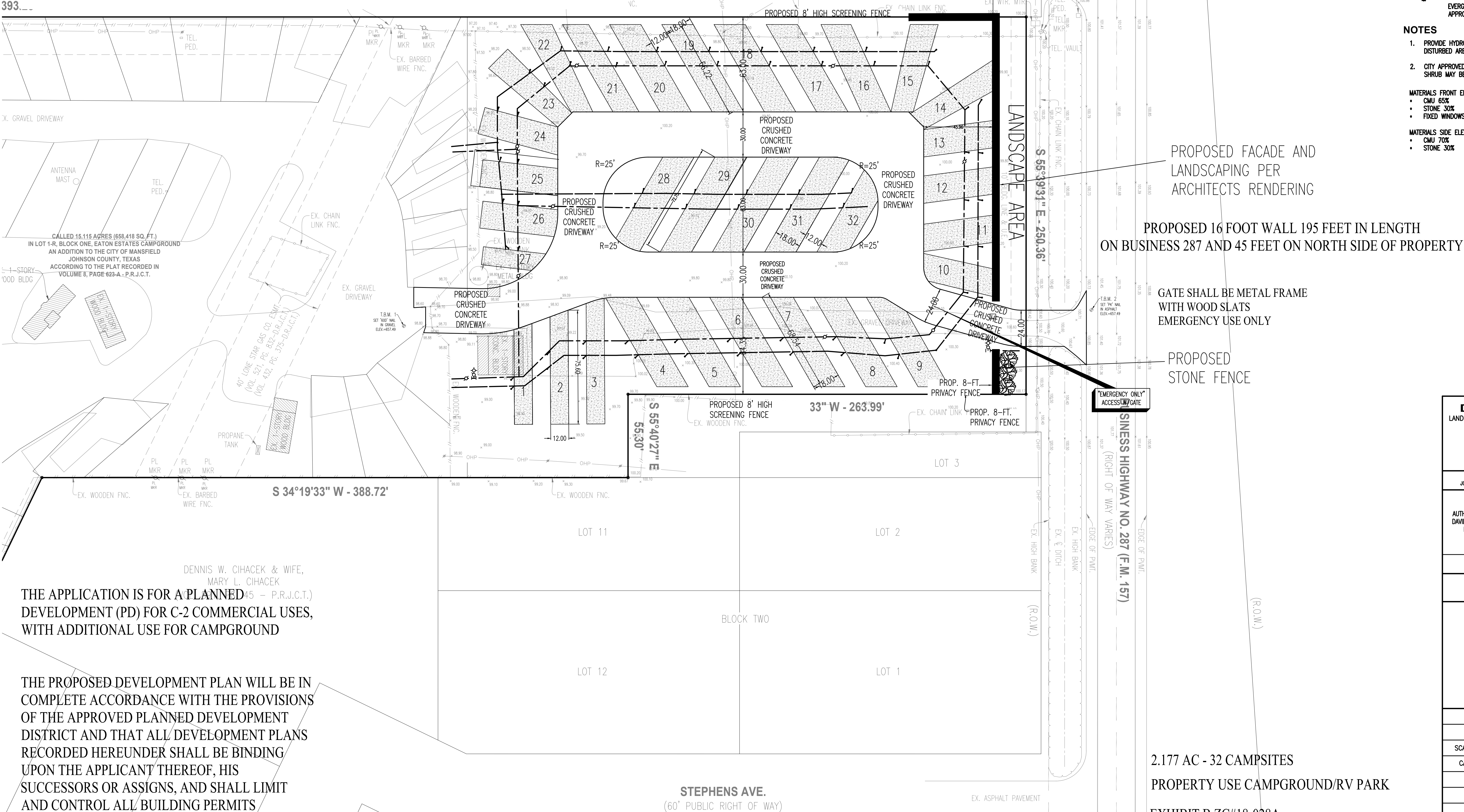


The proposed development will be in complete accordance with the provisions of the approved Planned Development District and that all Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and shall limit and control all building permits.

