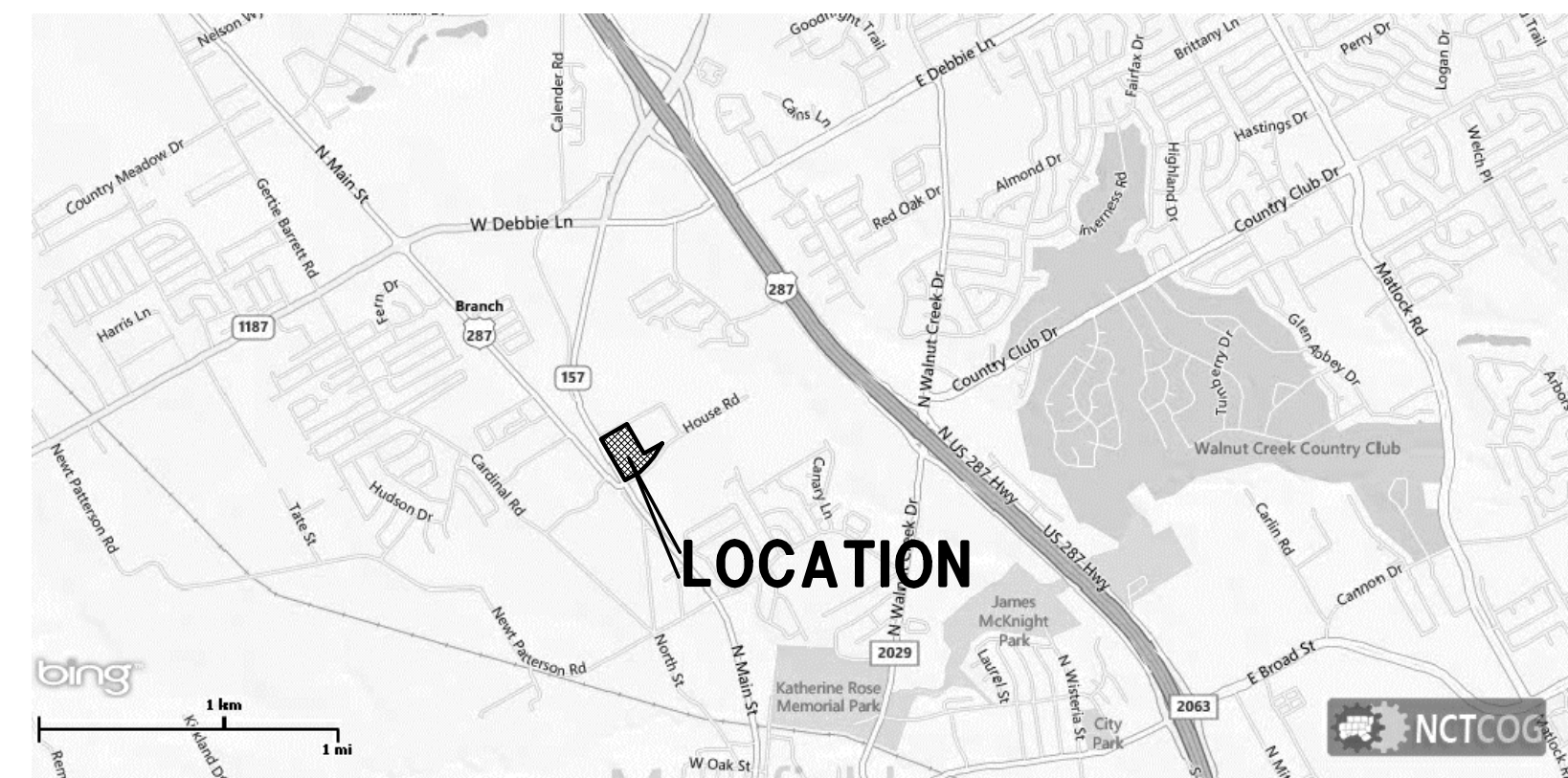


LANDSCAPE REQUIREMENTS				
LOCATION	AREA	TREES REQUIRED	TREES PROVIDED	PLANTING
STATE HIGHWAY 157 LANDSCAPE SETBACK	530 FT. X 20 FT.	13 (1 PER 40')	14	APPROVED TREES WITH 3.5" CALIPER
MOUSER WAY LANDSCAPE SETBACK	840 FT. X 20 FT.	21 (1 PER 40')	21	APPROVED TREES WITH 3.5" CALIPER
HOUSE ROAD LANDSCAPE SETBACK	560 FT. X 20 FT.	14 (1 PER 40')	14	APPROVED TREES WITH 3.5" CALIPER
NEW INTERNAL PARKING SPACES	152 SPACES	15 (1 PER 10)	22	APPROVED TREES WITH 3.5" CALIPER
LANDSCAPE BUFFER - EAST PROPERTY LINE	560 FT. X 20 FT.	23 (1 PER 25')	23	APPROVED TREES WITH 3.5" CALIPER
PARKING LOT PERIMETER SCREENING				APPROVED PLANTS AT 3' O.C.

PARKING TABULATION						DEVELOPMENT SCHEDULE
	AREA	PHASE TOTALS	CUMULATIVE TOTALS			
		REQUIRED	REQUIRED	PROVIDED	ACCESSIBLE PARKING	
EXISTING "A"	13,900	47	47			
EXISTING "B"	8,000	27	74			
PHASE 1	50,800	170	244	594*		
PHASE 2	50,800	170	414	594	14	
TOTALS	123,500	414	414	594	14	
BASIS OF PARKING: OFFICE SPACE: 1 SPACE PER 300 SQ. FT.						
AT MINIMUM, PARKING WILL BE CONSTRUCTED AS NEEDED UP TO THE SCOPE REQUIRED FOR PHASES 1 & 2.						
*ALL PARKING WILL BE PROVIDED IN PHASE I CONSTRUCTION.						
STARTING ON APPROVAL						
4 TO 5 YEARS AFTER PHASE 1						

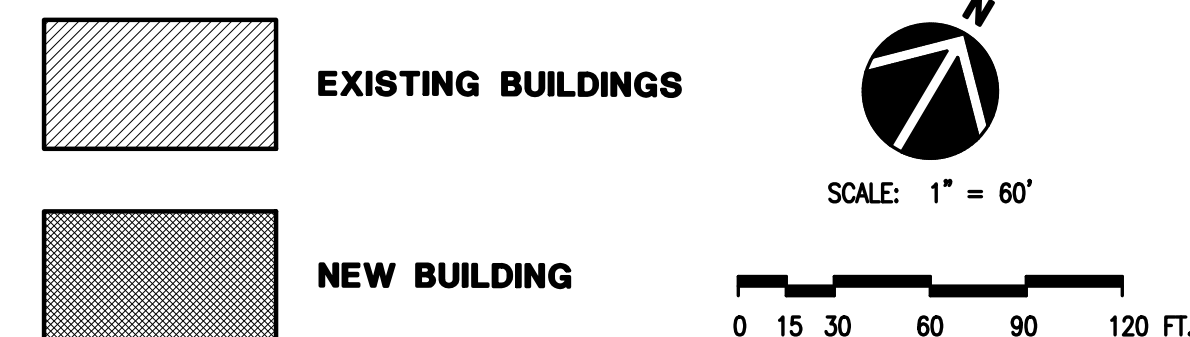
NOTES:

- TRASH ENCLOSURE & GENERATOR ENCLOSURE TO COMPLY WITH THE ARCHITECTURAL AND SCREENING REQUIREMENTS OF THE ZONING ORDINANCE.
