NOTE: SITE DATA SUMMARY CHART					
SQUARE FOOTAGE USED FOR PARKING/SITE DATA PURPOSES AND MAY VARY TO FIT OWNER NEEDS					
EXISTING ZONING	PR				
PROPOSED ZONING	OP OP				
GROSS ACREAGE	0.646 ACRES (28,150 SF)				
MAXIMUM COVERAGE ALLOWED	0.323 ACRES (14,075 SF) = 50%				
MAXIMUM COVERAGE PROPOSED	0.228 ACRES (4,970 SF) = 17.65%				
AREA OF OPEN SPACE	0.418 ACRES (23,180 SF)				
PERCENTAGE OF OPEN SPACE	82.35%				
AREA OF IMPERVIOUS COVERAGE					
BUILDING	3.890 SF				
SIDEWALKS	1,362 SF				
PAVING	10.265 SF				
TOTAL IMPERVIOUS COVERAGE	0.356 ACR. (15,517 SF)				
PERCENTAGE OF IMPERVIOUS COVERAGE	56.8% (%ALLOWED = 70%)				
TOTAL PROPOSED BUILDING AREA	7,780 SF (2 STORY)				
NUMBER OF STORIES	2				
MAXIMUM BUILDING HEIGHT	35 FT (2.5 STORIES)				
PROPOSED FLOOR AREA (A/C)	7,780 SF				
REQUIRED PARKING	AVG. OP = 1 SPACE PER 300 SF				
(MAY VARY BY	7,780 SF / 300 = 26				
FINAL DESIGNATED USE)	TOTAL REQUIRED = 26 SPACES				
PROPOSED PARKING	TOTAL SPACES PROVIDED =				
(9'X18') TYP.	26 SPACES				
ACCESSIBLE PARKING	ACCESSIBLE SPACES REQ. BY A.D.A =				
	2 SPACES (1 VAN ACCESSIBLE)				
	ACCESSIBLE SPACÈS PROVIDED =				
	2 SPACES (1 VAN ACCESSIBLE)				
** MINIMUM BUILDING SETBACK TO BE 4 FT. OR MINIMUM REQUIRED BY CITY REGULATIONS **					

PERMITED PRIMARY OP - USES

SECTION G, GENERAL SERVICE AND OFFICE TYPE USES

ADVERTISING AGENCIES
BANKING OFFICES OR FACILITIES EXCLUDING DRIVE-IN SERVICES
BANKING OFFICES OR FACILITIES EXCLUDING DRIVE-IN SERVICES
MAILING, REPRODUCTION, COMMERCIAL ART, PHOTO OR STENO SERVICE
MEDICAL OR DEVIATIL ALBORATORISE
OFFICE, PHYSICIANS, DENISTS OR OTHER HEALTH PRACTITIONERS
OFFICE, PROFESSIONAL OR ADMINISTRATION
PERSONEL SUPPLY SERVICE



VICINITY MAP

NO SCALE

PROPOSED HOURS OF OPERATION: - 8:00 AM TO 9:00 PM

** THERE WILL BE NO OUTSIDE STORAGE **

BUILDING SQUARE FOOTAGE

NOTE: SQUARE FOOTAGE USED FOR PARKING/SITE DATA PURPOSES AND MAY VARY TO FIT OWNER NEEDS

BUILDING FOOTPRINT 3,890 SF

BUILDING SQUARE FOOTAGE BUILDING 'A' GROSS SF NET SF FIRST FLOOR (RETAIL) 4,279 SECOND FLOOR (OFFICE) 3,501

TOTAL SF 7,780 AT GRADE

BUILDING ENTRANCE / EXIT
PEDESTRIAN ACCESS PLAN
(CONCRETE) 4' WIDE (MIN.)

