

SITE DATA SUMMARY CHART	
NOTE: SQUARE FOOTAGE USED FOR PARKING/SITE DATA PURPOSES AND MAY VARY TO FIT OWNER NEEDS	
EXISTING ZONING	PR
PROPOSED ZONING	PD FOR LIMITED C-2 USES
GROSS ACREAGE	3.950 ACRES (172,062 SF)
GROSS ACREAGE ADJUSTED (FOR STREET EXPANSION)	3.617 ACRES (157,557 SF)
MAXIMUM COVERAGE ALLOWED	1.808 ACRES (78,778.5 SF) = 50%
MAXIMUM COVERAGE PROPOSED	0.528 ACRES (23,125 SF) = 14.6%
AREA OF OPEN SPACE	3.09 ACRES (134,432 SF)
PERCENTAGE OF OPEN SPACE	85.4%
AREA OF IMPERVIOUS COVERAGE	
BUILDING 'A' (PHASE I)	6,469 SF
BUILDING 'B' (PHASE II)	9,256 SF
BUILDING 'C' (PHASE III)	3,700 SF
BUILDING 'D' (PHASE IV)	3,700 SF
SIDEWALKS	12,701 SF
PAVING	57,698 SF
TOTAL IMPERVIOUS COVERAGE	2,147 ACR. (93,524 SF)
PERCENTAGE OF IMPERVIOUS COVERAGE	59% (ALLOWED = 70%)
TOTAL PROPOSED BUILDING AREA (PHASES I, II, III & IV)	23,125 SF
NUMBER OF STORIES	1
MAXIMUM BUILDING HEIGHT	35 FT (2.5 STORIES)
PROPOSED FLOOR AREA (A/C)	22,216 SF
REQUIRED PARKING	C-2 = 1 SPACE PER 250 SF 22,216 SF / 250 = 88.86 TOTAL REQUIRED = 89 SPACES
PROPOSED PARKING (9'X18') TYP.	C-2 TOTAL SPACES PROVIDED = 104 SPACES
ACCESSIBLE PARKING	ACCESSIBLE SPACES REQ. BY A.D.A. = 4 SPACES ACCESSIBLE SPACES PROVIDED = 8 SPACES TOTAL
** MINIMUM BUILDING SETBACK TO BE 4 FT. OR MINIMUM REQUIRED BY CITY REGULATIONS **	

PERMITTED PRIMARY C-2 USES

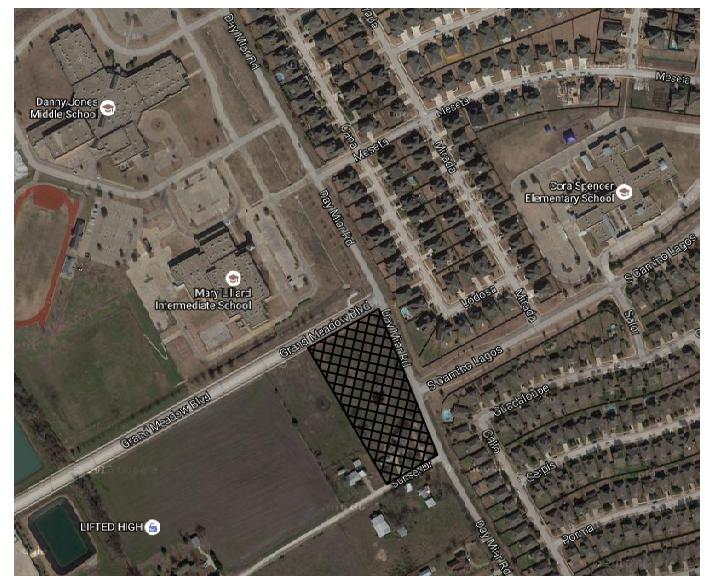
SECTION E, EDUCATIONAL, INSTITUTIONAL & SPECIAL USES
DAY NURSERY OF CHILD CARE CENTER

SECTION F, GENERAL RETAIL USES
BAKERY OR CONFECTIONARY STORE, RETAIL BOOK STORE, RETAIL FLORIST, RETAIL RETAIL AND SERVICE ESTABLISHMENTS NOT ELSEWHERE LISTED SPORTING GOODS OR BICYCLE STORE