- FIRE HYDRANTS: REFERENCE SITE UTILITY DRAWINGS FOR LOCATIONS.
- THE PROPOSED DEVELOPMENT WILL 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.
- BASE ZONING: PD FOR C-2 COMMUNITY BUSINESS DISTRICT USES.
- FOR PORTIONS NOTED OF THE PROPERTY ABUTTING PR RESIDENTIALLY ZONED PROPERTY, A MINIMUM 8' HIGH PRE-CAST CONCRETE SCREEN WALL MEETING SCREEN WALL STANDARDS AS SET FORTH IN THE CITY'S ORDINANCE, AS AMENDED, SHALL BE INSTALLED IN COMPLIANCE WITH ALL CITY REGULATIONS, INSPECTED AND APPROVED BY THE CITY PRIOR TO THE COMPLETION OF THE FIRST PHASE OF CONSTRUCTION.
- THE PARAPET WALLS WILL BE AT LEAST 1 FOOT TALLER THAN THE HIGHEST POINT OF THE ROOFTOP MECHANICAL EQUIPMENT.
- "4 FT. FENCE" NOTED ON THE PLAN IS BLACK WROUGHT IRON FENCE.
- ALL PAVING ON SITE SHALL BE REINFORCED CONCRETE.
- THE MONUMENT SIGN WILL BE IN COMPLIANCE WITH THE SPECIFICATIONS INDICATED IN EXHIBIT C OF THIS PD. ALL WALL SIGNAGE WILL BE IN COMPLIANCE WITH THE STANDARDS FOR C-2 ZONED PROPERTIES AS STATED IN THE ZONING ORDINANCE.
- FLOOR AREA RATIO = 72,700/516,925 = 0.14
- EXTERIOR MATERIALS AND ARTICULATION OF WALLS TO DEVIATE FROM REQUIREMENTS OF ZONING SECTIONS 4600.A AND 4600.E IN ORDER TO MATCH AND BE VISUALLY CONSISTENT WITH MOUSER ELECTRONICS MAIN BUILDING.
- ELECTRONIC GATES AT ENTRANCES WILL BE OPEN DURING BUSINESS HOURS.

