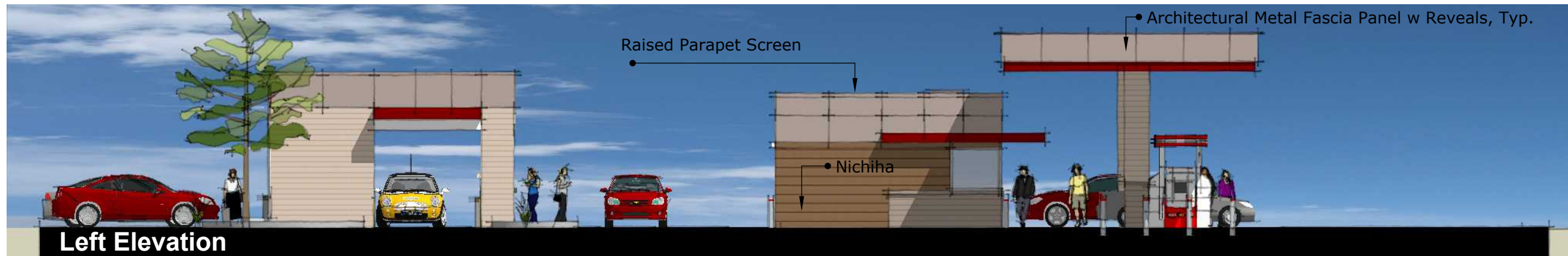


Revised
6-16-16
6-17-16

Mansfield FS/CW

Preliminary Schematic Design Submittal



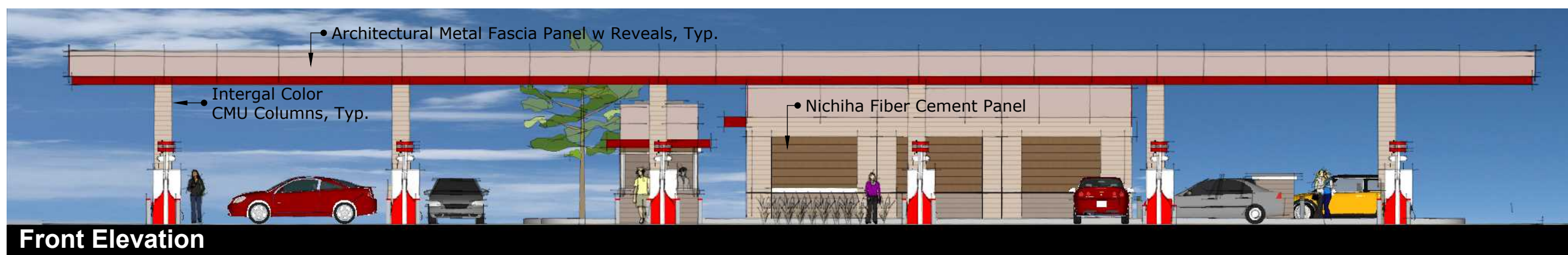
MATERIAL CALCULATIONS: 63% Architectural Integral Color CMU, 25% Architectural Split Face CMU, 12% Architectural Metal



MATERIAL CALCULATIONS: 52% Architectural Integral Color CMU, 35% Architectural Split Face CMU, 13% Architectural Metal



MATERIAL CALCULATIONS: 60% Architectural Integral Color CMU, 25% Architectural Split Face CMU, 12% Architectural Metal, 3% Nichiha

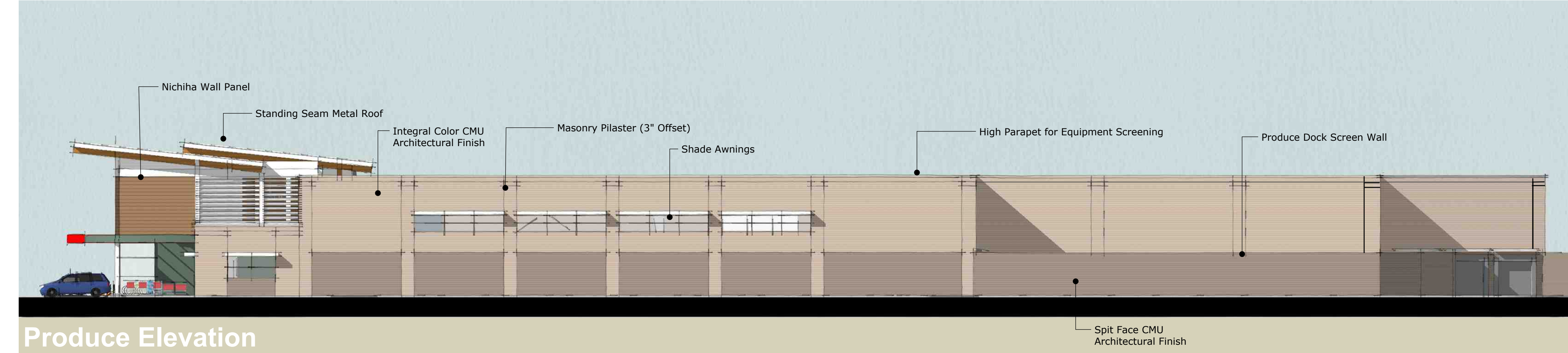


MATERIAL CALCULATIONS: 32% Architectural Integral Color CMU, 52% Architectural Split Face CMU, 10% Architectural Metal, 6% Nichiha Fiber Cement Panels

