

EXHIBIT A: LEGAL DESCRIPTION ZC#23-019

Lot 1 and 2R, block 1 of the R.W Roberts Addition.

Record Owner:
Badee Rahhal
Address: 7615 Red Stag St, Arlington, TX
76002, United States Phone: (817)
917-4524

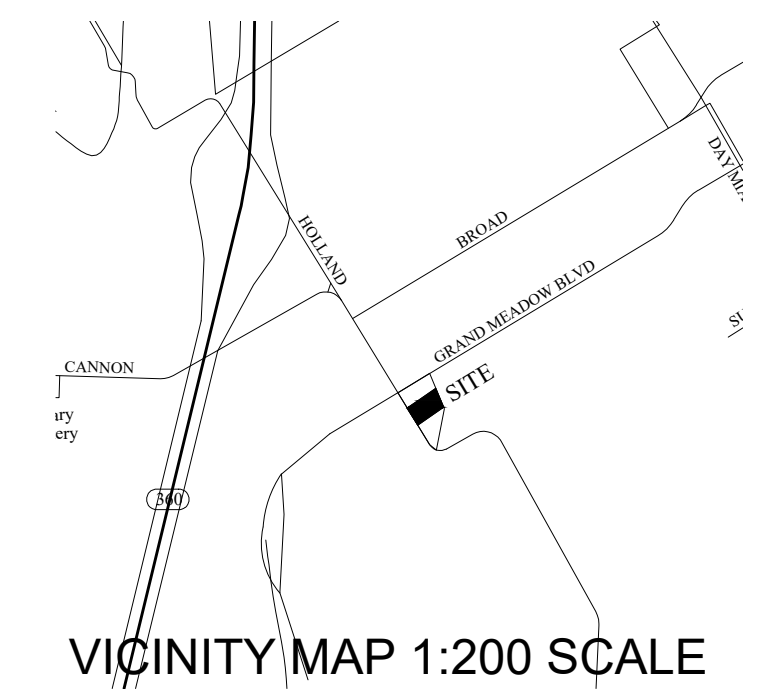
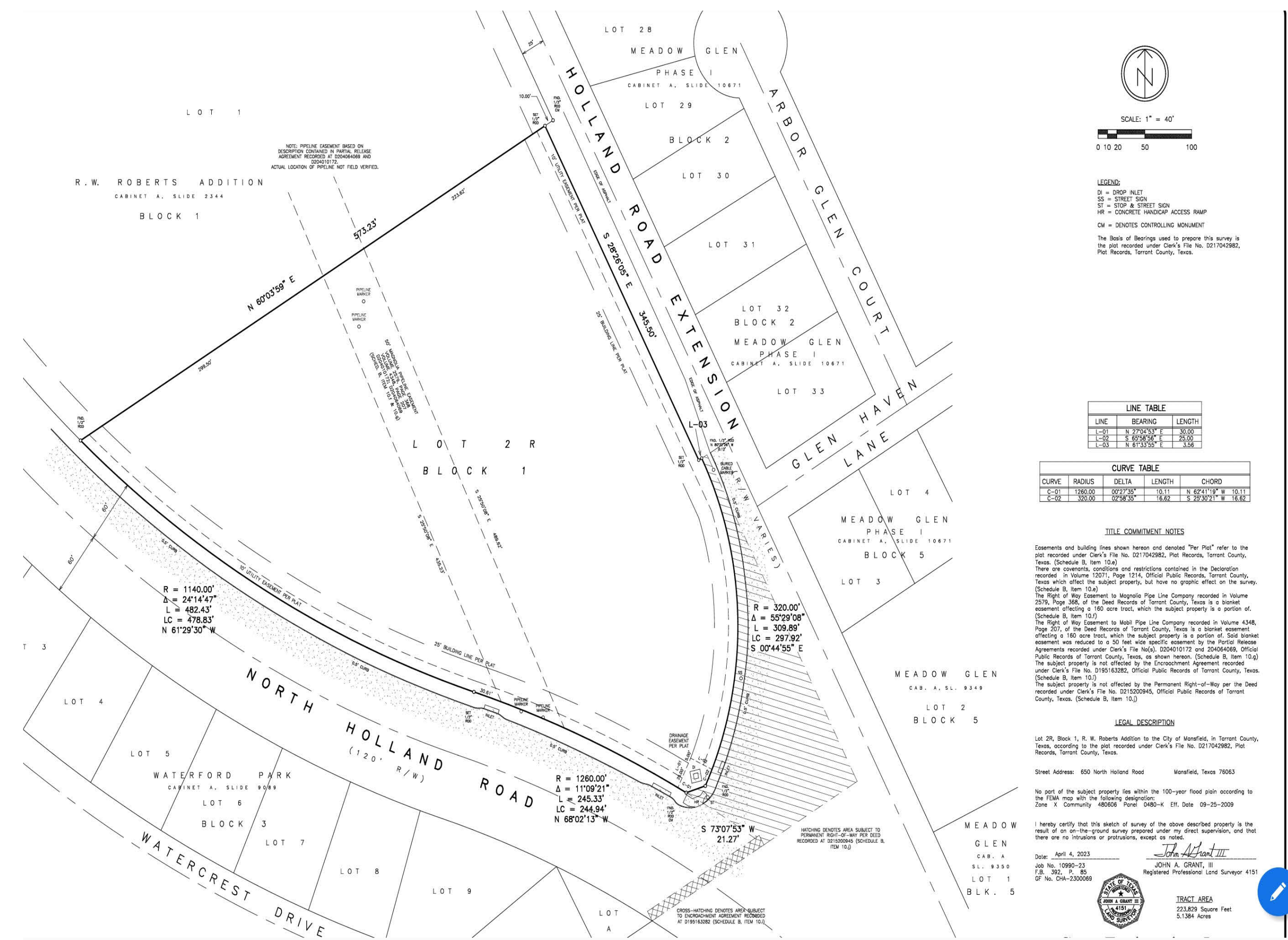
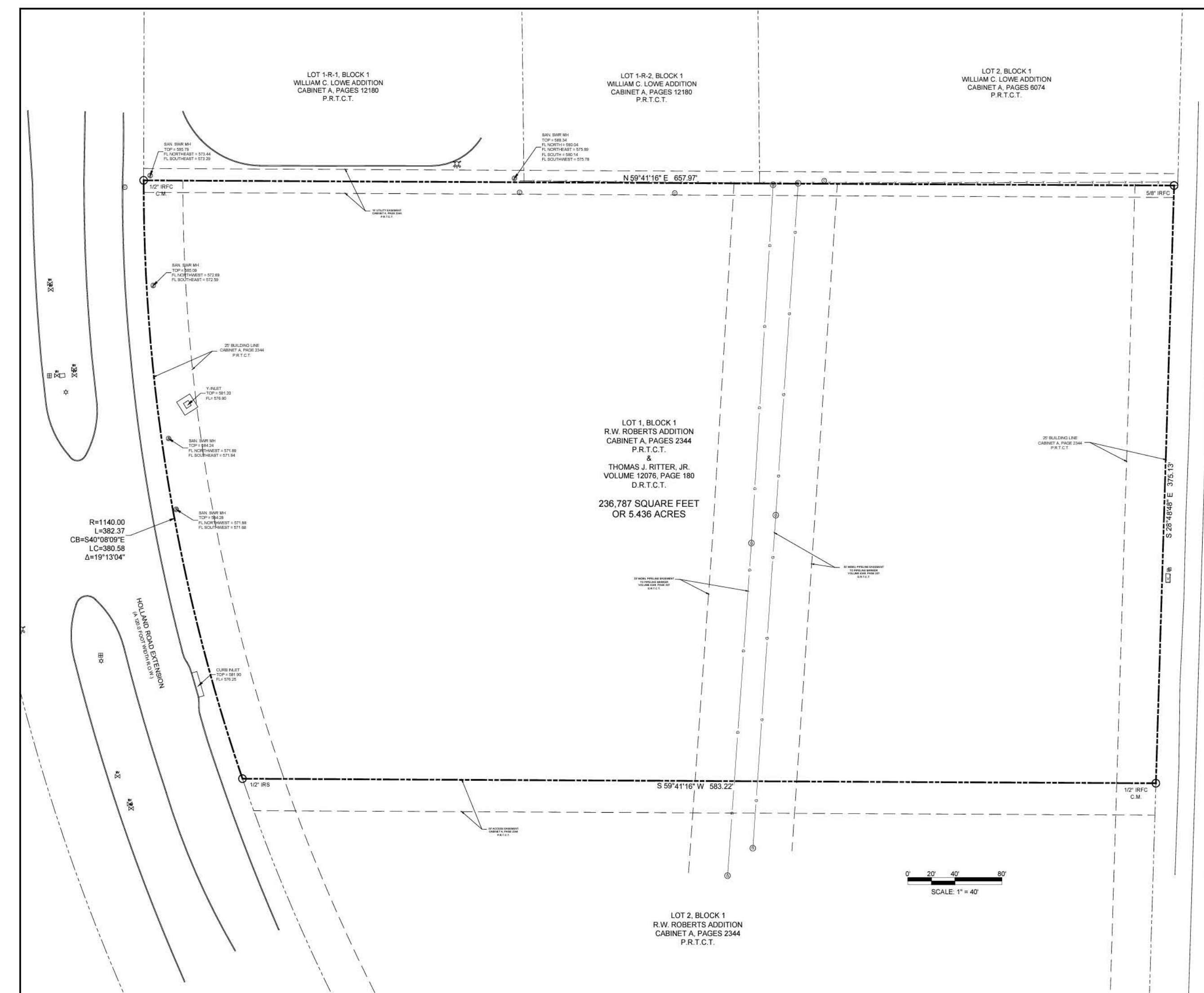
Developer: 1020 Ventures LLC.
firm #24275

