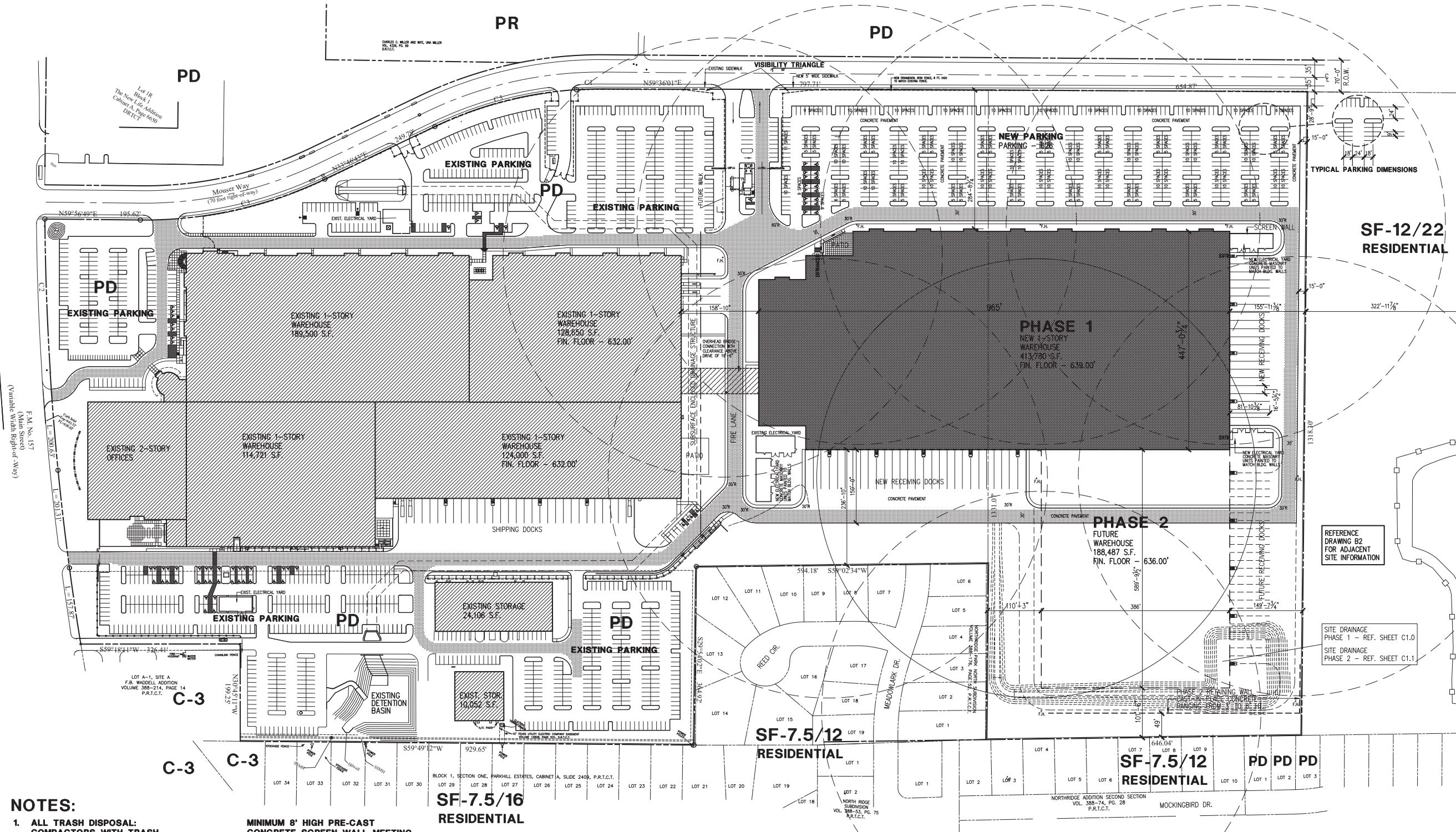




### NOTES:

- ALL TRASH DISPOSAL: COMPACTORS WITH TRASH CONTAINERS WILL BE LOCATED IN THE DOCK AREA FOR TRANSPORT TO OFFSITE DISPOSAL FACILITY. TRASH ENCLOSURES IF USED WILL BE SCREENED IN ACCORDANCE WITH THE REGULATIONS SPECIFIED IN CHAPTER 155.093 OF THE CODE OF ORDINANCES.
- FIRE HYDRANTS: ALSO REFERENCE SHEET C12 - OVERALL UTILITY PLAN FOR LOCATIONS.
- THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREFOR, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
- BASE ZONING: PD FOR OFFICE, WAREHOUSE AND C-2 COMMUNITY BUSINESS DISTRICT USES.
- FOR ALL PORTIONS OF THE PROPERTY ABUTTING SINGLE FAMILY RESIDENTIALLY ZONED PROPERTY, A

