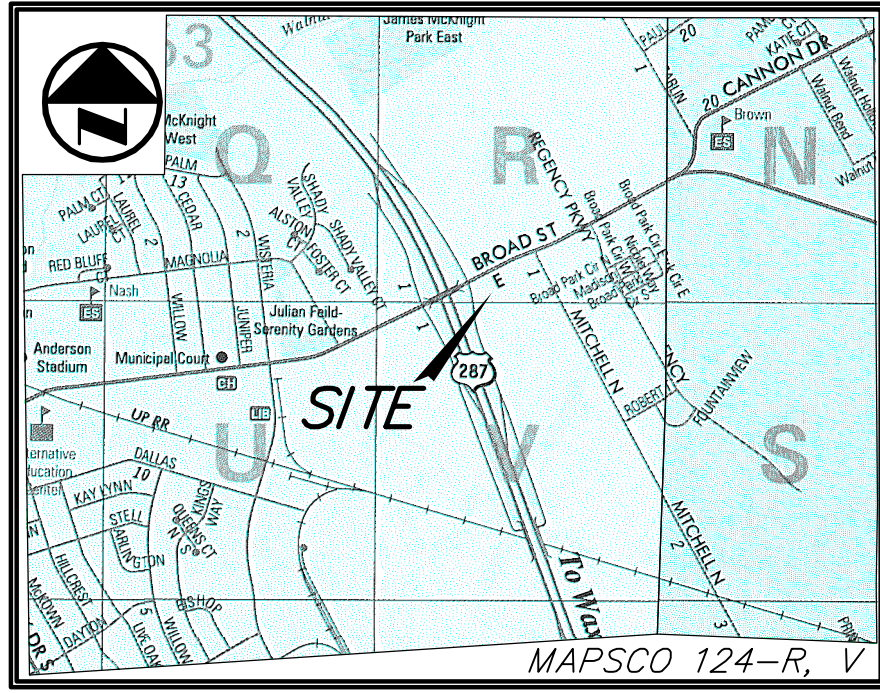
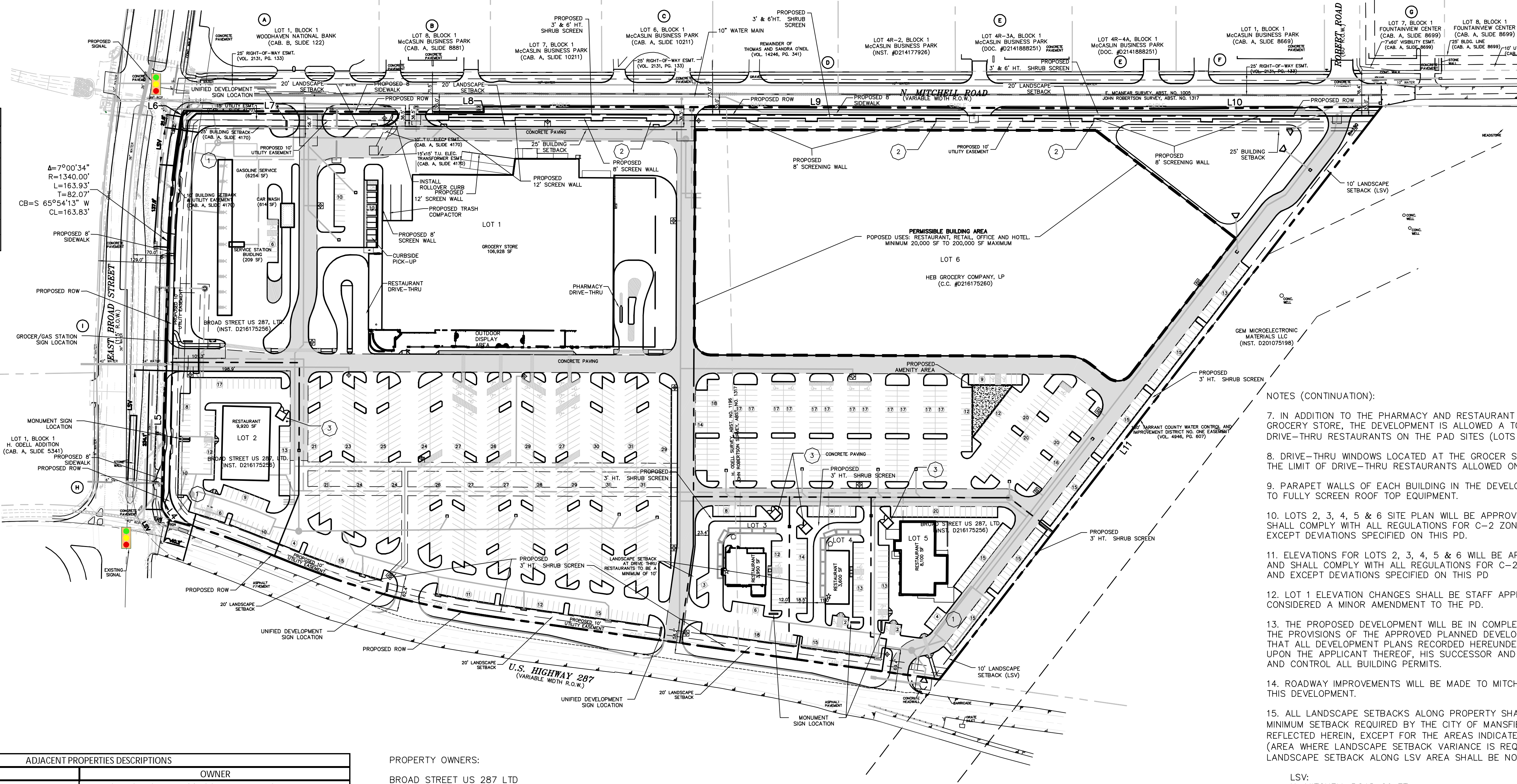
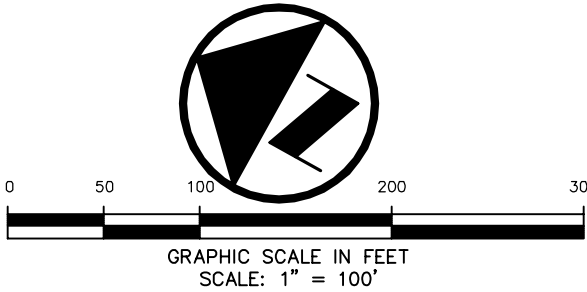


LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	S 23°06'04" W	22.35'
L5	N 62°22'31" E	421.97'
L6	S 69°30'08" E	15.07'
L7	S 28°47'44" E	479.88'
L9	S 28°50'17" E	1,184.21'
L10	S 29°30'44" E	329.35'
L11	S 81°19'33" E	1,219.15'



VICINITY MAP
NOT TO SCALE

- 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.
- 3 NOTE: PROPOSED DUMPSTER AND DUMPSTER ENCLOSURE TO MEET CITY STANDARDS.



LEGEND

- B₁ BOLLARD
- EM₁ ELECTRIC METER
- PP₁ POWER POLE
- LS₁ LIGHT STANDARD
- WM₁ WATER METER
- WV₁ WATER VALVE
- ICV₁ IRRIGATION CONTROL VALVE
- FD₁ FIRE HYDRANT
- FD₁ FIRE DEPARTMENT CONNECTION
- CO₁ CLEAN OUT
- MM₁ MANHOLE
- GM₁ GAS METER
- TS₁ TRAFFIC SIGNAL CONTROL
- TSP₁ TRAFFIC SIGNAL POLE
- SIGN₁ TRAFFIC SIGN
- TELE₁ TELEPHONE BOX
- TV₁ TV BOX
- FP₁ FLAG POLE
- L.A. LANDSCAPE AREA
- OHL — O.H. POWER LINES
- U/G TELE — U/G TELEPHONE LINES
- WATER — U/G WATER LINE
- GAS — U/G GAS LINE
- FENCE — FENCE
- (C.M.) CONTROLLING MONUMENT
- SR 5/8-INCH IRON ROD WITH "POGUE ENG & DEV" CAP SET
- APPROXIMATE LOCATION OF DRIVE-THRU MENU BOARD
- ★ APPROXIMATE LOCATION OF DRIVE-THRU WINDOW
- LSV — AREA WHERE LANDSCAPE SETBACK VARIANCE IS REQUESTED

PAVEMENT LEGEND

- STANDARD PAVEMENT
- FIRE LANE PAVEMENT

NOTES (CONTINUATION):