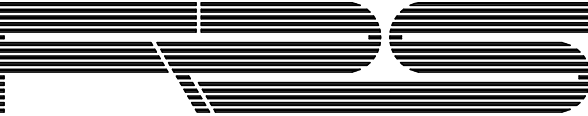


VICINITY MAP

DEVELOPMENT & LANDSCAPE PLAN



ZC#18-009



PROJECT TEAM:

OWNER:
MOUSER ELECTRONICS
1000 NORTH MAIN STREET
MANSFIELD, TEXAS 76063
TELEPHONE: (817) 804-3888
FACSIMILE: (817) 804-3899

ARCHITECT:
FRS DESIGN GROUP, INC.
ARCHITECTURE/PLANNING/INTERIORS
1701 RIVER RUN ROAD, SUITE 1115
FORT WORTH, TEXAS 76107
TELEPHONE: (817) 334-0556
FACSIMILE: (817) 334-0557

STRUCTURAL ENGINEERING:
FRANK W. NEAL & ASSOCIATES
1015 WEST BROADWAY
FORT WORTH, TEXAS 76104
TELEPHONE: (817) 332-1944
FACSIMILE: (817) 336-8620

CIVIL AND MEP ENGINEERING:
BAIRD, HAMPTON & BROWN, INC.
6300 RIDGLEA PLACE, SUITE 700
FORT WORTH, TEXAS 76116
TELEPHONE: (817) 338-1277
FACSIMILE: (817) 338-9245

REGISTERED ARCHITECT
STATE OF TEXAS
3846
4-5-2018

MOUSER
ELECTRONICS

NEW CUSTOMER SERVICE CENTER
1200 FM 157 MANSFIELD, TEXAS 76063

LOT 1R, BLOCK 1 THE NEW LIFE ADDITION
CABINET A, PAGE 6650 DRTCT

PROJECT NO.: 18001

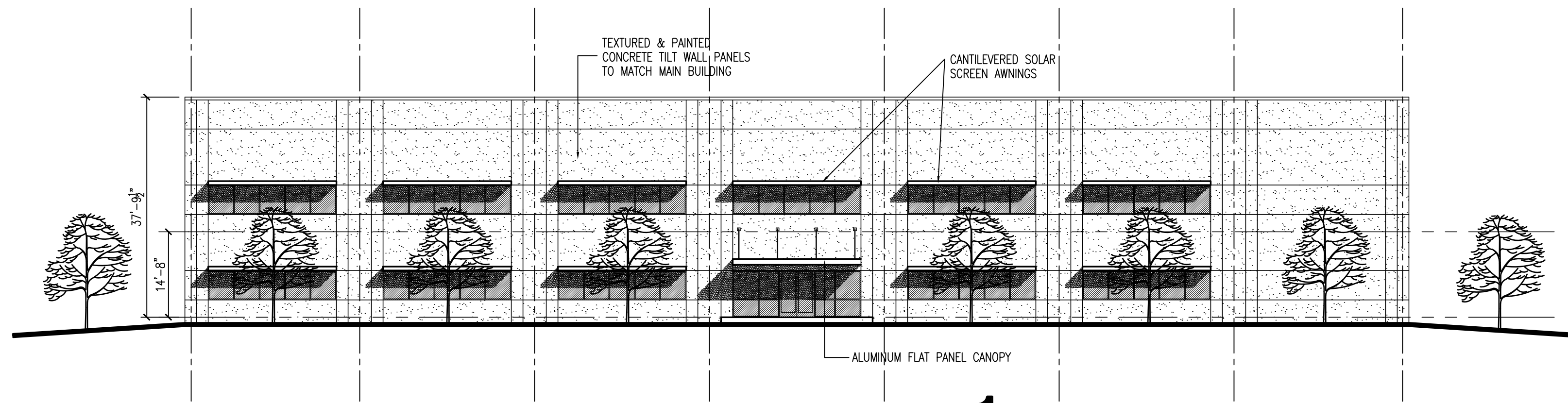
TITLE:
DEVELOPMENT & LANDSCAPE PLAN

DATE: SHEET:

Revised April 5, 2018

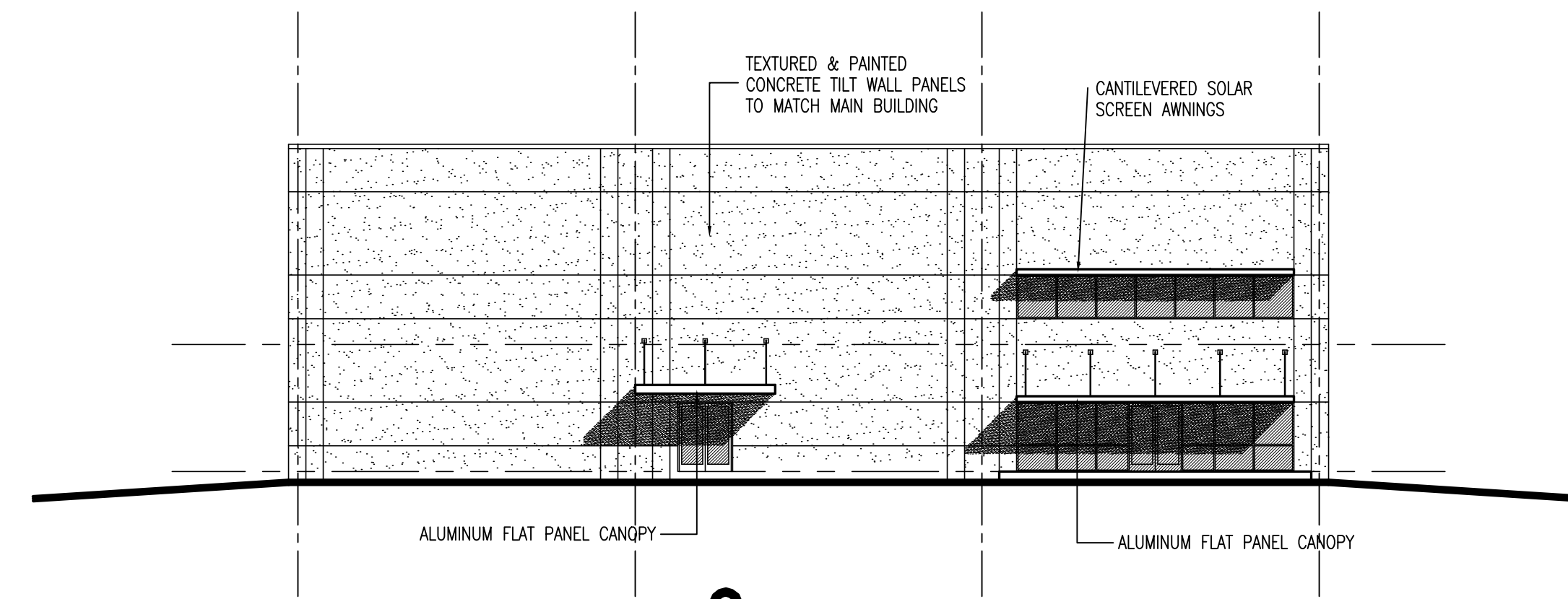
Exhibit B

FRS DESIGN GROUP



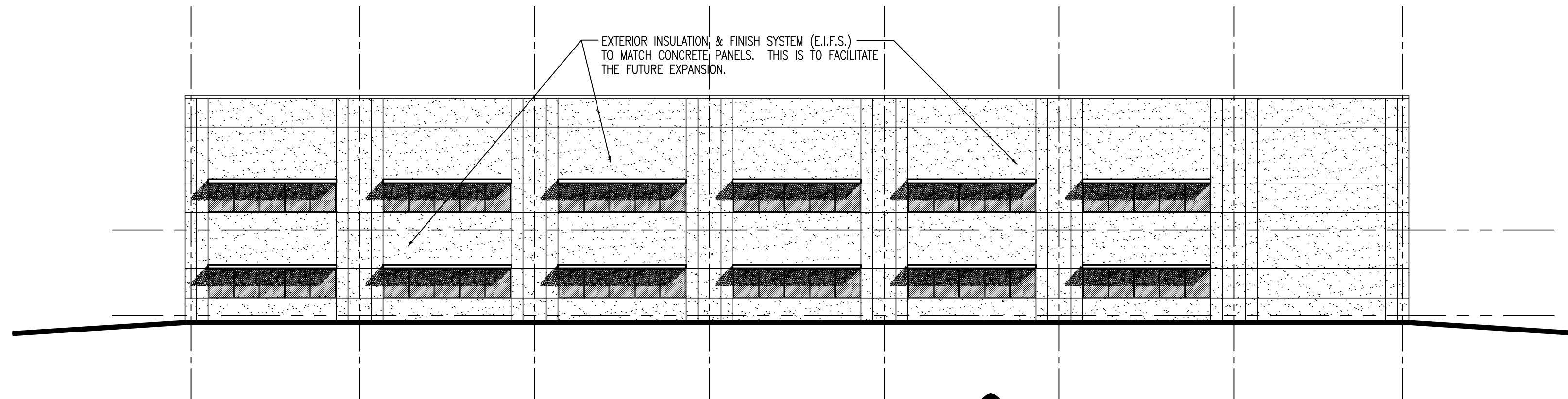
