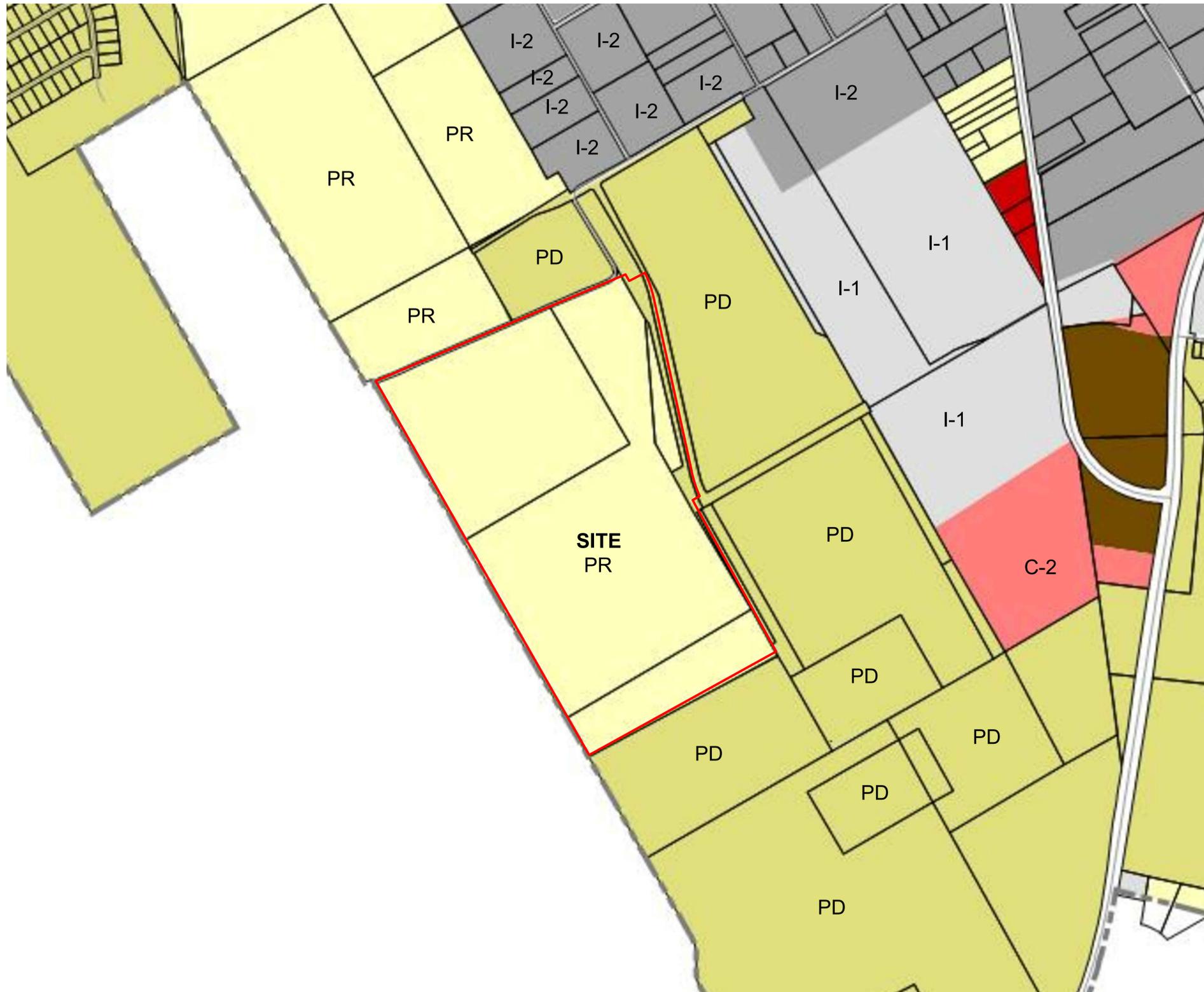


ZONING EXHIBIT



LEGEND

- 2F
- A
- C-1
- C-2
- C-3
- C-4
- H
- I-1
- I-2
- MF-1
- MF-2
- MH
- OP
- PD
- PR
- SF-12/22
- SF-5AC/24
- SF-6/12
- SF-7.5/12
- SF-7.5/16
- SF-7.5/18
- SF-8.4/16
- SF-8.4/18
- SF-9.6/20
- SP

- PROPERTY BND
- Freeway Overlay Zones**
- FREEWAY OVERLAY DISTRICT
- SECONDARY FREEWAY OVERLAY DISTRICT

DEVELOPMENT SITE PLAN- EXHIBIT B ZC#21-009

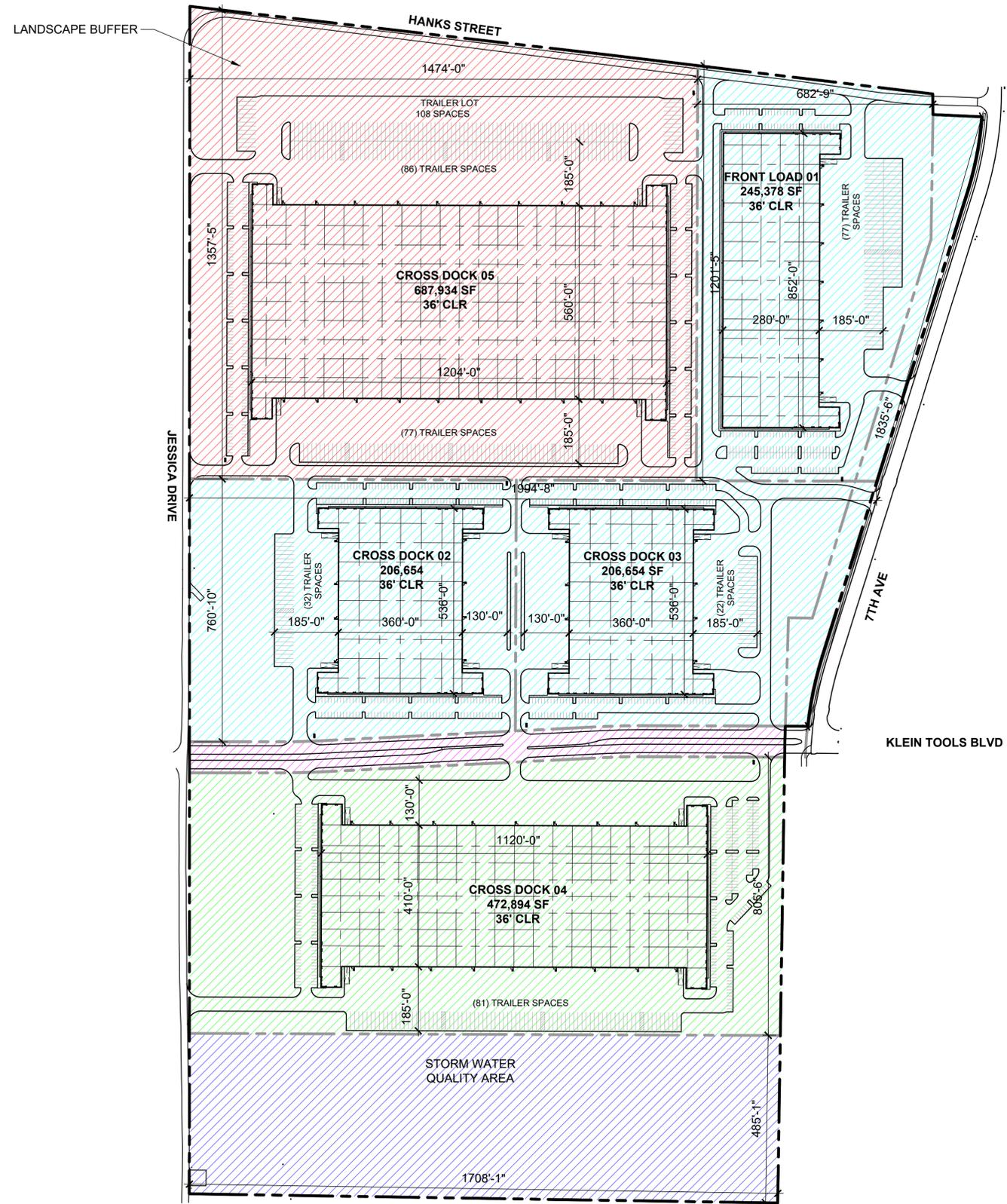
146.50 ACRES OF LAND LOCATED IN THE
V.M. STYLES SURVEY ABSTRACT NO. 791,
J.Q. WHEELER SURVEY, ABSTRACT NO. 903 &
S.M. KEMP SURVEY, ABSTRACT NO. 492
MANSFIELD, JOHNSON COUNTY, TEXAS
PREPARED MARCH 26, 2021 & JULY 24, 2006

