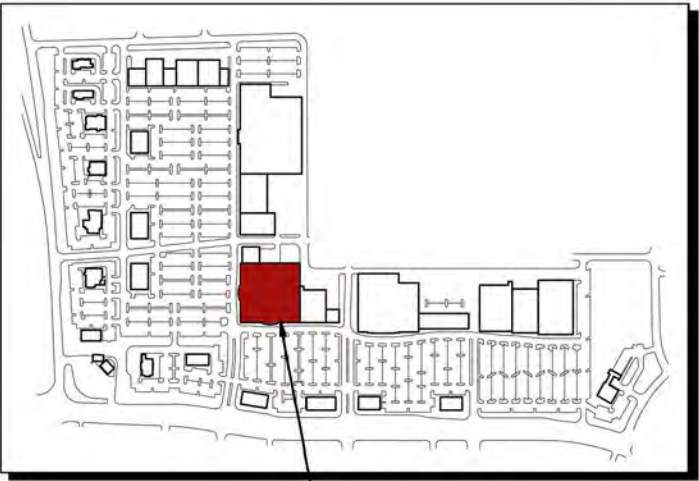
Note #4 - Projections or Recesses - 4'-0" Deep x 4'-0" Wide projection change requirement within a 50' span of facade.
*** This option has 4'-0" Deep x 4'-0" Wide plane change articulation on the facade located 94' along the facade.

Note # 6 - Repeating horizontal pattern

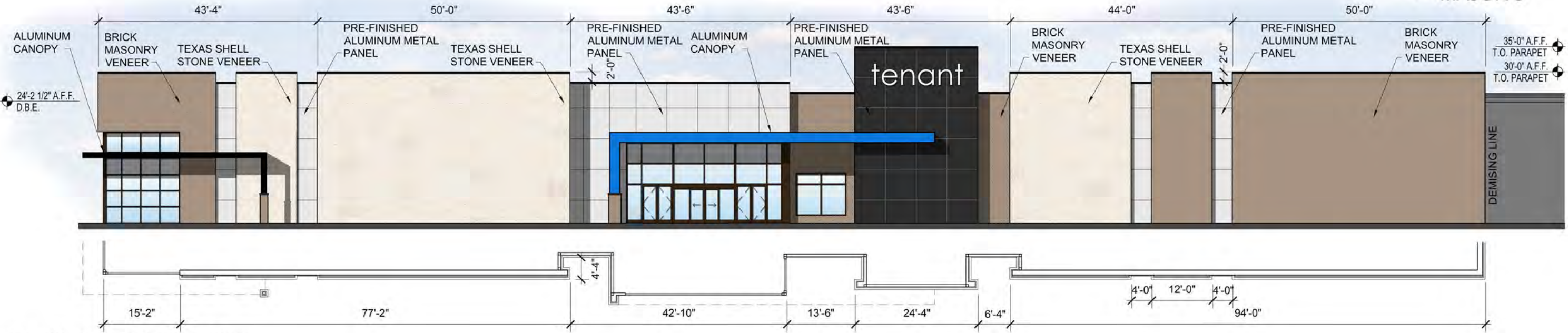
*** This option has horizontal repeating patterns on the facade, including metal canopy, cornices and reveals to comply with the requirement

2) Section 7301-1 - RTU Screening:

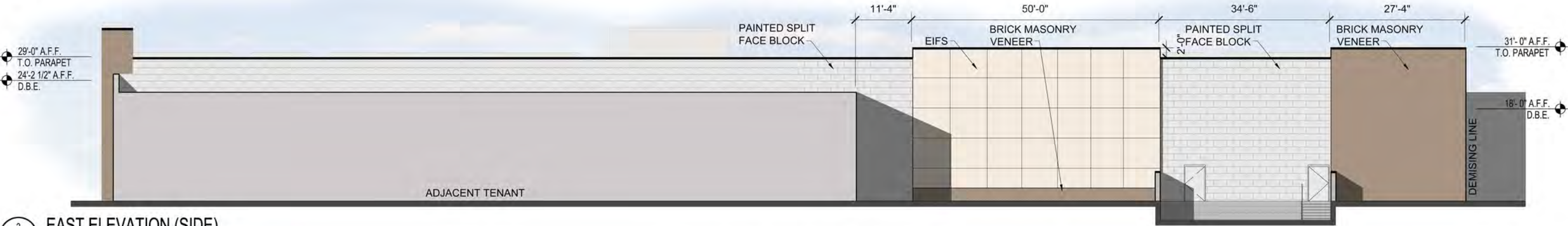
Note # 2b - Parapet wall heights - Must be 12" higher than RTU height
*** The lowest parapet height level with top of RTU's. All mechanical equipments are screened



MAJOR J



1 SOUTH ELEVATION (FRONT)
SCALE: N.T.S.



2 EAST ELEVATION (SIDE)
SCALE: N.T.S.

POINTS CONSIDERED FOR BUILDING DESIGN PER
COMMUNITY DESIGN STANDARDS:

1) Section 4600-A:

Note # 1- Materials Allowed - 70% Masonry and 30% masonry-like

*** This option has 72% Masonry Veneer, with 12% Masonry-like material, and 16% Non-Masonry material.

2) Section 4600-9:

Note #4 - Projections or Recesses - 4'-0" Deep x 4'-0" Wide projection change requirement within a 50' span of facade.

