

Plotted By: Wherry, Alyssa Sheet Set: ANDYS - MANSFIELD TX Layout: 1 OF 1 DEVELOPMENT PLAN (EXHIBIT B) August 03, 2021 11:03:22am K:\XNC_LDEV\268028001_Andys-Mansfield\2 Design\CAD\PlanSheets\C-202 SITE PLAN recover.dwg
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GENERAL NOTES

1. THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT. ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
2. ALL DIMENSIONS LISTED ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
3. DIMENSIONS SHOWN FOR BUILDING CORNERS ARE APPROXIMATE. OUTER BUILDING ENVELOPE FOR THE PURPOSES OF GRADING. CONTRACTOR SHALL USE ARCHITECT'S STRUCTURAL SLAB PLANS FOR FORM BOARD STAKING AND CONTRACTOR SHALL PROVIDE A FORM BOARD SURVEY, FOR APPROVAL BY THE OWNER, PRIOR TO POURING BUILDING SLABS.
4. THE CONTRACTOR FOR THE PROJECT SHALL NOT PLACE ANY PERMANENT PAVEMENT UNTIL ALL SLEEVING FOR ELECTRICAL, GAS, TELEPHONE, CABLE TV, SITE IRRIGATION, OR ANY OTHER UNDERGROUND UTILITY HAS BEEN INSTALLED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THAT ALL SLEEVING IS IN PLACE PRIOR TO PLACEMENT OF PERMANENT PAVEMENT.
5. ALL PARKING STALLS SHALL BE 4" SOLID WHITE PAVEMENT MARKINGS AND ALL ACCESSIBLE PARKING STALLS SHALL BE 4" BLUE PAVEMENT MARKINGS.
6. ALL PARKING STALLS ARE 9' WIDE, UNLESS OTHERWISE NOTED.
7. ALL ADA PARKING STALLS ARE UNIVERSAL STALLS, WHICH ARE ALSO VAN ADA STALLS. UNIVERSAL STALLS CONSIST OF 11' WIDE STALL, 5' SHARED ACCESS AISLE, AND 11' STALL (27' TOTAL).
8. ALL ADA DETECTABLE WARNING SURFACES SHALL BE FIBERGLASS MATS OVER CONCRETE BASE.
9. ALL DIMENSIONS AND COORDINATES PROVIDED ARE CONSIDERED THE MINIMUM NECESSARY TO CONSTRUCT THE PROPOSED SITE IMPROVEMENTS. AN ELECTRONIC CAD FILE CAN BE PROVIDED TO THE CONTRACTOR, TO ASSIST WITH CONSTRUCTION LAYOUT, UPON RECEIPT OF A SIGNED CAD RELEASE FORM.
10. ALL WORK WITHIN PUBLIC RIGHT-OF-WAY IS CONSIDERED A PUBLIC IMPROVEMENT.

CITY OF MANSFIELD NOTE

1. EXPOSED CONDUIT, LADDERS, UTILITY BOXES, STACK PIPES AND DRAIN SPOUTS SHOULD BE PAINTED TO MATCH THE PRIMARY COLOR OR COLOR SEQUENCE TO AID IN BLENDING WITH THE COLOR OF THE BUILDING.

DEVIATIONS FROM BASED ZONING DISTRICT		
PROPOSED USE	PD	
BASED ZONING DISTRICT	C-2	
SECTION	REQUIREMENT	PROVIDED
155.092.U.1 (BUILDING LANDSCAPE PLANTER REQUIREMENT)	4 FEET	1.9 FEET
671.7200B (REQUIRED PARKING)	21 SPACES	19 SPACES
155.092.36.C.3 (LANDSCAPE BUFFER)	20 FEET	10 FEET
155.099.B.36 (STACKING REQUIREMENTS)	9 SPACES	8 SPACES