Previously Approved Plan

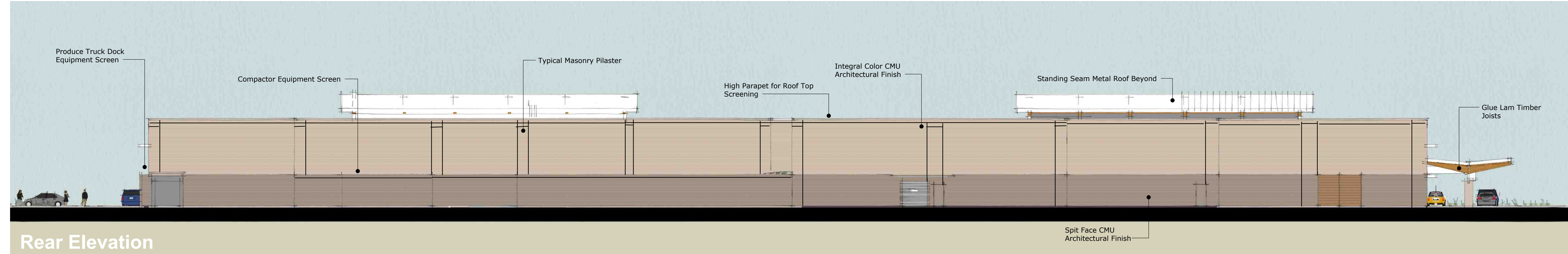
DATE:
5-25-16

DRAWN
BY:
KV



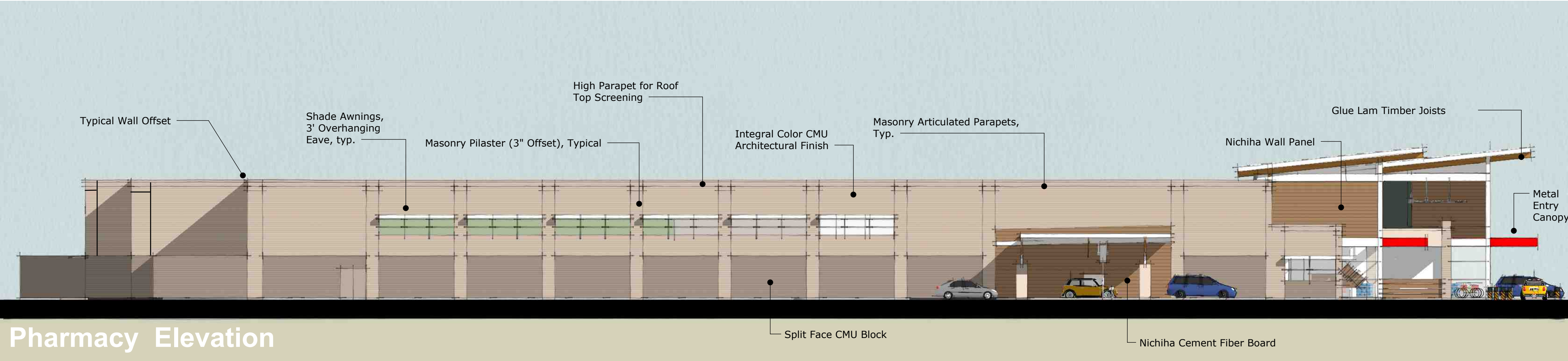
Produce Elevation

Material Calculations: 63% Architectural Integral Color CMU , 25% Architectural Split Face CMU, 1% Nicha Fiber Cement Board1% Grey Glass



Rear Elevation

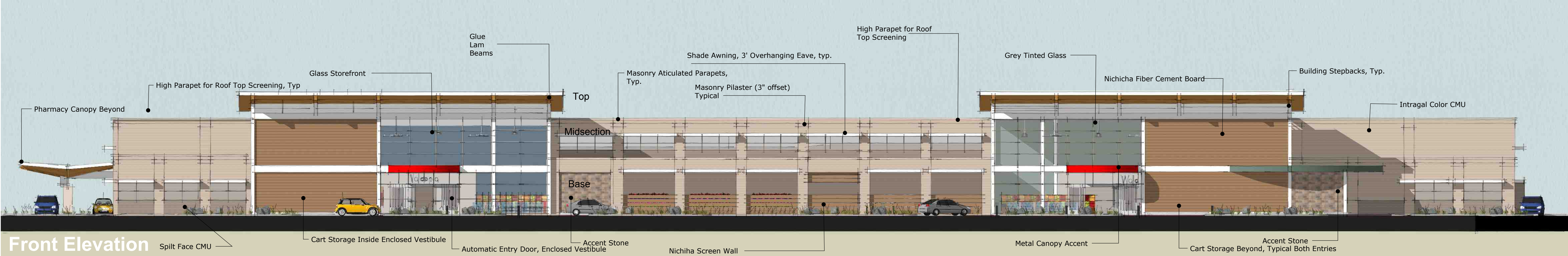
Material Calculations: 66% Architectural Integral Color CMU , 35% Architectural Split Face CMU,



Pharmacy Elevation

Material Calculations: 63% Architectural Integral Color CMU , 25% Architectural Split Face CMU, 1% Nicha Fiber Cement Board1% Grey Glass

Notes:
Masonry articulated parapets will be a 3 course running bond offset horizontally from the course below by 2 inches. Plasters will be a 3 inch offset from the wall plane.

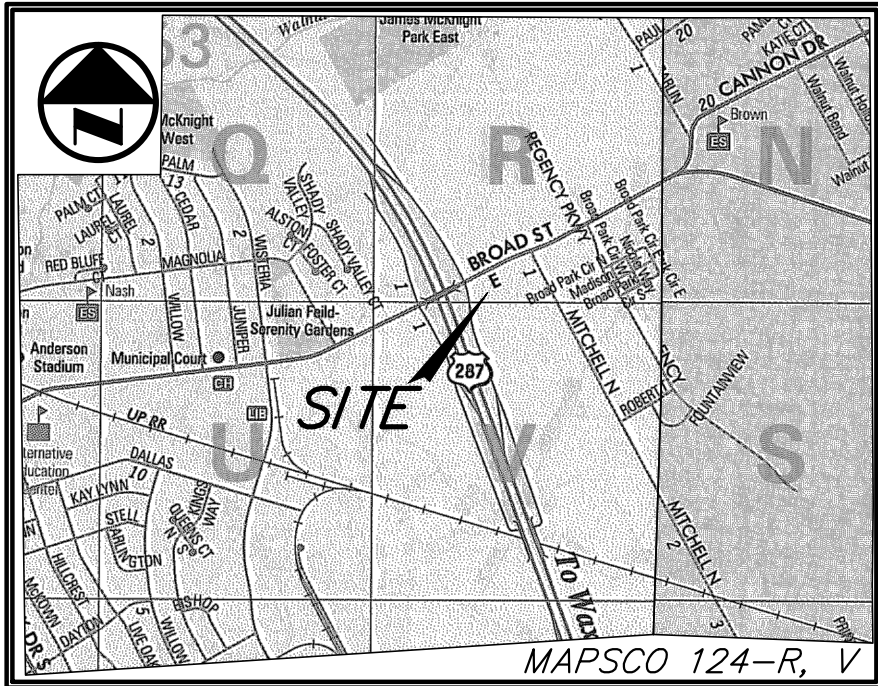
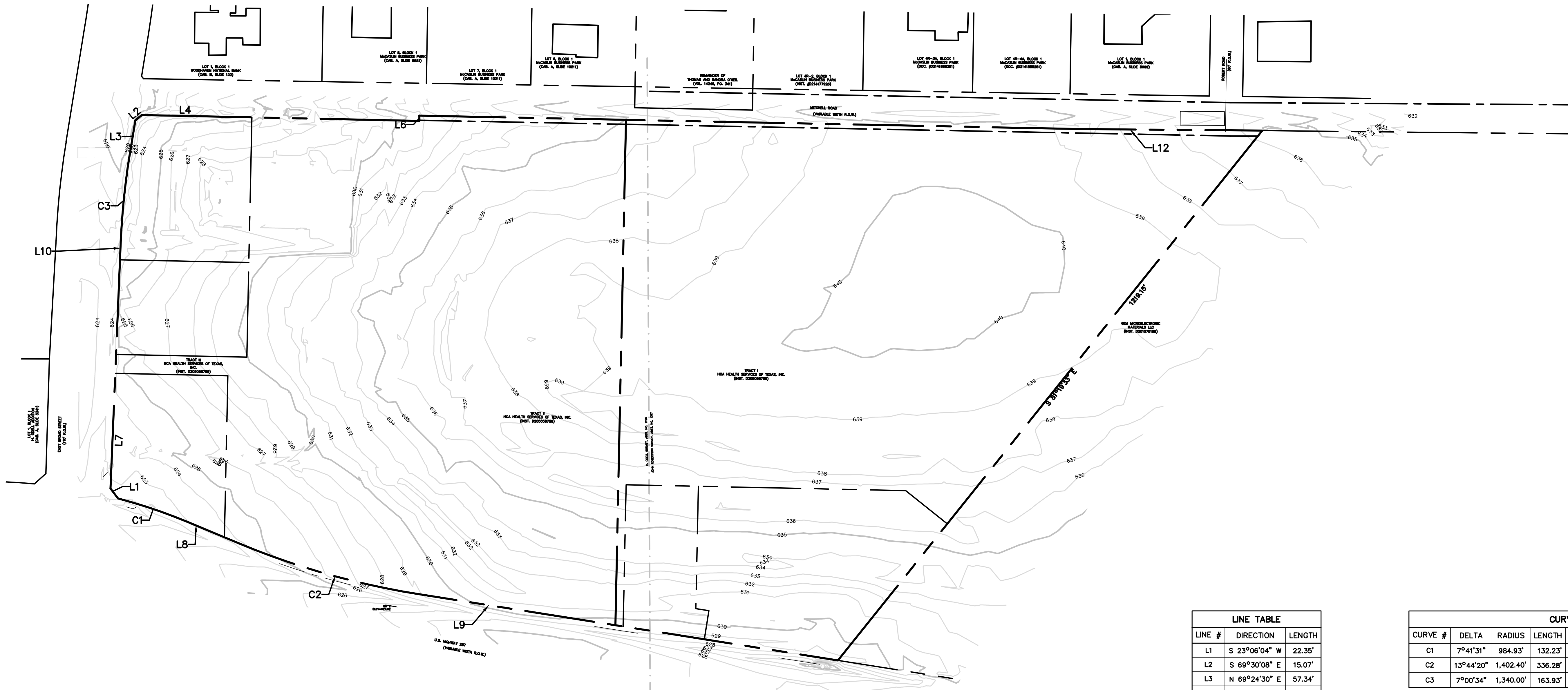