Engineer/Architect:
Civil engineer: Alejandro Bosch.
Architect: Design & Drafting inc

Surveyor:
Rodney Martinez L-R Surveying, LLC

Legal Description: Lot 1 and 2R, block 1 of the
R.W Roberts Addition.

Aceage: Lot 1 = 5.436 acres
Lot 2R = 5.138 acres
Total = 10.574 Acres



DESIGNED: Omid Esmaili	DEVELOPER:	PLANS PREPARED BY:	700 N HOLLAND RD, MANSFIELD, TX LEGAL DESCRIPTION RAHHAL ESTATES COMMERCIAL 10.574 Acres CITY OF MANSFIELD, TARRANT COUNTY, TEXAS DATE OF PREPARATION: 2022-12-14
DRAWN: Omid Esmaili	SOIL ENGINEER:	1020 Ventures Group	
CHECKED:	REPORT#:	1020 Ventures LLC	PLAN CHECK: PERMIT: SHEET NO LD-1
DATE:	DATE	713 W Park Row Drive, Arlington TX, 76018	
SCALE:	NO.	687170224	LICENSE NO. EXP. DATE ARCHITECT:
SEE PLAN	DATE	06/17/2024	
NO.	DATE		
1			
2			
3			
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INTERIM REVIEW DOCUMENTS
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REVISIONS:

ISSUE DATE:
26 AUG 2024
PROJECT No.:
21027.100
SHEET TITLE:
PRELIMINARY ARCHITECTURAL SITE PLAN

SHEET No.:
A1.01

SITE INFORMATION

CURRENT SITE AS EXISTING: (10.574 TOTAL ACRES)
ZONING: SF 12/22 – SINGLE FAMILY RESIDENTIAL DISTRICT
USE: UNDEVELOPED LAND
LOT 1: 5.436 ACRES (236,787 SF)
LOT 2: 5.138 ACRES (223,829 SF)
PROPOSED DEVELOPMENT: (10.574 TOTAL ACRES)
NEW ZONING: PLANNED DEVELOPMENT
NEW USE(S): RETAIL, COMMERCIAL, RESIDENTIAL SINGLE FAMILY – DETACHED RESIDENTIAL SINGLE FAMILY – HOME
LOT 1: 6.984 AC. (304,223 SF.)
LOT 2: 0.667 AC. (29,070 SF.)
LOT 3: 0.087 AC. (3812 SF.) LOT 4: 0.090 AC. (3927 SF.)
LOT 5: 0.087 AC. (3812 SF.) LOT 6: 0.092 AC. (3989 SF.)
LOT 7: 0.087 AC. (3812 SF.) LOT 8: 0.093 AC. (4051 SF.)
LOT 9: 0.087 AC. (3812 SF.) LOT 10: 0.094 AC. (4113 SF.)
LOT 11: 0.087 AC. (3812 SF.) LOT 12: 0.096 AC. (4175 SF.)
LOT 13: 0.087 AC. (3812 SF.) LOT 14: 0.097 AC. (4237 SF.)
LOT 15: 0.087 AC. (3812 SF.) LOT 16: 0.099 AC. (4299 SF.)
LOT 17: 0.087 AC. (3812 SF.) LOT 18: 0.093 AC. (4038 SF.)
LOT 19: 0.087 AC. (3812 SF.) LOT 20: 0.094 AC. (4100 SF.)
LOT 21: 0.087 AC. (3812 SF.) LOT 22: 0.096 AC. (4162 SF.)
LOT 23: 0.087 AC. (3812 SF.) LOT 24: 0.097 AC. (4224 SF.)
LOT 25: 0.087 AC. (3812 SF.) LOT 26: 0.098 AC. (4286 SF.)
LOT 27: 0.087 AC. (3812 SF.) LOT 28: 0.100 AC. (4348 SF.)
LOT 29: 0.087 AC. (3812 SF.) LOT 30: 0.101 AC. (4410 SF.)
LOT 31: 0.087 AC. (3812 SF.) LOT 32: 0.104 AC. (4522 SF.)
LOT 33: 0.087 AC. (3812 SF.)
LOT 34: 0.087 AC. (3812 SF.)

ELEVATION DIVERSITY UNIT MIX

• A UNITS	6
• B UNITS	5
• C UNITS	5
• D UNITS	6
• E UNITS	5
• F UNITS	5

GENERAL NOTES

• THE ALLEY TO SERVE THE DETACHED SINGLE FAMILY HOMES AND THE PRIVATE RESIDENCE WILL REQUIRE A MINIMUM PAVEMENT WIDTH OF 14 FEET AND A MINIMUM EASEMENT WIDTH OF 20 FEET.
• CONCERNING THE COMMERCIAL USES AND URBAN DESIGN REQUIREMENTS, AS APPROVED FOR OTHER PROJECTS:
ALLOWED USES: AS SPECIFIED IN EXHIBIT B-1 FOR ZC#-23-019 PD REGULATIONS.
LANDSCAPE BUFFER BETWEEN TOWNHOME AND EXISTING SF REQUESTED TO BE 20' AS TO REMAIN CONTIGUOUS W/ THE REST OF THE DEVELOPMENT. SCREENING WALL TO REMAIN AT B' STRUCTURES TO REMAIN OUTSIDE ORIGINAL 50' BUFFER.

REF. LANDSCAPE FOR OUTSIDE PATIO AND SITE LIGHTING, EQUIPMENT AND FURNISHINGS

SITE PLAN FOR GENERAL BUILDING, PARKING LAYOUT AND INFORMATION PURPOSES ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR DIMENSIONS AND DETAILED LOCATIONS OF BUILDINGS, PARKING, UTILITIES AND OTHER INFORMATION.