MASTER PLAN- PHASING

SITE AREA : 146.50 ACRES (6,381,485 SF)

TOTAL BUILDING AREA : 1,819,514 SF

COVERAGE : 28.5 %



	PHASE I
	SITE AREA: 49.92 AC (2,174,467 SF)
	BUILDING AREA: 658,686 SF
	COVERAGE: 30.3%
	USE: LIGHT INDUSTRIAL
	PHASE II
	SITE AREA: 30.91 AC (1,346,400 SF)
	BUILDING AREA: 472,894 SF
	COVERAGE: 35.1%
	USE: LIGHT INDUSTRIAL
	PHASE III
	SITE AREA: 43.44 AC (1,892,462 SF)
	BUILDING AREA: 687,934 SF
	COVERAGE: 36.4%
	USE: LIGHT INDUSTRIAL
	R.O.W.
	AREA: 3.57 AC (155,633 SF)
	STORM WATER QUALITY
	AREA: 18.65 AC (812,523 SF)

DEVELOPMENT SITE PLAN- EXHIBIT B
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MANSFIELD BUSINESS PARK
 a project for
STONELAKE CAPITAL PARTNERS

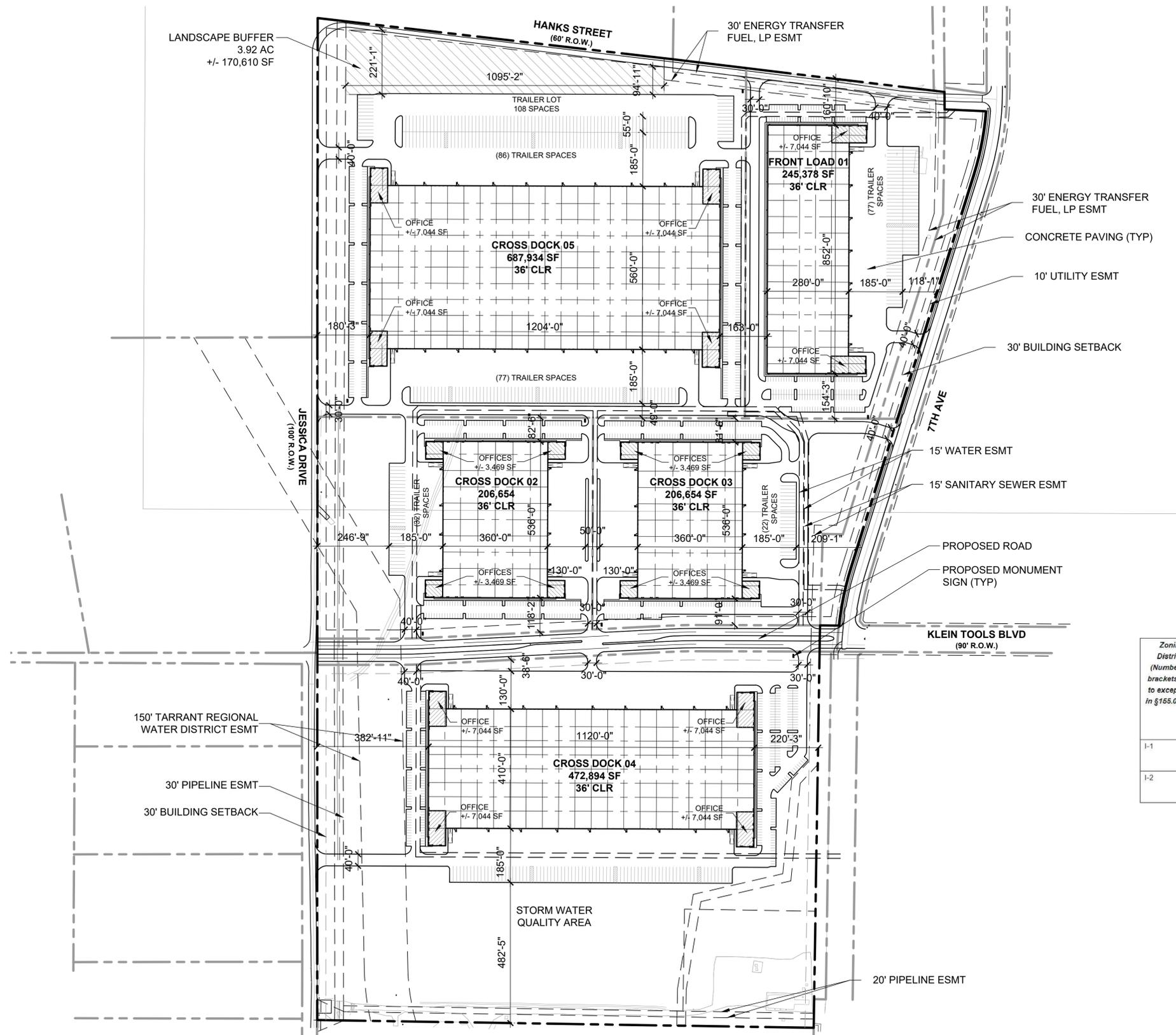


MASTER PLAN

SITE AREA : 146.50 ACRES (6,381,485 SF)

TOTAL BUILDING AREA : 1,819,514 SF

COVERAGE : 28.5 %



MANSFIELD PARKING REQUIREMENTS
NO MORE THAN FIFTEEN (15) CONTIGUOUS SPACES SHALL BE LOCATED TOGETHER WITHOUT A TREE-ISLAND.

