

## **Approved Development Plan**

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'		
	TYPE A		TYPE B	TYPE C
LOT SIZE TYPE:	75' WIDE		65' WDE	50' WIDE
LOT COUNT:	30 LOTS		27 LOTS	55 LOTS
MINIMUM FLOOR AREA:	2400 S.F.		2200 S.F.	1900 S.F.
MINIMUM LOT AREA:	8,625 S.F.		7,150 S.F.	5,500 S.F.
MINIMUM LOT WIDTH:	75'		65'	50'
MINIMUM LOT DEPTH:	115'		110'	110'
MINIMUM FRONT SETBACK:	20'		20'	20'
MINIMUM REAR SETBACK:	15'		15'	10'
MINIMUM INTERIOR SIDE YARD:	7'		7'	5'
MINIMUM EXTERIOR SIDE YARD: ADJACENT TO STREET	20'		20'	15'

PLANNED DEVELOPMENT REGULATIONS:

THE BASE ZONING DISTRICT FOR THE PLANNED DEVELOP SUBJECT TO SECTION 4600 - COMMUNITY DESIGN STAND 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
- IE APPROVED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED UNDER 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 RED 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 LOT BEING 65 FOOT WIDE
- A DEVIATION IS REQUESTED FOR THE FOLLOWING LOTS IN REGARDS TO THE MINIMUM LOT DE OF 110 FE
- 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 TYPICA 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 FERMIETER OF THE DEVICIONMENT, OPEN SPACE LANDSCAPING AND OTHERE SIGNE, AL IMPROVEMENTS INDICATED ON THE PLANS, DECORATIVE STREET LIGHTS AND STREET SIGNS, AL ENHANCED ENTYMAY FEATURES (INCLUDING BUT NOT LIMITED TO THE MEDIAN, LANDSCAPIN NDARD PAVEMENT, THE ENTE DECORATIVE LIGHT FIXTURES) SHALL BE INSTALLED BY THE DEVELOPER
- ALL INTERNAL REAR AND SIDE YARD WOOD FENCES SHALL BE INSTA AINED BY THE HOME OWNER.
- WOOD FENCES SHALL BE 6-FOOT AND 8-FOOT HIGH PR POLES, WITH CAP RAIL, AND STAINED WITH NATURAL WOOD FE LANDSCAPE PLAN FOR LOCATIONS AND HEIGHT AT EACH LOCAT
- 3. THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
- . SIGHT VISIBILITY TRIANGLES (SVE) BEING 7' X 60' SHALL BE PROVIDED AT STREET EN REFER TO LANDSCAPE PLANS.
- 15. ALL DRIVEWAYS OUTSIDE OF THE RIGHT-OF-WAY SHALL HAVE A SALT FINIS
- 16. AT LEAST 50% OF THE 50' WIDE LOTS SHALL HAVE A MINIMUM RESIDENTAIL FLOOR AREA OF 2,000 SQ.FT
- BUILDER SHALL INCORPORATE A MINIMUM OF TWO OF THE FOLLOW ARD FOR EACH GARAGE.
- 17.A. SCONCE LIGHTING
- 17.B. DECORATIVE BANDING OR MOLDING 17.C. DECORATIVE OVERHANG ABOVE GARAGE DOOR
- 17.D. EYEBROW SOLDIER COURSE OVER GARAGE DOOR 17.E. DECORATIVE DETAILS ABOVE GARAGE DOOR
  - DECORATIVE BRACKETS ON GARAGE DOC 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

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