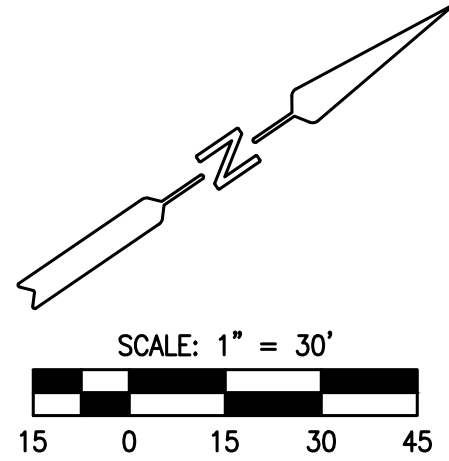
Deviations from City of Mansfield Zoning Ordinance

Section	Requirement	Provided
7300	10 ft side setback	no setbacks on the north and south sides of property
4600	masonry columns	non-masonry columns for awnings for RV spaces w/ cedar-wrapped posts to match the fencing

PROPOSED 16 FOOT WALL 195 FEET IN LENGTH ON BUSINESS 287 AND 45 FEET ON NORTH SIDE OF PROPERTY



- LEGEND**
- LARGE TREE - ARIZONA CYPRESS EVERGREEN OR APPROVED EQUAL (4-IN. DIAMETER, 7-FT. TALL)
  - EVERGREEN SHRUB - OR APPROVED EQUAL
- NOTES**
- PROVIDE HYDROMULCH FOR ALL DISTURBED AREAS
  - CITY APPROVED PLANT OR SHRUB MAY BE SUBSTITUTED
- MATERIALS FRONT ELEVATION**
- CMU 65%
  - STONE 30%
  - FIXED WINDOWS 5%
- MATERIALS SIDE ELEVATION**
- CMU 70%
  - STONE 30%



**DPK Engineering LLC**  
LAND DEVELOPMENT - SITE DEVELOPMENT - MUNICIPAL  
3103 Bowser Road  
Fulshear, Texas 77441  
Office and Fax: (281) 346-2616  
Cell: (281) 300-1869  
Firm Registration No. F9323

DATE: July, 2017  
JOB NO. D16\_S0\_10115

DESIGNED BY: SLA  
CHECKED BY: DPK

AUTHORIZED SIGNATURE BY  
DAVID P. KELLY II, P.E. ON  
February 18, 2019

SURVEYED BY: David P. Kelly II

**TEXAN R.V. RANCH**  
PROPOSED DEVELOPMENT

**DEVELOPMENT PLAN**  
**ZC#18\_028A**

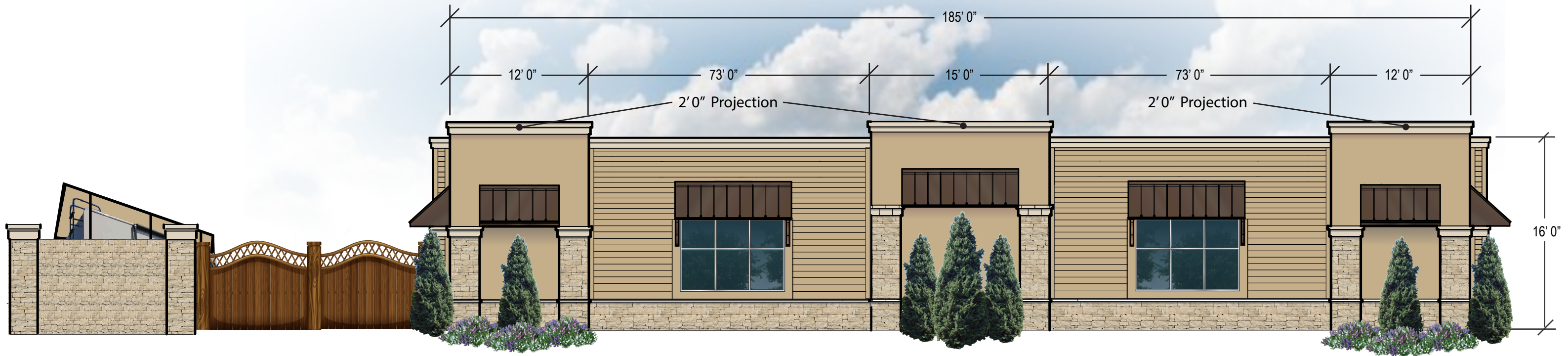
FILE NO.:	<b>SHEET NUMBER</b>  <b>7</b>  OF 8
G.F. NO.:	
SCALE: 1" = 30'	
CASE NO.: ZC#17-016	

