

VICINITY MAP

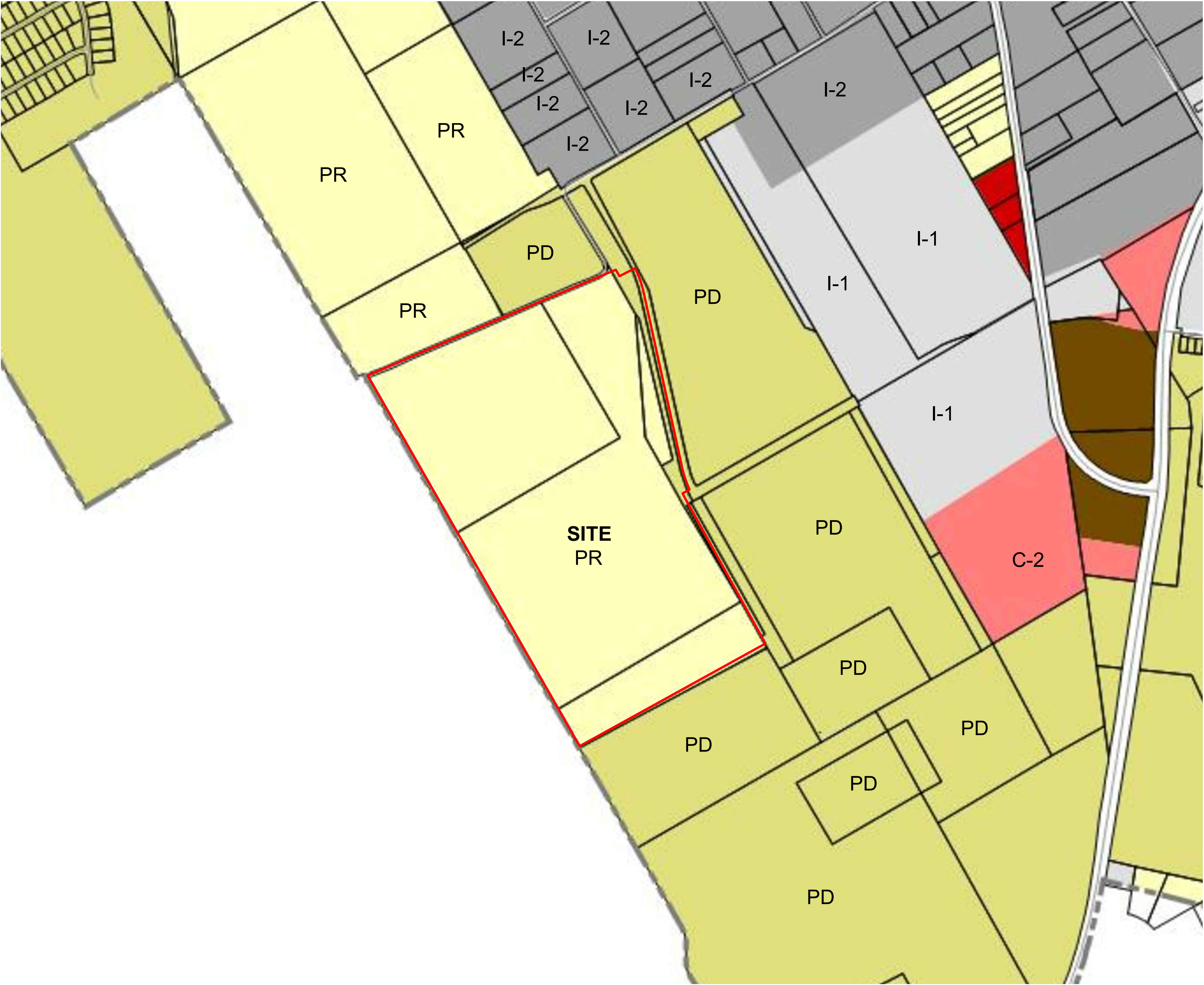


STONELAKE CAPITAL PARTNERS
100 CRESCENT COURT, SUITE 850
DALLAS, TEXAS 75201
214-965-0630

POWERS BROWN ARCHITECTURE
2100 TRAVIS STREET
HOUSTON, TEXAS 77002
713-335-0456

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

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
- FREWAY OVERLAY DISTRICT
- SECONDARY FREWAY OVERLAY DISTRICT

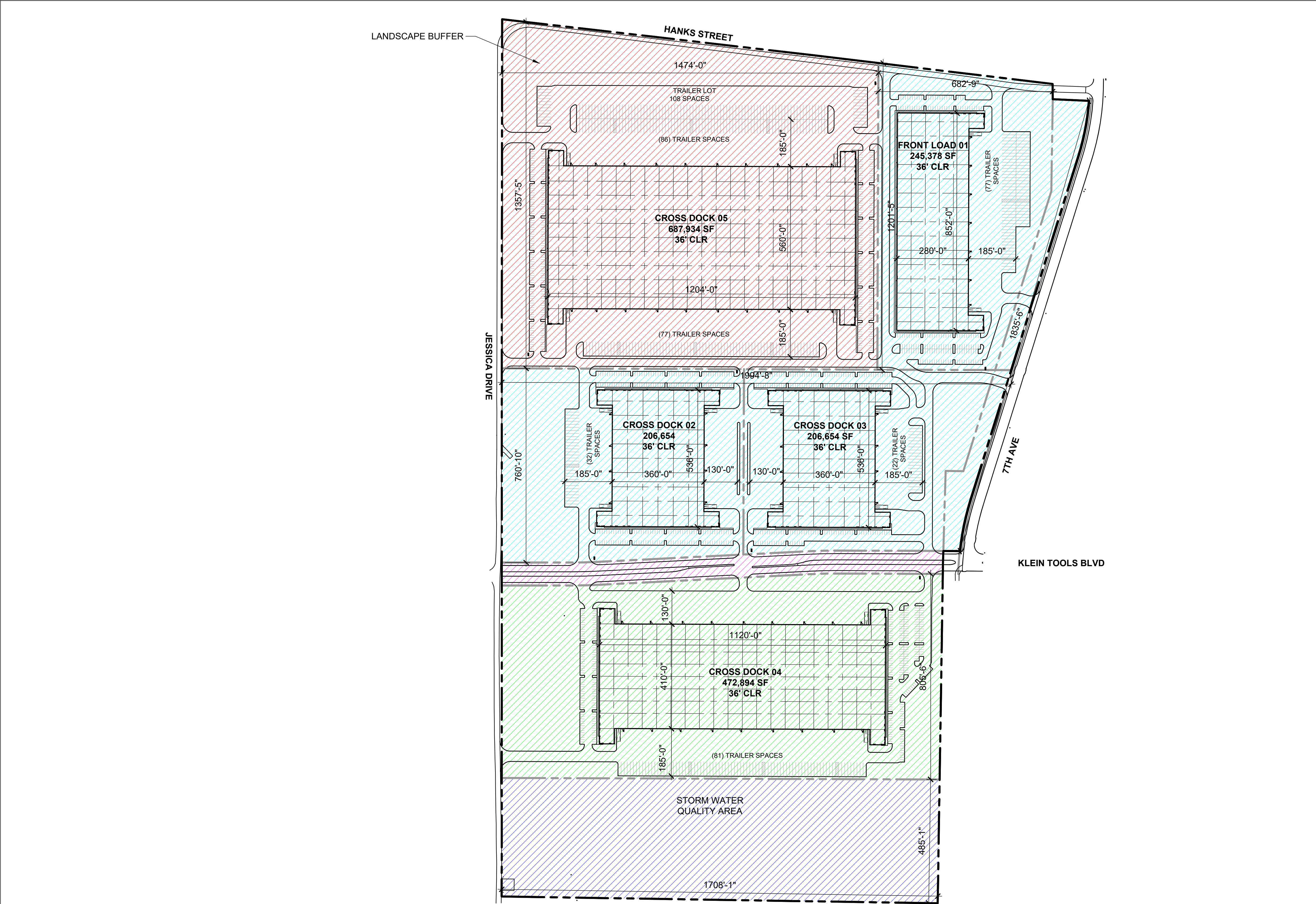
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MASTER PLAN- PHASING									
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SITE AREA : 146.50 ACRES (6,381,485 SF)	TOTAL BUILDING AREA : 1,819,514 SF	COVERAGE : 28.5 %
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	PHASE I
	SITE AREA: 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)