1 WEST ELEVATION

SCALE: 1/16" = 1'-0"



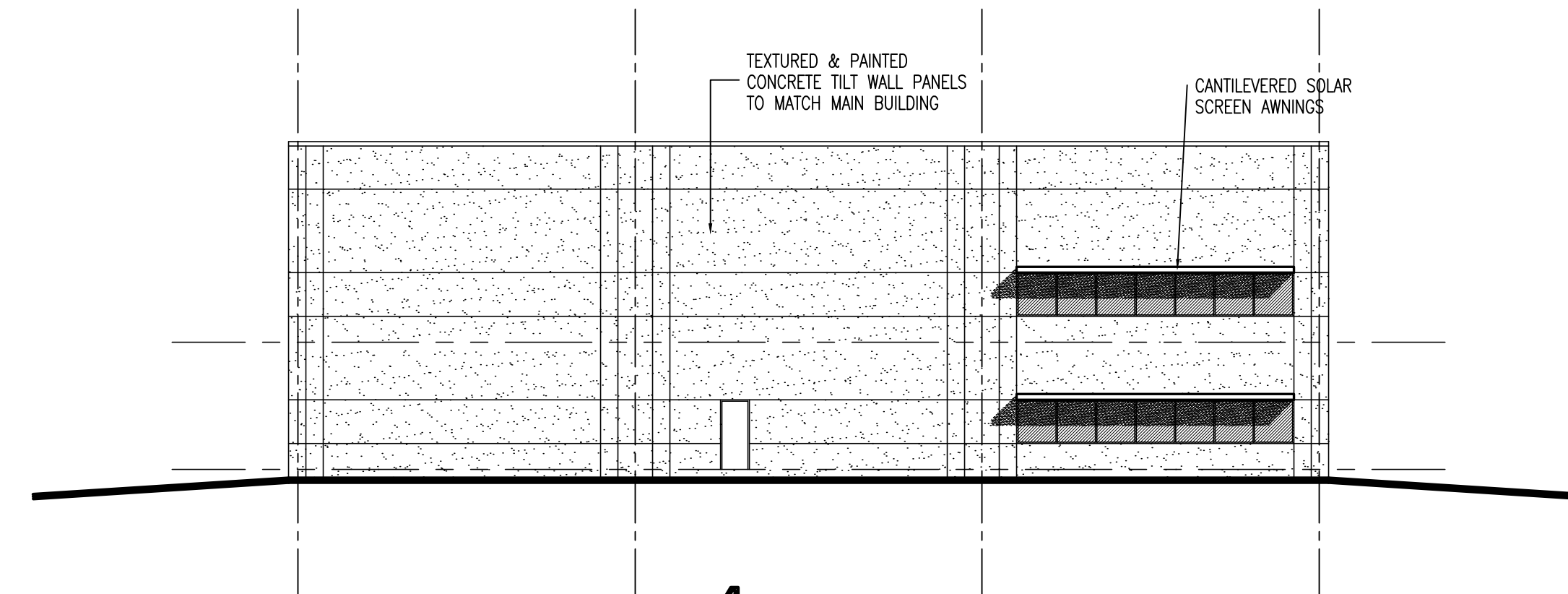
2 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



