

Architectural Standards

Exhibit “B”

ZC# 20-007

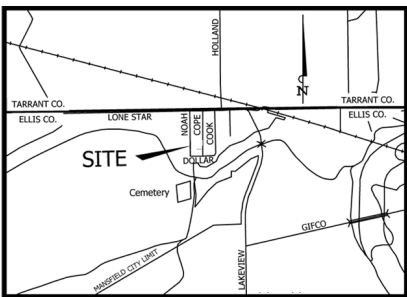
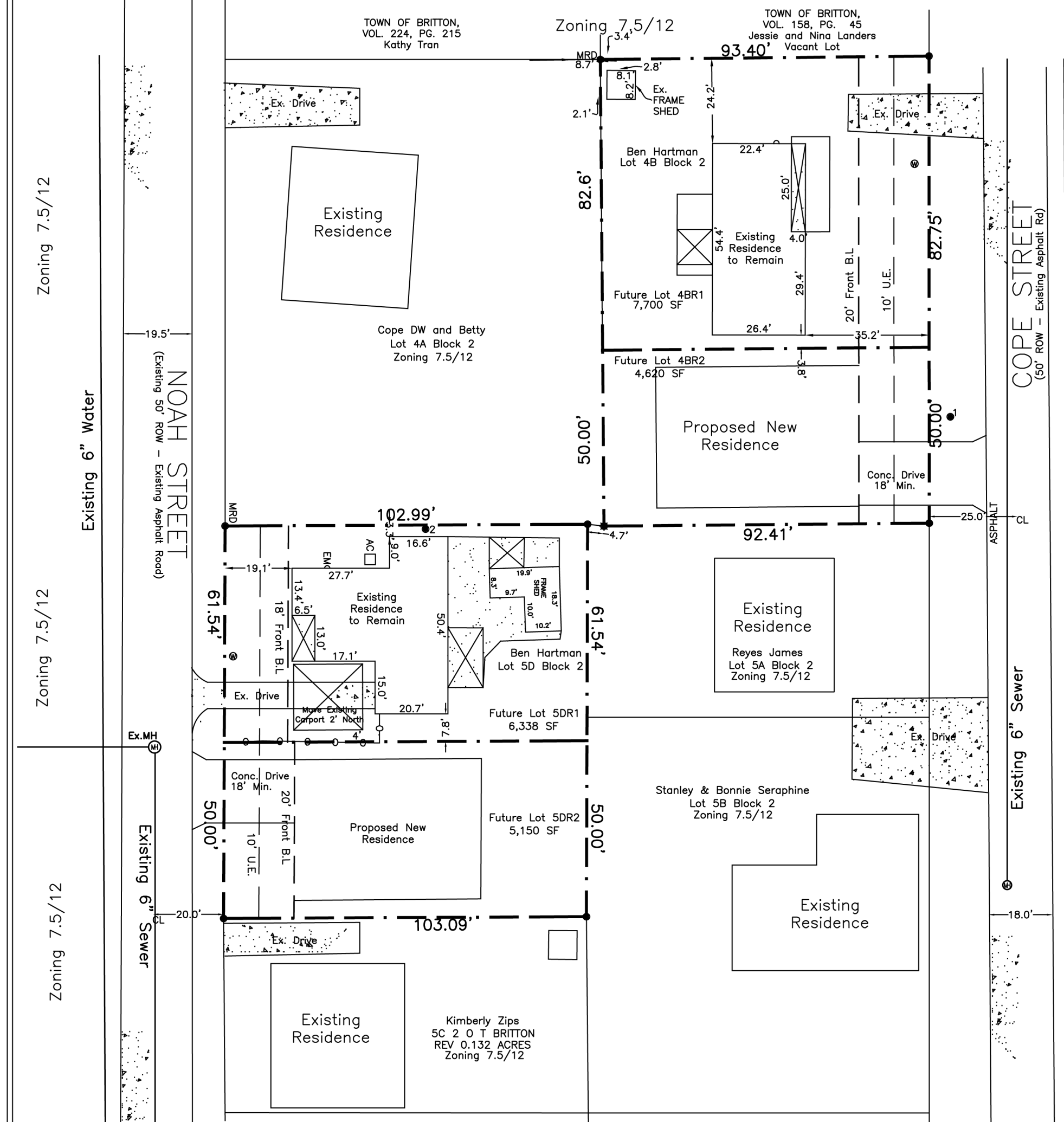
Architectural Requirements:

1. Minimum two car garage.
2. Maximum height: 2 Story plus attic or 35’.
3. Minimum living area: 1800 square feet
4. Minimum 8/12 Roof Pitch
5. 30 yr Architectural shingle
6. Garage door to have a carriage style, wood look or wood cladding aesthetic (see images)
7. Eight foot (8’) tall front door.

The new homes in the development must include at least 3 of the 5 architectural features listed below:

Architectural Features:

1. Front Porches with a minimum of 70 square feet.
2. Siding with more than one pattern:
Example – horizontal lap style siding on the body and shake style siding in the gables.
3. Stone or masonry wainscot or accents on the front elevation.
4. Craftsman elements utilized in the gables, such as knee braces or gable pediments.
5. Craftsman style windows (characterized by a divided lite look on top with no lites on the bottom).



VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS

- Notes:
- Parking requirements shall comply with section 7200 of the Zoning Ordinance.
- Accessory structures shall comply with Section 7800 of the Zoning Ordinance
- Landscaping shall comply with section 7300 of the Zoning Ordinance.
- This PD shall comply with the following standards:
1. Minimum Lot Depth - 90'
 2. Minimum Lot width - 50'
 3. Minimum Lot Area - 4,600 SF
 4. Minimum Front Yard - 20'
 5. Minimum Rear Yard - 15'
 6. Minimum Side Yard for Existing Residences - 3.0'
 7. Minimum Sideyard for New Residences - 5'
 8. Front porches exceeding 70 sf may encroach front yard setback by up to 5'
 9. Minimum Floor Area per Unit - 1800 Square Feet for new residences
 10. Maximum Lot Coverage - 55%

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

Tree Survey			
Number	Common Name	Scientific Name	Caliper
1	Cotton Wood	Populus deltoides	30"
2	Pecan	Carya illinoensis	36"

LEGEND

WOOD FENCE ———

CHAIN LINK ———

IRON FENCE ———

WIRE FENCE ———

MRD — MONUMENTS OF RECORD DIGNITY

● 1/2" IRON ROD FOUND

● 1/2" YELLOW-CAPPED IRON ROD SET

■ SET 'X'

■ FOUND 'X'

● 3/8" IRON ROD FOUND

● 1/2" PIPE FOUND

○ — CABLE

○ — CLEAN OUT

○ — GAS METER

○ — FIRE HYDRANT

○ — LIGHT POLE

○ — MANHOLE

⊕ — ELECTRIC

⊕ — PE — POOL EQUIP

⊕ — POWER POLE

⊕ — TELEPHONE

⊕ — WATER METER

⊕ — WATER VALVE

(UNLESS OTHERWISE NOTED)



Scale 1" = 30'

10' 30'

DEVELOPMENT PLAN

Original Town of Britton Redevelopment
LOTS 4BR1,4BR2,5DR1,5DR2 BLOCK 2
0.547 ACRES
4 RESIDENTIAL LOTS

Owner:
Ben Hartman
500 Alvarado St
Mansfield Tx 76063
Phone: 817-996-8628
benhartman8628@gmail.com

Part of the Final Plat of
ORIGINAL TOWN OF BRITTON
Lots 4A,4B,5A,5B,5C and 5D
An Addition to the City of Mansfield, Ellis County, Texas
Cabinet D Slide 254

