

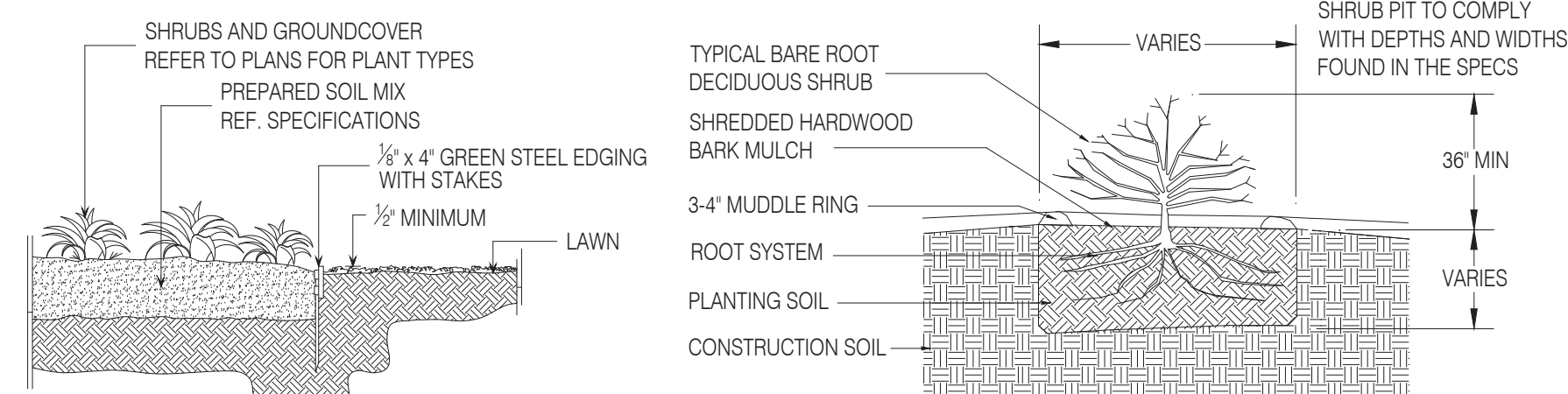
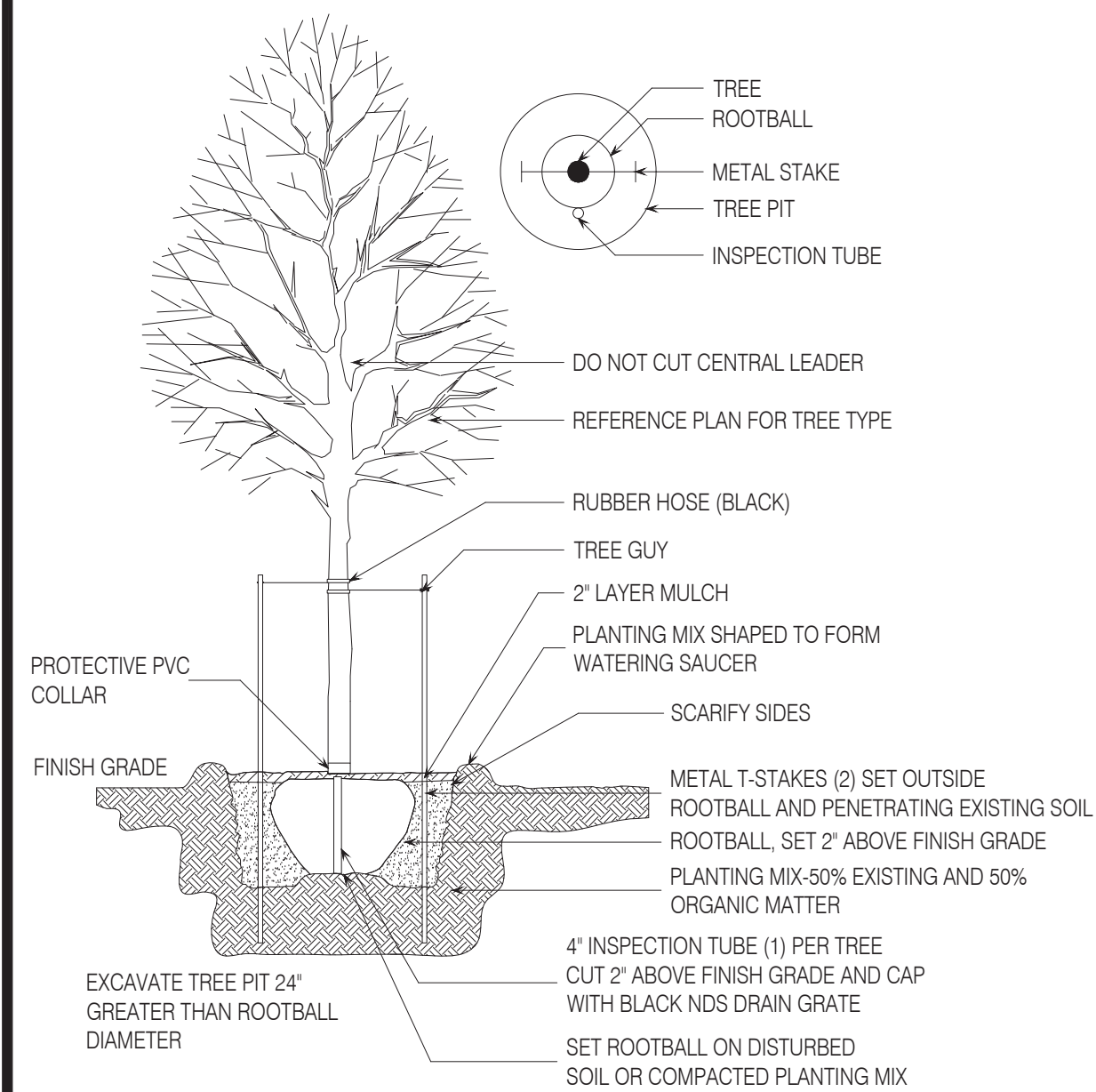
EXHIBIT D: LANDSCAPE PLAN  
ZC#22-014