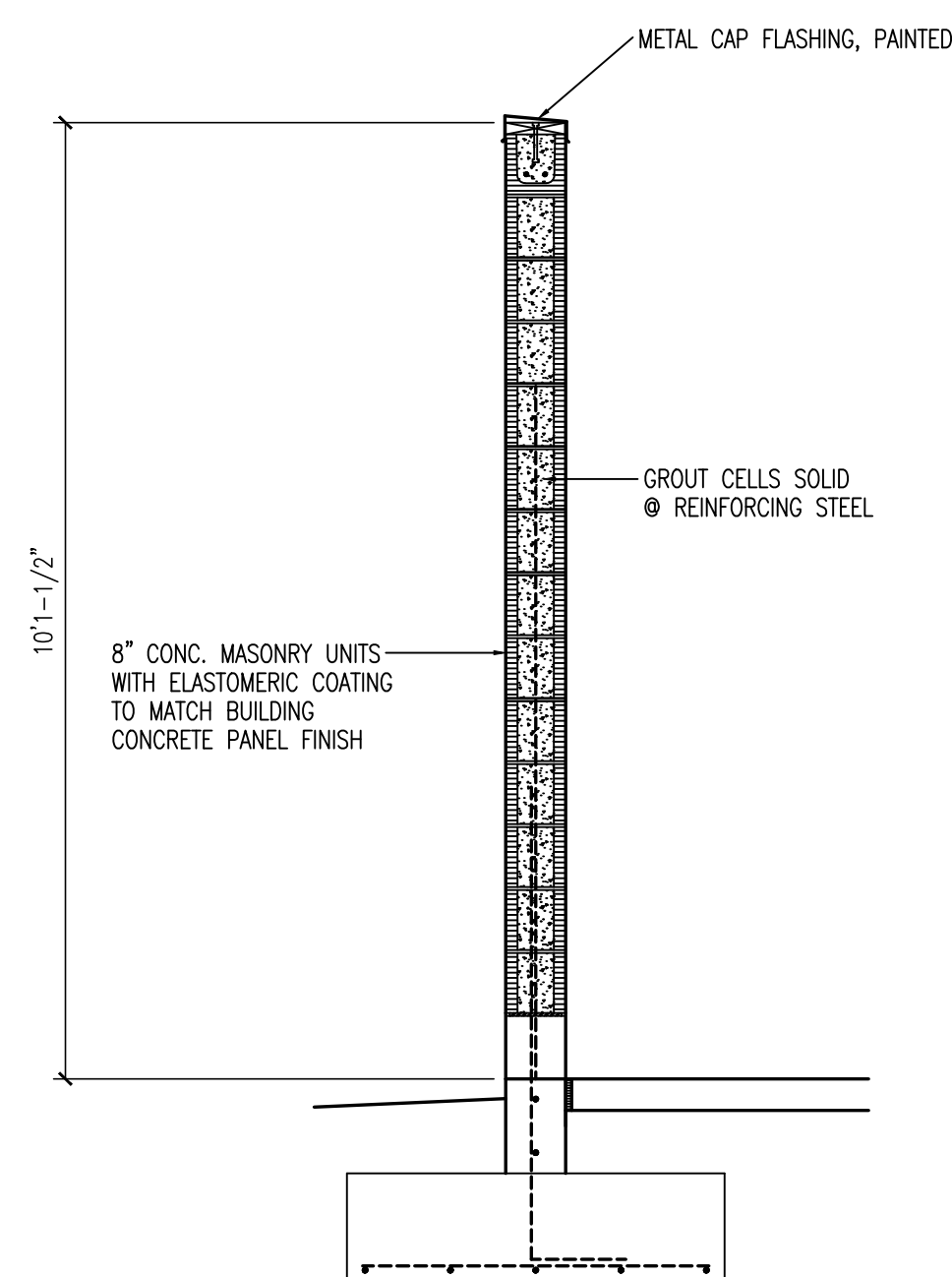
3 EAST ELEVATION

SCALE: 1/16" = 1'-0"



