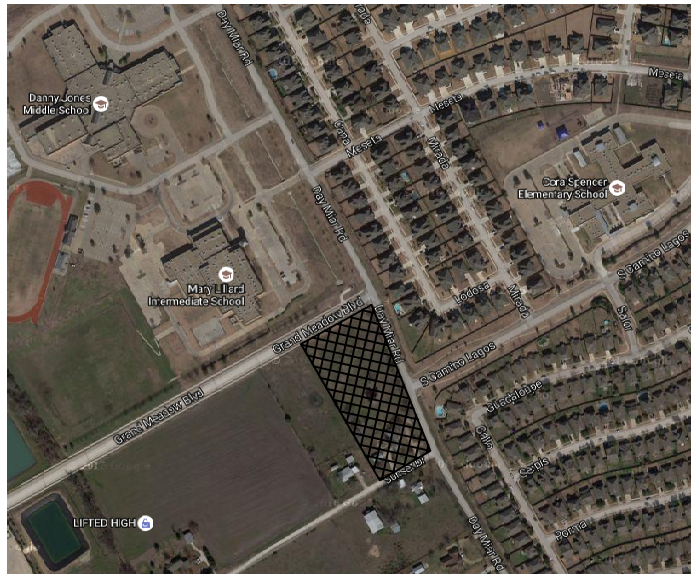


SITE DATA SUMMARY CHART	
NOTE: SQUARE FOOTAGE USED FOR PARKING/SITE DATA PURPOSES AND MAY VARY TO FIT OWNER NEEDS	
EXISTING ZONING	PR
PROPOSED ZONING	PD FOR LIMITED C-2 USES
GROSS ACREAGE	3.950 ACRES (172,062 SF)
GROSS ACREAGE ADJUSTED (FOR STREET EXPANSION)	3.617 ACRES (157,557 SF)
MAXIMUM COVERAGE ALLOWED	1.808 ACRES (78,778.5 SF) = 50%
MAXIMUM COVERAGE PROPOSED	0.528 ACRES (23,125 SF) = 14.6%
AREA OF OPEN SPACE	3.09 ACRES (134,432 SF)
PERCENTAGE OF OPEN SPACE	85.4%
AREA OF IMPERVIOUS COVERAGE	
BUILDING 'A' (PHASE I)	6,469 SF
BUILDING 'B' (PHASE II)	9,256 SF
BUILDING 'C' (PHASE III)	3,700 SF
BUILDING 'D' (PHASE IV)	3,700 SF
SIDEWALKS	12,701 SF
PAVING	57,698 SF
TOTAL IMPERVIOUS COVERAGE	2.147 ACR. (93,524 SF)
PERCENTAGE OF IMPERVIOUS COVERAGE	59% (ALLOWED = 70%)
TOTAL PROPOSED BUILDING AREA (PHASES I, II, III & IV)	23,125 SF
NUMBER OF STORIES	1
MAXIMUM BUILDING HEIGHT	35 FT (2.5 STORIES)
PROPOSED FLOOR AREA (A/C)	22,216 SF
REQUIRED PARKING	C-2 = 1 SPACE PER 250 SF 22,216 SF / 250 = 88.86 TOTAL REQUIRED = 89 SPACES
PROPOSED PARKING (9'X18') TYP.	C-2 TOTAL SPACES PROVIDED = 104 SPACES
ACCESSIBLE PARKING	ACCESSIBLE SPACES REQ. BY A.D.A. = 4 SPACES ACCESSIBLE SPACES PROVIDED = 8 SPACES TOTAL
** MINIMUM BUILDING SETBACK TO BE 4 FT. OR MINIMUM REQUIRED BY CITY REGULATIONS **	

