

EXHIBIT B

ZC#17-004

PLANNED DEVELOPMENT

DEVELOPMENT STANDARDS AND REGULATIONS

These Development Standards and Regulations (the “Development Standards”) shall apply to all development in the Planned Development (PD) for Wendy’s and Restaurant and Retail located at the southwest corner of E Broad Street and Holland Road, as further described in **Exhibit A**, and are to be utilized in conjunction with the Development Plan for the PD.

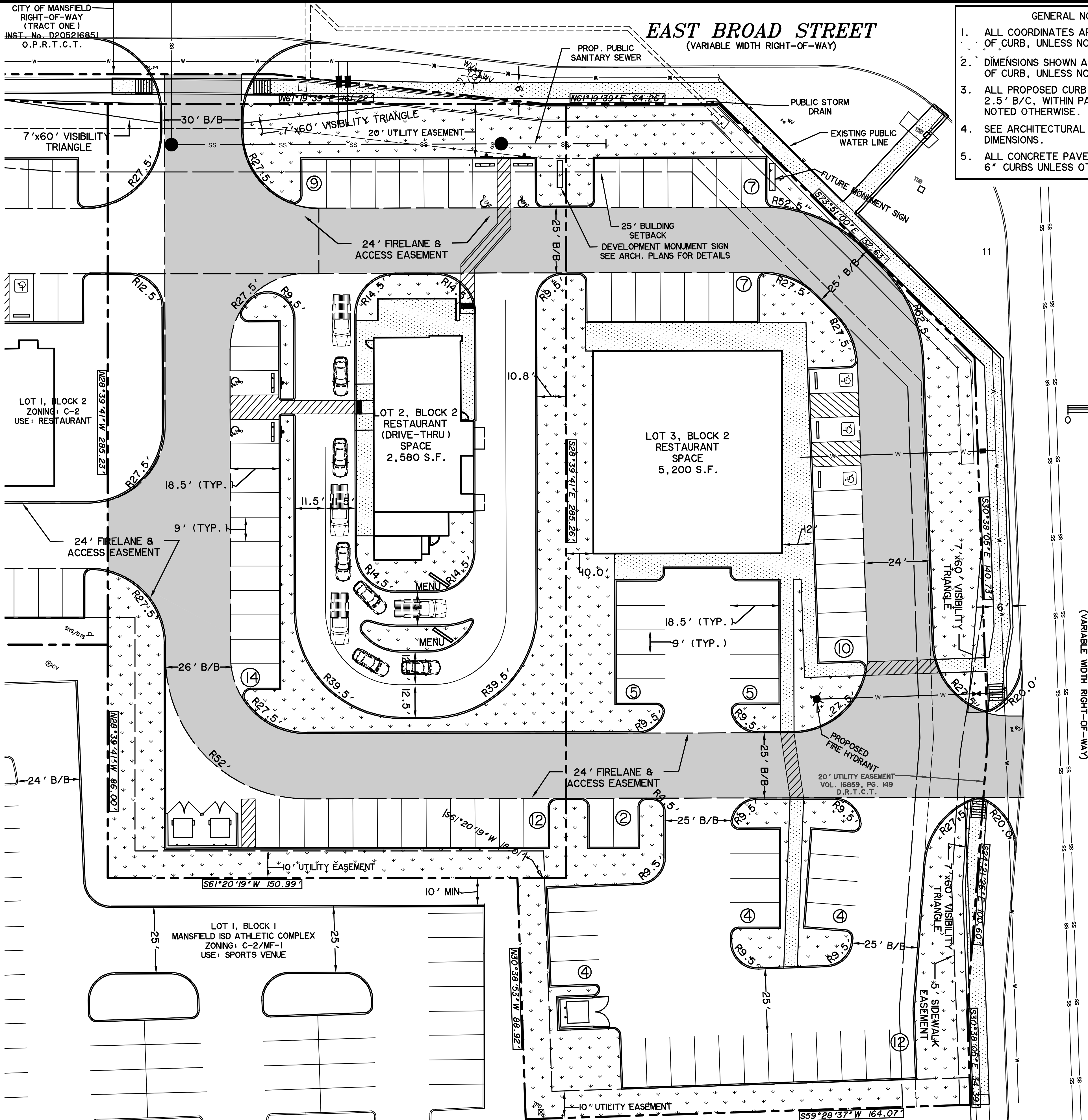
1. **Permitted Uses.** Uses permitted in the PD shall only include uses permitted in the C-2, Community Business Zoning District plus a restaurant with drive-through facilities on Lot 2, Block 2. The uses on Lot 3, Block 2 are limited to restaurants without drive-through facilities.
2. **Development Plan.** For Lot 2, the Detailed Development Plan is approved as part of this PD. For Lot 3, no building permit shall be issued for development until a Detailed Site Plan has been submitted for approval by the City Council. Approval shall be by simple majority vote at a City Council meeting without a public hearing. The City Council may approve the Development plan, approve it with modifications and development conditions deemed appropriate by the City Council, or deny the plan for any issue that is unresolved by the Development Plan as determined by the City Council.
3. **Area, Height and Setback Regulations.** Area, Height and Setback regulations shall be those required for development in the C-2 zoning as set forth in Article 4, Section 4500 of the City of Mansfield Zoning Ordinance and future amendments thereof.
4. **Community Design Standards.** Community Design Standards shall be those required for development in the C-2 zoning as set forth in Article 4, Section 4600 of the City of Mansfield Zoning Ordinance and future amendments thereof.
5. **Off-Street Parking and Loading Standards.** Off-street parking and loading standards shall be those required for development in the C-2 zoning as set forth in Article 7, Section 7200 of the City of Mansfield Zoning Ordinance and future amendments thereof.
6. **Landscaping and Screening Standards.** Landscaping and screening standards shall be those required for development in the C-2 zoning as set forth in Article 7, Section 7300 of the City of Mansfield Zoning Ordinance and future amendments thereof. For Lot 3, the required landscape buffer along the east property line shall be ten (10) feet in width.
7. **Sign Standards.** Sign standards shall be those required for development in the C-2 zoning as set forth in Article 7, Section 7100 of the City of Mansfield Zoning Ordinance and future amendments thereof.