OFFICE: 1 SPACE PER 300 SF
LIGHT INDUSTRIAL- WAREHOUSE AND ENCLOSED STORAGE: 1 SPACE PER 3,000 SF

FRONT LOAD 01: 245,378 SF
OFFICE (14,088 SF): 47 SPACES
WAREHOUSE (231,290 SF): 78 SPACES
PARKING REQUIRED: 125 SPACES
PARKING PROVIDED: 190 SPACES

CROSS DOCK 02: 206,654 SF
OFFICE (13,876 SF): 47 SPACES
WAREHOUSE (192,778 SF): 64 SPACES
PARKING REQUIRED: 111 SPACES
PARKING PROVIDED: 228 SPACES

CROSS DOCK 03: 206,654 SF
OFFICE (13,876 SF): 47 SPACES
WAREHOUSE (192,778 SF): 64 SPACES
PARKING REQUIRED: 111 SPACES
PARKING PROVIDED: 192 SPACES

CROSS DOCK 04: 472,894 SF
OFFICE (28,176 SF): 94 SPACES
WAREHOUSE (444,718 SF): 149 SPACES
PARKING REQUIRED: 243 SPACES
PARKING PROVIDED: 310 SPACES

CROSS DOCK 05: 687,934 SF
OFFICE (28,176 SF): 94 SPACES
WAREHOUSE (659,758 SF): 220 SPACES
PARKING REQUIRED: 314 SPACES
PARKING PROVIDED: 332 SPACES

TOTAL PARKING REQUIRED: 904 SPACES
TOTAL PARKING PROVIDED: 1,252 SPACES

Zoning Districts (Numbers in brackets refer to exceptions in §155.055(C))	Lot Dimension (i.e. area, width, depth)	Maximum Floor Area Ratio	Minimum Building Setback (feet) (7) (10) (12)		Masonry Construction Requirement	Maximum Height (Feet) (2) (6)	
			When abutting street right-of-way	When abutting other property lines (1) (3)			
				In a non-residential district			In a residential district
I-1	None	2.0	30	None	40	Refer to §155.056	None
I-2	None	1.0	30	None	40	Refer to §155.056	None

NO ONSITE LIQUID WASTE
NO TRASH DUMPSTERS

DEVELOPMENT SITE PLAN- EXHIBIT B
ZC#21-009
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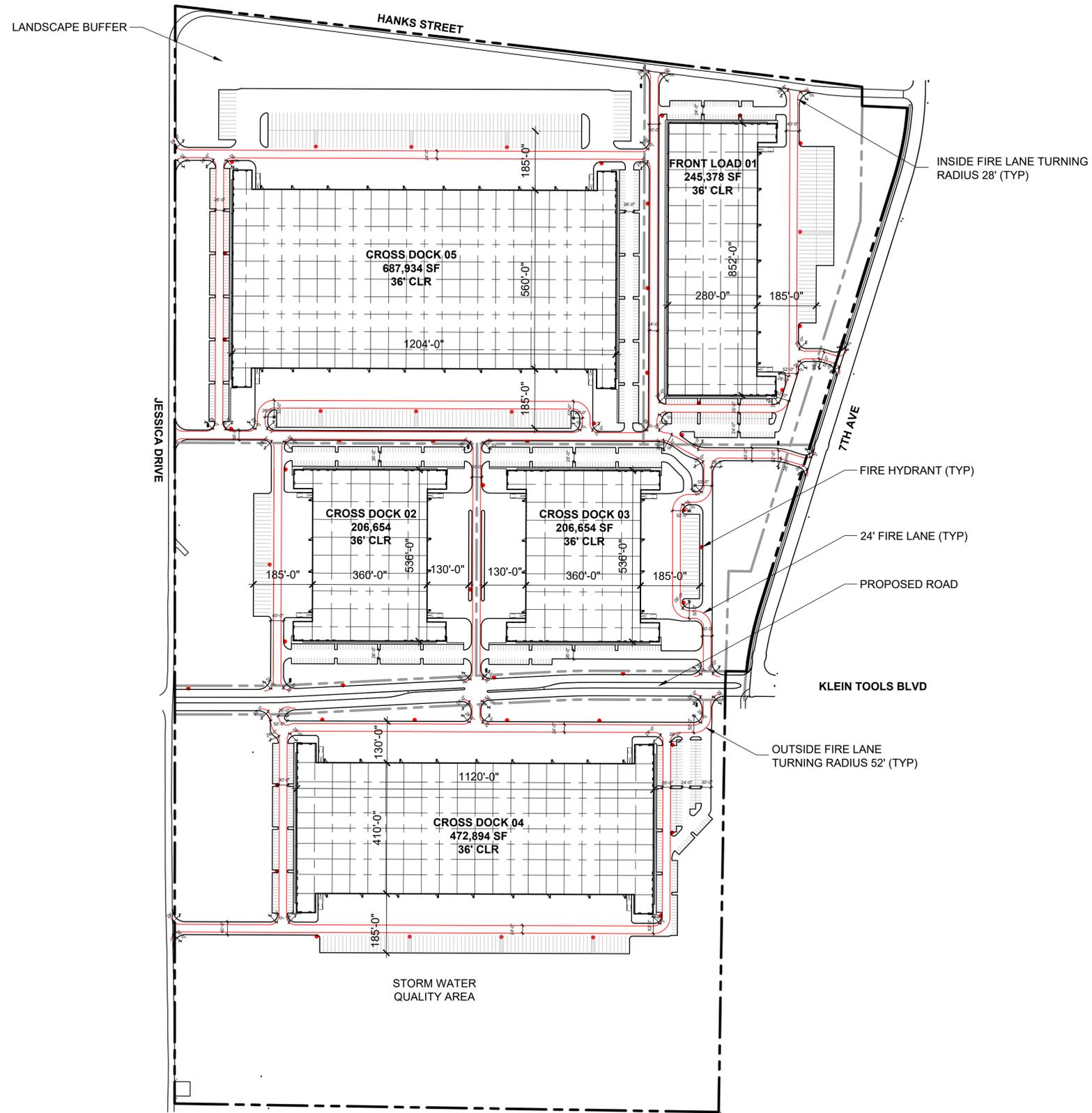


MANSFIELD BUSINESS PARK
a project for
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powers brown architecture

