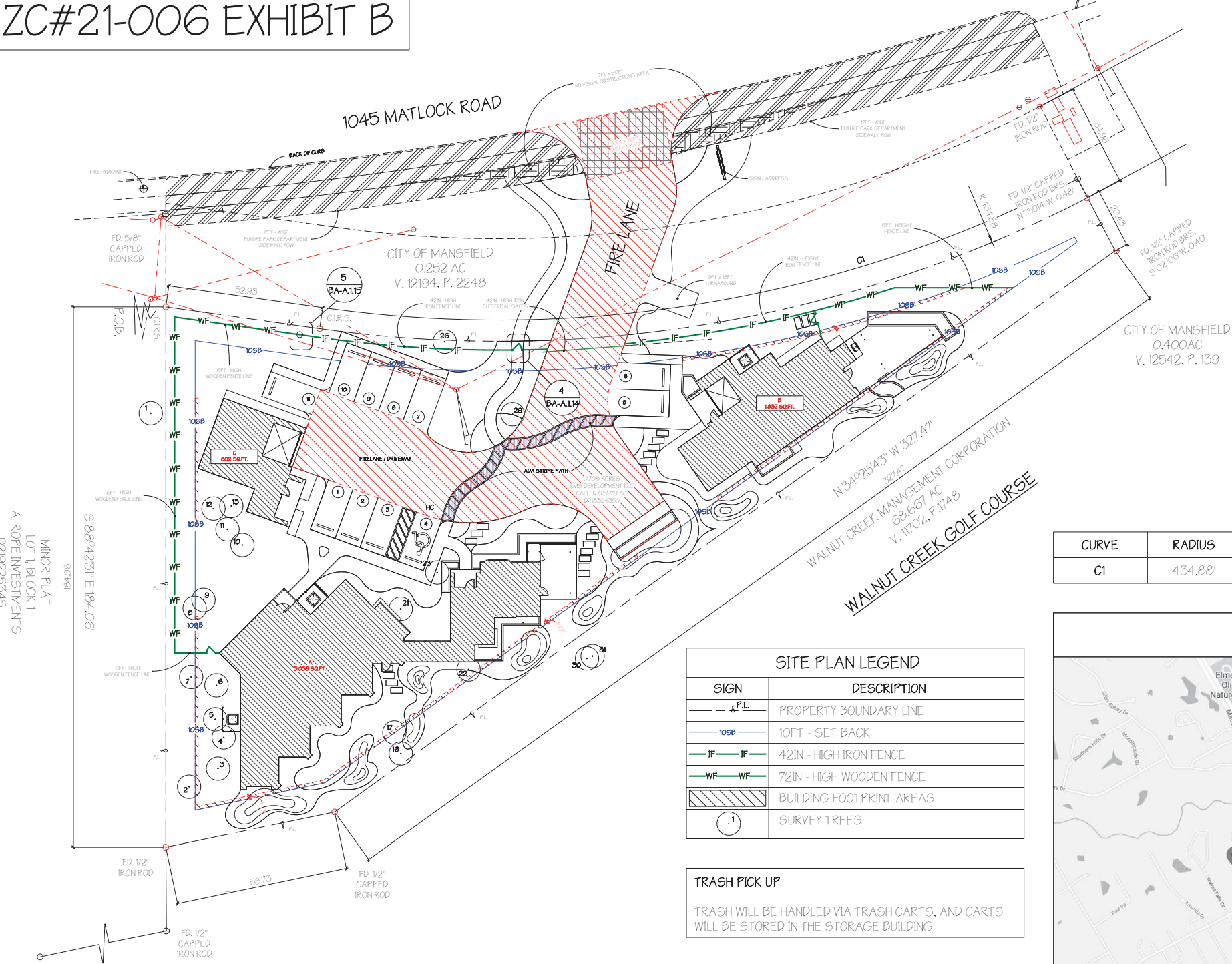


ZC#21-006 EXHIBIT B

MINOR PLAT
LOT 1, BLOCK 1
A. ROPE INVESTMENTS
D219225345



PLANNING DEVELOPMENT NOTES

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 OR ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

ALL SIGNAGE WILL ADHERE TO THE REGULATIONS FOR OP ZONED PROPERTIES AS SPECIFIED PER ZONING ORDINANCE.

