

SITE DATA SUMMARY:			
BASE ZONING:	SF - 7.5/18		
MAXIMUM HEIGHT:	35'		
MAXIMUM LOT COVERAGE:	55%		
GROSS DENSITY:	3.73 UNITS PER ACRE		
TOTAL OPEN SPACE AREA:	160,163 S.F. (12.3%)		
MINIMUM LOT WIDTH FOR CORNER LOTS:	ALL CORNER LOTS SHALL BE AT LEAST 10' WIDER THAN THE MIN. LOT WIDTH.		
MINIMUM STREET FRONTAGE ON KNUCKLES AND CUL-DE-SACS:	50'		
STREETS:	50' R.O.W.		
PAVEMENT:	29' BACK TO BACK		
MIN. MASONRY PERCENTAGE:	80%		
MINIMUM FRONT SETBACK ON ALL KNUCKLES AND CUL-DE-SACS:	15'		
LOT SIZE TYPE:	TYPE A	TYPE B	TYPE C
LOT COUNT:	75' WIDE	65' WIDE	50' WIDE
MINIMUM FLOOR AREA:	30 LOTS	27 LOTS	55 LOTS
MINIMUM LOT AREA:	2400 S.F.	2200 S.F.	1900 S.F.
MINIMUM LOT WIDTH:	8,625 S.F.	7,150 S.F.	5,500 S.F.
MINIMUM LOT DEPTH:	75'	65'	50'
MINIMUM FRONT SETBACK:	115'	110'	110'
MINIMUM REAR SETBACK:	20'	20'	20'
MINIMUM INTERIOR SIDE YARD:	15'	15'	10'
MINIMUM EXTERIOR SIDE YARD:	7'	7'	5'
ADJACENT TO STREET:	20'	20'	15'

- PLANNED DEVELOPMENT REGULATIONS:
- THE BASE ZONING DISTRICT FOR THE PLANNED DEVELOPMENT SHALL BE SF 7.5/18 AND SHALL BE SUBJECT TO SECTION 4600 - COMMUNITY DESIGN STANDARDS AS OUTLINED IN THE CITY OF MANSFIELD ZONING ORDINANCE.
  - 20% OF THE LOTS IN THIS DEVELOPMENT SHALL HAVE J-SWING GARAGES.
  - STREET LIGHTS SHALL BE ENHANCED WITH DECORATIVE BASE, POLE AND LIGHT STANDARDS. REFER TO EXHIBIT "D".
  - STREET SIGNS SHALL BE ENHANCED WITH DECORATIVE POLE AND MOUNTS WITH STANDARD STREET SIGNS ATTACHABLE AND SHALL BE MAINTAINED BY THE H.O.A.
  - A HOME OWNERS ASSOCIATION (HOA) SHALL BE ESTABLISHED TO OVERSEE THE CODES AND COVENANTS OUTLINE WITHIN THIS PLANNED DEVELOPMENT. REFER TO SEPARATE NOTES THIS SHEET.
  - THIS PROPOSED PLANNED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH PROVISIONS OF THE APPROVED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
  - A DEVIATION IS REQUESTED FOR LOTS 11, 12 & 13, BLOCK 2 FOR A REDUCED FRONT BUILDING SETBACK OF 15', REFER TO SITE DATA SUMMARY CHART FOR SETBACKS ON KNUCKLES. LOTS 11 & 13, BLOCK 2 SHALL ALSO HAVE A REDUCED REAR SETBACK OF 10' IN LIEU OF TYPICAL 15' FOR LOTS BEING 65 FOOT WIDE.
  - A DEVIATION IS REQUESTED FOR THE FOLLOWING LOTS IN REGARDS TO THE MINIMUM LOT DEPTH OF 110 FEET:  
LOT 11, BLOCK 2 = 108.16 LOT DEPTH MEASURED @ CENTER OF LOT  
LOT 13, BLOCK 2 = 100.63 LOT DEPTH MEASURED @ CENTER OF LOT
  - A DEVIATION IS REQUESTED FOR LOT 2, BLOCK 2 FOR A LOT AREA OF 7105 S.F. IN LIEU OF TYPICAL MINIMUM OF 7150 S.F. FOR LOTS BEING 65 FOOT WIDE.
  - THE MASONRY SCREENING WALL WITH MASONRY COLUMNS, WOOD FENCES WITH MASONRY COLUMNS, DECORATIVE METAL FENCE (D.M.F.), WOOD FENCES ALONG THE NORTHERN AND WESTERN PERIMETER OF THE DEVELOPMENT, OPEN SPACE LANDSCAPING AND OTHER IMPROVEMENTS INDICATED ON THE PLANS, DECORATIVE STREET LIGHTS AND STREET SIGNS, AND ENHANCED ENTRYWAY FEATURES (INCLUDING BUT NOT LIMITED TO THE MEDIAN, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALLS AND SIGNAGE, AND THE DECORATIVE LIGHT FIXTURES) SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY THE HOA.
  - ALL INTERNAL REAR AND SIDE YARD WOOD FENCES SHALL BE INSTALLED BY THE BUILDER AND MAINTAINED BY THE HOME OWNER.
  - WOOD FENCES SHALL BE 6-FOOT AND 8-FOOT HIGH PRIVACY FENCES, STOCKADE-TYPE, ON METAL POLES, AND STAINED WITH NATURAL WOOD FENCING/DECKING STAIN. REFER TO LANDSCAPE PLAN FOR LOCATIONS AND HEIGHT AT EACH LOCATION.
  - THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
  - SIGHT VISIBILITY TRIANGLES (SVE) BEING 7' X 60' SHALL BE PROVIDED AT STREET ENTRANCES. REFER TO LANDSCAPE PLANS.
  - BUILDER SHALL INCORPORATE A MINIMUM OF TWO OF THE FOLLOW ARCHITECTURAL FEATURES FOR EACH GARAGE:  
15.A. SPOONCE LIGHTING  
15.B. DECORATIVE BANDING OR MOLDING  
15.C. DECORATIVE OVERHANG ABOVE GARAGE DOOR  
15.D. EYEBROW SOLDIER COURSE OVER GARAGE DOOR  
15.E. DECORATIVE DETAILS ABOVE GARAGE DOOR  
15.F. DECORATIVE BRACKETS ON GARAGE DOOR

## EXHIBIT "B"

# DEVELOPMENT PLAN

# MITCHELL FARMS

Being approximately 30.001 Acres of land situated in the Samuel Mitchell Survey, Abstract No. 1024 and Samuel Mitchell Survey Abstract No. 593, City of Mansfield, Tarrant and Johnson County, Texas

