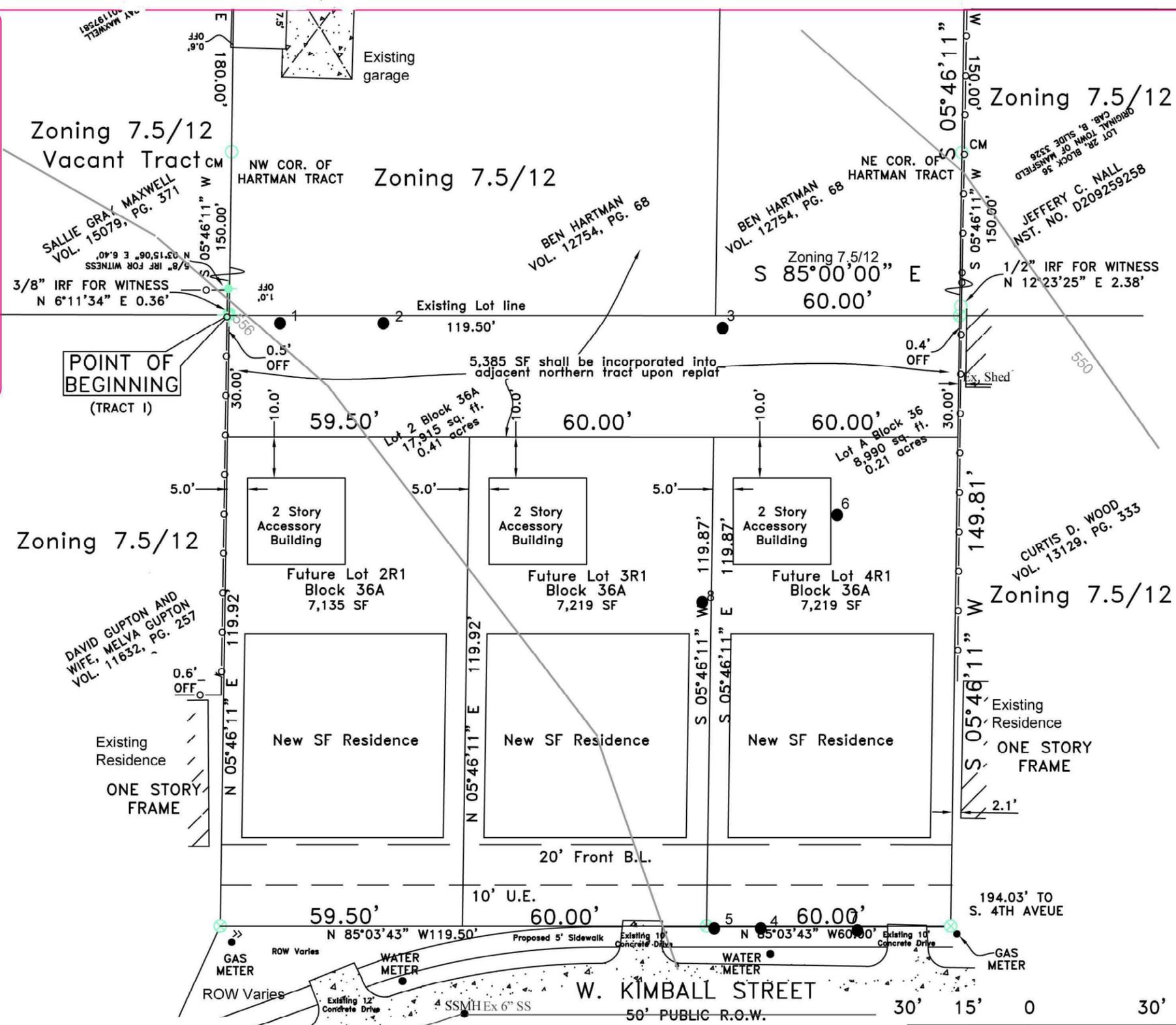


LEGEND

- 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- 3/8" ROD FOUND
- ⊗ "X" FOUND/SET
- ⊕ POINT FOR CORNER
- T TRANSFORMER PAD
- COLUMN
- ▲ UNDERGROUND ELECTRIC
- OHP— OVERHEAD ELECTRIC POWER
- OES— OVERHEAD ELECTRIC SERVICE
- CHAIN LINK
- — — WOOD FENCE 0.5' WIDE TYPICAL
- FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- POWER POLE
- △ OVERHEAD ELECTRIC
- IRON FENCE
- X— BARBED WIRE
- — — EDGE OF ASPHALT
- — — EDGE OF GRAVEL
- CONCRETE
- COVERED AREA



**506 and 508 W. Kimball Street
PLANNED DEVELOPMENT ZONING**

- Notes:**
- Parking requirements shall comply with section 7200 of the Zoning Ordinance.
 - Landscaping shall comply with section 7300 of the Zoning Ordinance.
 - This PD shall comply with all base zoning requirements of the existing 7.5/12 Zoning District with the following deviations:
 1. Minimum Lot Depth - 115'
 2. Minimum Lot width - 59'
 3. Minimum Lot Area - 7,000 SF
 4. Minimum Front Yard - 20'
 5. Minimum Side yard - 5'
 6. Minimum Living area - 1800 SF
 7. No minimum masonry construction requirements
 8. Front porches exceeding 90 sf may encroach front yard setback by up to 10'

- Accessory Buildings**
1. Maximum Height - 2 story plus attic or 28'
 2. Maximum Square footage of foundation - 600 SF
 3. Rear yard setback - 10' minimum
 4. Side yard setback - 5' minimum
 5. Allowable uses - personal uses only, including but not limited to garage, workshop, studio, game room, media room.
 6. No commercial uses or residential living quarters allowed.

