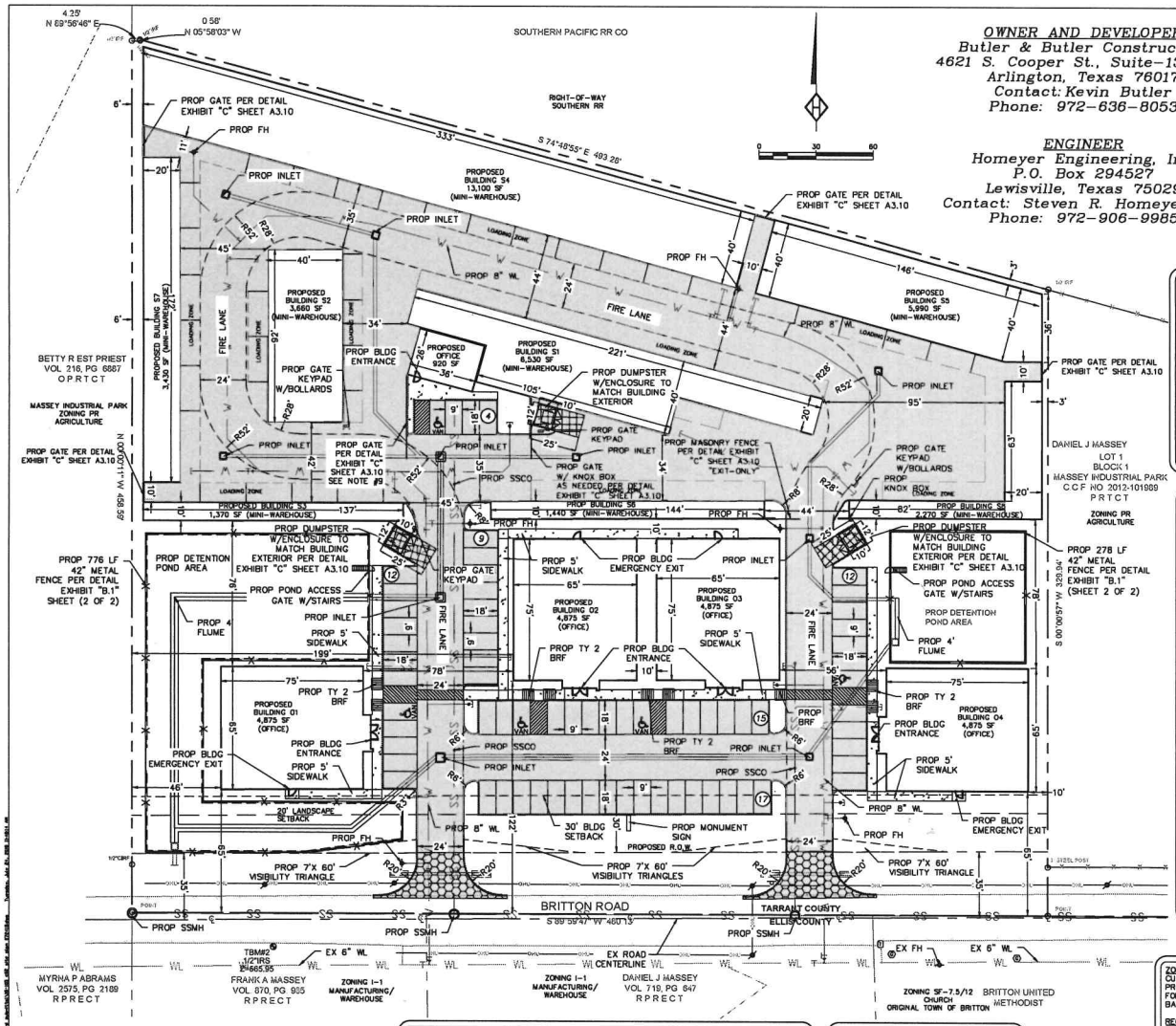
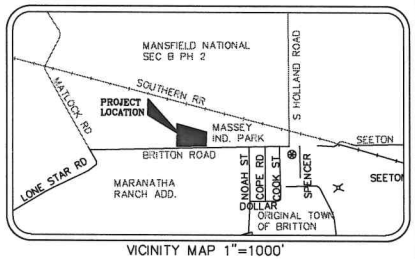