0 100 200 400 800 SCALE: 1" = 200'

MANSFIELD BUSINESS PARK
a project for
STONELAKE CAPITAL PARTNERS

powers
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ecture

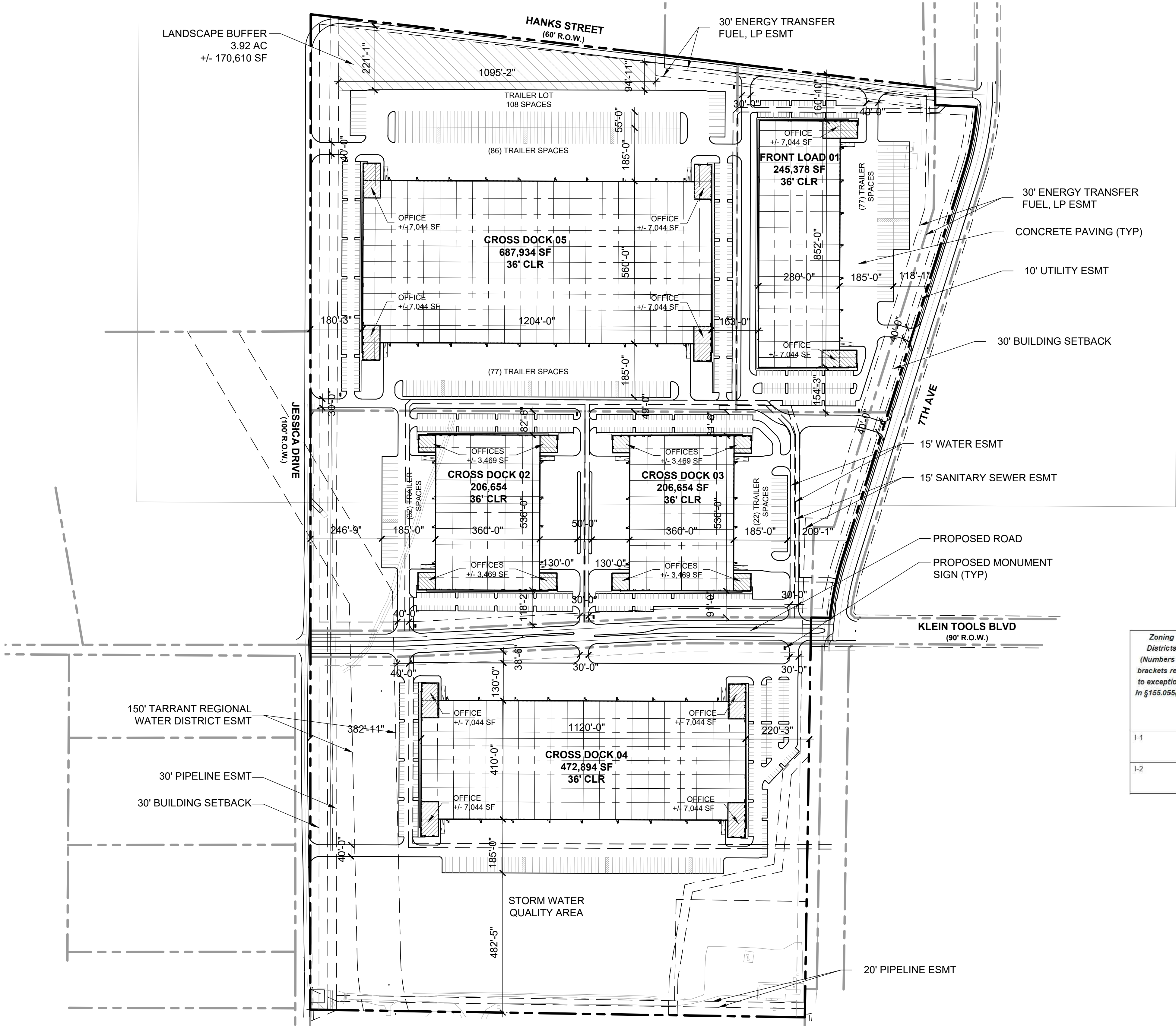
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MASTER PLAN

