

Brooklyn Heights

Exhibit C.0

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



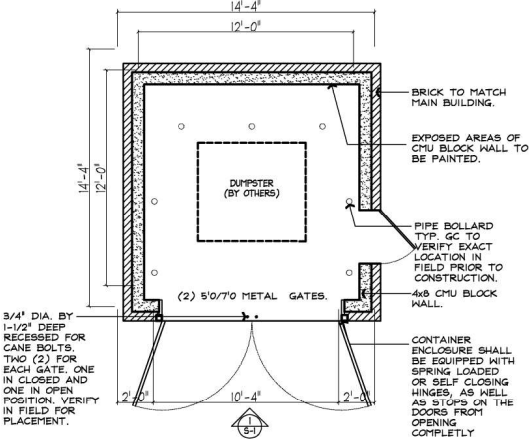
ZC#20-013

PURPOSE AND INTENT: THE PURPOSE OF THIS DEVELOPMENT IS TO INTEGRATE MULTIPLE INHABITABLE DWELLINGS INTO THE ORIGINAL TOWN OF MANSFIELD AREA. THIS DESIRABLE AREA IS IN DESPERATE NEED OF MORE HOUSING OPTIONS. THE INTENT OF THIS DEVELOPMENT IS TO CREATE MULTI-DWELLING STRUCTURES THAT LOOK 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 DINING AND SHOPPING NEEDS. THIS DEVELOPMENT IS INTENDED TO BE HIGH QUALITY, BOTH IN AESTHETICS AND COMMUNITY VALUE.

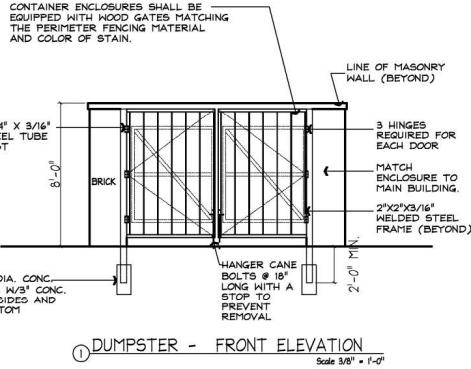
| DEVELOPMENT STANDARDS | |
|--|----------|
| MINIMUM LOT AREA PER DWELLING UNIT (SF) | 2750 |
| MINIMUM FLOOR AREA PER UNIT (SF) | 900 |
| MAXIMUM LOT COVERAGE | 50% |
| MINIMUM LOT WIDTH (FEET) | 75 |
| MINIMUM LOT DEPTH (FEET) | 295 |
| MINIMUM FRONT YARD (FEET) | 10 |
| MINIMUM REAR YARD (FEET) | 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 HEREINAFTER SHALL 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 areas on other areas of 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 submitted in a timely manner to allow for a minimum of 60 days review. Failure to submit the documents or incomplete documents may result in delay of construction, acceptance of the subdivision or delay in approval of a 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
Scale 3/8" = 1'-0"



DUMPSTER - FRONT ELEVATION
Scale 3/8" = 1'-0"