EXHIBIT B

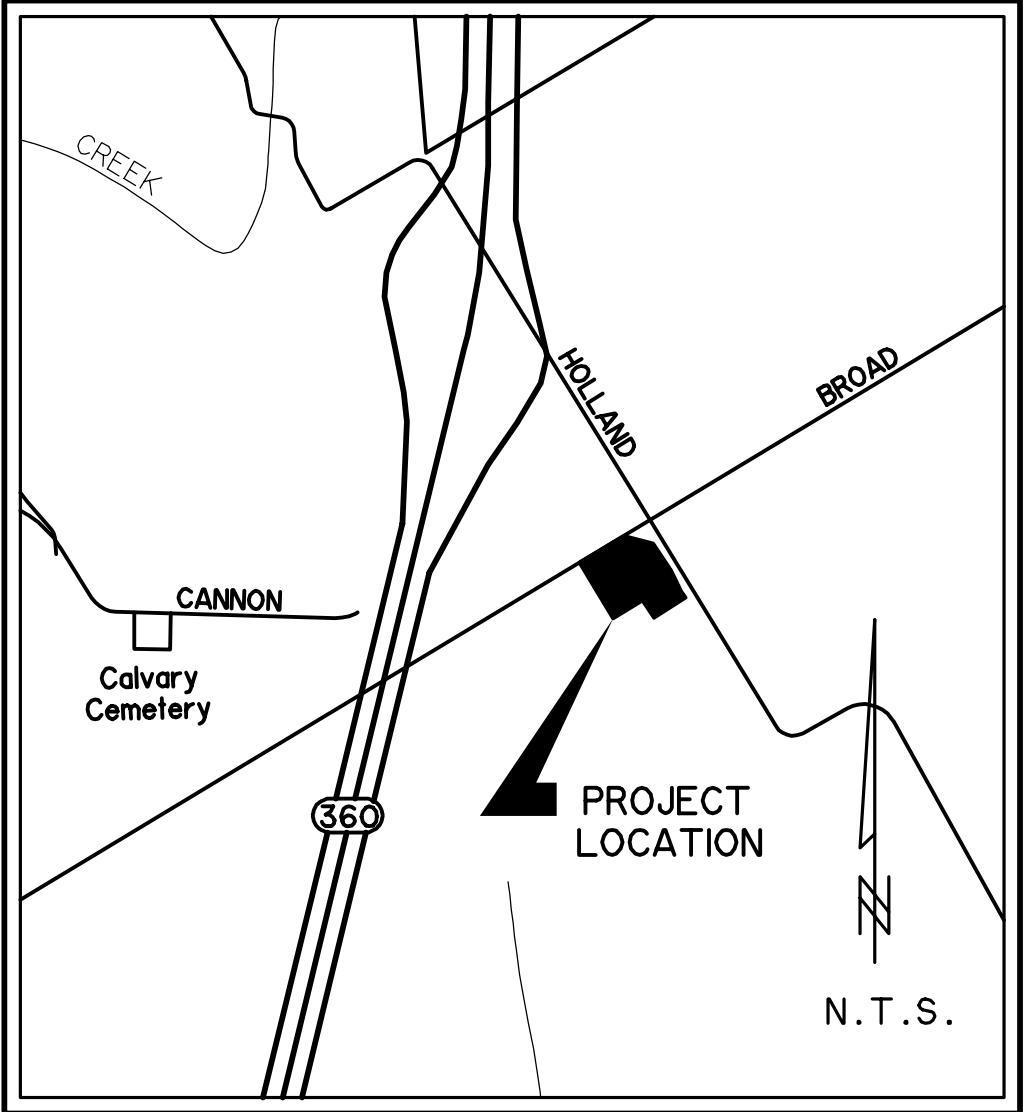
8. Other Development Standards/Regulations. All development standards and regulations not specifically set forth herein shall be those required for development in the C-2 zoning as set forth in the relevant section of the City of Mansfield Zoning Ordinance and future amendments thereof.