*** This option has 4'-0" Deep x 4'-0" Wide plane change articulation on the facade located 94' along the facade.

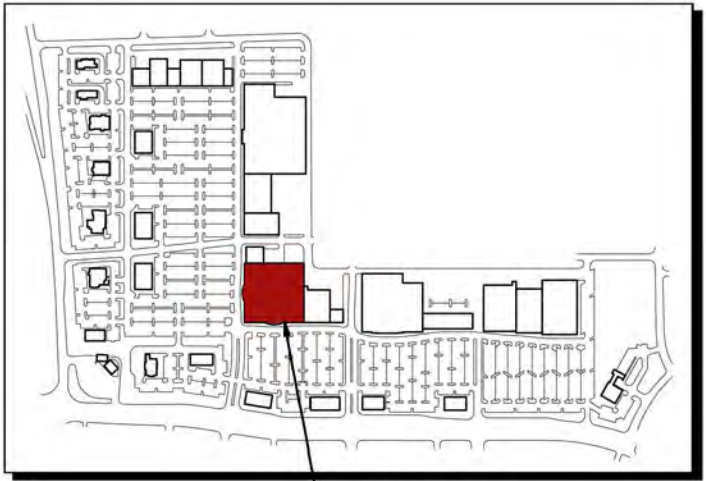
Note # 6 - Repeating horizontal pattern

*** This option has horizontal repeating patterns on the facade, including metal canopy, cornices and reveals to comply with the requirement

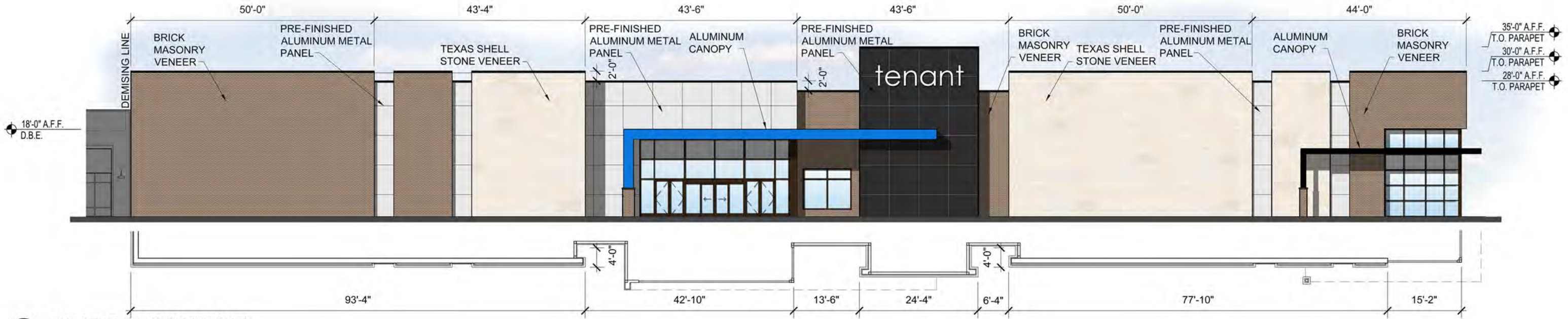
2) Section 7301-1 - RTU Screening:

Note # 2b - Parapet wall heights - Must be 12" higher than RTU height

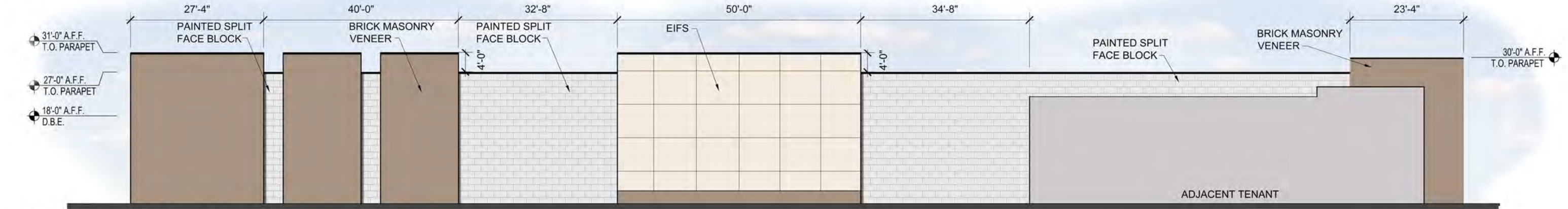
*** The lowest parapet height level with top of RTU's. All mechanical equipments are screened