Front Elevation

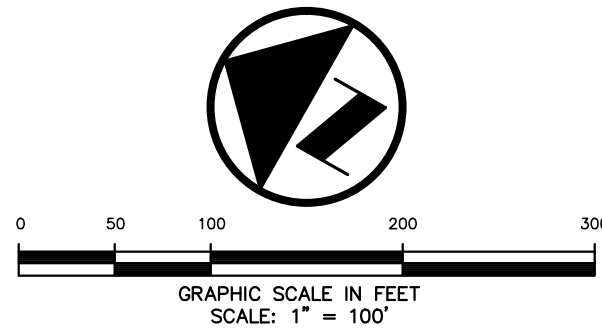
Material Calculations: 30% Architectural Integral Color CMU, 26% Grey Glasss, 26% Acrhutectural Split Face CMU, 17% Nichiha Fiber Cement Board, 1% Accent Stone

Previously Approved Plan

H:\ECON_05/25/2016 - 11:25AM
C:\USERS\HMLEON\APPDATA\LOCAL\TEMP\ACUPUB\H_2044\1630-15-056-ZONING EXHIBIT.DWG
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VICINITY MAP
NOT TO SCALE



LEGEND

- | | |
|--------|----------------------------|
| B. | BOLLARD |
| EM | ELECTRIC METER |
| PP | POWER POLE |
| L.S. | LIGHT STANDARD |
| WM | WATER METER |
| WV | WATER VALVE |
| ICV | IRRIGATION CONTROL VALVE |
| FH | FIRE HYDRANT |
| FDC | FIRE DEPARTMENT CONNECTION |
| CO | CLEAN OUT |
| MH | MANHOLE |
| GM | GAS METER |
| TSC | TRAFFIC SIGNAL CONTROL |
| TSP | TRAFFIC SIGNAL POLE |
| SIG | TRAFFIC SIGN |
| TELE | TELEPHONE BOX |
| TV | TV BOX |
| FP | FLAG POLE |
| --- | PROPERTY LINE |
| O.H.L. | O.H. POWER LINES |
| F.O. | FIBER OPTIC |
| X | FENCE |
| (C.M.) | EXISTING CONTOURS |
| | CONTROLLING MONUMENT |

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 23°06'04" W	22.35'
L2	S 69°30'08" E	15.07'
L3	N 69°24'30" E	57.34'
L4	S 28°47'44" E	479.88'
L6	N 58°52'37" E	9.40'
L7	N 62°22'31" E	421.97'
L8	N 07°20'04" W	99.94'
L9	N 21°00'36" W	761.53'
L10	N 62°28'11" E	20.24'
L12	S 29°30'44" E	329.35'

CURVE TABLE					
CURVE #	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	7°41'31"	984.93'	132.23'	66.21'	N 11°17'52" W
C2	13°44'20"	1,402.40'	336.28'	168.95'	S 14°14'11" E
C3	7°00'34"	1,340.00'	163.93'	82.07'	S 65°54'13" W

4. THE SUBJECT PROPERTY IS SHOWN ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS COMMUNITY PANEL NUMBER 48439C0490K, DATED SEPTEMBER 25, 2009. ALL OF THE SUBJECT PROPERTY IS INDICATED TO BE IN ZONE "X" ON SAID MAP. RELEVANT ZONES ARE DEFINED ON SAID MAP AS FOLLOWS:

ZONE "X" - AREAS DETERMINED TO BE OUTSIDE OF THE 500-YR FLOOD PLAIN.

THIS FLOOD STATEMENT REGARDING FLOODING DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR AND/OR ENGINEER.