BUILDING AREA

STAMPED CONCRETE

LANDSCAPE AREA

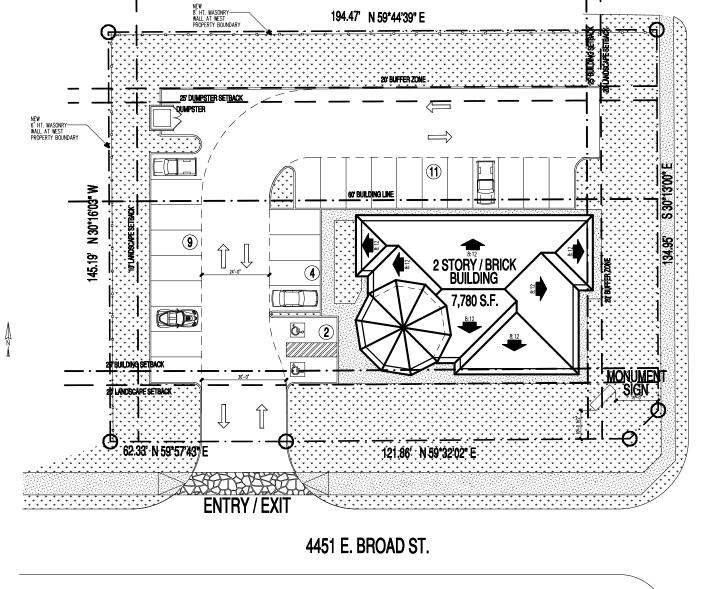
STREET AREA (CONCRETE)

BUFFERYARD SUMMARY CHART

20' BUFFERYARD REQUIRED FACING ADJACENT RESIDENTIAL ZONE (NW SIDE)

PROPERTY DATA

LOT INFO:TRACT "", ACREAGE: 0.646 AC
TRACT OF LAND OUT OF THE "J, WATSON" SURVEY
ABSTRACT NO. 1632
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS







01 PROPOSED SITE PLAN

HCC

HCC Contracting, Inc. General Contractor Design Build 3161 SABINE ST. Suite - A

Forest Hill, TX 76119 214-803-0538

© 2018 by HCC CONTRACTING, INC. All rights reserved. The arrangements depicted herein are the sole groperty of HCC CONTRACTING, INC.

THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY AND ARE NOT FOR CONSTRUCTION, ALL WORK SHALL BE IN COMPLANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE OWNER AND COMPLY WITH ALL THE RULES AND REGULATIONS APPLICABLE.

A NEW DEVELOPMENT FOR 4451 E. BROAD ST. MANSFIELD, TEXAS

GENESIS DRIVE

0.646 ACRES TRACT 1 J. WATSON SURVEY, ABSTRACT NO. 1632 TARRANT COUNTY, TEXAS

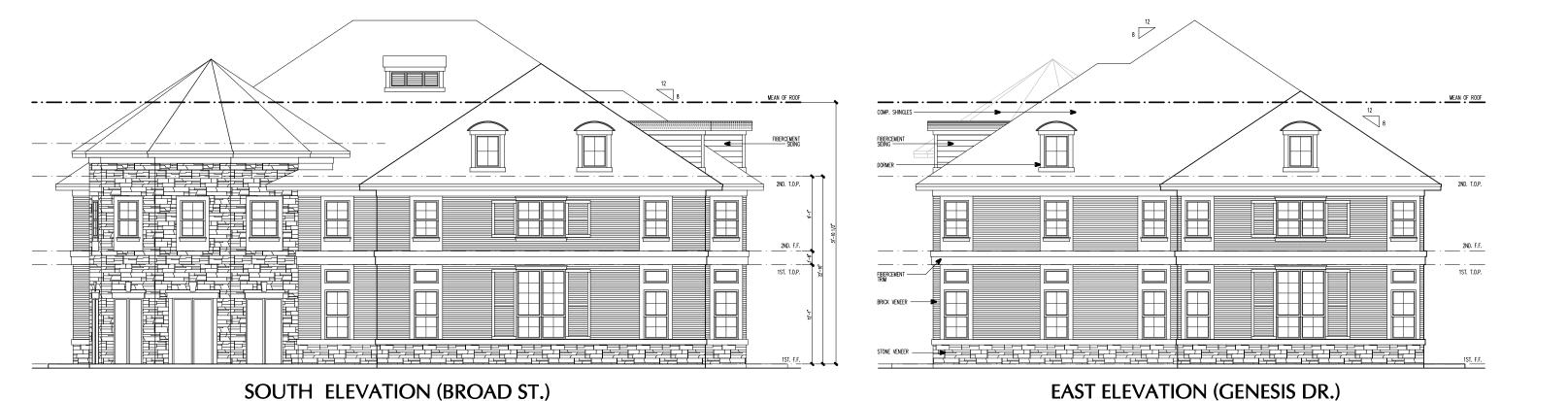
ZC#18-019 EXHIBIT:

EXHIBIT "B"