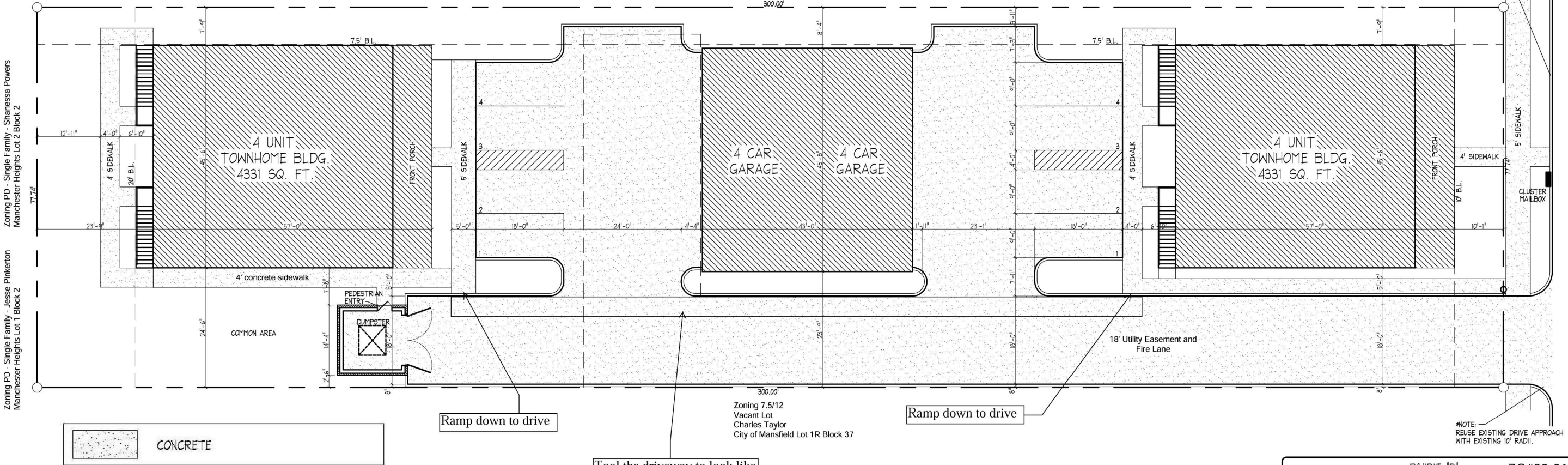


Vicinity Map
Not to Scale

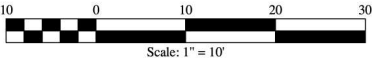


Zoning 7.5/12
Vacant Lot
Avante Procurement LLC
City of Mansfield, Block 37A

*NOTE:
REMOVE EXISTING DRIVEWAY AND REPLACE CURB AND GUTTER PER CITY STANDARDS.



Note: The Director of Planning or his designee may allow minor changes of "form" and "site" but not uses so long 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 substantive change to the "form" or "site" but the intent is to allow for minor issues that arise during the permitting/construction phase to be addressed in a timely manner.



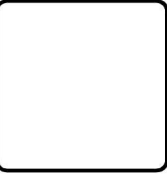
ARCHITECTURAL SITE PLAN

SCALE 1" = 10'

EXHIBIT "B"
Development Plan
Brooklyn Heights
A PORTION OF BLOCK 37
ORIGINAL TOWN OF MANSFIELD
CITY OF MANSFIELD, TARRANT COUNTY, TX
1 Lot, 0.535 Acres
CURRENT ZONING - SF-7.5/12
BEN HARTMAN, 500 ALVARADO ST., MANSFIELD, TX 76063, 817-946-1428, - DEVELOPER/BUILDER - Email: benhartman62@gmail.com
LINDBERGH DESIGNS, 100 KINGS ROW DR., MANSFIELD, TX 76063, 817-283-4800 - DESIGN FIRM
AUGUST 18, 2020

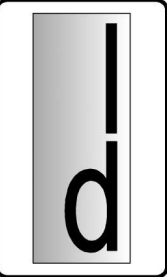
ZC#20-013

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Job Location:
Hartman Project
505 W. Kimball St.
Mansfield, TX 76063
A Portion of Block 37
Original Town of Mansfield

Lindbergh Designs
Commercial & Residential Planning
www.lindberghdesigns.com
b u s. (817) 283 - 4800



DATE: 29 JUN 20
REV. 17 AUG 20

PLAN: TH 4331
S1

Notes:

All plantings shall be "watered in" by flooding 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.

Large and Ornamental trees shall be on a drip or bubbler irrigation.

NOT TO SCALE

DEEMED NECESSARY BY A SOIL PERCOLATION TEST.

SET PLANTS IN STAGGERED ROWS AS SHOWN.
(36 INCHES USED AS EXAMPLE).