MAJOR J



1 WEST ELEVATION (FRONT)
SCALE: N.T.S.



2 NORTH ELEVATION (SIDE)
SCALE: N.T.S.



1 NORTH ELEVATION (FRONT)
SCALE: 1/16" = 1'-0"



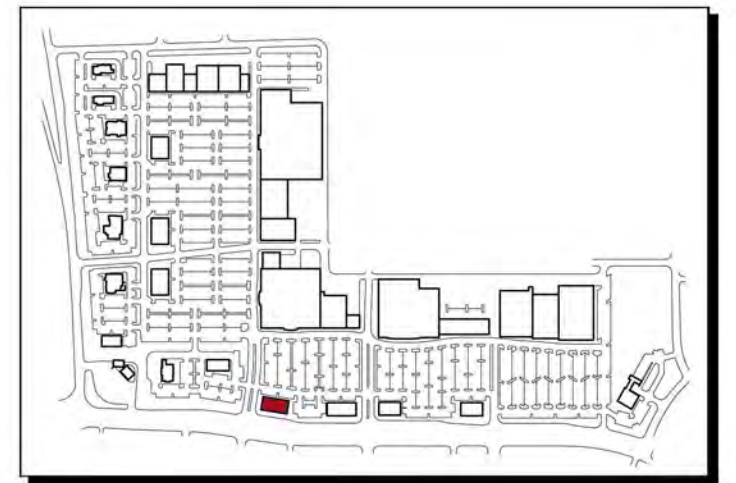
2 EAST ELEVATION (SIDE)
SCALE: 1/16" = 1'-0"



3 WEST ELEVATION (SIDE)
SCALE: 1/16" = 1'-0"

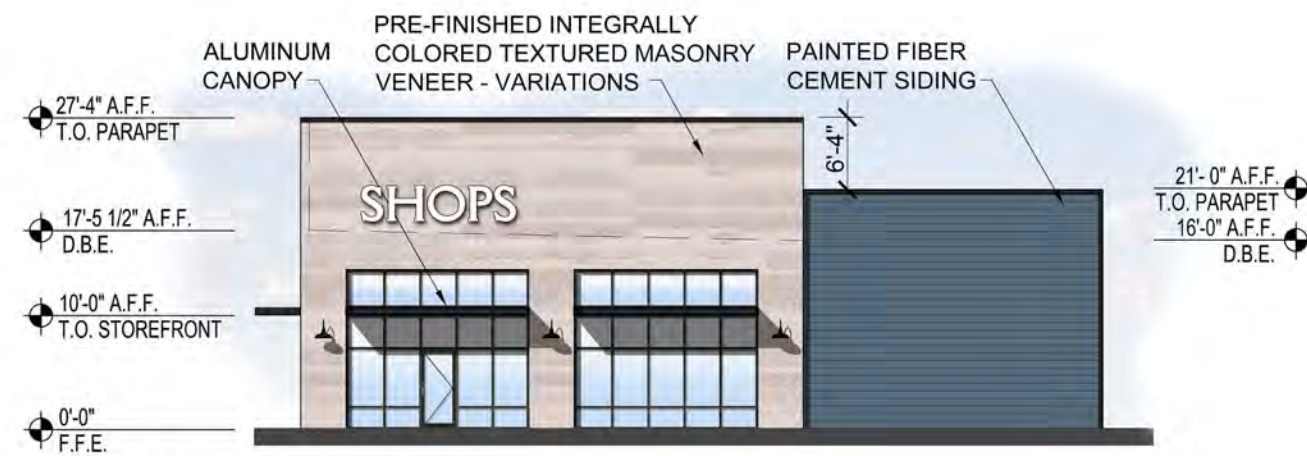


4 SOUTH ELEVATION (REAR)
SCALE: 1/16" = 1'-0"



POINTS CONSIDERED FOR BUILDING DESIGN PER COMMUNITY DESIGN STANDARDS:

- 1) Section 4600-A:
Note # 1- Materials Allowed - 70% Masonry and 30% masonry-like
*** This option has Polished split face (60%) and Fiber Cement Siding (40%) as main facade elements
- 2) Section 4600-9:
Note #4 - Projections or Recesses - 4'-0" Deep x 4'-0" Wide projection change requirement
*** This option has 2'-0" Deep x 4'-0" Wide plane change articulation on the facade
- Note # 6 - Repeating horizontal pattern
*** This option has horizontal repeating patterns on the facade, including Metal Canopy with tie rods, Metal Fascia band, Awning, Eye brow channel and cornices to comply with the requirement
- 2) Section 7301-1 - RTU Screening:
Note # 2b - Parapet wall heights - Must be 12" higher than RTU height
*** The lowest parapet height will match top of RTU's. All mechanical equipments are screened from view.
- 3) Section 7100-7 - Sign Design:
Note E2 - Additional wall signs - Additional wall signs are not allowed on the rear facade of the building
*** This option has additional signs on the rear of the building to emphasize tenant and increase visibility



2 EAST ELEVATION (SIDE)
FA-4.0 SCALE: 1/16" = 1'-0"

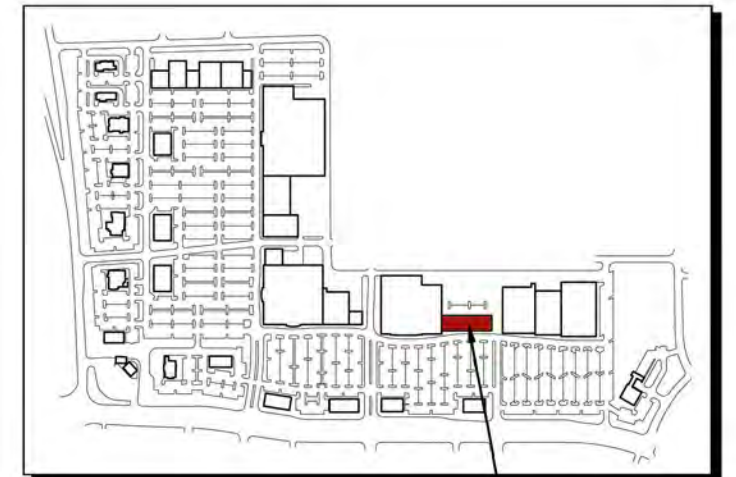
POINTS CONSIDERED FOR BUILDING DESIGN PER COMMUNITY DESIGN STANDARDS:

1) Section 4600-A:
Note # 1 - Materials Allowed - 70% Masonry and 30% masonry-like
*** This option has 68% Masonry Veneer, with 32% Masonry-like material.

2) Section 4600-9:
Note #4 - Projections or Recesses - 4'-0" Deep x 4'-0" Wide projection change requirement
*** This option has 2'-0" Deep x 4'-0" Wide plane change articulation on the facade

Note # 6 - Repeating horizontal pattern
*** This option has horizontal repeating patterns on the facade, including metal canopy, awning, eye brow channel and cornices to comply with the requirement

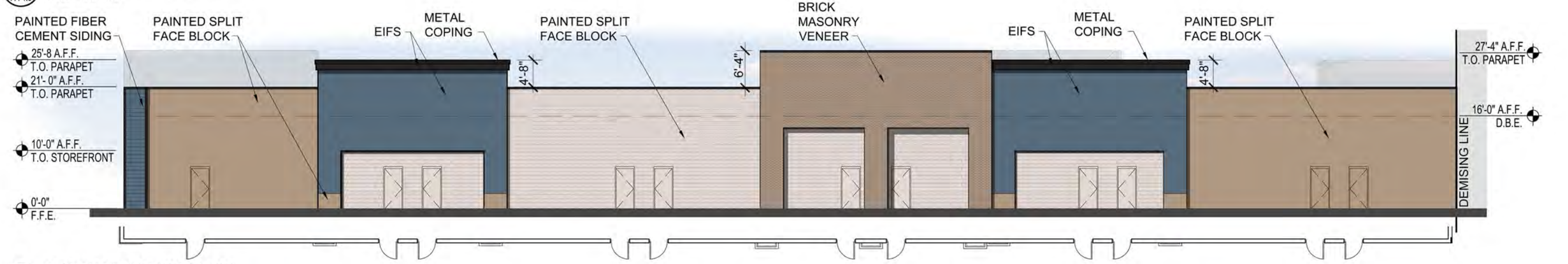
2) Section 7301-1 - RTU Screening:
Note # 2b - Parapet wall heights - Must be 12" higher than RTU height
*** The lowest parapet height level with top of RTU's. All mechanical equipments are screened from view.