MASTER PLAN- FIRE ACCESS

— FIRE LANE ○ FIRE HYDRANT



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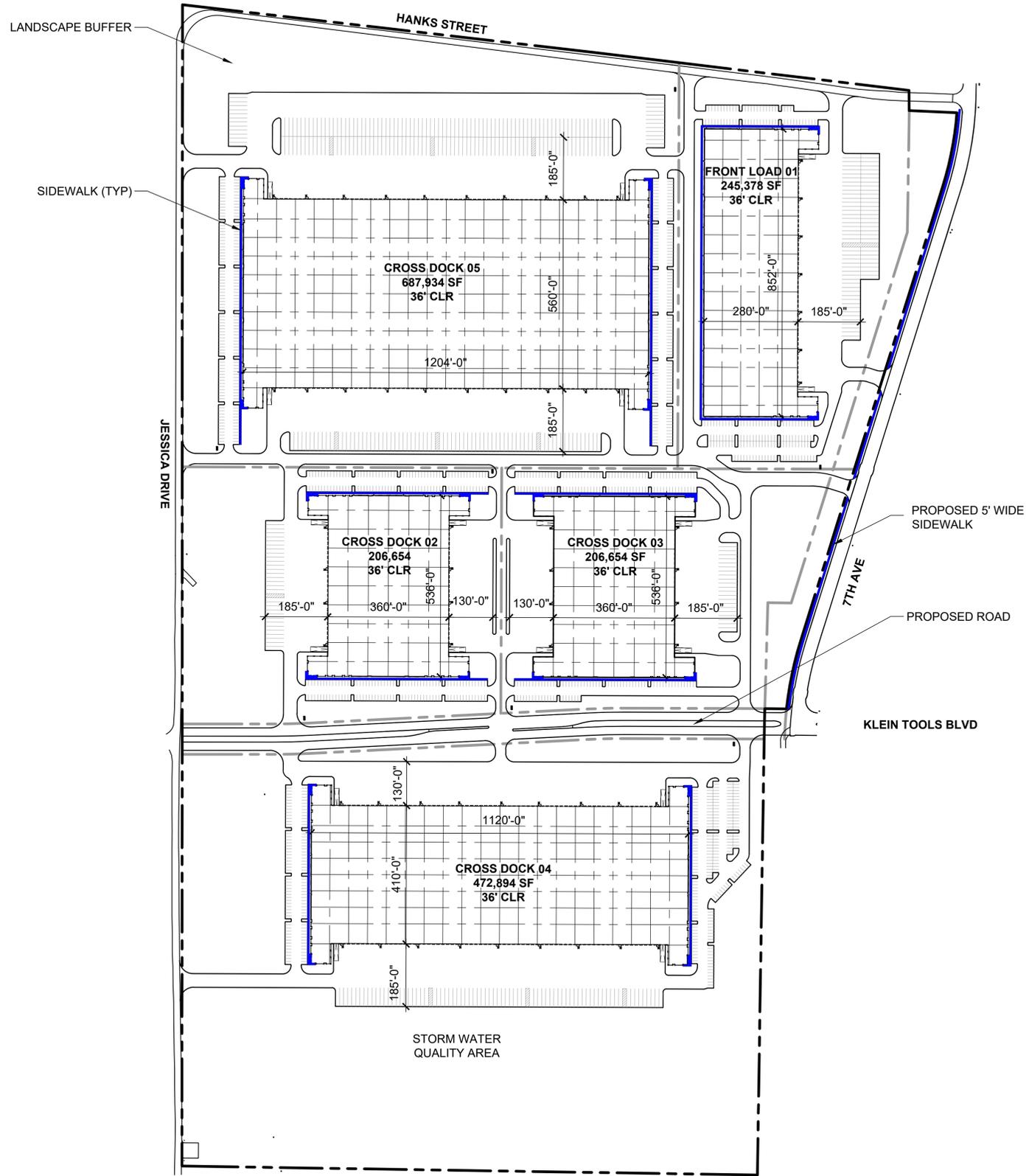


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MASTER PLAN- PEDESTRIAN ACCESS

 SIDEWALKS



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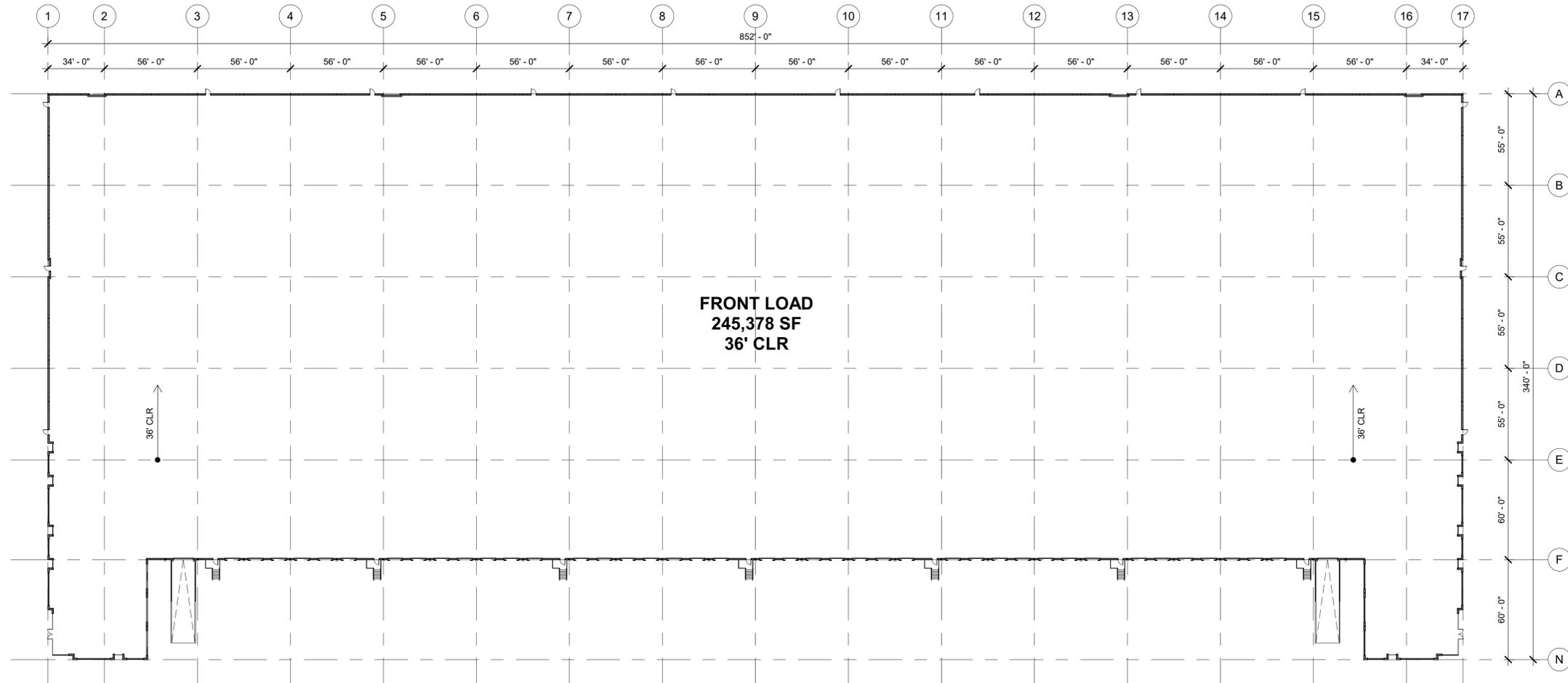
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BUILDING 1- OVERALL PLAN