ALL SERVICE AREAS AND MECHANICAL EQUIPMENT WILL BE SCREENED PER ZONING ORDINANCE.

ALL TRASH ENCLOSURES WILL BE SCREENED IN ACCORDANCE WITH THE ZONING ORDINANCE.

ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.

ALL LIGHTING WILL BE DESIGNED TO BE SHIELDED DOWNWARD AND NOT TRESPASS ONTO OTHER PROPERTIES OR CAUSE GLARE.

DEVELOPER IS PROPOSING IMPROVEMENTS IN THE ROW, AND ARE RESPONSIBILITY OF THE OWNER TO MAINTAIN. THE CITY IS NOT RESPONSIBLE FOR REPLACEMENT OR MAINTENANCE OF THESE IMPROVEMENTS. THE CITY RESERVES THE RIGHT TO REMOVE THESE IMPROVEMENTS IF THEY ARE IN CONFLICT WITH CITY IMPROVEMENTS.

SITE PLAN LEGEND	
SIGN	DESCRIPTION
	PROPERTY BOUNDARY LINE
	10FT - SET BACK
	42IN - HIGH IRON FENCE
	72IN - HIGH WOODEN FENCE
	BUILDING FOOTPRINT AREAS
	SURVEY TREES

TRASH PICK UP

TRASH WILL BE HANDLED VIA TRASH CARTS, AND CARTS WILL BE STORED IN THE STORAGE BUILDING

MASONRY

TOTAL MASONRY COVERAGE FOR ALL 3 BUILDINGS IS 65%

TOTAL MASONRY COVERAGE INCLUDING STUCCO FOR ALL THREE BUILDINGS IS 74%

OWNER'S INFORMATION

OWNER: GROSSMAN DESIGN BUILD
CONTACT: ERIC GROSSMAN
817-899-7077
ERIC@GROSSMANDESIGNBUILD.COM
ADDRESS: 911 E. BROAD ST. MANSFIELD, TEXAS 76063

CURVE	RADIUS	ARC	CHORD	CHORD
C1	434.88'	269.63'	5 08°23'58"	E265.33'



DEVELOPMENT PLAN

PROJECT NAME: GROSSMAN DESIGN BUILD OFFICE
PARCEL NAME: UMB DEVELOPMENT LLC
LOCATION: 1045 MATLOCK ROAD, MANSFIELD, TEXAS 76063, TARRANT COUNTY
ACRES: 0.53
1 LOT, DEVELOPMENT WILL OCCUR SIMULTANEOUSLY



SITE PLAN AREA CALCULATION	
AREA ID	AREA, SQ.FT.
PROPERTY	30,845
BUILDING (3 BLOCKS)	5,670
*SIDEWALKS	1,109
PARKING	1,935
*DRIVES	4,097
# OF PARKING	11
ADA SPACE	1
BLDG COVERAGE	0.18 %
IMPERVIOUS LOT / COVERAGE	0.41 %

NOTE:
* - LOCATED ON PROPERTY AREA

UNDER ROOF TOTAL BUILDING AREA CALCULATION		
ID	BUILDING	AREA, SQ.FT.
BUILDING A	OFFICE	3,036
BUILDING B	RECREATION	1,832
BUILDING C	STORAGE	802
TOTAL GROSS UNDER ROOF:		5,670 SQ.FT.

MAX PARKING LOTS CALCULATION			
ID	AC AREA, SQ.FT.	RULES FOR CALC.	TOTALS
BLDG A	2,723	1 per 300 SQ.FT	9.1 Spaces
BLDG B	1,330	1 per 300 SQ.FT	4.4 Spaces
BLDG C	713	1 per 500 SQ.FT	1.4 Spaces
REQUIRED:			14.9 Spaces
PROVIDED:			11 Spaces

