

SITE SUMMARY:

PROPOSED LAND USE	RESIDENTIAL
TOTAL NUMBER OF LOTS	69 RESIDENTIAL
	8 HOA LOTS
MAXIMUM HEIGHT:	35'
MINIMUM FLOOR AREA PER UNIT:	1,800 SF
MINIMUM LOT WIDTH:	25'
MINIMUM LOT DEPTH:	70'
MINIMUM FRONT YARD:	10'
MINIMUM BACK YARD:	10'
MINIMUM INTERIOR SIDE YARD:	0'
MINIMUM EXTERIOR SIDE YARD:	10'
PARKING SPACES	46 = 0.67/UNIT
PRIVATE ACCESS EASEMENT, ALLEY SYSTEM & SIDEWALKS	BLOCK 1, LOT A

- LEGEND:
- | | |
|--|-------------------------|
| | STREET CURBS |
| | SIDEWALK |
| | BUILDING LINE |
| | LOT LINE |
| | ALLEY |
| | HOA LOT |
| | PRIVATE ACCESS EASEMENT |
| | AND ALLEY SYSTEM. |
| | EXISTING PAVEMENT |
| | BRICK PAVERS |
| | EASEMENT |
| | WROUGHT IRON FENCE |
| | WOOD FENCE |

PROPERTY OWNER INFORMATION

MANSFIELD COMMERCIAL PARTNERS
HECTOR ESCAMILLA JR.
PRESIDENT OF ESCAMILLA CAPITAL CORP.
(GENERAL PARTNER)
8828 N. STEMMONS FREEWAY, SUITE 212
DALLAS, TEXAS 75247
PHONE: 214-505-9409
email: he@dfw-crc.com

FIRST MOMENTUM ENTERPRISES, LLC
JOHN R. HARDEE, PRESIDENT
1519 W. KILPATRICK STREET
CLEBURNE, TEXAS 76033
PHONE: 817-819-6979
email: jhardee@hardee.com

RETAIL SHOPPING
C-2

RETAIL
C-2

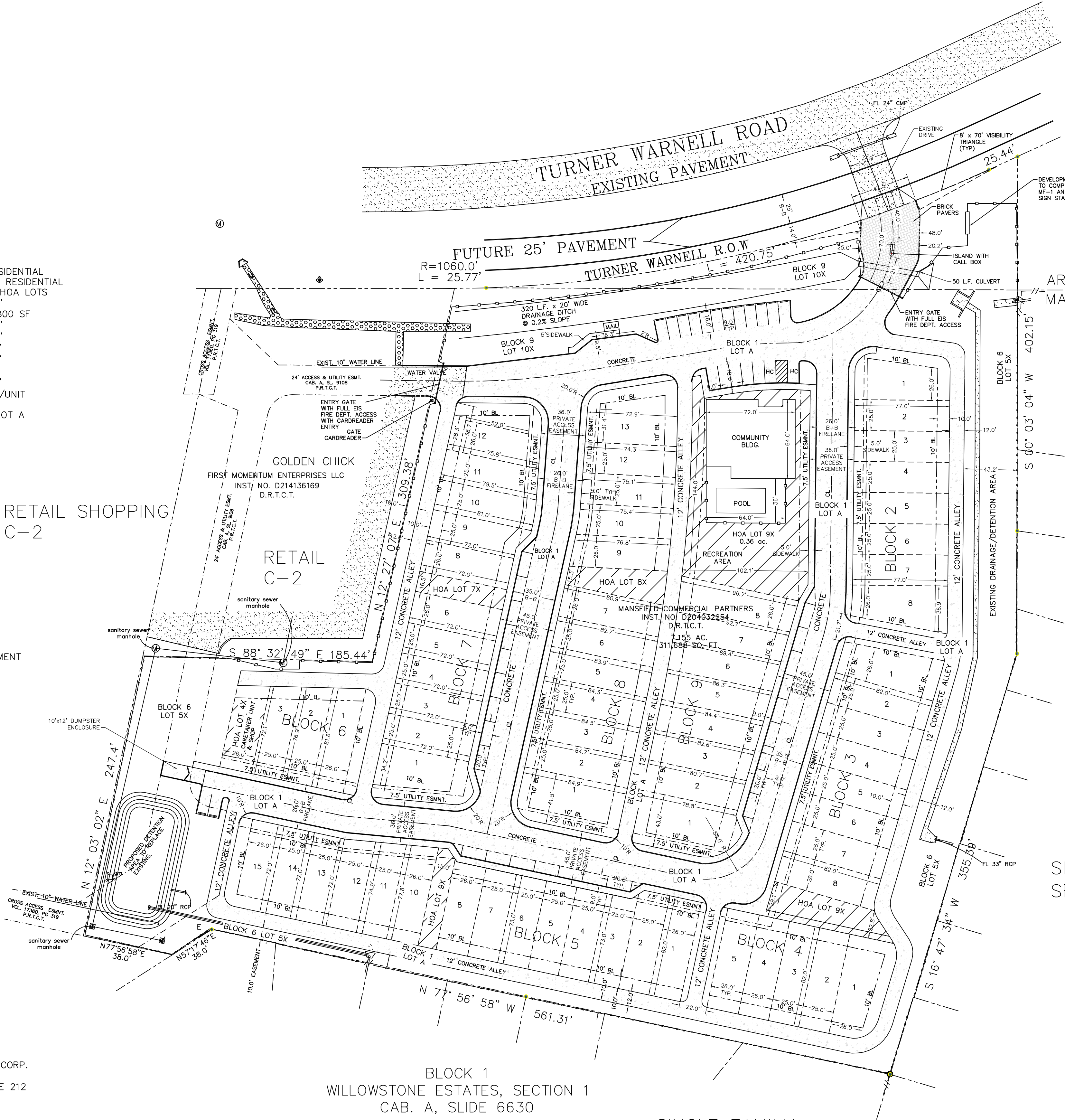
GOLDEN CHICK
FIRST MOMENTUM ENTERPRISES LLC
INST. NO. D214136169
D.R.T.C.T.