THE APPLICATION IS FOR A PLANNED DEVELOPMENT (PD) FOR C-2 COMMERCIAL USES, WITH ADDITIONAL USE FOR CAMPGROUND

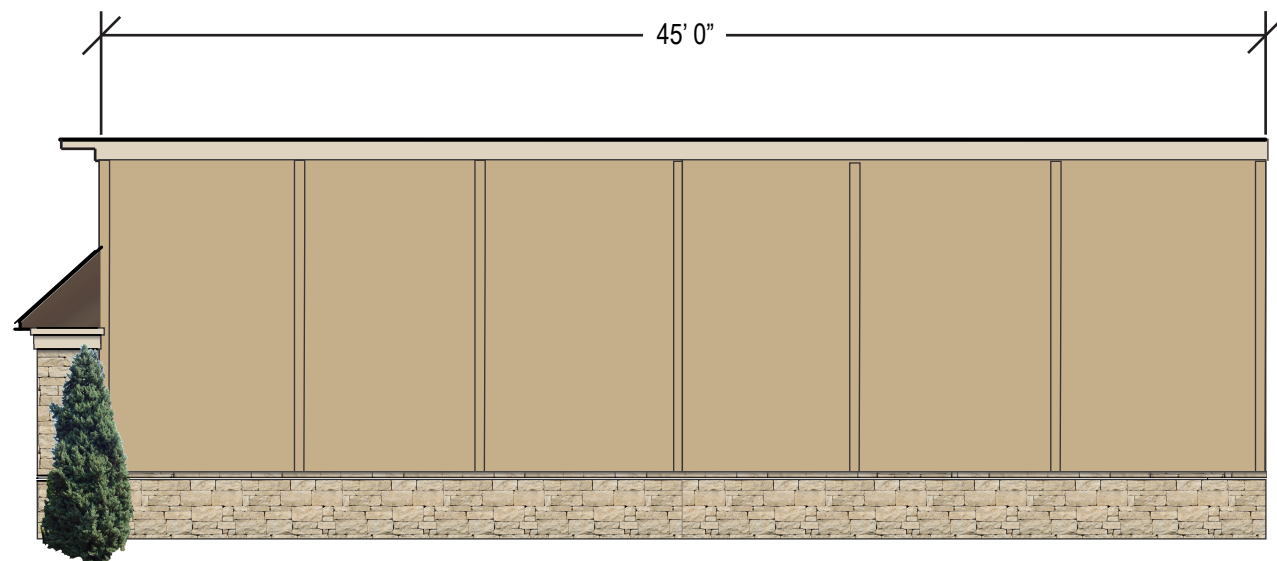
THE PROPOSED DEVELOPMENT PLAN WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS OR ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS

2.177 AC - 32 CAMPSITES  
PROPERTY USE CAMPGROUND/RV PARK  
EXHIBIT B ZC#18-028A

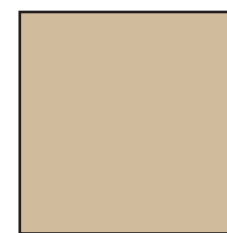




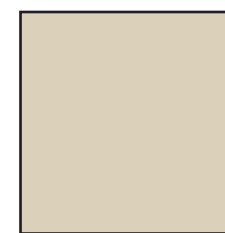
Front Elevation



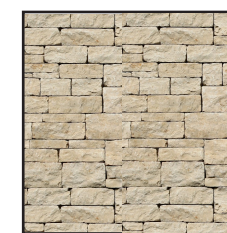
North Side Elevation



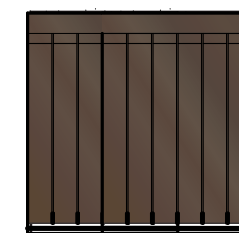
CMU  
Sand Beach  
SW 7529



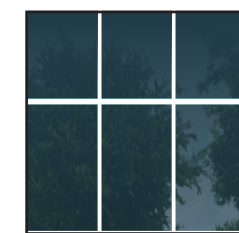
Fascia Trim  
Heron Plume  
SW 6020



Texas Cut Stone



Awning Material  
Classic Rib  
Burnished Slate



DYC Series 8500  
Fixed Picture  
Windows

Project:  
**Texan RV Ranch**

Job #: 1959

Date: 2.17.2019 Rev. 3

Designer: **M. Newsom**

Desc: **Facade Rendering**

