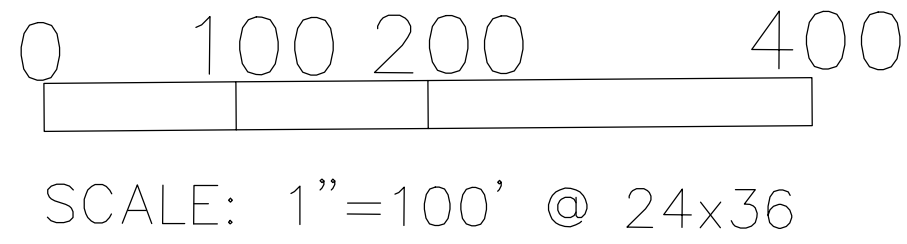
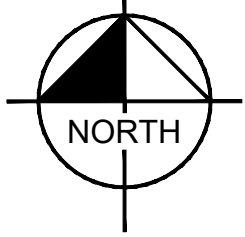
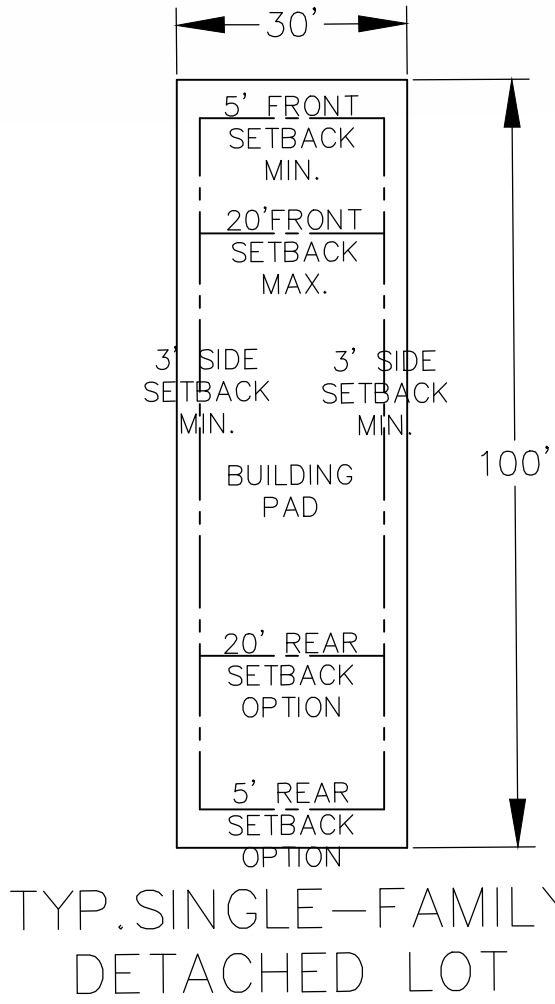
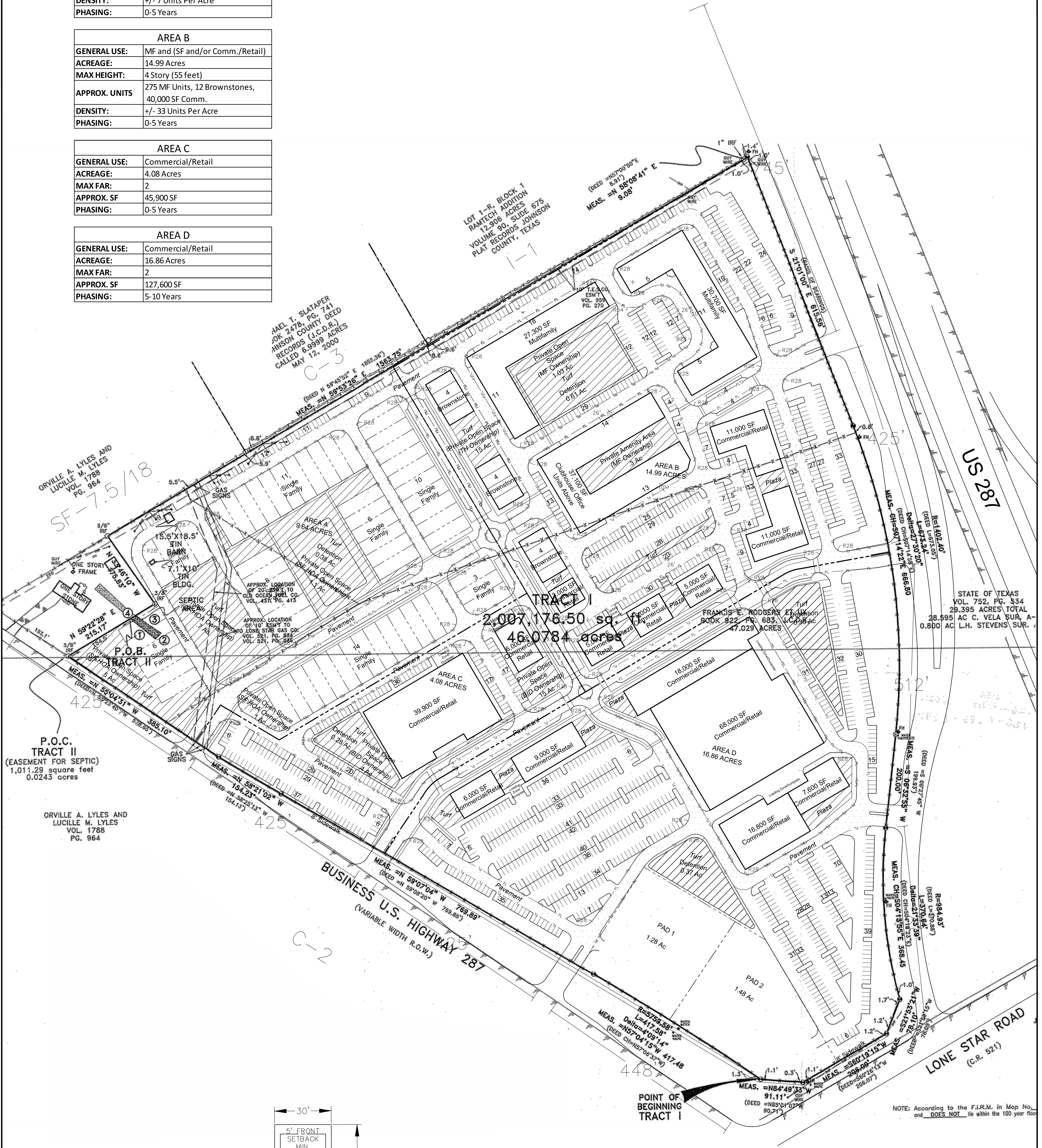