PARKING CALCULATION

BLDG A OFFICE = 1,836 USABLE
1,836 SQ.FT. ÷ V300 = 6 SPACES

BLDG B RECREATIONS = 812 USABLE
812 SQ.FT. ÷ V300 = 2.7 SPACES = 3 SPACES

BLDG C STORAGE = 713 USABLE
713 SQ.FT. ÷ V500 = 1 SPACES

10 TOTAL SPACES REQUIRED
11 SPACES PROVIDED
10 STANDARD / 1 HC SPACES

SQ.FT. CALCULATIONS SUMMARY

BLDG A OFFICE = 3,036 SQ.FT. UNDER ROOF
OFFICES / CONFERENCE AREAS / BREAK ZONES = 1,836 SQ.FT. USABLE ROOMS
HALLWAYS / RECEPTION = 383 SQ.FT.
CLOSETS / TOILETS = 268 SQ.FT.
PORCHES / PATIO = 313 SQ.FT.

BLDG B RECREATION = 1,832 SQ.FT. UNDER ROOF
EXERCISE / KITCHEN GOLF = 812 SQ.FT.
MECH / HALLWAY / STORAGE = 383 SQ.FT.
SHOWER / TOILET / LOCKER = 135 SQ.FT.
PORCHES / PATIO = 502 SQ.FT.

BLDG C STORAGE = 802 SQ.FT. UNDER ROOF
STORAGE = 713 SQ.FT.
TOILET = 60 SQ.FT.
PORCH = 90 SQ.FT.

ISSUED FOR

REVIEW SET

SEAL

ARCHITECT

Grossman Design Build
911 East Broad Street
Mansfield, Texas 76063
817-473-9168
www.grossmandesignbuild.com