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

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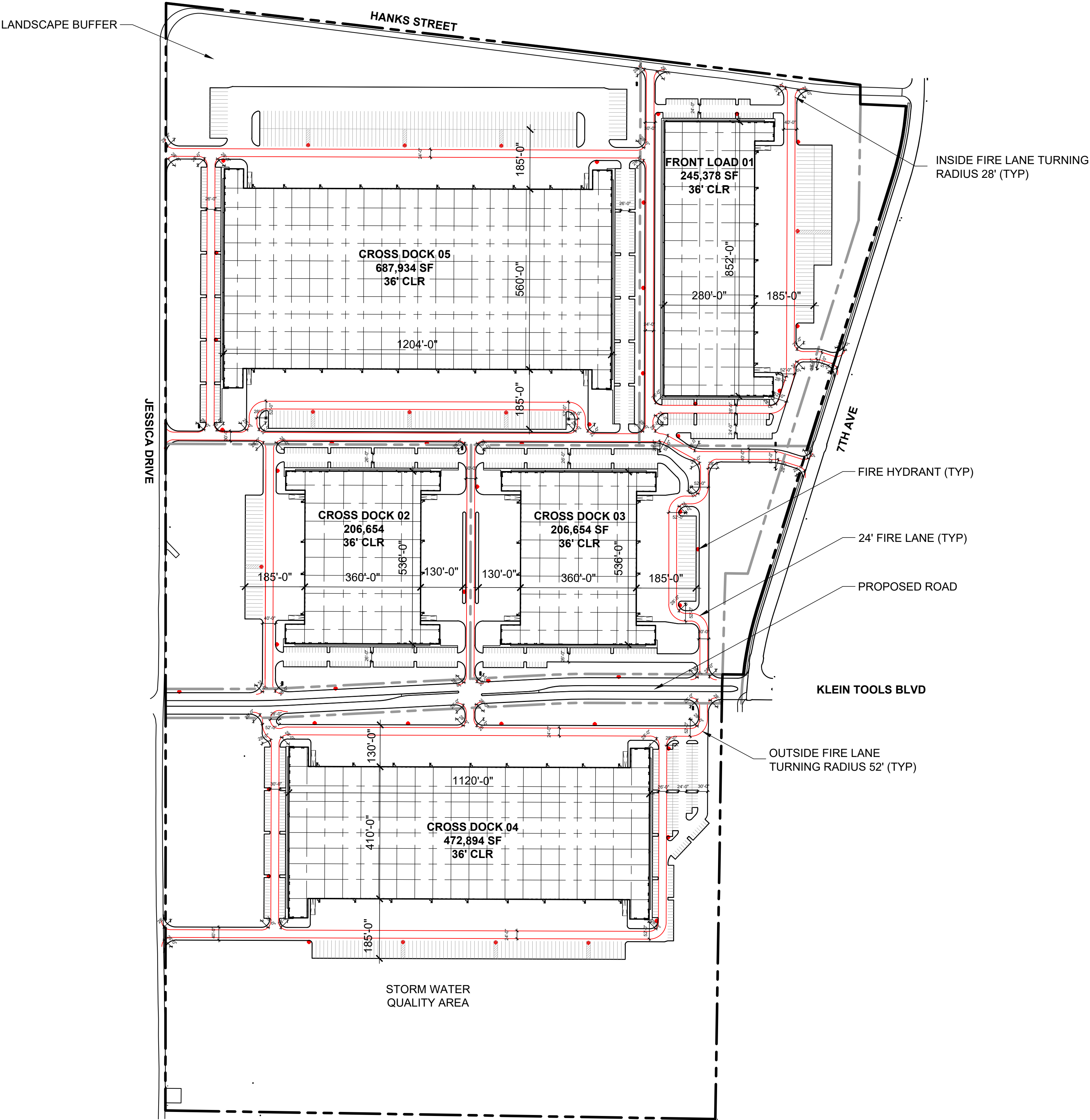


MANSFIELD BUSINESS PARK
a project for
STONELAKE CAPITAL PARTNERS

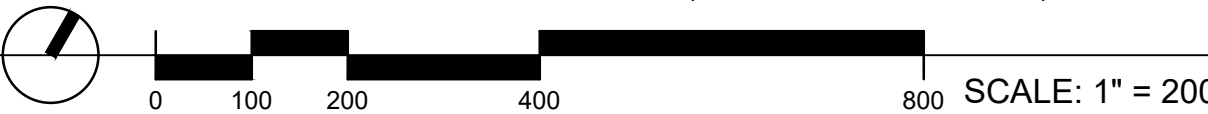
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MASTER PLAN- FIRE ACCESS

— FIRE LANE ○ FIRE HYDRANT



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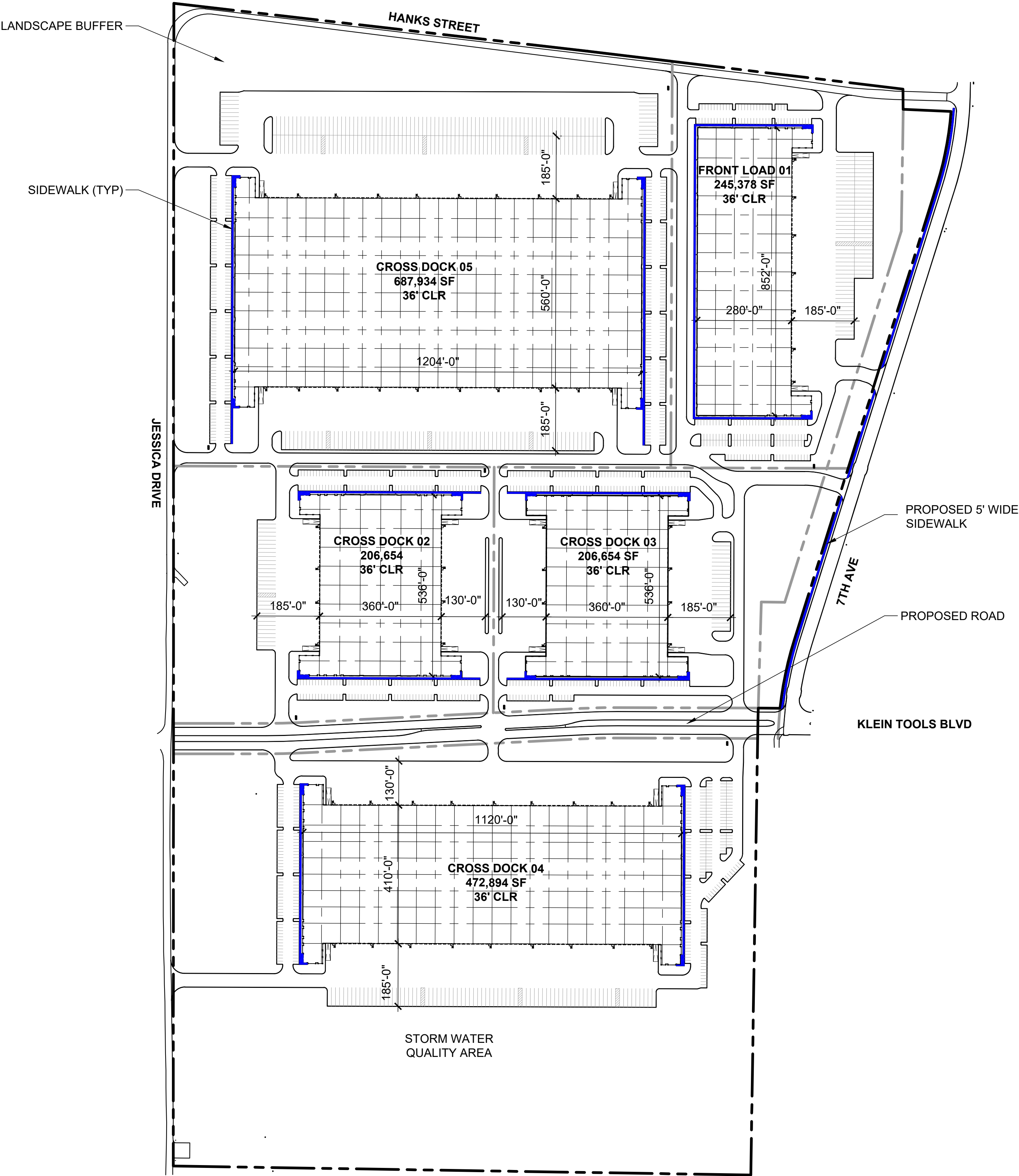


