

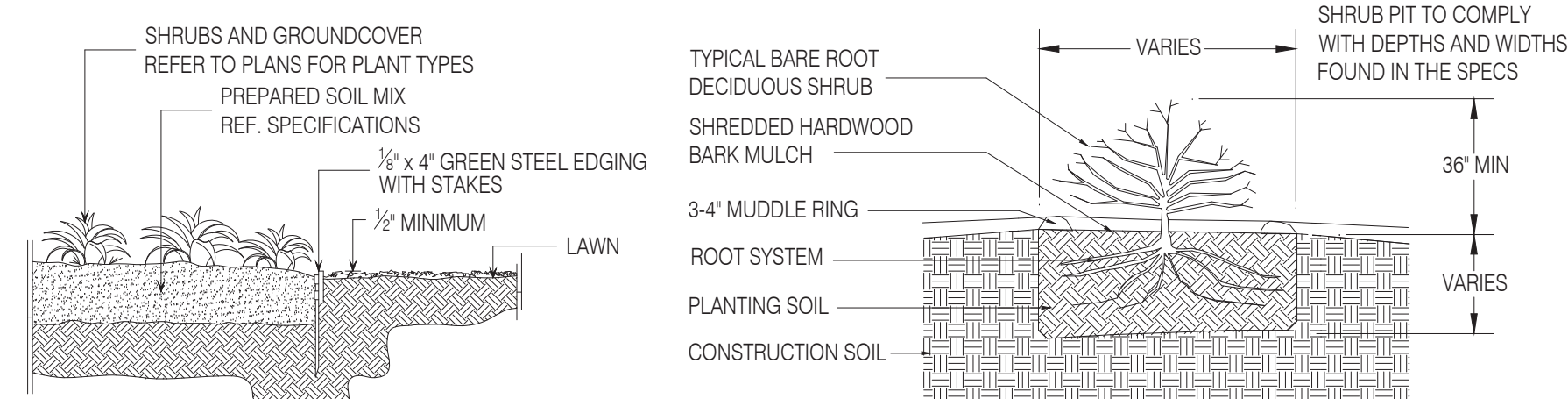
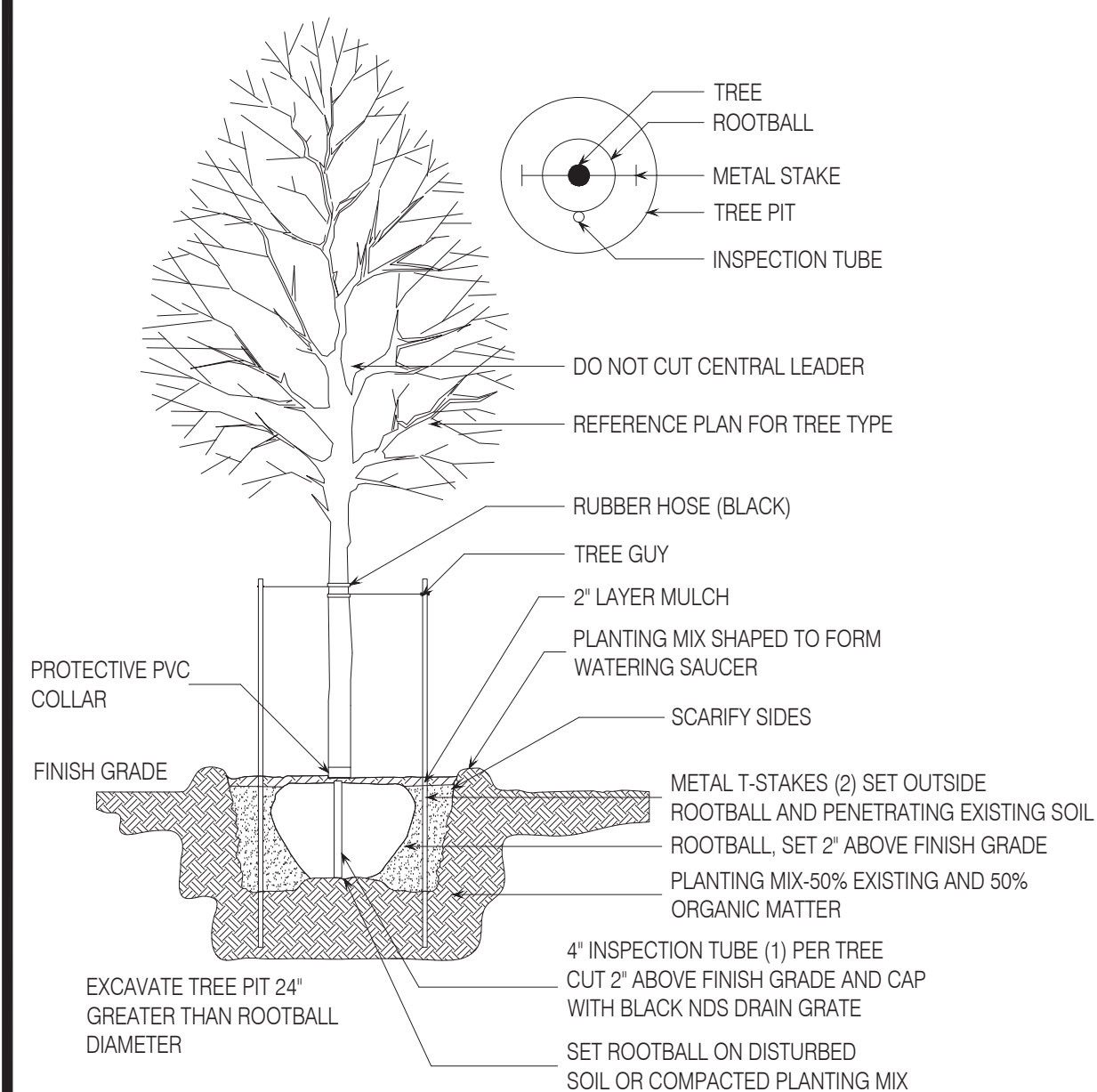
EXHIBIT D: LANDSCAPE PLAN
ZC#22-014