AREA A	
GENERAL USE:	Single Family
ACREAGE:	9.64 Acres
MAX HEIGHT:	3 Story (35 feet)
APPROX. UNITS	60 Lots
DENSITY:	+/- 7 Units Per Acre
PHASING:	0-5 Years

AREA B	
GENERAL USE:	MF and (SF and/or Comm./Retail)
ACREAGE:	14.99 Acres
MAX HEIGHT:	4 Story (55 feet)
APPROX. UNITS	275 MF Units, 12 Brownstones, 40,000 SF Comm.
DENSITY:	+/- 33 Units Per Acre
PHASING:	0-5 Years

AREA C	
GENERAL USE:	Commercial/Retail
ACREAGE:	4.08 Acres
MAX FAR:	2
APPROX. SF	45,900 SF
PHASING:	0-5 Years

AREA D	
GENERAL USE:	Commercial/Retail
ACREAGE:	16.86 Acres
MAX FAR:	2
APPROX. SF	127,600 SF
PHASING:	5-10 Years



1 OF 1 SHEET NUMBER	OWNER: TRIKE INVESTORS LP 1340 S MAIN STREET STE. 300 GRAPEVINE, TX 76051 CONTACT: TYLER KRUSE PHONE: (817) 865-1000	PLANNER: GATEWAY PLANNING GROUP 3100 MCKINNON STREET, 7TH FLOOR DALLAS, TX 75201 CONTACT: SCOTT POLIKOV PHONE: (512) 784-3527	ENGINEER: PACHECO KOCH 7557 RAMBLER ROAD STE. 1400 DALLAS, TX 75231 CONTACT: PAUL HAMES, PE PHONE: (214) 451-2765	Case No. ZC#17-009 PREPARED FOR TRIKE INVESTORS	EXHIBIT C.1 DEVELOPMENT PLAN 46.08 ACRES EXISTING ZONING - C-2 FRANCIS E. ROGERS ET UX BOOK 922, PG. 683 J.C.D.R. CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS	No.	REVISIONS	DATE

