

PLANNED DEVELOPMENT BOUNDARY DESCRIPTION

108,655 SQUARE FEET/2.494 ACRES

HENRY McGEHEE. SURVEY, ABSTRACT NO. 989

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

BEING a called 2.494 acre tract of land situated in the **HENRY MCGEHEE SURVEY, ABSTRACT NO. 989**, City of Mansfield, Tarrant County, Texas and being all of that certain tract of land described as Tract 1 in a General Warranty Deed recorded in Instrument No. D223055799 of the Official Public Records of Tarrant County, Texas (O.P.R.T.C.T.) and being more particularly described as follows:

BEGINNING at a "V" cut found at the northeast corner of said Tract 1, same being the most northerly northwest corner of Lot 4R1 of Mansfield Crossing Shopping Center, an addition to the City of Mansfield, per plat recorded in Instrument No. D214214081 (O.P.R.T.C.T.), same also being in the south line of Lot 4 of the J.M. Thomas Addition, an addition to the City of Mansfield, per plat recorded in Cabinet H, Slide 7447 of the Plat Records of Tarrant County Texas (P.R.T.C.T.);

THENCE leaving the south line of said J.M. Thomas Addition, over and across said Lot 4R1 the following courses and distances:

South 30 degrees 27 minutes 49 seconds East, a distance of 120.02 feet to a 1/2 inch iron rod found for the west corner of said Tract 1, same being an inside ell corner of said Lot 4R1;

South 33 degrees 37 minutes 24 seconds West, a distance of 422.31 feet to a point for corner in the southwest line of said Mansfield Crossing Shopping Center, same being the common northeast line of Claremont Estates, an addition to the City of Mansfield, per plat recorded in Cabinet A, Slide 5875 (P.R.T.C.T.), and also being the beginning of a non-tangent curve to the left having a radius of 1262.79 feet, a central angle of 9 degrees 10 minutes 23 seconds, and a chord that bears North 60 degrees 57 minutes 03 seconds West, a distance of 201.95 feet;

THENCE along said common line and said curve to the left, an arc distance of 202.17 feet to a point for corner;

THENCE North 65 degrees 14 minutes 07 seconds West, continuing along the northeast line of said Claremont Estates, a distance of 160.41 to a 5/8 inch iron rod found at the west corner of said Tract 1, same being the north corner of Lot 9, block 2 of said Claremont Estates, same also being the common south line of said J.M. Thomas Addition;

PLANNED DEVELOPMENT BOUNDARY DESCRIPTION

108,655 SQUARE FEET/2.494 ACRES

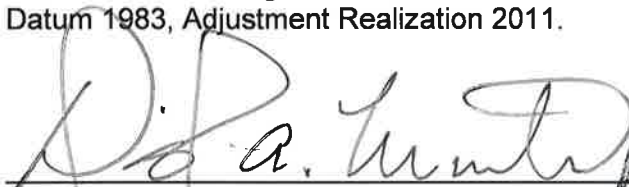
HENRY McGEHEE. SURVEY, ABSTRACT NO. 989

CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

THENCE North 59 degrees 39 minutes 33 seconds East, along the north line of said Tract 1, same being the common south line said J.M. Thomas Addition, a distance of 573.80 feet to the **POINT OF BEGINNING** and containing 2.494 acres (108,655 square feet) of land, more or less.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21 AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN THE REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

The Basis of Bearing is the State Plane Coordinate System, Texas North Central Zone 4202, North American Datum 1983, Adjustment Realization 2011.



David A. Minton
Registered Professional Land Surveyor
Texas Registration No. 6233

Date



Exhibit B – Planned Development Standards

Case ZC 23-026

A. GENERAL:

1. The existing provisions of the City of Mansfield, Texas Zoning Ordinance shall continue to be applicable to issues not covered by these PD, planned development district standards for Arcadia Park Townhomes.
2. In the event of a conflict between these PD planned development district standards and those of the City of Mansfield Texas Zoning Ordinance, as amended, the provisions set forth herein shall take precedence.
3. In the event of a conflict between these PD, Planned Development District standards and any of its illustrations, photographs, and other exhibits, including the site plan, that are attached thereto, and that are specified elsewhere in text, the standards that are set forth herein in the text shall prevail.
4. That the appeals process for this PD, Planned Development District, follow the considerations and procedures as set forth in Section 155.066 of the Mansfield Zoning Ordinance.