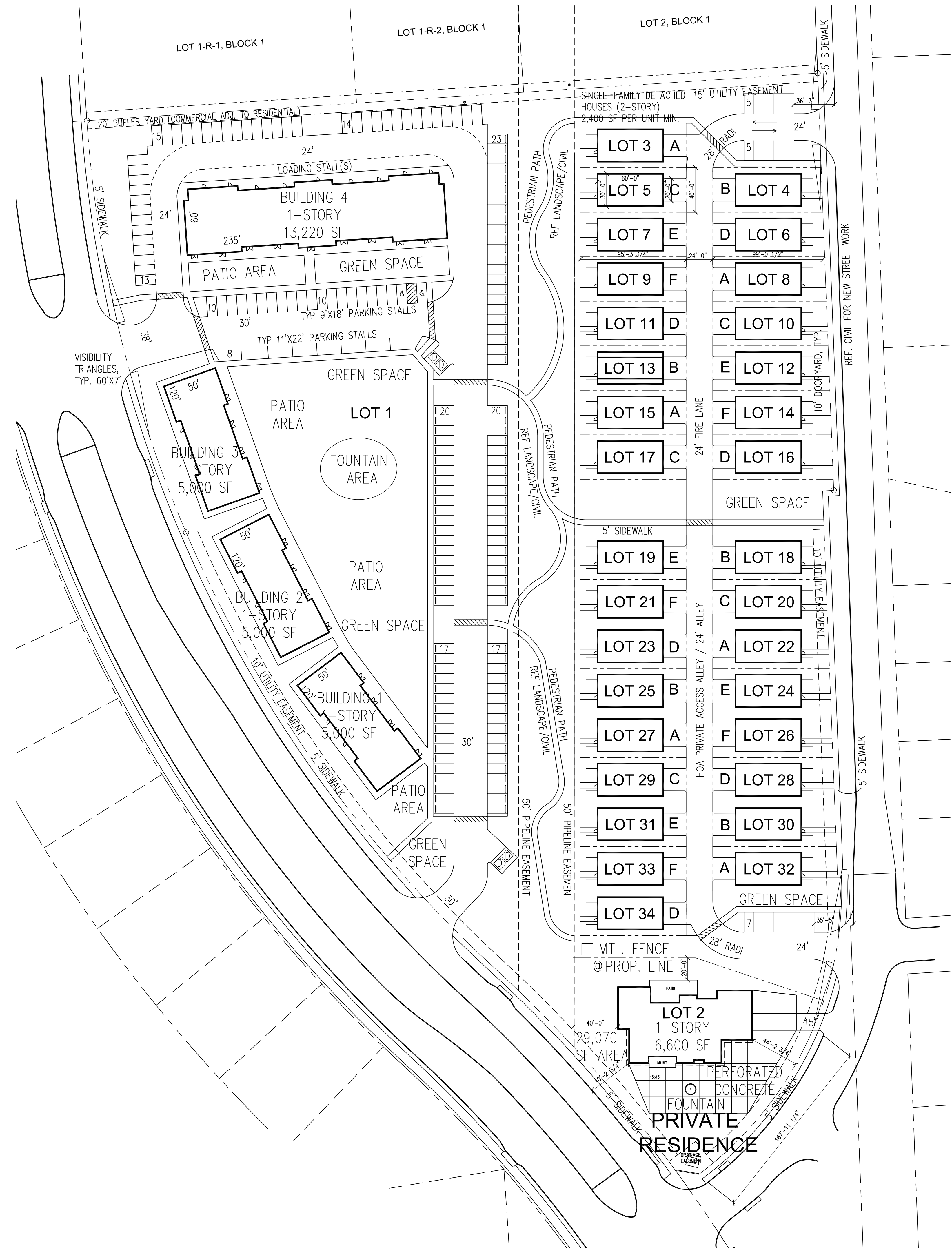


Exhibit B Site Plan

GENERAL NOTES

THE AGENT TO THE PROPOSED SINGLE FAMILY HOMES AND THE PROPOSED BUILDING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.

CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF DENVER'S CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR SINGLE-FAMILY RESIDENTIAL DEVELOPMENT.

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.

THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF DENVER.



SITE INFORMATION

CURRENT SITE AS EXISTING (10374 TOTAL ACRES)

ZONING: SF 12/22 - SINGLE FAMILY RESIDENTIAL (SFR) USE: UNDEVELOPED (100%)

LOT 1: 2.438 ACRES (236,807 SF)
LOT 2: 2.129 ACRES (223,029 SF)

PROPOSED DEVELOPMENT (16576 TOTAL ACRES)

NEW ZONING: PLANNED DEVELOPMENT
NEW USE(S): RETAIL, COMMERCIAL RESIDENTIAL SINGLE FAMILY - DEMOLISHED RESIDENTIAL SINGLE FAMILY + HOME

LOT 1: 0.950 AC (104,223 SF)
LOT 2: 0.667 AC (28,070 SF)

LOT 3: 0.087 AC (3,871 SF)	LOT 4: 0.080 AC (3,677 SF)
LOT 5: 0.087 AC (3,871 SF)	LOT 5: 0.089 AC (3,883 SF)
LOT 6: 0.087 AC (3,871 SF)	LOT 6: 0.083 AC (3,621 SF)
LOT 7: 0.087 AC (3,871 SF)	LOT 7: 0.094 AC (4,153 SF)
LOT 8: 0.087 AC (3,871 SF)	LOT 8: 0.086 AC (3,875 SF)
LOT 9: 0.087 AC (3,871 SF)	LOT 9: 0.091 AC (4,257 SF)
LOT 10: 0.087 AC (3,871 SF)	LOT 10: 0.088 AC (3,990 SF)
LOT 11: 0.087 AC (3,871 SF)	LOT 11: 0.083 AC (3,621 SF)
LOT 12: 0.087 AC (3,871 SF)	LOT 12: 0.083 AC (3,621 SF)
LOT 13: 0.087 AC (3,871 SF)	LOT 13: 0.083 AC (3,621 SF)
LOT 14: 0.087 AC (3,871 SF)	LOT 14: 0.083 AC (3,621 SF)
LOT 15: 0.087 AC (3,871 SF)	LOT 15: 0.083 AC (3,621 SF)
LOT 16: 0.087 AC (3,871 SF)	LOT 16: 0.083 AC (3,621 SF)
LOT 17: 0.087 AC (3,871 SF)	LOT 17: 0.083 AC (3,621 SF)
LOT 18: 0.087 AC (3,871 SF)	LOT 18: 0.083 AC (3,621 SF)
LOT 19: 0.087 AC (3,871 SF)	LOT 19: 0.083 AC (3,621 SF)
LOT 20: 0.087 AC (3,871 SF)	LOT 20: 0.083 AC (3,621 SF)
LOT 21: 0.087 AC (3,871 SF)	LOT 21: 0.083 AC (3,621 SF)
LOT 22: 0.087 AC (3,871 SF)	LOT 22: 0.083 AC (3,621 SF)
LOT 23: 0.087 AC (3,871 SF)	LOT 23: 0.083 AC (3,621 SF)
LOT 24: 0.087 AC (3,871 SF)	LOT 24: 0.083 AC (3,621 SF)
LOT 25: 0.087 AC (3,871 SF)	LOT 25: 0.083 AC (3,621 SF)
LOT 26: 0.087 AC (3,871 SF)	LOT 26: 0.083 AC (3,621 SF)
LOT 27: 0.087 AC (3,871 SF)	LOT 27: 0.083 AC (3,621 SF)
LOT 28: 0.087 AC (3,871 SF)	LOT 28: 0.083 AC (3,621 SF)
LOT 29: 0.087 AC (3,871 SF)	LOT 29: 0.083 AC (3,621 SF)
LOT 30: 0.087 AC (3,871 SF)	LOT 30: 0.083 AC (3,621 SF)
LOT 31: 0.087 AC (3,871 SF)	LOT 31: 0.083 AC (3,621 SF)
LOT 32: 0.087 AC (3,871 SF)	LOT 32: 0.083 AC (3,621 SF)
LOT 33: 0.087 AC (3,871 SF)	LOT 33: 0.083 AC (3,621 SF)
LOT 34: 0.087 AC (3,871 SF)	LOT 34: 0.083 AC (3,621 SF)

REF. LANDSCAPE FOR OUTSIDE PATIO AND SITE LIGHTING, EQUIPMENT AND FURNISHINGS

SITE PLAN FOR GENERAL BUILDING, PARKING LAYOUT AND INFORMATION PURPOSES ONLY. REFER TO CIVIL ENGINEERING DRAWINGS FOR DIMENSIONS AND DETAILED LOCATIONS OF BUILDINGS, PARKING, UTILITIES AND OTHER INFORMATION.