7. IN ADDITION TO THE PHARMACY AND RESTAURANT DRIVE-THRUS ON THE GROCERY STORE, THE DEVELOPMENT IS ALLOWED A TOTAL OF THREE DRIVE-THRU RESTAURANTS ON THE PAD SITES (LOTS 2, 3, 4 & 5)
8. DRIVE-THRU WINDOWS LOCATED AT THE GROCER SHALL NOT APPLY TO THE LIMIT OF DRIVE-THRU RESTAURANTS ALLOWED ON THIS PD.
9. PARAPET WALLS OF EACH BUILDING IN THE DEVELOPMENT WILL BE RAISED TO FULLY SCREEN ROOF TOP EQUIPMENT.
10. LOTS 2, 3, 4, 5 & 6 SITE PLAN WILL BE APPROVED BY CITY STAFF AND SHALL COMPLY WITH ALL REGULATIONS FOR C-2 ZONED DISTRICT, SAVE AND EXCEPT DEVIATIONS SPECIFIED ON THIS PD.
11. ELEVATIONS FOR LOTS 2, 3, 4, 5 & 6 WILL BE APPROVED BY CITY STAFF AND SHALL COMPLY WITH ALL REGULATIONS FOR C-2 ZONED DISTRICT, SAVE AND EXCEPT DEVIATIONS SPECIFIED ON THIS PD
12. LOT 1 ELEVATION CHANGES SHALL BE STAFF APPROVED OR BE CONSIDERED A MINOR AMENDMENT TO THE PD.
13. THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSOR AND ASSIGNS, SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
14. ROADWAY IMPROVEMENTS WILL BE MADE TO MITCHELL ROAD TO SUPPORT THIS DEVELOPMENT.
15. 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'.
- LSV:
N. MITCHELL ROAD 20 FT
U.S. HIGHWAY 287 20 FT
BROAD STREET 10 FT
SOUTH BOUNDARY 10 FT
INTERSECTION 287/BROAD 10 FT
INTERSECTION BROAD/ MITCHELL 10 FT

16. ALL LANDSCAPE SETBACKS AT DRIVE THRU'S SHALL BE A MINIMUM OF 10 FT WITH LIVE SCREENING BUFFER.
17. ALL LANDSCAPE ALONG E. BROAD ST, MITCHELL RD AND US HWY 287 WILL COMPLY WITH THE LANDSCAPE SETBACK ATTACHED TO THIS PD.
18. NO FOUNDATION PLANTINGS WILL BE REQUIRED FOR THIS DEVELOPMENT.
19. ALL FIRE LANES TO MEET ALL SPECIFICATIONS AND REQUIREMENTS BY THE CITY OF MANSFIELD.
20. DRIVE-THRU RESTAURANT STACKING REQUIREMENTS SHALL SHALL PROVIDE FOUR (4) STACKING SPACES BEFORE THE ORDER BOARD AND FOUR (4) STACKING SPACES BETWEEN THE ORDER BOARD AND TRANSACTION WINDOW.
21. SIDEWALK WIDTHS SHALL BE AS FOLLOWS:
BROAD STREET - 8 FT
MITCHELL ROAD - 8 FT
22. FOR LOTS 1 & 2, ALL BUILDING ARTICULATION, MASSING, MATERIALS, OUTSIDE STORAGE AND SCREENING FROM PUBLIC VIEWS WILL COMPLY WITH THE ELEVATIONS AND PLAN DETAILS PROVIDED WITH THIS PD.
23. DRIVEWAY WIDTHS AND SPACING ALONG E. BROAD ST AND MITCHELL RD SHALL WILL COMPLY WITH THIS DEVELOPMENT PLAN.
24. ONSITE AMENITY AREAS WILL BE INSTALLED ON THE LOCATION SHOWN ON THIS DEVELOPMENT PLAN.

EXHIBIT B
ZC#18-008

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	BMEB LLC
G	ECHELON PLACE LP	ECHELON PLACE LP
H	7-ELEVEN	7-ELEVEN INC/HOMER RADER JR
I	THE SHOPS AT BROAD	SHOPA AT BROAD LLC

PROPERTY OWNERS:

BROAD STREET US 287 LTD
2000 MCKINNEY AVE SUITE 1000, DALLAS, TEXAS 75201
CONTACT : MR. TODD MCCOY
PHONE: (214) 740-3300
EMAIL: TMCOCY@LPC.COM

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	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6
GENERAL SITE DATA						
ZONING (FROM ZONING MAP)	PD OR-2008-16	PD OR-2008-16	PD OR-2008-16	PD OR-2008-16	PD OR-2008-16	PD OR-2008-16
PROPOSED LAND USE	GROCERY STORE/GAS STATION	RESTAURANT/RETAIL	RESTAURANT/RETAIL	RESTAURANT/RETAIL	RESTAURANT/RETAIL	RESTAURANT/RETAIL/OFFICE/MOTEL
LOT AREA (SQUARE FEET)	645,736	62,186	41,273	42,748	66,032	581,719
LOT AREA (ACRES)	14.8241	1.4276	0.9475	0.9814	1.5159	13.3544
BUILDING FOOTPRINT AREA (SF) - PROP & FUT	128,051	9,920	3,950	3,600	8,100	200,000
FLOOR AREA - RETAIL (PROPOSED)	106,928	4,820	0	0	0	200,000
FLOOR AREA - RETAIL (FUTURE)	20,000	0	0	0	0	0
FLOOR AREA - SERVICE STATION W/ INCIDENTAL CAR WASH	1,123	0	0	0	0	0
FLOOR AREA - EATING PLACE (INSIDE)	0	5,100	0	0	8,100	0
FLOOR AREA - EATING PLACE W/ DRIVE-THRU	0	0	3,950	3,600	0	0
LOT COVERAGE (%)	19.83%	15.95%	9.57%	8.42%	12.27%	34.38%
FLOOR AREA RATIO (X.XX1)	0.20	0.16	0.10	0.08	0.12	0.34
PARKING TABULATION						
PARKING RATIO (RETAIL) (1 SP/200 SF)	635	25	0	0	0	1000
PARKING RATIO (SERVICE STATION W/ INCIDENTAL CAR WASH) (1SP/200 SF)	6	0	0	0	0	0
PARKING RATIO (EATING-INSIDE) (1 SP/100 SF)	0	51	0	0	81	0
PARKING RATIO (EATING-DRIVE THRU) (1 SP/75 SF)	0	0	53	48	0	0
PARKING REQUIRED (# OF SPACES)	641	76	53	48	81	1000
REQUIRED ACCESSIBLE PARKING	13	1	2	3	4	20
TOTAL PARKING (PROPOSED)	643	85	47	53	84	1000
REGULAR SPACES	620	81	45	50	80	980*
HANDICAPPED ACCESSIBLE SPACES	23	4	2	3	4	20*

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

NOTES:

1. WILL COMPLY WITH GROUND EQUIPMENT SCREENING.
2. A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE AMENITIES AND COMMON AREAS.
3. ALL WALL SIGNAGE ON LOT 1 WILL GENERALLY MATCH THE PROVIDED ELEVATIONS IN REGARDS TO QUANTITY, SIZE, STYLE AND LOCATION OF SIGNS. ALL WALL SIGNAGE ON LOTS 2, 3, 4, 5 & 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.
4. EXCEPT AS OTHERWISE PROVIDED IN THIS PLAN AND ATTACHED EXHIBITS, LOTS 2, 3, 4, 5 & 6 WILL COMPLY WITH THE ZONING ORDINANCE REQUIREMENTS FOR C-2 ZONED PROPERTIES.
5. LOTS 2, 3, 4, 5 AND 6 WILL REQUIRE DETAILED SITE PLAN APPROVAL BY CITY STAFF TO ENSURE COMPLIANCE WITH THE ZONING ORDINANCE AND THE REQUIREMENTS OF THIS PD.
6. A SHARED PARKING AGREEMENT BETWEEN LOTS 3, 4 & 5 WILL BE ALLOWED TO CREATE A SHARED PARKING AGREEMENT TO MEET OVERALL MINIMUM PARKING REQUIREMENTS.

