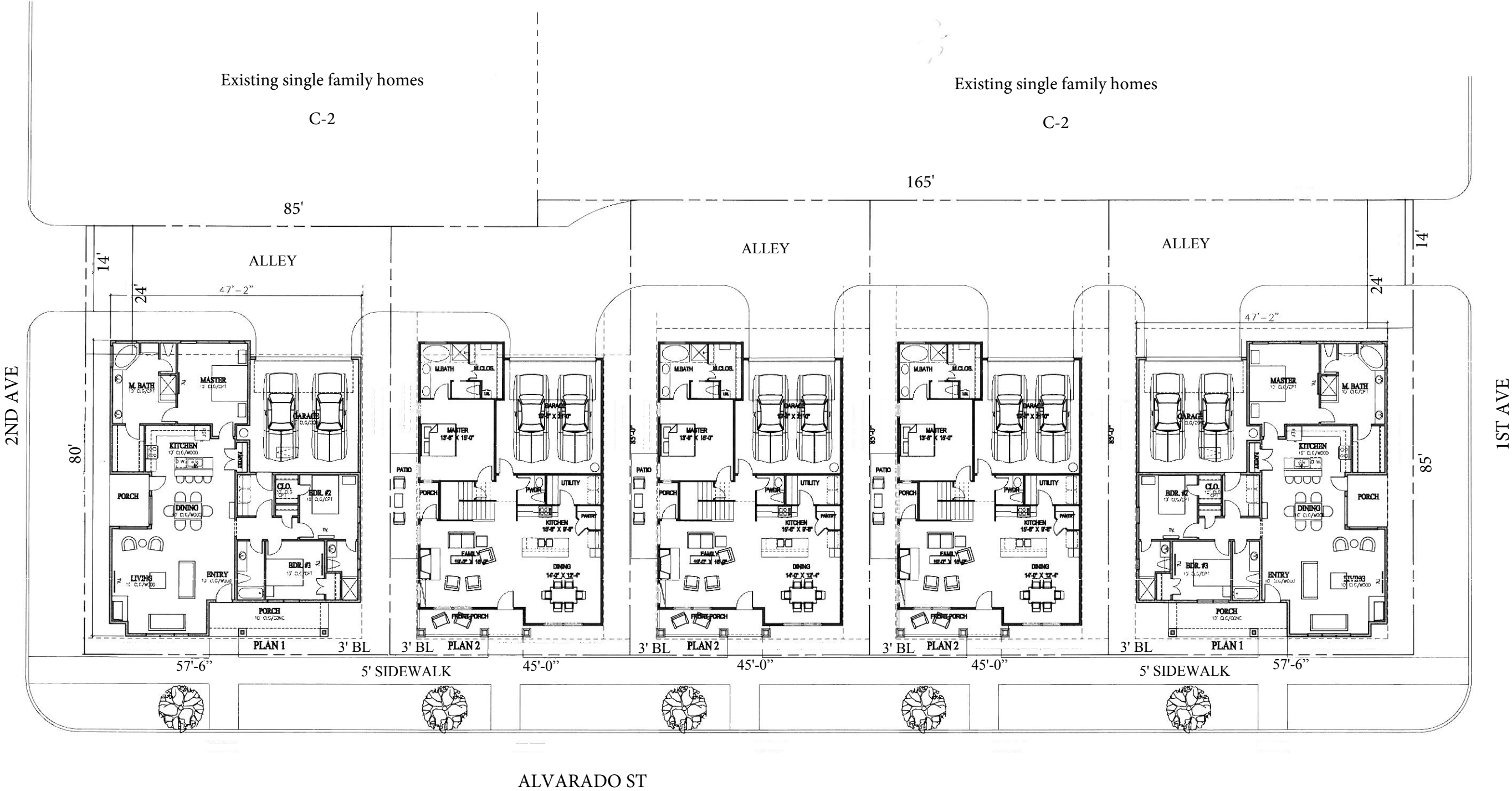


DEVELOPMENT PLAN  
FOR  
PLANNED DEVELOPMENT FOR FIVE SINGLE FAMILY HOMES ON 0.478 ACRES IN BLOCK 28, ORIGINAL TOWN OF MANSFIELD

Single family homes SF-7.5/12



Vacant PD for zero-lot-lines homes

Vacant 2F

SCALE : 1" = 20'

Mansfield Custom Homes

CONCEPTUAL SITE PLAN

1462 - JANUARY 21, 2015

SCALE: 3/32"=1'-0"

SCHAUMBURG  
ARCHITECTS

817 W DAGGETT AVE., FORT WORTH, TX 76104  
TEL. (817) 336-7077 FAX (817) 336-7776



CONCEPTUAL

Mansfield Custom Homes

1462 - JANUARY 21, 2015

STREETSCAPE ELEVATIONS

SCALE: N.T.S.

**SCHAUMBURG**  
ARCHITECTS

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## AREA, HEIGHT & SETBACKS

Product Type	Minimum Lot Width	Minimum Front Setback	Minimum Porch Depth	Minimum Square Foot of Porch	Minimum side Yard Setback	Maximum Height	Maximum Lot coverage	Minimum Floor Area	Materials
Single family detached dwellings or Zero lot line dwellings	45'	3'	7'	70 s.f.	5' on each side or 0'/10'	2 story plus attic	85%	1,400 s.f.	Max. 25% brick or stone

### Architectural Features:

Chimneys on the exterior walls of the home must be brick or stone  
 Roofs must be single ridge hip with no more than 4 ridges  
 Windows, seen from the street, are required to be wood, look like wood, or be wood with vinyl or aluminum cladding  
 Each home must have a porch  
 Garage access must be from the rear of the house or lot  
 Exposed rafter tails and corbels are encouraged  
 Top of window can be no lower than 2' below the top plate  
 Porch columns must be at least 6" X 6" wood or wood appearance

### Materials:

3 dimensional shingles. Metal roofs are limited to no more than 20%  
 Must be at least 75 % cementitious fiber board, no more than 25% brick or stone materials.  
 The exterior elevation of the five houses shall vary from each other in terms of color, architectural features, roof form, and combination of cladding materials as illustrated in the conceptual drawing.

### Landscaping

One tree per lot in the parkway between curb and sidewalk  
 At least 50% of foundation facing the street outside of backyard fence must be planted with shrubbery.

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.