



SF  
7.5/12

#### DEVIATIONS

20' Buffer yard and 8' Screening Wall - South and West  
70% Masonry - Existing Structure is 0%

#### NOTES

The Base Zoning for this PD is C-1  
AC equipment will be screened with a low screening wall consisting of wood picket fencing.  
The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.



**A SITE PLAN**  
SCALE : 1/8" = 1'0"

SF 7.5/12

#### SITE NOTES: ( NUMBERS IN DIAMONDS )

1. NEW CONCRETE PAVING W/ 6" CONCRETE CURB - SEE CIVIL ENGINEER PLANS FOR EXACT PAVING SPECS
2. PROVIDE NEW CONCRETE APPROACH PER CITY SPEC - PROVIDE 6" CURB TO TAPER TO GRADE AT STREET
3. PROVIDE NEW CONCRETE RAMP AT SIDEWALK - PROVIDE GROOVES IN RAMP - GROOVES TO EXTEND FULL WIDTH AND LENGTH OF RAMP - SLOPE OF RAMP NOT TO EXCEED 8% OR 1"/1' - SURFACE OF RAMP TO RECEIVE HEAVY BROOM FINISH - PROVIDE CONTRASTING COLOR ON RAMP SURFACE - COLOR TO BE BLUE OR APPROVED EQUAL
4. PROVIDE A SIGN DESIGNATING ACCESSIBLE PARKING SPACE - SIGN TO BE MTD A MINIMUM OF 5'0" ABOVE THE SURFACE OF THE GROUND - SIGN TO SHOW THE SYMBOL OF ACCESSIBILITY
5. PROVIDE 5'0" WIDE STRIPED AREA FOR WHEELCHAIR ACCESS TO RAMP
6. PROVIDE ACCESSIBILITY SYMBOL IN ACCESSIBLE PARKING SPACE
7. PROVIDE NEW CONCRETE SIDEWALK - SEE CIVIL ENGINEER PLANS FOR EXACT SPECS - FIELD VERIFY EXACT SIDEWALK LOCATION
8. PROVIDE HANDICAPPED RAMP FROM GRADE TO FRONT PORCH - PROVIDE 4"x4" CONCRETE CURB - PROVIDE 1 1/2" DIAMETER HANDRAIL MTD 34" ABOVE GRADE OF RAMP - HANDRAIL TO EXTEND 12" BEYOND END OF RAMP AT TOP AND BOTTOM OF RAMP - SLOPE OF RAMP NOT TO EXCEED 8% OR 1"/1' - PROVIDE A MINIMUM OF 5' LONG FLAT SECTION AT TOP AND BOTTOM ENDS OF RAMP - SURFACE OF RAMP TO BE HEAVY BROOM FINISH - HANDRAILS TO BE PAINTED TO MATCH BLDG ST'D
9. PROVIDE NEW 5'0"x5'0" CONCRETE LANDING AT EXISTING CONCRETE STEPS
10. DEMO EXISTING CONCRETE SIDEWALK
11. DEMO EXISTING GRAVEL DRIVEWAY
12. PROVIDE NEW CONCRETE CURB TO MATCH CITY SPEC
13. PROVIDE 6' HIGH BOARD ON BOARD FENCE - VERIFY EXACT SPEC W/ OWNER

EXHIBIT B  
DEVELOPMENT PLAN  
ZC#16-004

LOT 2 BLOCK 38 OF THE PATTERSON ADDITION  
MANSFIELD, TARRANT COUNTY, TEXAS  
MAY 2016  
1 LOT

500 S MAIN  
MANSFIELD, TX

#### BUILDING SUMMARY

OFFICE	1,524 SF
TOTAL	1,524 SF

Revised:					



Date:	Revised:	Revised:	Revised:	Sheet Number
03/08/16	03/24/16	06/03/16	06/06/16	A-1
16-068		STONE		