DESIGNED: _____

CHECKED: _____

DRAWN: _____

FIELD CREW: _____

FIELD WORK DATE: _____

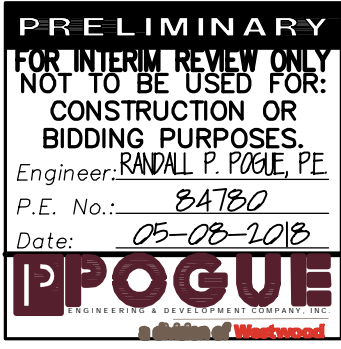
INITIAL ISSUE: 05/08/2018

REVISIONS: _____

PREPARED FOR:

LINCOLN PROPERTY

2000 MCKINNEY AVE. SUITE 1000
DALLAS, TEXAS 75201
CONTACT: MR. TODD MCCOY
PHONE: (214) 740-3300
tmcocoy@lpc.com



SEC U.S. 287 @ BROADSTREET

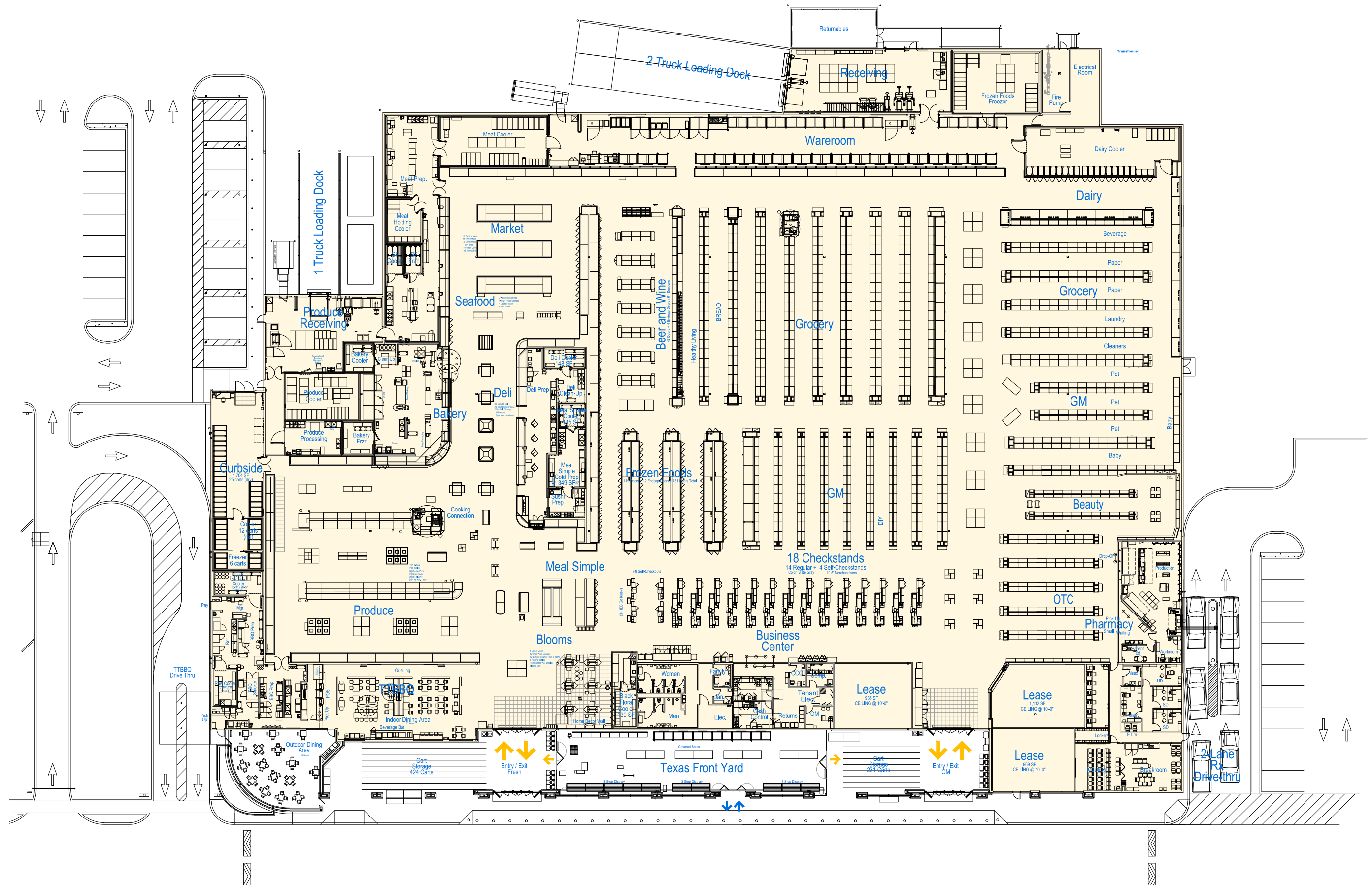
MANSFIELD, TEXAS

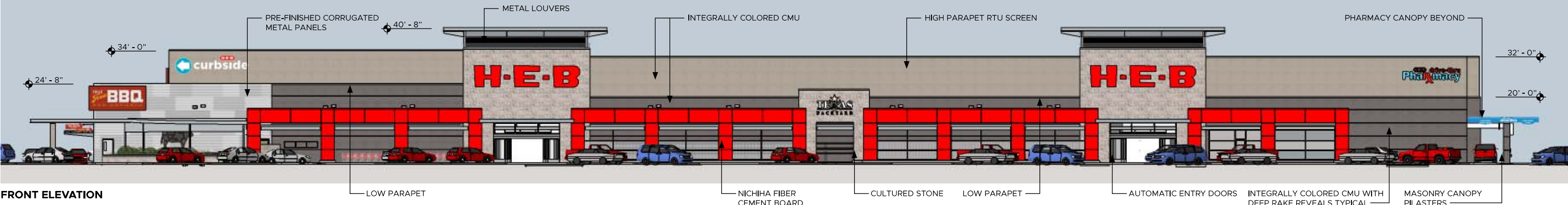
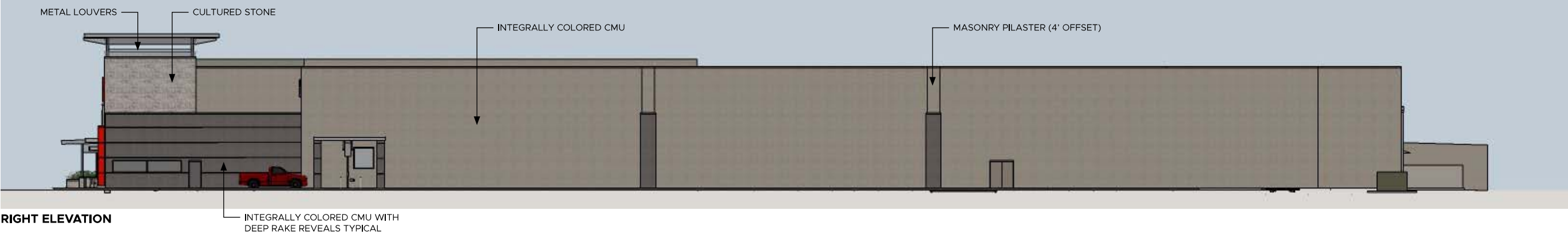
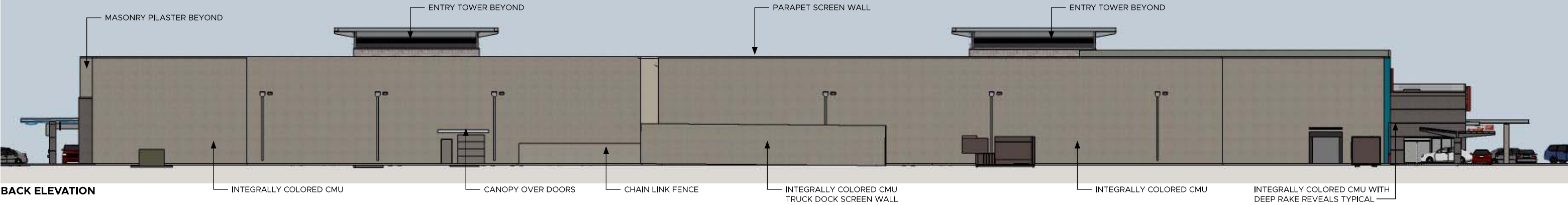
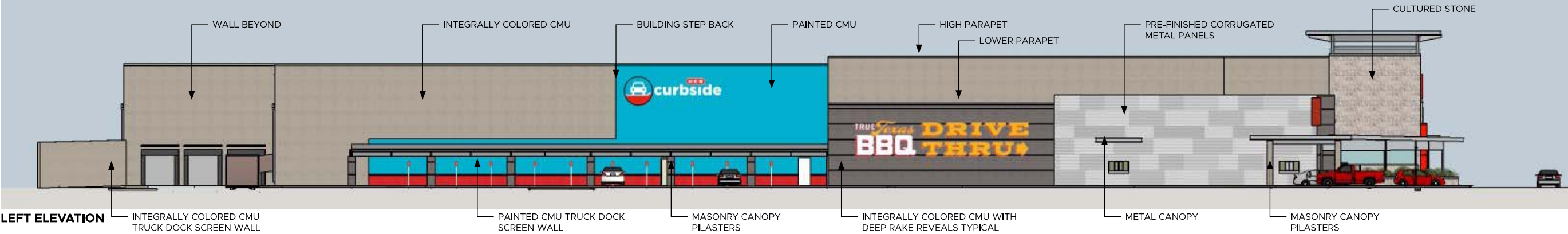