PERMITTED PRIMARY C-2 USES
SECTION E, EDUCATIONAL, INSTITUTIONAL & SPECIAL USES DAY NURSERY OF CHILD CARE CENTER
SECTION F, GENERAL RETAIL USES BAKERY OR CONFECTIONARY STORE, RETAIL BOOK STORE, RETAIL FLORIST, RETAIL RETAIL AND SERVICE ESTABLISHMENTS NOT ELSEWHERE LISTED SPORTING GOODS OR BICYCLE STORE
SECTION G, GENERAL SERVICE AND OFFICE TYPE USES BEAUTY SHOP OR BARBER SHOP COMPUTER AND/OR DATA PROCESSING SERVICES EATING PLACES WITHOUT DRIVE-THROUGH SERVICES OFFICE, PHYSICIANS, DENTIST OR OTHER HEALTH PRACTITIONERS OFFICE, PROFESSIONAL OR ADMINISTRATION PERSONEL SUPPLY SERVICE PET GROOMING VETERINARIAN OFFICE ONLY
SECTION M, RECREATION AND ENTERTAINMENT USES MEMBERSHIP SPORT OR RECREATION CLUB
PROPOSED HOURS OF OPERATION: PHASE I, FITNESS CENTER - 24 HRS. ACCESS CONTROLLED PHASES II, III & IV - 8:00 AM TO 9:00 PM ** THERE WILL BE NO OUTSIDE STORAGE **