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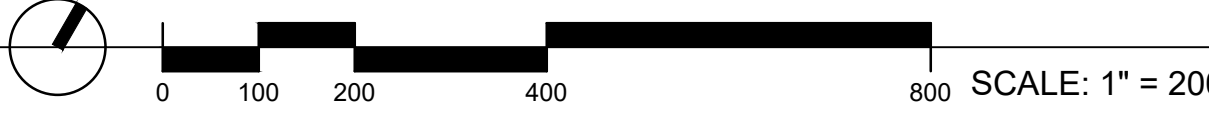
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MASTER PLAN- PEDESTRIAN ACCESS

 SIDEWALKS



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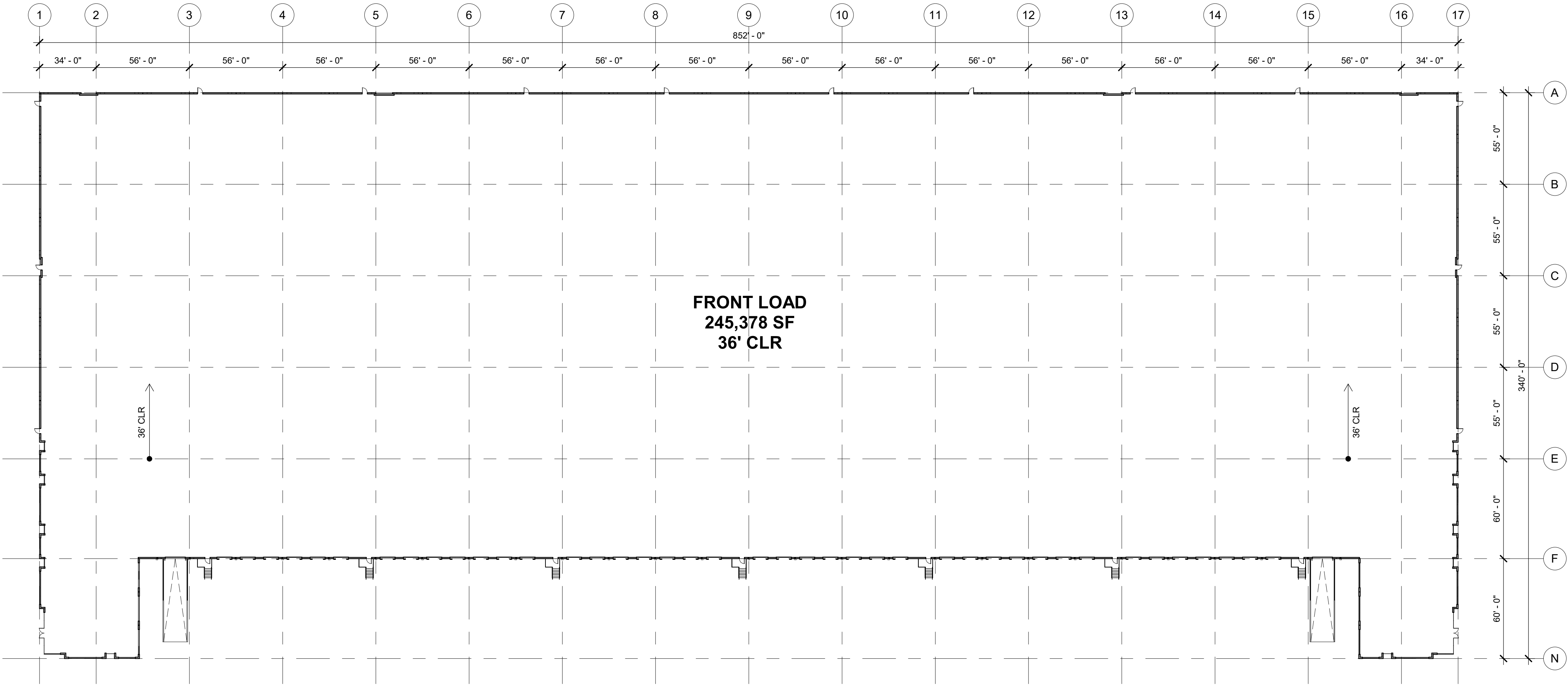
MANSFIELD BUSINESS PARK
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STONELAKE CAPITAL PARTNERS

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BUILDING 1- OVERALL PLAN

BUILDING AREA- 245,378 SF

SCALE: 1" = 40'-0"

