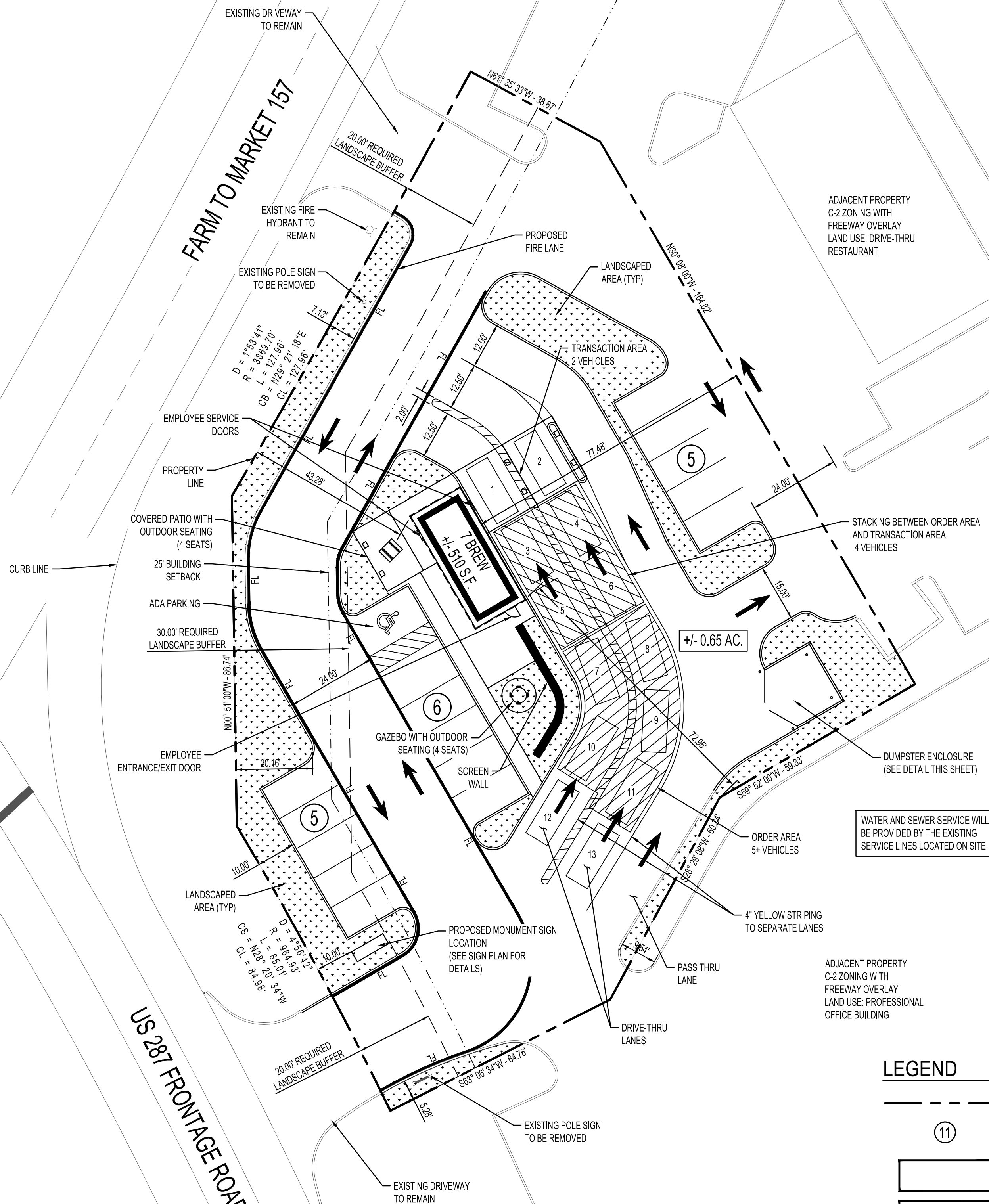
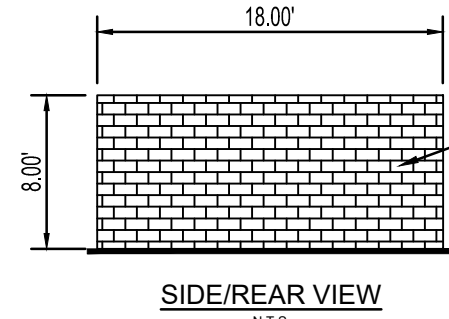
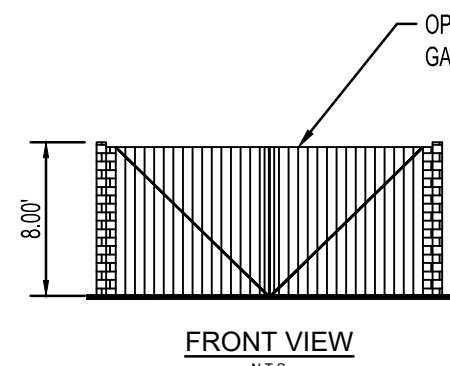
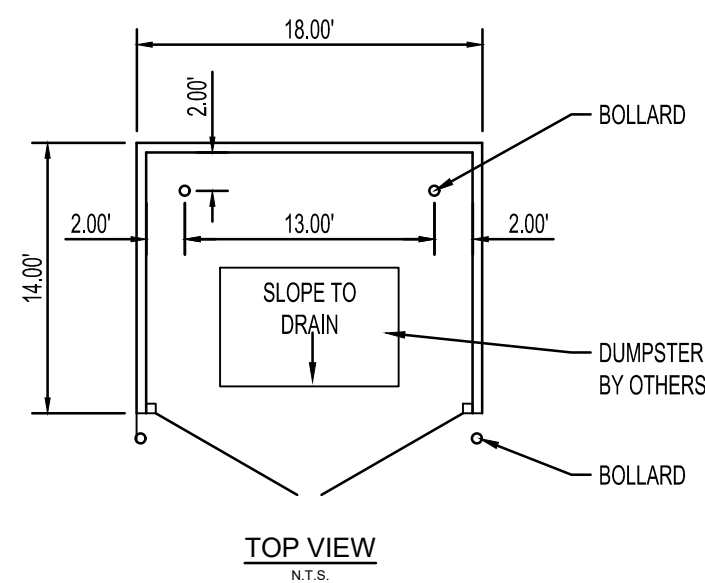