OWNER AND DEVELOPER

Butler & Butler Construction
4621 S. Cooper St., Suite-131-729
Arlington, Texas 76017
Contact: Kevin Butler
Phone: 972-636-8053

ENGINEER

Homeyer Engineering, Inc.
P.O. Box 294527
Lewisville, Texas 75029
Contact: Steven R. Homeyer, PE
Phone: 972-906-9985



VICINITY MAP 1"=1000'

PROJECT SCHEDULE

PHASE 1:
3 MONTHS – FINALIZE PD (9-1-18)
3 MONTHS – COMPLETE PHASE 1 CD'S & SUBMIT FOR PERMIT (12-1-18)
2 MONTHS – PULL PHASE 1 PERMIT AND BEGIN CONSTRUCTION (2-1-19)
6 MONTHS – COMPLETE PHASE 1 CONSTRUCTION AND PULL CERTIFICATE OF OCCUPANCY (8-1-19)

PHASE 2:
COMPLETE PERMITTING, CONSTRUCTION, AND PULL CERTIFICATE OF OCCUPANCY FOR OFFICE BUILDINGS 2, 3, & 4 BY (8-1-22), WITH ONE OFFICE BUILDING COMPLETED PER YEAR STARTING 2020

GENERAL NOTES:

1. LOADING ZONES SHOWN INDICATE LOCATION OF PROPOSED STORAGE EXTERIOR DOORS
2. ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR I-1 ZONED PROPERTY AS OUTLINED IN SECTION 7100 OF THE ZONING ORDINANCE.
3. ALL EQUIPMENT SHALL BE DESIGNED AND SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.A OF THE ZONING ORDINANCE.
4. THE TRASH ENCLOSURES WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS OUTLINED IN SECTION 7301.B OF THE ZONING ORDINANCE.
5. THERE WILL BE NO OUTSIDE STORAGE ON THE PROPERTY.
6. 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 SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
7. A MILL & OVERLAY ON BRITTON ROAD WILL BE REQUIRED AFTER UTILITY IMPROVEMENTS ARE CONSTRUCTED
8. NO TREES, FENCES OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLES
9. ALL GATES SHALL BE INSTALLED WITH FULL EIS SYSTEM

ZONING REQUIREMENTS

CURRENT ZONING = I-1
PROPOSED ZONING = PLANNED DEVELOPMENT FOR OFFICE AND MINI-WAREHOUSE USES.
BASE ZONING DISTRICT = I-1

REQUIREMENTS
LOT DIMENSION = NONE
MAXIMUM FLOOR AREA = 2

SET BACKS
STREET ROW = 30'
NON RESIDENTIAL = NONE
RESIDENTIAL = 30'
TRASH ENCLOSURES = 50'
MAXIMUM HEIGHT = NONE

DEVIATION:
REQUIRED: 50-FOOT SETBACK FROM RAILROAD RIGHT-OF-WAY. (SECTION 4500-C-1)
PROVIDED: 3 FEET
REQUIRED: 30-FOOT LANDSCAPE BUFFER FOR I-1 ADJACENT TO VACANT PR. (SECTION 7300-D-7)
PROVIDED: NONE

SITE INFORMATION

PROPOSED BUILDING AREA: 58,800 SF
LOT AREA: 174,240 SF (4.00 AC)
PROPOSED FLOOR AREA RATIO: 0.34
IMPERVIOUS AREA: 132,735SF (76.18%)
PERVIOUS AREA: 41,505 SF (23.82%)
PARKING REQUIRED:
920 SF OFFICE @ 1 SPACE / 300 SF = 4 SPACES
19,500 SF OFFICE @ 1 SPACE / 300 SF = 65 SPACES
PARKING REQUIRED: 69 SPACES
PARKING PROVIDED: 69 SPACES
HANDICAP PARKING REQUIRED: 4 SPACES
HANDICAP PARKING PROVIDED: 5 SPACES