PROJECT INFO

GROSSMAN DESIGN BUILD OFFICE
1045 MATLOCK RD, MANSFIELD,
TEXAS 76063

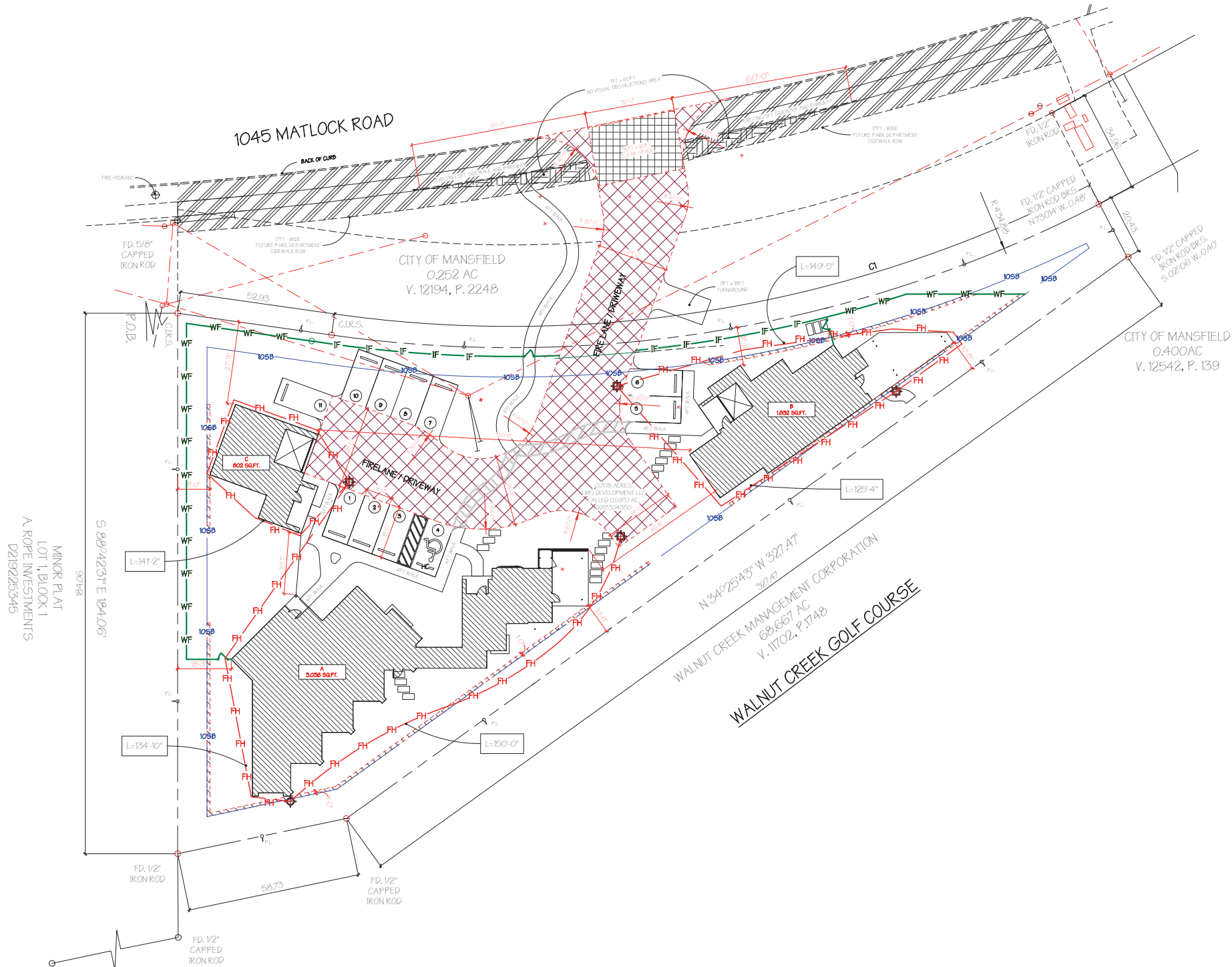
SHEET INFO

PROJECT NO:
DRAWN BY:
CHECKED BY:
SCALE: 1" = 20'-0"
DATE: 24.06.2021

TITLE & NO

OVERALL SITE PLAN

A.104



NOTE: NO TREES, BUSHES, SIGNS, WALLS OR ANYTHING OVER 2 FEET IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLES

BUILDING MAX HEIGHT:	
BUILDING A	17'- 6"
BUILDING B	16'- 6"
BUILDING C	16'- 6"

SITE PLAN LEGEND	
SIGN	DESCRIPTION
	PROPERTY BOUNDARY LINE
	10FT - SET BACK
	42IN - HIGH IRON FENCE
	72IN - HIGH WOODEN FENCE
	FIRE HOSE LINE - 150'
	HOSE LAY TERMINATION
	DRIVE / FIRELANE AREA
	BUILDING FOOTPRINT AREAS
	7FT x 60FT NO VISUAL OBSTRUCTIONS AREA
	17FT - WIDE FUTURE PARK DEPARTMENT SIDEWALK ROW

CURVE	RADIUS	ARC	CHORD	CHORD
C1	434.88'	269.63'	5 08°23'58"	E265.33'