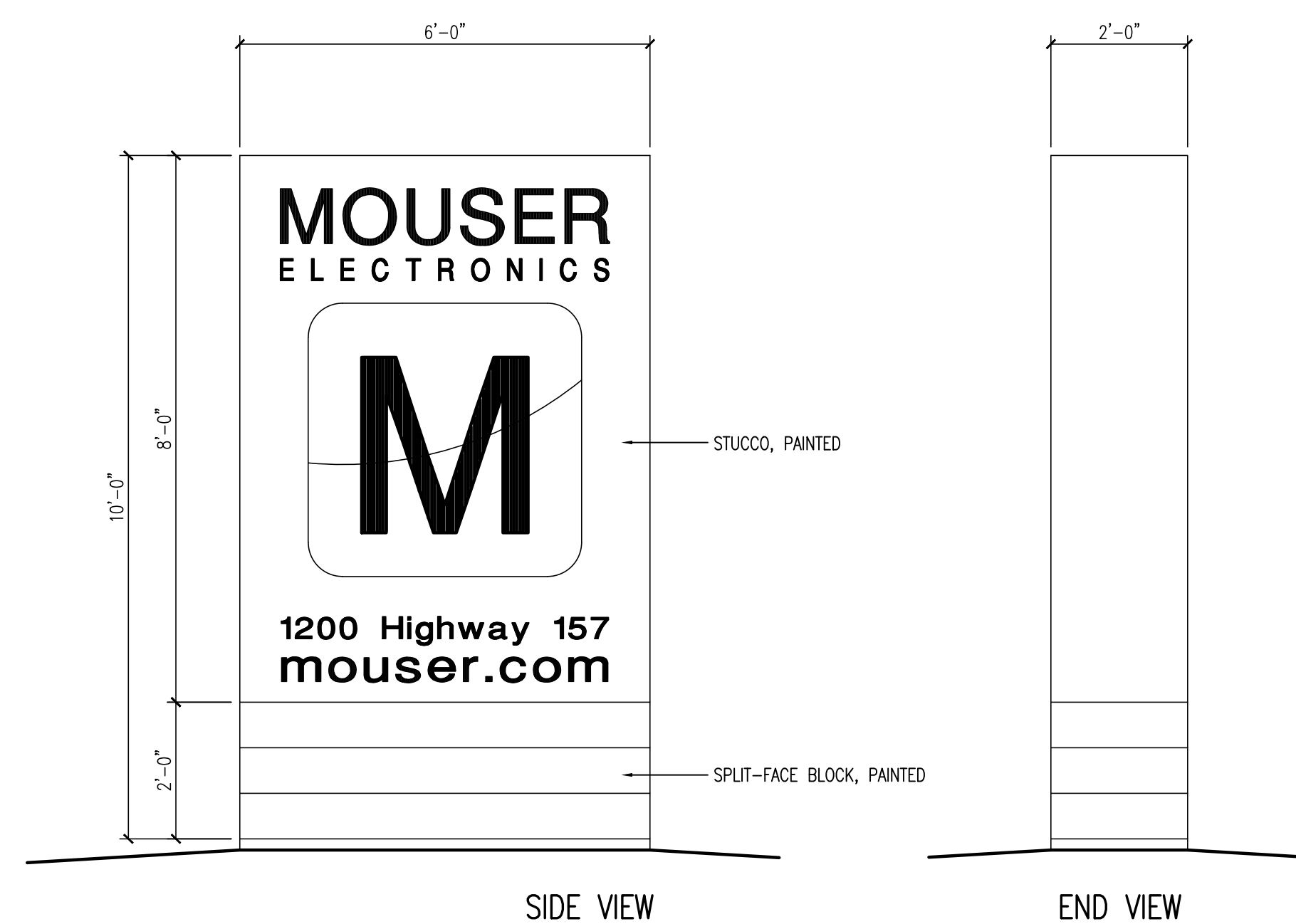
4 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