B. SITE DESIGN:

1. A walking path shall be provided to and through a courtyard area at the center of the development. This open space shall be enclosed on all sides with the exception of openings for pedestrian access by the residential units.
2. The residential units shall be accessed through a common access easement with a 24-foot wide concrete paved section. Parking areas will be provided at various areas along the access easement in addition to the two car garage parking at each unit in order to exceed the City's parking goal of 2 spaces per unit.

All setbacks shall be as defined on the Development Plan.

C. GARAGE ORIENTATION:

All townhome lots within Arcadia Park Townhomes shall be served by common access easement at the rear of each unit.

D. LANDSCAPING

Landscaping shall be as presented on the site landscape plan.

E. ELEVATION CONTROLS

In order to encourage architectural variety on a continuous block, the building facades for the townhouses will have slightly alternating elevations/materials on either side of the central courtyard. A different combination or an intermix of materials or color shall be incorporated for the townhomes within these parameters.

F. HOMEOWNERS ASSOCIATION:

A Homeowners Association ("HOA") shall be incorporated, and each lot/homeowner shall be a mandatory member. The bylaws of this association shall establish a system of payment of dues; a system of enforcement of its rules and regulations; shall establish a clear and distinct definition of the responsibility of each member; and other provisions as deemed appropriate to secure a sound and stable association. In addition to maintaining all residential common areas, the HOA shall be responsible for maintaining the front yards and side yard space between buildings.

G. MINIMUM HOUSE SIZES:

The minimum floor area for each home shall be 1,500 square feet.

H. ARCHITECTURAL STANDARDS:

1. Masonry Requirements: With the exception of openings for doors and windows only, a minimum of 80 percent of each building wall shall be fired-clay brick, cast stone, stone, or stucco. In addition:
 - a. Exterior insulated finishing systems (E.I.F.S.) is not a permitted material.
 - b. Doors and windows shall be recessed a minimum of three (3) inches in building facades constructed of brick or stone. Flush mounted windows shall be allowed at stucco or siding.

2. Required Architectural Features for Dwellings Only:

a. Each dwelling shall be required to provide a dooryard, a patio, a porch, or a stoop along the front building façade.

b. All dooryards, patios, porches, and stoops shall be designed and constructed as provided below:

i. Patios:

- All patios, where provided, shall be a minimum of 50 square feet in area.
- Patio flooring shall be brick, poured concrete, or stone.

ii. Porches:

- All porches, where provided, shall be a minimum of 50 square feet in area.
- Porch flooring shall be brick, poured concrete, or stone.

Synthetic materials are permitted provided that they have the same appearance as the masonry materials.

iii. Stoops:

- All stoops, where provided, shall have minimum depth of four (4) feet.
- Stoops shall be constructed of brick or concrete.

Wrap-around porches shall be allowed to encroach up to three (3) feet into the side setback.

i. All corner dwellings at the intersection of two streets shall be required to have a wrap-around porch. The required wrap-around porch shall be at least one (1) story in height.

d. In addition to the requirement of a dooryard, a patio, a porch, or a stoop on the front building façade, each dwelling shall incorporate four or more of the following architectural features:

- i. Awning, canopy, porch, and/or trellis;
- ii. Balconies (a minimum of 50. square feet in total area);
- iii. Offsets between an adjacent building façade (a minimum 12 inches to receive credit);
- iv. Horizontal banding, molding or cornice;
- v. Front porch columns (all columns shall be a minimum of 6 inches in depth and width);
- vi. Horizontal banding across individual units of the building
- vii. A vertical architectural feature between units.

4. Roof Pitch:

Roofs shall be low-slope (i.e., flat). All flat roofs shall be enclosed on all sides by a parapet wall. Roofs for patios, porches, and stoops may be shed roof, and a minimum of 3:12.

5. Windows:

All openings for doors and windows shall be vertical in orientation and rectangular in proportion where visible from streets and civic spaces. 25 percent of windows may be in a square proportion.