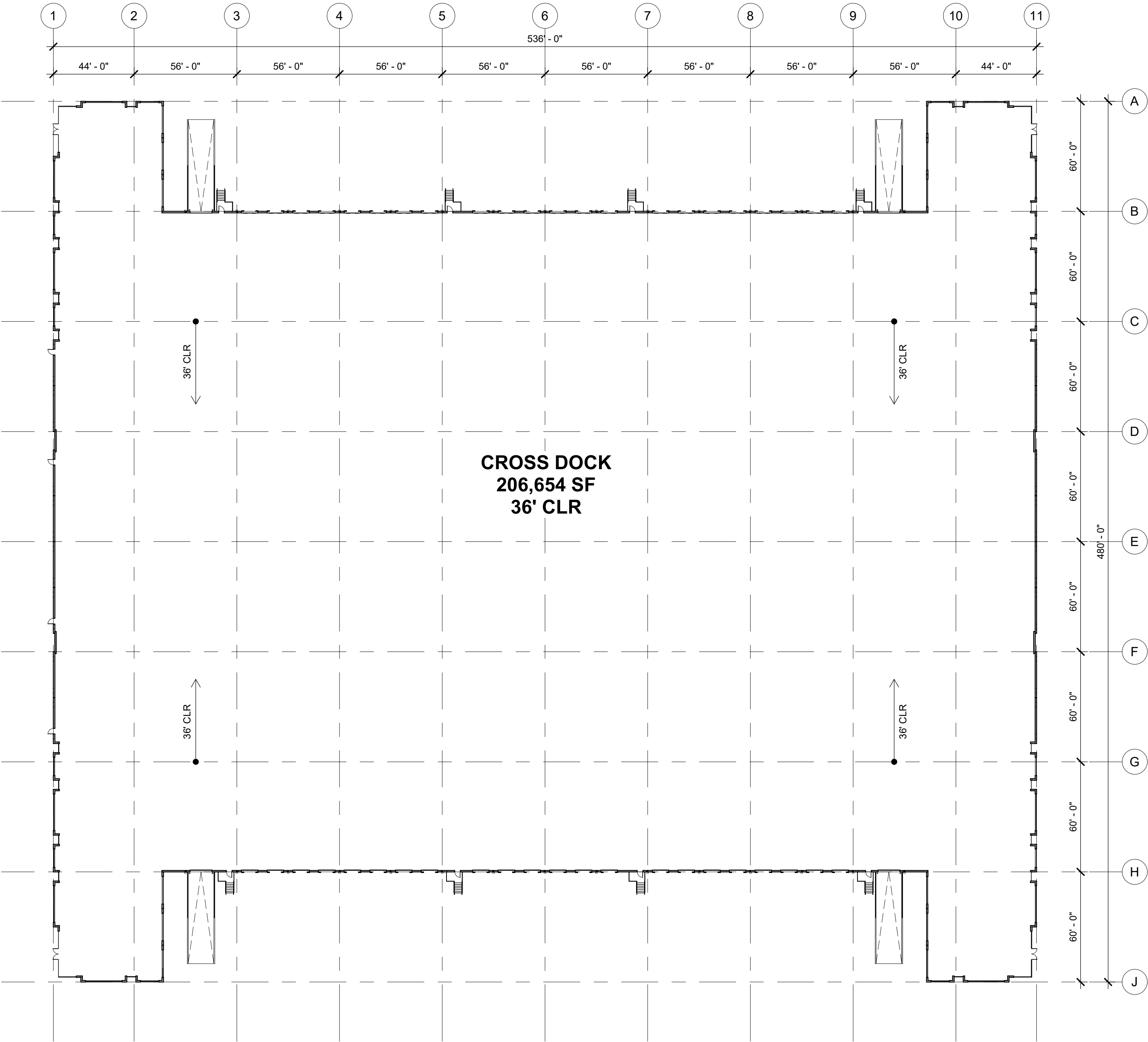


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BUILDINGS 2 & 3- OVERALL PLAN

BUILDING AREA- 206,654 SF

SCALE: 1" = 40'-0"



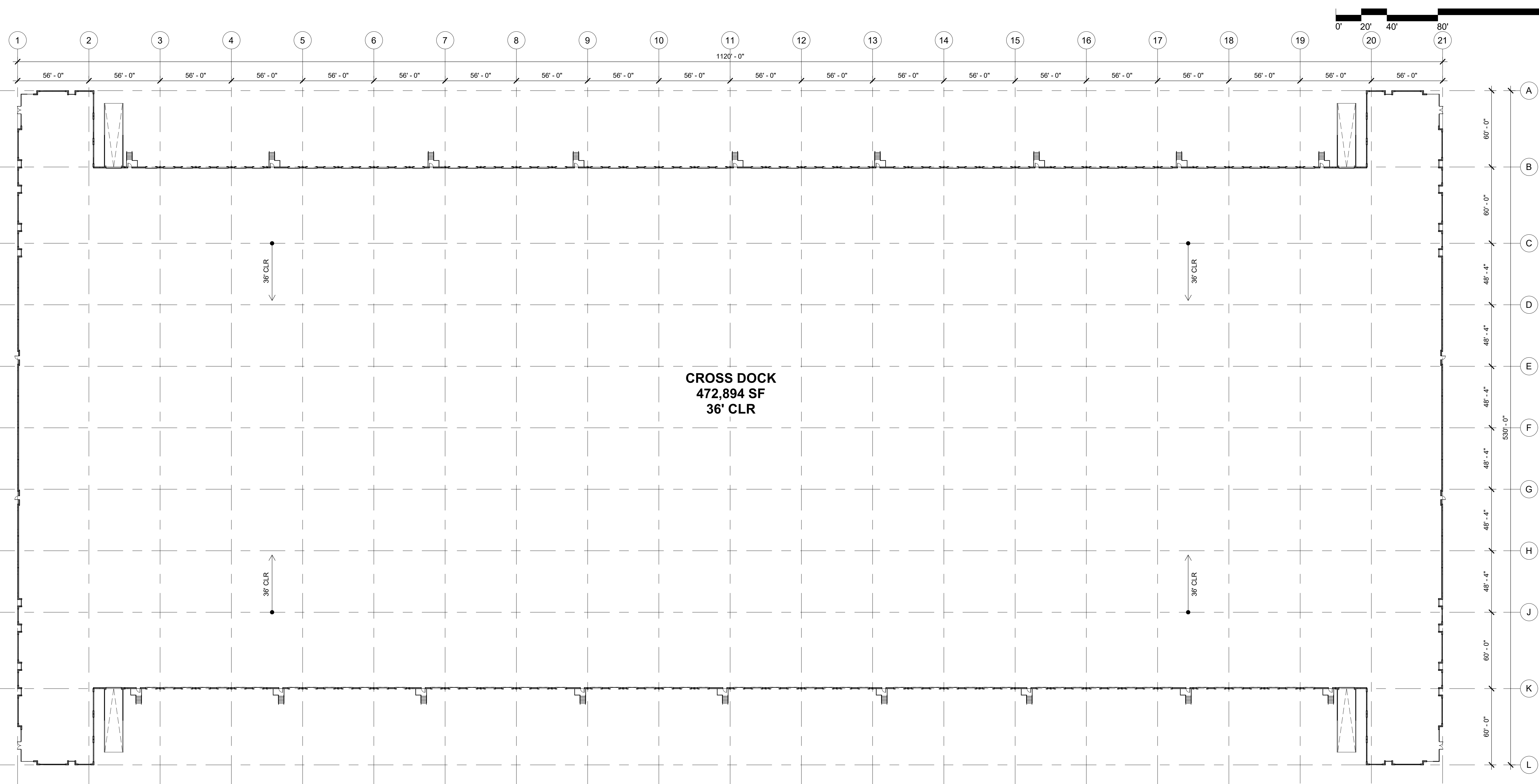
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BUILDING 4- OVERALL PLAN