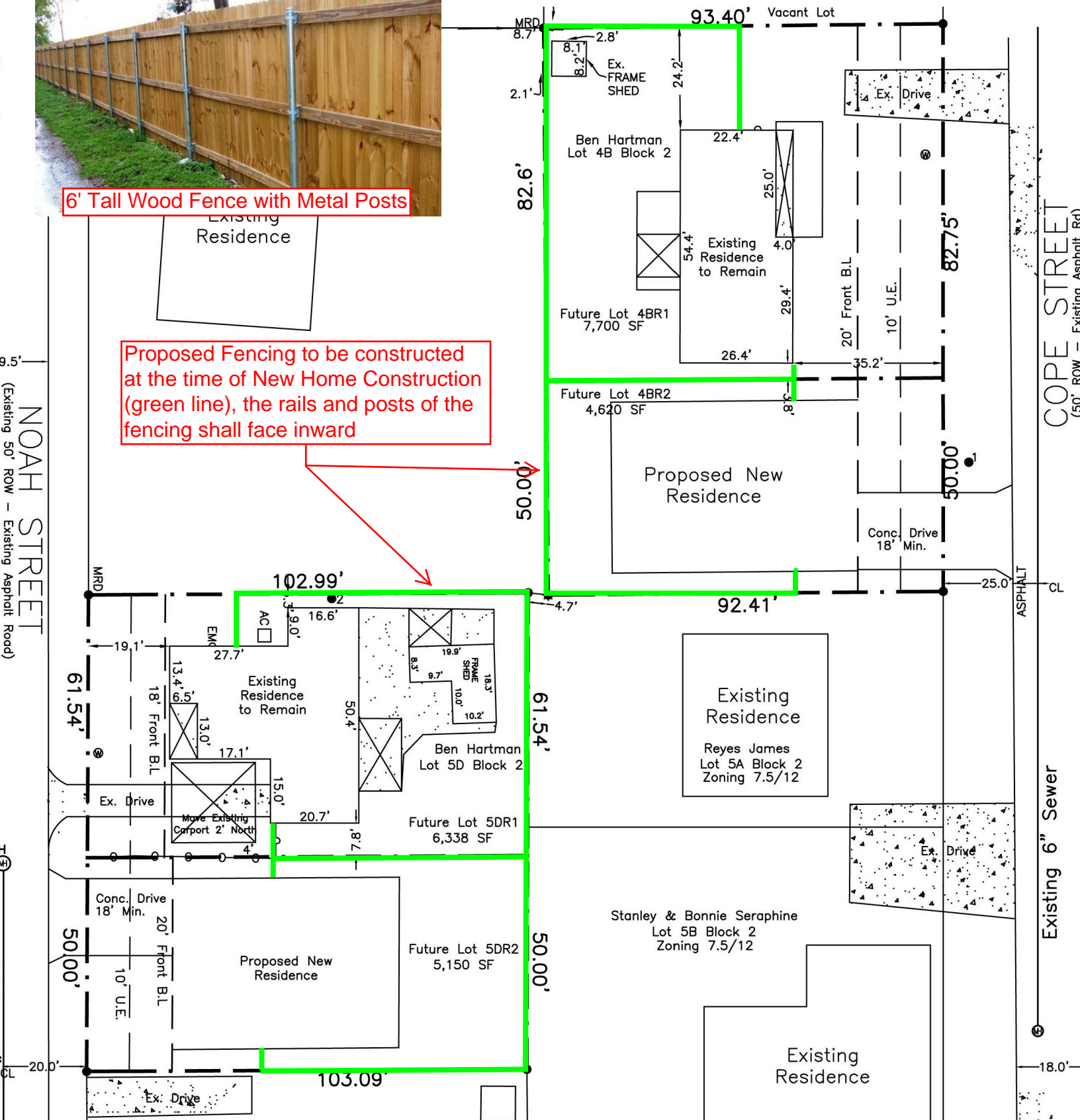
BTH Engineering, LLC
500 Alvarado St
Mansfield Tx 76063
Phone: 817-996-8628
benhartman8628@gmail.com
FIRM NO. 19487
Prepared 5/20/2020

EXHIBIT "B"
ZC #20-007

Fencing Exhibit for ZC#20-007



6' Tall Wood Fence with Metal Posts



Note: If new fences are constructed prior to building the homes, developer/home builder may request a waiver of this requirement from the Director of Planning.