PAVEMENT LEGEND

HEAVY DUTY PAVEMENT (DRIVE AISLES)
PROPOSED 7" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

LIGHT DUTY PAVEMENT (PARKING)
PROPOSED 6" 3,600 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

SIDEWALK PAVEMENT
PROPOSED 4" 3,000 PSI CONC. @ 28 DAYS WITH #3 BARS @ 18" O.C.E.W.

DUMPSTER PAVEMENT
PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 12" O.C.E.W. (DOUBLE MAT)

DRIVE APPROACH
PROPOSED 8" 4,000 PSI CONC. @ 28 DAYS WITH #4 BARS @ 12" O.C.E.W.

PAVEMENT NOTES:

1. ALL PAVEMENT SUBGRADE SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 6" AND COMPACTED TO A MINIMUM 95% STANDARD PROCTOR DENSITY AT OR ABOVE OPTIMUM MOISTURE.
2. ALL PROPOSED PAVEMENT SHALL BE INSTALLED ON 6" OF FLEX BASE COMPACTED TO 95% STANDARD PROCTOR DENSITY
3. THE CONTRACTOR SHALL DOWEL & EPOXY #4 X 24" SMOOTH BARS @ 24" CENTERS ALONG ALL PROPOSED TO EXISTING CONCRETE EDGES W/ 3/4" EXPANSION JOINT & SELF LEVELING JOINT SEALING COMPOUND.
4. THE CONTRACTOR SHALL PROVIDE A ½" EXPANSION JOINT W/ SELF LEVELING JOINT SEALING COMPOUND BETWEEN THE PROPOSED CONCRETE PAVEMENT AND THE PROPOSED BUILDING.

LEGEND

I.R.F.	IRON ROD FOUND		POWER POLE
I.R.S.	IRON ROD SET		LIGHT POLE
	CUT X IN CONCRETE		WATER VALVE
F.C.P.	FENCE CORNER POST	SSMH	SANITARY SEWER MANHOLE
	ASPHALT		FIRE HYDRANT
T	TELEPHONE MANHOLE	WM	WATER METER

PROJECT PHASING

PHASE 1:
OFFICE BUILDING 2
MINI-WAREHOUSE OFFICE BUILDING S1
MINI-WAREHOUSE BUILDING S1
MINI-WAREHOUSE BUILDING S2
MINI-WAREHOUSE BUILDING S3
MINI-WAREHOUSE BUILDING S4
MINI-WAREHOUSE BUILDING S5
MINI-WAREHOUSE BUILDING S6
MINI-WAREHOUSE BUILDING S7
MINI-WAREHOUSE BUILDING S8

PHASE 2:
OFFICE BUILDING 1
OFFICE BUILDING 3
OFFICE BUILDING 4

THE CONTRACTOR SHALL CONTACT DIG-TESS AT 1-800-344-8377 A MINIMUM OF 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES

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

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
STEVEN R. HOMEYER, PE # 86942
DATE: 07/24/2018

(1 OF 2)
ZC#18-016

HOMEYER ENGINEERING, INC.
TBPE FIRM REGISTRATION NO. F-8440
P.O. BOX 294527 LEWISVILLE, TEXAS 75029
972-906-9985 PHONE • 972-906-9987 FAX
WWW.HEI.US.COM

BUTLER DEVELOPMENT
SAMUEL C. NEILL SURVEY
ABSTRACT 1159, TRACT 23
4.00 ACRES
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

EXHIBIT B
DEVELOPMENT PLAN

DRAWN: JAA
DATE: 04/23/2018
HEI #: 18-105

SHEET NO: C2

APPROVED DEVELOPMENT PLAN