SECTION G, GENERAL SERVICE AND OFFICE TYPE USES
BEAUTY SHOP OR BARBER SHOP
COMPUTER AND/OR DATA PROCESSING SERVICES
EATING PLACES WITHOUT DRIVE-THROUGH SERVICES
OFFICE, PHYSICIANS, DENTIST OR OTHER HEALTH PRACTITIONERS OFFICE, PROFESSIONAL OR ADMINISTRATION
PERSONEL SUPPLY SERVICE
PET GROOMING
VETERINARIAN OFFICE ONLY

SECTION M, RECREATION AND ENTERTAINMENT USES
MEMBERSHIP SPORT OR RECREATION CLUB

PROPOSED HOURS OF OPERATION:
PHASE I, FITNESS CENTER - 24 HRS. ACCESS CONTROLLED
PHASES II, III & IV - 8:00 AM TO 9:00 PM
** THERE WILL BE NO OUTSIDE STORAGE **



VICINITY MAP

NO SCALE

BUILDING SQUARE FOOTAGE

NOTE:
SQUARE FOOTAGE USED FOR PARKING/SITE DATA PURPOSES AND MAY VARY TO FIT OWNER NEEDS

BUILDINGS FOOTPRINT		23,125 SF	
BUILDINGS SQUARE FOOTAGE		22,216 SF	
BUILDING 'A' (PHASE I)		GROSS SF	NET SF
FIRST FLOOR		6,469	6,160
TOTAL SF		6,469	6,160
BUILDING 'B' (PHASE II)		GROSS SF	NET SF
FIRST FLOOR		9,256	9,256
TOTAL SF		9,256	9,256
BUILDING 'C' (PHASE III)		GROSS SF	NET SF
FIRST FLOOR		3,700	3,400
TOTAL SF		3,700	3,400
BUILDING 'D' (PHASE IV)		GROSS SF	NET SF
FIRST FLOOR		3,700	3,400
TOTAL SF		3,700	3,400

BUILDING ENTRANCE / EXIT

AT GRADE

PEDESTRIAN ACCESS PLAN
(CONCRETE) 4' WIDE (MIN.)