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	

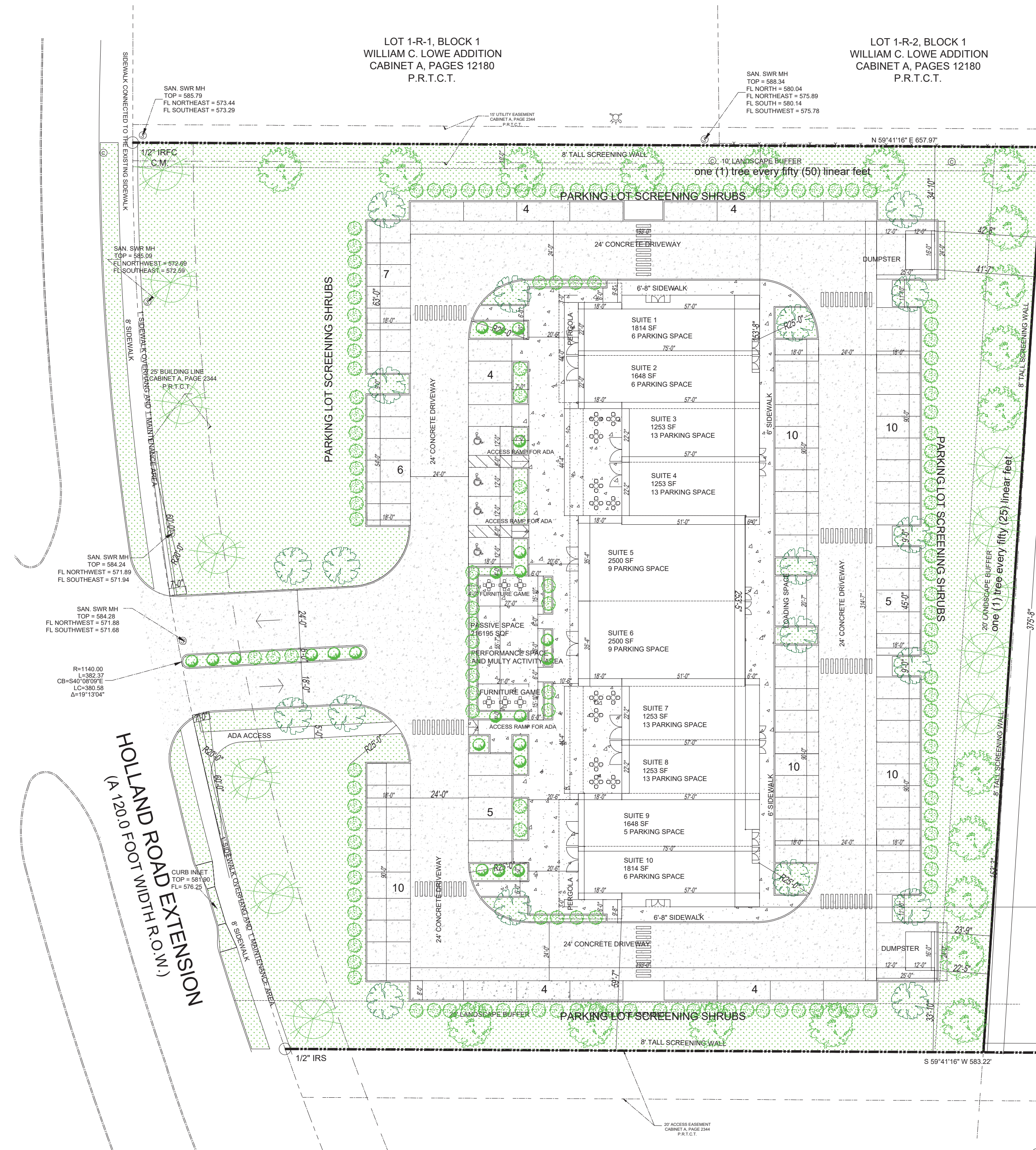
Notes:





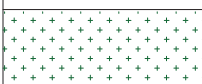
1. PD with all uses permitted in the C_2 except automotive or other heavy intense use.
2. Per zoning ordinance this ratio is applicable for the first 3000 SQ.FT. of the building area
3. Per zoning ordinance this ratio is applicable for the building area over 3000 SQ.FT.




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 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>RAHHAL ESTATES COMMERCIAL</div> <div>2.960 acres</div> <div>CITY OF MANSFIELD, TARRANT COUNTRY, TEXAS</div> <div>DATE OF PREPARATION: 2022-12-18</div>	PLAN CHECK:					
	PERMIT:					
	PLANS PREPARED BY:		DESIGNED:			
	<div><div></div><div>1020 Ventures Group</div><div>1020 Ventures LLC 713 N Pitts Road Drive, Arlington TX 76018 662-715-2424</div></div>		OMID ESMAEILI			
	ARCHITECT:		DRAWN:			
	LICENSE NO	EXP DATE	DATE	NO	DATE	REVISIONS
					</	