LEGEND	
	PROPOSED LANDSCAPE SEEDING AREAS
	PROPOSED SIDEWALK
	5" - 3600 PSI CONC. (LIGHT DUTY) SEE TYP SECTION SHEET 06
	6" - 3600 PSI CONC. (FIRE LANE)
	7" - 3600 PSI CONC. (DUMPSTER PAD)
	EXISTING CONCRETE PAVEMENT
	PARKING STALL COUNT
	E.O.P. EDGE OF PAVEMENT
	B.F.R. BARRIER FREE RAMP

OWNER/DEVELOPER: GP HOLLAND XING, LLC 8350 NORTH CENTRAL EXPRESSWAY, SUITE 1300 DALLAS, TEXAS 75206 214.891.3200 CHAD DUBOSE CHAD@JTEVANS.COM
DEVELOPMENT CONSULTANTS: WIER & ASSOCIATES, INC. 2201 EAST LAMAR BOULEVARD, SUITE 200E ARLINGTON, TEXAS 76006 JAKE FEARS, P.E., LEED-AP 817.469.7700 X 219 JAKEF@WIERASSOCIATES.COM DONALD F. SOPRANZI, AIA, LEED-AP ARCHITECT 10260 NORTH CENTRAL EXPRESSWAY, SUITE 258 DALLAS, TEXAS 75231 DONALD SOPRANZI 817.903.6663 DONS@DFSARCHITECT.COM
WENDY'S: MUY HAMBURGERS 17890 BLANCO ROAD, SUITE 401 SAN ANTONIO, TEXAS 78232 JIM MOLL 210.493.3505 JIM.MOLL@MUYHAMBURGERS.COM
WENDY'S DEVELOPMENT CONSULTANTS: SHIELD ENGINEERING GROUP, PLLC 1600 WEST 7TH STREET, SUITE 200 FORT WORTH, TEXAS 76102 JOEL HAYS 817.810.0696 JOEL.HAYS@SEQPLLC.COM LINEAR ARCHITECTURE 8951 CYPRESS WATERS BOULEVARD, SUITE 130 DALLAS, TEXAS 75019 IRMA REINER, AIA, LEED-AP 972.929.9226 X 124 IREINER@LINEAR-ARCHITECTURE.COM
APPLICANT: CHAD DUBOSE GP HOLLAND XING, LLC 8350 NORTH CENTRAL EXPRESSWAY, SUITE 1300 DALLAS, TEXAS 75206 214.891.3200 CHAD@JTEVANS.COM