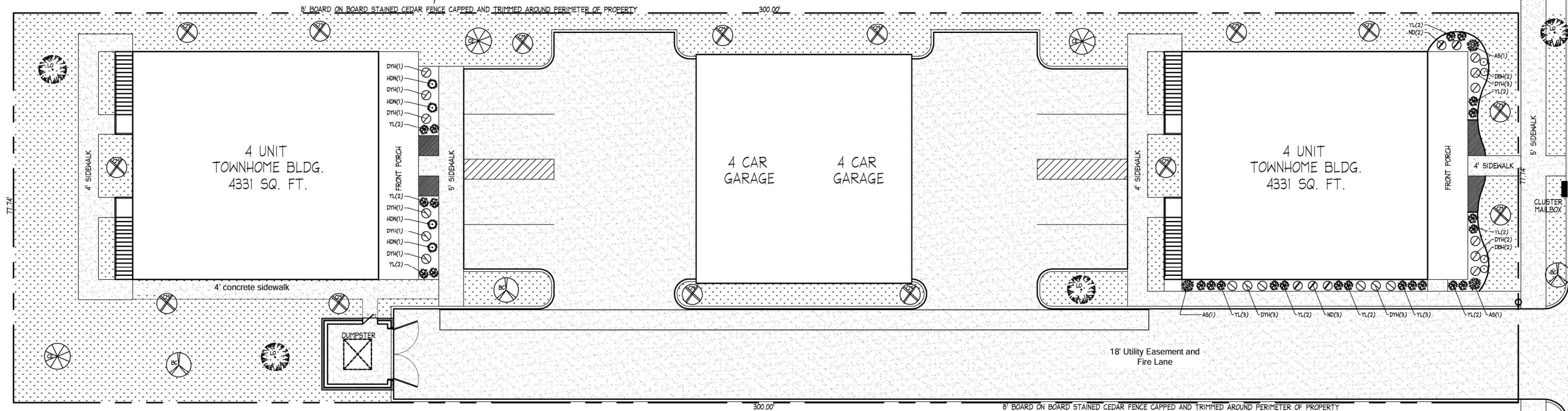
NOT TO SCALE

NORTH

SCALE 1" = 10'

PROVIDE DRAINAGE IN PLANTING PIT AS NECESSARY BY A GULCH DEGRADATION TEST

NOT TO SCALE



505 W. KIMBALL STREET

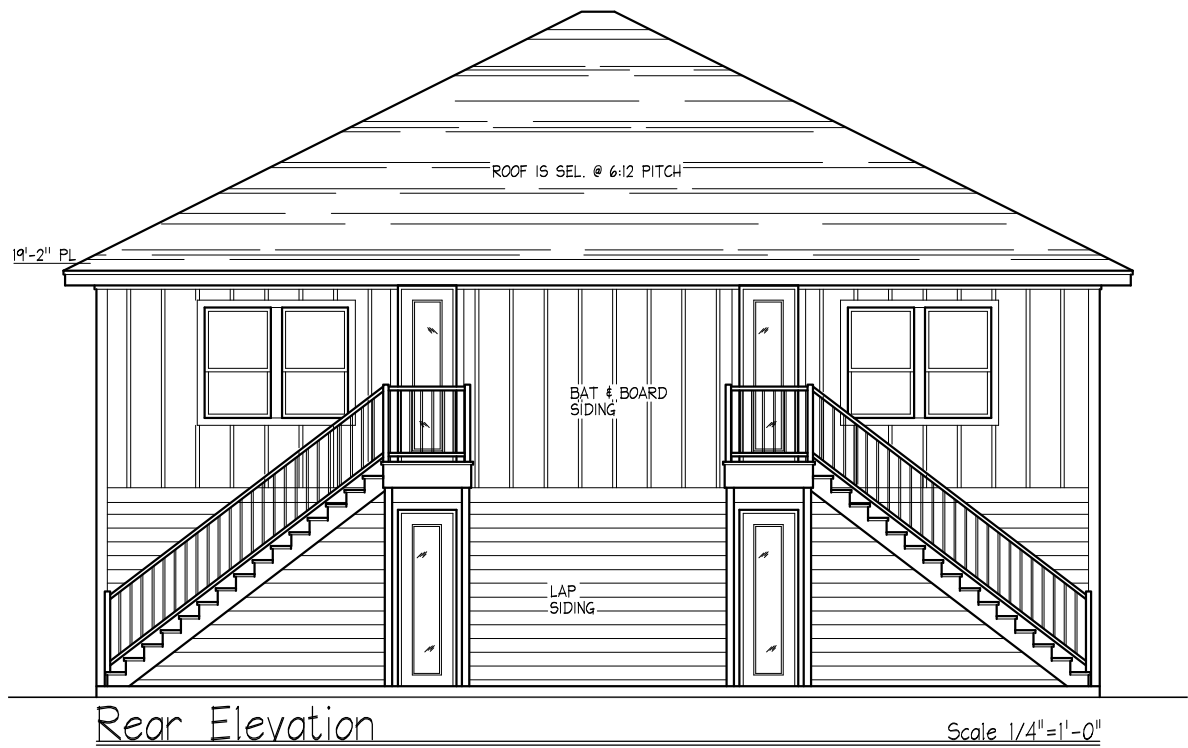
Lindbergh Designs

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Original Town of Mansfield

| |
|--------------|
| PLAN:TH 4331 |
| L1 |

ZC#20-013

Exhibit C.1



| 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

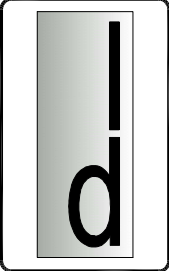
Required Architectural Features

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
7. Wood windows required on the front elevation on the front structure.
8. Carriage style garage doors required.