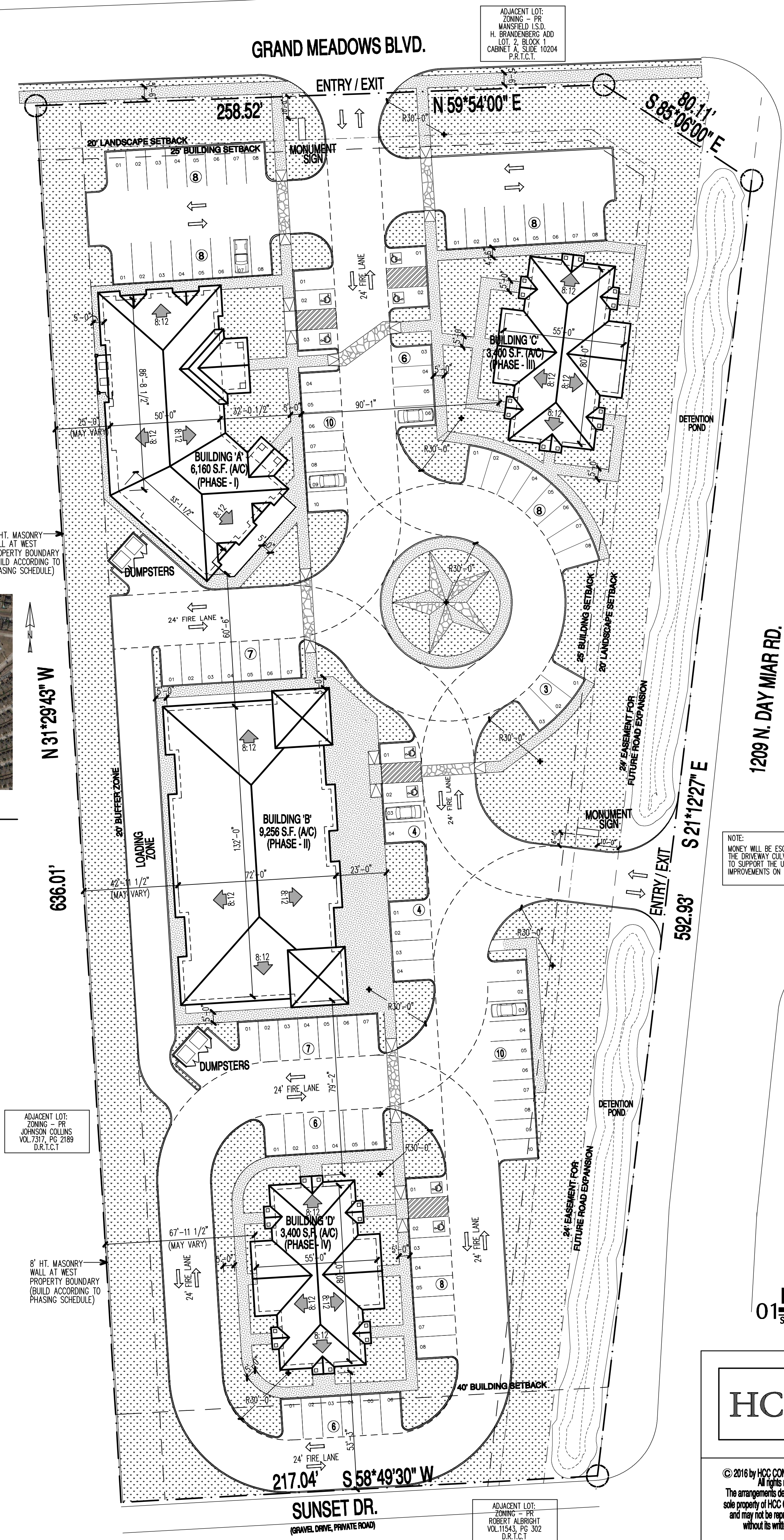
VICINITY MAP
NO SCALE

BUILDING SQUARE FOOTAGE	
NOTE: SQUARE FOOTAGE USED FOR PARKING/SITE DATA PURPOSES AND MAY VARY TO FIT OWNER NEEDS	
BUILDINGS FOOTPRINT	23,125 SF
BUILDINGS SQUARE FOOTAGE	22,216 SF
BUILDING 'A' (PHASE I)	GROSS SF NET SF
FIRST FLOOR	6,469 6,160
TOTAL SF	6,469 6,160
BUILDING 'B' (PHASE II)	GROSS SF NET SF
FIRST FLOOR	9,256 9,256
TOTAL SF	9,256 9,256
BUILDING 'C' (PHASE III)	GROSS SF NET SF
FIRST FLOOR	3,700 3,400
TOTAL SF	3,700 3,400
BUILDING 'D' (PHASE IV)	GROSS SF NET SF
FIRST FLOOR	3,700 3,400
TOTAL SF	3,700 3,400

BUILDING ENTRANCE / EXIT
AT GRADE
PEDESTRIAN ACCESS PLAN (CONCRETE) 4' WIDE (MIN.)
BUILDING AREA
STAMPED CONCRETE
LANDSCAPE AREA
STREET AREA (CONCRETE)

BUFFERYARD SUMMARY CHART
20' BUFFERYARD REQUIRED FACING ADJACENT RESIDENTIAL ZONE (WEST SIDE)

PROPERTY DATA
LOT INFO: TRACT "2B" & "2B-1", ACREAGE: 3.95 AC TRACT OF LAND OUT OF THE "A.N. CURRY" SURVEY ABSTRACT NO. 332 CITY OF MANSFIELD TARRANT COUNTY, TEXAS