BLOCK 1
WILLOWSTONE ESTATES, SECTION 1
CAB. A, SLIDE 6630
P.R.T.C.T.

SINGLE FAMILY
SF 7.5/18

NOT FOR CONSTRUCTION

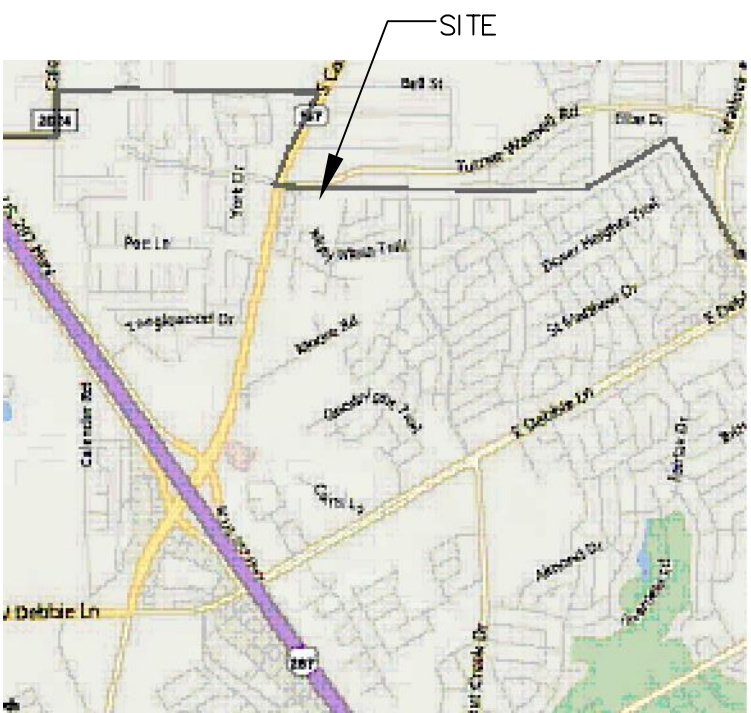
ZC#18-011



ARLINGTON CITY LIMITS
MANSFIELD CITY LIMITS

BLOCK 1
WILLOWSTONE ESTATES, SECTION 1
CAB. A, SLIDE 6630
P.R.T.C.T.

SINGLE FAMILY
SF 7.5/18



LOCATION MAP
N.T.S.

ARCHITECTURAL STANDARDS

Roof shingles must be three dimensional architectural shingles.
Minimum roof pitch must be 8:12.
Each facade cladding must be at least 80% masonry.
Sprinkler systems and fire alarms will be required.

LANDSCAPING AND SCREENING

One ornamental tree per lot with a minimum caliper size of 3.5 inches between the front lot line and front building elevation.
At least 50% of the foundation facing the streets must be planted with shrubs or flower beds.
Lawns and landscaping must be irrigated with an irrigation system.

OTHER IMPROVEMENTS

Development will be developed in one phase. This development will be gated. A mandatory homeowners association will be responsible for maintenance of all common areas, including but not limited to all HOA lots and all improvements thereon, the private street, sidewalk and alley system, the entrance gates, medians, development sign, mail kiosk, streetlights, street signs, guest parking, any pavement, amenity center, caretaker unit and shop, landscaping and fences.
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 responsibility for any delays in construction, approval, or acceptance of the subdivision caused by the failure to submit the association documents, delays in submitting the documents, or the inaccuracy of the documents.

COMPLIANCE WITH PD REGULATIONS

The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.
Trash enclosure will be screened in accordance with the regulations outlined in Section 7301.B of the Zoning Ordinance.

NOTES:

Final plat to be approved by City of Mansfield and City of Arlington.
Grading and construction design shall be coordinated with City of Mansfield and City of Arlington.
Lots shown within this development will be platted as single family town home lots s/(th).
Residents are required to park in the attached garages and designated curb side parking out of fire lane.
Guests/Visitors are required to park in the provided parking spaces and not in fire lanes, streets or alleys.
Trash will be collected by on-site caretaker and deposited in dumpster. Republic Service will empty dumpster as needed.
Driveways to units will be a minimum of 12' from alley to building line.

BRUNEL ENGINEERING
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F-14112
Box 40147, Ft. Worth, TX
Bruce Nelson, PE
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PROJECT # XXXXXXX

SEAL(S) / CONSULTANT

CLIENT / PROJECT NAME:

TURNER WARNELL
TOWNHOMES

TURNKEY
CONSTRUCTION
AND
DEVELOPMENT
GROUP

MARK J. FEULING
PRESIDENT
4101 GREEN OAKS BLVD.
#305-226
ARLINGTON, TX 76016
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mark@turnkeydg.com

ISSUE DATE:

JULY 5, 2018

DRAWN BY:

WBN

SHEET TITLE

DEVELOPMENT
PLAN

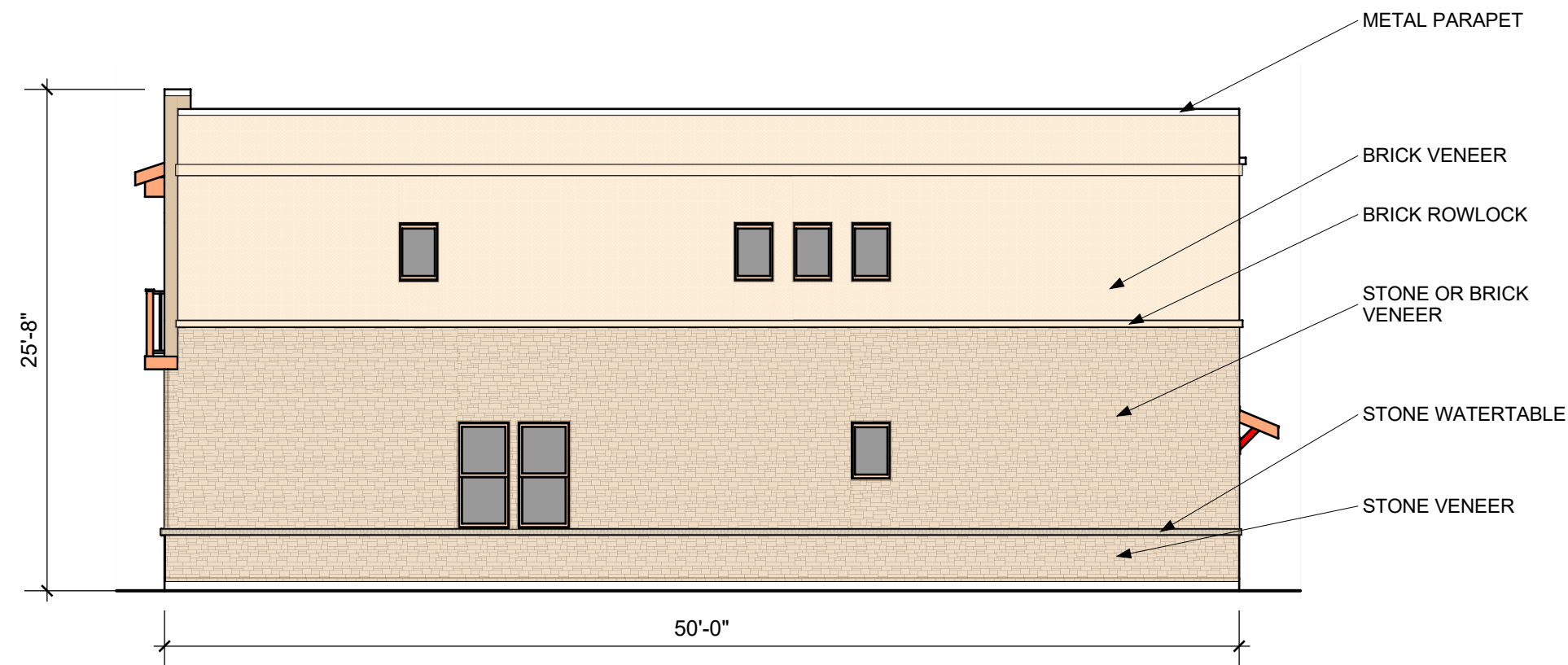
SHEET NO.

EXHIBIT B



FRONT ELEVATION: 2-STORY UNIT

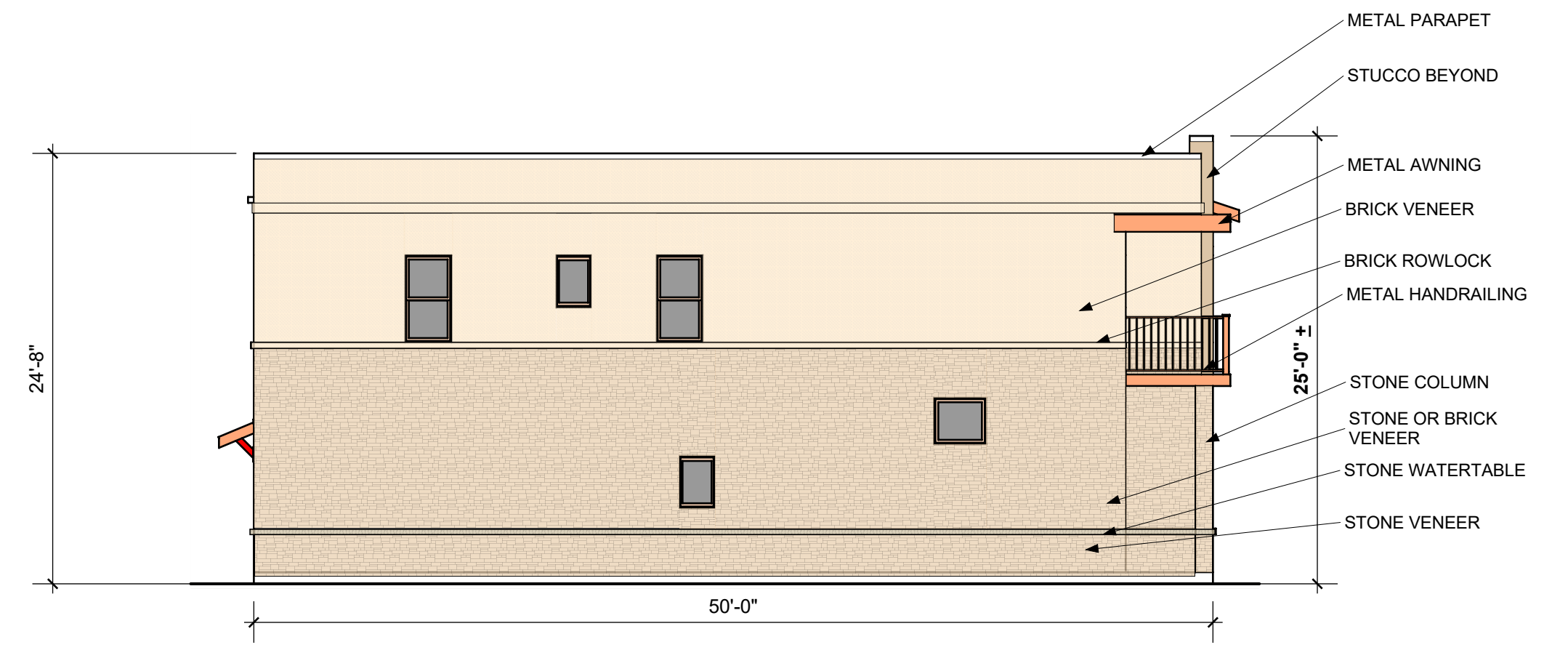
SCALE: 3/16" = 1' - 0"