ZONING EXHIBIT "A"
33.7617 ACRE TRACT
LOCATED IN THE CITY OF MANSFIELD, TEXAS
AND BEING OUT OF THE
H. ODELL SURVEY, ABSTRACT No. 1196 AND
THE JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317
TARRANT COUNTY, TEXAS

PREPARED FOR:

Mr. John E. Rose III, P.E.
H-E-B Grocery Company
3890 Northwest Highway
Suite 300
Dallas, Texas 75220
(214) 680-7600 (PHONE)



1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430
(214) 437-4640 PHONE
(888) 937-5150 TOLL FREE
WWW.WESTWOODPS.COM

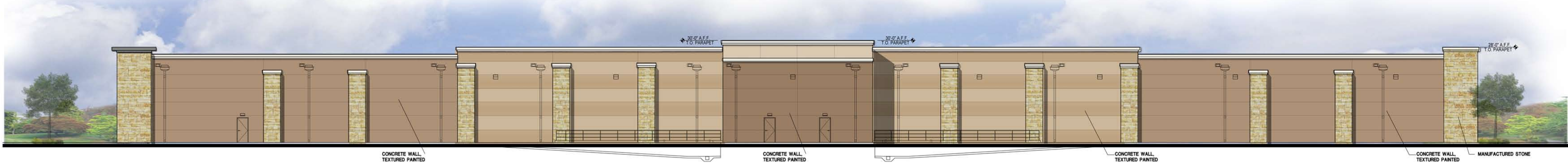
PREPARED	05-25-2016
SURVEYED	12-24-2015
SCALE:	1" = 100'
PI NUMBER	R0007945.00
DRAWN BY:	RLG
CHECKED BY:	AWS