- GENERAL NOTES:
1. ALL COORDINATES ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 2. DIMENSIONS SHOWN ARE TO THE BACK OF CURB, UNLESS NOTED OTHERWISE.
 3. ALL PROPOSED CURB RADII ARE 2.5' B/C, WITHIN PARKING LOT, UNLESS NOTED OTHERWISE.
 4. SEE ARCHITECTURAL PLANS FOR BLDG. DIMENSIONS.
 5. ALL CONCRETE PAVEMENT SHALL HAVE 6" CURBS UNLESS OTHERWISE NOTED.



THE PROPOSED DEVELOPMENT SHALL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

- ACCESS EASEMENT STATEMENTS:
1. THE COMMON ACCESS EASEMENT IS FOR THE USE OF LOTS 1, 2, & 3, BLOCK 2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS.
 2. THE COMMON ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

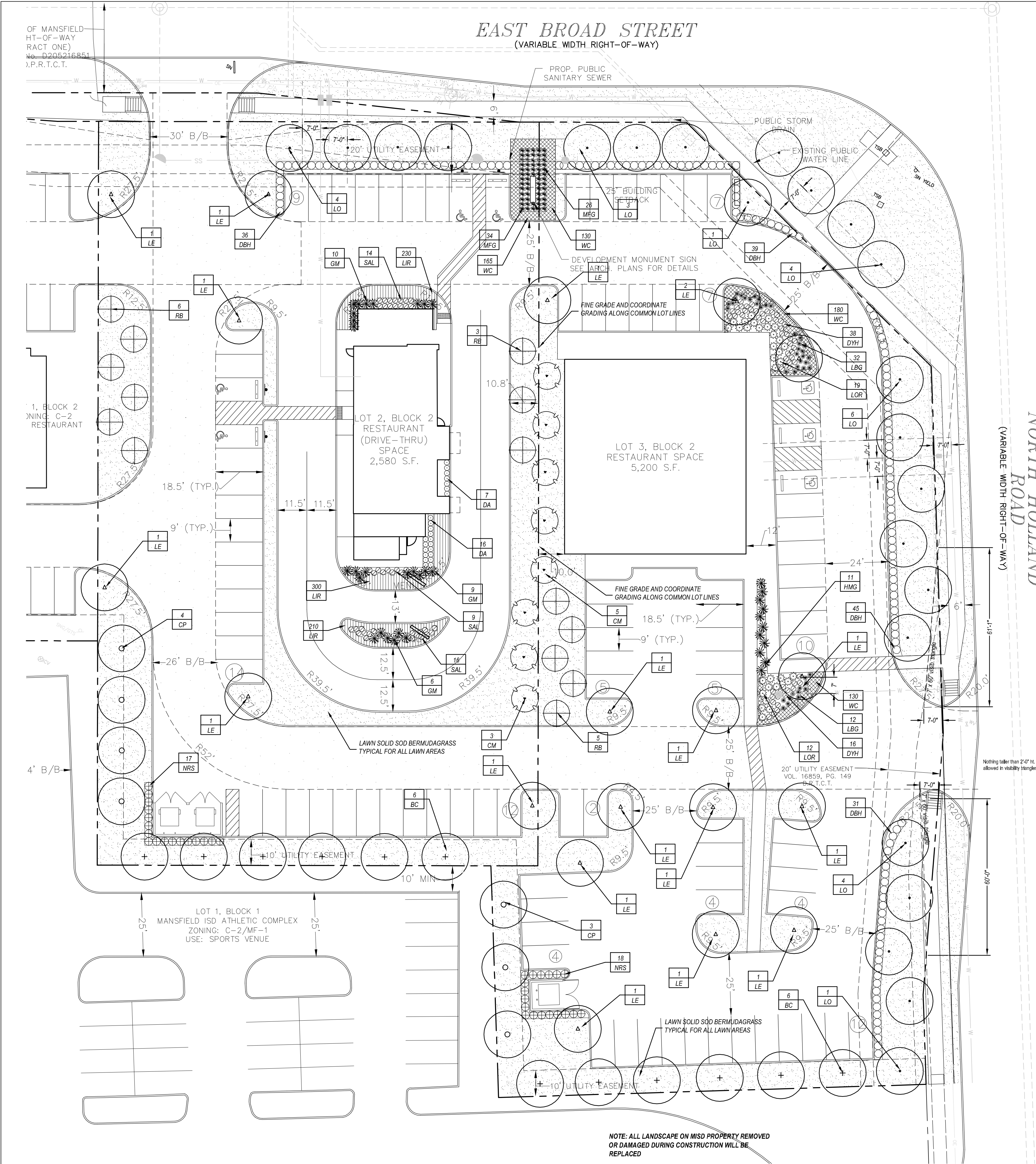
PHASE 1 - SITE DATA - LOT 2	
USE	RESTAURANT
CONSTRUCTION DATES	JULY 15-NOVEMBER 30, 2017
REQUIRED PARKING (1 STALL : 75 SF)	35
PARKING PROVIDED	35
HANDICAP SPACES PROVIDED	4
BUILDING SQUARE FOOTAGE	2,580 SF
SITE AREA	48,206 SF (1.106 AC)