6. Fencing Requirements:

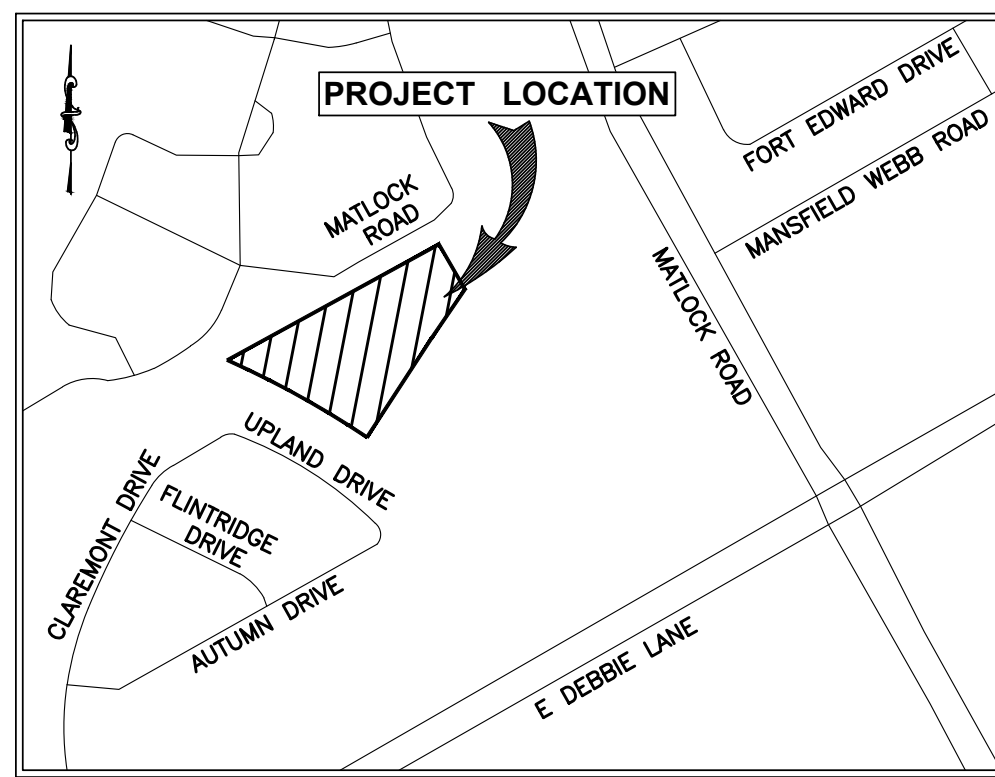
Except as specifically provided in this PD, planned development district, all fencing requirements shall comply with the provisions set forth in Section 155.094 (General provisions for all fences and free-standing walls) of the City of Mansfield, Texas Zoning Ordinance, as amended. In addition, the Developer shall provide gated access to the site utilizing ornamental metal fence along the access easement at the northeast corner of the development. The ornamental metal fence may only have openings large enough for automobile and pedestrian access to the site.