BUILDING AREA- 472,894 SF

SCALE: 1" = 40'-0"



CROSS DOCK
472,894 SF
36' CLR

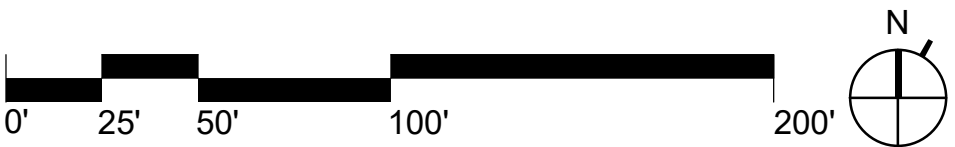
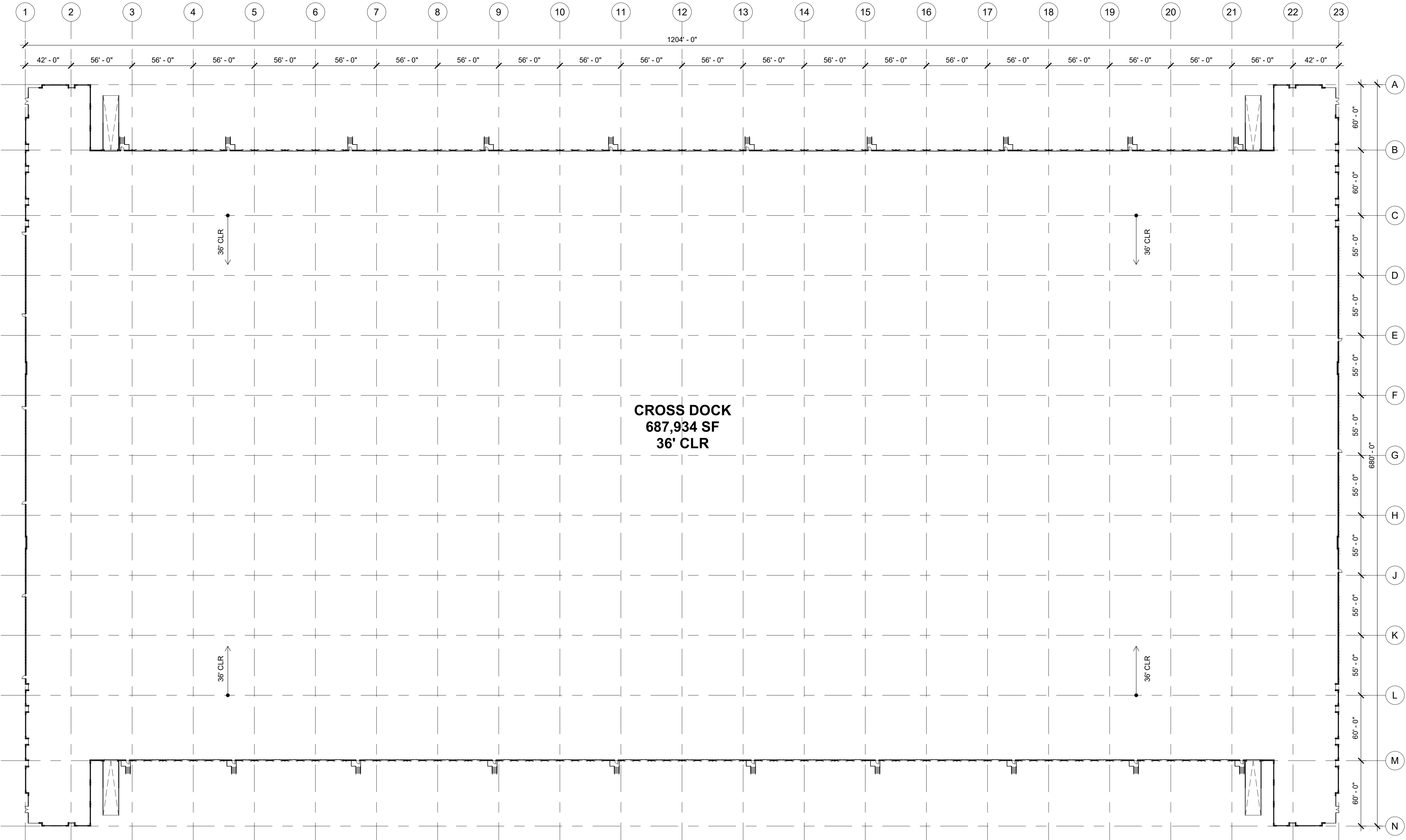
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BUILDING 5- OVERALL PLAN

BUILDING AREA- 687,934 SF

SCALE: 1" = 50'-0"



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FEMA FLOODWAY
(ZONE AE)

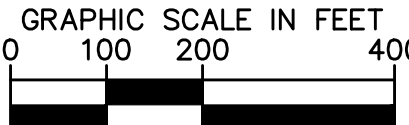
FEMA 500-YEAR FLOOD PLAIN
(ZONE X)

FEMA 100-YEAR FLOOD PLAIN
(ZONE A)

RUNOFF
AREA =
21.84 AC
PEAK FLOW = 48.53 gpm

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LEGEND	
SITE BOUNDARY	
FEMA FLOODWAY	
100 - YEAR FEMA FLOOD PLAIN	
500 - YEAR FEMA FLOOD PLAIN	
APPROX. CENTERLINE OF EXISTING DRAINAGE DITCH	



ZC#21-009		EXISTING SITE CONDITIONS		DEVELOPMENT SITE PLAN		KHA PROJECT 064405619		Kimley»Horn	
SHEET NUMBER EXH 2						DATE JUNE 2021		13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-238-3820 WWW.KIMLEY-HORN.COM TXF-698 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.	
						SCALE AS SHOWN			
						DESIGNED BY BJM			
						DRAWN BY MNZ			
						CHECKED BY BJM			
		TEXAS		MANSFIELD				No.	
								REVISIONS	
								DATE	
								BY	

Kimley»»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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Plotted By: Zimmerman, Mitchell Sheet: Set:Renome Me Layout: Site Layout July 19, 2021 10:09:37am K:\DAL_Civil\064405619 - StoneLake Mansfield\064405619 - Stormwater Management\20210603 - Stormwater Management.dwg
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DRAINAGE KEY

A

ACRES

—

DRAINAGE AREA DESIGNATION

—

AREA (ACRES)