DEVELOPMENT PLAN

SHEET NUMBER: _____

DATE: 05/08/2018





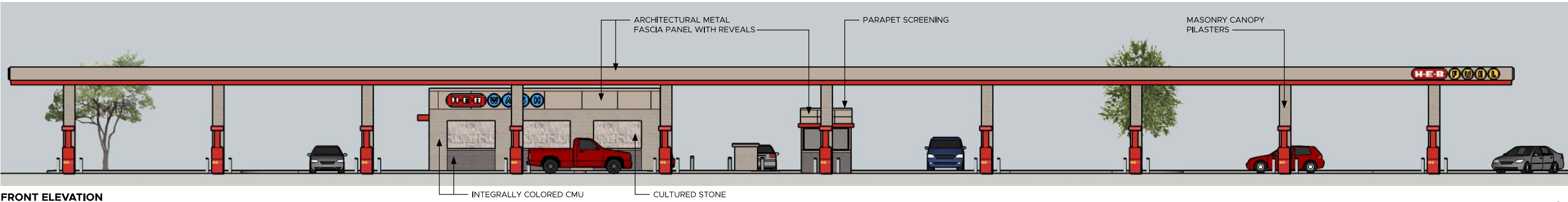
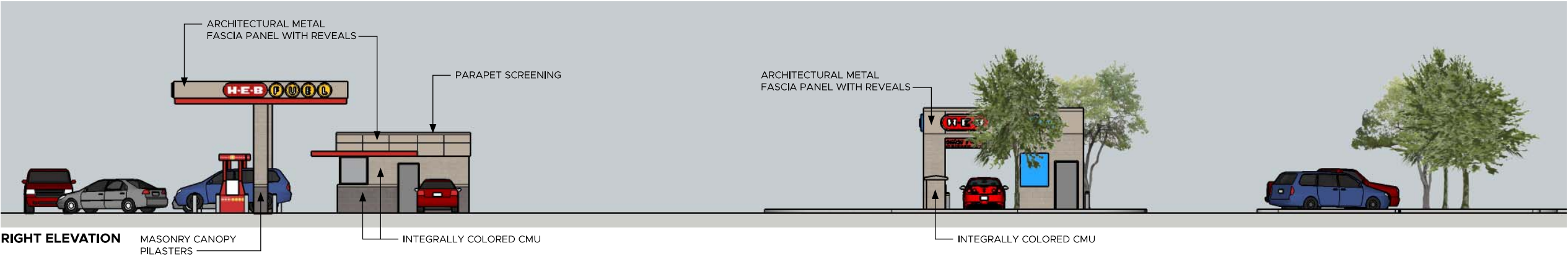
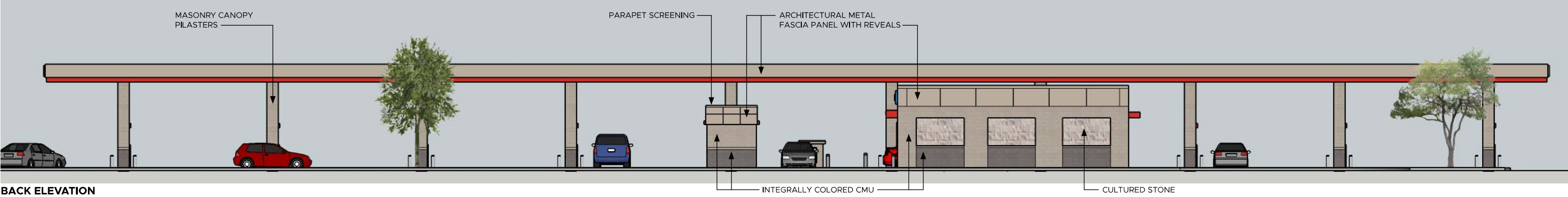
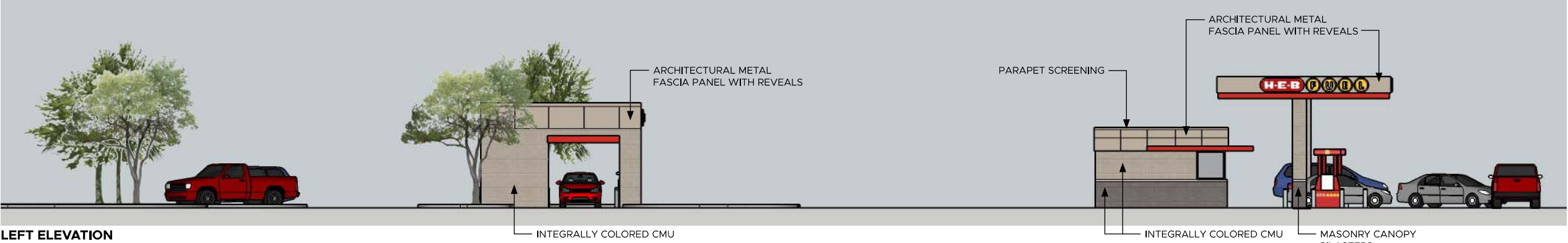