BUILDING AREA- 245,378 SF

SCALE: 1" = 40'-0"



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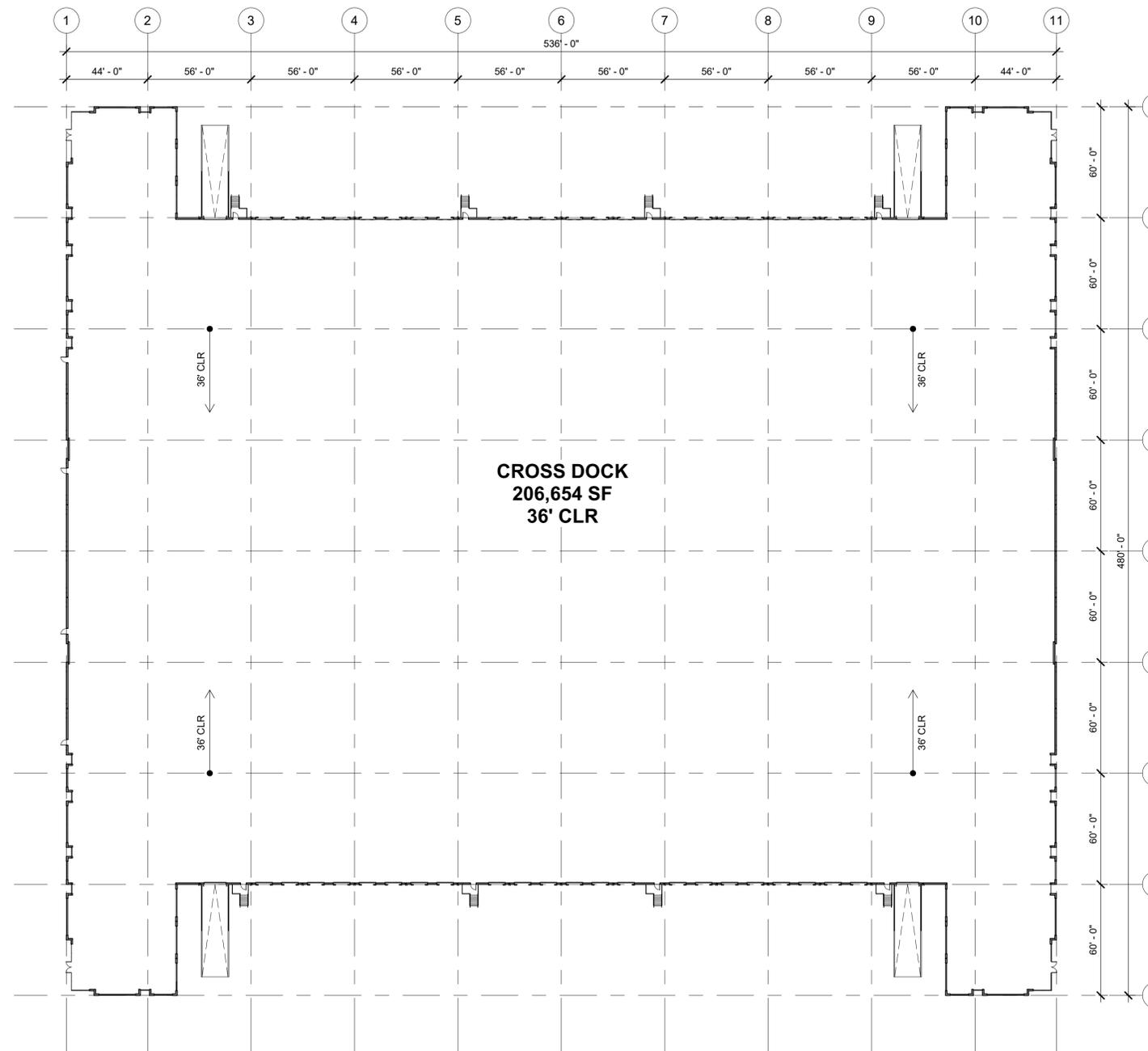
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BUILDINGS 2 & 3- OVERALL PLAN

BUILDING AREA- 206,654 SF

SCALE: 1" = 40'-0"