PHASE 2 - SITE DATA - LOT 3	
USE	RESTAURANT
CONSTRUCTION DATES	NOT APPLICABLE
REQUIRED PARKING (1 STALL : 100 SF)	52
PARKING PROVIDED	60
HANDICAP SPACES PROVIDED	3
BUILDING SQUARE FOOTAGE	5,200 SF
SITE AREA	53,331 SF (1.224 AC)

ZC# 17-004
PLANNED DEVELOPMENT DISTRICT
DEVELOPMENT PLAN (EXHIBIT C)
WENDY'S RESTAURANT/RETAIL
LOTS 2 & 3, BLOCK 2
JACOB BACK ADDITION

AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
BEING 2.331 ACRES OF LAND LOCATED IN THE
JACOB BACK SURVEY, ABSTRACT No. 126, TARRANT COUNTY, TEXAS
DATE OF PREPARATION: APRIL, 2017

PREPARED BY:
WIA WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900



THE PROPOSED DEVELOPMENT SHALL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

ACCESS EASEMENT STATEMENTS:

1. THE COMMON ACCESS EASEMENT IS FOR THE USE OF LOTS 1, 2, & 3; BLOCK 2. NO IMPROVEMENTS SHALL BE MADE THAT IMPEDE INGRESS AND EGRESS.
2. THE COMMON ACCESS EASEMENT SHALL BE MAINTAINED BY THE PROPERTY OWNERS.

LANDSCAPE NOTES

1. Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
2. Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
3. Contractor is responsible for obtaining all required landscape and irrigation permits.
4. Contractor to provide a minimum 2% slope away from all structures.
5. All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
6. All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
7. All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

MAINTENANCE NOTES

1. The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
2. All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
3. All landscape areas shall be kept free of trash, litter, weeds and other such material or debris not part of this plan.
4. All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
5. All plant material which dies shall be replaced with plant material of equal or better value.
6. Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

GENERAL LAWN NOTES

1. Fine grade areas to achieve final contours indicated on civil plans.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Imported topsoil shall be natural, friable soil from the region, known as: bottom and soil free from lumps, clay, lime, sandstones, rocks, debris, vegetation, stones, containing no salt and black to brown in color.
5. All lawn areas to be fine graded, irrigation trenches completely wetted, and finish grade approved by the Owner's Construction Manager or Architect prior to installation.
6. All rocks 3/4" diameter and larger, dirt clods, sticks, concrete spots, etc. shall be removed prior to placing topsoil and any lawn installation.
7. Contractor shall provide (1") one inch of imported topsoil on all areas to receive lawn.