EXHIBIT C
ZC#18-008
page 4 of 8



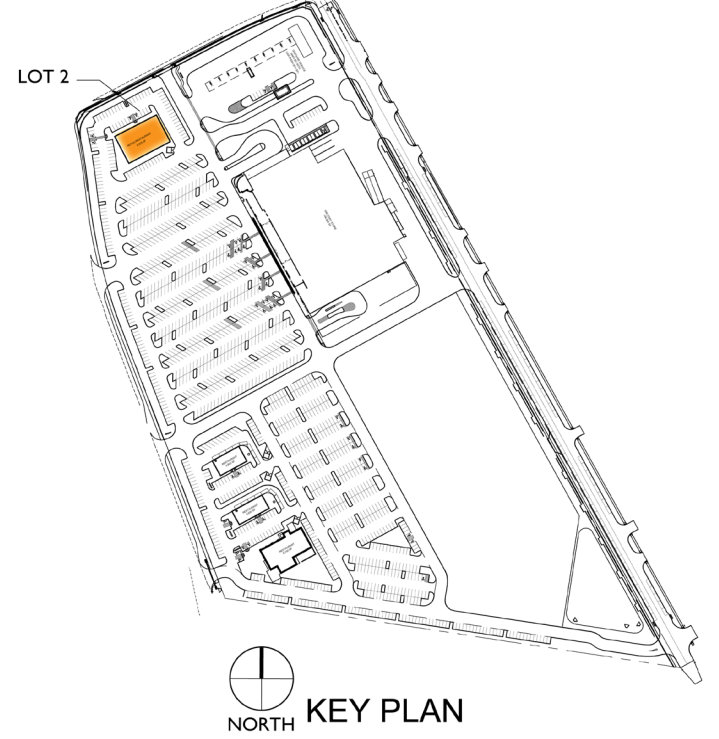
EXHIBIT C
ZC#18-008
page 5 of 8



EXHIBIT C
ZC#18-008
page 6 of 8



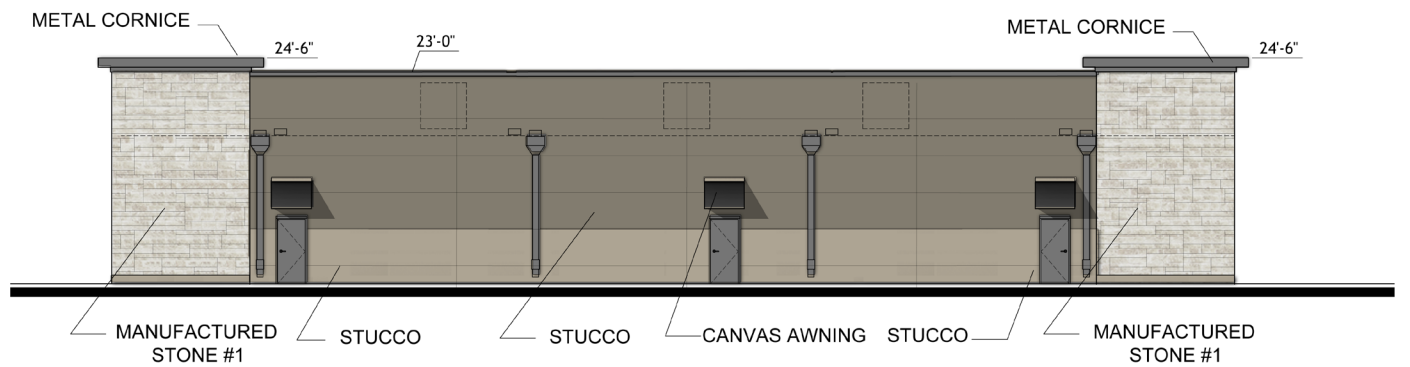
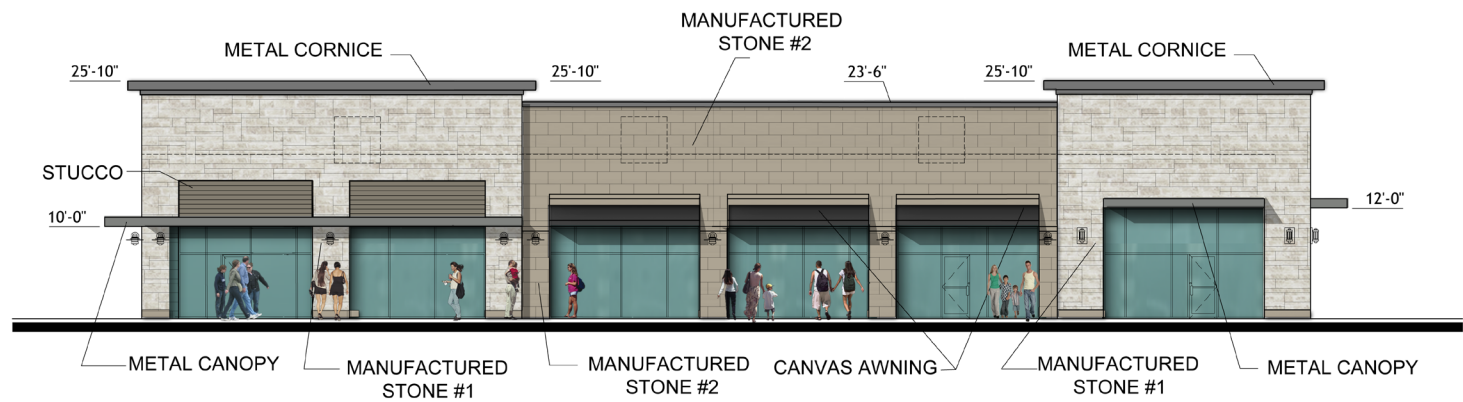
EXHIBIT C
ZC#18-008
page 7 of 8



BUILDING MATERIALS			
TOTAL	10,056		
STONE #1	3215	32%	
STONE #2	1549	15%	
STUCCO	3333	33%	
GLASS	1363	14%	
OTHER	596	6%	

NORTH ELEVATION			
TOTAL	3156		
STONE #1	972	31%	
STONE #2	868	28%	
STUCCO	116	4%	
GLASS	978	30%	
OTHER	222	7%	

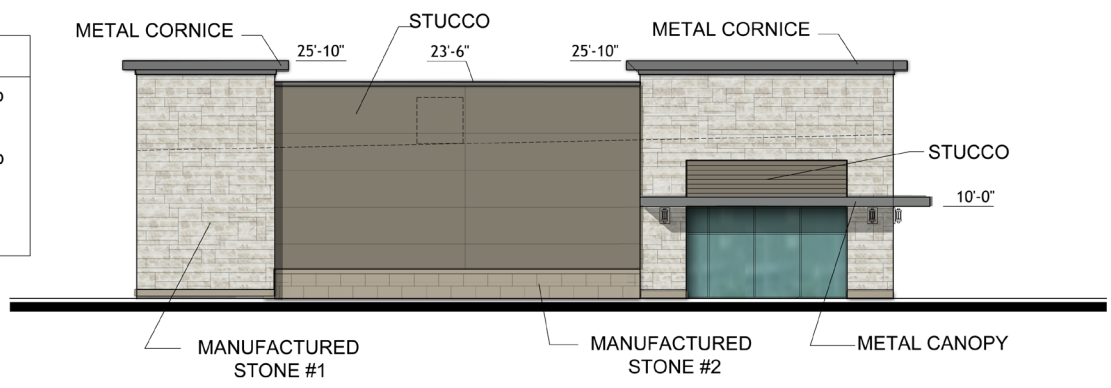
SOUTH ELEVATION			
TOTAL	2863		
STONE #1	692	24%	
STUCCO	2001	70%	
OTHER	170	6%	



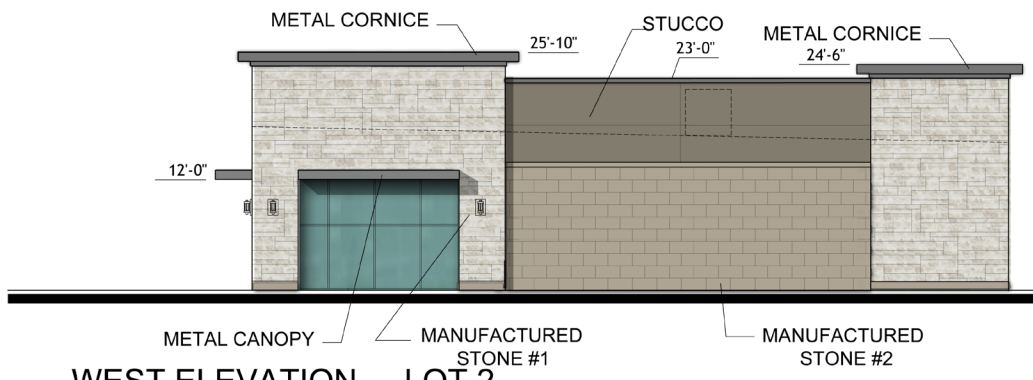
NORTH ELEVATION - LOT 2
RETAIL/RESTAURANT

SOUTH ELEVATION - LOT 2
RETAIL/RESTAURANT

EAST ELEVATION			
TOTAL	2037		
STONE #1	763	37%	
STONE #2	127	6%	
STUCCO	875	43%	
GLASS	175	9%	
OTHER	97	5%	



EAST ELEVATION - LOT 2
RETAIL/RESTAURANT



WEST ELEVATION			
TOTAL	2000		
STONE #1	788	39%	
STONE #2	554	28%	
STUCCO	341	17%	
GLASS	210	10%	
OTHER	107	6%	

WEST ELEVATION - LOT 2
RETAIL/RESTAURANT

Contact
DAVID CULBERTSON
5310 HARVEST HILL RD
SUITE 126, LB 161
DALLAS, TEXAS 75230
PH: 972.788.1010
culbertson@obrienarch.com

EXHIBIT C
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US 287 & Broad St.

Mansfield, TX

LPC

Date: 04.16.2018 Scale 1/8" = 1'-0"