SHOPS F



1 SOUTH ELEVATION (FRONT)
FA-4.0 SCALE: 1/16" = 1'-0"

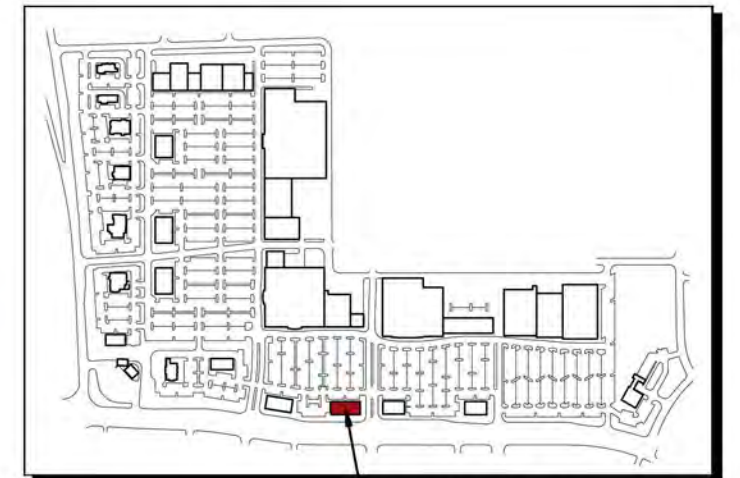


3 NORTH ELEVATION (REAR)
FA-4.0 SCALE: 1/16" = 1'-0"

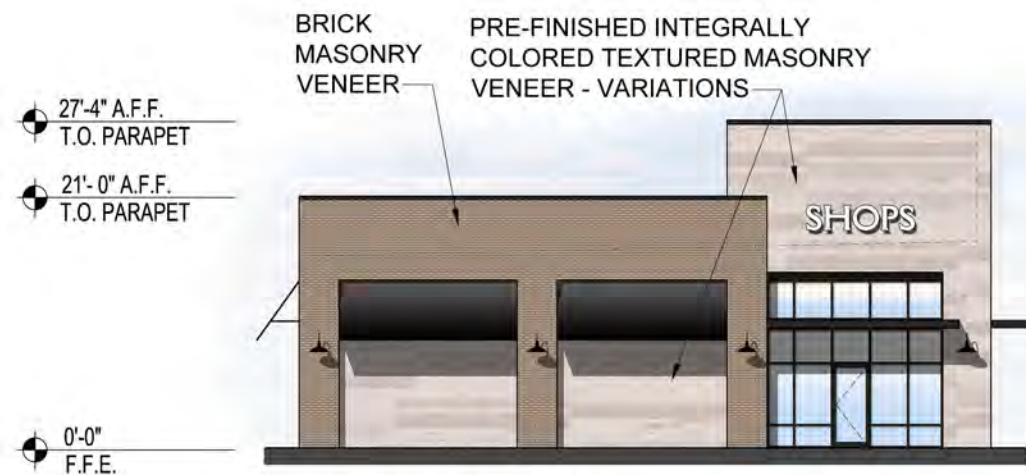




1 NORTH ELEVATION (FRONT)
SCALE: 1/16" = 1'-0"



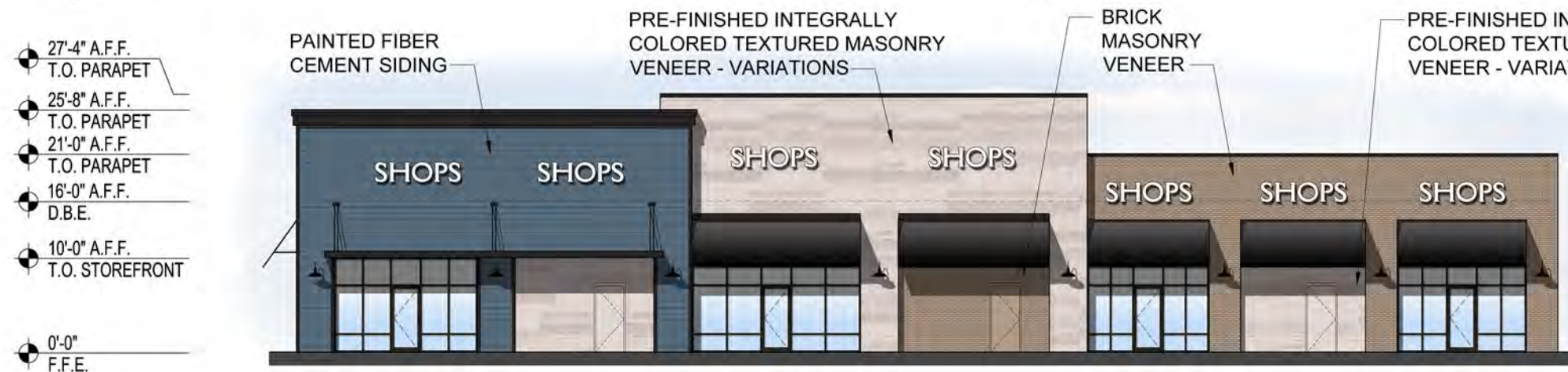
SHOPS B



3 WEST ELEVATION (SIDE)
SCALE: 1/16" = 1'-0"



2 EAST ELEVATION (SIDE)
SCALE: 1/16" = 1'-0"



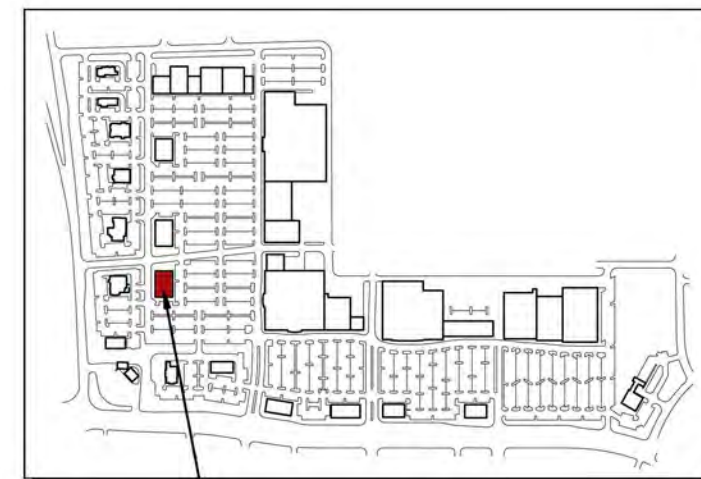
4 SOUTH ELEVATION (REAR)
SCALE: 1/16" = 1'-0"

- 27'-4" A.F.F.
T.O. PARAPET
- 25'-8" A.F.F.
T.O. PARAPET
- 21'-0" A.F.F.
T.O. PARAPET
- 17'-8" A.F.F.
D.B.E
- 10'-0" A.F.F.
T.O. STOREFRONT