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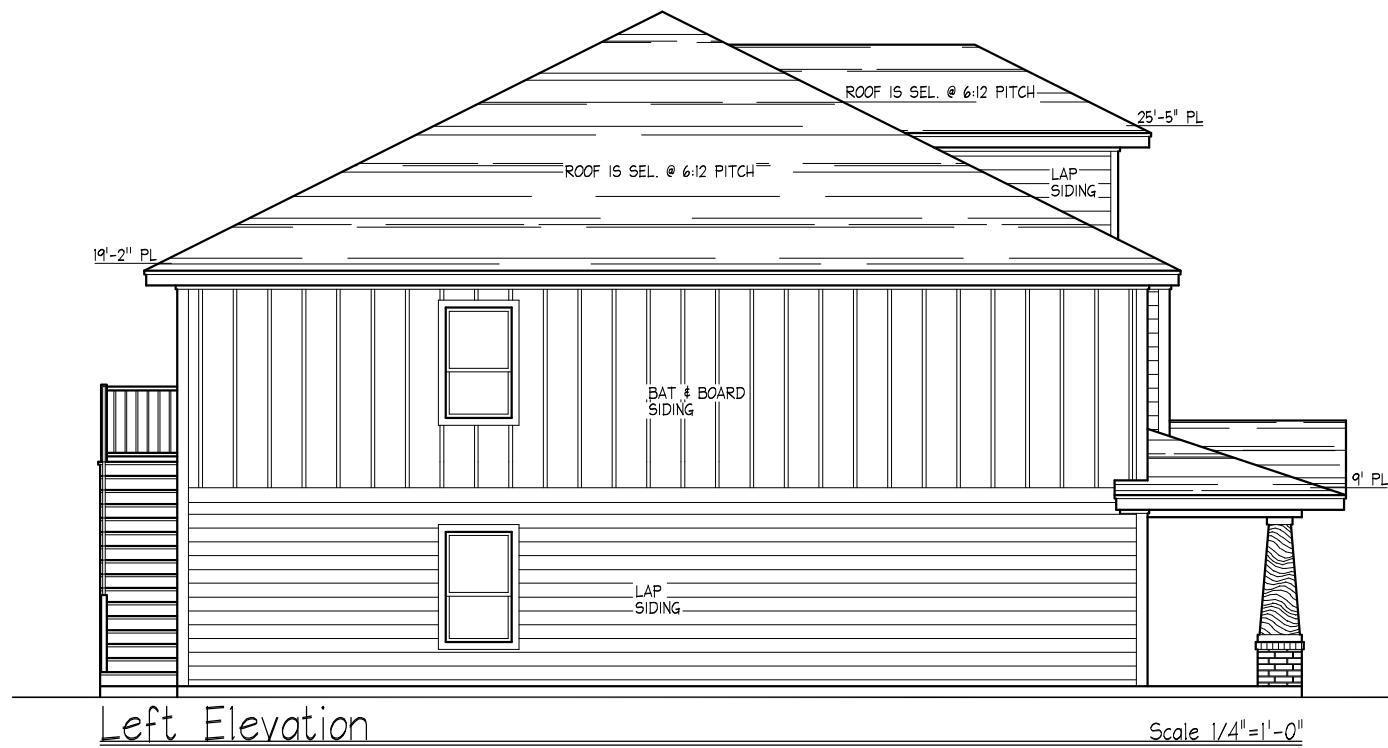