7. Garage Door

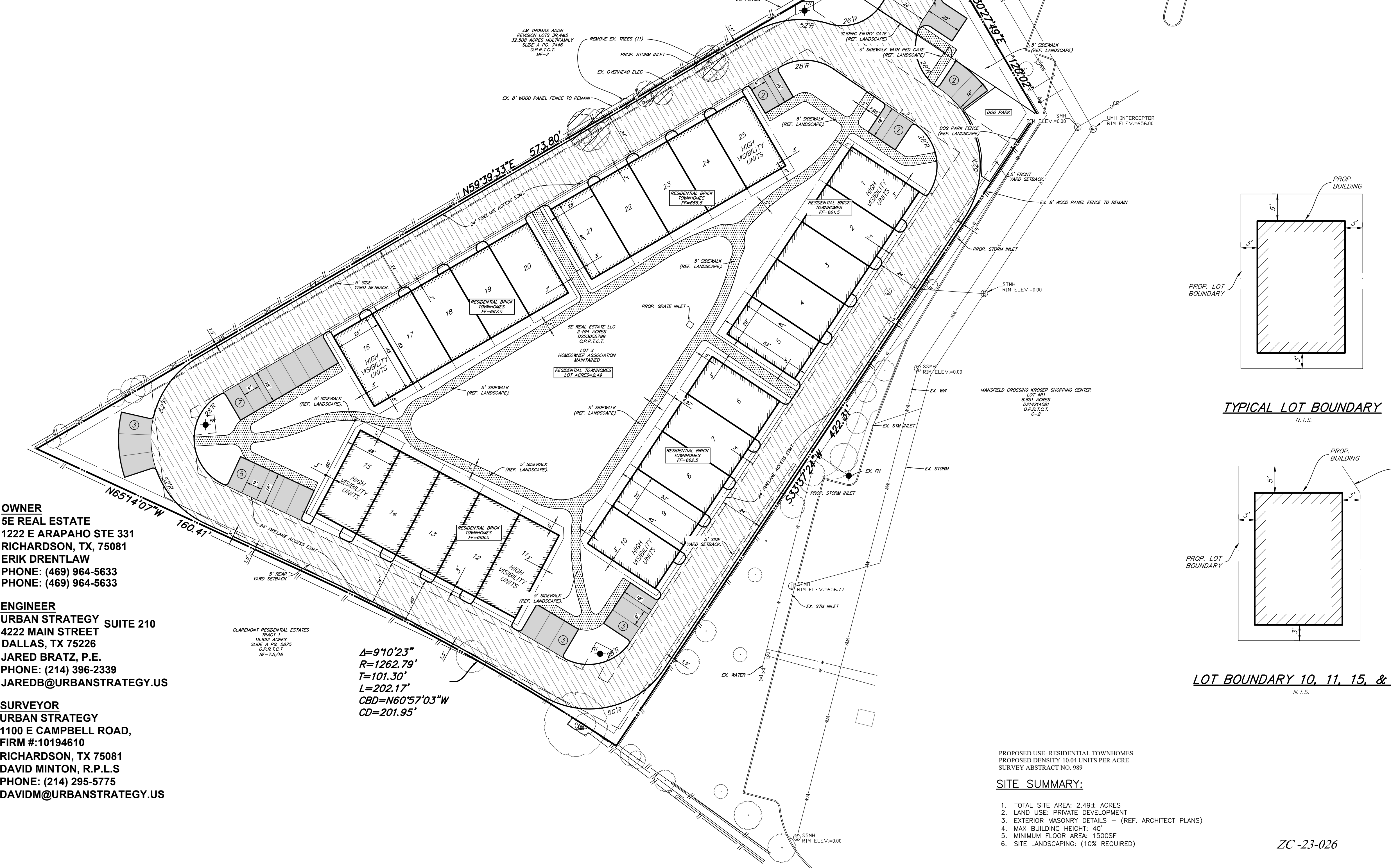
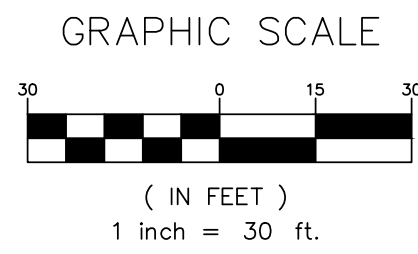
Garage door to be raised panel steel garage doors – Clopay / Long Panel.

8. Exterior Sconce

Exterior sconce shall be installed next to the door – architectural exterior wall sconce / down light / rectangular aluminum body that shield direct exposure of luminance.

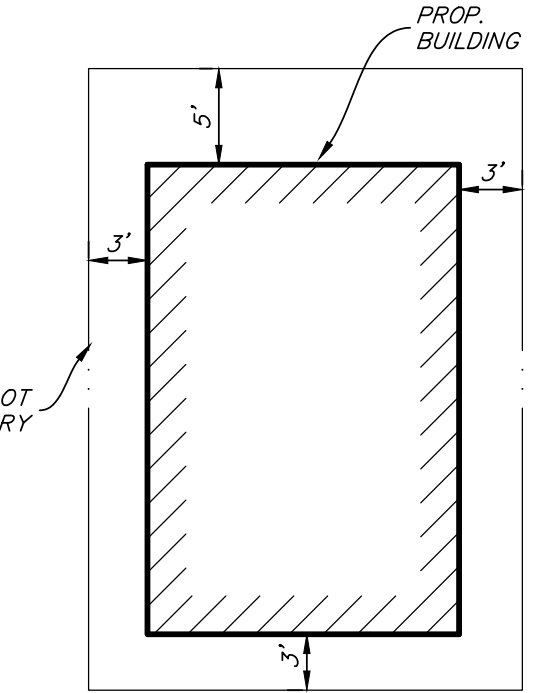


VICINITY MAP
(NOT TO SCALE)
(MAPSCO TAR-110Z)