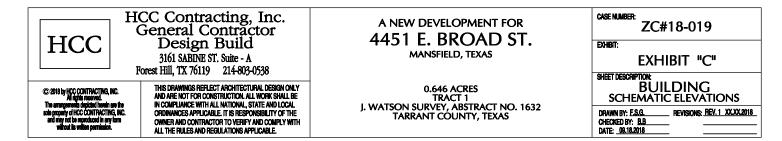
DEVELOPMENT PLAN

DRAWN BY: F.S.G. CHECKED BY: B.B DATE: 09.18.2018 REVISIONS: REV. 1 XXXXX.2018

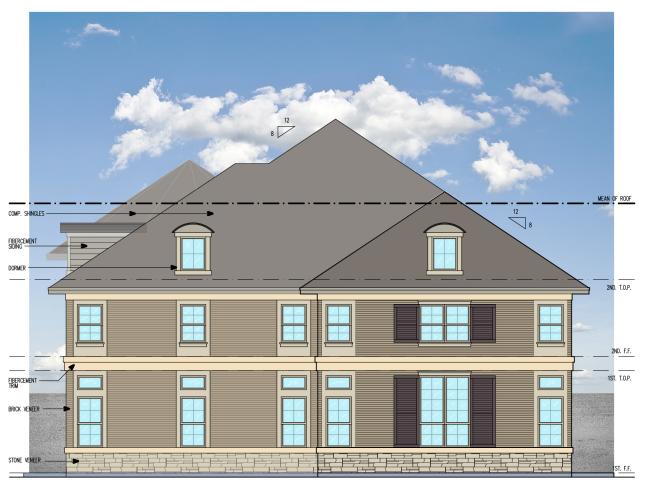




01 BUILDING SCHEMATIC ELEVATIONS
SCALE: 3/16*=1'-0*







SOUTH ELEVATION (BROAD ST.)

STONE/BRICK VENEERS = 74% STUCCO/FIBER CEMENT = 26%

EAST ELEVATION (GENESIS DR.)

STONE/BRICK VENEERS = 69% STUCCO/FIBER CEMENT = 31%

01 BUILDING SCHEMATIC ELEVATIONS SCALE: 3/16"=1'-0" 51 CA DESCRIPTIONS

FACADES MATERIALS OVERALL DISTRIBUTION:
STONE/BRICK VENEERS = 73%
STUCCO/FIBER CEMENT = 27%



A NEW DEVELOPMENT FOR 4451 E. BROAD ST. MANSFIELD, TEXAS

0.646 ACRES TRACT 1 J. WATSON SURVEY, ABSTRACT NO. 1632 TARRANT COUNTY, TEXAS

ZC#18-019 EXHIBIT "C" SHEET DESCRIPTION:
BUILDING
SCHEMATIC ELEVATIONS DRAWN BY: F.S.G. CHECKED BY: B.B DATE: 09.18.2018 REVISIONS: REV. 1 XX.XX.2018





NORTH ELEVATION

STONE/BRICK VENEERS = 77% STUCCO/FIBER CEMENT = 23%

WEST ELEVATION

STONE/BRICK VENEERS = 75% STUCCO/FIBER CEMENT = 25%

FACADES MATERIALS OVERALL DISTRIBUTION:

STONE/BRICK VENEERS = 73%

STUCCO/FIBER CEMENT = 27%

HCC Contracting, Inc. General Contractor Design Build 3161 SABINE ST. Suite - A **HCC** Forest Hill, TX 76119 214-803-0538