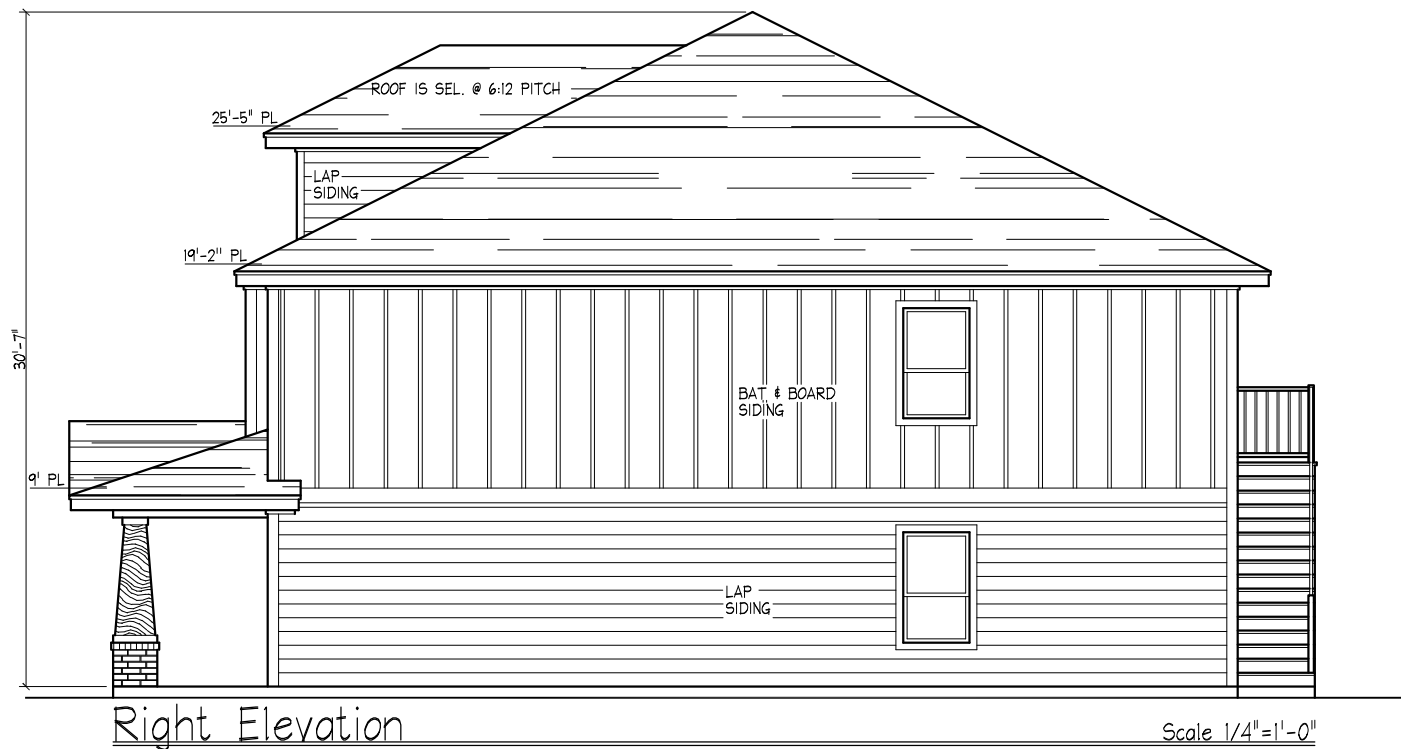
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PLAN: TH 4331
AT