RIGHT SIDE ELEVATION: 2-STORY UNIT

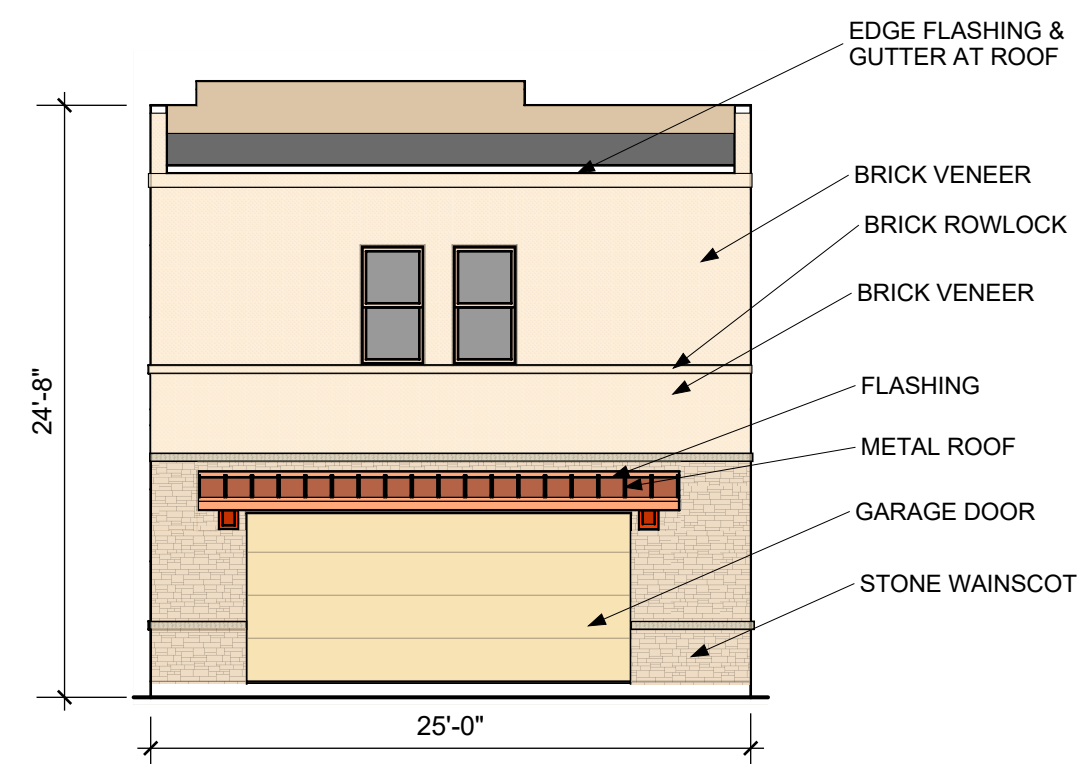
NOTE: UNITS ON DEEPER (75'+) LOTS MAY BE 55'-0" LONG

SCALE: 3/32" = 1' - 0"



LEFT SIDE ELEVATION: 2-STORY UNIT

SCALE: 3/32" = 1' - 0"



REAR ELEVATION: 2-STORY UNIT

SCALE: 3/32" = 1' - 0"

TABULATION:

TOWNHOMES:
2 - 4 BR UNITS: 69 UNITS (MIN. 1,800 S.F.)

2-STORY BUILDING - 4 UNIT SHOWN
MASONRY CALCULATION:

TOTAL EXTERIOR WALL* = 5,090 S.F.
TOTAL MASONRY = 4,624 S.F.
PERCENTAGE MASONRY = 90.1%

7-UNIT BUILDING CALCULATION:

TOTAL EXTERIOR WALL* = 6,788 S.F.
TOTAL MASONRY = 6,056 S.F.
PERCENTAGE MASONRY = 89.2%

* EXTERIOR WALL CALCULATION EXCLUDES: WINDOWS, DOORS, ROOFS, AWNINGS, ETC (PER ZONING ORDINANCE)
THE REST OF THE WALLS ARE STUCCO & TRIM (MASONRY-LIKE)

TURNER WARNELL ROAD
SITE DEVELOPMENT

TOWNHOME CONCEPT
CONCEPT DRAWINGS FOR MARK FEULING

EXHIBIT C

JULY 5, 2018

* NOT FOR CONSTRUCTION OR PERMITTING *



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romigh.jack@gmail.com
TEXAS ARCH LICENSE # 11685