BUILDING AREA

STAMPED CONCRETE

LANDSCAPE AREA

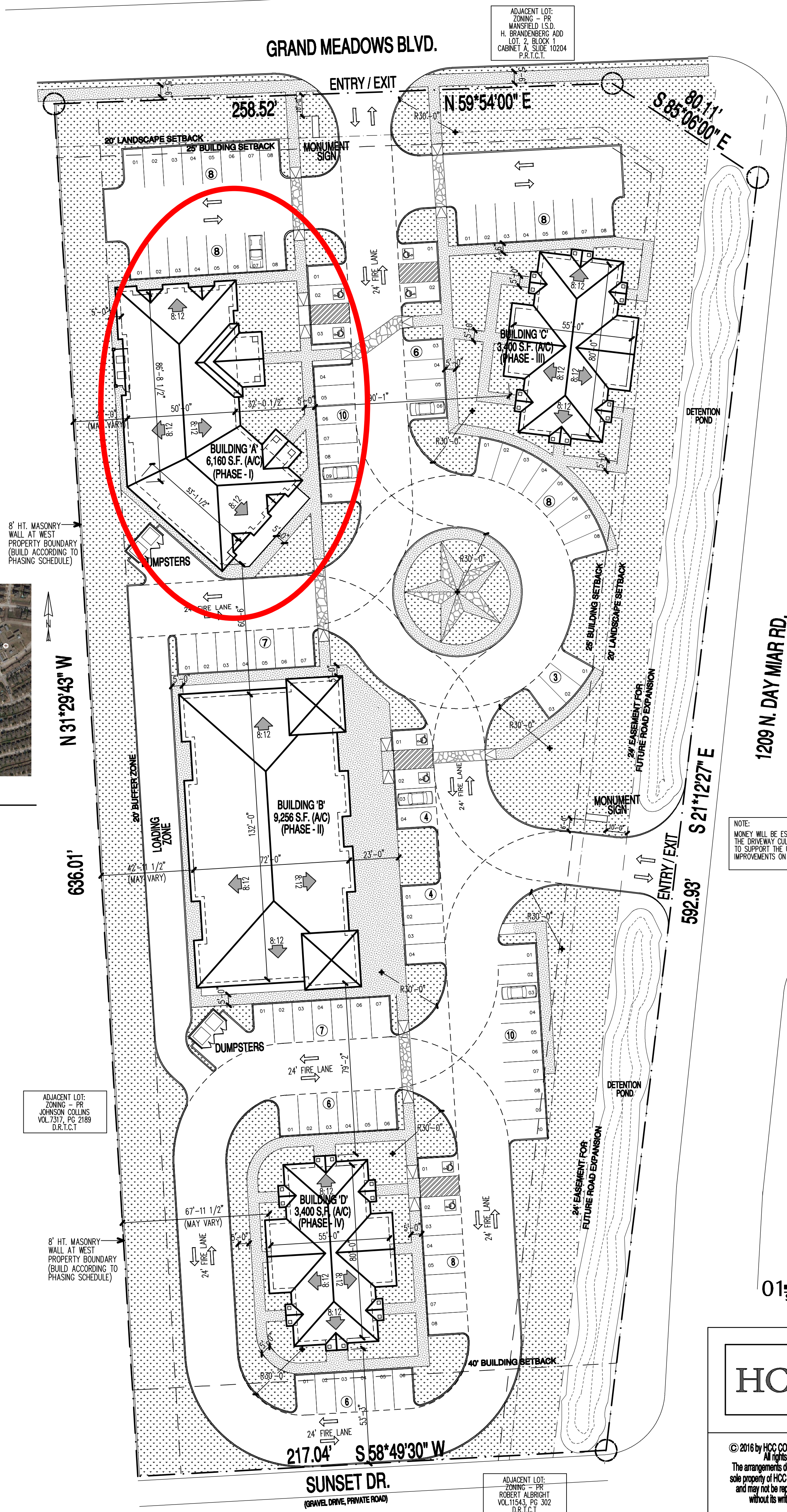
STREET AREA (CONCRETE)

BUFFERYARD SUMMARY CHART

20' BUFFERYARD REQUIRED FACING ADJACENT RESIDENTIAL ZONE (WEST SIDE)

PROPERTY DATA

LOT INFO: TRACT "2B" & "2B-1", ACREAGE: 3.95 AC
TRACT OF LAND OUT OF THE "A.N. CURRY" SURVEY
ABSTRACT NO. 332
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS



PROPOSED SITE PLAN

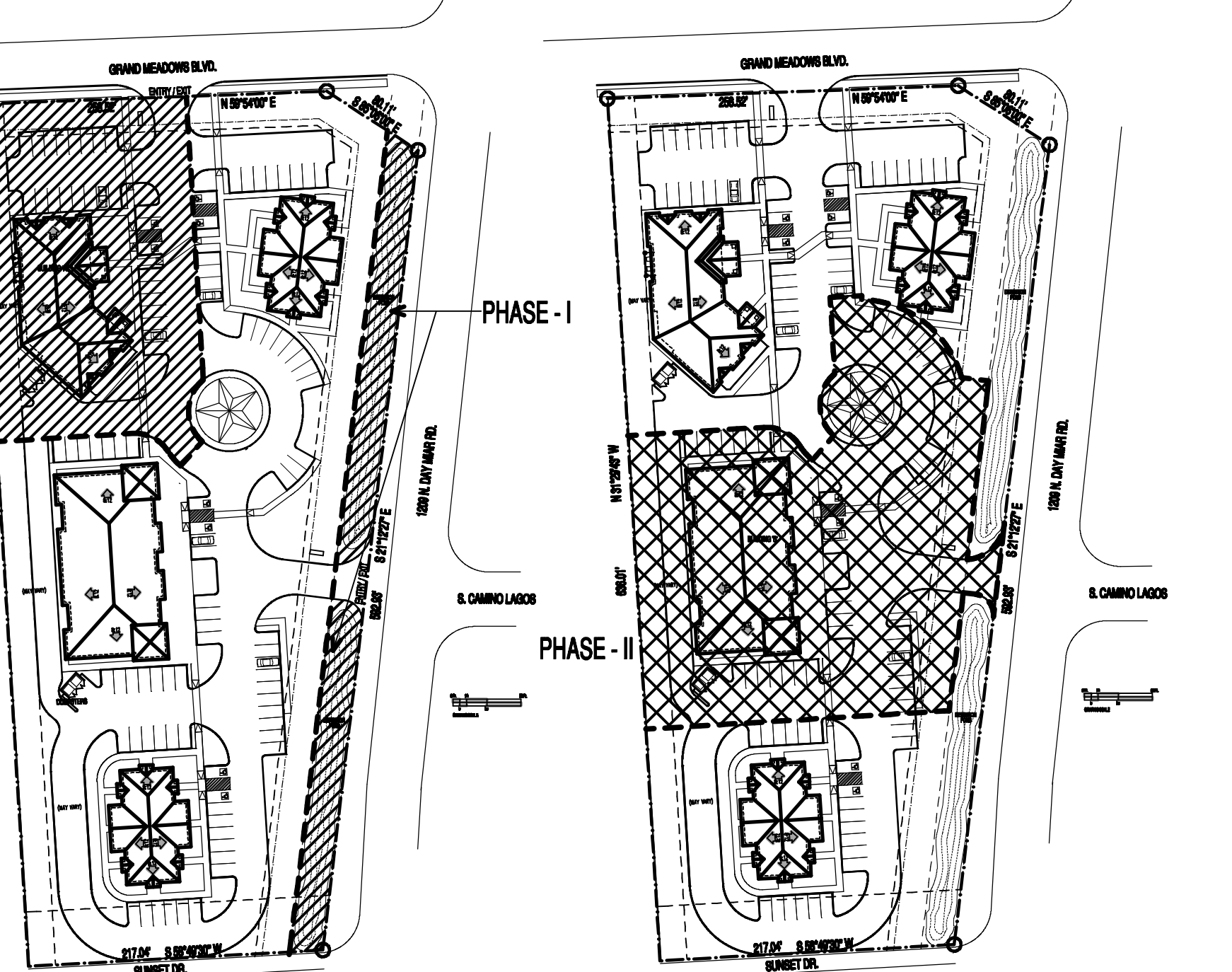
SCALE: 1" = 30'-0"

HCC

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HCC Contracting, Inc.
General Contractor
Design Build
3161 SABINE ST., Suite - A
Forest Hill, TX 76119 214-803-0538

THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY AND ARE NOT FOR CONSTRUCTION. ALL WORK SHALL BE IN COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY AND COMPLY WITH ALL THE RULES AND REGULATIONS APPLICABLE.