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Exhibit C.2



| EXTERIOR FACADE DATA | | |
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| TOTAL FACADE AREA | 3018 SQ. FT. | 100.0 % |

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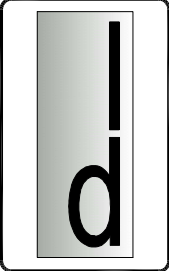
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Original Town of Mansfield

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A2

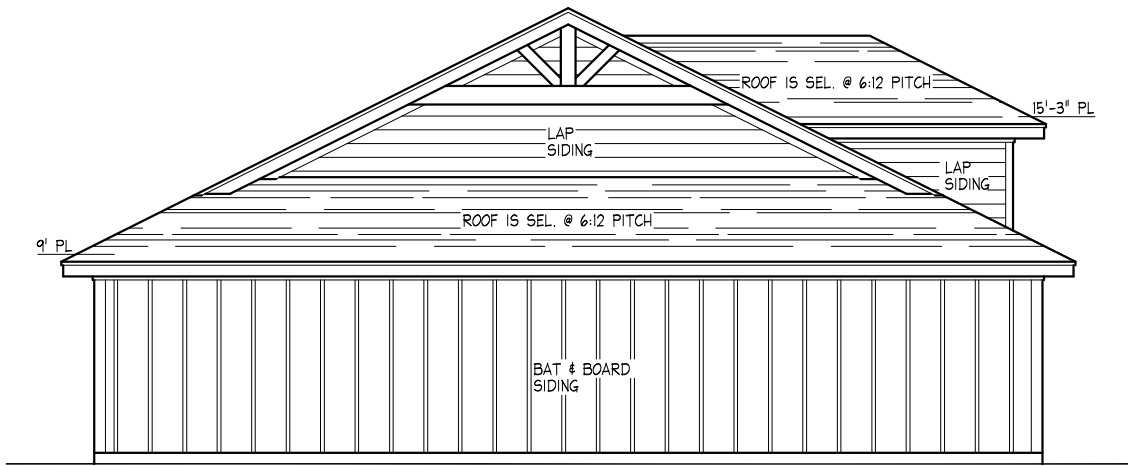
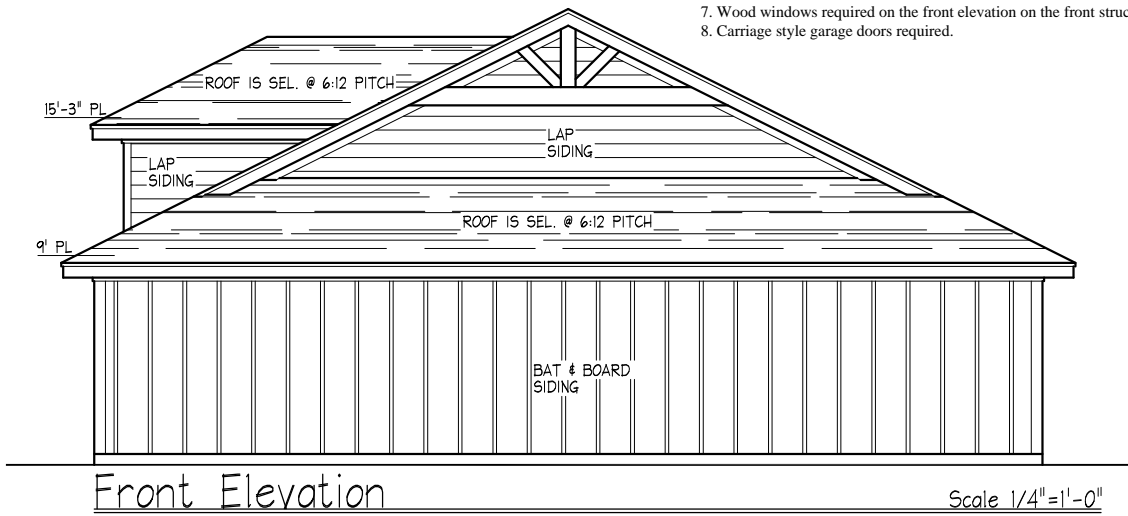
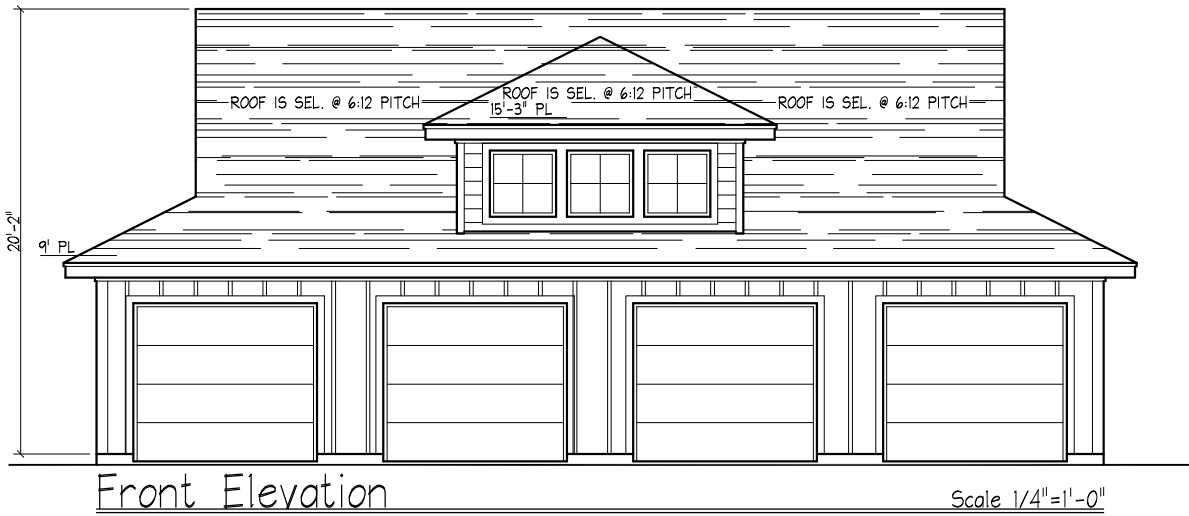
Exhibit C.3

| 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 % |

Note: All siding is cementitious fiber board

Required Architectural Features

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Carriage style garage doors required