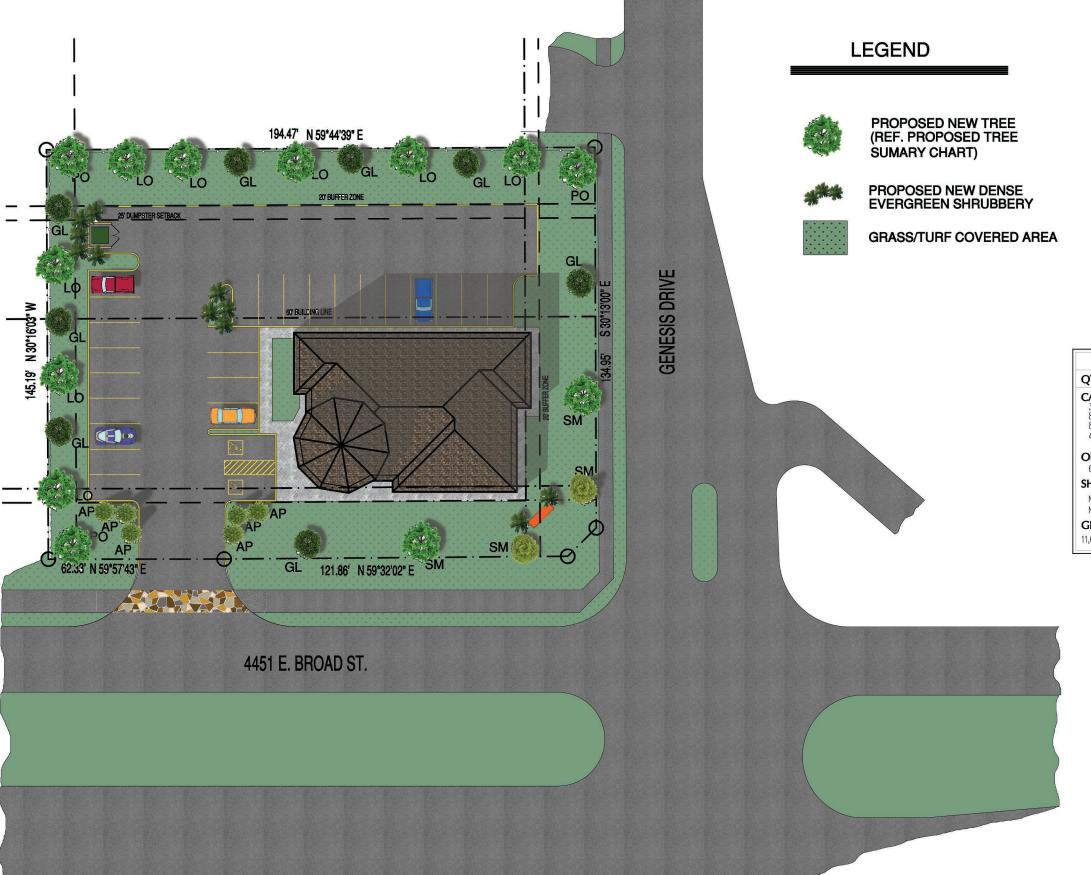
© 2018 by HCC CONTRACTING, INC.
All rights reserved.
The arrangements depicted herein are the sole property of HCC CONTRACTING, INC. and may not be reproduced in any form without its written permission.

THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY AND ARE NOT FOR CONSTRUCTION. ALL WORK SHALL BE IN COMPLANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE OWNER AND COMPLY WITH ALL THE RULES AND REGULATIONS APPLICABLE.

A NEW DEVELOPMENT FOR 4451 E. BROAD ST. MANSFIELD, TEXAS

0.646 ACRES TRACT 1 J. WATSON SURVEY, ABSTRACT NO. 1632 TARRANT COUNTY, TEXAS

ZC#18-019 EXHIBIT "C-1" BUILDING SCHEMATIC ELEVATIONS DRAWN BY: F.S.G. CHECKED BY: B.B DATE: 09.18.2018 REVISIONS: REV. 1 XX.XX.2018



PROPOSED PLANT/TREES SUMMARY CHART					
QTY.	SYM.	COMMON NAME	BOTANNICAL NAME	HT. NOTES	
CANOPY	TREES				
3 8 8 4	PO LO GL SM	PODOCARPUS SOUTHERN LIVE OAK GREEN LAUREL SOUTHERN MAGNOLIA	PODOCARPUS NERIIFOLIUS QUERCUS VIRGINIANA LAURUS NOBILIS MAGNOLIA GRANDIFLORA	LARGE SIZE LARGE SIZE MEDIUM SIZE LARGE SIZE	
ORNAME	NTAL TRE	ES			
6	AP	AUSTRIAN PINE	PINUS NIGRA	6'-8'	
SHRUBS					
N/A	DCM	DWARF CRAPE MYRTLE	LAGERSTROEMIA INDICA	4'	
N/A	TS	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5'	
GROUND	COVERS				
11,696 SF +/-	- BG	BERMUDA GRASS	CYNODON DACTYLON	-	

NOTF:

FOUNDATION PLANTINGS IN ACCORDANCE TO SECTION 7300 IS REQUIRED

NOTE

PLANTINGS SHALL BE SITUATED AROUND, ALONG OR ADJACENT TO THE LOW WING WALLS OR SCREENING WALLS REQUIRED IN SECTIONS 7301.A.2 AND 7301.B OF ZONONG ORDINANCE

NOTE

ALL MINIMUM REQUIREMENTS REGARDING TREE SIZE (CALIPER OR NUMBER OF TRUNK/CANES) WILL BE MET AT THE TIME OF PLANTING.

HCC

HCC Contracting, Inc. General Contractor Design Build 3161 SABINE ST. Suite - A

3161 SABINE ST. Suite - A Forest Hill, TX 76119 214-803-0538

© 2018 by HCC CONTRACTING, INC. All rights reserved.