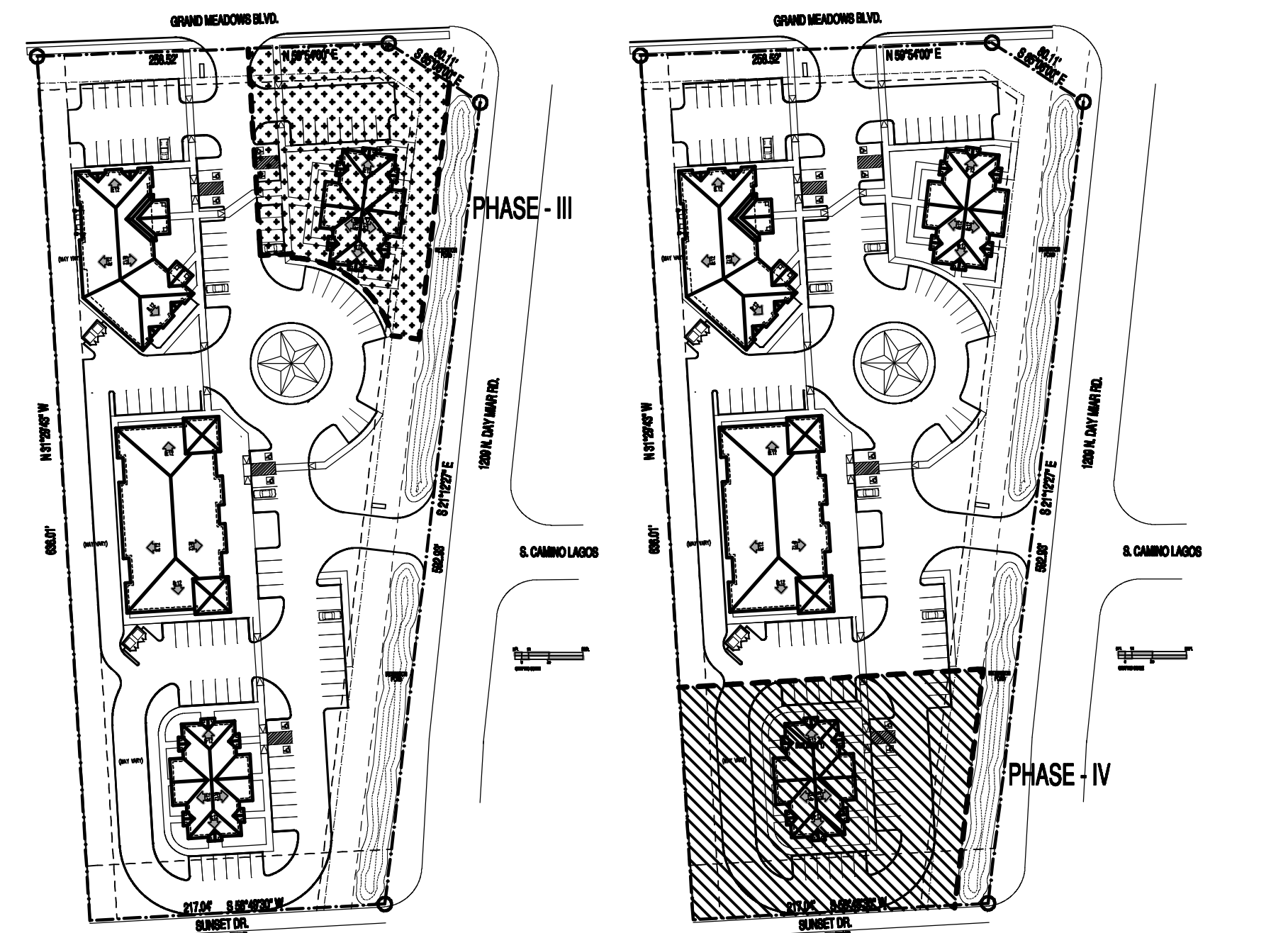


PHASE I

TOTAL AREA: 1.19 ACRES
PROJECTED STARTING DATE: MARCH, 2017
PROJECTED COMPLETION DATE: OCTOBER, 2017

PHASE II

TOTAL AREA: 1.40 ACRES
PROJECTED STARTING DATE: MARCH, 2017
PROJECTED COMPLETION DATE: OCTOBER, 2017



PHASE III

TOTAL AREA: 0.53 ACRES
PROJECTED STARTING DATE: 2021
PROJECTED COMPLETION DATE: 2021

PHASE IV

TOTAL AREA: 0.83 ACRES
PROJECTED STARTING DATE: 2023
PROJECTED COMPLETION DATE: 2023

PROJECT PHASING

SCALE: 1" = 100'-0"

NOTE:
PHASES II, III & IV WILL BE DESIGNED AND CONSTRUCTED TO MATCH PHASE I MATERIALS AND ARCHITECTURAL STYLE.

NOTE:
THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT ALL BUILDING PERMITS.