112 Single Family Lots - 7 Open Space Lots

ZC#19-012



Date Prepared: 07/02/2019  
Date Revised: 1/16/2020

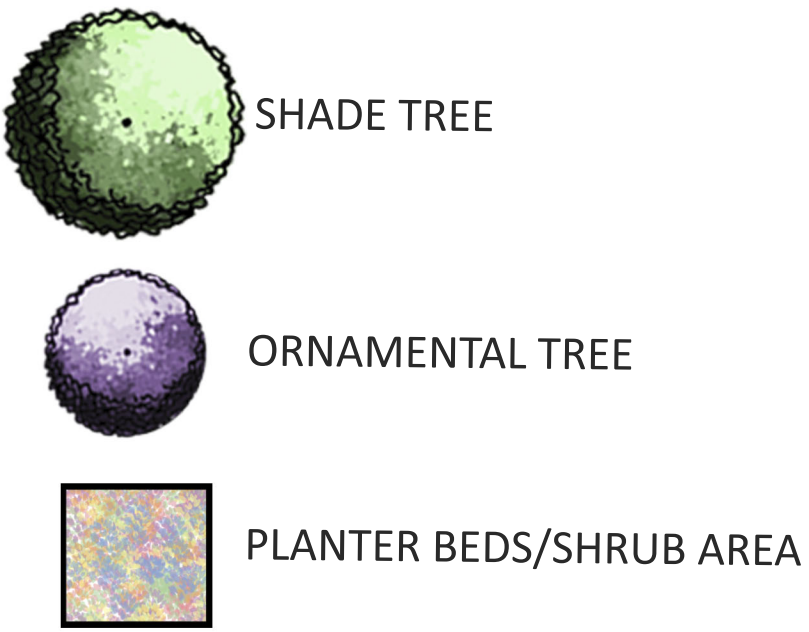




PRIMARY ENTRY ELEVATION



SECONDARY ENTRY ELEVATION



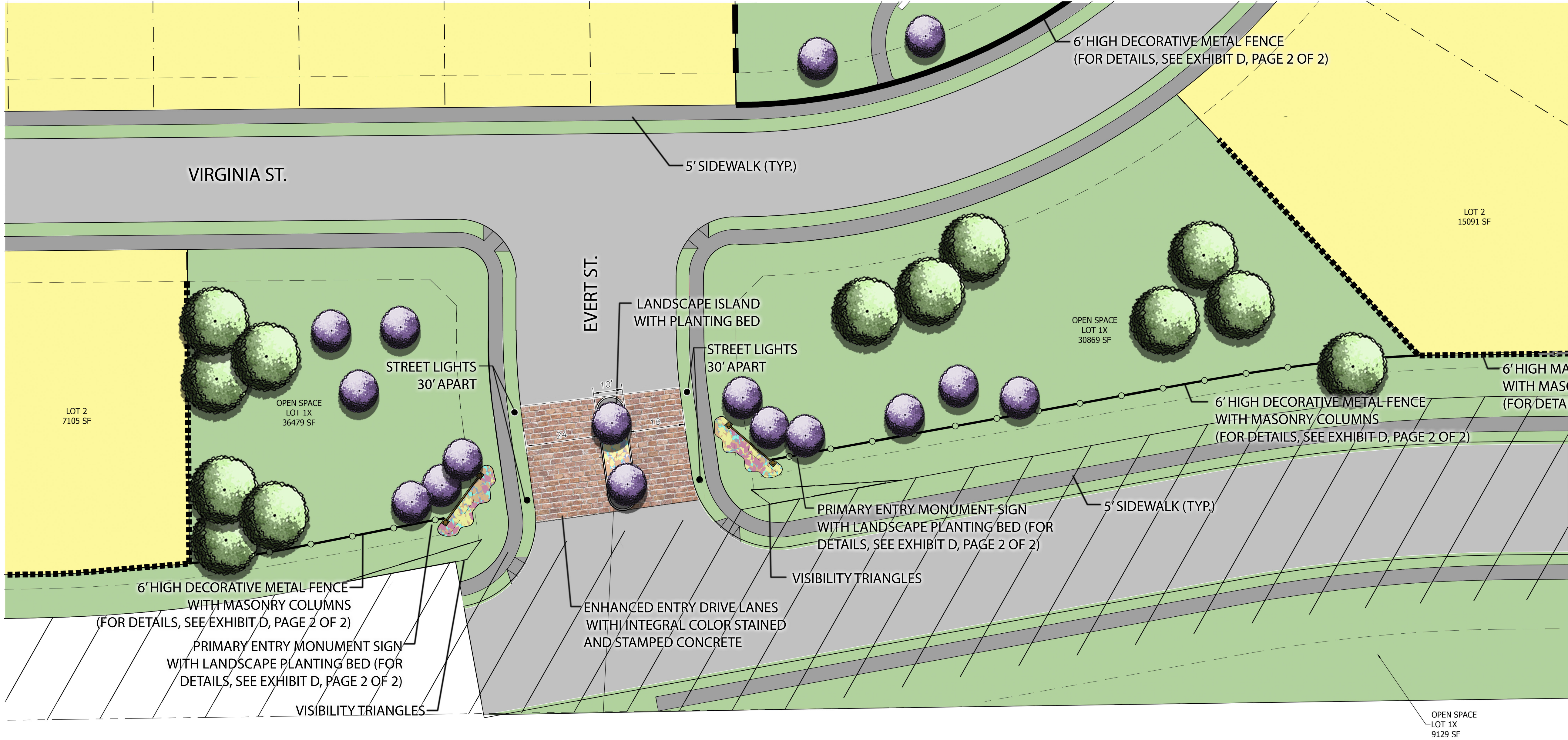
**TYPICAL PLANT LIST:**  
**SHADE TREES:** LIVE OAK, RED OAK, BUR OAK AND CEDAR ELM  
**ORNAMENTAL TREES:** CRAPE MYRTLE, CHITALPA, MEXICAN PLUM, CHINESE PISTACHE, WAX MYRTLE, VITEX  
**SHRUBS:** DWARF WAX MYRTLE, INDIAN HAWTHORNE, RED YUCCAS, TEXAS SAGE, MEXICAN FEATHER GRASS, RED OR GULF MUHLY GRASS, FIRE POWER NANDINA, DWARF BURFORD HOLLY, NELLY R STEVENS, AMERICAN BEAUTY BERRY, FLAME LEAF SUMAC, ANNUAL COLOR BEDS  
**GROUND COVER:** BUFFALO GRASS 609 OR COMMON BERMUDA