ISSUED FOR

REVIEW SET

SEAL

ARCHITECT

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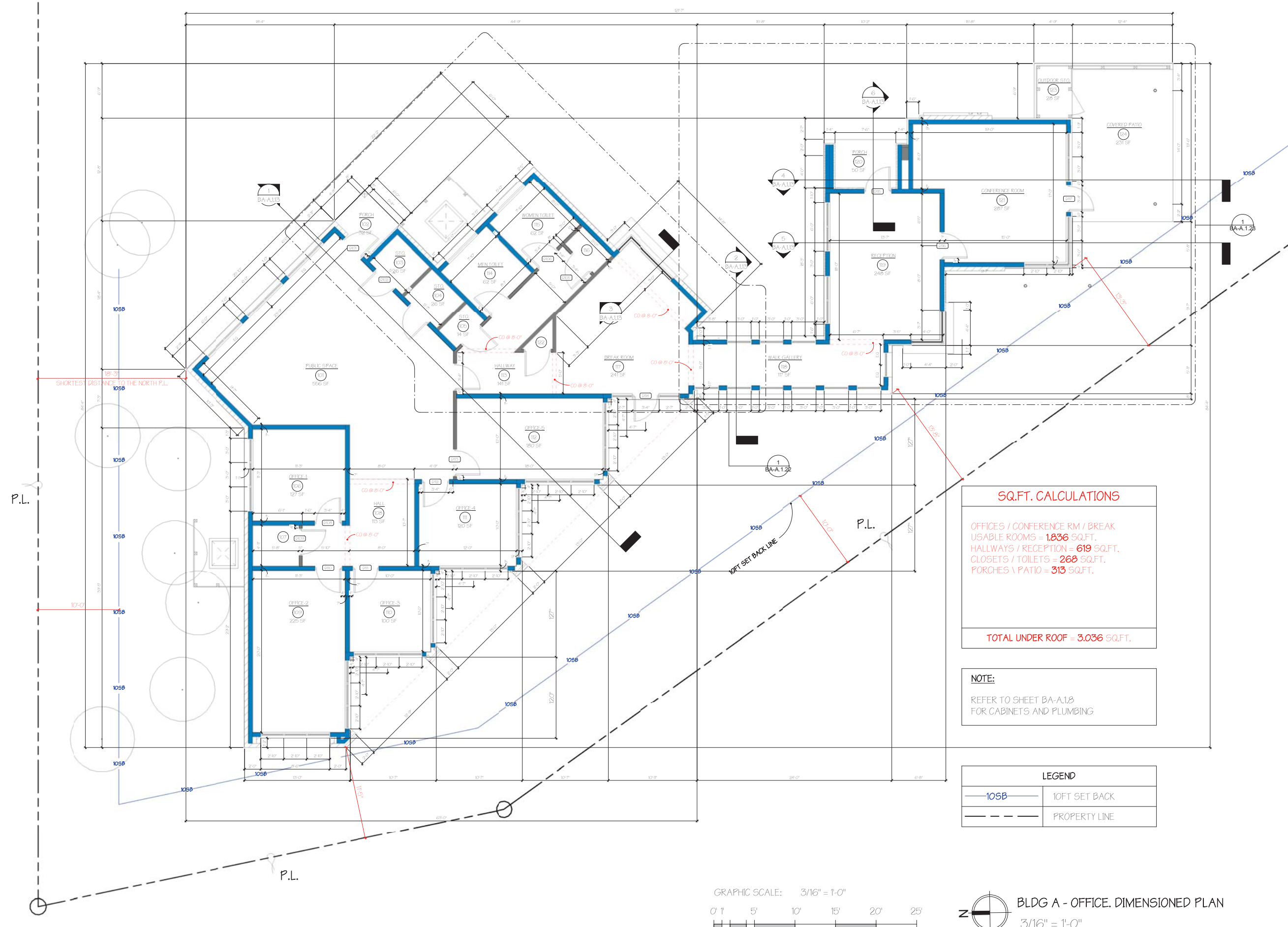
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