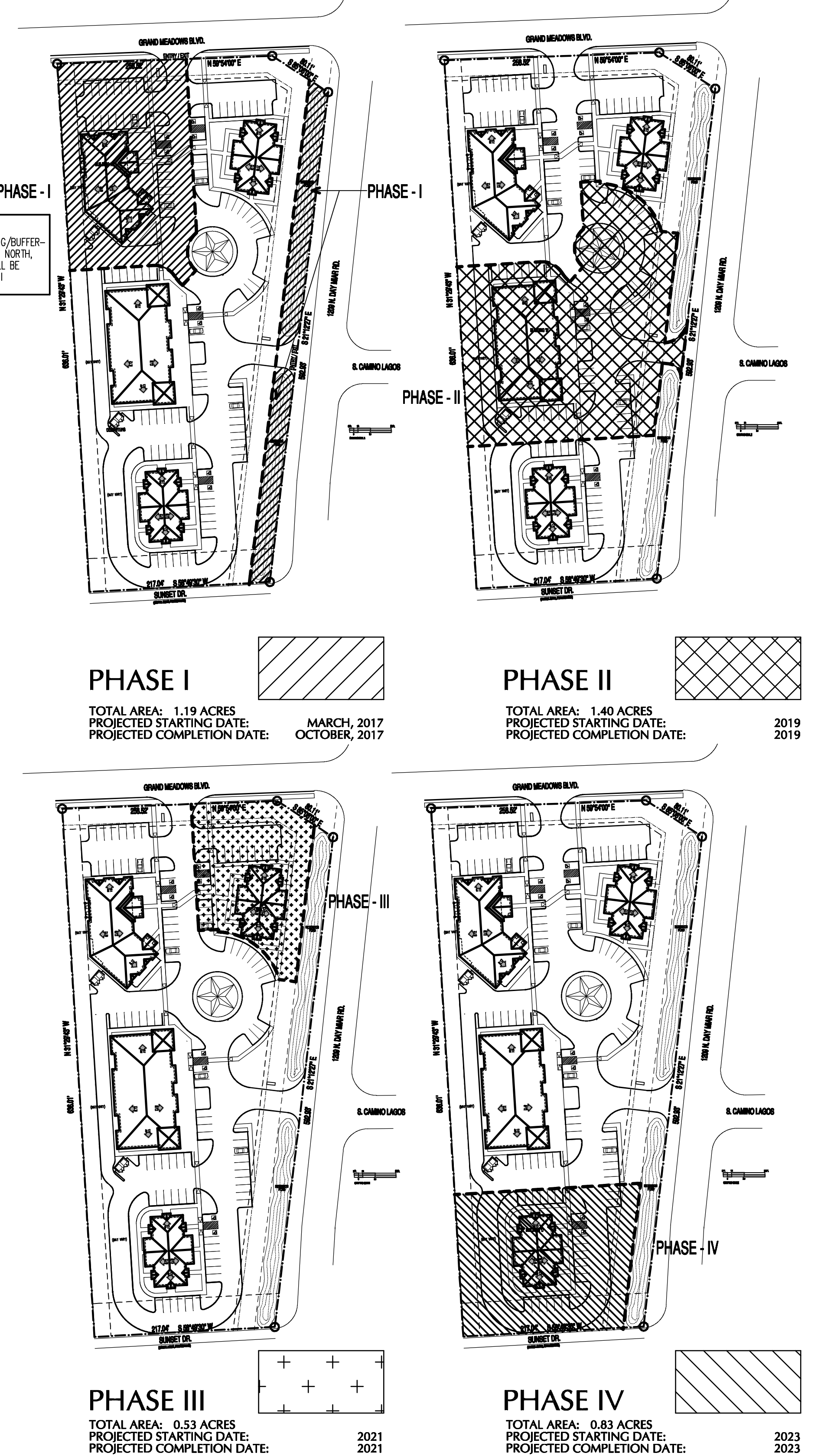
01 PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

HCC

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HCC Contracting, Inc.
General Contractor
Design Build
3161 SABINE ST. Suite - A
Forest Hill, TX 76119 214-803-0538

THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY AND ARE NOT FOR CONSTRUCTION. ALL WORK SHALL BE IN COMPLIANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY AND COMPLY WITH ALL THE RULES AND REGULATIONS APPLICABLE.



02 PROJECT PHASING
SCALE: 1" = 100'-0"

A NEW DEVELOPMENT FOR
1209 N. DAY MIAR RD.
MANSFIELD, TEXAS

3.95 ACRES
TRACT 2B & 2B-1
A.N. CURRY SURVEY, ABSTRACT NO. 332
TARRANT COUNTY, TEXAS

CASE NUMBER:
ZC#16-013

EXHIBIT:
EXHIBIT "B"

SHEET DESCRIPTION:
SITE PLAN

DRAWN BY: F.S.G. REVISIONS: REV. 1 12-12-2016
CHECKED BY: B.B.
DATE: 08.01.2016