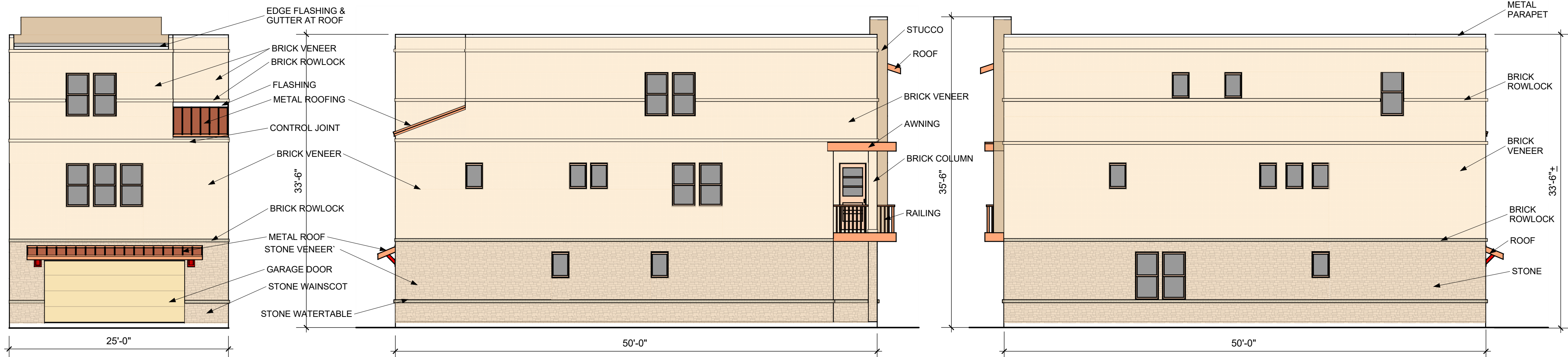
ELEVATIONS
PAGE 1 OF 3

ZONING CASE: ZC#18-011



FRONT ELEVATION: 3-STORY UNIT

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



REAR ELEVATION: 3-STORY UNIT

SCALE: 3/32" = 1' - 0"

LEFT SIDE ELEVATION: 3-STORY UNIT

NOTE: UNITS ON DEEPER (75'+) LOTS MAY BE 55'-0" LONG

SCALE: 3/32" = 1' - 0"

RIGHT SIDE ELEVATION: 3-STORY UNIT

SCALE: 3/32" = 1' - 0"

TABULATION:

TOWNHOMES:
2 - 4 BR UNITS: 69 UNITS (MIN. 1,800 S.F.)

3-STORY BUILDING - 4 UNIT SHOWN

MASONRY CALCULATION:

TOTAL EXTERIOR WALL*	=	7,093 S.F.
TOTAL MASONRY	=	6,085 S.F.
PERCENTAGE MASONRY	=	85.8%

7-UNIT BUILDING CALCULATION:

TOTAL EXTERIOR WALL*	=	10,729 S.F.
TOTAL MASONRY	=	8,812 S.F.
PERCENTAGE MASONRY	=	82.1%

* EXTERIOR WALL CALCULATION EXCLUDES: WINDOWS, DOORS, ROOFS, AWNINGS, ETC (PER ZONING ORDINANCE)
THE REST OF THE WALLS ARE STUCCO & TRIM (MASONRY-LIKE)

TURNER WARNELL ROAD
SITE DEVELOPMENT

TOWNHOME CONCEPT
CONCEPT DRAWINGS FOR MARK FEULING

EXHIBIT C

JULY 5, 2018

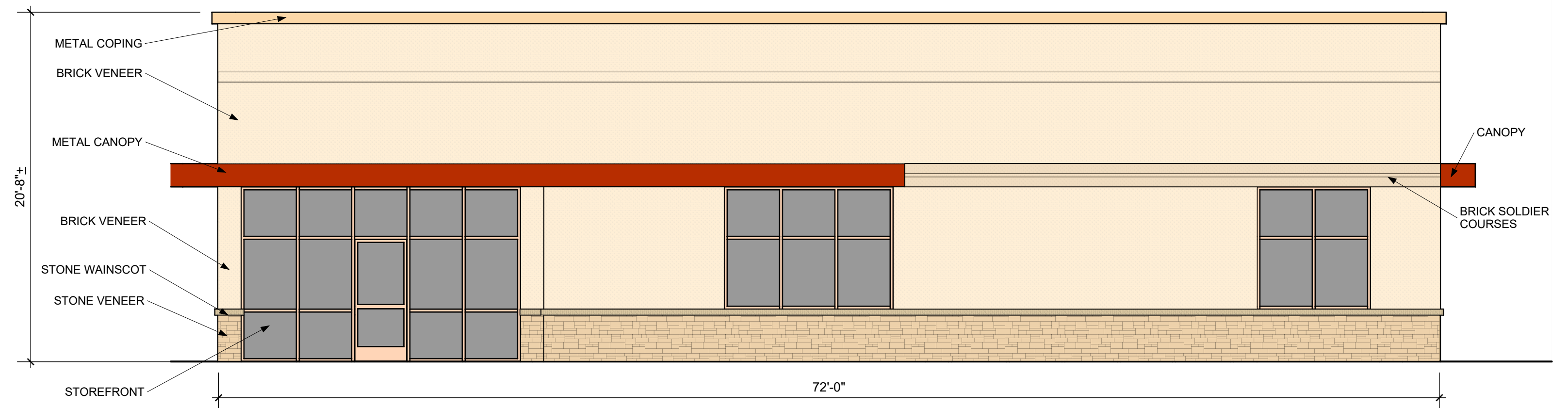
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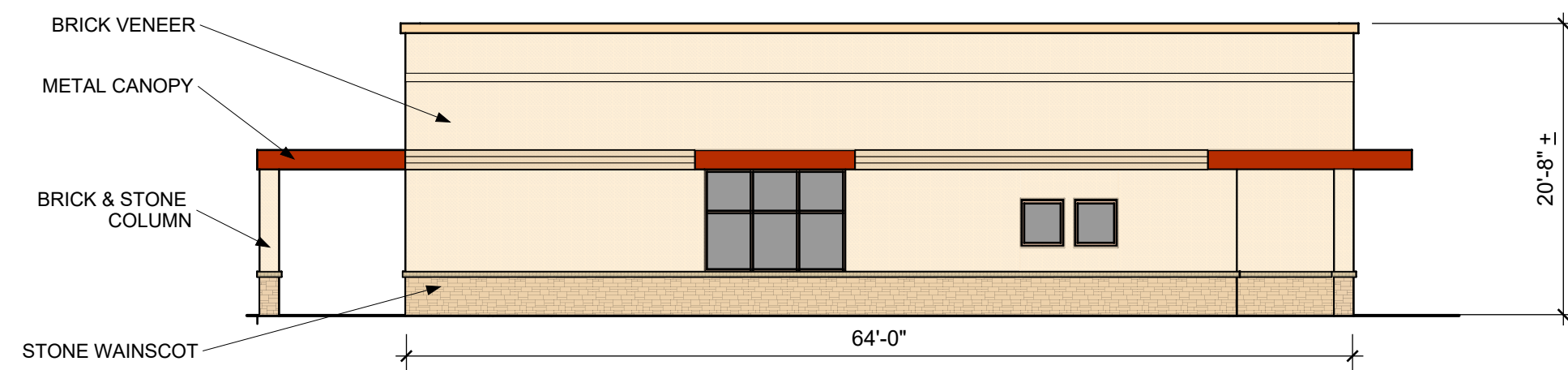
ELEVATIONS
PAGE 2 OF 3