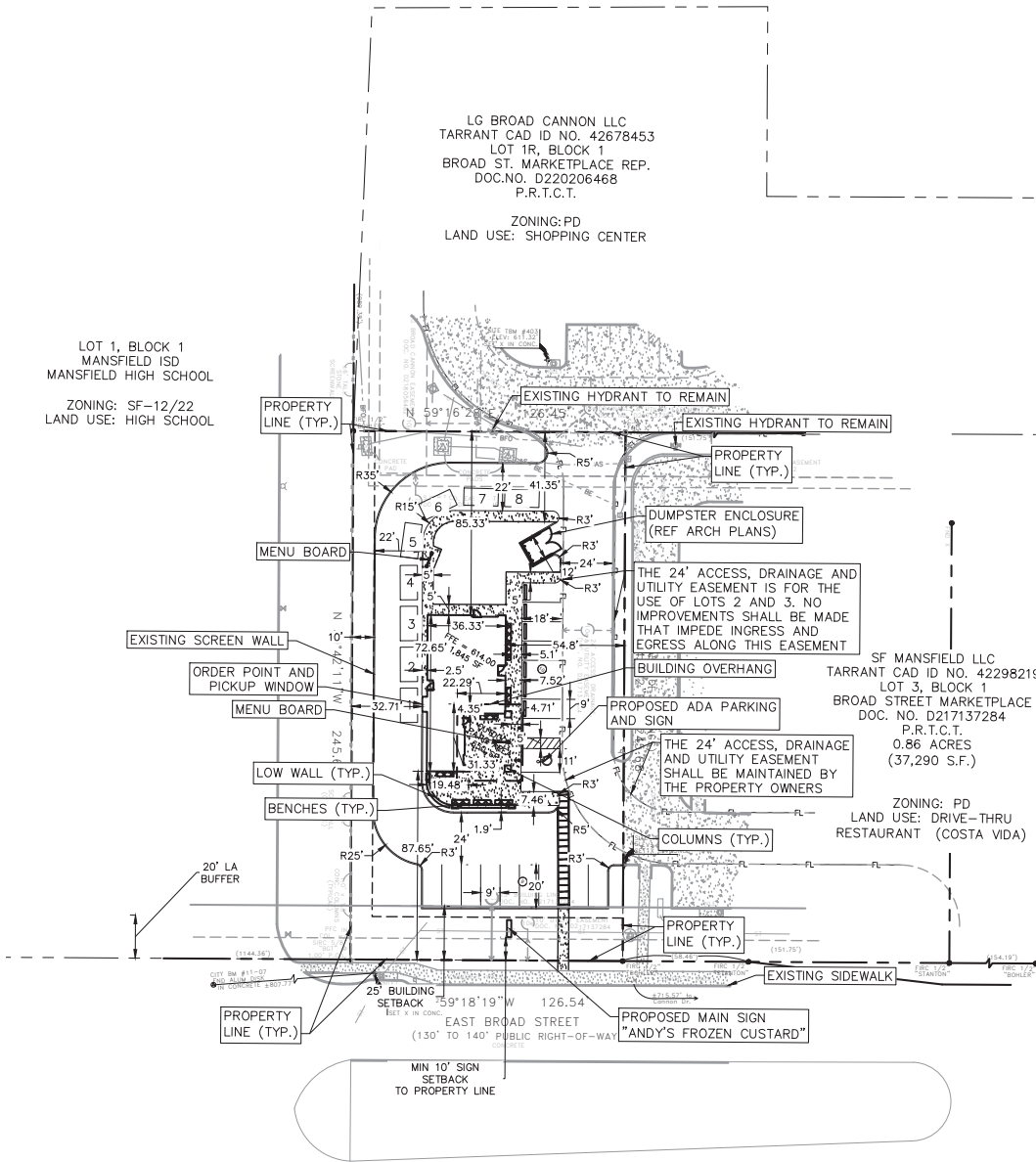
PARKING COUNT IS CALCULATED FOR 1 SPACE PER EMPLOYEE ON MAX. SHIFT + 1 SPACE PER 75 SQ. FT. OF OUTDOOR PATIO AREA
12 EMPLOYEES + (650 SF/ 75 SF) = 21 SPACES