The proposed Development will be in complete accordance with the provisions of the approved Planned Development District and Development Plan recorded hereunder.

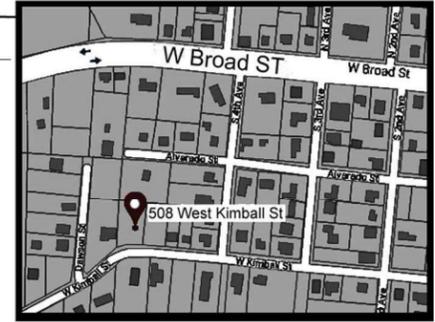
Tree Survey

Number	Common Name	Scientific Name	Caliper
1 thru 4	Hackberry	Celtis occidentalis	12"-18"
5 and 6	Mulberry	Morus nigra	16"-30"
7	Mountain Cedar	Juniperus ashei	24"
8	American Elm	Ulmus Americana	36"

Note Regarding Garages:
A garage shall be required on each lot. Each garage shall provide a minimum of two enclosed off-street parking spaces on each lot. The garage may either be attached to the house or detached located behind the house. The garage shall be accessed by a concrete driveway that extends from the street to the garage

Plot Plan and Driveway Notes:

1. All three homes will be customized designed by individual architects. The foot prints of the residences shown here represent a conceptual location within the lot that adheres to the building setbacks.
2. Existing drive approaches are encouraged to be utilized. If custom home design cannot make use of the existing drive a new concrete drive and approach shall be installed that adheres to all City standards



SCALE: 1" = 30'



Drawn By: BTH
 Scale: 1" = 30'
 Date: 7/29/19
 Owner: BEN HARTMAN
Exhibit "B"
ZC #19-011

BTH ENGINEERING, LLC
 500 Alvarado St
 Mansfield Tx 76063
 P 817.996.8628
 benhartman8628@gmail.com
 Firm No. 19487

Owner:
 Ben Hartman, 817.996.8628
 500 Alvarado St
 Mansfield Tx, 76063
 benhartman8628@gmail.com

Lot 2 Block 36A, Lot A Block 36
 Original Town of Mansfield
 Mansfield, Texas
 Tarrant County
 Three Single Family Residential Lots 0.495 Acres

Development Plan