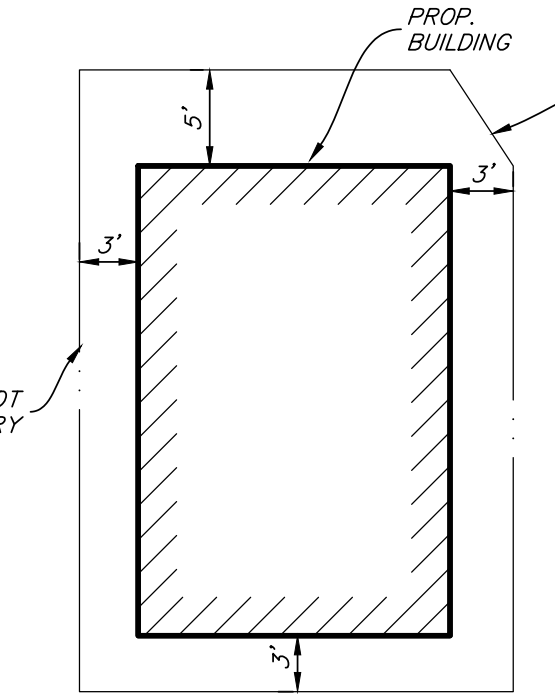


SITE/PAVING LEGEND

- PROPERTY LINE
- SAWCUT PATH
- RETAINING WALL
- EX. ASPHALT PAVEMENT
- EX. OVERHEAD ELECTRIC WIRE
- PARKING COUNT
- EX. WASTEWATER MANHOLE
- EX. STORM DRAINAGE MANHOLE
- EX. GAS MANHOLE
- EX. FIRE HYDRANT
- JUNCTION BOX
- GRATE INLET
- CURB INLET
- WWMH
- STORM DRAINAGE MANHOLE
- WATER METER VAULT
- FIRE HYDRANT
- WATER METER
- GAS METER
- FIRE DEPARTMENT CONNECTION (FDC)
- SIGNAGE
- EX. TRAFFIC LIGHT
- EX. TREE TO BE REMOVED
- SIDEWALKS (PUBLIC & PRIVATE SIDEWALK AND HARDSCAPE AREAS) 4" 3000 PSI CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W. ON 8" COMPACTED SUBGRADE PER CITY STANDARD DETAIL
- MEDIUM DUTY PAVING (PRIVATE) MAIN ACCESS DRIVE AREA 4" 3600 PSI CONCRETE PAVEMENT WITH #3 BARS @ 24" O.C.E.W. ON 8" COMPACTED SUBGRADE PER ELECTRICAL RECOMMENDATIONS
- HEAVY DUTY PAVING/RESILIENT 4" 4000 PSI CONCRETE PAVEMENT WITH #3 BARS @ 18" AND 8" CEMENT STABILIZED SUBGRADE W/ W/EPASA, CURB & GUTTER



TYPICAL LOT BOUNDARY
N.T.S.



LOT BOUNDARY 10, 11, 15, & 16
N.T.S.

NOTES:
A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE "INSERT LIST OF PRIVATE AMENITIES AND COMMON AREAS HERE" (EXAMPLES: SCREENING FENCES, COMMON AREAS, PARKS, AMENITY CENTERS, LANDSCAPING)
THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.
THIS PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREBY SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

PROPOSED USE- RESIDENTIAL TOWNHOMES
PROPOSED DENSITY- 10.04 UNITS PER ACRE
SURVEY ABSTRACT NO. 989

SITE SUMMARY:

1. TOTAL SITE AREA: 2.49± ACRES
2. LAND USE: PRIVATE DEVELOPMENT
3. EXTERIOR MASONRY DETAILS - (REF. ARCHITECT PLANS)
4. MAX BUILDING HEIGHT: 40'
5. MINIMUM FLOOR AREA: 1500SF
6. SITE LANDSCAPING: (10% REQUIRED)

ZC-23-026

OWNER
5E REAL ESTATE
1222 E ARAPAHO STE 331
RICHARDSON, TX, 75081
ERIK DRENTLAW
PHONE: (469) 964-5633
PHONE: (469) 964-5633

ENGINEER
URBAN STRATEGY SUITE 210
4222 MAIN STREET
DALLAS, TX 75226
JARED BRATZ, P.E.
PHONE: (214) 396-2339
JAREDB@URBANSTRATEGY.US

SURVEYOR
URBAN STRATEGY
1100 E CAMPBELL ROAD,
FIRM #: 10194610
RICHARDSON, TX 75081
DAVID MINTON, R.P.L.S.
PHONE: (214) 295-5775
DAVIDM@URBANSTRATEGY.US