| SITE DATA                  |                                     |         |
|----------------------------|-------------------------------------|---------|
| REZONED LOT AREA           | 128968 SQF (2.9 ACRES)              |         |
| CURRENT ZONING             | SF-12-22                            |         |
| PROPOSED ZONING            | PD                                  |         |
| CURRENT USE                | UNDERDEVELOPED                      |         |
| PROPOSED USE               | COMMERCIAL                          |         |
| MAIN BUILDING AREA         | 16936 SQF                           |         |
| DUMPSTER AREA              | 384 SQF                             |         |
| LOT COVERAGE               | $(16936+384)/128968=0.134(13.5 \%)$ |         |
| GREEN AREA                 | $51711 (51711/128968= 40.1\%)$      |         |
| PARKING AND DRIVE WAY AREA | $44802 (44802/128968= 34.7\%)$      |         |
| SIDEWALK AREA              | $15135 (15135/128968= 11.7\%)$      |         |
| PROPOSED PARKING SPACES    | 93 + 4 HP                           |         |
| BUILDING HEIGHT            | 28'                                 |         |
| SETBACK                    | FRONT SIDE                          | 140'-5" |
|                            | REAR SIDE                           | 96'-6"  |
|                            | RIGHT SIDE                          | 59'-7"  |
|                            | LEFT SIDE                           | 61'-10" |

| PARKING CALCULATION |            |               |            |          |                 |
|---------------------|------------|---------------|------------|----------|-----------------|
| Number of Building  | Uses       | Building Area | Space      |          | Provided Spaces |
|                     |            |               | Ratio      | Required |                 |
| 1                   | see note.1 | 16936         | 1:300      | 47       | 93              |
|                     |            |               | see note.3 |          |                 |
|                     |            |               | 1:250      |          |                 |
|                     |            |               | see note.2 | 12       |                 |

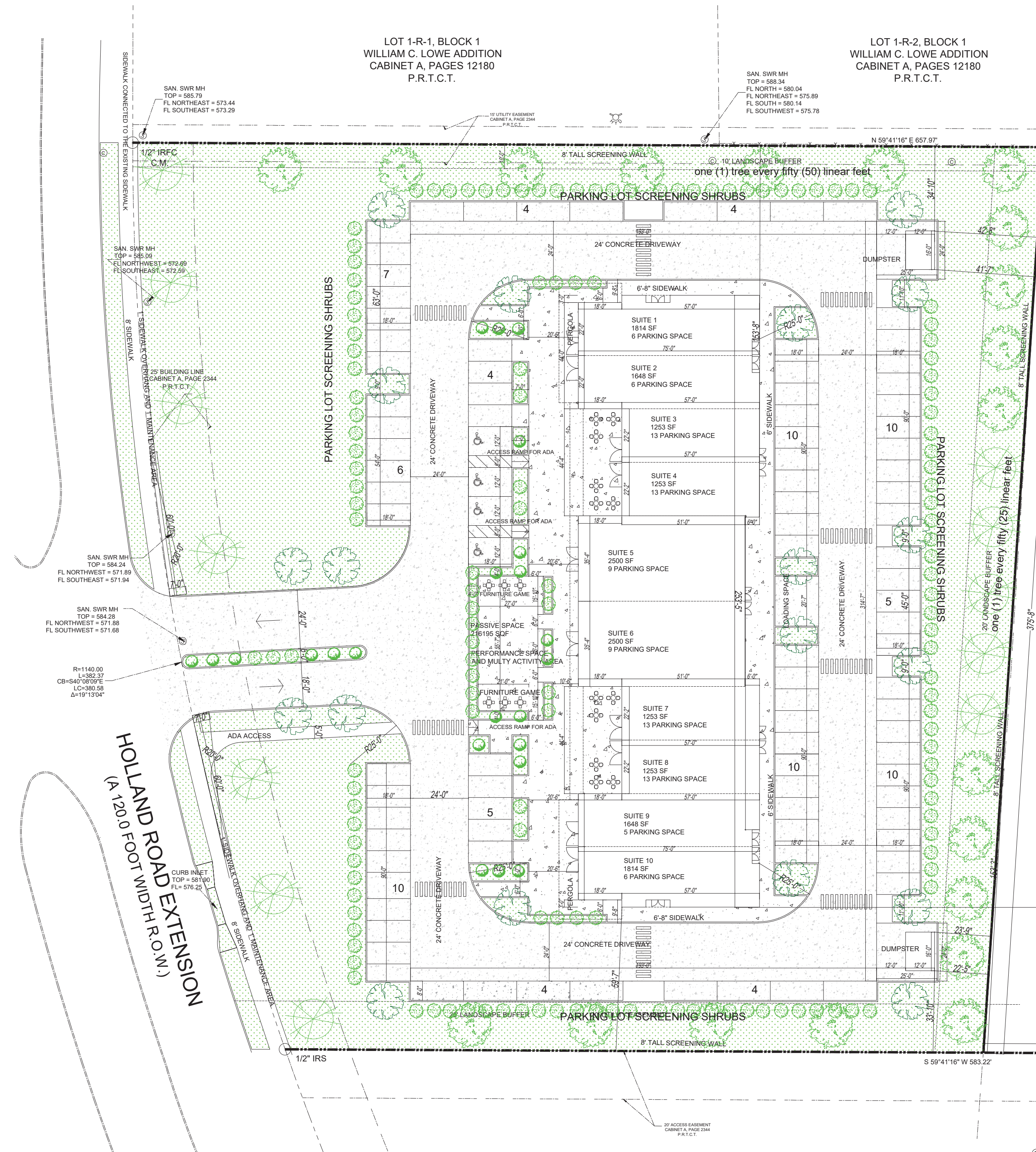
Notes:

1. PD with all uses permitted in the C\_2 except automotive or other heavy intense use.
2. Per zoning ordinance this ratio is applicable for the first 3000 SQ.FT. of the building area
3. Per zoning ordinance this ratio is applicable for the building area over 3000 SQ.FT.



Every thing in landscape will comply with regulations for C-2 Zoned property as specified in Section 155.092 landscaping and screening standards.

All screening and enclosure requirements for refuse areas should be done.



| PLANT LEGEND                                                                          |       |                     |                               |         |
|---------------------------------------------------------------------------------------|-------|---------------------|-------------------------------|---------|
| SYMBOL                                                                                | QUAN. | COMMON NAMES        | SCIENTIFIC NAME               | SIZE    |
| TREES                                                                                 |       |                     |                               |         |
|  | 20    | LIVE OAK            | QUERCUS VIRGINIANA            | 3" CAL. |
|  | 19    | AMERICAN ELM        | ULMUS AMERICANA               | 4" CAL. |
|  | 12    | BALD CYPRESS        | TAXODIUM DISTICHUM            | 4" CAL. |
| SHRUBS                                                                                |       |                     |                               |         |
|  |       | DWARF BURFORD HOLLY | OLEXCORNUTA BURFORDII<br>NANA | 7 GAL.  |
|  |       | RED BARBERRY        | BERBERUS THUNBERGII           | 5 GAL.  |
| LANDSCAPE COVERING                                                                    |       |                     |                               |         |
|  |       | NATURAL GRASS       |                               |         |



|                                                                                                                                                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                |           |                |        |     |      |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|----------------|--------|-----|------|-----------|
| <div>700 N HOLLAND RD, MANSFIELD, TX</div> <div>LANDSCAPE PLAN</div> <div>RAHAH ESTATES COMMERCIAL</div> <div>2,960 acres</div> <div>CITY OF MANSFIELD, TARRANT COUNTRY, TEXAS</div> <div>DATE OF PREPARATION: 2022-12-8</div> | PLANS PREPARED BY: | <div><div></div><div>1020 Ventures Group</div><div><div>1020 Ventures LLC</div><div>13111 Rockwood Lane Dr., Arlington TX 76018</div><div>802-716-8254</div></div></div> <div></div> | DESIGNED: | OMID ESMAEILI  | 7      |     |      |           |
|                                                                                                                                                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                | DRAWN:    | OMID ESMAEILI  | 6      |     |      |           |
|                                                                                                                                                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                |           | CHECKED:       |        | 5   |      |           |
|                                                                                                                                                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                |           | DATE:          |        | 4   |      |           |
|                                                                                                                                                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                |           | SOIL ENGINEER: |        | 3   |      |           |
|                                                                                                                                                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                |           |                |        | 2   |      |           |
|                                                                                                                                                                                                                                |                    |                                                                                                                                                                                                                                                                                                                                                                |           |                |        | 1   |      |           |
|                                                                                                                                                                                                                                | ARCHITECT:         |                                                                                                                                                                                                                                                                                                                                                                | REPORT#   | DATE           | SCALE: | NO. | DATE | REVISIONS |