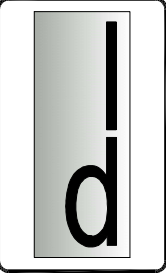


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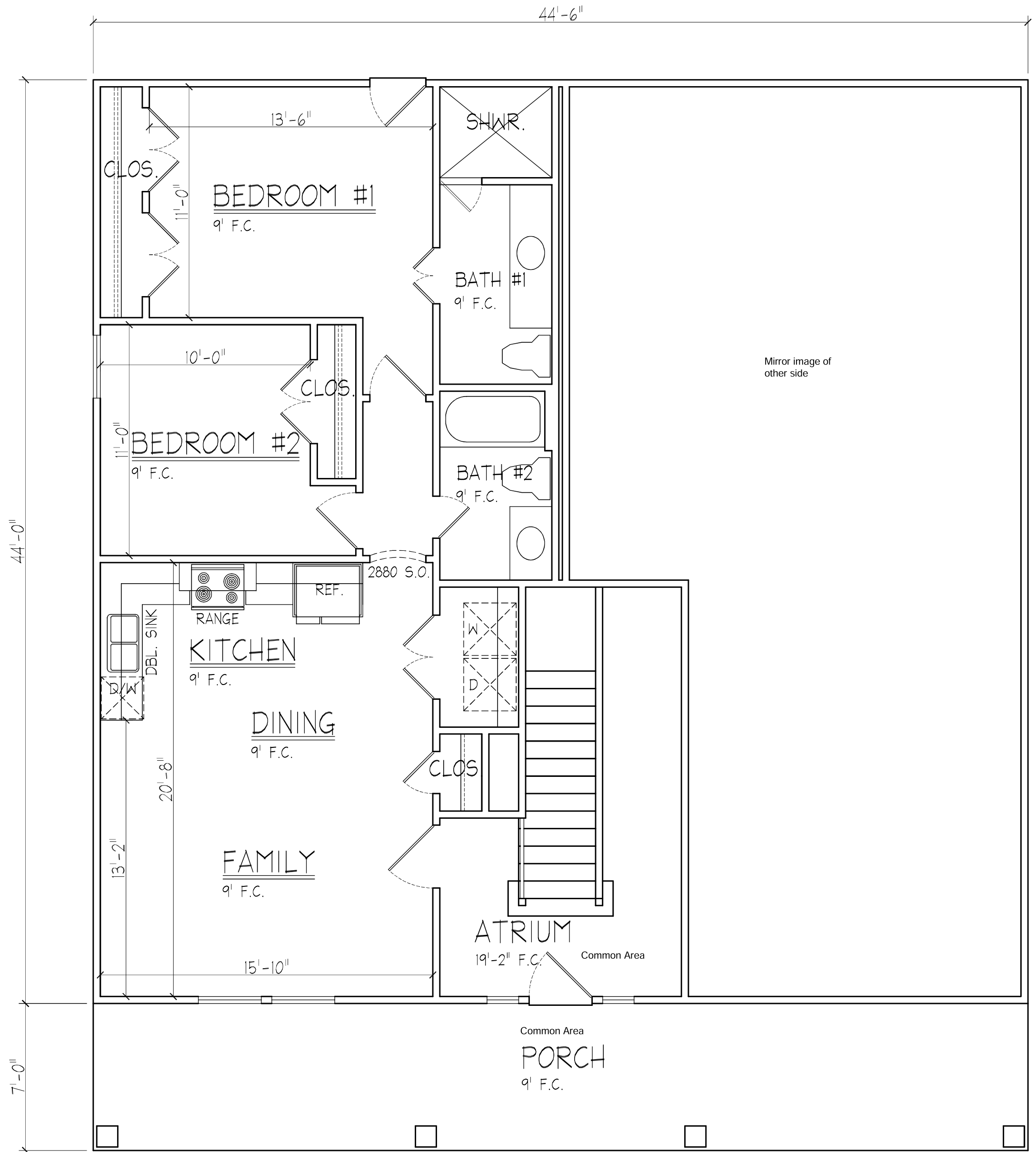
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