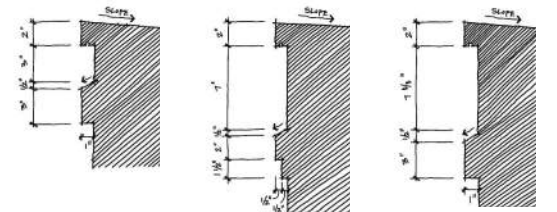
$4=9710'23"$
 $R=1262.79'$
 $T=101.30'$
 $L=202.17'$
 $CBD=N60'57'03"W$
 $CD=201.95'$

URBAN STRATEGY		4222 Main Street Dallas, Texas 75226 Firm Registration #F-2252	
PRELIMINARY		NOT FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE.	
PREPARED UNDER THE SUPERVISION OF		JARED W. BRATZ P.E. #4892 ON 1/10/2024	
MANSFIELD TOWNHOMES		1225 E DEBBIE LANE	
2.49 ACRES		MANSFIELD, TARRANT, TX	
DEVELOPMENT PLAN		25 RESIDENTIAL LOTS	
CLIENT: XXX	DRAWN BY: XXX	DESIGNER: XXX	REVIEWER: XXX
U.S. PROJECT: ###		SHEET TITLE:	
EX- C			

FILE NAME: CDRY PLAN.DWG
 LAST MODIFIED ON: 1/10/2024 11:09 AM
 LAST MODIFIED BY: JAMES PHILLIPS
 PLOTTED ON: 1/10/2024 12:07 PM

CORNICE DETAIL NOTES:

1. EACH BAND OF CORNICE SHALL PROJECT AT LEAST 1" BEYOND MAIN FACADE'S ELEVATION TO FORM STRONG SHADOW LINE
2. EACH BAND OF CORNICE TO ALTERNATE IN HEIGHT
3. OVERALL CORNICE HEIGHT SHALL BE AT LEAST 12" TALL



CORNICE DETAIL SCHEME 1 CORNICE DETAIL SCHEME 2 CORNICE DETAIL SCHEME 3

ARCHITECTURAL FEATURES:

- A. DECORATIVE CORNICE
- B. CANOPY
- C. BALCONY
- D. SOLDIER COURSE BANDING
- E. ORNAMENTAL RAILING
- F. FRONT PORCH COLUMNS
- G. VERTICAL ARCHITECTURE FEATURE
- H. SCONCE LIGHTING
- I. AWNING
- J. ORNAMENTAL FENCE W/ BRICK POST

MATERIAL CALCULATION

	BRICK	BRICK %	STUCCO	STUCCO %	TOTAL
NORTH	3,196 SF	85 %	567 SF	15 %	3,763 SF
EAST	1,648 SF	100 %	0 SF	0 %	1,648 SF
SOUTH	2,620 SF	68 %	1,220 SF	32 %	3,840 SF
WEST	1,611 SF	100 %	0 SF	0 %	1,611 SF
TOTAL:	9,075 SF	83.5 %	1,787 SF	16.5 %	10,862 SF



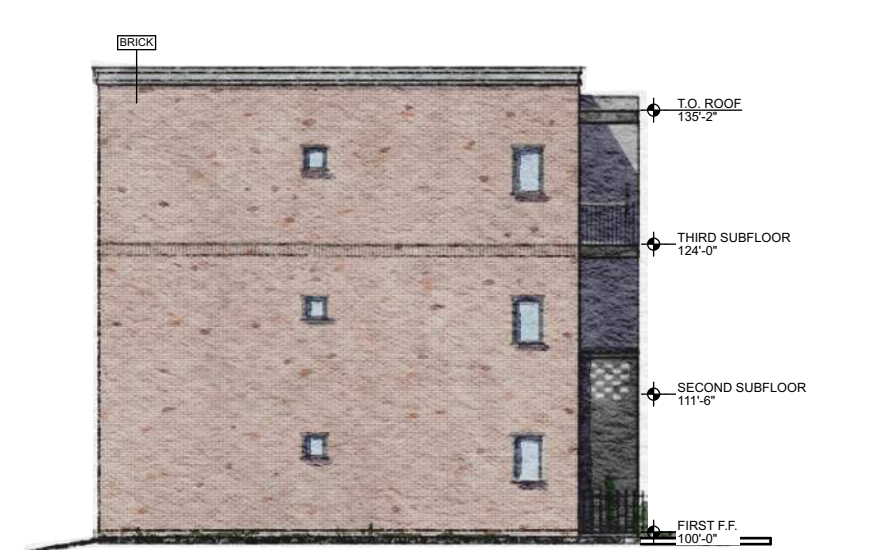
1 TYP. FRONT ELEVATION
SCALE: 1/16" = 1'-0"