SOLID SOD NOTES

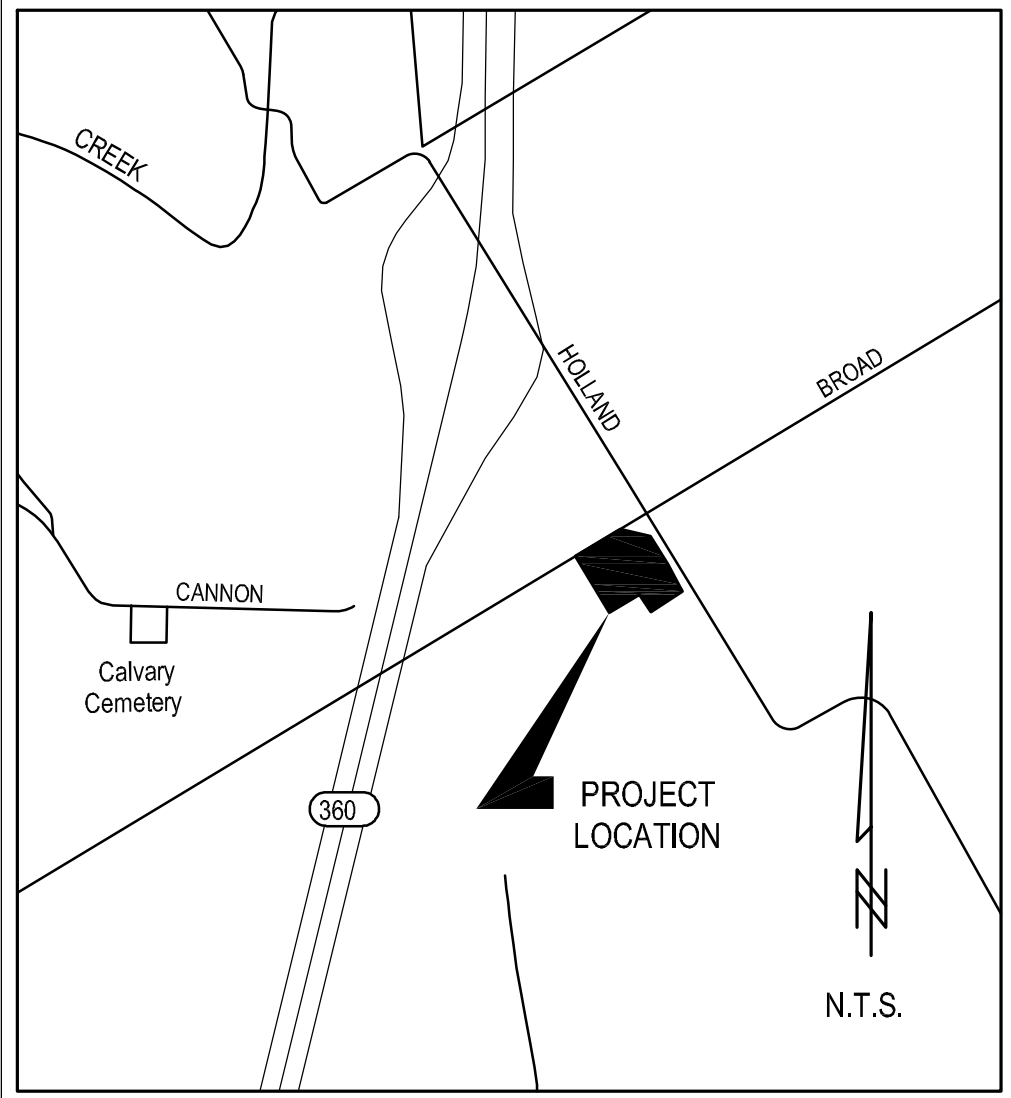
1. Fine grade areas to achieve final contours indicated. Leave areas to receive topsoil 3" below final desired grade in planting areas and 1" below final grade in turf areas.
2. Adjust contours to achieve positive drainage away from buildings. Provide uniform rounding at top and bottom of slopes and other breaks in grade. Correct irregularities and areas where water may stand.
3. All lawn areas to receive solid sod shall be left in a maximum of 1" below final finish grade. Contractor to coordinate operations with on-site Construction Manager.
4. Contractor to coordinate with on-site Construction Manager for availability of existing topsoil.
5. Plant sod by hand to cover indicated area completely. Ensure edges of sod are touching. Top dress joints by hand with topsoil to fill voids.
6. Roll grass areas to achieve a smooth, even surface, free from unnatural undulations.
7. Water sod thoroughly as sod operation progresses.
8. Contractor shall maintain all lawn areas until final acceptance. This shall include, but not limited to: mowing, watering, weeding, cultivating, cleaning and replacing dead or bare areas to keep plants in a vigorous, healthy condition.
9. Contractor shall guarantee establishment of an acceptable turf area and shall provide replacement from local supply if necessary.
10. If installation occurs between September 1 and March 1, all sod areas to be over-seeded with Winter Ryegrass, at a rate of (4) pounds per one thousand (1000) square feet.