**STREET LIGHT SAMPLE**  
 Street lights will conform to City and Oncor standards.

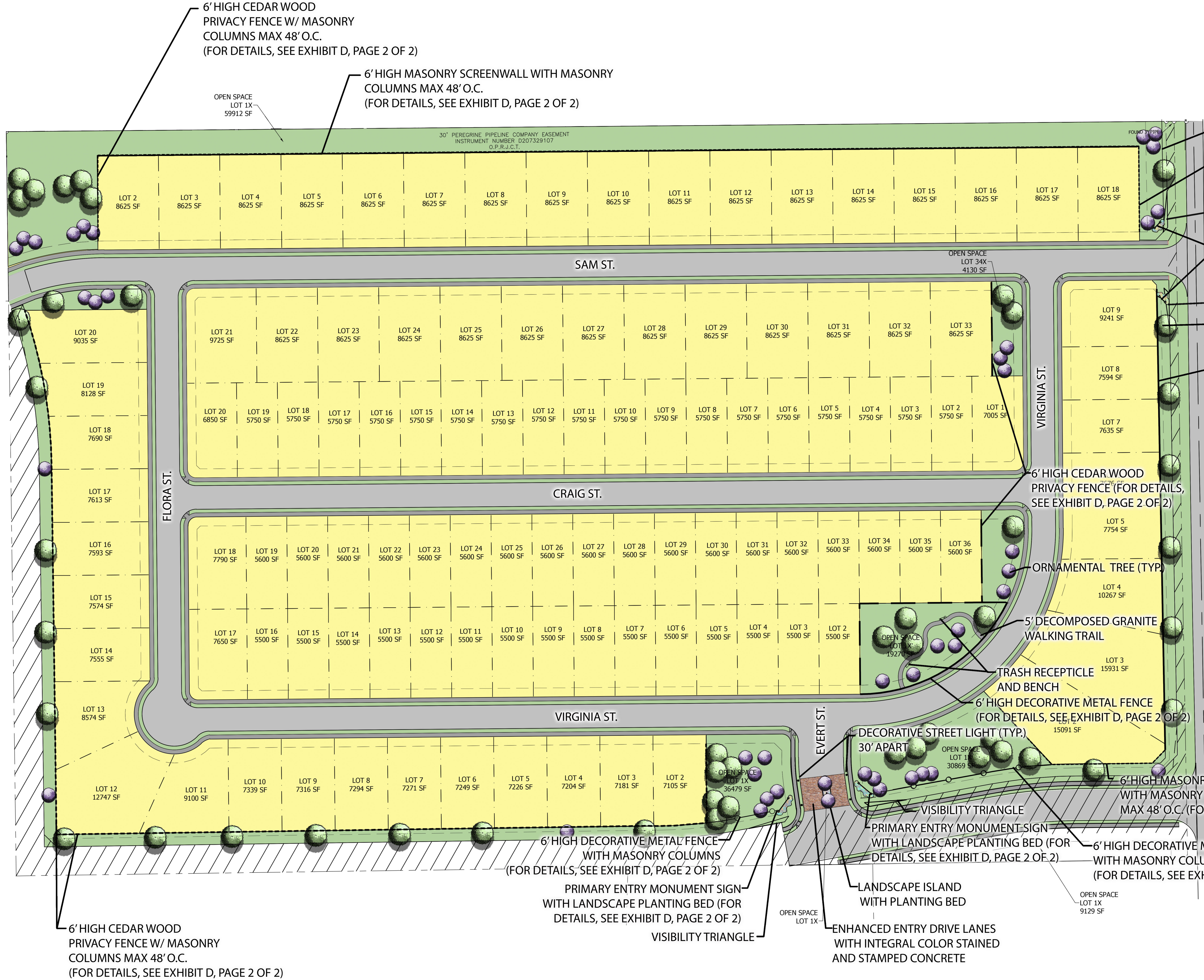


**STREET SIGN SAMPLE**



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- BERMUDA GRASS (TYP.)
- 6' HIGH MASONRY SCREENWALL WITH MASONRY COLUMNS MAX 48' O.C. (FOR DETAILS, SEE EXHIBIT D, PAGE 2 OF 2)
- VISIBILITY TRIANGLE
- SECONDARY ENTRY MONUMENT SIGN WITH LANDSCAPE PLANTING BED (FOR DETAILS, SEE EXHIBIT D, PAGE 2 OF 2)
- VISIBILITY TRIANGLE
- SHADE TREE (TYP.)
- 6' HIGH MASONRY SCREENWALL WITH MASONRY COLUMNS MAX 48' O.C. (FOR DETAILS, SEE EXHIBIT D, PAGE 2 OF 2)

OPEN SPACE (HOA) PLANTING SCHEUDLE						
TREES	QTY	BOTANICAL NAME / COMMON NAME	CONT	GAL	SIZE	NOTES
	54	SHADE TREES	45 GAL	3"	10'-12'	Full, Matching, Symmetrical
	43	ORNAMENTAL TREES	30 GAL	3"	6'-8'	Full, Matching, Symmetrical
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	CONT	HEIGHT	SPACING	NOTES
	PER PLAN	SHRUBS	5 Gal	24" HT	36" O.C.	Full, Matching, Symmetrical
GROUND COVERS	QTY	BOTANICAL NAME / COMMON NAME	NOTES			
	PER PLAN	Cynodon dactylon 'Tif 419' / Bermuda Grass				

**TYPICAL PLANT LIST:**  
**SHADE TREES:** LIVE OAK, RED OAK, BUR OAK AND CEDAR ELM  
**ORNAMENTAL TREES:** CRAPE MYRTLE, CHITALPA, MEXICAN PLUM, CHINESE PISTACHE, WAX MYRTLE, VITEX  
**SHRUBS:** DWARF WAX MYRTLE, INDIAN HAWTHORNE, RED YUCCAS, TEXAS SAGE, MEXICAN FEATHER GRASS, RED OR GULF MUHLY GRASS, FIRE POWER NANDINA, DWARF BURFORD HOLLY, NELLY R STEVENS, AMERICAN BEAUTY BERRY, FLAME LEAF SUMAC, ANNUAL COLOR BEDS  
**GROUND COVER:** BUFFALO GRASS 609 OR COMMON BERMUDA

**TYPICAL RESIDENTIAL LANDSCAPE REQUIREMENTS:**  
FOR LOTS CONTAINING 9,600 SQ FT OR LESS, PROVIDE THREE (3) CANOPY TREES, AT LEAST TWO (2) TREES SHALL BE PLACED IN THE REAR YARD AND ONE (1) TREE IN FRONT YARD.