DWG NO: 1630-15-056-ZONING EXHIBIT.DWG

Previously Approved Plan



WEST ELEVATION



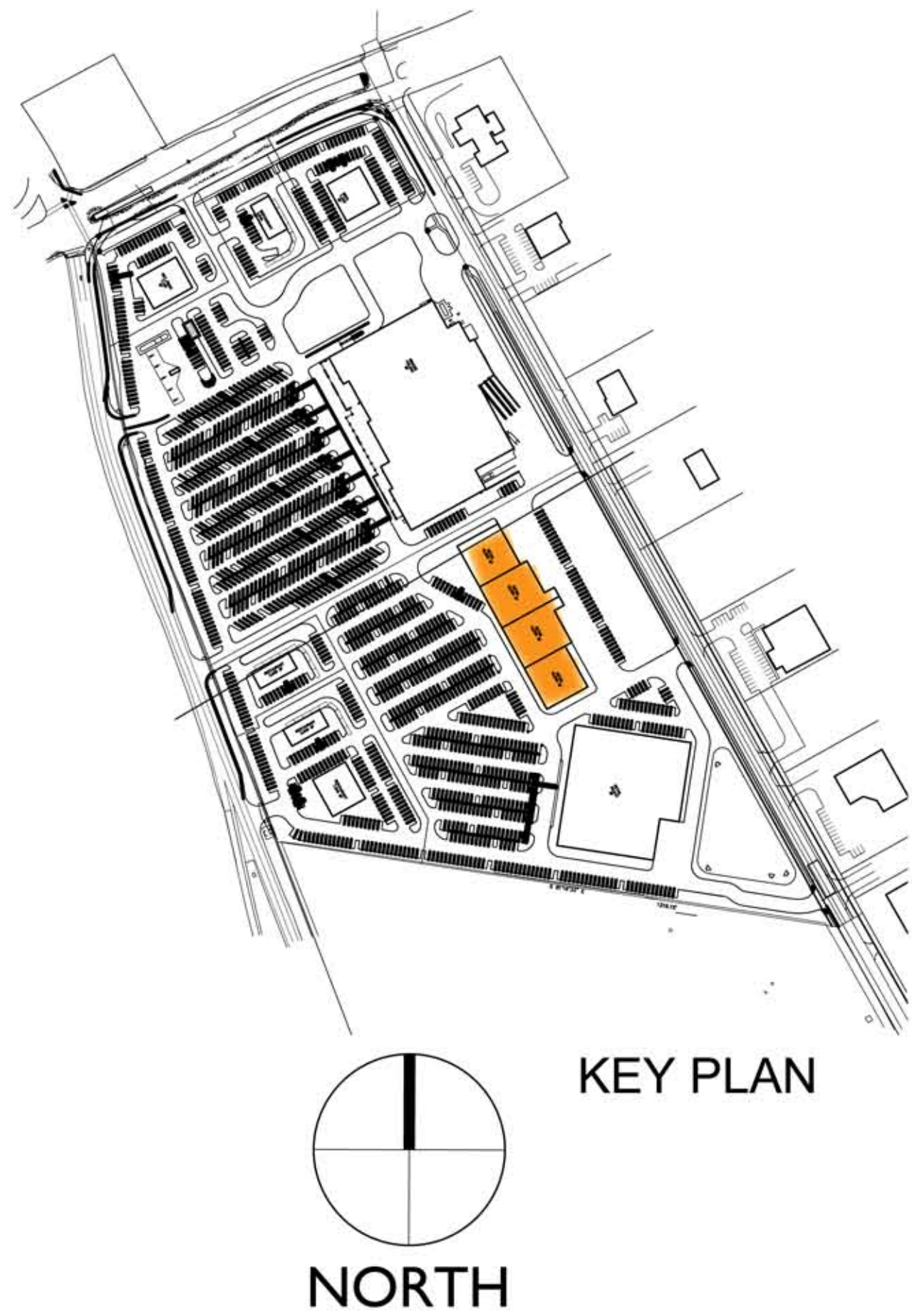
EAST ELEVATION



SOUTH ELEVATION

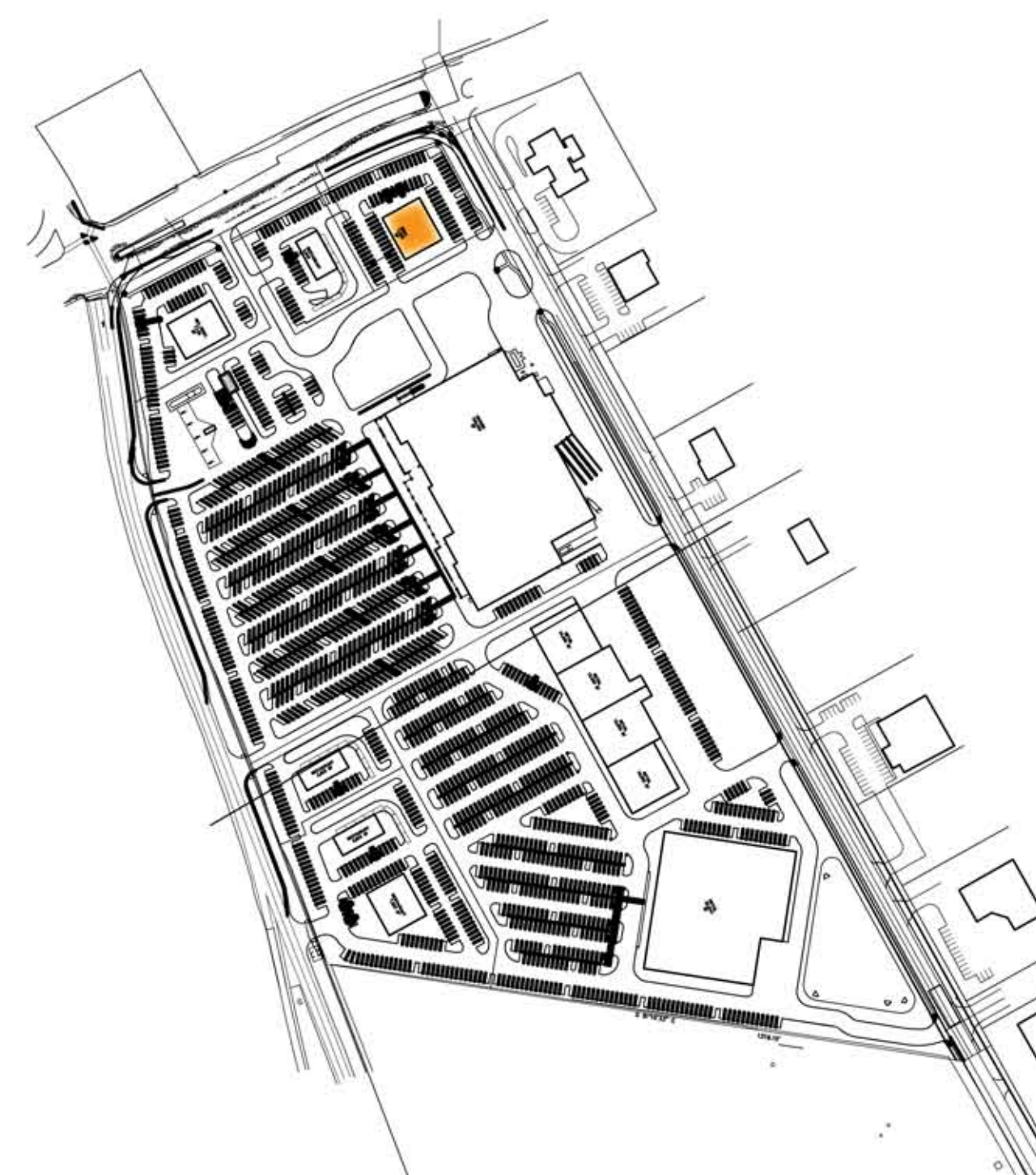


NORTH ELEVATION



KEY PLAN





KEY PLAN



NORTH ELEVATION



SOUTH ELEVATION

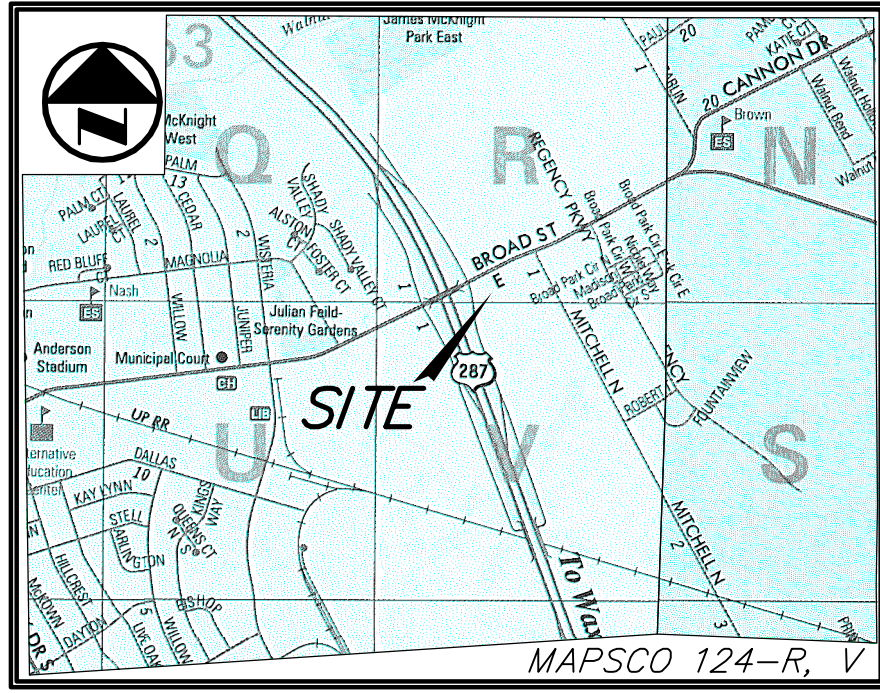
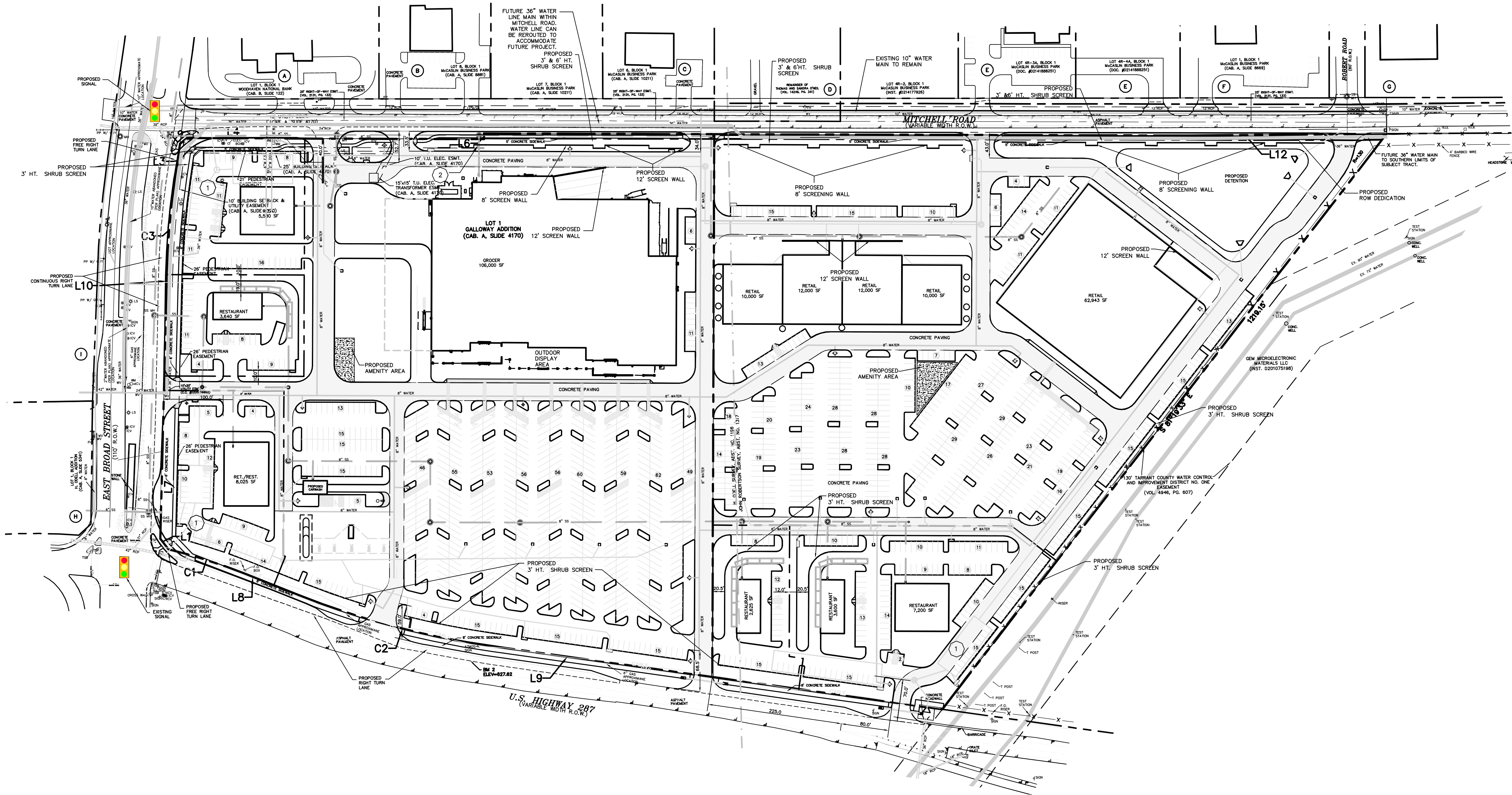


