

RAGAN LLC
CC #D206052020
D.R.T.C.T.

FENCED TRASH BIN CORRALS WITH
EVERGREEN PLANTING SCREENING

6FT METAL
PERIMETER
FENCE

EXISTING TREES
TO REMAIN

COMMON GREEN
/ DENTENTION

FENCED TRASH BIN CORRAL WITH
EVERGREEN PLANTING SCREENING

COVERED PARKING
AND STORAGE, TYP.

Mary Sansom
V.12210, P.1090
D.R.T.C.T.

6FT METAL
PERIMETER
FENCE

SAYERS STREET
180' - 0"

MONUMENT
SIGN - 6'L X 4'H
concrete
70' - 7 1/2"

10' - 0" SIGN
SETBACK

139' - 0"

ZONING	
ZONING	PD
USE	SINGLE FAMILY
OVERALL LOT AREA	130,550 SF / 2.997 AC
SINGLE LOT SIZE (MIN.)	36' X 76'
SINGLE LOT AREA (MIN.)	2,500 SF
BUILDING HEIGHT (STORIES)	2 STORIES
BUILDING HEIGHT (FEET)	19 FEET 8 INCHES
HOME SQUAREFOOTAGE	1,200 SF TO 1,325 SF
NUMBER OF HOMES	22 HOMES
DENSITY	7.34 UNITS / AC
PARKING	
REQUIRED PARKING	2 SPACES PER UNIT
TOTAL REQUIRED	44
PARKING PROVIDED	
OFF-STREET SPACES	11 SPACES
ON-STREET SPACES	0 SPACES
	44 PRIVATE SPACES
	55 SPACES TOTAL

SITE DATA

12" = 1'-0"

ADDITIONAL SITE DEVELOPMENT REQUIREMENTS:

All carports shall be complementary or visually compatible with the architecture of the dwelling units provided with this development.

All storage of refuse and recyclable collection shall be visually screened with dense evergreen hedges or other appropriate material, subject to the approval of the Director of Planning.

The architectural details provided with home elevations are required as depicted in Exhibit C- Elevations and Perspectives.

Jeanette Chadwick
V.10966, P.1148
D.R.T.C.T.

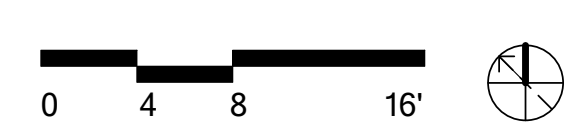
6FT METAL
PERIMETER
FENCE

HOMEOWNERS ASSOCIATION NOTES:

- OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING FENCES, DRIVEWAYS, PARKING LOTS, SIDEWALKS, COMMON AREAS, AMENITY CENTERS, LANDSCAPING, HARDSCAPE IMPROVEMENTS, PAVILIONS, AND WALKING PATHS.
- THE OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN COORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

**HABITAT FOR HUMANITY
MANSFIELD COTTAGES**
301 SAYERS STREET
MANSFIELD, TEXAS



06/08/2022
Job #: 21301

OWNER
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**EXHIBIT C0
CONCEPT SITE PLAN**
ZC#20-021
JL