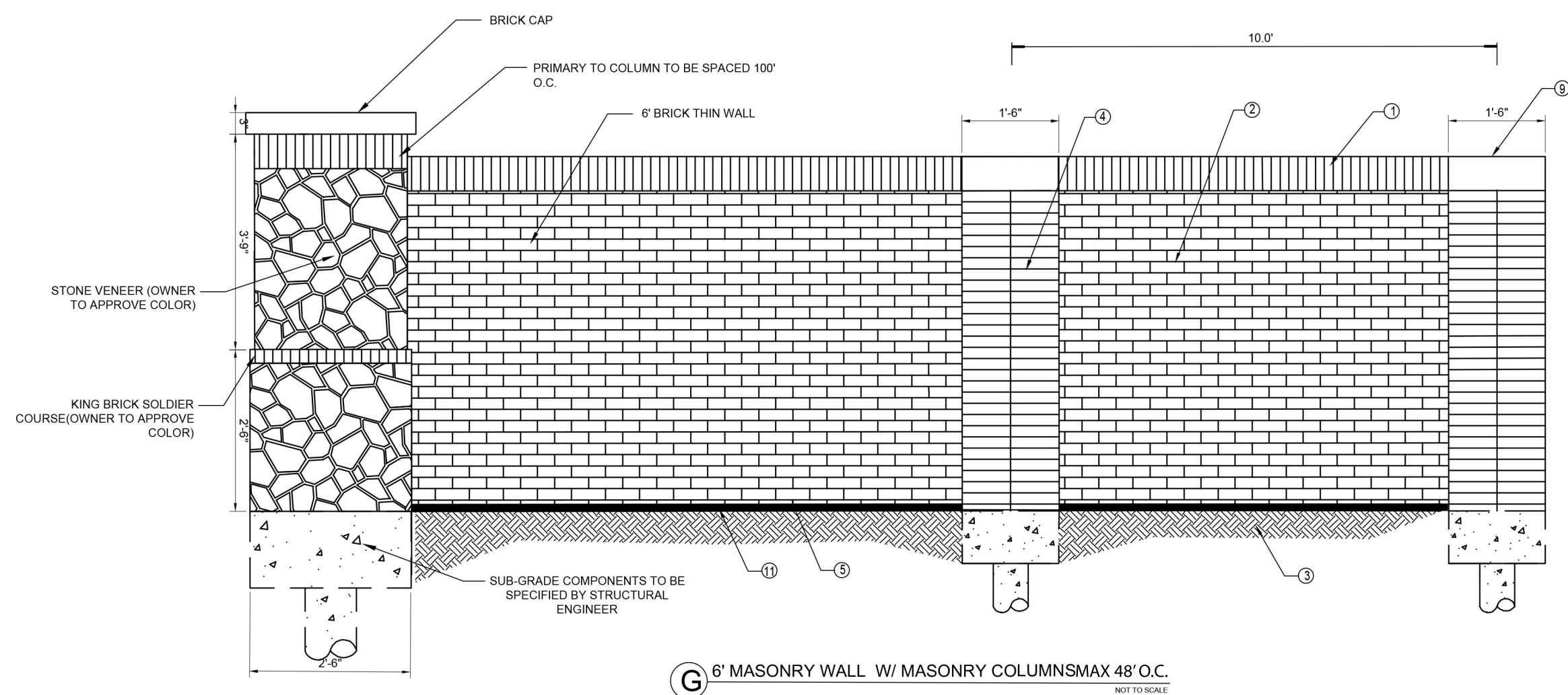
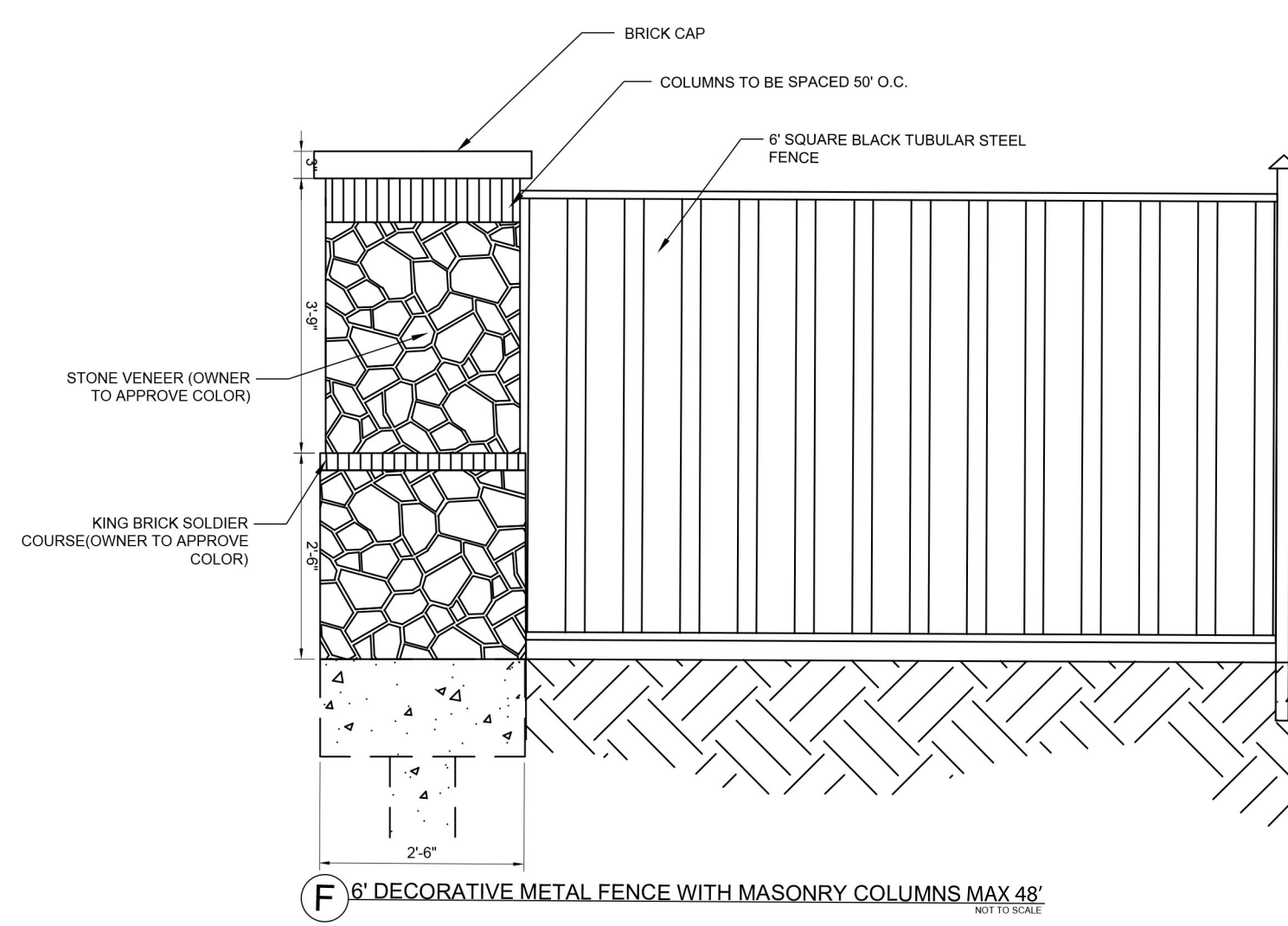
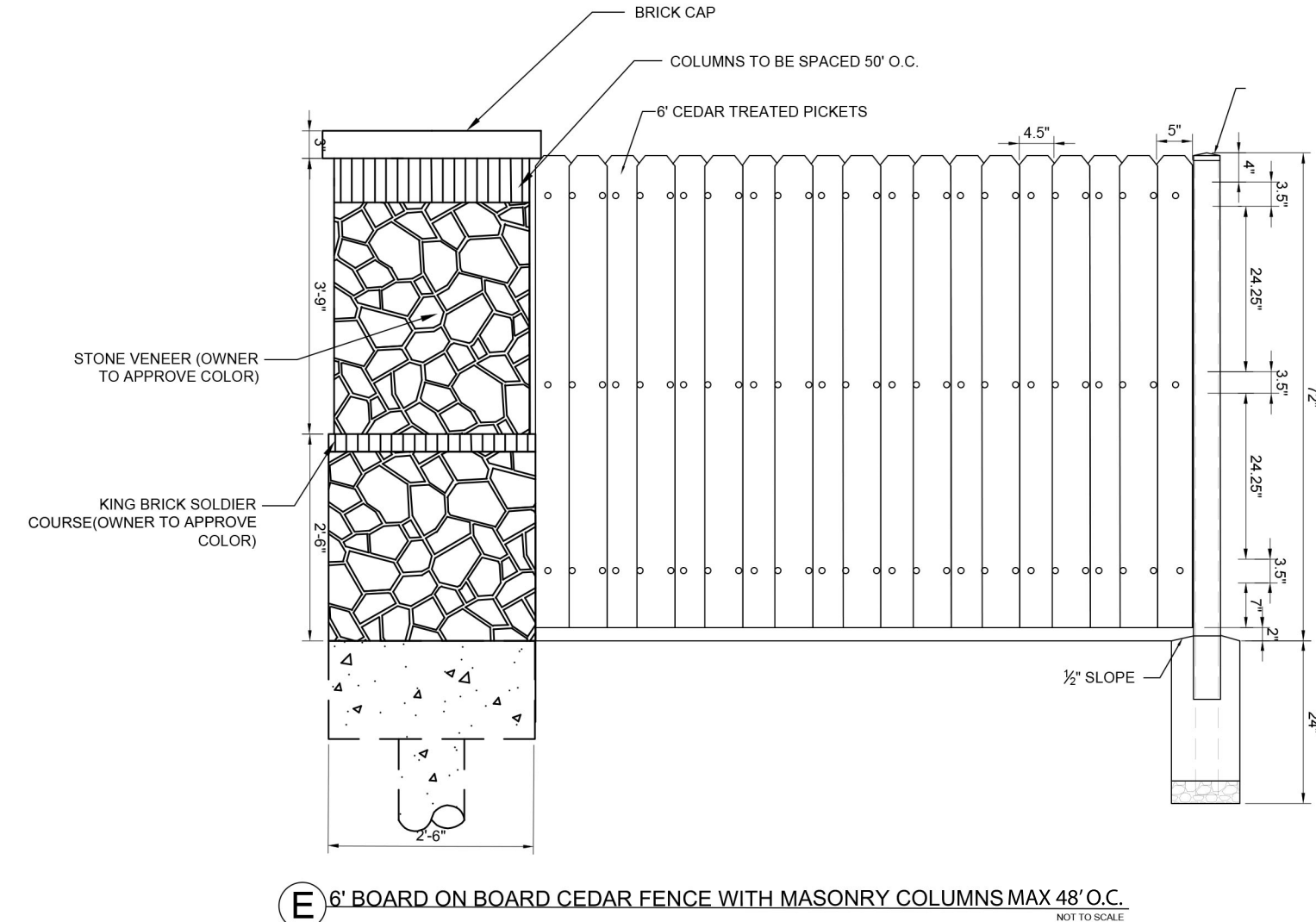
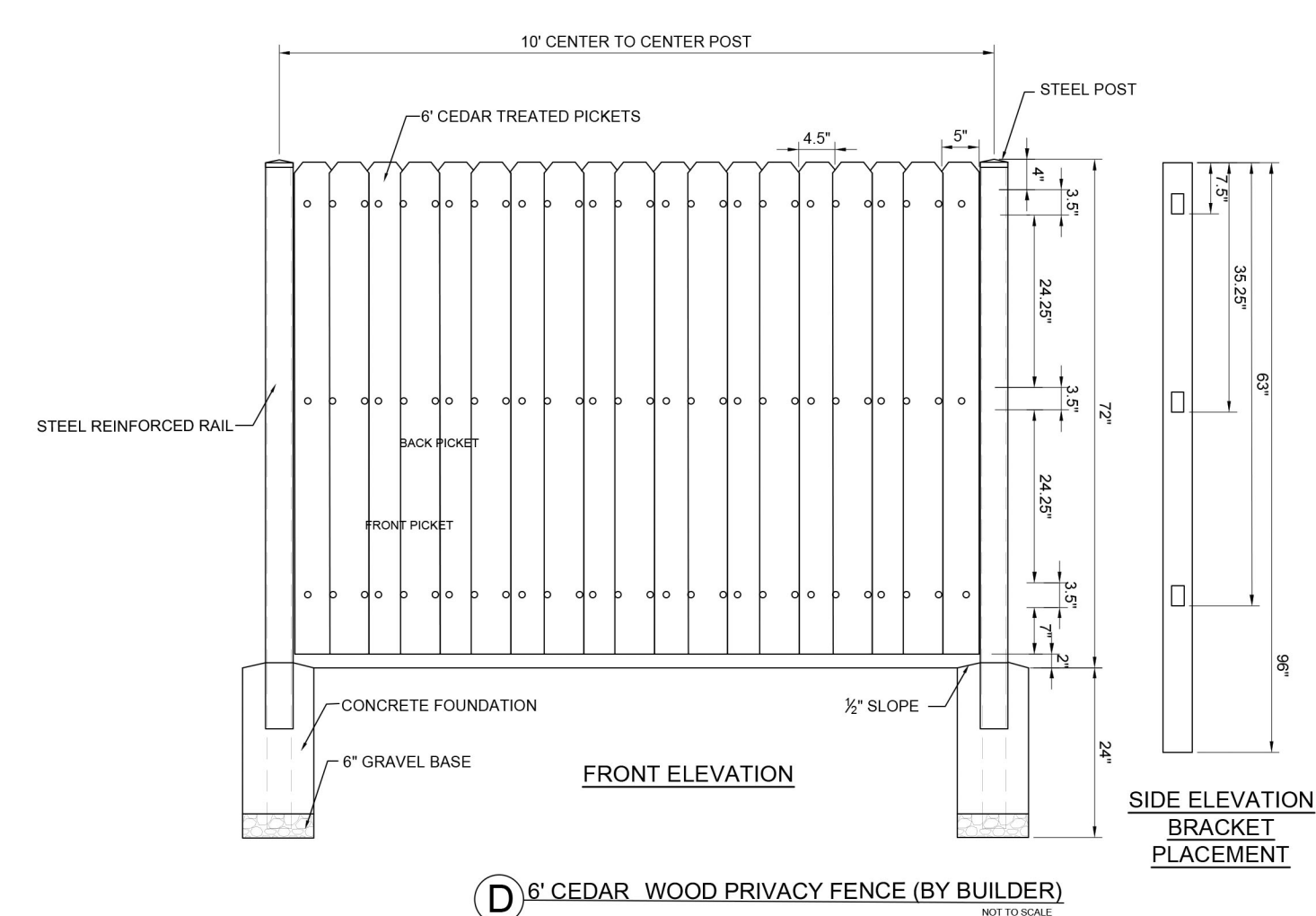