LANDSCAPE TABULATIONS: LOT 3

Street Landscape Setback	Required	Provided
Requirements: (1) tree 4" cal. per 40 ft. 36" ht. screen within one year of planting.	(5) trees, 4" cal.	(4) trees, 4" cal.
East Broad Street (196.89 ft.)	Required	Provided
Requirements: (1) tree 4" cal. per 40 ft. 36" ht. screen within one year of planting.	(5) trees, 4" cal.	(4) trees, 4" cal.
North Holland (275.72 ft.)	Required	Provided
Requirements: (1) tree 4" cal. per 40 ft. 36" ht. screen within one year of planting.	(5) trees, 4" cal.	(4) trees, 4" cal.
Parking Lot Internal Landscaping (60 spaces)	Required	Provided
Requirements: (1) landscape island per 20 spaces, islands to include (1) tree, 4" cal.	(3) trees, 4" cal.	(4) trees, 4" cal.
Bufferyard (BY10)	Required	Provided
Requirements: 10' wide landscape buffer and 1 tree per 25 ft.	(6) trees, 4" cal.	(6) trees, 4" cal.
South (164.07 ft.)	Required	Provided
Requirements: (1) tree 4" cal. per 40 ft. 36" ht. screen within one year of planting.	(7) trees, 4" cal.	(12) trees, 3" - 4" cal.
West (374.18 ft.)	Required	Provided
Requirements: (1) tree 4" cal. per 40 ft. 36" ht. screen within one year of planting.	(15) trees, 4" cal.	(15) trees, 3" - 4" cal.

LANDSCAPE TABULATIONS: LOT 2

Street Landscape Setback	Required	Provided
Requirements: (1) tree 4" cal. per 40 ft. 36" ht. screen within one year of planting.	(4) trees, 4" cal.	(4) trees, 4" cal.
Parking Lot Internal Landscaping (35 spaces)	Required	Provided
Requirements: (1) landscape island per 20 spaces, islands to include (1) tree, 4" cal.	(2) trees, 4" cal.	(4) trees, 4" cal.
Bufferyard (BY10)	Required	Provided
Requirements: 10' wide landscape buffer and 1 tree per 25 ft.	(6) trees, 4" cal.	(6) trees, 4" cal.
South (169 ft.)	Required	Provided
Requirements: (1) tree 4" cal. per 40 ft. 36" ht. screen within one year of planting.	(6) trees, 4" cal.	(6) trees, 4" cal.
West (285.25 ft.)	Required	Provided
Requirements: (1) tree 4" cal. per 40 ft. 36" ht. screen within one year of planting.	(12) trees, 4" cal.	(12) trees, 3" - 4" cal.



SITE DATA - LOT 2

REQUIRED PARKING (1 STALL : 75 SF)	35
PARKING PROVIDED	35
HANDICAP SPACES PROVIDED	4
BUILDING SQUARE FOOTAGE	2,580 SF
SITE AREA	48,206 SF (1.106 AC)

SITE DATA - LOT 3

REQUIRED PARKING (1 STALL : 100 SF)	52
PARKING PROVIDED	60
HANDICAP SPACES PROVIDED	3
BUILDING SQUARE FOOTAGE	5,200 SF
SITE AREA	53,331 SF (1.224 AC)