ADJACENT PROPERTY  
C-2 ZONING WITH  
FREEWAY OVERLAY  
LAND USE: GAS STATION



#### LEGEND

---	PROPERTY LINE
⑪	PARKING COUNT
□	CONCRETE PAVEMENT
▨	LANDSCAPE AREA
— FL —	FIRE LANE STRIPING



DUMPSTER  
ENCLOSURE DETAIL  
N.T.S.

#### SITE NOTES

- 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.
- ALL SIGNAGE WILL ADHERE TO THE REGULATIONS FOR C-2 ZONED PROPERTIES AS SPECIFIED IN THE ZONING ORDINANCE.
- THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS OR DISPLAY OF GOODS ON THE PROPERTY.
- 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.
- ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST 1 FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.
- ALL LIGHTING WILL BE DESIGNED TO BE SHIELDED DOWNWARD AND NOT TRESPASS ONTO OTHER PROPERTIES OR CAUSE GLARE.
- EMPLOYEES WILL SERVE DRIVE-THRU CUSTOMERS DIRECTLY AT THEIR VEHICLES AT ALL TIMES TO EXPEDITE TRAFFIC FLOW AND REDUCE STACKING.
- PROPOSED USE WILL BE DRIVE-THRU AND TO GO WITHOUT A WALK-IN RESTAURANT.



VICINITY MAP  
NTS

#### SITE DATA TABLE

ZONING / PROPOSED USE	PD / EATING PLACE WITH DRIVE THRU SERVICE
BASE ZONING DISTRICT	C-2
TOTAL ACREAGE	0.656 ACRES
BUILDING AREA (GROSS SQUARE FOOTAGE)	510 S.F.
BUILDING HEIGHT	MAX. HEIGHT 22'
FLOOR AREA RATIO	0.017
TOTAL PARKING REQUIRED	7
CALCULATION OF REQUIRED PARKING: USE: EATING PLACES WITH DRIVE-THRU SERVICE REQUIREMENT: 1 SPACE PER 75 S.F. OF FLOOR AREA 510 S.F. BUILDING YIELDS 6.8 (7) SPACES REQUIRED	
TOTAL PARKING PROVIDED	16
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 R.O.W.	25'
LANDSCAPE BUFFER - EXTERIOR OVERALL PROPERTY BOUNDARY	
PUBLIC STREET	30' / 20'

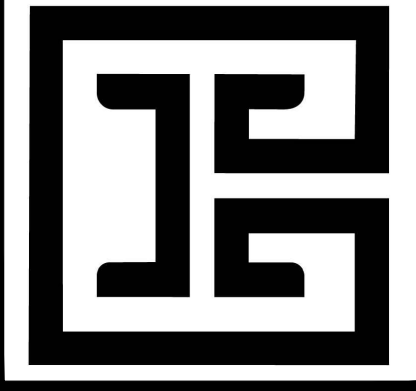
OWNER AGILE INVESTMENTS ONE, LLC 1780 HWY 157 N MANSFIELD, TX 76063 ATTN: MADHAVI DOMALA	CIVIL ENGINEER HIGH TIDE CONSULTANTS, LLC 434 N. COLUMBIA ST., SUITE 200A COVINGTON, LA 70435 ATTN: RICHARD C. GALLOWAY, PE EMAIL: ricky@hightidela.com
DEVELOPER / APPLICANT HIGH OCTANE JOES, LLC 8343 DOUGLAS AVE., SUITE 350 DALLAS, TX 75205 ATTN: SCOTT WILSON EMAIL: scott.wilson@srmedical.com	ARCHITECT AND LANDSCAPE ARCHITECT HARRISON FRENCH & ASSOCIATES, LTD 1705 S. WALTON BLVD., SUITE 3 BENTONVILLE, AR 72712 TEL: (479) 273-7780

ZC # 21-018

DEVELOPMENT PLAN (EXHIBIT B)  
7 BREW COFFEE  
LOT 2-R-B-1 BLOCK 1  
0.656 ACRES  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
OCTOBER 6, 2021

REVISION	BY

**HIGH TIDE**  
CONSULTANTS LLC  
700 CANAL BOULEVARD  
THIBODAUX, LA 70301  
www.hightidela.com



SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_  
PERMIT REVIEW ONLY  
STAMP  
TEXAS FIRM NO. F-20879

PROPOSED 7 BREW COFFEE  
US 287 FRONTAGE RD @ HWY 157  
MANSFIELD, TEXAS  
HIGH OCTANE JOES, LLC  
8343 DOUGLAS AVE., SUITE 350  
DALLAS, TX 75205

DRAWN JPH  
CHECKED RCG  
ISSUED DATE 9-17-21  
ISSUED FOR REVIEW  
PROJECT NO. 21-169  
FILE 21-169 DEVELOPMENT PLAN 2  
SHEET  
**EX-B**