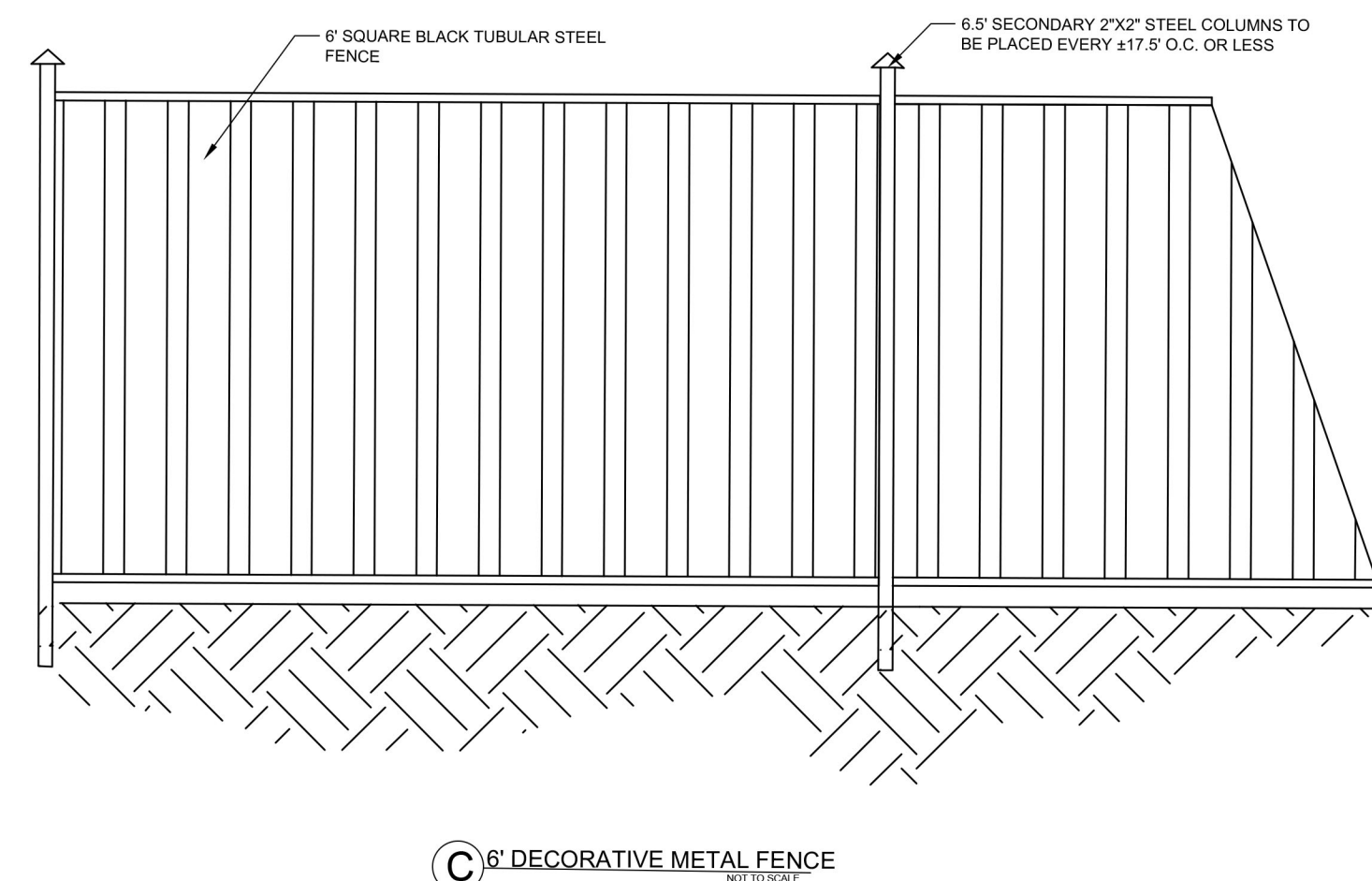
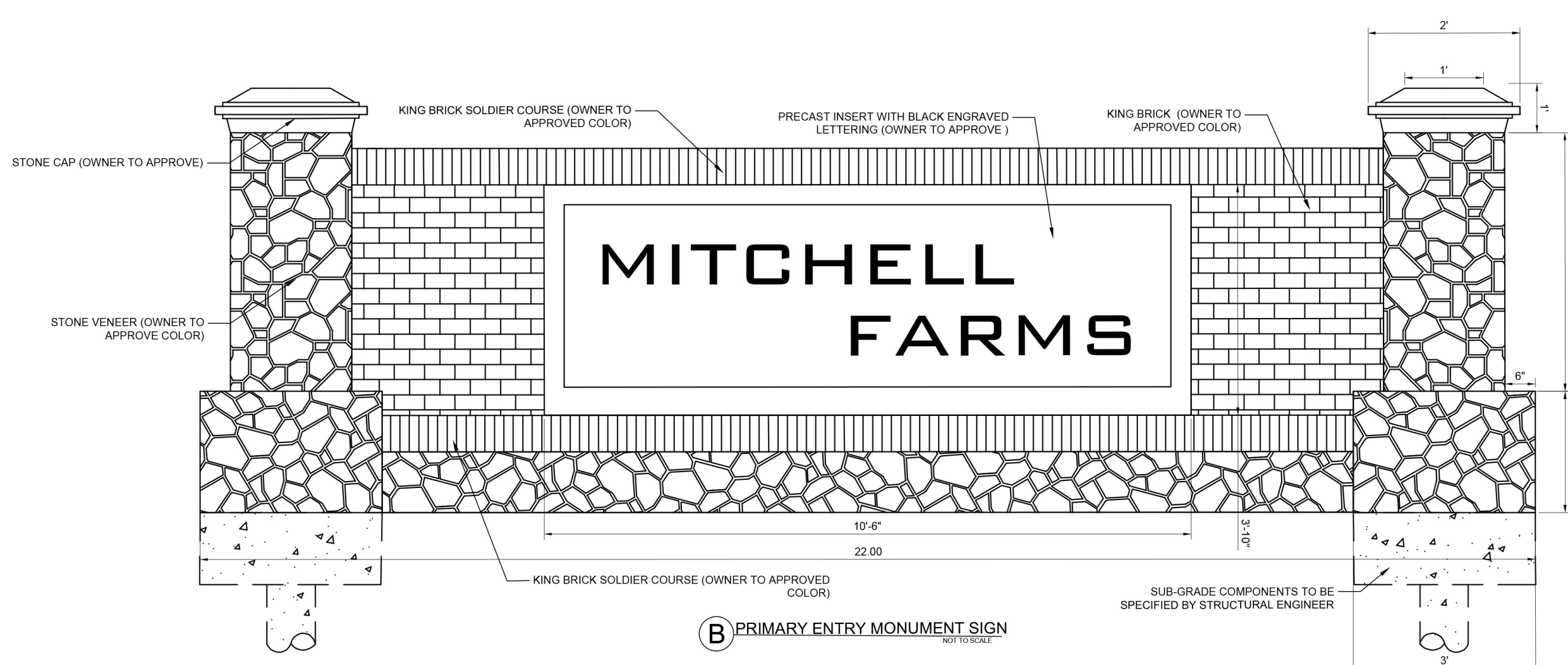
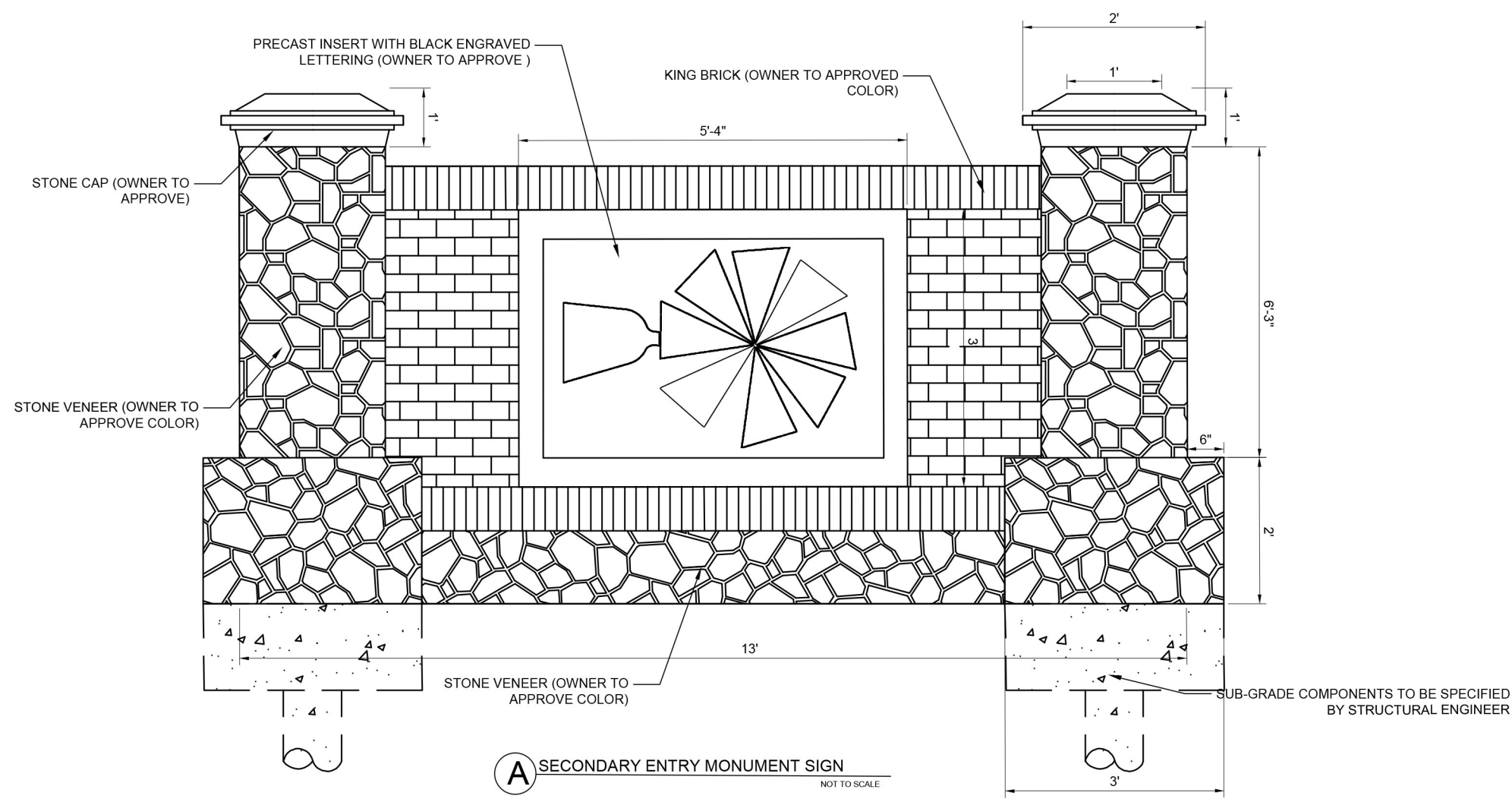
FOR LOTS CONTAINING 9,601 SQ FT OR GREATER, PROVIDE FOUR (4) CANOPY TREES, AT LEAST TWO (2) TREES SHALL BE PLACED IN THE FRONT YARD AND TWO (2) IN REAR YARD.