EAST ELEVATION

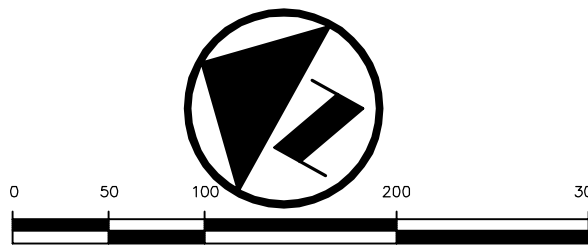


WEST ELEVATION

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VICINITY MAP
NOT TO SCALE



LEGEND

B.	BOLLARD
EM	ELECTRIC METER
PP	POWER POLE
LS	LIGHT STANDARD
WM	WATER METER
WV	WATER VALVE
ICV	IRRIGATION CONTROL VALVE
FH	FIRE HYDRANT
FDC	FIRE DEPARTMENT CONNECTION
CO	CLEAN OUT
MH	MANHOLE
GM	GAS METER
TSC	TRAFFIC SIGNAL CONTROL
TSP	TRAFFIC SIGNAL POLE
SIGN	TRAFFIC SIGN
TELE	TELEPHONE BOX
TV	TV BOX
FP	FLAG POLE
L.A.	LANDSCAPE AREA
---	PROPERTY LINE
---	O.H. POWER LINES
---	U/G TELEPHONE LINES
---	U/G WATER LINE
---	U/G GAS LINE
---	FENCE
(C.M.)	CONTROLLING MONUMENT
SIR	5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET

PAVEMENT LEGEND

---	STANDARD PAVEMENT
---	FIRE LANE PAVEMENT

1. NOTE: DRAINAGE & DETENTION ANALYSIS TO BE PROVIDED AT TIME OF BUILDING PERMIT. IT IS ANTICIPATED THAT UNDERGROUND DETENTION SHALL BE PROVIDED AT THIS AREA.
2. NOTE: COMBINATION OF ORNAMENTAL METAL AND SINGLE WIDE MASONRY FACE SCREEN WALL.

- NOTES:
1. WILL COMPLY WITH GROUND EQUIPMENT SCREENING.
2. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE "INSERT LOST OF PRIVATE AMENITIES AND COMMON AREAS HERE.
3. ALL SIGNAGE WILL COMPLY WITH C-2 REGULATIONS.
4. ALL SUBSEQUENT BUILDING ELEVATIONS OR LANDSCAPING NOT PROVIDED WITH THE INITIAL PD WILL REQUIRE DETAILED SITE PLAN APPROVAL THROUGH THE CITY COUNCIL AND COMPLIANCE WITH THE REQUIREMENTS OF THE HIGHWAY 287 SUBDISTRICT OF THE RESERVE PLANNED DEVELOPMENT.
5. NO MORE THAN THREE DRIVE-THRU RESTAURANTS WILL BE INCLUDED IN THE DEVELOPMENT.
6. PARAPET WALLS OF THE FUEL CENTER KIOSK WILL BE RAISED TO FULLY SCREEN ROOF TOP EQUIPMENT.

ADJACENT PROPERTIES DESCRIPTIONS		
USE	OWNER	
A WOODHAVEN NATIONAL BANK	1700 EAST BROAD ST INV INC/WOODHAVEN NATIONAL BANK	
B JOE'S	WOOD'S FOOD MASTERS INC	
C TOP OF TEXAS PHOTOGRAPHY	TOP OF TEXAS PHOTOGRAPHY INC	
D SINGLE FAMILY	O'NEIL THOMAS J	
E BANNISTER ENGINEERING	BANNISTER ENGINEERING, LLC	
F BIGGS & MATHEWS ENVIRONMENTAL	BMBE LLC	
G ECHELON PLACE LP	ECHELON PLACE LP	
H 7-ELEVEN	7-ELEVEN INC/HOMER RADER JR	
I VACANT	GABRIEL BROAD STREET LLC	

LINE TABLE		
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C3	7°00'34"	1,340.00'	163.93'	82.07'	S 65°54'13" W

PROPERTY OWNERS:

HCA HEALTH SERVICES OF TEXAS INC.
1660 E BROAD STREET, MANSFIELD, TEXAS
(972) 401-8750

DAVID N. PODGURECKI
1670 E BROAD STREET, MANSFIELD, TEXAS
(817) 453-1758

REVISION / DESCRIPTION			
NO.	DATE	DESIGN	W NUMBER
1	09-06-2016	RPP	R0007945.00

PROJECT INFORMATION
MANSFIELD RETAIL CENTER
BLOCK 1, LOT 1R-7, GALLOWAY ADDITION
CITY OF MANSFIELD, TEXAS
H. ODELL SURVEY, ABSTRACT NO. 1196 &
JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317
PROPOSED USE: RETAIL
ZONING: PD

DEVELOPER
PEDC INC
1512 BRAY CENTRAL DRIVE, SUITE 100
MCKINNEY, TEXAS
RANDALL P. POGUE, P.E.
DEVELOPER (972) 268-4800 PHONE
DEVELOPER (214) 544-8882 FAX

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF RANDALL P. POGUE, P.E. 84780 ON 09-06-2016. IT IS NOT TO BE USED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.