PROPOSED DRAINAGE AREA BOUNDARY

WATER QUALITY ORIFICE CALCULATIONS

R_v

=

VOLUMETRIC RUNOFF COEFFICIENT

WQ_v

=

WATER QUALITY PROTECTION VOLUME (AC-FT)

A

=

TOTAL DRAINAGE AREA IN ACRES

I

=

PERCENT IMPERVIOUS COVER

Q_{wv}

=

WATER QUALITY PROTECTION VOLUME (INCHES)

A = 142.9 ACRES

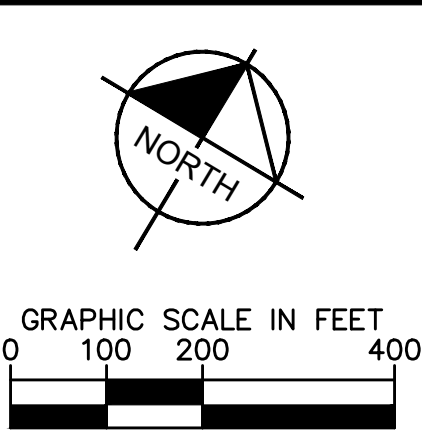
I = 62%

$R_v = 0.05 + 0.009 \times I = 0.56$

$WQ_v = (1.5 \times R_v \times A) / 12 = 10.00$

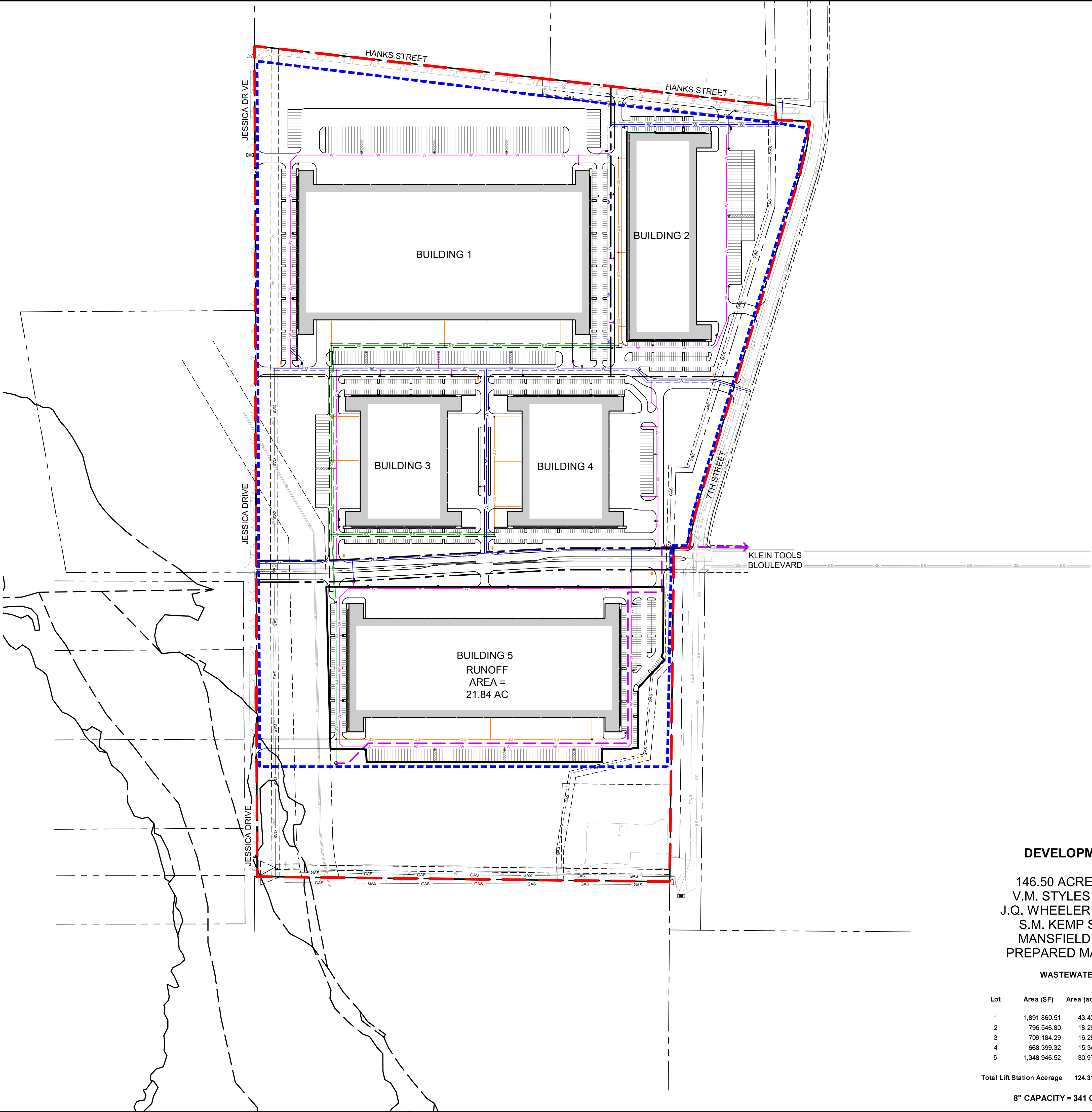
$Q_{wv} = 1.5 (R_v) = 0.84$

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PREPARED MARCH 26, 2021 & JULY 24, 2006



PRELIMINARY STORMWATER MANAGEMENT SITE PLAN	ZC#21-009 <div>SHEET NUMBER</div> <div>EX 1</div>	MANSFIELD	TEXAS	KHA PROJECT 064405619 DATE JUNE 2021 SCALE AS SHOWN DESIGNED BY BJM DRAWN BY MNZ CHECKED BY BJM	Kimley»Horn 13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER SUITE 700, DALLAS, TX 75240 PHONE: 972-770-1300 FAX: 972-239-9820 WWW.KIMLEY-HORN.COM TX F-528 © 2021 KIMLEY-HORN AND ASSOCIATES, INC.																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
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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

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 Acreage			124.31	Total Lift Station Flow		276.24	0.62

