



DESIGNER:
SHERI BUMGARDNER
900 N. WALNUT CREEK DR.
SUITE 100 - PMB 366
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PROPERTY OWNER:
STEVE ERNST
ERNST REALTY INVESTMENT
101 N. MAIN ST. - SUITE A
MANSFIELD, TX. 76063
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- EXISTING TREE TO REMAIN**
- WHITE DOGWOOD
3-1/2" CALIPER
2 TOTAL
 - GRAPE MYRTLE
3-1/2" CALIPER
7 TOTAL
 - DWARF BAYBERRY
15 TOTAL
 - DWARF WAX MYRTLE
10 TOTAL
- LANDSCAPE BED**

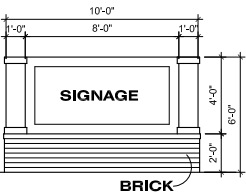
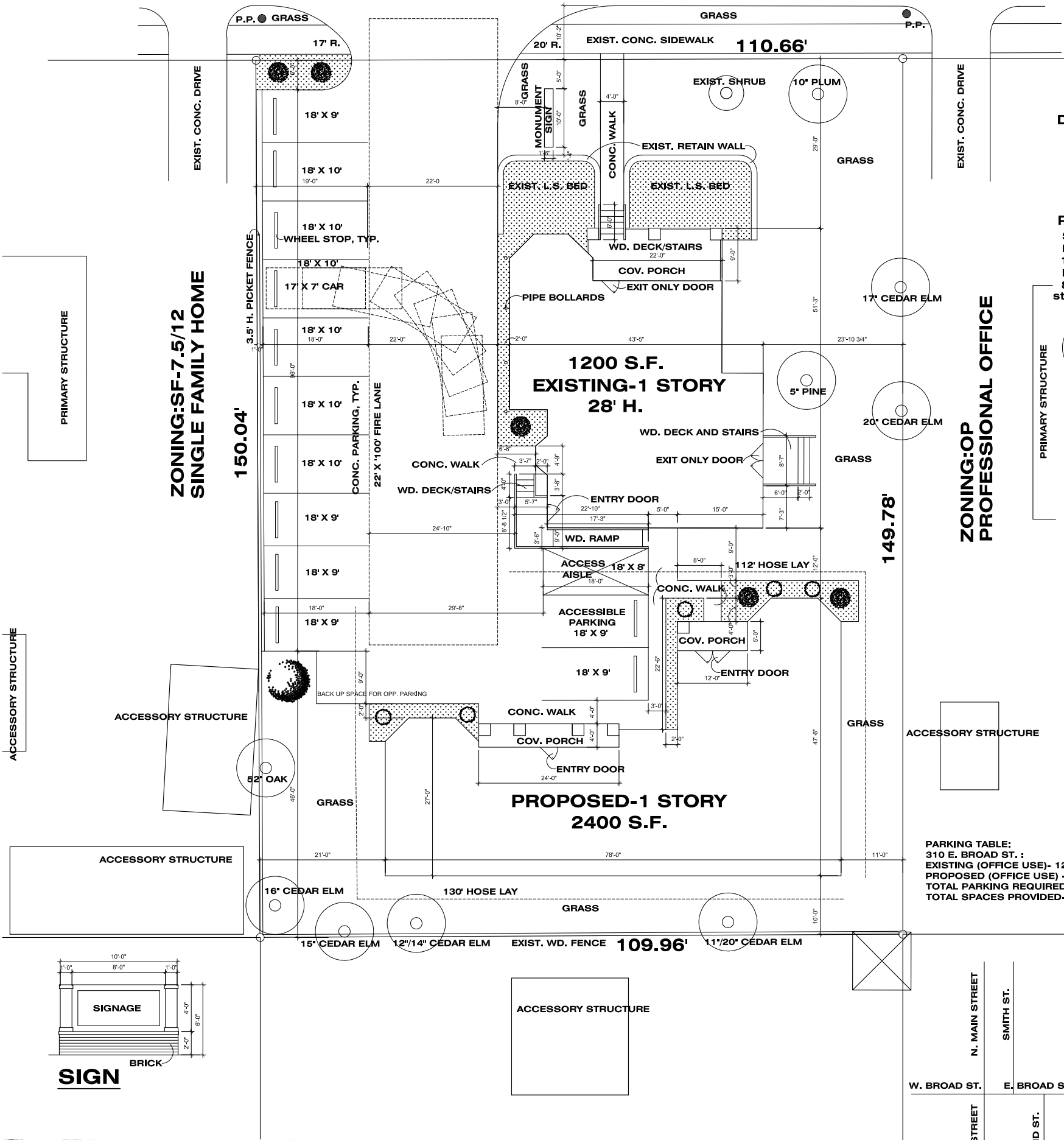