Exhibit B Site Plan With Lot Diversity



CANOPY TREES LEGEND

SYMBOL	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	SIZE	SPACING
	CE		CEDAR ELM <i>ULMUS CRASSIFOLIA</i>	4"	AS SHOWN
	BO		BUR OAK <i>QUERCUS MACROCARPA</i>	4"	AS SHOWN
	LB		LACE BARK ELM <i>ULMUS PARVIFOLIA</i>	4"	AS SHOWN
	ST		SAWTOOTH OAK <i>QUERCUS ACCUTISSIMA</i>	4"	AS SHOWN
	BC		BALD CYPRESS <i>TAXODIUM DISTICHUM</i>	4"	AS SHOWN

PLANT & SHRUB LEGEND

SYMBOL	KEY	QTY.	COMMON NAME SCIENTIFIC NAME	SIZE	SPACING
	EL		ELEAGNUS <i>ELEAGNUS EBBENHII</i>	5 GAL.	AS SHOWN
	NH		NELLIE STEVENS HOLLY <i>ILLEX X 'NELLIE R. STEVENS'</i>	3 GAL.	AS SHOWN
	TS		TEXAS SAGE <i>LEUCOPHYLLUM FRUTESCENS</i>	5 GAL.	AS SHOWN
	RY		RED YUCCA <i>HESPERALOE PARVIFOLIA</i>	5 GAL.	AS SHOWN
	TJ		TAM JUNIPER <i>JUNIPERUS SABINA</i>	3GAL.	AS SHOWN

City of Mansfield Approved Plant List

Plant Material/Protected Tree Notes:

Approved Plant Material

Approved plant material consists of plant species native to and/or adaptable to the North Central Texas environment and the particular project site, as determined by the Director of Planning and Community Development or his/her designee

Definitions

Protected Tree: A tree with a trunk measuring 8" caliper at DBH (four and one-half feet above ground) or greater that is determined by the Director of Parks and Recreation or designee not to be an invasive species. If a tree splits into multiple trunks below four and one-half feet, the tree shall be measured in two places, the narrowest point beneath the split and one-half the sum of the calipers of the trunks immediately above the split. If there is no single trunk above ground level, the measurement shall be the sum of the main trunk, plus one-half the sum of the calipers of all the other various trunks at four and one-half feet above ground.

Replacement Tree: A tree that is used as mitigation for the removal of protected trees and has a trunk measuring 4" caliper at 12" above root ball, per industry standards, that is not listed on the Prohibited Plant Material list. Replacement/mitigation of protected trees will be calculated at each caliper inch removed will be replaced with 1 caliper inch. Replacement trees must be a minimum of 4" caliper.

Credit for Saved Trees: For every one caliper inch that is saved, the developer shall receive a credit of one caliper inch that does not have to be replaced.

LANDSCAPE LEGEND

SYMBOL	
	BERMUDA GRASS
	MULCH
	CRUSHED GRAVEL
	RUBBER PADDING BASE (AS PER NATIONAL RECREATION & PARK ASSOCIATION STANDARDS)
	DECORATIVE GRAVEL
	CONCRETE SIDEWALK

LANDSCAPE PLAN TO BE SUBMITTED WITH RESIDENTIAL BUILDING PERMIT TO COMPLY WITH SECTION 115.192 OF THE ZONING ORDINANCE

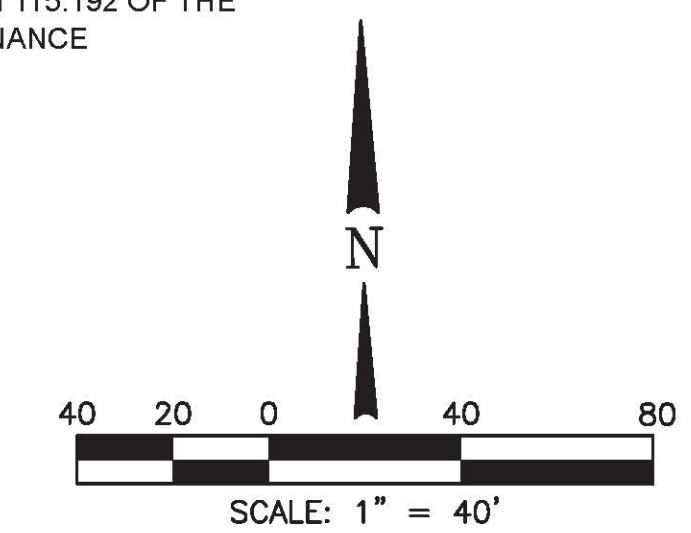


Exhibit C, Landscape Plan

700 N HOLLAND RD
MANSFIELD, TX 76060

REVISIONS

L-1

1

LANDSCAPE PLAN



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REVISIONS:

ISSUE DATE:
23 MAY 2024
PROJECT No.:
21027.100
SHEET TITLE:
PRELIMINARY ELEVATIONS

SHEET No.:
A4.02

Exhibit D Elevations

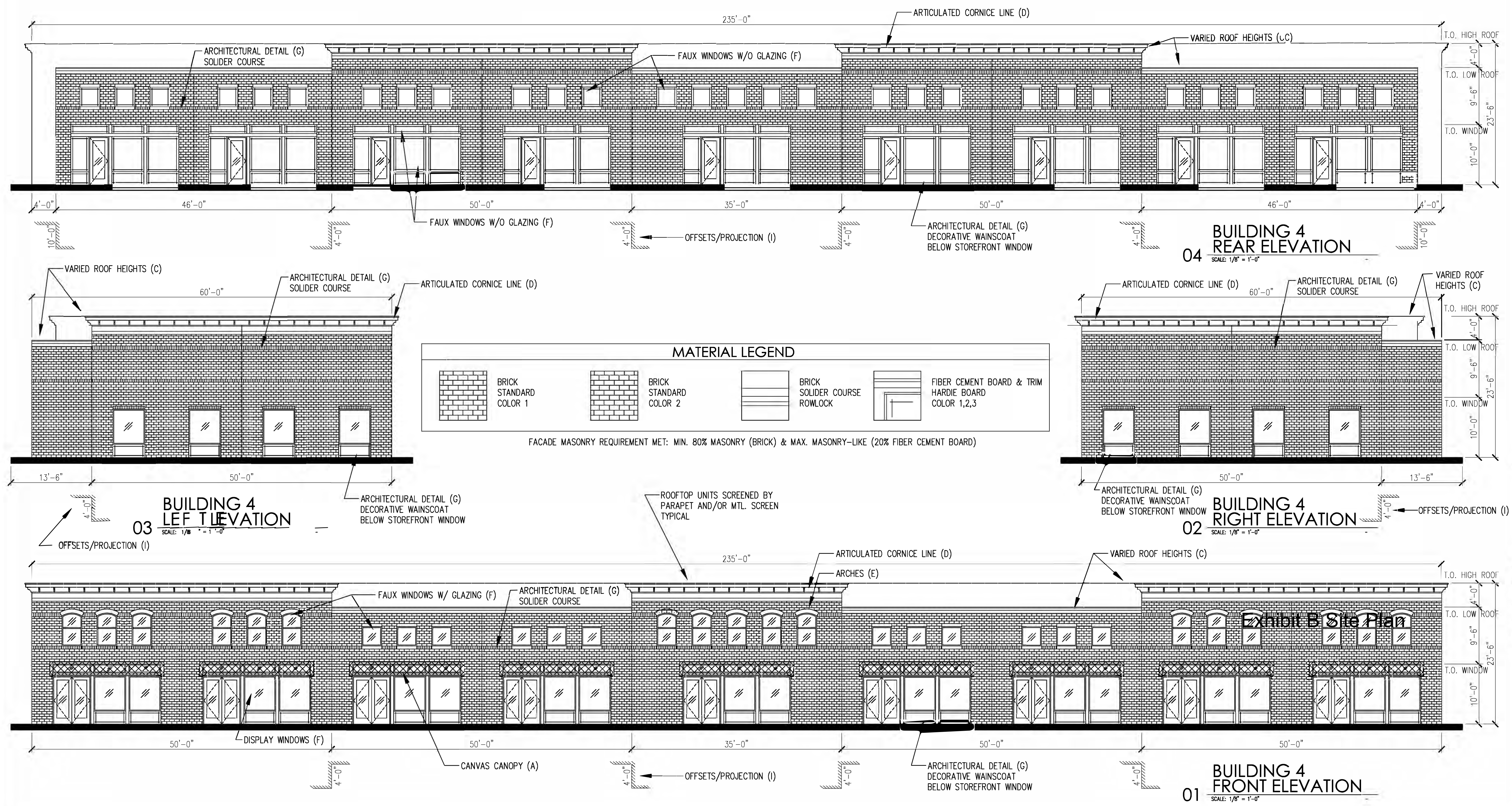


Exhibit B Site Plan