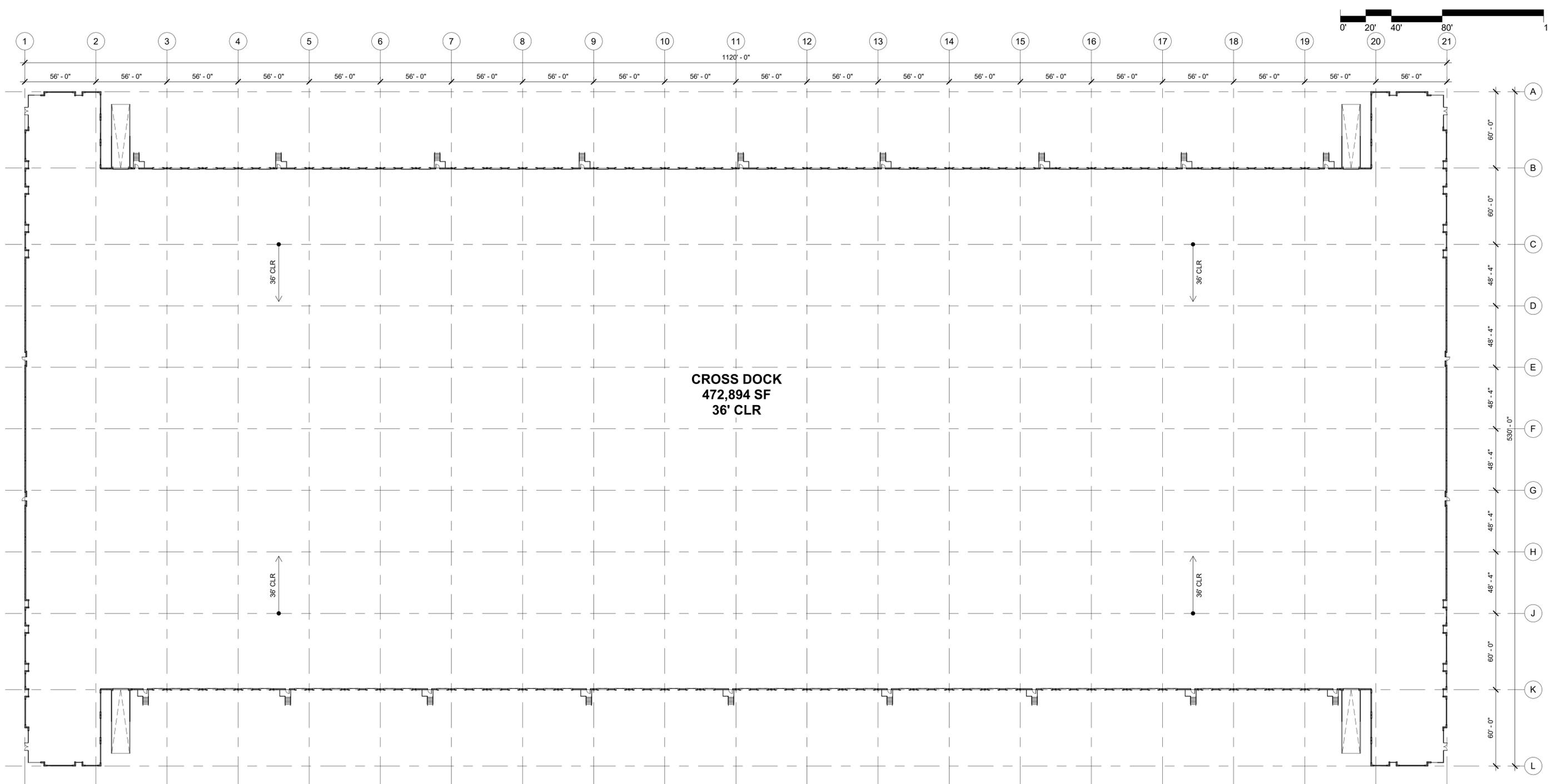


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BUILDING 4- OVERALL PLAN

BUILDING AREA- 472,894 SF

SCALE: 1" = 40'-0"



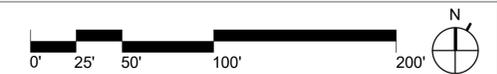
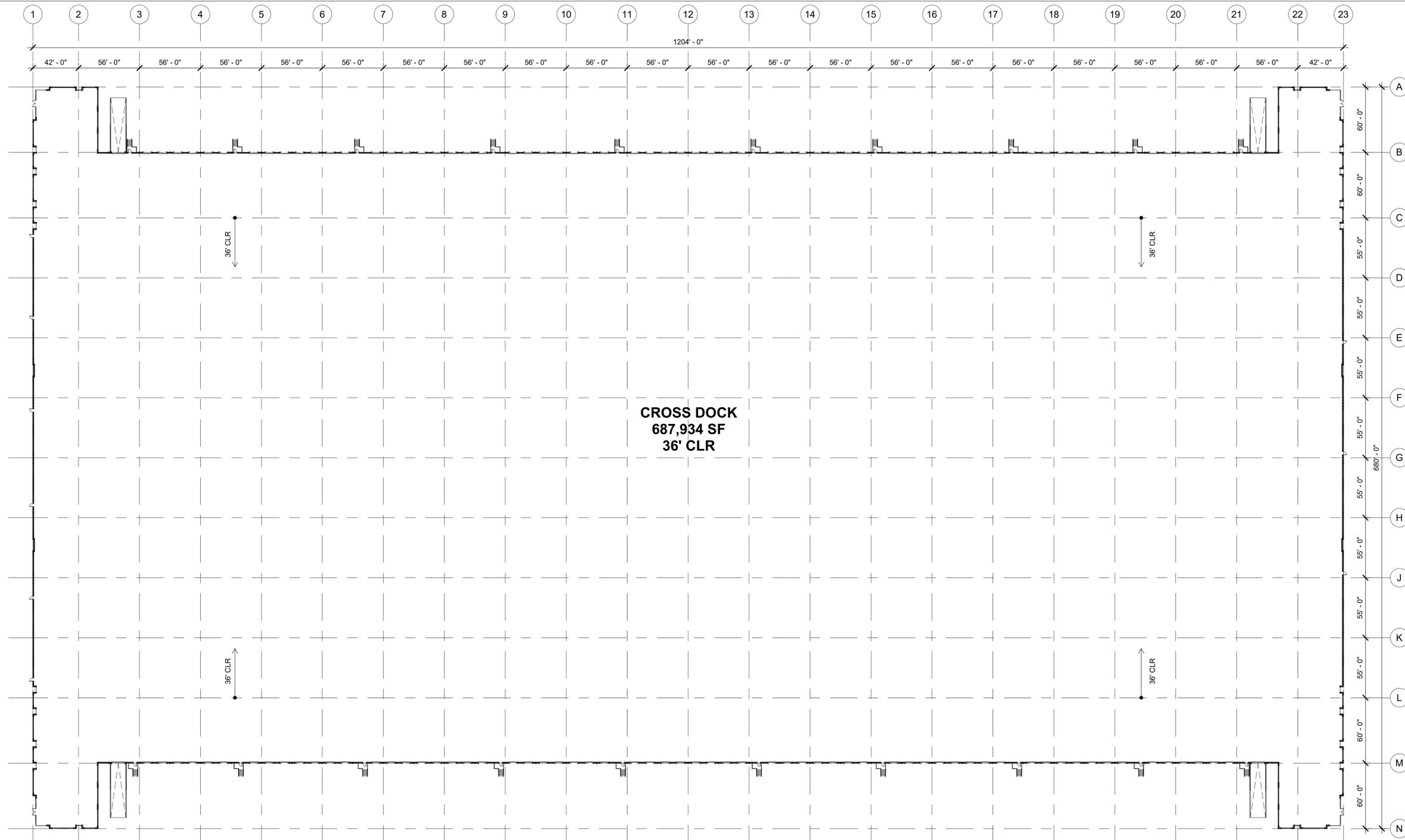
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PREPARED MARCH 26, 2021 & JULY 24, 2006

BUILDING 5- OVERALL PLAN

BUILDING AREA- 687,934 SF

SCALE: 1" = 50'-0"