FRONT YARD: ONE (1) ORNAMENTAL 15 GALLON ACCENT, FOURTEEN (14) 5 GALLON SHRUBS, TWO (2) SEASONAL FLOWER FLATS, MULCH, BERMUDA SOD: FRONT, SIDES AND REAR YARDS.

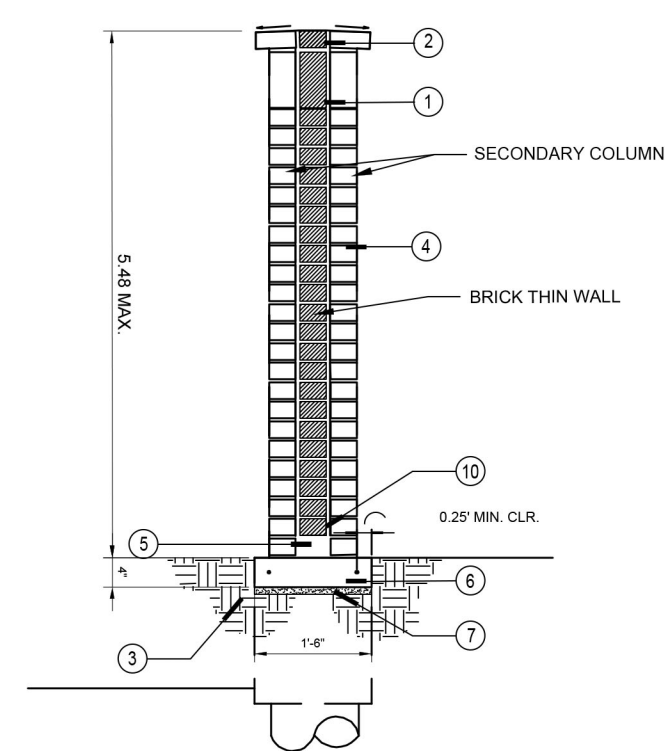
**NOTE:**  
A MANDATORY HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY SCREENING WALL WITH MASONRY COLUMNS; THE WOOD FENCE WITH MASONRY COLUMNS; THE DECORATIVE METAL FENCE; THE WOOD FENCE ALONG THE NORTHERN AND WESTERN PERIMETER OF THE DEVELOPMENT; THE DECORATIVE STREET SIGN AND STREET LIGHT POLES AND MOUNTS; THE OPEN SPACE LOTS AND ALL LANDSCAPE IMPROVEMENTS THEREON; AND THE ENHANCED ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIAN, LANDSCAPING, ANY NON-STANDARD PAVEMENT, THE ENTRANCE MASONRY WALLS AND SIGNAGE, AND THE DECORATIVE LIGHT FIXTURES.