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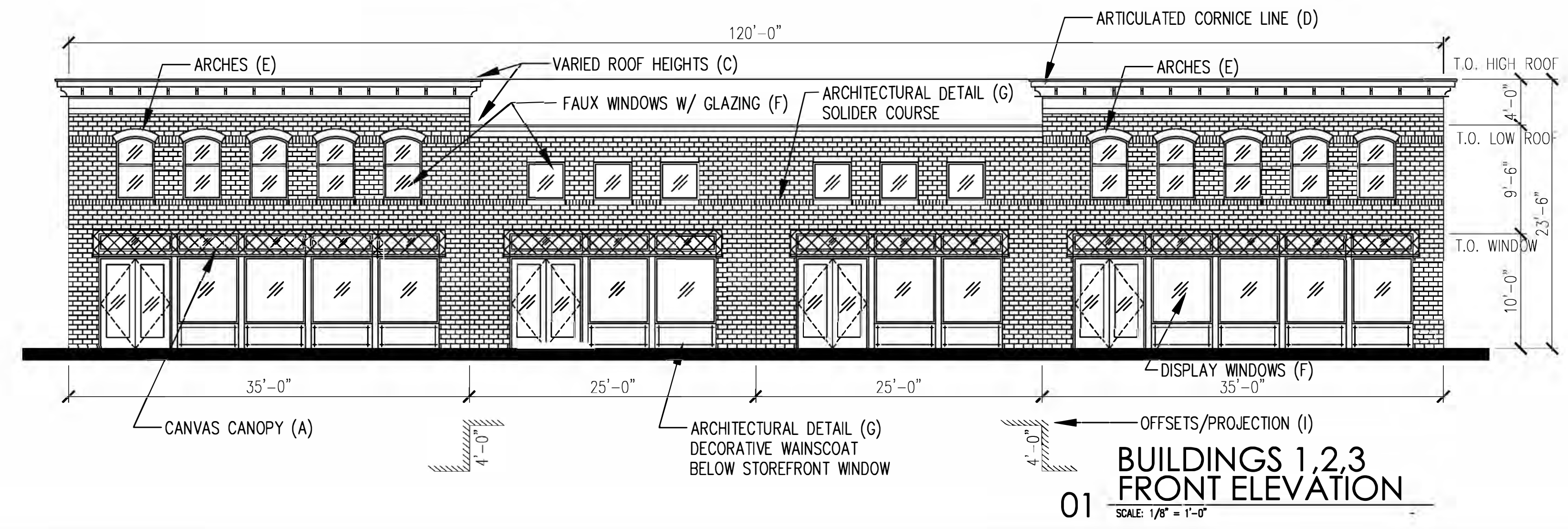
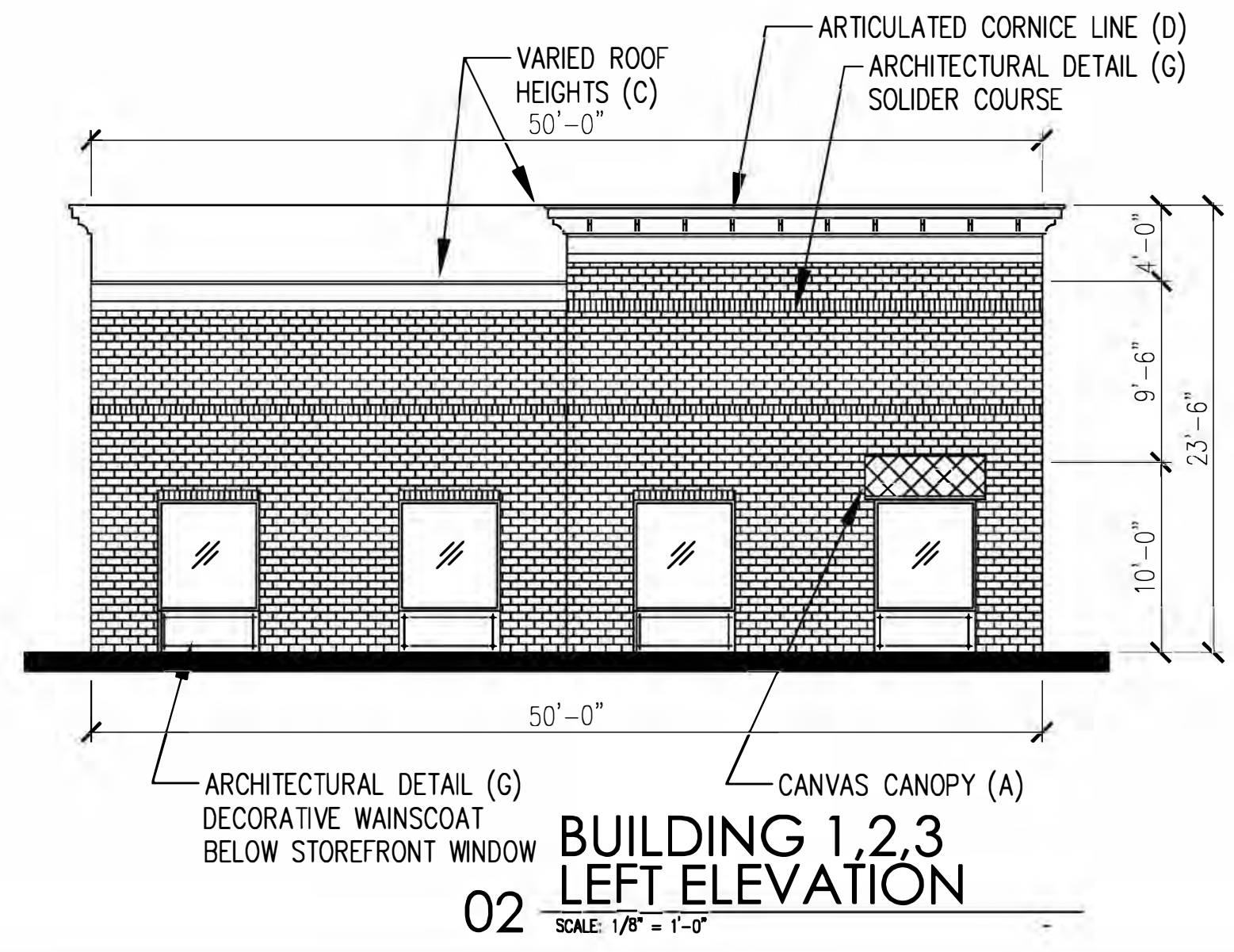
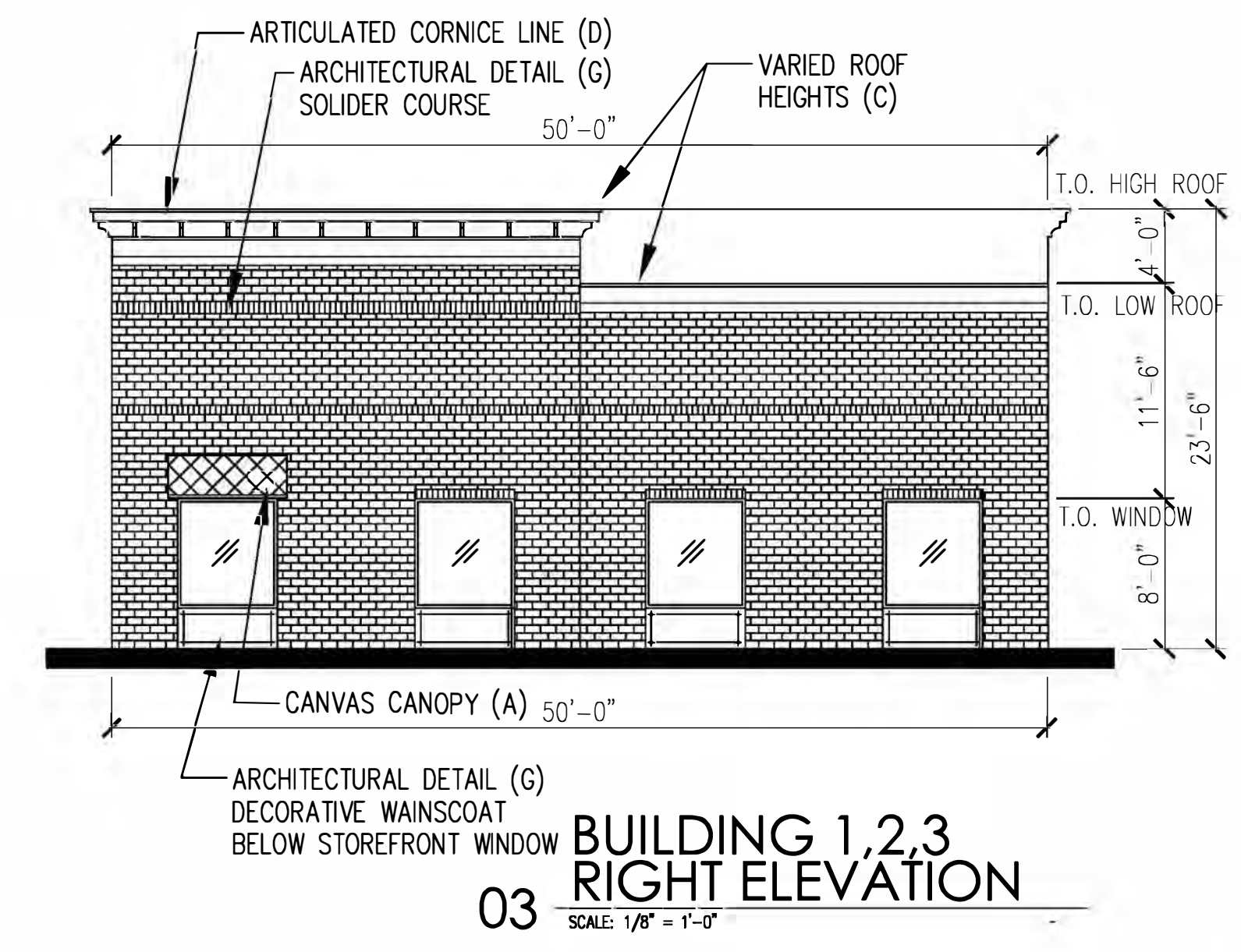
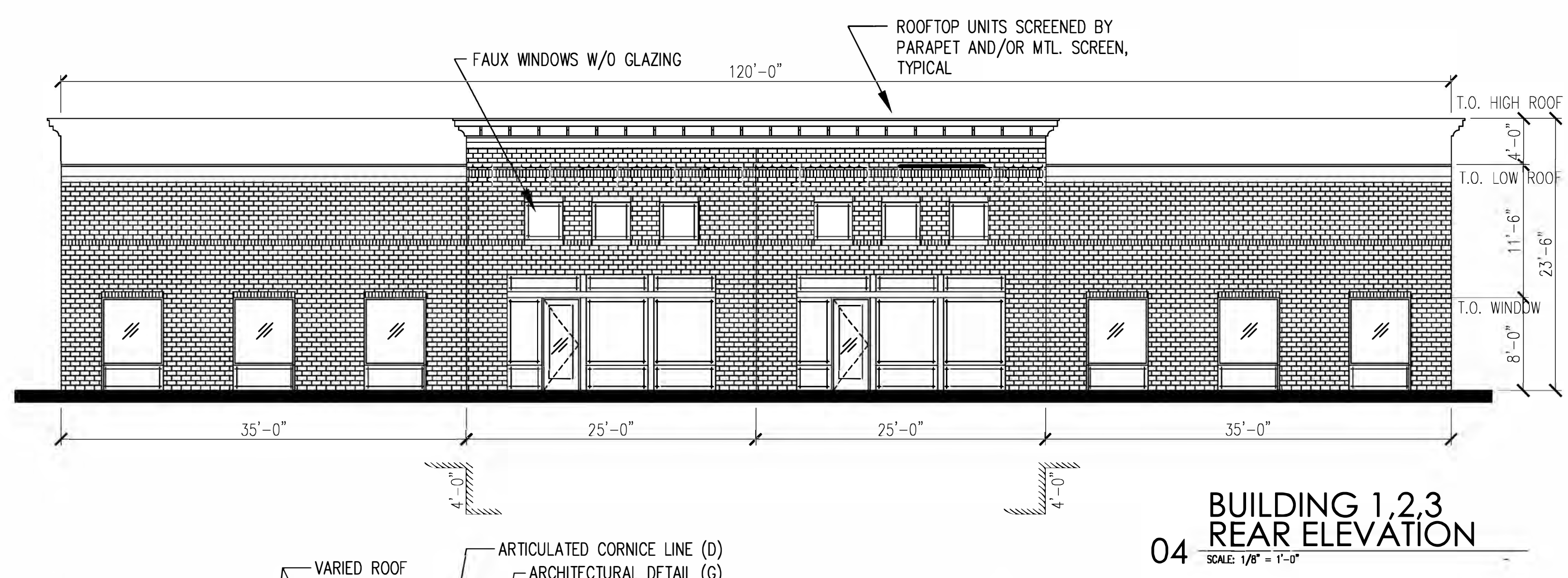
SHEET TITLE:
PRELIMINARY ELEVATIONS

