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Planning and Zoning Department, City of Mansfield,

Mansfield, Texas 76063

Attention; Karen

Re; Entry Monument Sign

Aristide Event and Conference Center, 570 North Walnut Creek Drive

Per your request this letter is to describe a minor amendment to the Tuscan/Aristide P.D..

As you know, when we originally permitted our Aristide project we had proposed signage based on the city standard monument sign ordinance. Our drawing consists of two stone columns and a 4'x8' sign board to be located at the intersection of Walnut Creek and our new entry and street. (see the attached original sign location and sign elevation.) It is nothing unique or special from any other sign normally seen around town.

We feel (and I hope you and others do also) that the offices at Tuscan on Walnut Creek is unique and different and stands out from all other office parks in Mansfield with our exteriors, landscaping, interiors, and entry approaches. Now with our new Aristide Event and Conference Center we want to continue that image. Therefore, we are asking for signage that would reflect our project atmosphere.

The concept of our office park for Tuscan on Walnut Creek is based on an old world Italian village. All buildings feature tile roofs, stone, brick and stucco walls of varying heights with occasional towers and vine covered walls. All the buildings are on heavily landscaped meandering streets with street pole lamp lights. Trees, flowers, creeks, terraces, fountains, trellises, rock walls and even a vineyard are our landscape features. Our Tuscan entry for Strada Circle and Walnut Creek Drive features a tile roofed tower with a landscaped and crumbled stone wall which acts as the sign backboard.

Our new Aristide Event and Conference Center is still based on the old world Italian village where the village is anchored by the town square and the church. Aristide has a church facade main entry point. Other parts of the exteriors move in and out with different materials and join together to form the village. The town

square concept is found in the extensive outdoor patio areas and loggia. The village and square is surrounded by creeks, fences and rock wall enclosures and the surrounding woods. We wanted an old ruin in which to pass and enter the village and square.

Our concept for the sign on Walnut Creek Drive is an old ruin wall in which to mount the signage (refer to the proposed sign elevation and plan) to be built at the entry for Aristide off Walnut Creek Drive. We are proposing to build the sign with the same stone as used in the creek area retaining walls used throughout the project. We wanted to have a partial tile roof over the sign in which to locate lighting for the sign. We then propose to plant vines on the wall to grow up and cover some of the stone to give it an old world look. We propose to build the wall 11' tall because Walnut Creek Drive is 3' above the ground the sign will be built upon. Visually from the street, the wall will appear to be only 8' to the plate line of the partial tile roof. All material on the proposed sign/wall will be the same material as found throughout the new project.

The location of the sign has not changed from the original proposed sign only the old ruin wall is longer both directions.

We believe the ruin sign wall will be a unique landmark entry point for our Aristide project. We hope you agree.

Thank you,
Aristide Event and Conference Center
Gary Grossman
Larry Nix