MANSFIELD RETAIL CENTER - CONCEPT LANDSCAPE PLAN

MANSFIELD, TX

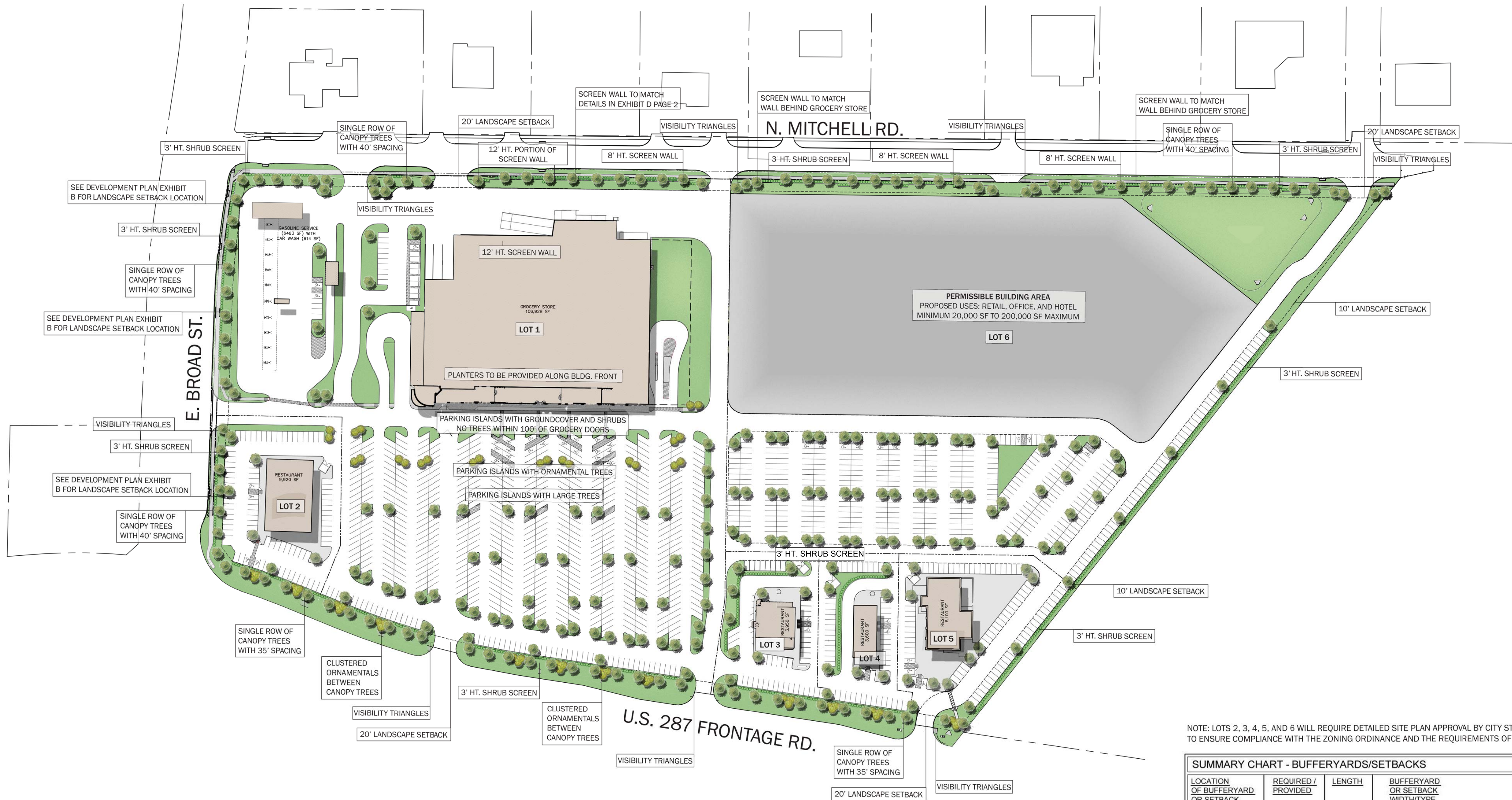


EXHIBIT D
PAGE 1 OF 2
ZC #18-008

NOTE: LOTS 2, 3, 4, 5, AND 6 WILL REQUIRE DETAILED SITE PLAN APPROVAL BY CITY STAFF TO ENSURE COMPLIANCE WITH THE ZONING ORDINANCE AND THE REQUIREMENTS OF THIS PD.

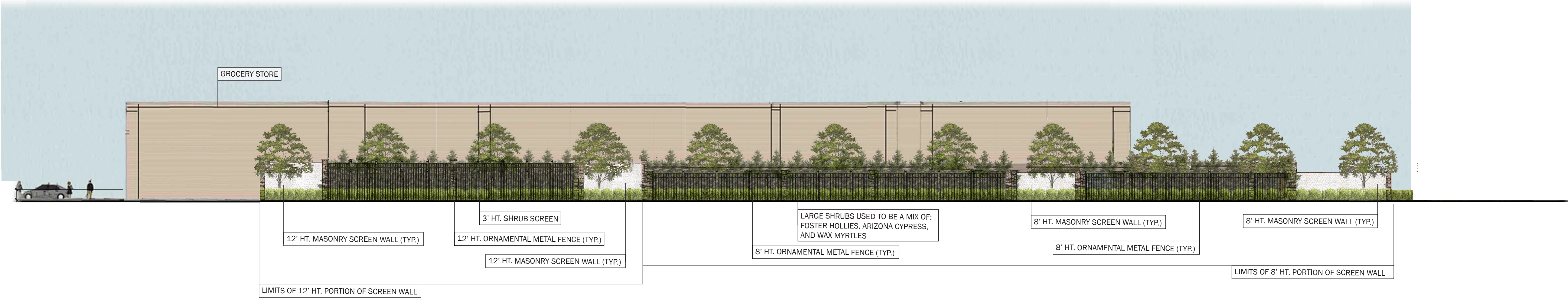
SUMMARY CHART - BUFFERYARDS/SETBACKS							
LOCATION OF BUFFERYARD OR SETBACK	REQUIRED / PROVIDED	LENGTH	BUFFERYARD OR SETBACK WIDTH/TYPE	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	SCREENING WALL / DEVICE HEIGHT & MATERIAL
E. BROAD ST.	REQUIRED	600'	C-2: STREET TREES @ 40' O.C.	15	--	--	--
	PROVIDED	600'	C-2: STREET TREES @ 40' O.C.	16	--	174	SHRUB 3' HT.
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	SHRUB 3' HT. +
SOUTH	REQUIRED	1,219'	--	--	--	--	--
	PROVIDED	1,219'	--	--	--	266	SHRUB 3' HT.
HIGHWAY 287	REQUIRED	1,216'	DOUBLE ROW / STAGGERED TREES - 35' O.C.	68	--	--	--
	PROVIDED	1,216'	ROW STREET TREE/35' O.C.; CLUSTERED ORNA.	34	36	345	SHRUB 3' HT.
PARKING LOT TREES							
NUMBER OF PARKING SPACES	REQUIRED / PROVIDED		TREES				
1,894	REQUIRED		185				
1,917	PROVIDED		188				

WESTWOOD PROFESSIONAL SERVICES CONTACT: HECTOR LEON, HECTOR.LEON@WESTWOODPS.COM

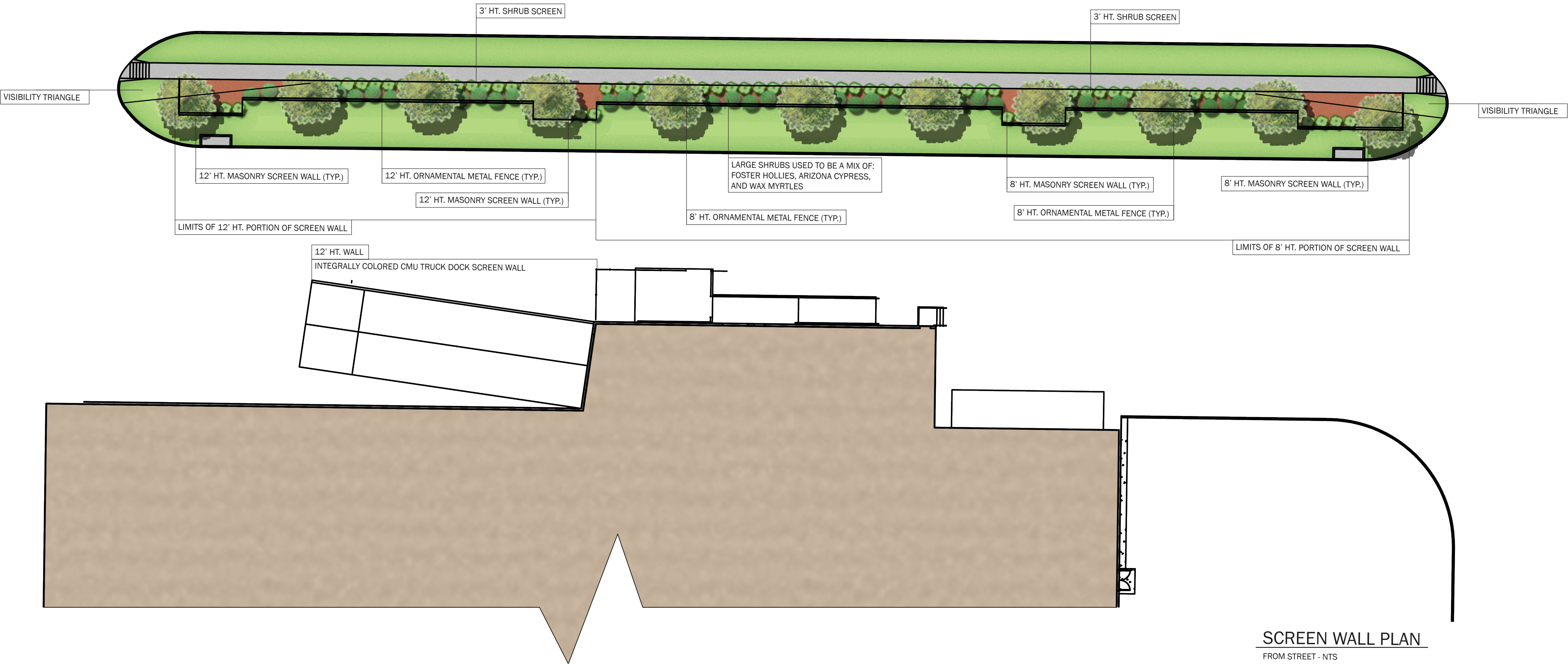


MANSFIELD RETAIL CENTER- GROCERY SCREEN WALL

MANSFIELD, TX



SCREEN WALL ELEVATION
FROM STREET - NTS



SCREEN WALL PLAN
FROM STREET - NTS

WESTWOOD PROFESSIONAL SERVICES CONTACT: HECTOR LEON, HECTOR.LEON@WESTWOODPS.COM

MANSFIELD

US 287 & BROAD ST.