SHEET No.:
A4.03

Exhibit D Elevations

MATERIAL LEGEND			
	BRICK STANDARD COLOR 1		BRICK STANDARD COLOR 2
	BRICK SOLIDER COURSE ROWLOCK		FIBER CEMENT BOARD & TRIM HARDIE BOARD COLOR 1,2,3

FACADE MASONRY REQUIREMENT MET: MIN. 80% MASONRY (BRICK) & MAX. MASONRY-LIKE (20% FIBER CEMENT BOARD)





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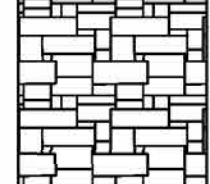


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21027.100
SHEET TITLE:
PRELIMINARY ELEVATIONS

SHEET No.:
A4.04

Exhibit D Elevations

MATERIAL LEGEND			
	STACK STONE COLOR 6		STUCCO COLOR 5
	FIBER CEMENT BOARD & TRIM HARDIE BOARD COLOR 2,4,5		

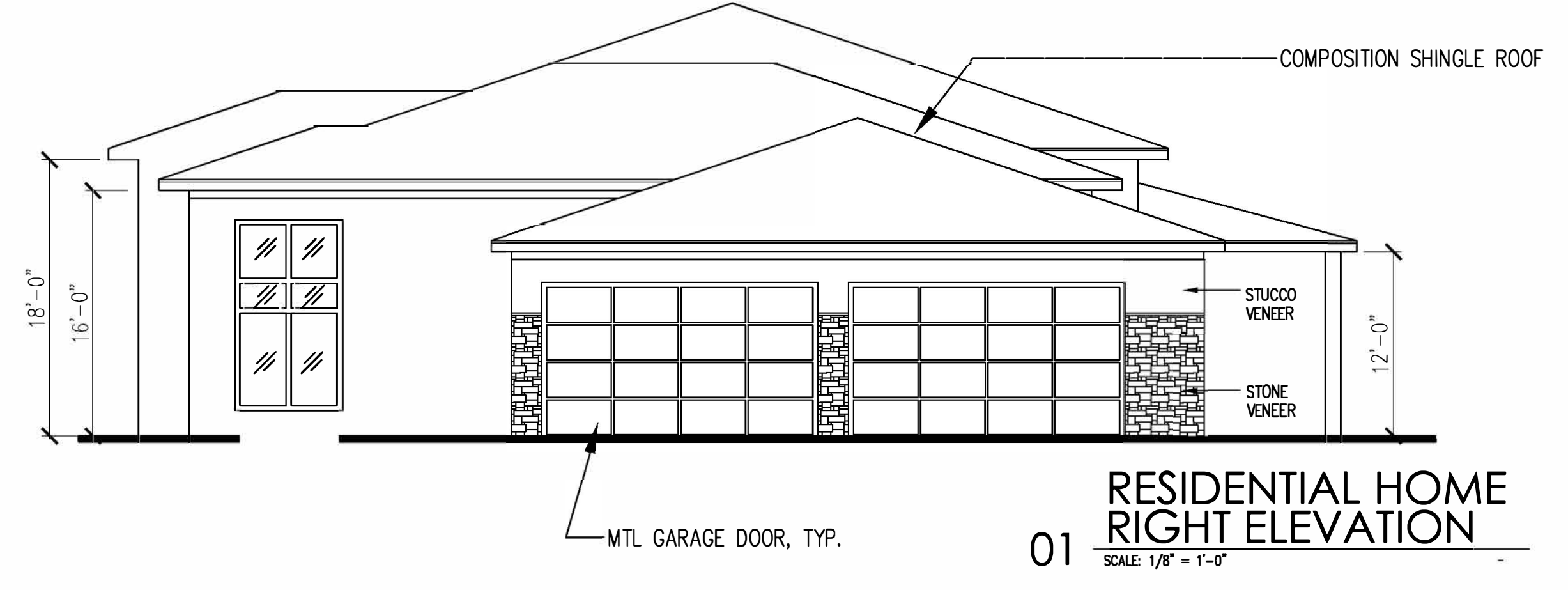
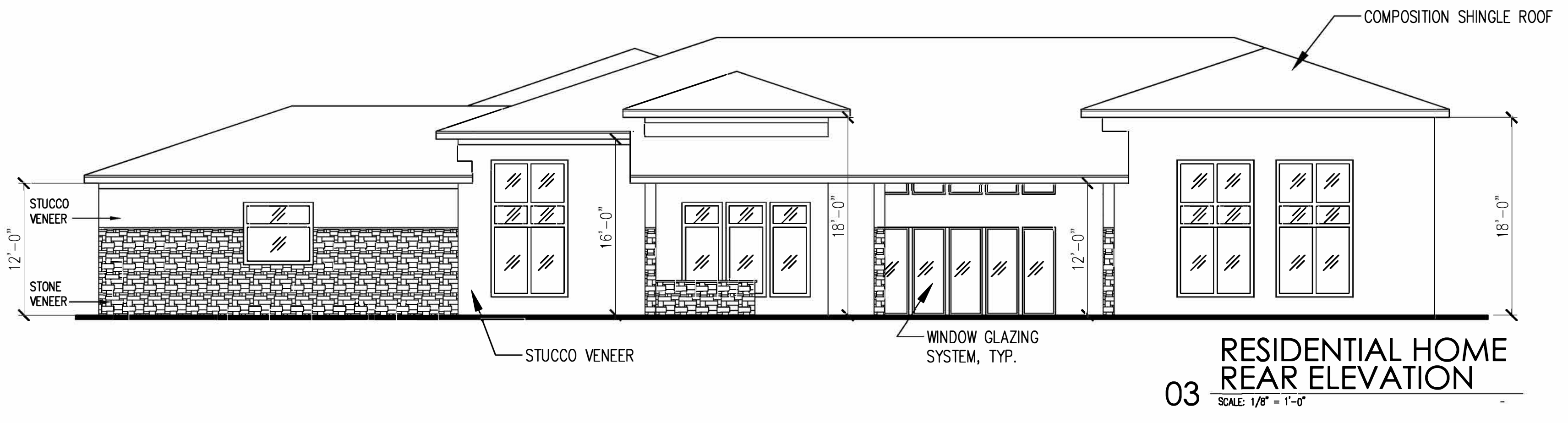
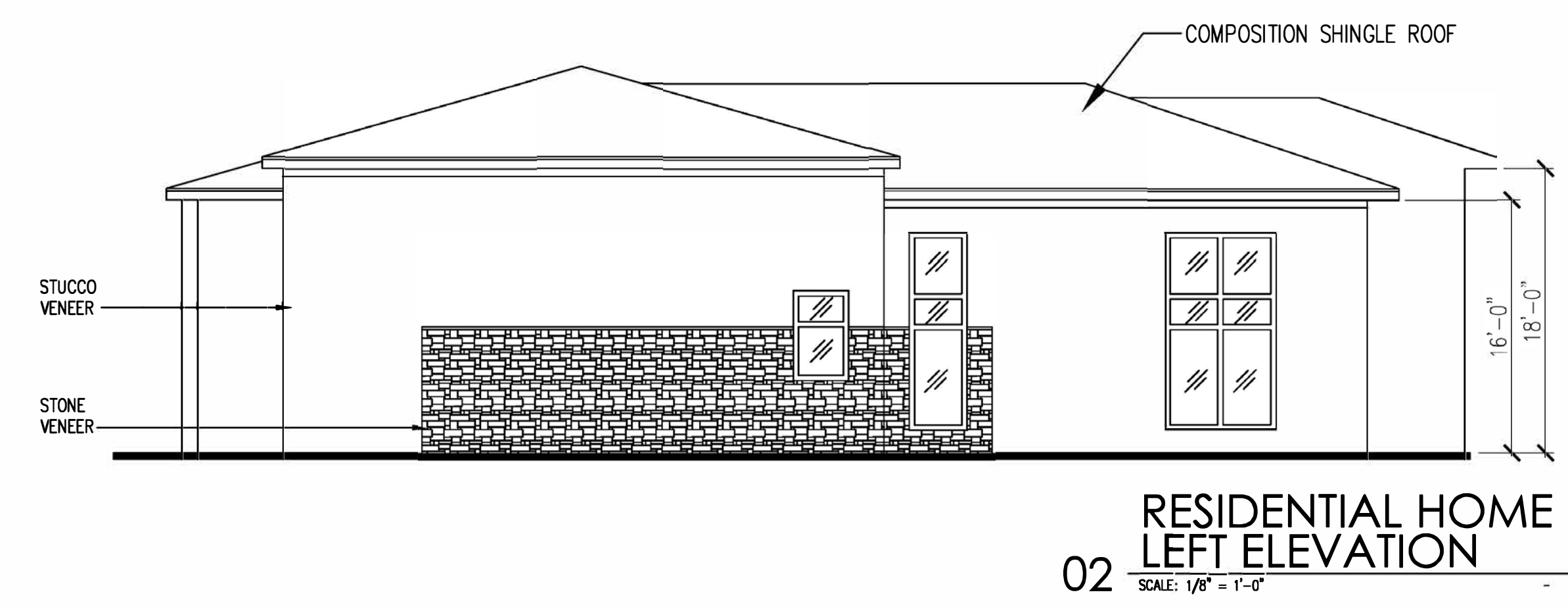
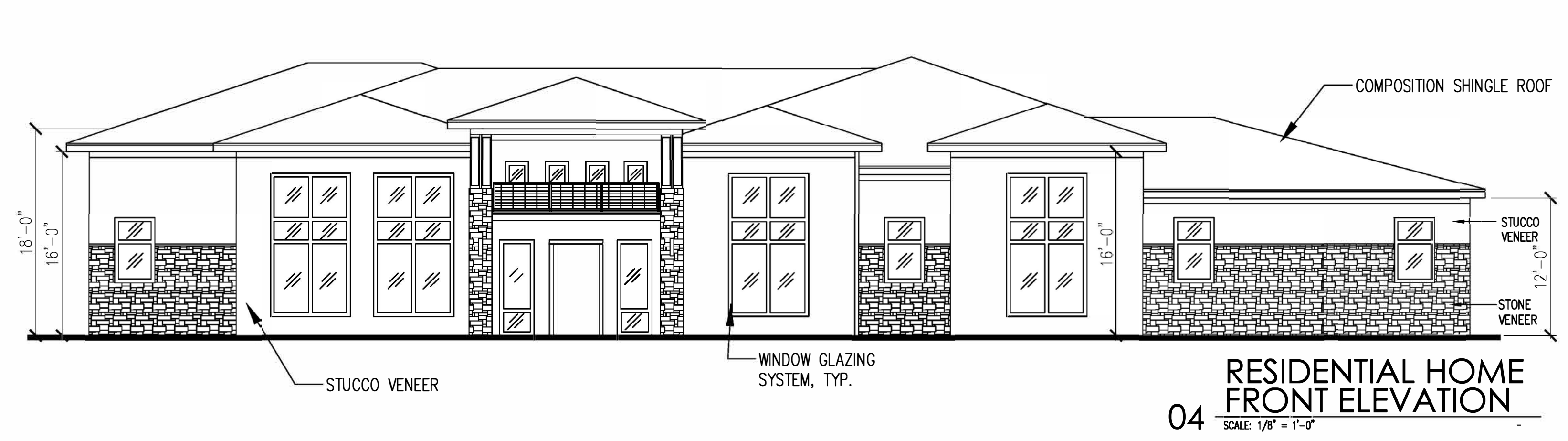
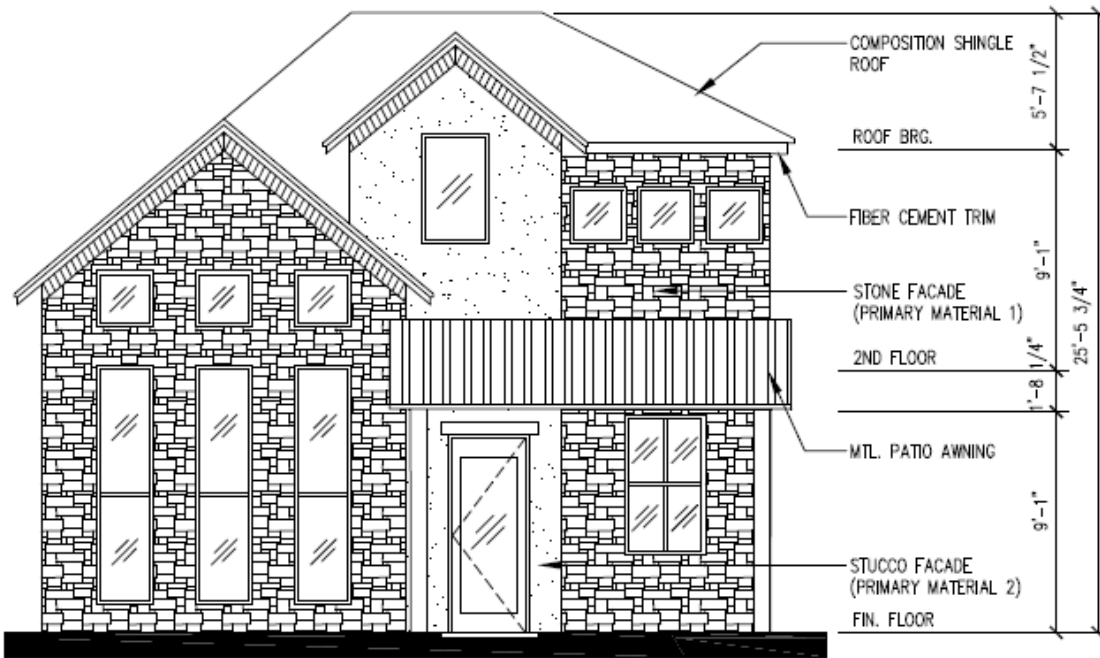