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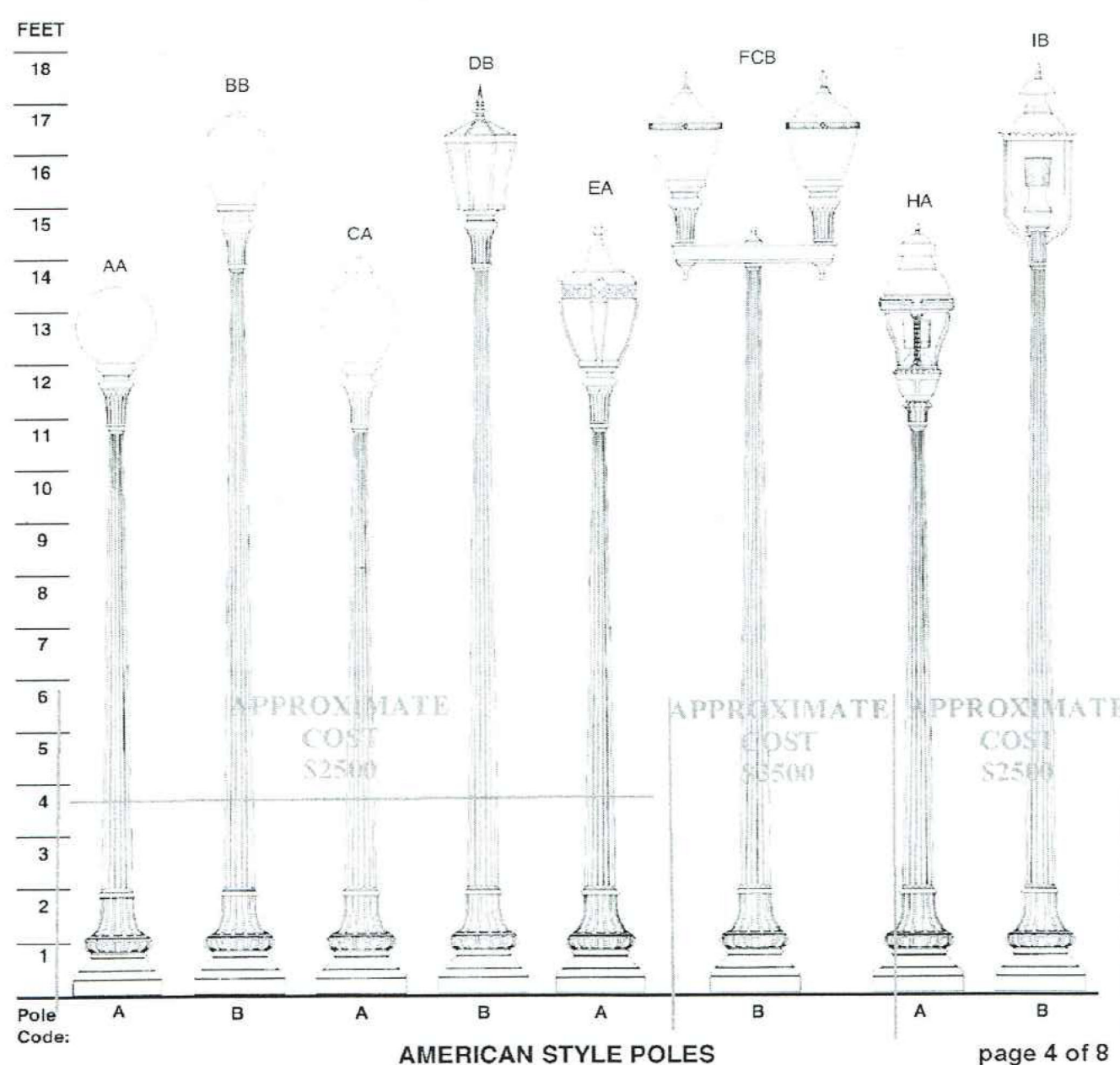
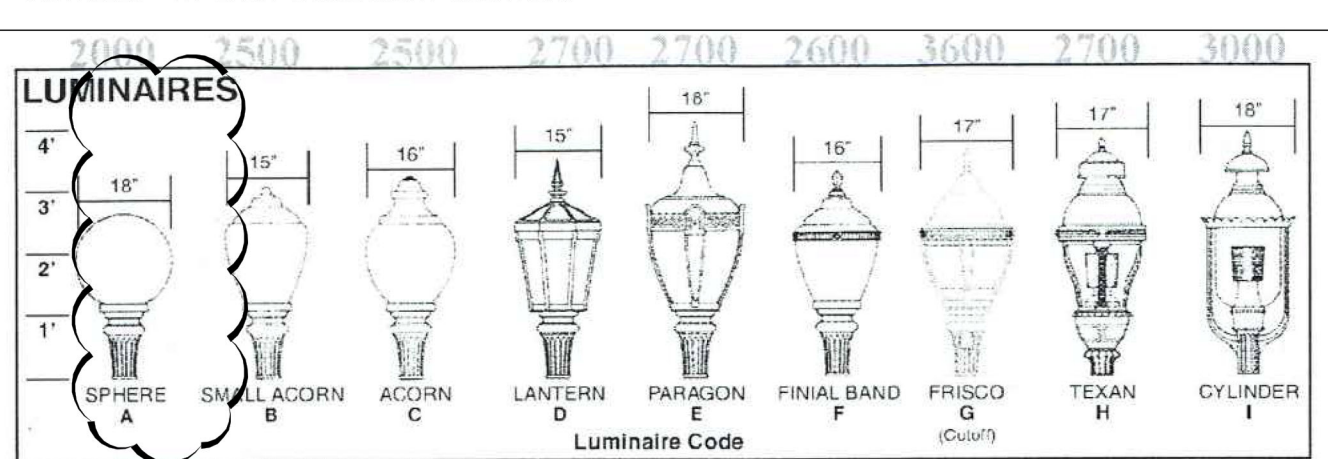




- 1 SOLDIER COURSE @ TOP OF WALL (SEE ELEVATION)
- 2 STANDARD RUNNING BOND BRICK FACING W/STANDARD MASONRY H-REINFORCING. BRICK SELECTION BY OWNER. REINFORCED W/ 1-NO. 9 GAUGE WIRE HORIZONTAL AT EACH COURSE. PROVIDE SLIGHT SLOPE @ TOP AS SHOWN TO FACILITATE DRAINAGE.
- 3 COMPACTED SUBGRADE TO 95% OF AASHTO T-99 DENSITY.
- 4 STANDARD 16\"/>



NOTE:  
THE "ACORN" (C) LUMINAIRE ON A FIFTEEN FOOT (15') "AMERICAN STYLE POLE" AS SHOWN BELOW WILL BE INSTALLED AT EACH STREETLIGHT LOCATION.



Onco Electric Delivery's decorative poles are made of cast aluminum and are powder coat painted at the factory. Onco's only standard color offering for decorative poles and luminaires is black.