MONUMENT SIGNS

05.08.2018

O'BRIEN
ARCHITECTS

CONTACT

DAVID CULBERTSON
5310 HARVEST HILL RD
SUITE 126, LB161
DALLAS, TEXAS 75230
PH: 972.788.1010
CULBERTSON@OBRIENARCH.COM

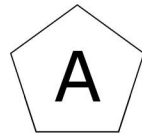
MASTER SIGN PLAN
EXHIBIT E PAGE 1 OF 5
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22' - 4" O.A.H.

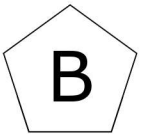
22' - 4" O.A.H.

11' - 0" O.A.H.

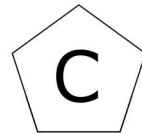
5' - 6" O.A.H.



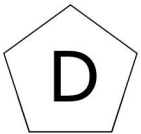
LOT 1 & LOT 6
HEB & TENANTS LOT 6



LOT 1
HEB

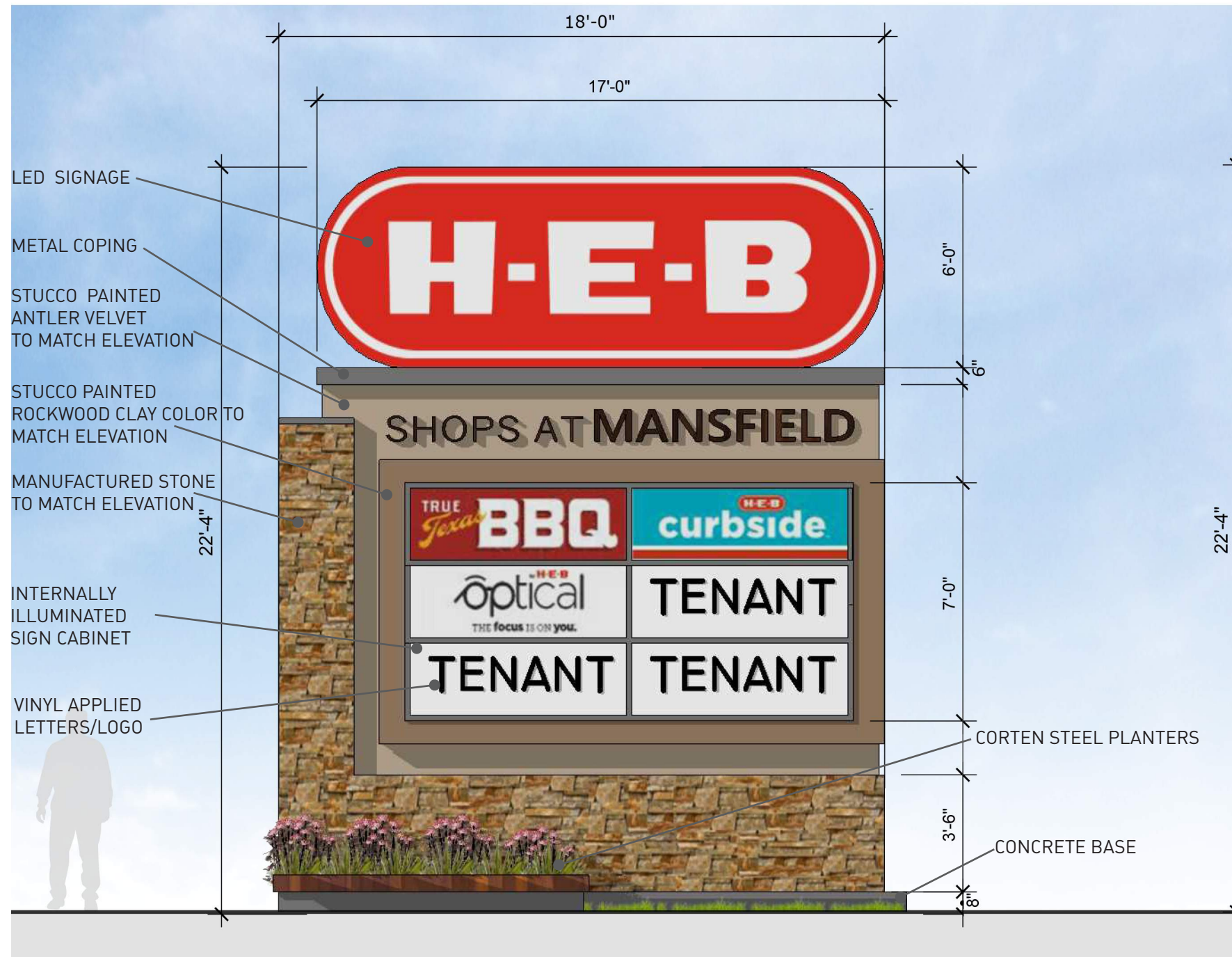


LOT 1 & LOT 6
HEB & TENANTS LOT 6



LOT 2,3,4 & 5
TENANTS

Signage Area
198 sq.ft.



Scale 1/4" = 1'-0"