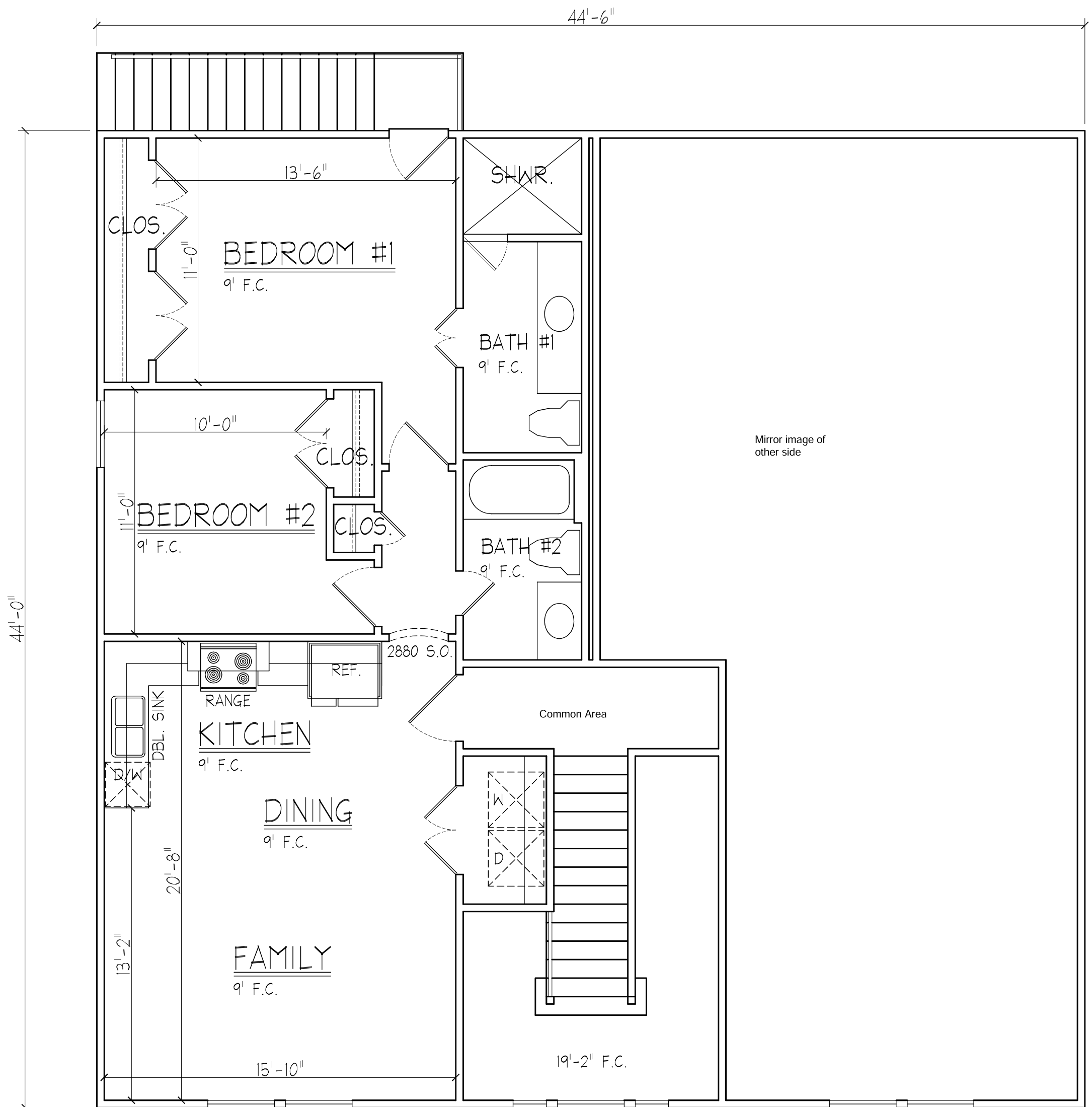
Exhibit E1
Floor Plan - 1st Floor



First Floor

Scale 1/4"=1'-0"

Exhibit E2
Floor Plan - 2nd Floor



Second Floor

Scale 1/4"=1'-0"