Brooklyn Heights

A missing middle housing addition to the Historic Original Town of Mansfield



PURPOSE AND INTENT: THE PURPOSE OF THIS DEVELOPMENT IS TO INTEGRATE MULTIPLE INHABITABLE DWELLINGS INTO THE CRIGINAL TOWN OF MANSFIELD AREA. THIS DESIRABLE AREA IS IN DESPERATE NEED OF MORE HOUSING OFTIONS. THE INTENT OF THIS DEVELOPMENT IS TO CREATE MULTI-POWLING STRUCTURES THAT LOCK LIKE SINGLE FAMILY HOMES, WALKABILITY IS A KEY COMPONENT OF ANY DOWN TOWN AREA AND THESE RESIDENTS WILL HAVE A SHORT WALK TO ACCESS THEIR DINNE AND SHOPPING WEEDS. THIS DEVELOPMENT IS INTENDED TO BE HIGH QUALITY, BOTH IN AESTHETICS AND COMMUNITY VALUE.

DEVELOPMENT STANDAR	RDS
MINIMUM LOT AREA PER DWELLING UNIT (SF)	2750
MINIMUM FLOOR AREA PER UNIT (SF)	900
MAXIMUM LOT COVERAGE	50%
MINIMUM LOT WIDTH (FEET)	75
MINIMUM LOT DEPTH (FEET)	295
MINIMUM FRONT YARD (FEET)	10
MINIMUM REAR YARD (FEET)	20
MINIMUM SIDE YARD (FEET)	15 ¢ 7.5
MAXIMUM HEIGHT (FEET)	35
MINIMUM BUILDING SEPARATION (FEET)	45
MAXIMUM GARAGE SIZE (SF)	2000
MAXIMUM GARAGE HEIGHT (FEET)	26
MINIMUM FRONT PORCH AREA UNDER ROOF (SF)	300
MINIMUM GARAGE PARKING PER UNIT	1
MINIMUM UNCOVERED PARKING PER UNIT	1
MAXIMUM DENSITY (UNITS/ACRE)	15

NOTE: THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDERSHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS, AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

### For condominium type ownership the following shall apply:

A. A mandatory owners association will be responsible for the maintenance of the perimeter and screening fences, the dumpster enclosure area, all site irrigation, and all site landscaping.
 B. The mandatory owners association shall also be responsible for all interior common areas and any common

B. The mandatory owners association shall also be responsible for all interior common areas and any common areas on the building such as porches.
C. 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 subnitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents may result in delay of construction, acceptance of the subdivision or delay in approval of a building such as the construction. building permit. The City does not accept the responsibility for any delays in construction, approval or acceptance of the subdivision caused by the failure to submit the association documents or the inaccuracy of the documents.







GARBAGE DUMPSTER - PLAN VIEW





CONCRETE

Note: The Director of Planning or his designee may allow minor changes of "form" and "site" but not uses so Iong as they are keeping with the spirit and intent of the ordinances and exhibits herein. The Administrative Official or designee may refer any suggested minor changes in question for any reason to the zoning commission for review and recommendation. This is not to be used or construed as a substitute for a ubstantive change to the "form" or "site" but the intent is to allow for minor issues that arise during the itting/construction phase to be addressed in a timely manner.

Zoning 7.5/12 Vacant Lot Charles Taylor City of Mansfield Lot 1R Block 37







NOT TO SCALE

WITH EXISTING SOIL.	NUMBER OF TREES REQUIRED I PER 20 SPACES	1
ULTS OF SOIL TESTS. OOF BALL SHALL NOT BE SOIL.	NUMBER OF TREES PROVIDED	8
AGE IN PLANTING PIT AS SARY BY A SOIL PERCOLATION		

REQUIRED # OF MIN. 3" CAL. TREES ALONG STREET FRONTAGE	1 PER 50'		
(STREET NAME)			
LENGTH OF STREET FRONTAGE	77.74'		
NUMBER OF TREES REQUIRED	2		
NUMBER OF TREES PROVIDED	2		
		PROPOSED	TF
NUMBER OF SITE	8	SYMBOL	1
PARKING SPACES			
NUMBER OF TREES REQUIRED	1		1
NUMBER OF TREES PROVIDED	8		
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NANDINA

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LANTANA, YELLOW

MIN 15%

23.322 5Q FT

5,521 SQ. FT.

23.67%

LANDSCAPE REQUIREMENT CALCULATIONS

REQUIRED PERCENTAGE OF TOTAL SITE LANDSCAPING

PROPOSED LANDSCAPE

PERCENTAGE OF SITE TO BE IN LIVING LANDSCAPE

REQUIRED # OF MIN 3" CA

SITE AREA

PROPOSED	TREES			
SYMBOL	KEY	CANOPY TREE Common Name (Botanical Name )	SIZE	SPACING
$\bigcirc$		EXISTING TREES (Labeled as noted )	3ª Cal.	As Scaled
	ю	OAK, LIVE (Quercus virginiana )	3" Cal.	As Scaled
$\bigotimes$	CE	ELM, CEDAR(Ulmus crassifolia )	3ª Cal.	As Scaled
$\bigcirc$	вс	CYPRESS, BALD (Taxadium distichum )	3ª Cal.	As Scaled
$\bigotimes$	ся	CRAPE MYRTLE (Lagerstroemia indica )	6' Ht.	As Scaled
PROPOSED TREES				
SYMBOL	KEY	CANOPY TREE Common Name (Botanical Name )	SIZE	SPACING
$\odot$	DBH	HOLLY, DWARF BURFORD (Llex comuta 'Dwarf Burfordii' )	3 Gal./ 2' Ht.	36'
$\oslash$	DIH	HOLLY, DWARF YAUPON (Llex vomitoria 'Dwarf Nana')	3 Gal./ 2' Ht.	36'
	AS	SAGE, AUTUMN (Salvia greggii)	3 Gal./ 2' Ht.	36'
O	HDN	NANDINA, Harbour Dwarf (Nandina domestica 'Harbour Dwarf')	3 Gal.	24"

3 Gal. 36"

7 Gal. 60"

1 Gal. 24"

### Exhibit D - Landscape Plan

Notes

No changes shall be made to the plans, including plant material type and location without approval from Landscape Architect or Owner.