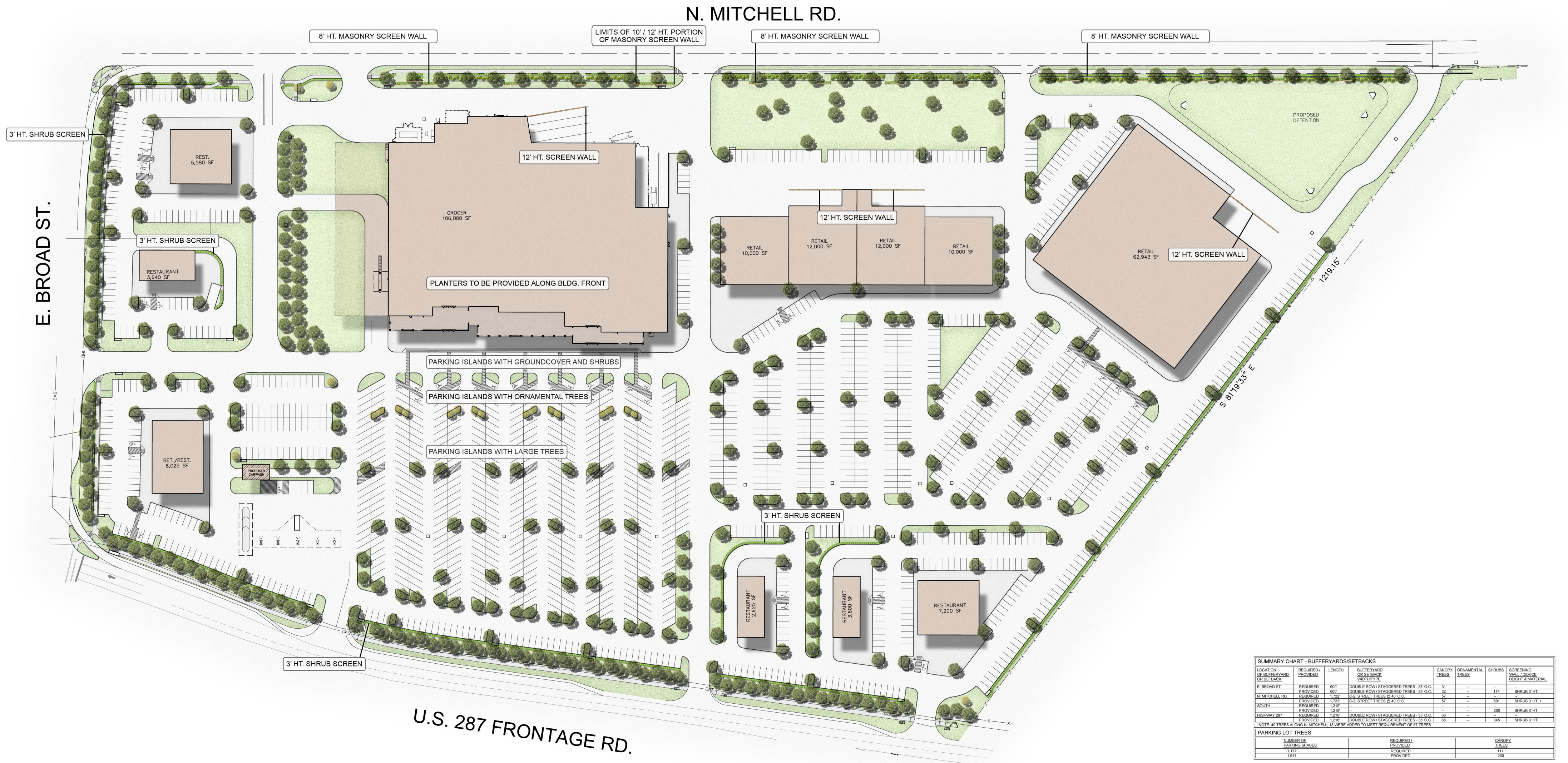
PRELIMINARY
FOR INTERIM REVIEW ONLY
NOT TO BE USED FOR
CONSTRUCTION OR
BIDDING PURPOSES.
Engineer: RANDALL P. POGUE, P.E.
P.E. No.: 84780
Date: 09-06-2016
P. POGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.

PPOGUE
ENGINEERING & DEVELOPMENT COMPANY, INC.
a division of **Westwood**
1512 BRAY CENTRAL DRIVE
SUITE 100
MCKINNEY, TEXAS 75069
TX BOARD PROF. ENGINEERS, CERT. #11756; TX BOARD PROF. LAND SURVEYING, CERT. 1007430
(214) 437-4840 PHONE
(888) 937-5150 TOLL FREE
WWW.WESTWOODPS.COM

PRELIMINARY SITE PLAN
MANSFIELD RETAIL CENTER
BEING 33.7616 ACRES OUT OF THE
H. ODELL SURVEY, ABSTRACT NO. 1196 &
JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
BLOCK 1, LOT 1R-7, GALLOWAY ADDITION

SHEET
NO.

C1.02



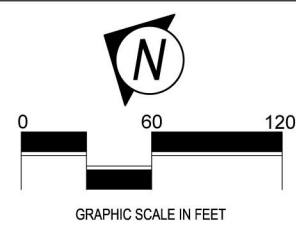
SUMMARY CHART - BUFFERYARDS/SETBACKS						
LOCATION OF BUFFERYARD OR SETBACK	REQUIRED/ PROVIDED	LENGTH	BUFFERYARD OR SETBACK WIDTH/TYPE	CANOPY TREES	ORNAMENTAL TREES	SHRUBS
E. BROAD ST.	REQUIRED	600'	DOUBLE ROW/ STAGGERED TREES - 35' O.C.	31	---	---
	PROVIDED	600'	DOUBLE ROW/ STAGGERED TREES - 35' O.C.	32	---	174
N. MITCHELL RD.	REQUIRED	1,722'	C-2 STREET TREES @ 40' O.C.	57	---	---
	PROVIDED	1,722'	C-2 STREET TREES @ 40' O.C.	57	---	691
SOUTH	REQUIRED	1,219'	---	---	---	---
	PROVIDED	1,219'	---	---	---	289
HIGHWAY 287	REQUIRED	1,219'	DOUBLE ROW/ STAGGERED TREES - 35' O.C.	68	---	---
	PROVIDED	1,219'	DOUBLE ROW/ STAGGERED TREES - 35' O.C.	68	---	345
*NOTE: 40 TREES ALONG N. MITCHELL; 18 WERE ADDED TO MEET REQUIREMENT OF 57 TREES						
PARKING LOT TREES						
NUMBER OF PARKING SPACES	REQUIRED/ PROVIDED	CANOPY TREES				
1,172	REQUIRED	117				
1,611	PROVIDED	289				