- 0'-0" A.F.F.
F.F.E



1 EAST ELEVATION (FRONT)

DA-4.0 SCALE: 1/16" = 1'-0"



SHOPS D

- 22'-4" A.F.F.
T.O. PARAPET
- 21'-0" A.F.F.
T.O. PARAPET
- 10'-0" A.F.F.
T.O. STOREFRONT
- 0'-0" A.F.F.
F.F.E



2 NORTH ELEVATION (SIDE)

DA-4.0 SCALE: 1/16" = 1'-0"

- 24'-4" A.F.F.
T.O. PARAPET
- 21'-0" A.F.F.
T.O. PARAPET
- 10'-0" A.F.F.
T.O. STOREFRONT
- 0'-0" A.F.F.
F.F.E



3 SOUTH ELEVATION (SIDE)

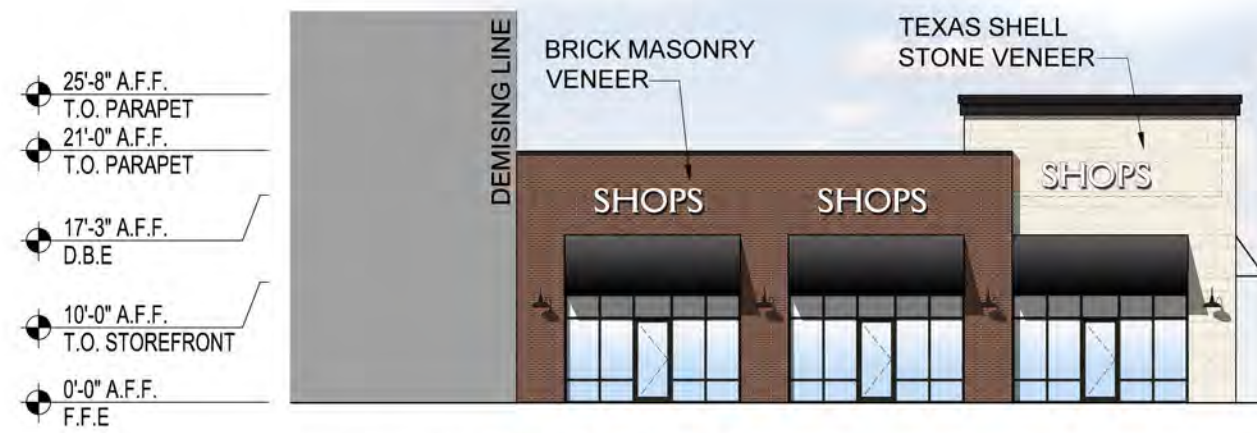
DA-4.0 SCALE: 1/16" = 1'-0"

- 23'-8" A.F.F.
T.O. PARAPET
- 22'-4" A.F.F.
T.O. PARAPET
- 21'-0" A.F.F.
T.O. PARAPET
- 16'-0" A.F.F.
D.B.E
- 10'-0" A.F.F.
T.O. STOREFRONT
- 0'-0" A.F.F.
F.F.E