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Residential Transition

Urban Residential

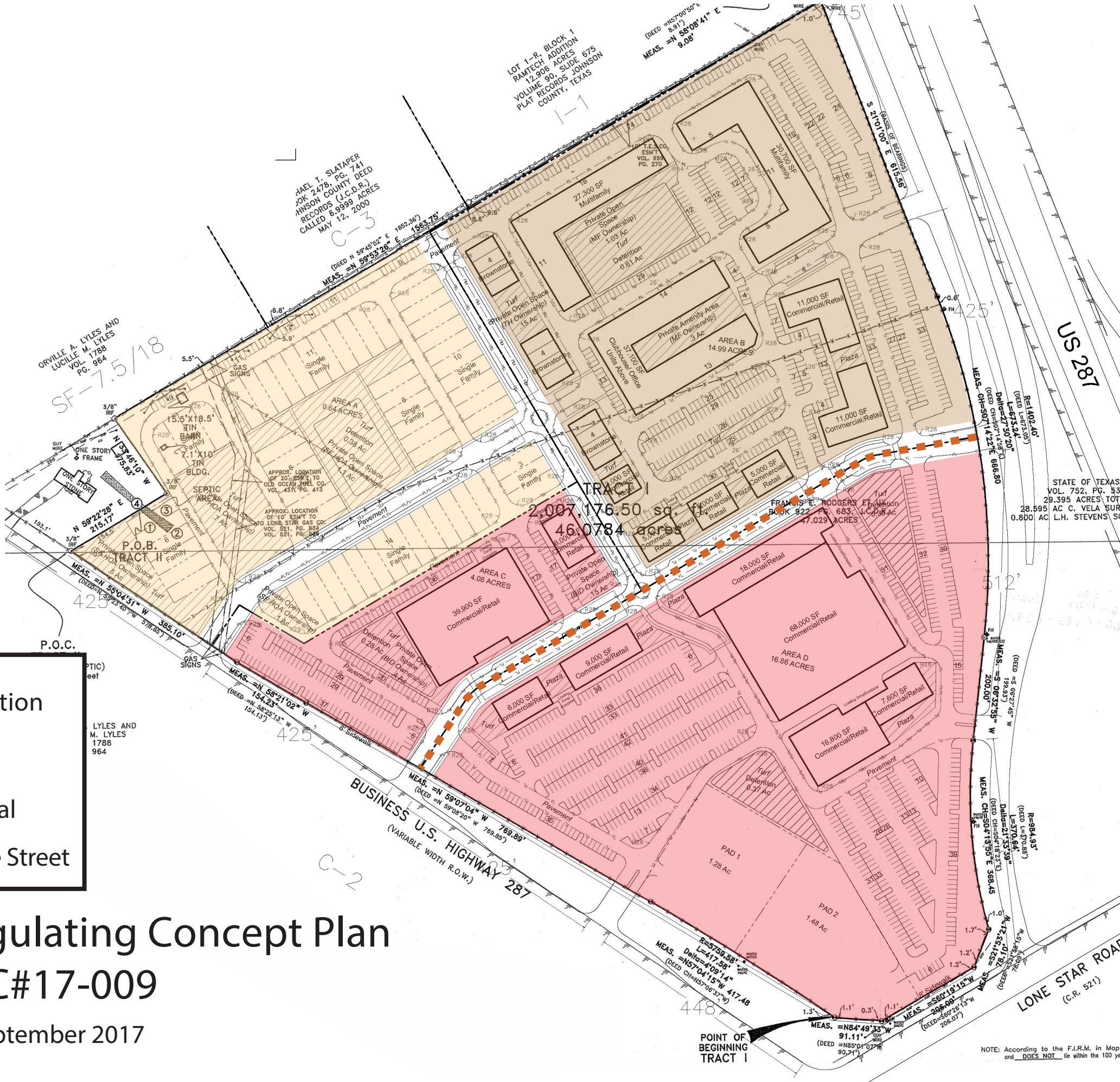
Hybrid Commercial

Primary Mixed Use Street

Exhibit C.2: Regulating Concept Plan

ZC#17-009

September 2017



0' 100' 200'

