General Notes

All building lines will be in accordance with the City of Mansfield Zoning Ordinance.

The proposed development will be in complete accordance with the provisions of the applicable 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.

This site plan contains no public use areas.

Future building heights shall be 35 feet or less.

Future improvements will be constructed in phases, and construction of each improvement will commence as the need arises. Immediate priorities are: 1) Relocation of tanks from proposed West Debbie Lane right-of-way. 2) Construction of future building in the northwest corner of property to replace existing barn and 3) Installation of proposed truck scale.

As this is a long term plan, actual locations of future buildings and tanks may vary by approximatly 10 feet.

As improvements occur, the site grades will be designed to direct process water and storm water runoff from areas of the manufacturing area to the 2.0mm gallon sump at the southeast corner of the site. The collected water will then be discharged at a metered flow rate to the city sanitary sewer collection system.

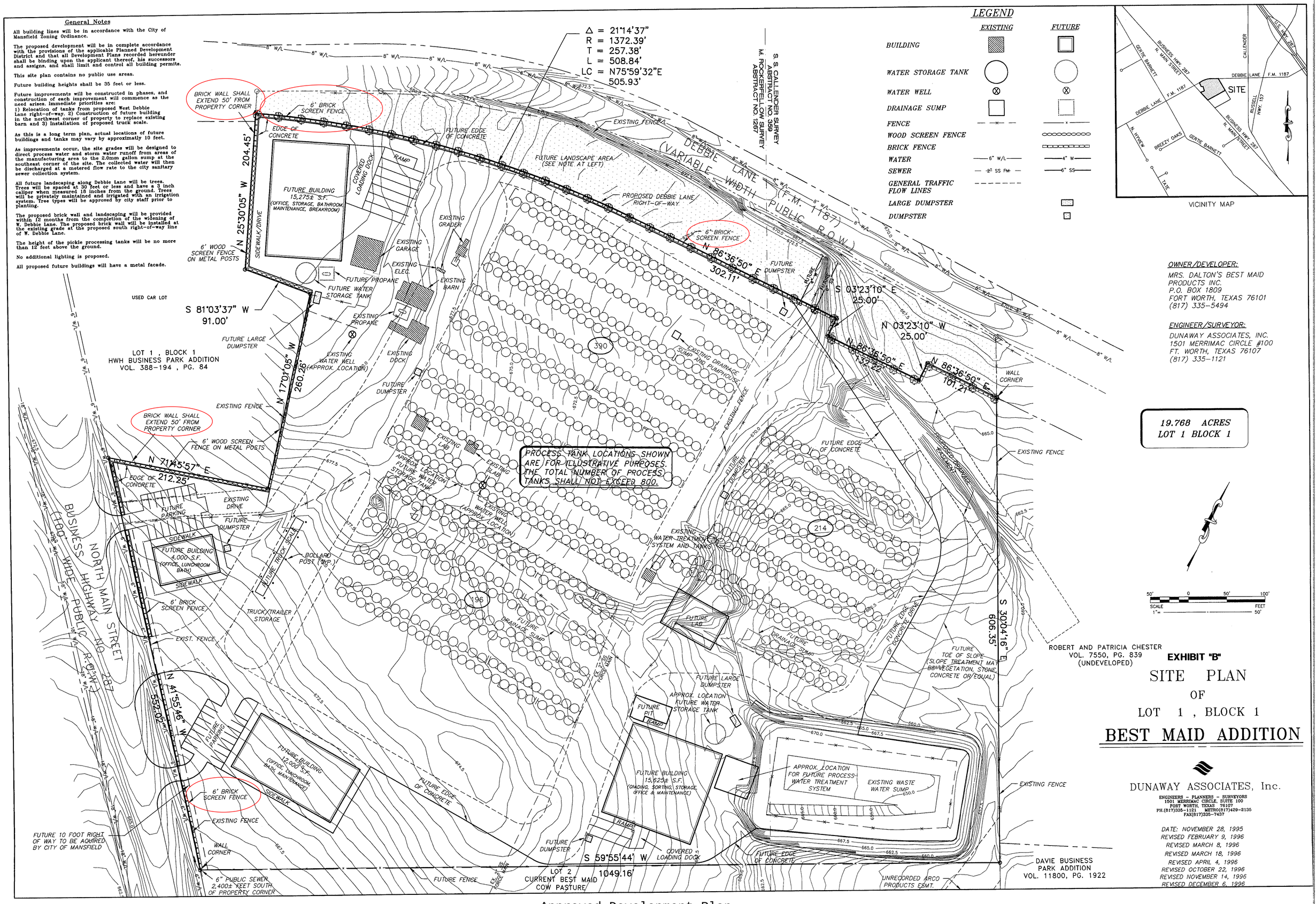
All future landscaping along Debbie Lane will be trees. Trees will be spaced at 30 feet or less and have a 3 inch caliper when measured 18 inches from the ground. Trees will be privately maintained and irrigated with an irrigation system. Tree types will be approved by city staff prior to planting.

The proposed brick wall and landscaping will be provided within 12 months from the completion of the widening of W. Debbie Lane. The proposed brick wall will be installed at the existing grade at the proposed south right-of-way line of W. Debbie Lane.

The height of the pickle processing tanks will be no more than 12 feet above the ground.

No additional lighting is proposed.

All proposed future buildings will have a metal facade.



Approved Development Plan

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