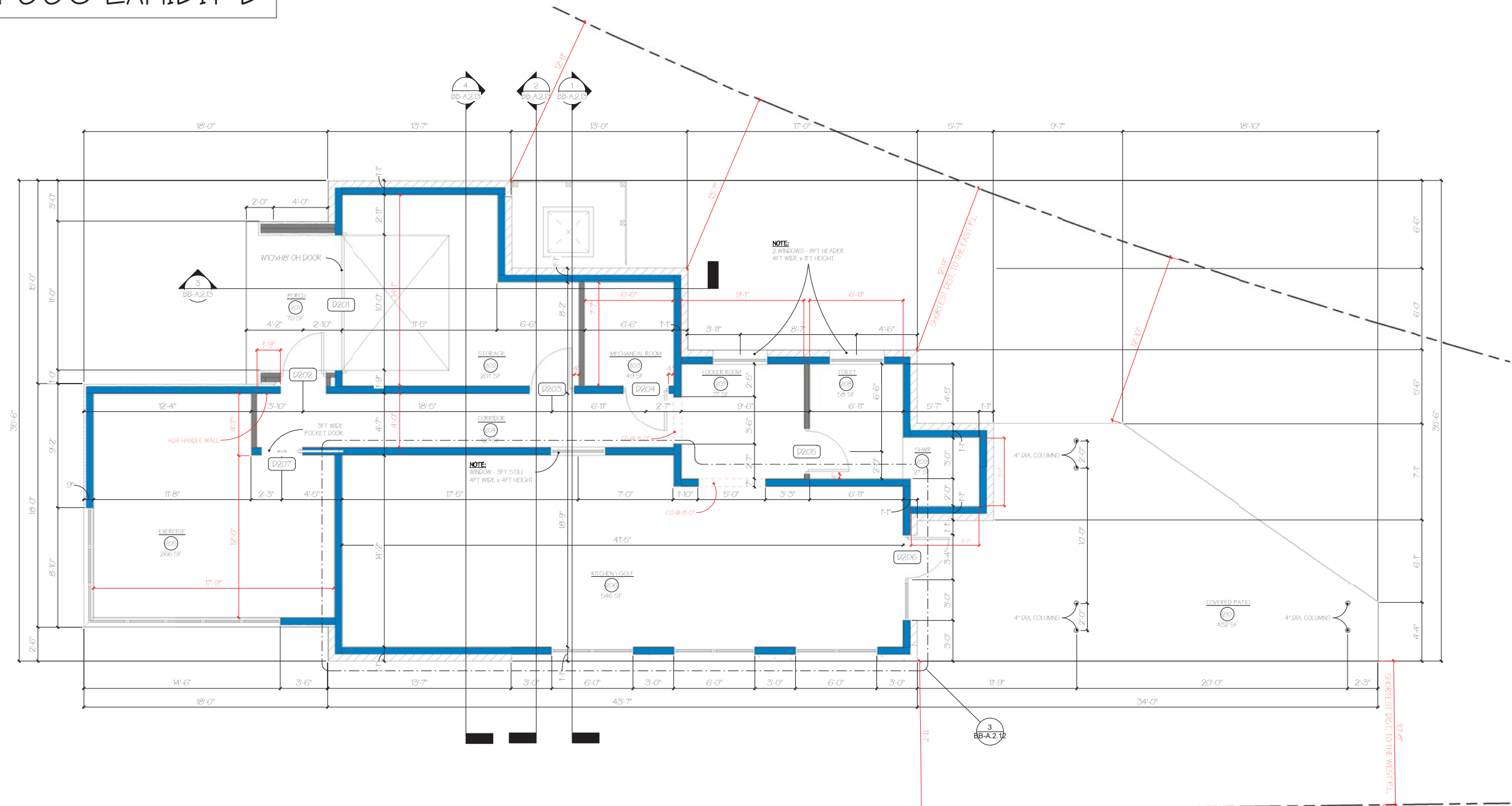
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CHECKED BY:
SCALE: 1" = 20'-0"
DATE: 24.06.2021