4 WEST ELEVATION (REAR)

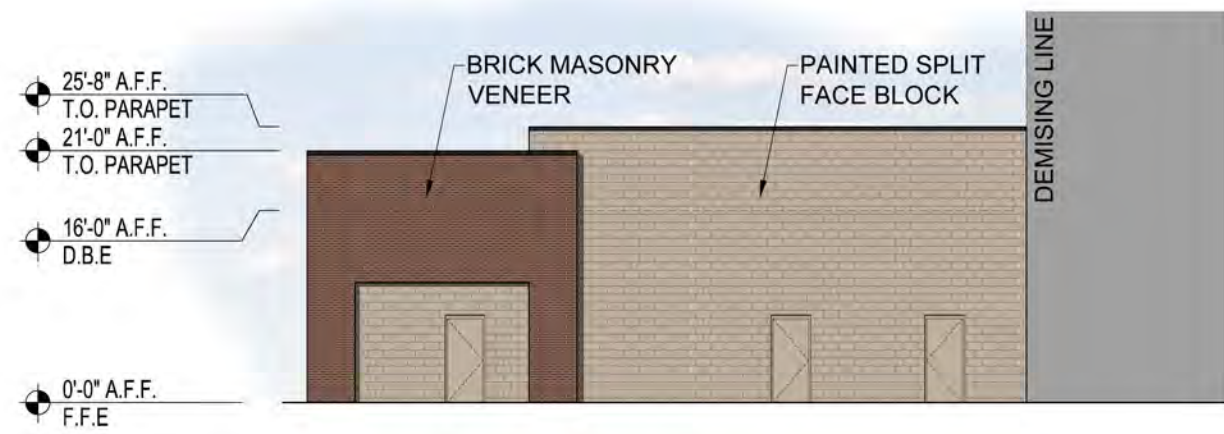
DA-4.0 SCALE: 1/16" = 1'-0"



1 SOUTH ELEVATION (FRONT)
EA-4.0 SCALE: 1/16" = 1'-0"



2 EAST ELEVATION (SIDE)
EA-4.0 SCALE: 1/16" = 1'-0"



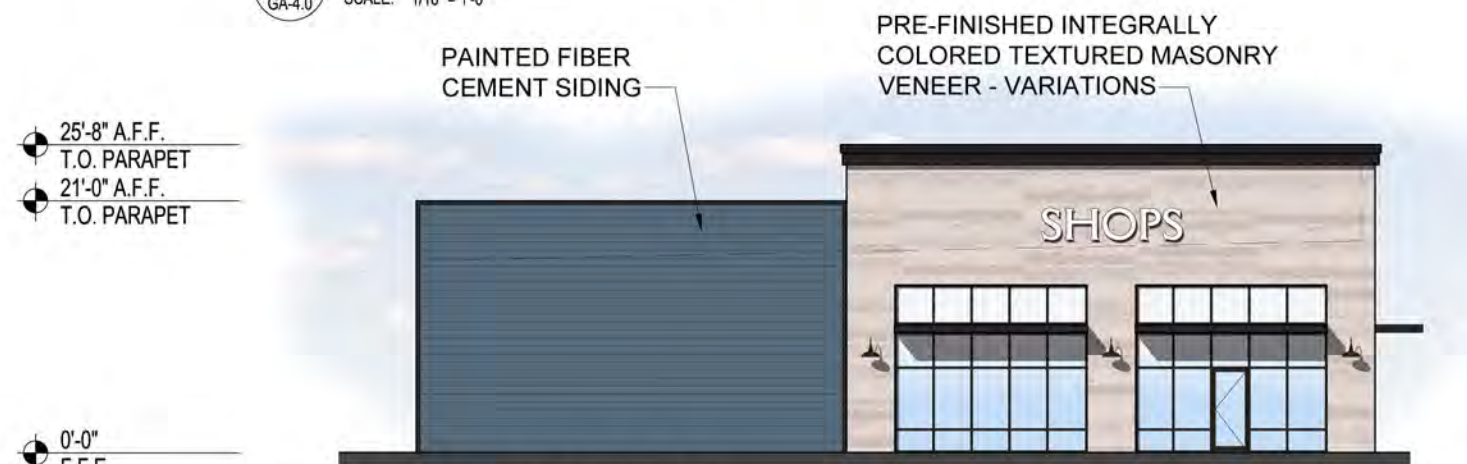
3 NORTH ELEVATION (REAR)
EA-4.0 SCALE: 1/16" = 1'-0"