ZONING CASE: ZC#18-011



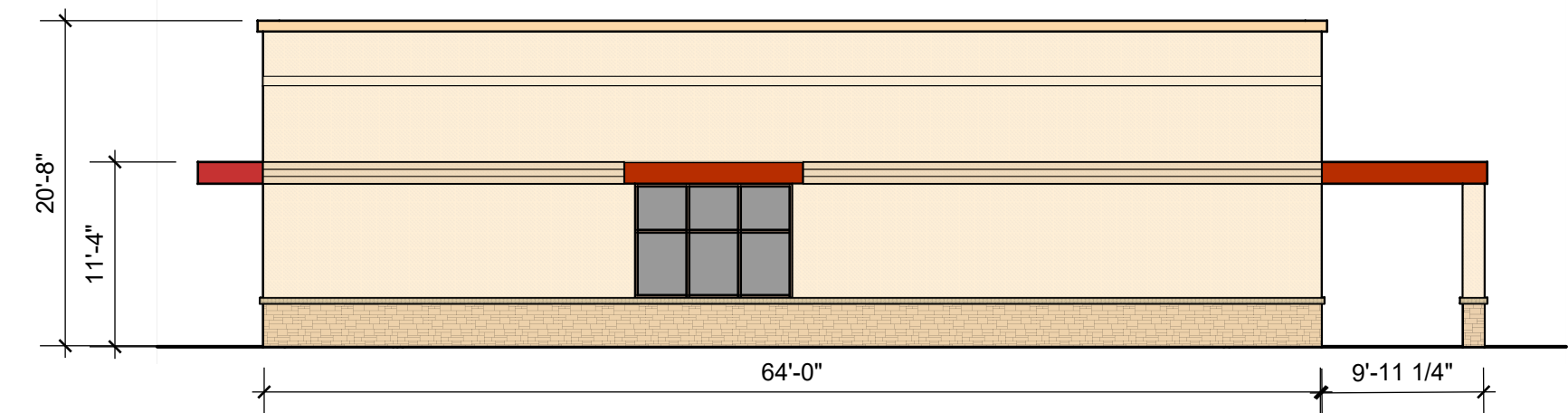
FRONT ELEVATION: COMMUNITY CENTER

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



LEFT SIDE ELEVATION: COMMUNITY CENTER

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



RIGHT SIDE ELEVATION: COMMUNITY CENTER

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

TABULATION:

HOA BUILDINGS:

COMMUNITY CENTER = 4,000 ± S.F.
CARETAKER UNIT & SHOP = 2,000 ± S.F.

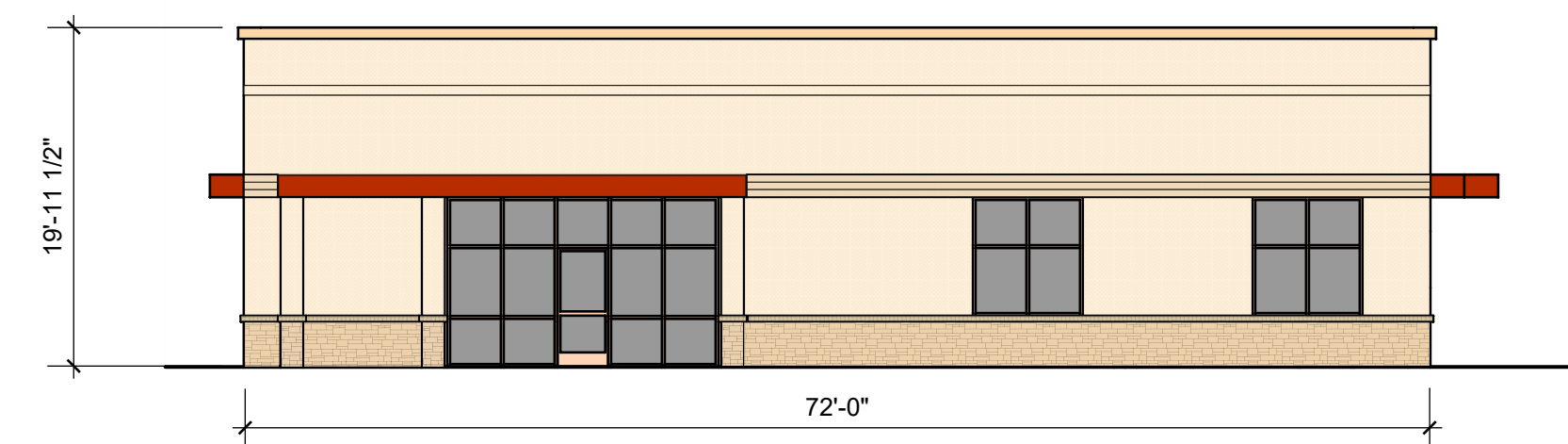
COMMUNITY CENTER MASONRY CALCULATION:

TOTAL EXTERIOR WALL* = 4,820 S.F.
TOTAL MASONRY = 4,512 S.F.
PERCENTAGE MASONRY = 93.6%

CARETAKER UNIT MASONRY CALCULATION:

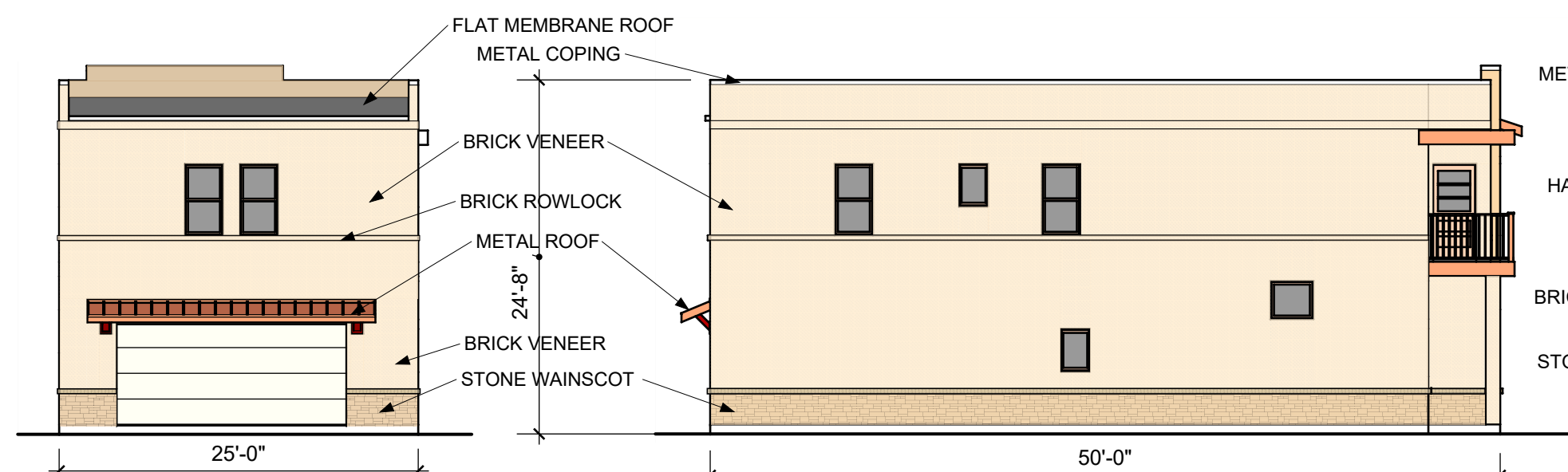
TOTAL EXTERIOR WALL* = 2,050 S.F.
TOTAL MASONRY = 1,757 S.F.
PERCENTAGE MASONRY = 85.7%

* EXTERIOR WALL CALCULATION EXCLUDES: WINDOWS, DOORS, ROOFS, AWNINGS, ETC (PER ZONING ORDINANCE)
THE REST OF THE WALLS ARE STUCCO & TRIM (MASONRY-LIKE)



REAR ELEVATION: COMMUNITY CENTER

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

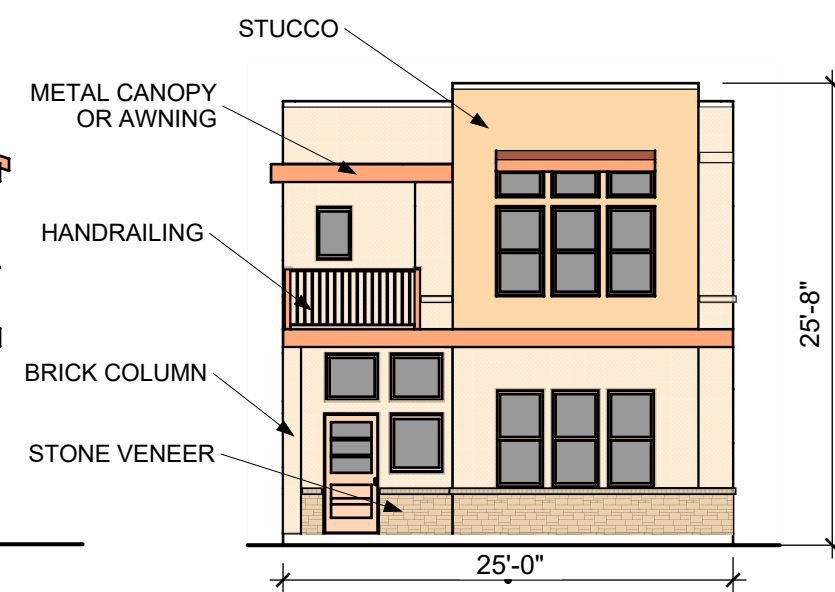


REAR ELEVATION

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

LEFT SIDE ELEVATION: CARETAKER UNIT

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



FRONT ELEVATION

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

**TURNER WARNELL ROAD
SITE DEVELOPMENT**

**TOWNHOME CONCEPT
CONCEPT DRAWINGS FOR MARK FEULING**

EXHIBIT C

JULY 5, 2018

*** NOT FOR CONSTRUCTION OR PERMITTING ***

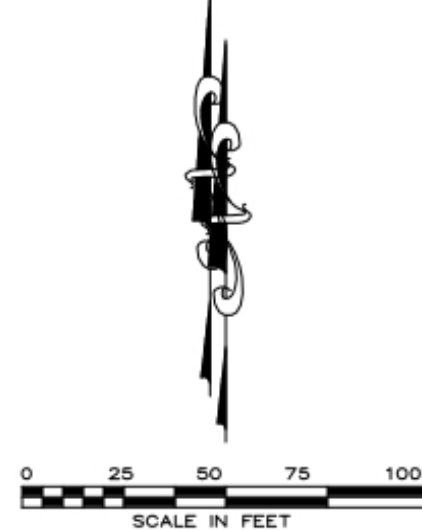


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ELEVATIONS
PAGE 3 OF 3

ZONING CASE: ZC#18-011

Scale: 1"=50'



SITE SUMMARY:

PROPOSED LAND USE RESIDENTIAL
TOTAL NUMBER OF LOTS 69 RESIDENTIAL
8 HOA LOTS
MAXIMUM HEIGHT: 35'
MINIMUM FLOOR AREA PER UNIT: 1,800 SF
MINIMUM LOT WIDTH: 25'
MINIMUM LOT DEPTH: 70'
MINIMUM FRONT YARD: 10'
MINIMUM BACK YARD: 10'
MINIMUM INTERIOR SIDE YARD: 0'
MINIMUM EXTERIOR SIDE YARD: 10'
PARKING SPACES 46 = 0.67/UNIT
PRIVATE ACCESS EASEMENT, ALLEY SYSTEM & SIDEWALKS BLOCK 1, LOT A

LEGEND:

STREET CURBS
SIDEWALK
BUILDING LINE
LOT LINE
ALLEY
HOA LOT
PRIVATE ACCESS EASEMENT
AND ALLEY SYSTEM
EXISTING PAVEMENT
BRICK PAVERS
EASEMENT
WROUGHT IRON FENCE
WOOD FENCE

PROPERTY OWNER INFORMATION

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RETAIL SHOPPING
C-2

RETAIL
C-2

BLOCK 1
WILLOWSTONE ESTATES, SECTION 1
CAB. A, SLIDE 6630
P.R.T.C.T.

SINGLE FAMILY
SF 7.5/18

NOT FOR CONSTRUCTION

ZC#18-011

ZONING EXCEPTIONS

1. SOUTH PROPERTY LINE, ADJACENT TO SINGLE FAMILY RESIDENTIAL, BUFFER ZONE REDUCED TO 32' AS NOTED
2. SOUTH PROPERTY LINE, BUFFER ZONE HAS ONE ROW OF CANOPY TREES SPACED AT 25' O.C. w/ ONE ROW OF ORNAMENTAL TREES AT 50' O.C.
3. INSTEAD OF 6' HIGH MASONRY WALL, PROJECT PROPOSES AN 8' HIGH BOARD ON BOARD FENCE ON METAL POSTS & CONCRETE FOUNDATIONS THAT WILL BE PERMANENTLY MAINTAINED BY THE HOA

LEGEND

- TOWNHOUSE UNIT:
25' x 50' - 55'
MIN: 1,800 S.F. - 2,800 S.F. ±
- HOA BUILDING, AS NOTED
- 'WROUGHT IRON' FENCING, MIN 6' HIGH
BETWEEN MASONRY COLUMNS
- 8' HIGH BOARD-ON-BOARD WOOD FENCE
ON STEEL POSTS & CONCRETE
FOUNDATIONS

PLANT MATERIALS (PRELIM)

- CANOPY TREES: 3.5" CALIPER, 50' CENTERS MAX
25'± O.C. - EVERGREEN ONLY IN 34' BUFFER
- CHINESE PISTACHE / PISTACIA CHINENSIS
CHINQUAPIN OAK / QUERCUS MUEHLENBERGI
LACEBARK ELM / ULMUS PARVIFOLIA
- EASTERN RED CEDAR / JUNIPERUS VIRGINIANA
EVERGREEN
- ORNAMENTAL TREES: 15 GALLON, 8" TALL
MIN. 3 TRUNKS w/ 1" CALIPER EACH @ 6" A.G.
- CREPE MYRTLES / LAGERSTROEMIA INDICA
POSSUMHAW HOLLY / ILEX DECIDUA
REDBUDS / CERCIS SPP. "DWARF"
VITEX / VITEX AGNUS-CASTUS "TREE FORM"
- SHRUBS: 3 TO 5 GALLON
- NANDINA / NANDINA DOMESTICA
NELLIE R. STEVENS HOLLY / ILEX CULTIVAR
RED YUCCA / HESPERALOE PARVIFOLIA
GLOSSY ABELIA / ABELIA GRANDIFLORA

- GROUNDCOVERS
- MAIDENHAIR GRASS / MISCANTHUS SPP.
WINTER CREEPER / EUONYMUS FORTUNEI
MEXICAN FEATHER GRASS / NASSELLA
TENUISSIMA

Residents are required to park in the attached
garages and designated curb side parking out of
fire lane.
Guests/Visitors are required to park in the
provided parking spaces and not in fire lanes,
streets or alleys.
Trash will be collected by on-site caretaker and
deposited in dumpster. Republic Service will empty
dumpster as needed.
Driveways to units will be a minimum of 12' from
alley to building line.

PLANS FOR THIS DRAWING
PROVIDED BY:

BRUNEL ENGINEERING
& CONSULTING
F-14112
Box 40147, Ft. Worth, TX
Bruce Nelson, PE
817-995-3132
wbn@engineer.com

PROJECT # XXXXXXX

CONSULTANT:

KNIGHT GROUP ARCHITECTS
JACK A. ROMIGH, AIA, PRINCIPAL
PH. 817.791.3235
romigh.jack@gmail.com
212 VERNAL TRAIL N
FORT WORTH TEXAS 76108

JULY 20, 2018
UPDATED BACKGROUND DRAWING

NOT FOR CONSTRUCTION
FOR APPROVALS ONLY

CLIENT / PROJECT NAME:

TURNER WARNELL
TOWNHOMES

TURNKEY
CONSTRUCTION
AND
DEVELOPMENT
GROUP

MARK J. FEULING
PRESIDENT
4101 GREEN OAKS BLVD.
#305-226
ARLINGTON, TX 76016
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mark@turnkeydg.com

ISSUE DATE:

JULY 20, 2018

DRAWN BY:

JACK A. ROMIGH, AIA
KNIGHT GROUP ARCHITECTS

SHEET TITLE

LANDSCAPE PLAN

DESIGN DEVELOPMENT:
NOT FOR CONSTRUCTION

SHEET NO.

EXHIBIT D