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PLAZA STREET FUND 206, LLC
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LOT 2R, BLOCK 1
NEW INTERMEDIATE SCHOOL SOUTH
ADDITION
CAB. A, SLIDE 9243 PRCTC
ZONING: PD
LAND USE: FIRE STATION

LOT 1, BLOCK 1
HEIRS OF WILLIAM
HOWARD ADDITION
CAB. A, SLIDE 10205, PRCTC
OWNER: MOLLY HOMER
ZONING: PD
LAND USE: SONIC

LOT 1, BLOCK 1
THE VILLAGE OFF BROADWAY
INST. #D214244953 PRCTC
OWNER: CHICKEN OF THE POND, LLC.
ZONING: PD
LAND USE: DRIVE-THRU RESTAURANT
(CHICKEN EXPRESS)

NOTES:

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2. ALL SIGNAGE WILL ADHERE TO THE REGULATIONS FOR C-2 ZONED PROPERTIES AS SPECIFIED IN THE ZONING ORDINANCE.
3. THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS OR DISPLAY OF GOODS ON THE PROPERTY.
4. ALL SERVICE AREAS, MECHANICAL EQUIPMENT, AND TRASH ENCLOSURES WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS APPLICABLE TO C-2 ZONED PROPERTIES AS SPECIFIED IN THE ZONING ORDINANCE.
5. ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.
6. ALL LIGHTING WILL BE DESIGNED TO BE SHIELDED DOWNWARD AND NOT TRESPASS ONTO OTHER PROPERTIES OR CAUSE GLARE.
7. EMPLOYEES WILL SERVE DRIVE-THRU CUSTOMERS DIRECTLY AT THEIR VEHICLES DURING PEAK PERIODS TO EXPEDITE TRAFFIC FLOW AND REDUCE STACKING.

SITE DATA TABLE

ZONING/PROPOSED USE	PD/COMMERCIAL
TOTALE ACREAGE	0.73 ACRES
BUILDING AREA (GROSS SQUARE FOOTAGE)	1,845 SF
BUILDING HEIGHT	MAX HEIGHT: 20'
FLOOR AREA RATIO	0.7
TOTAL PARKING REQUIRED	21
TOTAL PARKING PROVIDED	19
TOTAL HANDICAP REQUIRED	1
TOTAL HANDICAP PROVIDED	1
BUILDING SETBACKS - EXTERIOR	
OVERALL PROPERTY BOUNDARY	
TO RESIDENTIAL	N/A
TO NON-RESIDENTIAL	N/A
TO ABUTTING ROW	25'
LANDSCAPE BUFFER - EXTERIOR	
OVERALL PROPERTY BOUNDARY	
RESIDENTIAL	20'
NON-RESIDENTIAL	10'
PUBLIC STREET	20'

*CALCULATION EQUATIONS PROVIDED:
1 space per employee on max. shift + 1 space per 75 sq. ft.
of outdoor patio/ seating area

LEGEND

- PROPERTY LINE
- [Pattern] STANDARD DUTY CONCRETE SIDEWALK
- [Pattern] 7" CONCRETE PAVEMENT
- [Pattern] 6" CONCRETE PAVEMENT
- [Symbol] STANDARD PARKING COUNT
- FL FIRE LANE

811 Know what's below.
Call before you dig.

DEVELOPMENT PLAN
BROAD STREET MARKET PLACE
LOT 2 BLOCK 1
.73 ACRES
BUREAU VERITAS SURVEY
OKLAHOMA CITY, OK 73114

ZC#21-012

OWNER/APPLICANT:
PLAZA STREET FUND 206
2400 W 75TH ST. SUIT 220
PRAIRIE VILLAGE, KS 66208
TEL: 573-476-3191
CONTACT: HAILEY VAUGHN
DATE PREPARED 6/18/2021

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PERMIT
REVIEW
ONLY

DEVELOPMENT PLAN
(EXHIBIT B)

ANDYS FROZEN CUSTARD
PREPARED FOR
PLAZA STREET FUND 206, LLC

CITY OF MANSFIELD TEXAS

SHEET NUMBER
EXHIBIT B