CASE NUMBER: ZC#16-013

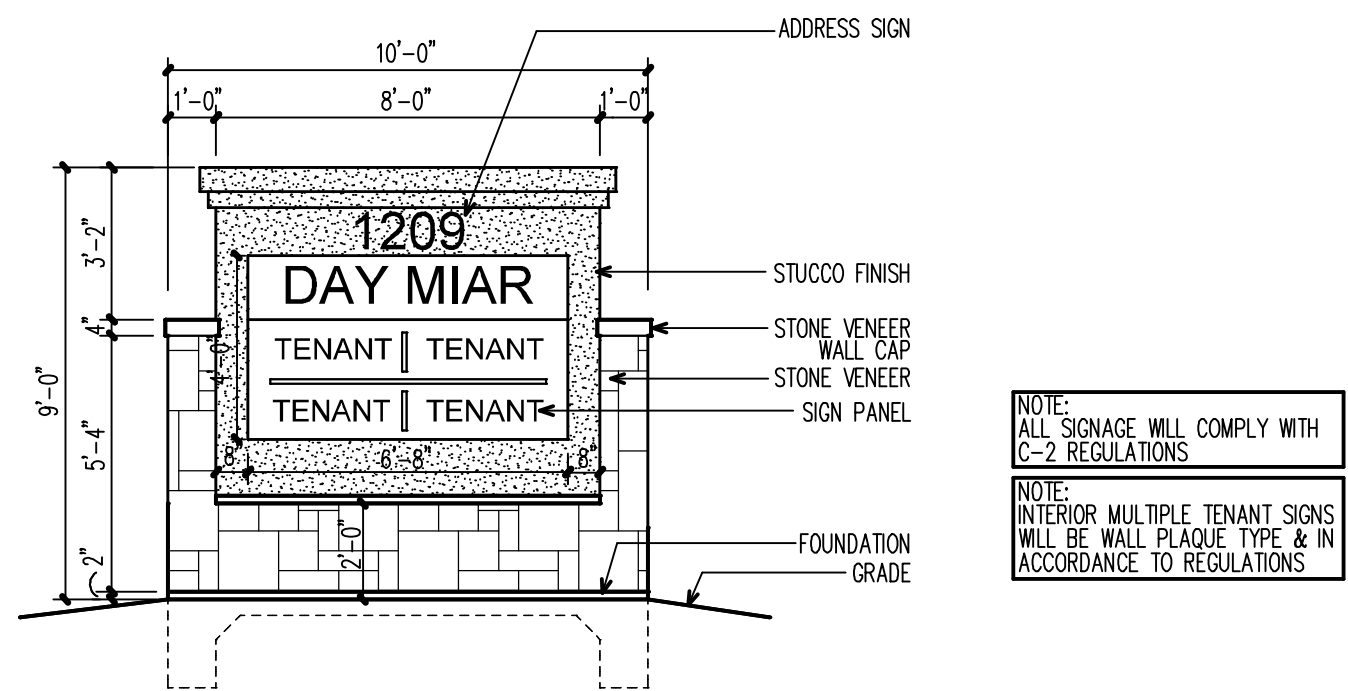
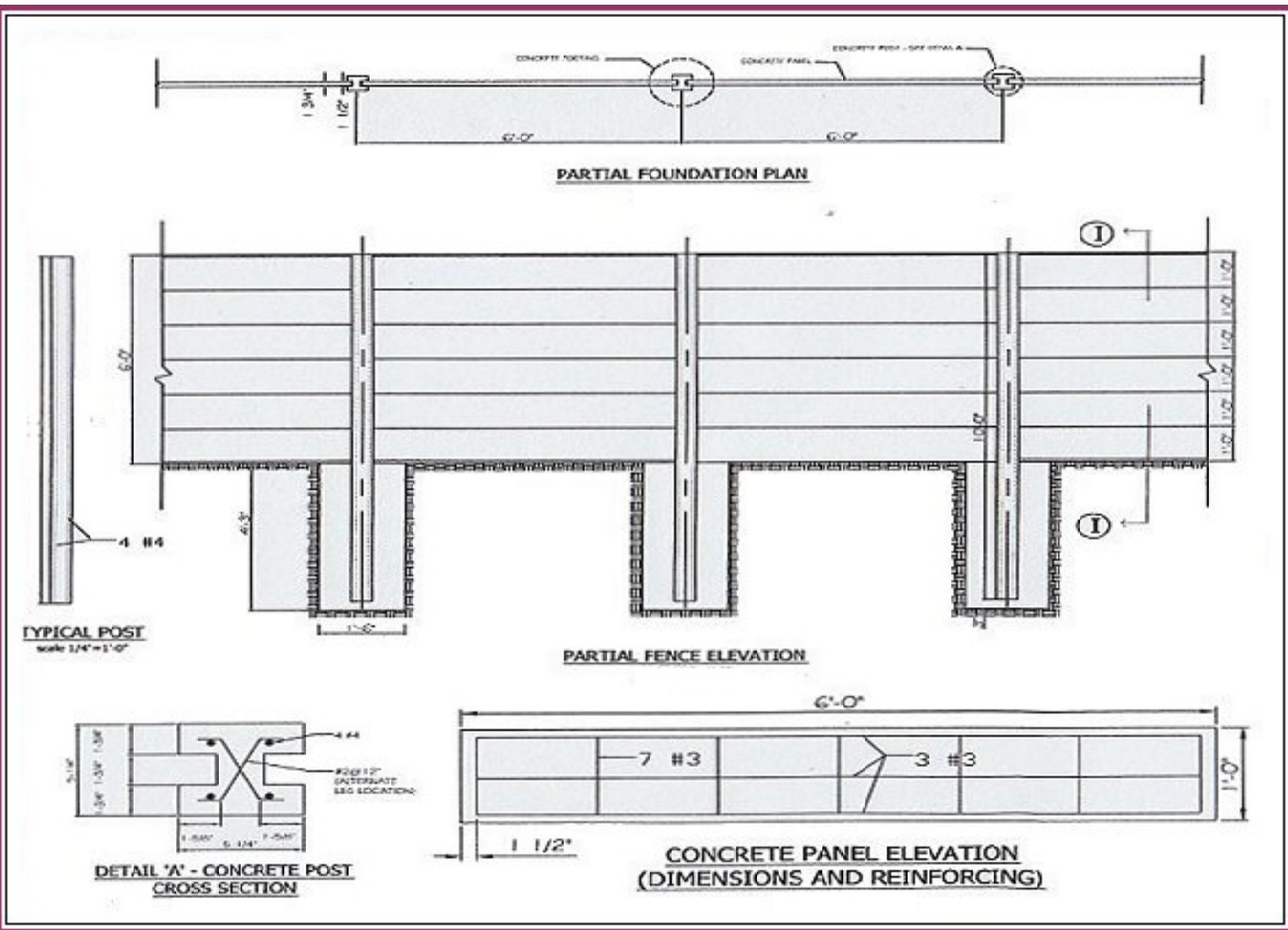
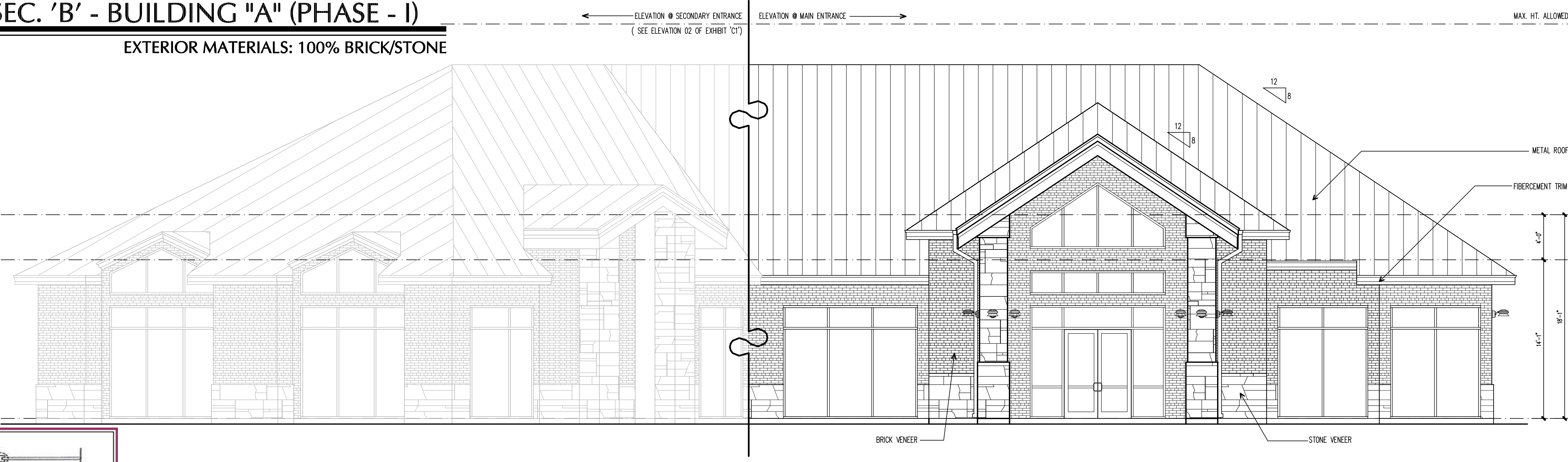
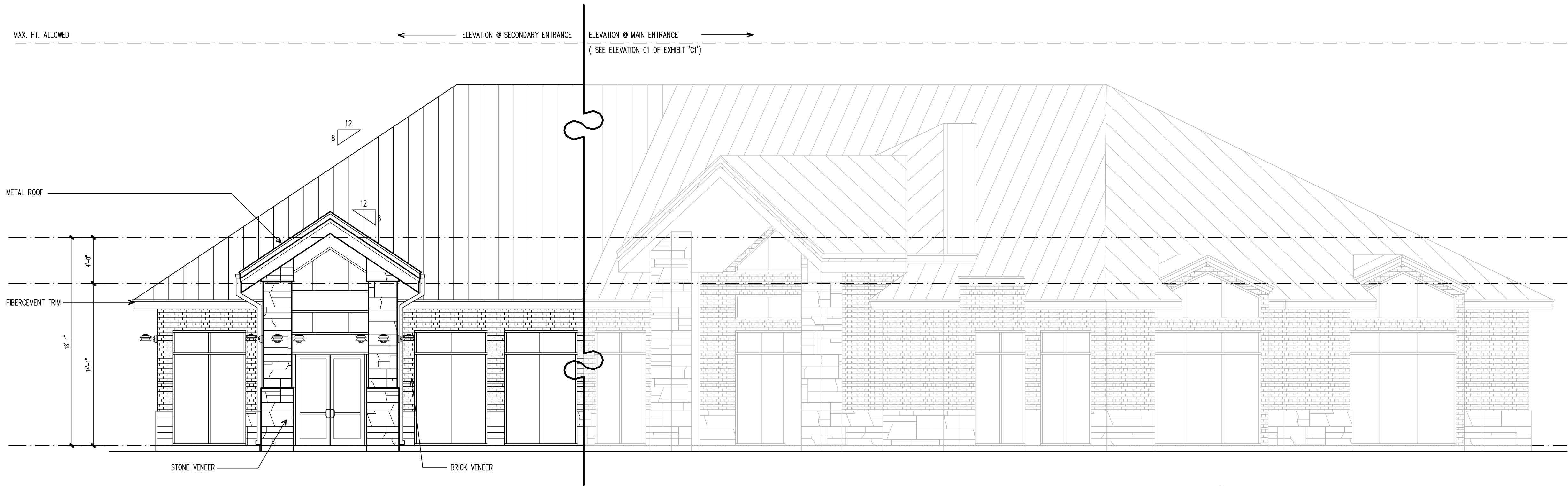
EXHIBIT: EXHIBIT "B"


SHEET DESCRIPTION: SITE PLAN

DRAWN BY: F.S.G. REVISIONS: REV. 1 12-12-2016
CHECKED BY: B.B.
DATE: 08.01.2016

A NEW DEVELOPMENT FOR
1209 N. DAY MIAR RD.
MANSFIELD, TEXAS

3.95 ACRES
TRACT 2B & 2B-1
A.N. CURRY SURVEY, ABSTRACT NO. 332
TARRANT COUNTY, TEXAS



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		1209 N. DAY MIAR RD. MANSFIELD, TEXAS		EXHIBIT: EXHIBIT "C-1"
		A.N. CURRY SURVEY, ABSTRACT NO. 332 TARRANT COUNTY, TEXAS		SHEET DESCRIPTION: BUILDING 'A' FACADES
		DRAWN BY: E.S.G. REVISIONS: REV. 1 12.02.2016 CHECKED BY: B.B. DATE: 08.01.2016		