Carriage Style:



Wood Look:



Wood Cladding:



Conceptual Homes

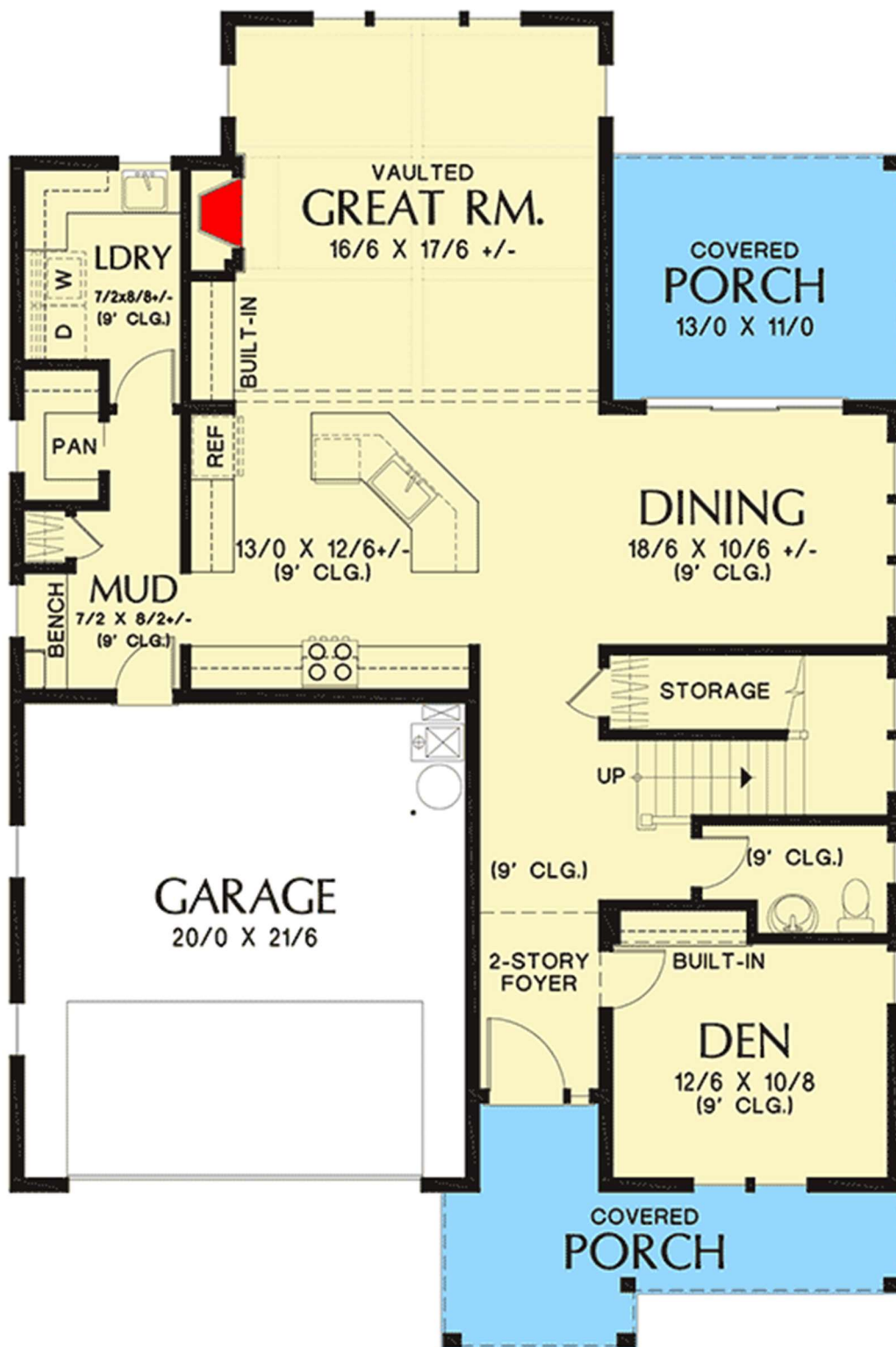
All homes are conceptual in nature to show intent of style and proof of lot fitment.



Decorative Garage door

8' Front Door

Board and batten siding



First Floor
 Width = 40'
 Depth = 60'



Mix of materials
encouraged;
shake, board and
batten, stone

First Floor



8' front door

Gable Treatments

Mix of materials
encouraged;
shake, board and
batten, stone

Decorative Garage
Door

Width = 38'
Depth = 60'