TITLE & NO



DIMENSION SITE PLAN

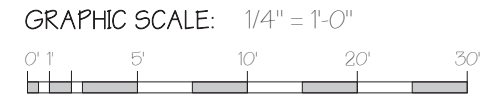
A.105





SQ.FT. CALCULATIONS
EXERCISE / KITCHEN GOLF = 812 SQ.FT.
MECH / HALLWAY / STORAGE = 383 SQ.FT.
SHOWER / TOILET / LOCKER = 135 SQ.FT.
PORCHES / PATIO = 502 SQ.FT.
TOTAL UNDER ROOF = 1,832 SQ.FT.

LEGEND	
	10FT SET BACK
	PROPERTY LINE



ISSUED FOR

REVIEW SET

SEAL

ARCHITECT

Grossman Design Build
911 East Broad Street
Mansfield, Texas 76063
817-473-9168
www.grcsmandesignbuild.com

PROJECT INFO

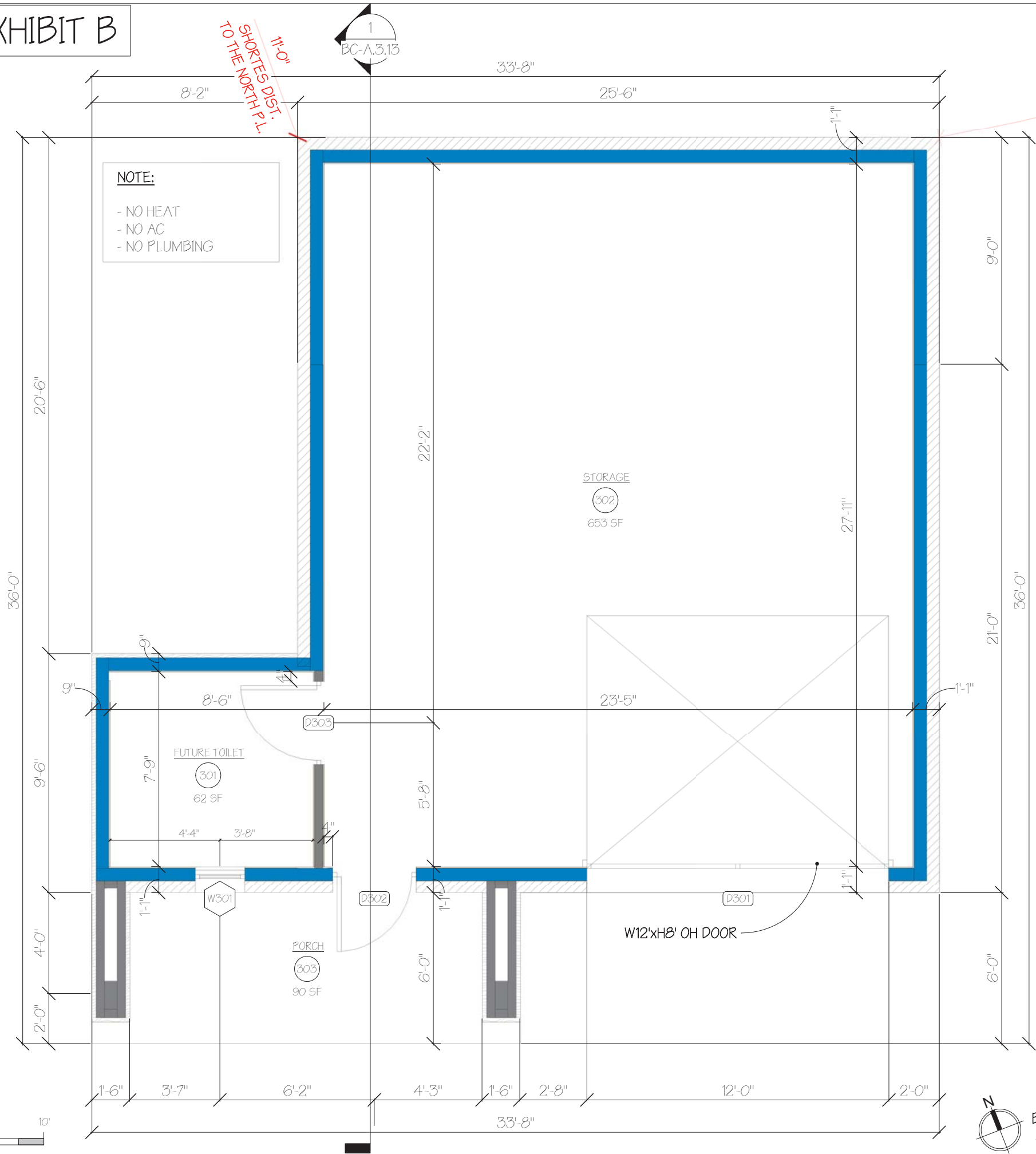
GROSSMAN DESIGN BUILD OFFICE
1045 MATLOCK RD. MANSFIELD,
TEXAS 76063

SHEET INFO

PROJECT NO:
DRAWN BY:
CHECKED BY:
SCALE: 1/4" = 1'-0"
DATE: 10.06.2021

TITLE & NO

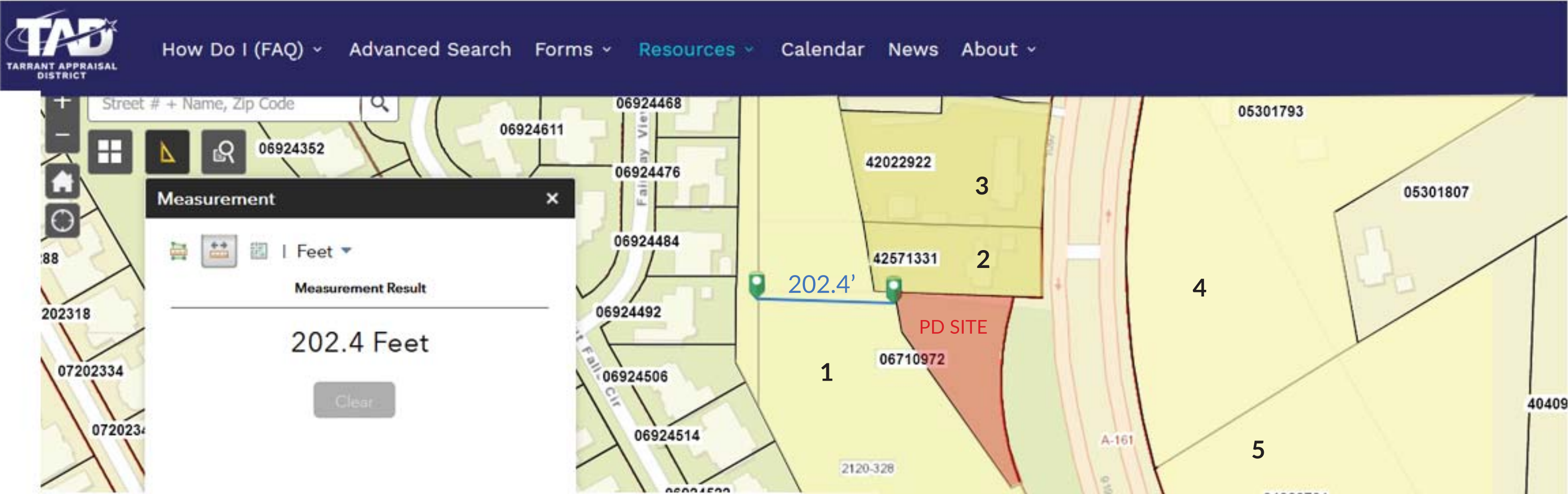
BLDG B - RECREATION.
DIMENSIONED PLAN
BB-A.2.6



SQ.FT. CALCULATIONS
STORAGE = 653 SQ.FT. TOILET = 60 SQ.FT. PORCH = 90 SQ.FT.
TOTAL UNDER ROOF = 802 SQ.FT.

ISSUED FOR
REVIEW SET
SEAL
ARCHITECT
Grossman Design Build 911 East Broad Street Mansfield, Texas 76063 817-473-9168 www.grossmandesignbuild.com
PROJECT INFO
GROSSMAN DESIGN BUILD OFFICE 1045 MATLOCK RD, MANSFIELD, TEXAS 76063
SHEET INFO