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

PRELIMINARY UTILITY PLAN

ZC#21-009

SHEET NUMBER

UT-1

DEVELOPMENT SITE PLAN

MANFIELD

TEXAS

KHA PROJECT
064405619

DATE
AUGUST 2021

SCALE AS SHOWN

DESIGNED BY
BJM

DRAWN BY
MNZ

CHECKED BY
BJM

Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-528
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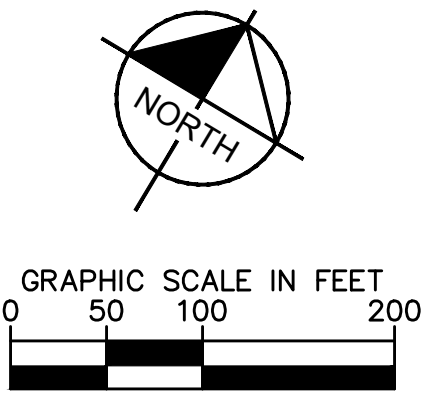
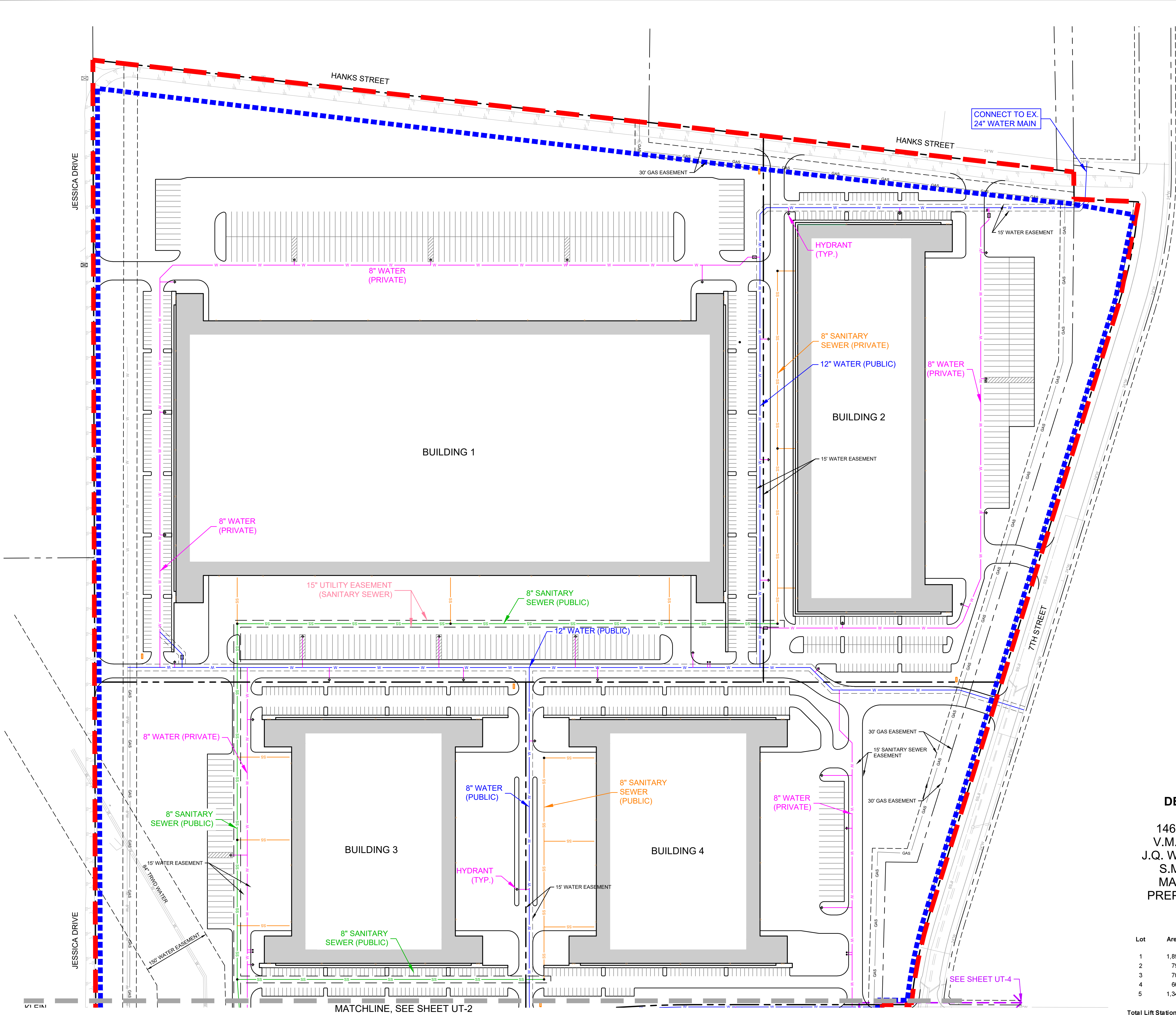
REVISIONS

No.

DATE

BY

Plotted By: Schwartz, Payton. Sheet Set: Renome Me. Layout: UT-2. September 03, 2021. 11:25:10am. K:\DAL_Civil\064405619 - Stonebridge 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	

DEVELOPMENT SITE PLAN- EXHIBIT B
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 MANSFIELD, JOHNSON COUNTY, TEXAS
 PREPARED MARCH 26, 2021 & JULY 24, 2006

WASTEWATER FLOWS - MANSFIELD INDUSTRIAL

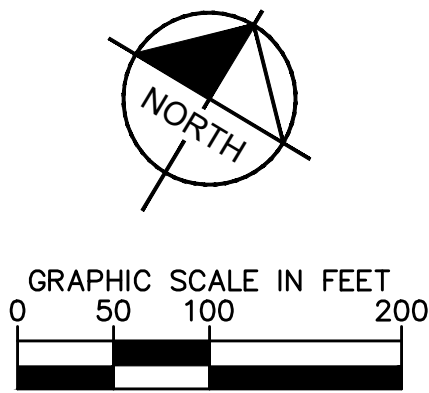
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		KHA PROJECT		DATE		SCALE		DESIGNED BY		DRAWN BY		CHECKED BY		TEXAS	
		064405619		AUGUST 2021		AS SHOWN		BJM		MZ		BJM			
DEVELOPMENT SITE PLAN															
PRELIMINARY UTILITY PLAN															
ZC#21-009 SHEET NUMBER UT-2															
REVISIONS No. DATE BY															

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 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-528
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LEGEND	
SITE BOUNDARY	
PUBLIC WATER MAIN	
PRIVATE WATER MAIN	
PUBLIC SANITARY MAIN	
PRIVATE SANITARY MAIN	
PRIVATE FORCE MAIN	

[illegible]

Kimley»»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX-P-928
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KHA PROJECT	DATE
064405619	AUGUST 2021
SCALE	AS SHOWN
DESIGNED BY	BJM
DRAWN BY	MVZ
CHECKED BY	BJM

DEVELOPMENT SITE PLAN

MANSFIELD

PRELIMINARY UTILITY PLAN

ZC#21-009

SHEET NUMBER

UT-3

DEVELOPMENT SITE PLAN- EXHIBIT B
ZC#21-009

146.50 ACRES OF LAND LOCATED IN THE
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