Exhibit D, Residential Character and Elevations



Exhibit D, Residential Character and Elevations

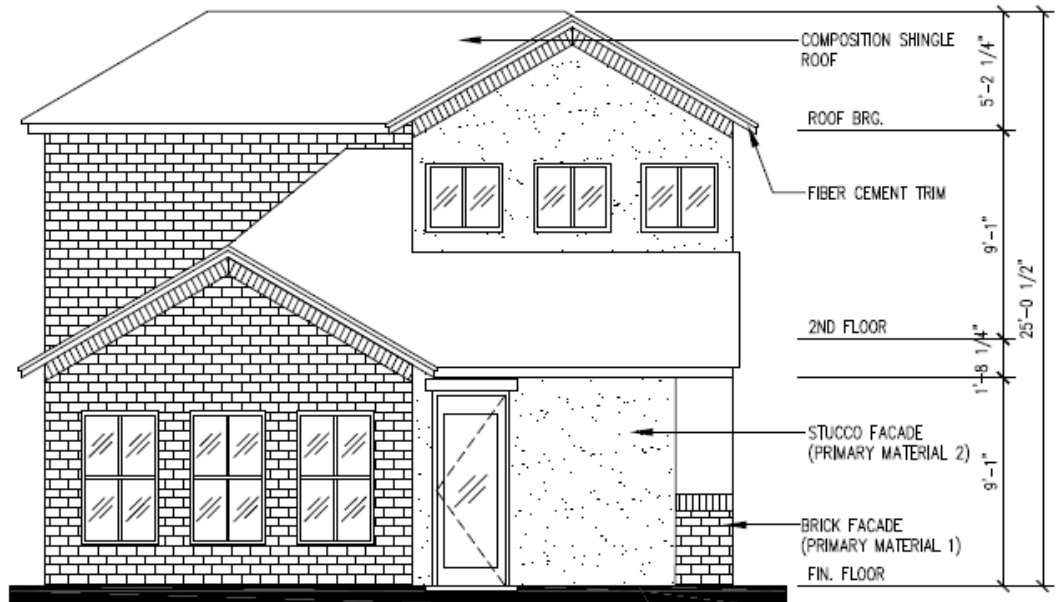


TOTAL FACADE = 567 SF
 DOOR/WINDOW = 26.6 SF (4.7%)
 MASONRY = 341 SF (60.1%)

2 STORY BUILDING FACADE 4

1/8" = 1'-0"

30' LINEAR



TOTAL FACADE = 628 SF
 DOOR/WINDOW = 118 (18.8%)
 MASONRY = 347 SF (55.2%)

2 STORY BUILDING FACADE 2

1/8" = 1'-0"

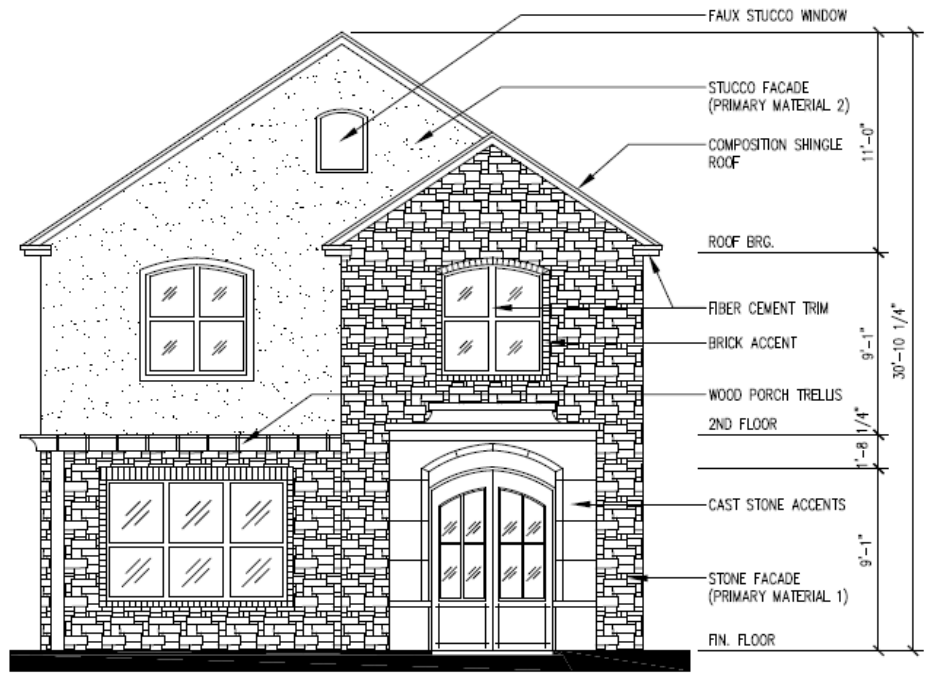
30' LINEAR

Exhibit D, Residential Character and Elevations



TOTAL FACADE = 605.6 SF
 DOOR/WINDOW = 172.3 SF (28.5%)
 MASONRY = 323.7 SF (53.4%)

2 STORY
 BUILDING FACADE 1
 1/8" = 1'-0" 30' LINEAR



TOTAL FACADE = 778 SF
 DOOR/WINDOW = 154 SF (19.8%)
 MASONRY = 468 SF (60.1%)

2 STORY
 BUILDING FACADE 6
 1/8" = 1'-0" 30' LINEAR