PLANT LIST

QTY.	TREE	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
12	BC	Bald Cypress	Taxodium distichum	Taxodium distichum	4" cal.	container grown, 15' ht., 5" spread min.
8	CM	Crape Myrtle 'Tuscanora'	Lagerstroemia indica 'Tuscanora'	Lagerstroemia indica 'Tuscanora'	3" cal.	container grown, 3-5 cane, no cross caning
7	CP	Chinese Pistache	Pistacia chinensis	Pistacia chinensis	4" cal.	B&B, 14" ht., 4-5" spread min.
19	LE	Live Oak	Quercus laevis	Quercus laevis	4" cal.	container grown, 14" ht. min., 5" spread min.
23	LO	Live Oak	Quercus virginiana	Quercus virginiana	4" cal.	container grown, 14" ht. min., 5" spread min.
14	RB	Redbud	Cercis canadensis	Cercis canadensis	3" cal.	B&B, single trunk, 10' ht. min.
QTY.	SHRUB	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
151	DBH	Dwarf Burford Holly	Ilex cornuta 'Burfordii nana'	Ilex cornuta 'Burfordii nana'	30" ht.	container, full plant, 30" o.c.
54	DYH	Dwarf Yucca Holly 'Stakes'	Ilex cornuta 'Stakes'	Ilex cornuta 'Stakes'	7 gal.	container, 18-20" spread min.
11	HMG	Dwarf Hardier Grass	Pennisetum sp. 'Yamsei'	Pennisetum sp. 'Yamsei'	5 gal.	container, full top of container
44	LBO	Little Bunny Grass	Pennisetum sp. 'Little Bunny'	Pennisetum sp. 'Little Bunny'	3 gal.	container, full top of container
31	LOR	Loropetalum 'Crimson Fire'	Loropetalum chinensis 'Crimson Fire'	Loropetalum chinensis 'Crimson Fire'	7 gal.	container, full top of container
35	MFG	Mexican Feather Grass	Neovasea tenuis	Neovasea tenuis	3 gal.	container, full top of container
60	NRS	Nellie R. Stevens Holly	Ilex sp. 'Nellie R. Stevens'	Ilex sp. 'Nellie R. Stevens'	10 gal.	container, full to base, 38" o.c.
23	DA	Dwarf Abelia 'Edward Goucher'	Abelia sp. 'Edward Goucher'	Abelia sp. 'Edward Goucher'	5 gal.	container, full plant, 24" o.c.
25	CM	Coffin Mould	Muhlenbergia capillaris	Muhlenbergia capillaris	3 gal.	container, full plant, 38" o.c.
39	SAL	Salvia 'Furman's Red'	Salvia greggii 'Furman's Red'	Salvia greggii 'Furman's Red'	5 gal.	container, full plant, 24" o.c.

QTY.	GROUNDCOVER	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
740	LIR	Liriodendron 'Big Blue'	Liriodendron 'Big Blue'	Liriodendron 'Big Blue'	4" pots	container, full plant, 12" o.c.
605	WC	Wetland Common Bermudagrass	Cynodon dactylon	Cynodon dactylon	4" pots	container, 12" corners min. 12" o.c.

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

Nothing taller than 2'-0" ht. allowed in visibility triangles



01 LANDSCAPE PLAN

SCALE: 1" = 20'-0"

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-ls.com

ZC# 17-004

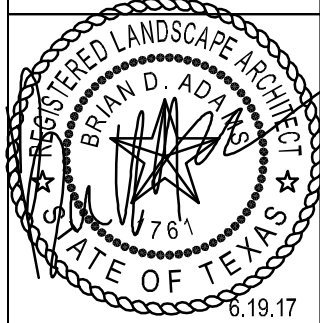
PLANNED DEVELOPMENT DISTRICT
DEVELOPMENT PLAN (EXHIBIT E)
WENDY'S RESTAURANT/RETAIL
LOTS 2 & 3, BLOCK 2
JACOB BACK ADDITION

AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
BEING 2.331 ACRES OF LAND LOCATED IN THE
JACOB BACK SURVEY, ABSTRACT No. 126, TARRANT COUNTY, TEXAS

DATE OF PREPARATION: APRIL 21, 2017

10260 N Central Expressway
Suite 258 Dallas, Texas 75231
Telephone: 817-903-6663
dons@dfsarchitect.com

DONALD F.
SOPRANZI
AIA, LEED AP
ARCHITECT



Signature

Sealed 06.19.17

Date 06.13.17

Scale 1" = 20'-0"

Drawn BDA

Job