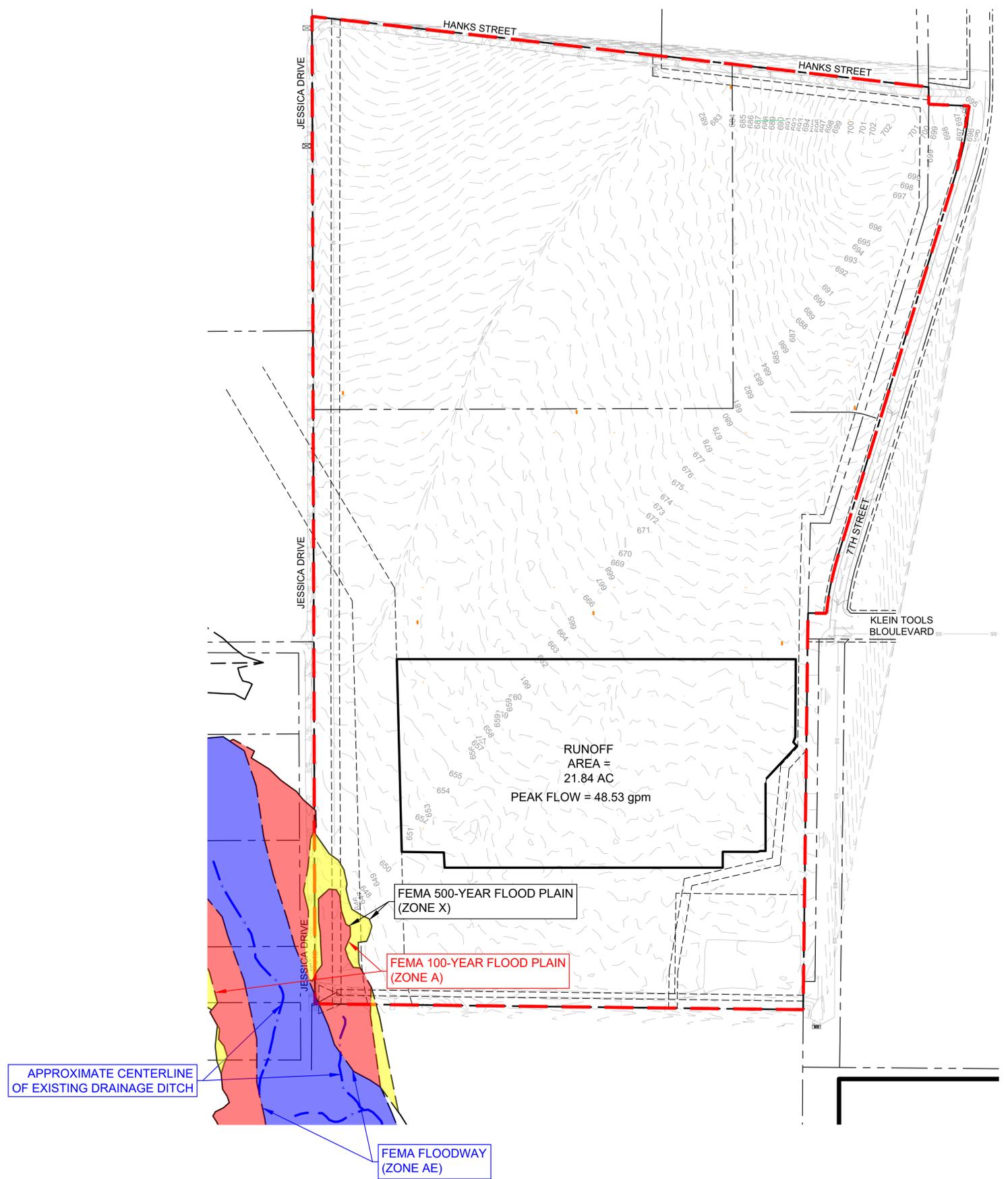


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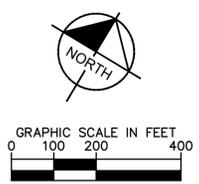
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Plotted By: Zimmerman, Mitchell - Sheet Set: Renome, Me - Layout: Existing Conditions - July 19, 2021 - 10:07:41am - K:\DAL_Civil\064405619 - StoneLake Mansfield\064405619.dwg
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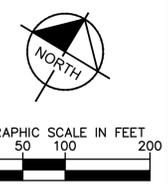
LEGEND	
SITE BOUNDARY	--- (Red dashed line)
FEMA FLOODWAY	█ (Blue shaded area)
100 - YEAR FEMA FLOOD PLAIN	█ (Red shaded area)
500 - YEAR FEMA FLOOD PLAIN	█ (Yellow shaded area)
APPROX. CENTERLINE OF EXISTING DRAINAGE DITCH	--- (Blue dashed line with arrows)



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 MANSFIELD, JOHNSON COUNTY, TEXAS
 PREPARED MARCH 26, 2021 & JULY 24, 2006

EXISTING SITE CONDITIONS	DEVELOPMENT SITE PLAN	Kimley»Horn 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-8820 WWW.KIMLEY-HORN.COM TX F-928 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.	KHA PROJECT 064405619	DATE JUNE 2021	SCALE AS SHOWN	DESIGNED BY BJM	DRAWN BY MZZ	CHECKED BY BJM	REVISIONS	DATE
			MANSFIELD	TEXAS	No.	BY				

Plotted By: Schwartz, Payton. Sheet Set: Renome, Me. Layout: UT-2. September, 03, 2021. 11:25:10am. K:\DAL_Civil\064405619 - StoneLake Mansfield\064405619 - SITE - 064405619.dwg
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LEGEND	
SITE BOUNDARY	
SEWER BASIN BOUNDARY	
PUBLIC WATER MAIN	
PRIVATE WATER MAIN	
PUBLIC SANITARY MAIN	
PRIVATE SANITARY MAIN	
PRIVATE FORCE MAIN	