All plant material shall be guaranteed for a period of 1 year from the date of installation completion. Wording to this effect shall be included in Contractor's proposal.

The Contractor shall notify the Landscape Architect in writing of discrepancies between the plans and actual site conditions prior to commercing work. Failure to do so shall be interpreted as the Contractor accepting such conditions and responsible at no additional cost to Owner, for any future adjustments that need to be made.

All work shall be in accordance to plans. Any defective work shall be corrected at no additional cost.

The quality of the plant material is subject to the approval of the Landscape Architect and may be rejected (ASNSS).

Minor field adjustments may be made to the location of plant materials by the Landscape Architect and shall be made by the Contractor at no additional cost.

All areas to be sodded shall first be tilled to a uniform depth of 4 inches in two, crossing directions. After the initial tilling operation, incorporate 1,500 pounds per acre of 10-20-10 fertilizer or as specified by a soil test. Apply amendments as specified by a soil test.

Sod strips shall be pulled tightly together in a neat orderly manner. Do no overlap sod strips and to not use any strips that exhibit weak or thin soil.

Installed sod that turns yellow shall be given 7 days to recover before it will be rejected. Replace rejected sod by completely and uniformly cutting out area to make the repair.

After installation, the sod shall be rolled in two directions with a roller not weighing less than 100 lbs. per square foo

Amendments shall be added to each planting pit and bed area.

All burlap material on balled and burlapped plants shall be the type that decomposes within two years. Synthetic or plastic type wrappings are not allowed.

After setting balled and burlapped plants, remove the top 1/3 of the burlap and completely remove all binder twine. No burlap shall show above the surface.

All planting areas shall be graded smooth, without the presence of law spots, depressions or irregular humps. Areas around planting beds shall be constructed to re-direct drainage around and away from planting areas. All planting areas shall be constructed and graded to ensure positive drainage away from structures.

Cedar mulch shall be applied within 24 hours of planting of new plant material. Mulch shall be spread evenly to a settled depth of 4" around all trees and shrubs to the limits of the planting beds as shown on plans.

All plantings shall be "watered in" by floading the backfield hole within the same working day upon which they were planted. All plants shall be adjusted as necessary to ensure correct depth of planting, vertical alignment and/or to compensate for settling. Soil shall be firmed around around each plant as final adjustments are made.



10.0 MAINTENANCE 10.1 GENERAL: The Quiner shall be responsible for the continued maintenance in perpetuity of all landscoping and irrigation. All required landscoping shall be maintained in a heat and orderly manner at all times. This shall include mawing, edging, pruning, fertilizing, watering, weeding, keeping beds mulched in accordance with standard horticultural practices or as recommended by the Landscope Administrator and other such activities common to the maintenance of landscoping. Landscoped areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscope and interials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. All irrigation heads or lines which are broken and flow water shall be replaced/repaired immediately to prevent the waste of water.

10.2 PLANT MATERIAL REPLACEMENT: The Quner shall be responsible for replacing all required plant material which shows dead branching over 75% or more of the normal branching pattern during the time of a normal growing season and repair of irrigation system requirements set herein in perpetuity. Plant materials which are shall be replaced with plant material of similar variety and similar initial size. Upon notification by the City of such replacements, the Quner shall have thirty (30) days to comply with these requirements.

a. Deferral of Landscape Replacement: The Landscape Administrator may approve a deferral of required plant replacement in accordance with Section 11.3 herein.

All landscaped areas will be irrigated and detailed irrigation plans will be submitted with the construction plans.

All landscaped areas are to be maintained in accordance with the City of Mansfield regulations

Irrigation system shall include a rain and freeze sensor control.

Large and Ornamental trees shall be an a drip or bubbler irrigation



PLANT PIT TO BE AT LEAST 2X WIDER THAN ROOT BALL SCARIFY AND ANGLE SIDES OF THE HOLE.

These plans or and are not t construction v Designs L.L.C. construction is Builder/Owner construction. Li not to exceed plans may be

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EXTERIOR FACADE DATA		
EXTERIOR FACADE (BRICK)	64 SQ. FT.	2.1 %
EXTERIOR FACADE (SIDING)	2954 SQ. FT.	97.9 %
TOTAL FACADE AREA	3018 SQ. FT.	100.0 %

Note: All siding is cementitious fiber board

 Required Architectural Features

 1. Siding with more than one pattern:

 Example - horizontal lap style siding on the first floor and board and batt style siding on the second floor.

 2. Stone or masonry accents on the front elevation.

 3. Craftsman elements utilized in the gables, such as knee braces or gable pediments.

 4. Craftsman style windows (characterized by a divided lite look on top with no lites on the bottom)

 5. Eight foot (8°) tall front door.

 6. 30 yr Architectural shingle





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EXTERIOR FACADE DATA		
EXTERIOR FACADE (BRICK)	0 SQ. FT.	0.0 %
EXTERIOR FACADE (SIDING)	977 SQ. FT.	100.0 %
TOTAL FACADE AREA	977 SQ. FT.	100.0 %



<u>Exhibit E1</u> Floor Plan - 1st Floor



44'-0"



<u>First Floor</u>

Scale 1/4"=1'-0"

# Exhibit E2 Floor Plan - 2nd Floor



Second Floor

Scale 1/4"=1'-0"