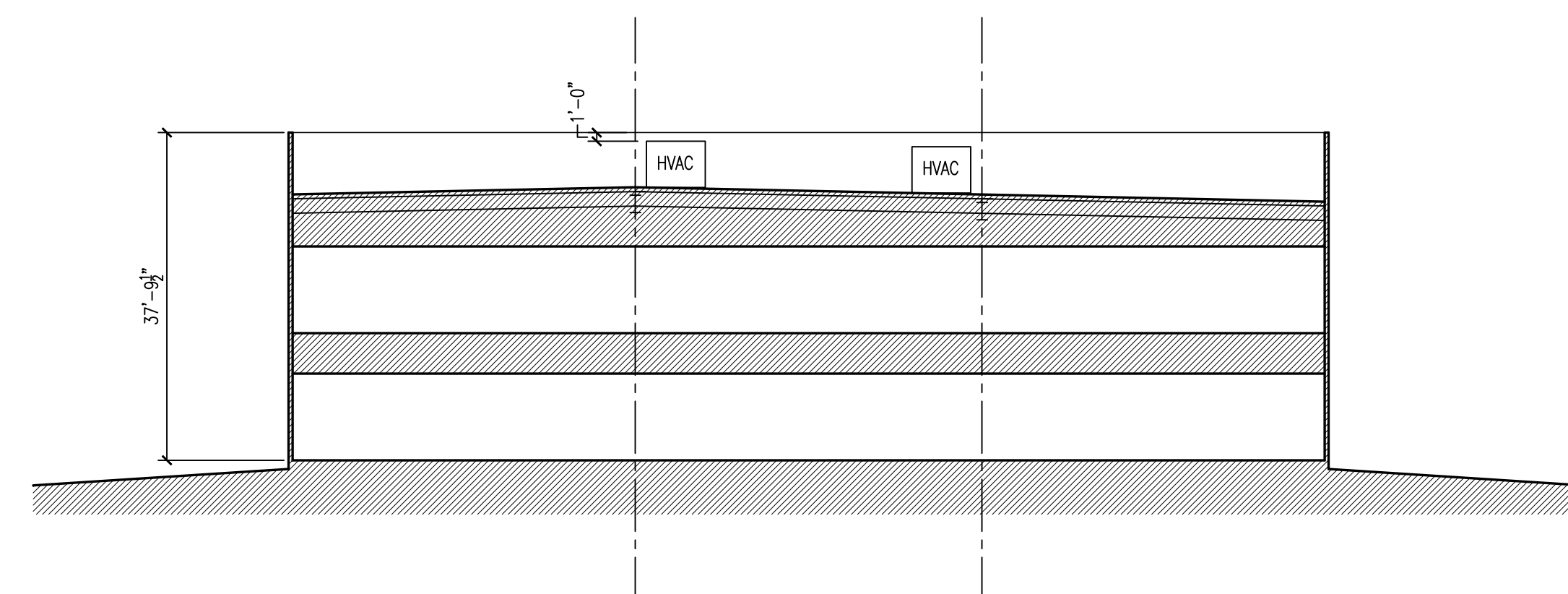
6 GENERATOR YARD ENCLOSURE

SCALE: 1/2" = 1'-0"



6 MONUMENT SIGN

SCALE: 1/2" = 1'-0"



5 SECTION

SCALE: 1/16" = 1'-0"



PROJECT TEAM:

OWNER:
MOUSER ELECTRONICS
1000 NORTH MAIN STREET
MANSFIELD, TEXAS 76063
TELEPHONE: (817) 804-3888
FACSIMILE: (817) 804-3899

ARCHITECT:
FRS DESIGN GROUP, INC.
ARCHITECTURE/PLANNING/INTERIORS
1701 RIVER RUN ROAD, SUITE 1115
FORT WORTH, TEXAS 76107
TELEPHONE: (817) 334-0556
FACSIMILE: (817) 334-0557

STRUCTURAL ENGINEERING:
FRANK W. NEAL & ASSOCIATES
1015 WEST BROADWAY
FORT WORTH, TEXAS 76104
TELEPHONE: (817) 332-1944
FACSIMILE: (817) 336-8620

CIVIL AND MEP ENGINEERING:
BAIRD, HAMPTON & BROWN, INC.
6300 RIDGLEA PLACE, SUITE 700
FORT WORTH, TEXAS 76116
TELEPHONE: (817) 338-1277
FACSIMILE: (817) 338-9245



MOUSER 
ELECTRONICS
NEW CUSTOMER SERVICE CENTER
1200 FM 157 MANSFIELD, TEXAS 76063

LOT 1R, BLOCK 1 THE NEW LIFE ADDITION
CABINET A, PAGE 6650 DRCT

PROJECT NO.: 18001

TITLE:
EXTERIOR ELEVATIONS

DATE: SHEET:

Revised April 5, 2018

Exhibit
C

FRS DESIGN GROUP

ZC#18-009