2 TYP. HIGH VISIBILITY ELEVATION
SCALE: 1/16" = 1'-0"



3 TYP. BACK ELEVATION
SCALE: 1/16" = 1'-0"



4 TYP. BREEZEWAY ELEVATION
SCALE: 1/16" = 1'-0"

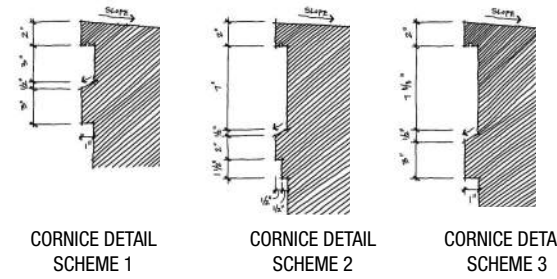
"NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION"

SCOTT A MAREK
REGISTERED ARCHITECT
NO. 18502
21 DECEMBER 2023

PROJECT # 2319
ISSUE DATE 21 DECEMBER 2023

CORNICE DETAIL NOTES:

1. EACH BAND OF CORNICE SHALL PROJECT AT LEAST 1" BEYOND MAIN FACADE'S ELEVATION TO FORM STRONG SHADOW LINE
2. EACH BAND OF CORNICE TO ALTERNATE IN HEIGHT
3. OVERALL CORNICE HEIGHT SHALL BE AT LEAST 12" TALL



ARCHITECTURAL FEATURES:

- | | |
|---------------------------|-----------------------------------|
| A. DECORATIVE CORNICE | F. FRONT PORCH COLUMNS |
| B. CANOPY | G. VERTICAL ARCHITECTURE FEATURE |
| C. BALCONY | H. SCONCE LIGHTING |
| D. SOLDIER COURSE BANDING | I. AWNING |
| E. ORNAMENTAL RAILING | J. ORNAMENTAL FENCE W/ BRICK POST |

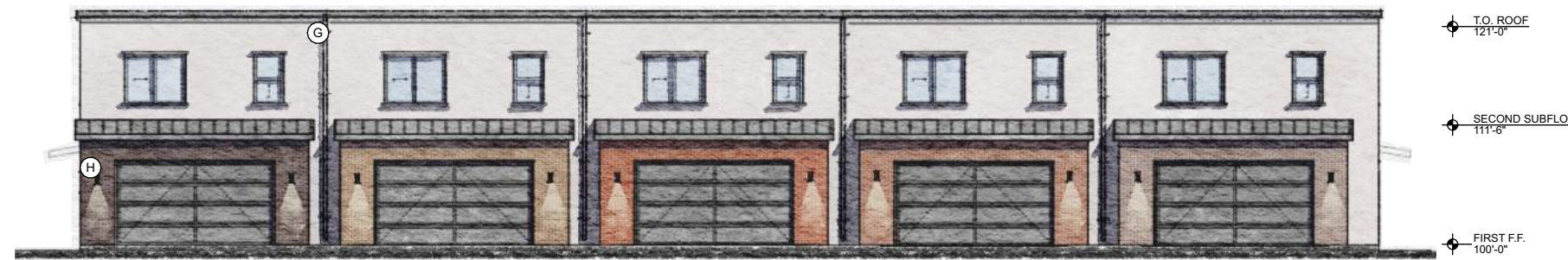
MATERIAL CALCULATION					
	BRICK	BRICK %	STUCCO	STUCCO %	TOTAL
NORTH	1,815 SF	77 %	555 SF	23 %	2370 SF
EAST	492 SF	53 %	430 SF	47 %	922
SOUTH	540 SF	26 %	1,569 SF	74 %	2,109 SF
WEST	560 SF	61 %	354 SF	39 %	914 SF
TOTAL:	3,407 SF	54 %	2,908 SF	46 %	6,315 SF



1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



2 WEST ELEVATION
SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 EAST ELEVATION
SCALE: 1/16" = 1'-0"

"NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION"

SCOTT A MAREK
REGISTERED ARCHITECT
NO. 18502
21 DECEMBER 2023