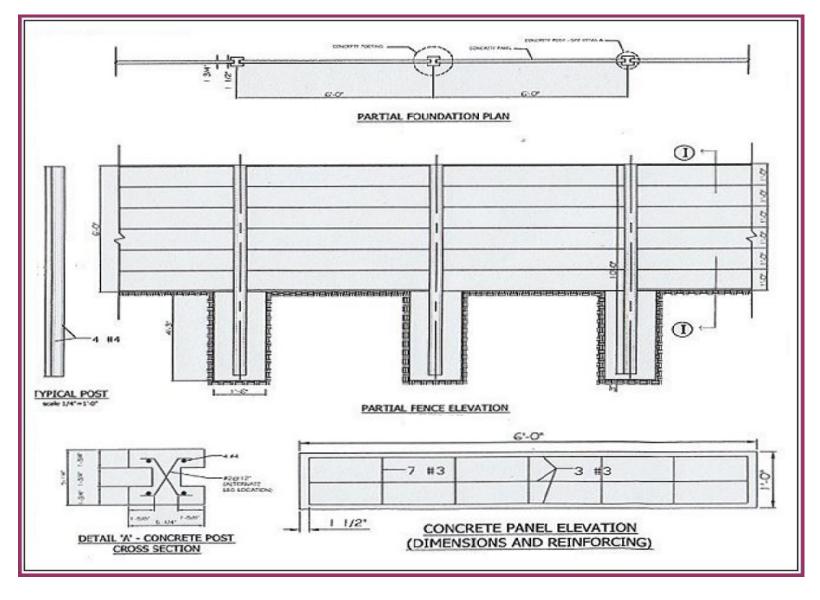
The arrangements depicted herein are the sole property of HCC CONTRACTING, INC. and may not be reproduced in any form without its written permission. THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY AND ARE NOT FOR CONSTRUCTION. ALL WORK SHALL BE IN COMPLANCE WITH ALL NATIONAL, STATE AND LOCAL ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE OWNER AND COMPLY WITH ALL THE RULES AND REGULATIONS APPLICABLE.

A NEW DEVELOPMENT FOR 4451 E. BROAD ST. MANSFIELD, TEXAS

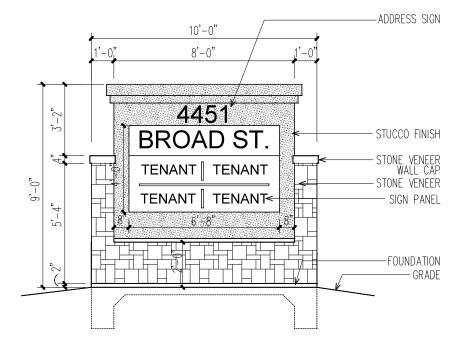
0.646 ACRES TRACT 1 J. WATSON SURVEY, ABSTRACT NO. 1632 TARRANT COUNTY, TEXAS CASE NUMBER: ZC#18-019

EXHIBIT "D"

DRAWN BY: E.S.G. CHECKED BY: B.B. DATE: 09.18.2018



02 SCREEN WALL DETAILS



NOTE: ALL SIGNAGE WILL COMPLY WITH C-2 REGULATIONS

01 MONUMENT SIGN
SCALE: 1/2" = 1'-0"

HCC

HCC Contracting, Inc. General Contractor Design Build 3161 SABINE ST. Suite - A Forest Hill, TX 76119 214-803-0538

THIS DRAWINGS REFLECT ARCHITECTURAL DESIGN ONLY AND ARE NOT FOR CONSTRUCTION. ALL WORK SHALL BE IN COMPLIANCE WITH ALL MATIONAL, STATE AND LOCAL ORDINANCES APPLICABLE. IT IS RESPONSIBILITY OF THE OWNER AND CONTRACTOR TO VERIFY AND COMPLY WITH ALL THE RULES AND REGULATIONS APPLICABLE.

A NEW DEVELOPMENT FOR 4451 E. BROAD ST. MANSFIELD, TEXAS

0.646 ACRES TRACT 1 J. WATSON SURVEY, ABSTRACT NO. 1632 TARRANT COUNTY, TEXAS

CASE NUMBER: ZC#18-019 EXHIBIT "E" SHEET DESCRIPTION: MONUMENT SIGN & DETAILS DRAWN BY: F.S.G. CHECKED BY: B.B DATE: 09.18.2018 REVISIONS: REV. 1 XXXXX.2018