ALL SIGNAGE TO COMPLY WITH C-2 REGULATIONS

ALL SUBSEQUENT BUILDINGS OR LANDSCAPING NOT PROVIDED WITH THE INITIAL PD WILL REQUIRED DETAILED SITE PLAN APPROVAL THROUGH CITY COUNCIL AND COMPLIANCE WITH THE REQUIREMENTS OF THE HIGHWAY 287 SUBDISTRICT OF THE RESERVE PLANNING DEVELOPMENT

Previously Approved Plan

no. date revision / description			project information		developer		  GRAPHIC SCALE IN FEET		 Meeks Design Group, Inc. 1755 n. collins blvd. #300 richardson, tx 75080 p. (972) 690-7474 c. (214) 354-6934 hmeeks@mdgland.com		 09-29-16		OVERALL LANDSCAPE AREAS		SHEET NO.					
1	06/01/16	SCREEN WALL ABSTRACT AND LANDSCAPE PLAN	MANSFIELD RETAIL CENTER BLOCK 1, LOT IR-7, GALLOWAY ADDITION CITY OF MANSFIELD, TEXAS H. ODELL SURVEY, ABSTRACT NO. 1196 & JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 PROPOSED USE: RETAIL ZONING: PD		3890 NORTHWEST HIGHWAY, SUITE 300 DALLAS, TEXAS CONTACT: JOHN E. ROSE III, P.E. (214) 680-7600						MANSFIELD RETAIL CENTER BLOCK 1, LOT IR-7, GALLOWAY ADDITION CITY OF MANSFIELD, TEXAS H. ODELL SURVEY, ABSTRACT NO. 1196 & JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 PROPOSED USE: RETAIL ZONING: PD		LP.01							
2	08/29/16	REVISED PER COMMENT																		
3	09/13/16	REVISED PER COMMENT																		
<table><tr><th>design</th><th>drawn by</th><th>date</th></tr><tr><td>meeks design group, inc.</td><td>nino torres</td><td>09/13/16</td></tr></table>			design	drawn by	date	meeks design group, inc.	nino torres	09/13/16												
design	drawn by	date																		
meeks design group, inc.	nino torres	09/13/16																		

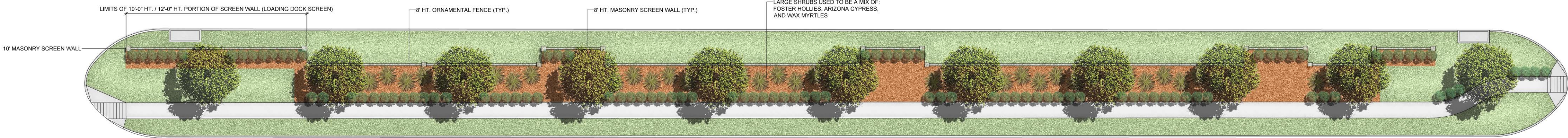
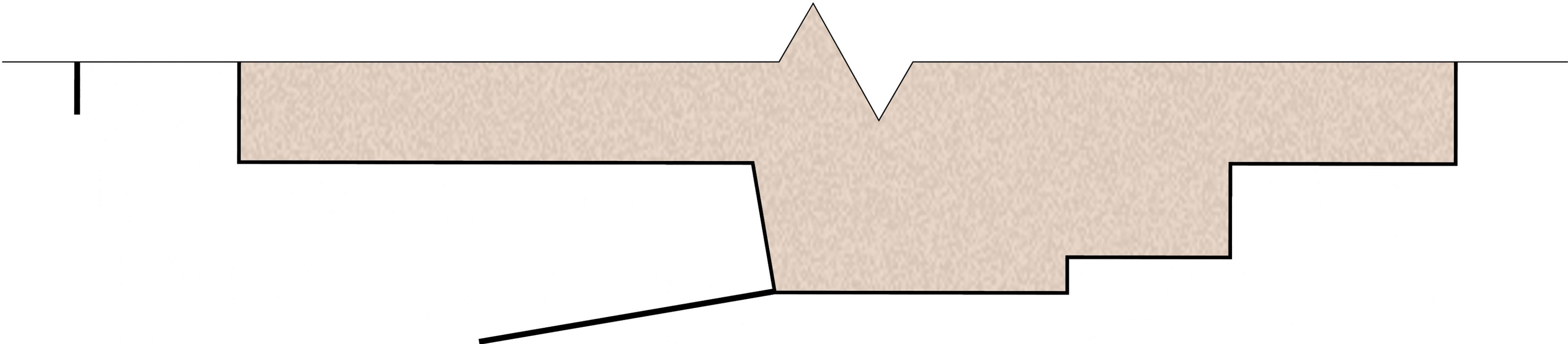


Meeks Design Group, Inc.
1755 n. collins blvd. #300
richardson, tx 75080
p. (972) 690-7474
c. (214) 354-6934
hmeeks@mdgland.com





SCREEN WALL ELEVATION
FROM MAIN STREET
NTS



SCREEN WALL PLAN
FROM MAIN STREET
NTS

Previously Approved Plan

[SINGLE-WYTHE MASONRY WALL TO BE USED]
[SHRUBS TO BE INSTALLED AT 5-7 GALLON SIZE]

no. date revision / description				project information		developer		mdg landscape architects Meeks Design Group, Inc. 1755 n. collins blvd. #300 richardson, tx 75080 p. (972) 690-7474 c. (214) 354-6934 hmeeks@mdgland.com LANDSCAPE ARCHITECT STATE OF TEXAS 06-29-16		GROCERY STORE SCREEN WALL ABSTRACT		SHEET NO.
1	06/01/16	SCREEN WALL ABSTRACT AND LANDSCAPE PLAN		MANSFIELD RETAIL CENTER BLOCK 1, LOT IR-7, GALLOWAY ADDITION CITY OF MANSFIELD, TEXAS H. ODELL SURVEY, ABSTRACT NO. 1196 & JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 PROPOSED USE: RETAIL ZONING: PD		3890 NORTHWEST HIGHWAY, SUITE 300 DALLAS, TEXAS CONTACT: JOHN E. ROSE III, P.E. (214) 680-7600				MANSFIELD RETAIL CENTER BLOCK 1, LOT IR-7, GALLOWAY ADDITION CITY OF MANSFIELD, TEXAS H. ODELL SURVEY, ABSTRACT NO. 1196 & JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317 PROPOSED USE: RETAIL ZONING: PD		LP.02
2	08/29/16	REVISED PER COMMENT										
3	09/13/16	REVISED PER COMMENT										