- MINIMUM 8' HIGH PRE-CAST CONCRETE SCREEN WALL MEETING SCREEN WALL STANDARDS AS SET FORTH IN THE CITY'S ORDINANCE, AS AMENDED, SHALL BE INSTALLED IN COMPLIANCE WITH ALL CITY REGULATIONS, INSPECTED AND APPROVED BY THE CITY PRIOR TO COMPLETION OF THE FIRST PHASE OF CONSTRUCTION.
- ALL PARKING SPACES ARE 9' WIDE BY 18' DEEP.
- ALL NEW PAVEMENT WILL BE REINFORCED CONCRETE.
- ALL SIGNAGE WILL COMPLY WITH THE REGULATIONS FOR C-2 ZONED PROPERTY AS SPECIFIED IN CHAPTER 155.090 OF THE CODE OF ORDINANCES.
- ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.
- THERE WILL BE NO OUTSIDE STORAGE OF MATERIALS ON THE PROPERTY.
- ALL LIGHTING WILL BE DESIGNED TO BE SHIELDED DOWNWARD AND NOT TRESPASS ONTO OTHER PROPERTIES OR CAUSE GLARE.

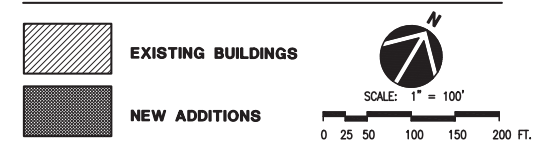
### PARKING TABULATION

|                   | WAREHOUSE AREA | OFFICE AREA               | PARKING  |          |                    | DEVELOPMENT SCHEDULE       |
|-------------------|----------------|---------------------------|----------|----------|--------------------|----------------------------|
|                   |                |                           | REQUIRED | PROVIDED | ACCESSIBLE PARKING |                            |
| EXISTING BUILDING | 631,053        | 131,305                   | 731      | 1,215    | 56                 |                            |
| PHASE 1           | 413,780        | --                        | 138      | 626      | 8                  | STARTING ON APPROVAL       |
| PHASE 2           | 188,487        | --                        | 63       | --       | --                 | 4 TO 5 YEARS AFTER PHASE 1 |
| TOTALS            | 1,233,320      | 131,305                   | 932      | 1,841    | 64                 |                            |
| BASIS OF PARKING: |                |                           |          |          |                    |                            |
| OFFICE SPACE:     |                | 1 SPACE PER 300 SQ. FT.   |          |          |                    |                            |
| WAREHOUSE SPACE:  |                | 1 SPACE PER 3,000 SQ. FT. |          |          |                    |                            |

### SITE DATA

|                              |              |
|------------------------------|--------------|
| SITE ACREAGE BEING REZONED   | 19.641 ACRES |
| TOTAL ACREAGE OF DEVELOPMENT | 67.573 ACRES |
| FLOOR AREA RATIO             | .41865       |
| MAXIMUM BUILDING HEIGHT      | 52'-0"       |

### DEVELOPMENT PLAN



### VICINITY MAP



CASE NO. ZC#21-017

PROJECT TEAM:

OWNER:  
**MOUSER ELECTRONICS**  
1000 NORTH MAIN STREET  
MANSFIELD, TEXAS 76063  
TELEPHONE: (817) 804-3888  
FACSIMILE: (817) 804-3899  
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**MOUSER ELECTRONICS**  
DISTRIBUTION AND ASSEMBLY FACILITY  
A PHASED APPROACH TO PROPOSED EXPANSION  
1000 NORTH MAIN STREET MANSFIELD, TEXAS 76063

LOT 1R, BLOCK 1 ELECTRONICS ADDITION  
CABINET A, PAGE 11198 PRCT  
AND  
REMAINDER OF DANNY RAY SCHMIDT  
INSTRUMENT NO. D206018738 DRTCT  
ACREAGE BEING REZONED - 19.99  
TOTAL ACREAGE OF DEVELOPMENT - 67.573  
PROJECT NO.: 21013  
TITLE:

DATE: September 6, 2021  
Revised January 4, 2022  
SHEET:

**Exhibit B1**  
FRS DESIGN GROUP



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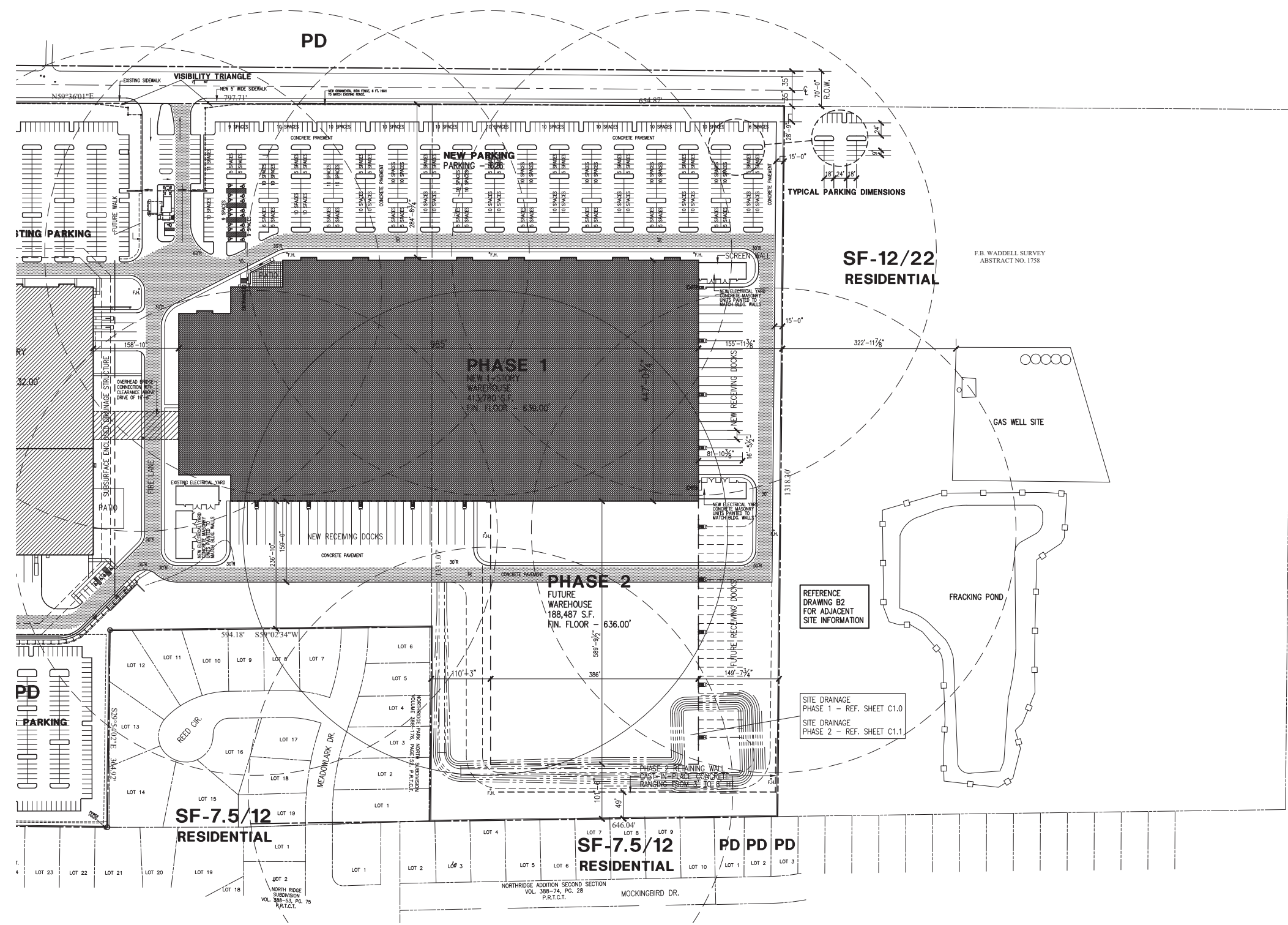
**MOUSER ELECTRONICS**  
DISTRIBUTION AND ASSEMBLY FACILITY  
A PHASED APPROACH TO PROPOSED EXPANSION  
1000 NORTH MAIN STREET MANSFIELD, TEXAS 76063

LOT 1R, BLOCK 1 ELECTRONICS ADDITION  
CABINET A, PAGE 11198  
AND  
REMAINDER OF DANNY RAY SCHMIDT  
INSTRUMENT NO. D206018738 DRTCT  
ACREAGE BEING REZONED - 19.99  
TOTAL ACREAGE OF DEVELOPMENT - 67.573

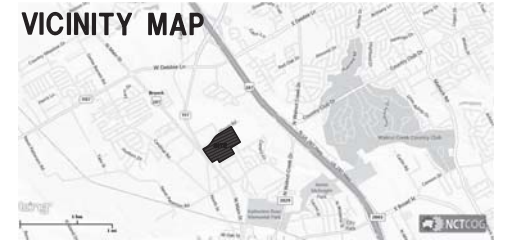
PROJECT NO.: 21013  
TITLE:

DATE: September 6, 2021  
Revised January 4, 2022

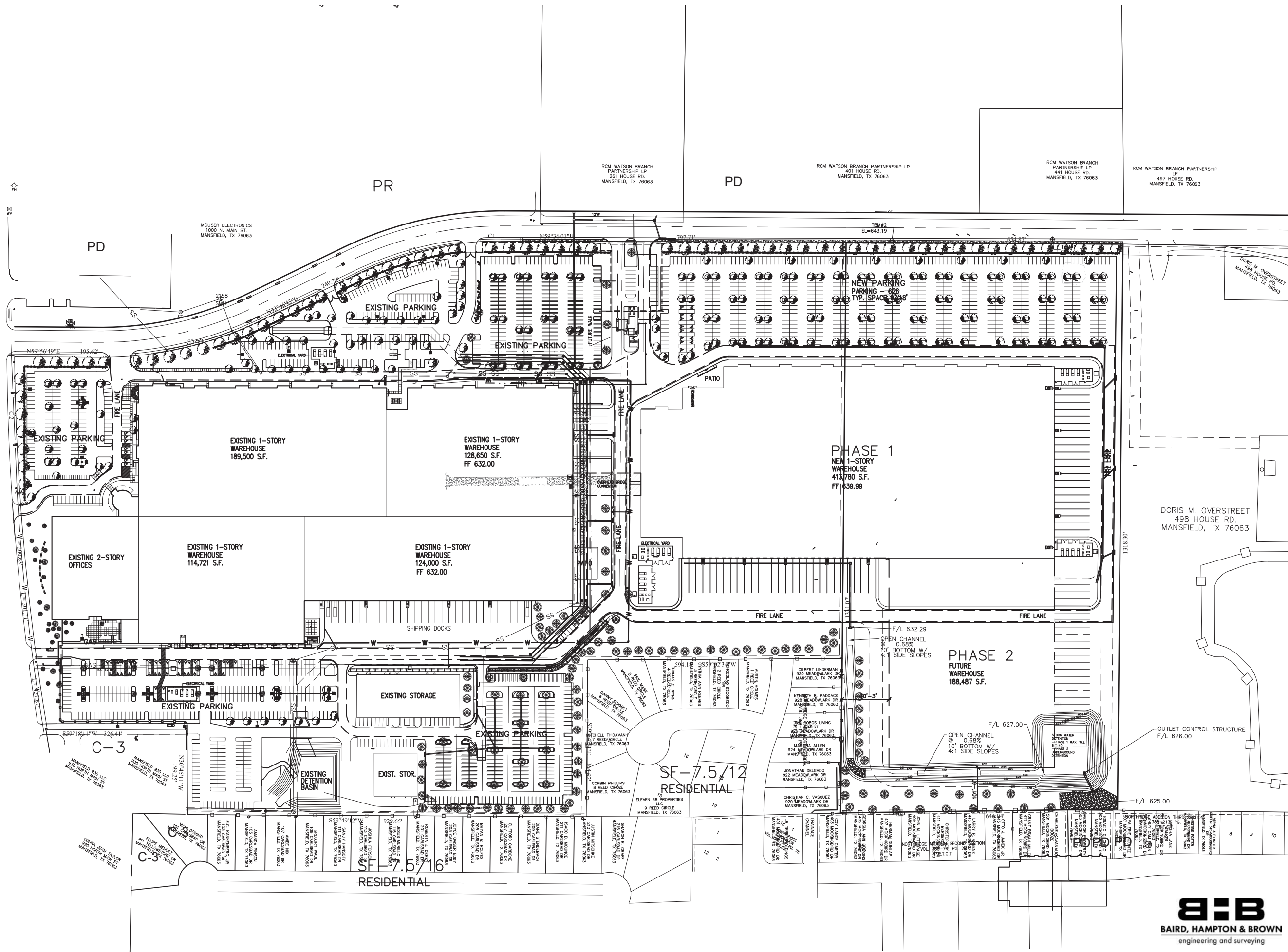
**Exhibit B2**  
FRS DESIGN GROUP



DEVELOPMENT PLAN



CASE NO. ZC#21-017



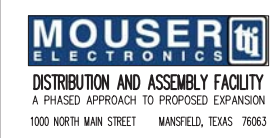
PROJECT TEAM:

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LOT 1R, BLOCK 1 ELECTRONICS ADDITION  
CABINET A, PAGE 11198 PRCT  
AND  
LOT 2, BLOCK 2 THE NEW LIFE ADDITION  
CABINET A, PAGE 6650 PRCT  
AND  
REMAINDER OF DANNY RAY SCHMIDT  
INST. NO. D206018738 DRTCT  
PROJECT NO.: 21013

TITLE:

DATE: December 29, 2021

SHEET:

ADJOINING OWNERSHIP

C1.5

FRS DESIGN GROUP

KEY PLAN  
NOT TO SCALE



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TBPE Firm #44 • TBPLS FIRM #10011300  
BHB PROJECT # 2021.141.000