PROJECT NO: DRAWN BY: CHECKED BY: SCALE: 1/2" = 1'-0" DATE: 10.06.2021
TITLE & NO
BLDG C - STORAGE, DIMENSIONED PLAN BC-A.3.6

Exhibit B - ZC#21-006 Surrounding Properties / Zoning - Within 200'



Surrounding Land Use and Owners:

- #1
Property Zoning: - PR - Golf Course
Site Address: 1300 Matlock Road
Owner: WALNUT CREEK MANAGEMENT CORP
Owner Address: PO BOX 2539
SAN ANTONIO, TX 78299
TAD Account # 06710980

#2
Property Zoning: PD - Office
Site Address: 951 Matlock Road
Owner: A ROPE INVESTMENTS LLC
Owner Address: 3451 PLAINVIEW RD
MIDLOTHIAN, TX 76065
TAD Account # 42571331

#3
Property Zoning: PD - Office
Site Address: 971 Matlock Road
Owner: TNA Realty
Owner Address: 1000 W. Cannon St.
Fort Worth, TX 76104
TAD Account # 42022922
- #4
Property Zoning: PR - Vacant
Site Address: 1116 MATLOCK RD
Owner: VESS CHARLES M
VESS ANGELA SUE
Owner Address: 3047 RIDGEVIEW DR
GRAPEVINE, TX 76051
TAD Account # 05955807

#5
Property Zoning: PR - Vacant
Site Address: 2001 CANNON DR
Owner: HORNING-LOCKWOOD STEPHEN C
Owner Address: 20 WOODLAND CT
MANSFIELD, TX 76063-6033
TAD Account # 04328701



City of Mansfield, Zoning Map