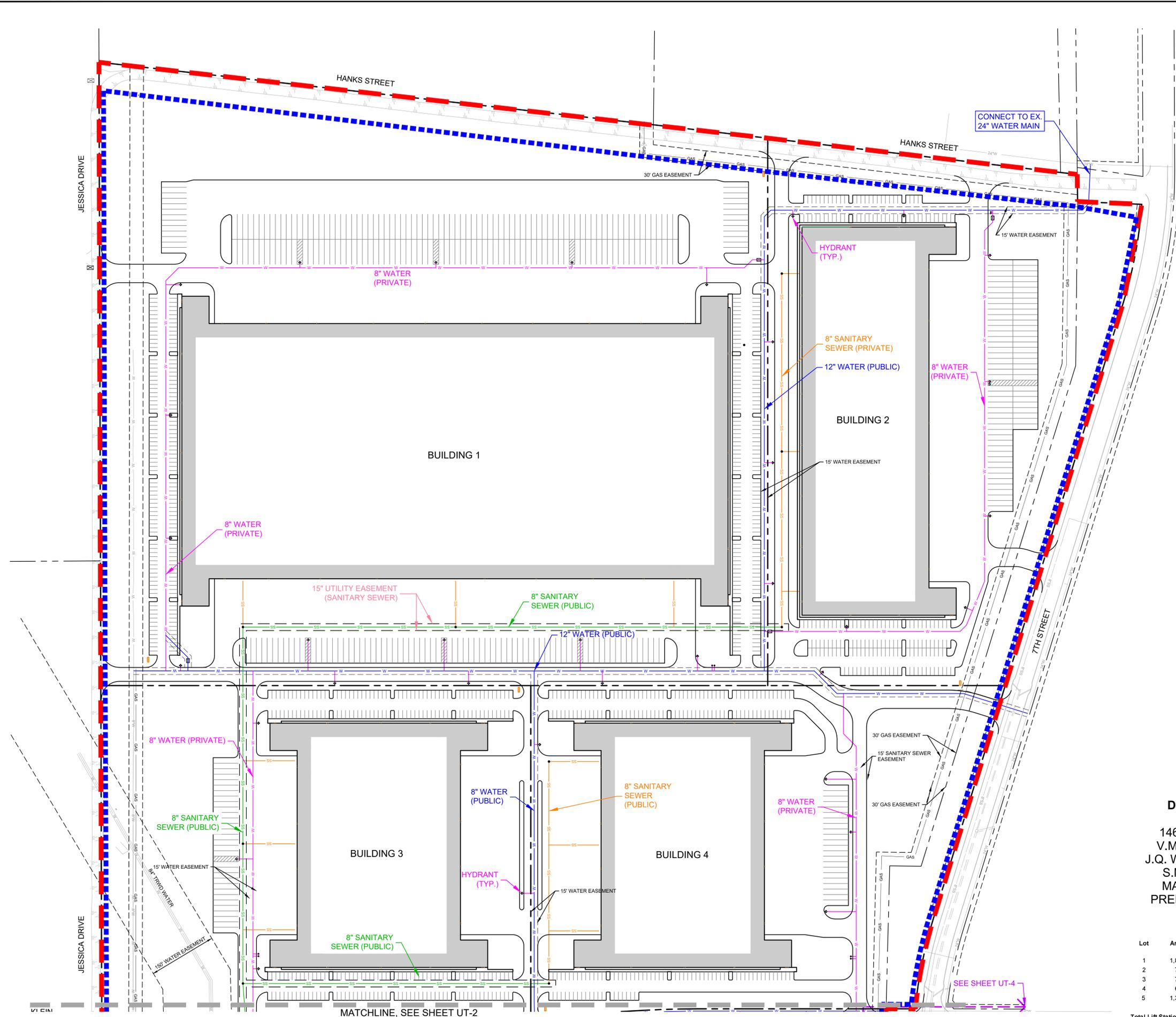
NO.	REVISIONS	DATE	BY

Kimley»Horn
 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
 SUITE 700, DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-8820
 WWW.KIMLEY-HORN.COM TX F-928
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KHA PROJECT	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
064405619	AUGUST 2021			BJM	MZ	BJM

DEVELOPMENT SITE
 PLAN
 MANSFIELD TEXAS

PRELIMINARY
 UTILITY PLAN
 ZC#21-009
 SHEET NUMBER
 UT-2



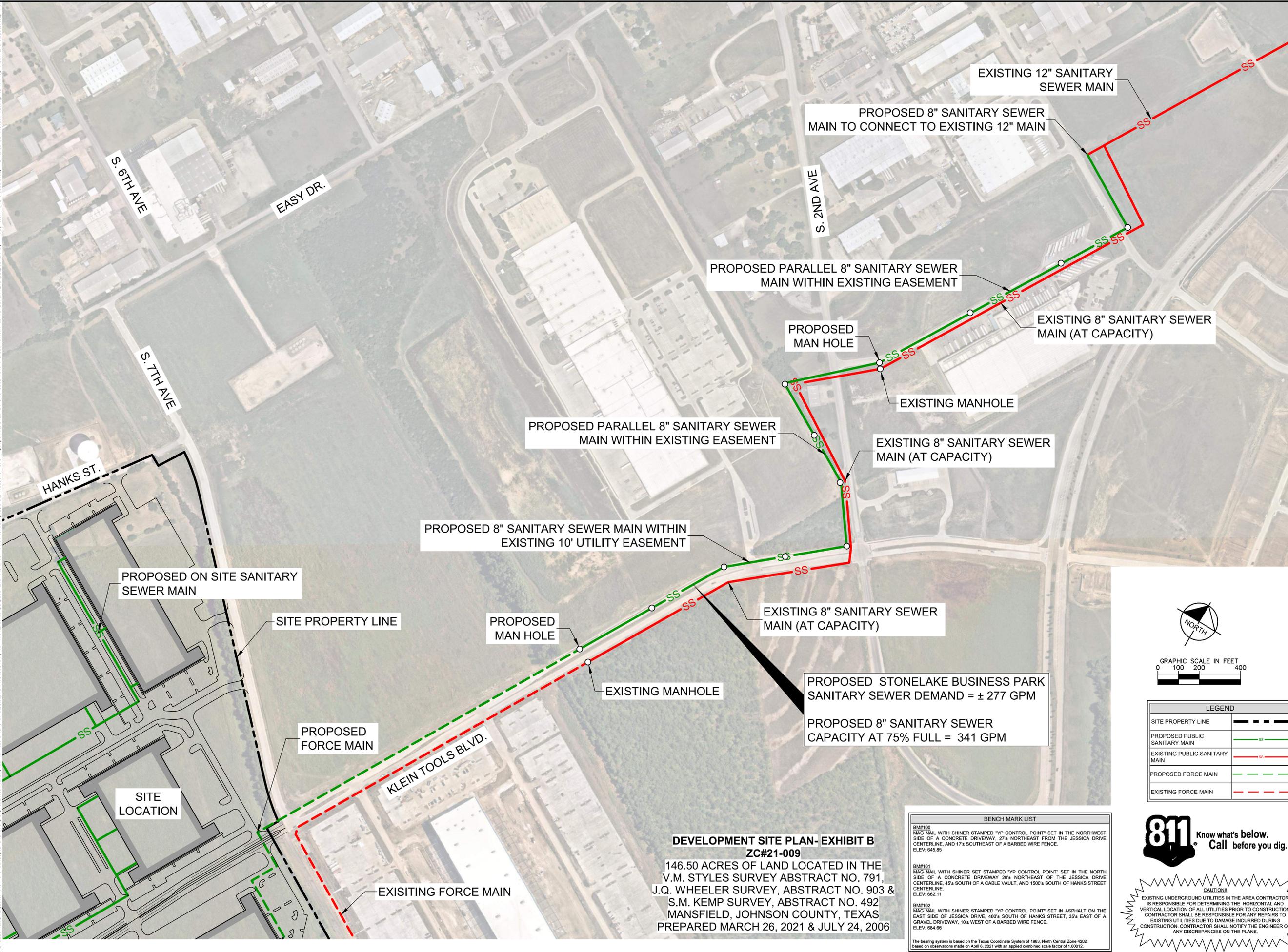
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WASTEWATER FLOWS - MANSFIELD INDUSTRIAL

Lot	Area (SF)	Area (ac)	Design Factor (gal/ac)	Flow (gpd)	Flow (gpm)	Peak Flow (gpm)	Peak Flow (cfs)
1	1,891,860.51	43.43	800	34,744.91	24.13	96.51	0.22
2	796,546.80	18.29	800	14,628.96	10.16	40.64	0.09
3	709,184.29	16.28	800	13,024.50	9.04	36.18	0.08
4	668,399.32	15.34	800	12,275.47	8.52	34.10	0.08
5	1,348,946.52	30.97	800	24,774.04	17.20	68.82	0.15
Total Lift Station Agerage			124.31	Total Lift Station Flow		276.24	0.62

8" CAPACITY = 341 GPM | 8" CAPACITY = 0.76 CFS

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No.	REVISIONS	DATE	BY

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KHA PROJECT	064405619
DATE	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	BJM
DRAWN BY	MZ
CHECKED BY	BJM

DEVELOPMENT SITE PLAN
PLAN
MANSFIELD TEXAS

PRELIMINARY UTILITY PLAN
ZC#21-009
SHEET NUMBER
UT-4