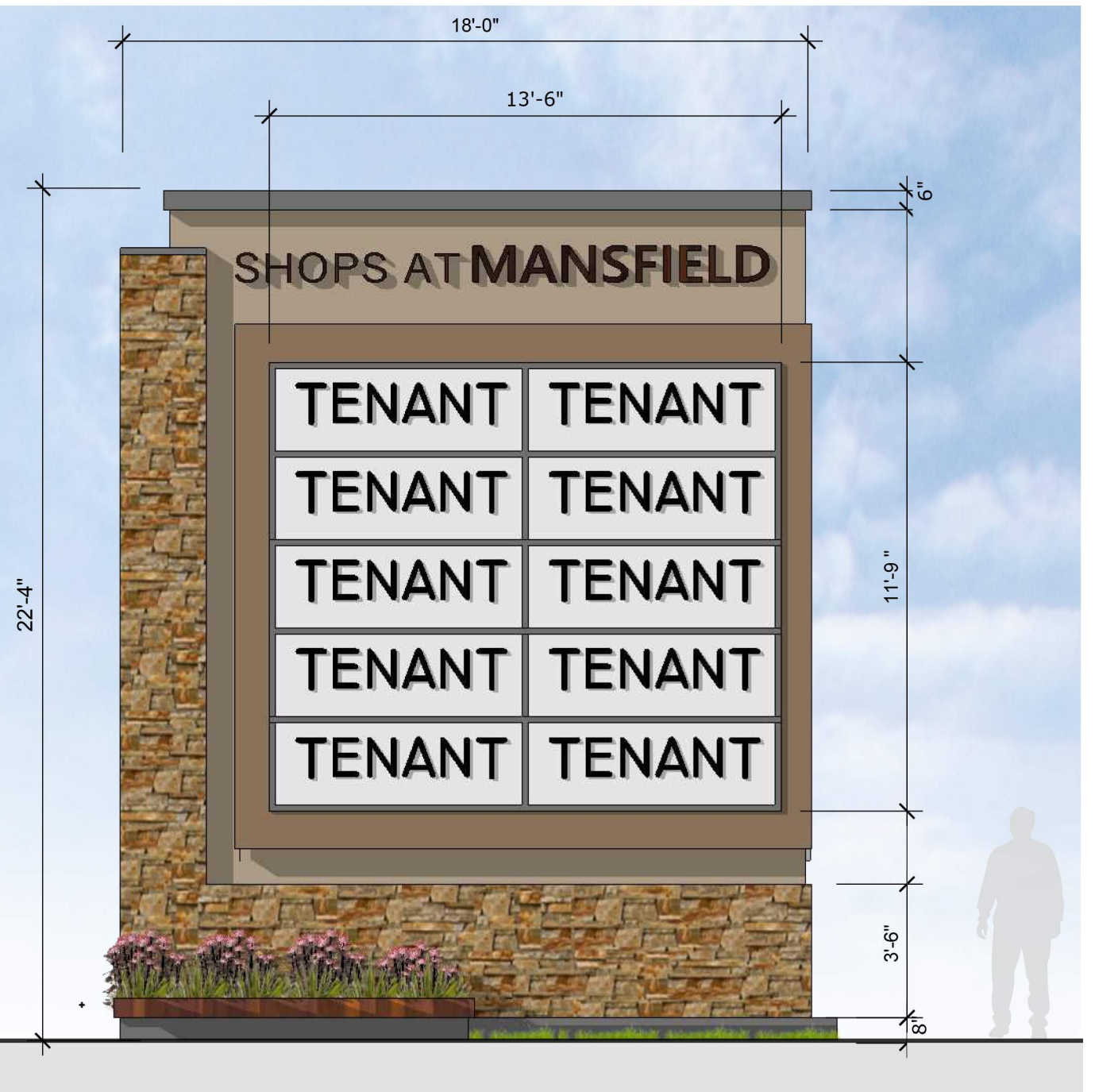


LOT 1 & LOT 6

HEB & TENANTS LOT 6

MONUMENT SITE SIGNS
SIGN A

Signage Area
159 sq.ft.



Scale 1/4" = 1'-0"



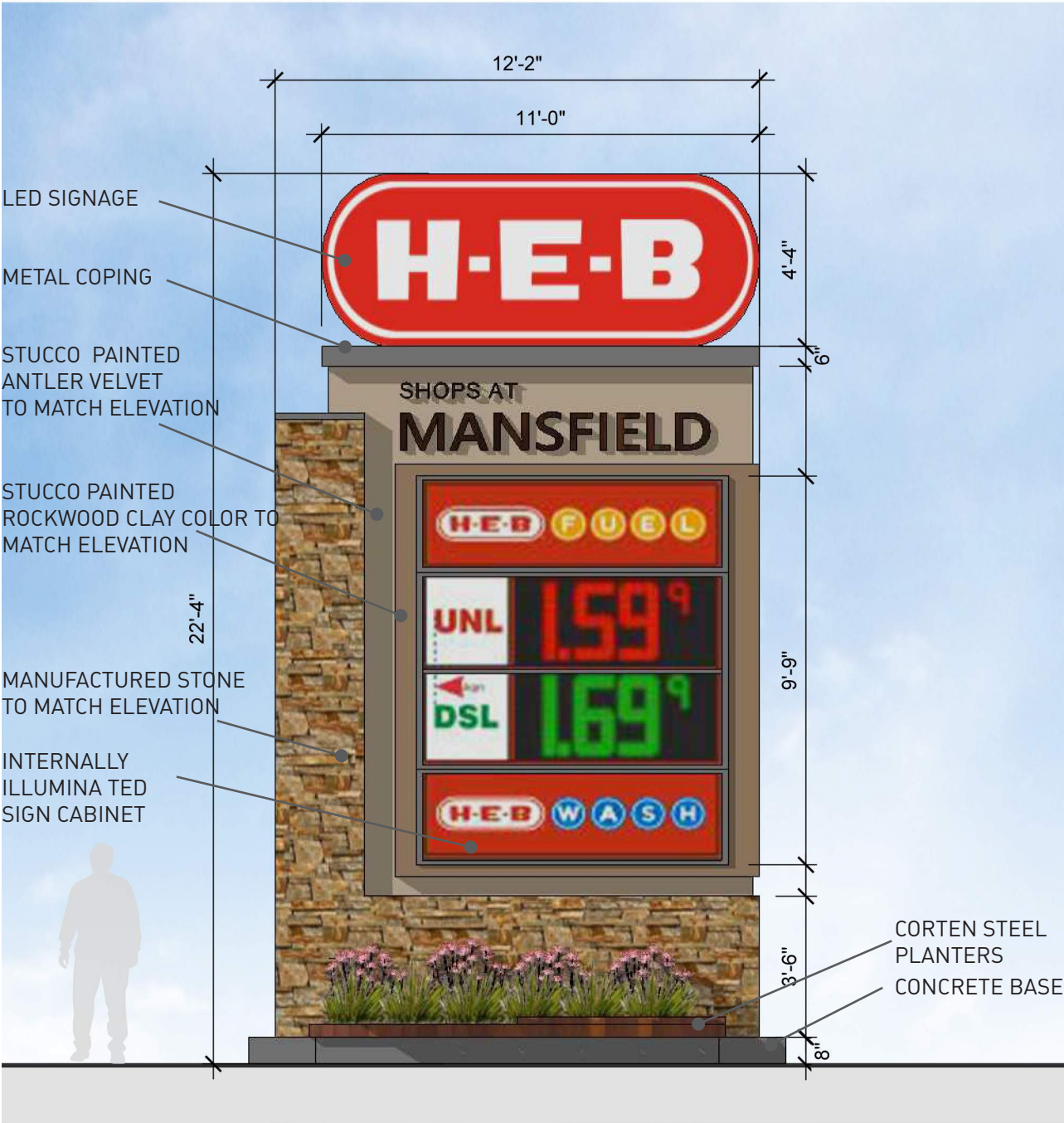
LOT 2 & LOT 6

TENANTS

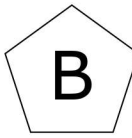
MASTER SIGN PLAN
EXHIBIT E PAGE 3 OF 5
ZC #18-008

O'BRIEN
ARCHITECTS

Signage Area
124 sq.ft.

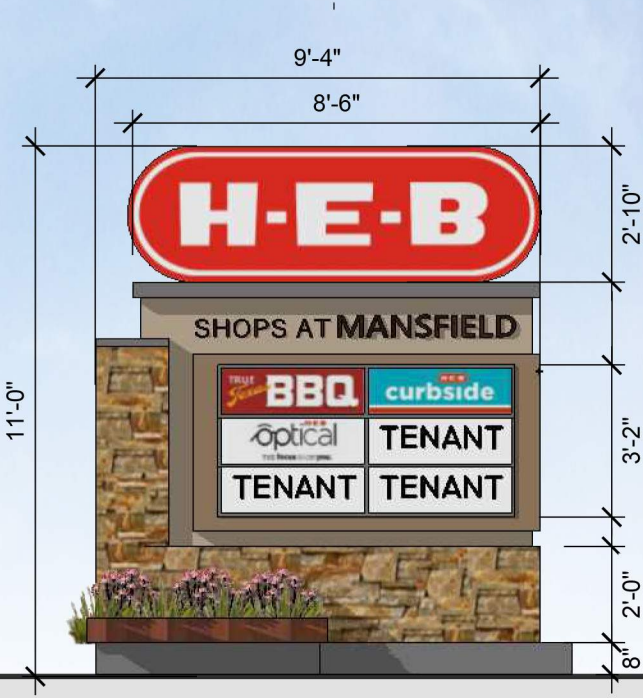


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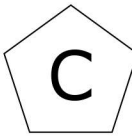


LOT 1
HEB

Signage Area
44 sq.ft.

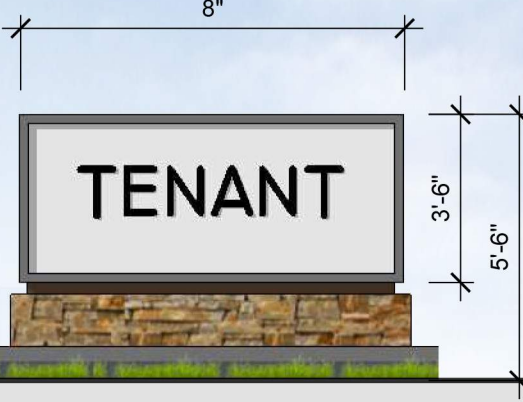


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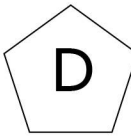


LOT 1 & LOT 6
HEB & TENANTS LOT 6

Signage Area
28 sq.ft.



Scale 1/4" = 1'-0"



LOT 2,3,4 & 5
TENANTS

MONUMENT SITE SIGNS
SIGNS B, C, & D

MASTER SIGN PLAN
EXHIBIT E PAGE 4 OF 5
ZC #18-008