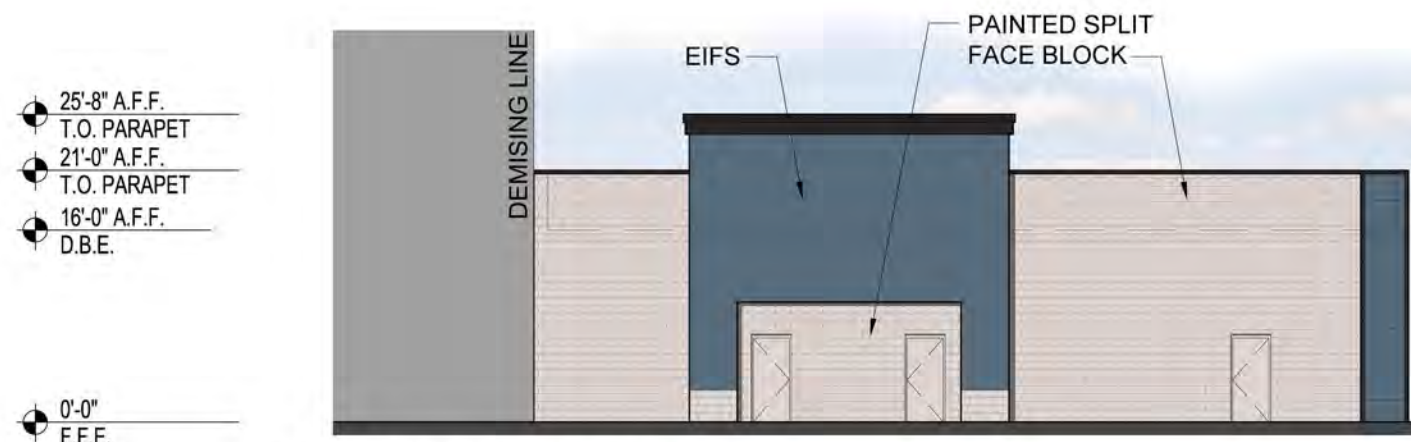
SHOPS E



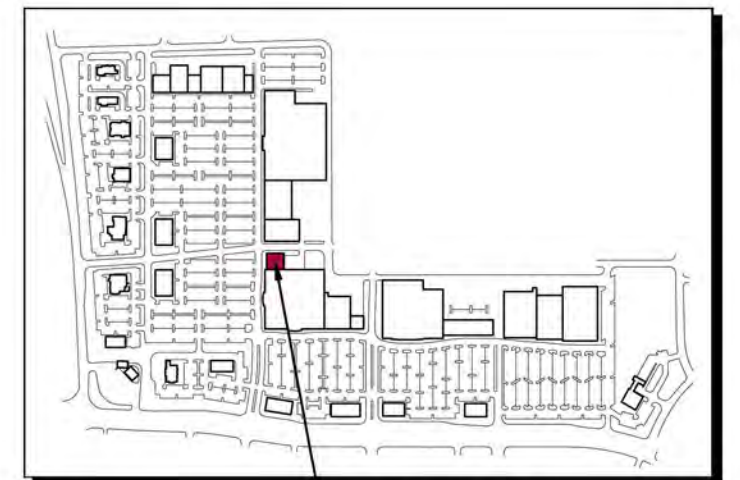
1 WEST ELEVATION (FRONT)
GA-4.0 SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION (SIDE)
GA-4.0 SCALE: 1/16" = 1'-0"



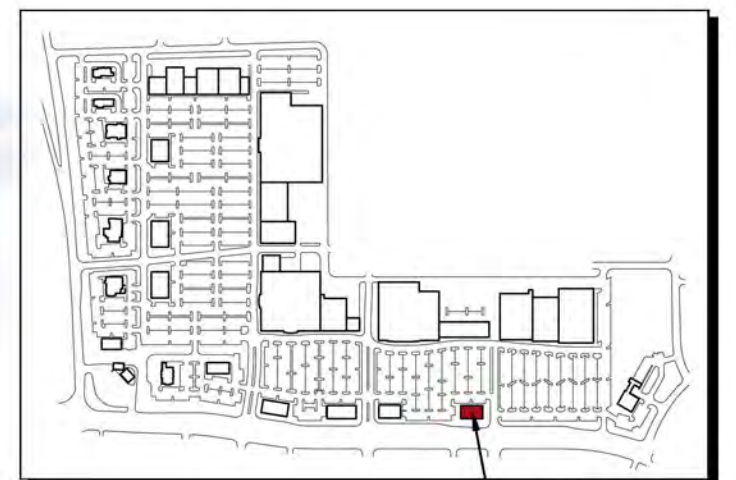
3 EAST ELEVATION (REAR)
GA-4.0 SCALE: 1/16" = 1'-0"



SHOPS G



1 NORTH ELEVATION (FRONT)
HA-4.0 SCALE: 1/16" = 1'-0"



SHOPS H



3 EAST ELEVATION (SIDE)
HA-4.0 SCALE: 1/16" = 1'-0"



2 WEST ELEVATION (SIDE)
HA-4.0 SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION (REAR)
HA-4.0 SCALE: 1/16" = 1'-0"