PARKING TABLE:
310 E. BROAD ST. :
EXISTING (OFFICE USE)- 1200 S.F. @ 1:300 = 4 SPACES
PROPOSED (OFFICE USE) - 2400 S.F. @ 1:300 = 8 SPACES
TOTAL PARKING REQUIRED- 12 SPACE
TOTAL SPACES PROVIDED- 12 SPACES

**VICINITY MAP
NOT TO SCALE**



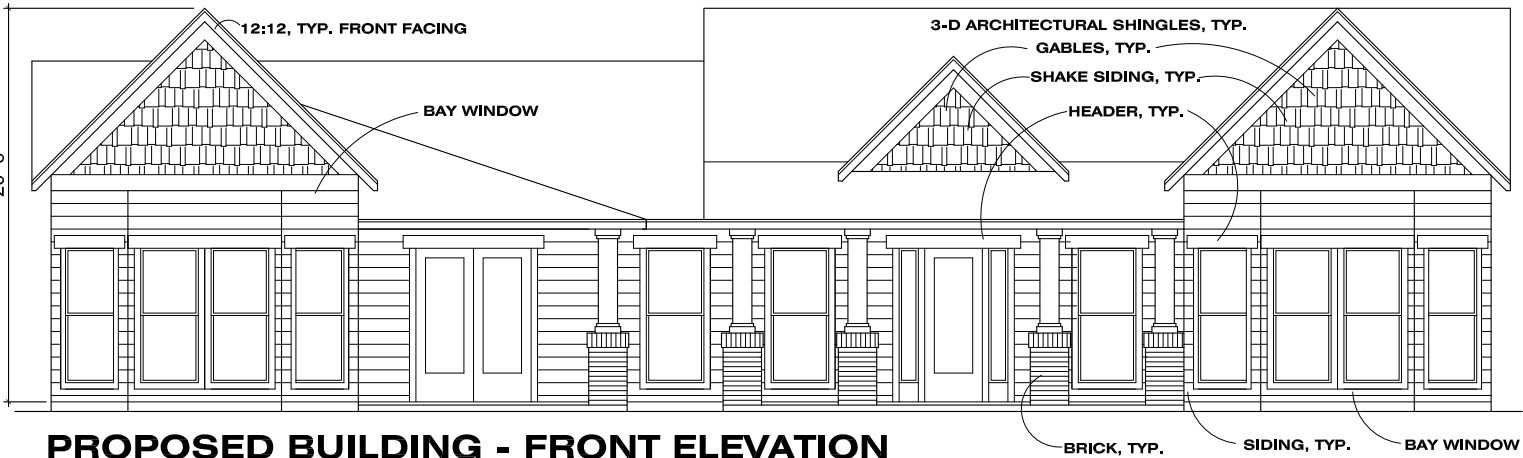
310 E. BROAD ST.



SIGN



EXISTING BUILDING



PROPOSED BUILDING - FRONT ELEVATION

COLORS:
BODY- YELLOW (SW-PEACE YELLOW)
TRIM WHITE (SW-SNOWBOUND)
BRICK- RED

EXHIBIT B FOR ZC#20-003
PLANNED DEVELOPMENT REGULATIONS

Base Zoning: OP, Office Park District

Permitted Uses: Professional and medical office, boutique retail shops, artist studio.

Building Requirements:

- No expansion shall be made to the existing building.
- Exterior reconstruction and remodeling of the existing building must be compatible with the historic character of the building.
- Maximum height of the proposed building shall not exceed the height of the existing building.
- Exterior facade of the proposed building shall comprise of a combination of brick, cementitious fiber board and shake siding as depicted in the building elevation(s).
- Roof of the proposed building shall have a gable or hip form.

Parking Requirements:

- Minimum off-street parking shall be provided as shown in the Development Plan.
- The new parking and drive surface will be constructed of concrete.

Landscaping and Screening Requirements:

- Landscaping and screening shall be provided as shown in the Development Plan
- New landscaping must be irrigated with an irrigation system.
- All equipment shall be ground-mounted and located in the side or rear yard and shall require screening if visible from the street or adjacent property. Screening may comprise of dense shrubs or low fencing that fully conceal the equipment.

Sign Standards: Directory Sign and Name Plate Signs shall be permitted as prescribed in Section 7100, Sign Standards of the Zoning Ordinance with the exception that the Directory Sign will setback only 5' from the front property line.

Residential Proximity Requirements:

- Setback from Adjacent Residential Zoning - A reduced building setback from the adjacent residential zoning shall be permitted as shown in the Development plan.
- Lighting shall be shielded or pointed away from the adjacent residential properties as prescribed in Section 7400, Residential Proximity Standards of the Zoning Ordinance.

Trash Service: It shall be handled in a manner that is in compliance with the City's Solid Waste Ordinance and that all trash and recycling containers will be screened in accordance with Section 7301.B of the Zoning Ordinance

Outside Storage: There will be no outside storage of materials or merchandise on the property.

Compliance with PD Regulations

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.