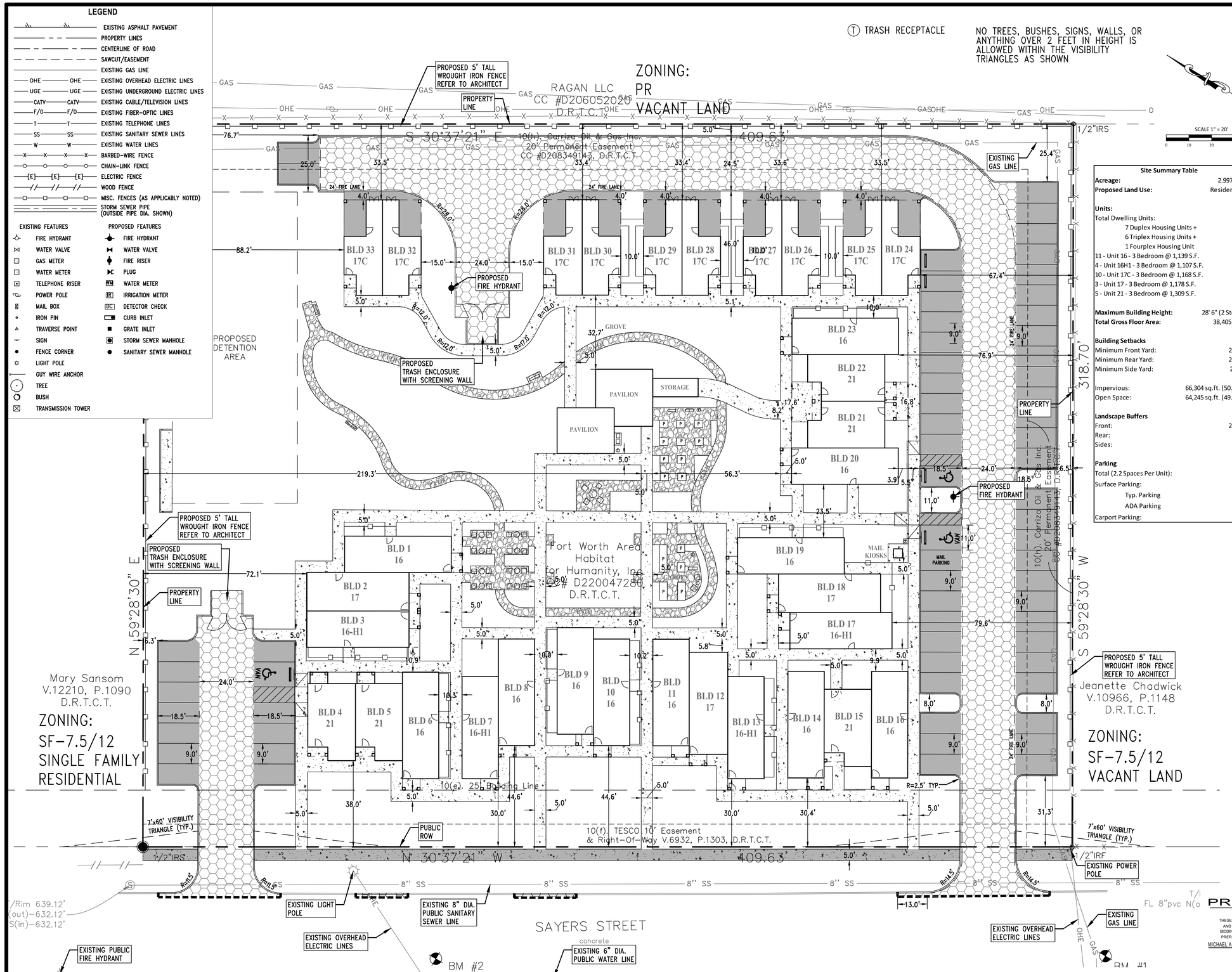

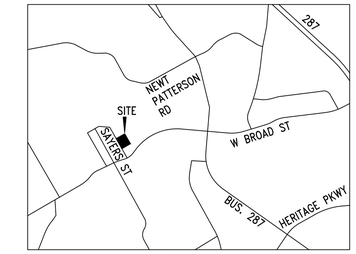

VICINITY MAP
N.T.S.

Site Summary Table	
Acreage:	2.997 Ac.
Proposed Land Use:	Residential
Units:	
Total Dwelling Units:	33
7 Duplex Housing Units +	
6 Triplex Housing Units +	
1 Fourplex Housing Unit	
11 - Unit 16 - 3 Bedroom @ 1,139 S.F.	
4 - Unit 16H1 - 3 Bedroom @ 1,107 S.F.	
10 - Unit 17C - 3 Bedroom @ 1,168 S.F.	
3 - Unit 17 - 3 Bedroom @ 1,178 S.F.	
5 - Unit 21 - 3 Bedroom @ 1,309 S.F.	
Maximum Building Height:	28' 6" (2 Story)
Total Gross Floor Area:	38,405 S.F.
Building Setbacks	
Minimum Front Yard:	25 ft.
Minimum Rear Yard:	25 ft.
Minimum Side Yard:	25ft.
Impervious:	66,304 sq.ft. (50.8%)
Open Space:	64,245 sq.ft. (49.2%)
Landscape Buffers	
Front:	25 ft.
Rear:	5 ft.
Sides:	5 ft.
Parking	
Total (2.2 Spaces Per Unit):	74
Surface Parking:	64
Typ. Parking	61
ADA Parking	3
Carport Parking:	10

PAVING LEGEND

- PRIVATE CONCRETE SIDEWALK
- PUBLIC CONCRETE SIDEWALK
- PARKING STALLS
- DRIVE AISLES AND FIRE LANE
- DECOMPOSED GRANITE PATH

SEE PAVING DETAILS FOR TYPICAL PAVING SECTIONS

NOTES:

1. THIS DEVELOPMENT WILL BE DEVELOPED IN ONE PHASE.
2. ALL STREETS, PARKING AREAS, AND DRIVEWAYS WILL BE CONCRETE PAVEMENT CONSTRUCTED TO MEET CITY OF MANSFIELD STANDARD DRAWINGS AND SPECIFICATIONS.
3. ALL UNITS WILL BE OWNER-OCCUPIED.
4. EACH OWNER WILL OWN THEIR INDIVIDUAL UNIT FOOTPRINT.
5. RENTING THE PREMISES IS NOT ALLOWED. THIS REQUIREMENT WILL BE INCORPORATED INTO THE OWNER'S ASSOCIATION COVENANTS.
6. THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS OR ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
7. NO OUTSIDE STORAGE OR OUTSIDE OPERATIONS OF ANY KIND SHALL BE PERMITTED.
8. NO BOATS, MOTOR HOMES, TRAILERS, RECREATIONAL VEHICLES, TOWED TRAILERS, OR SIMILAR VEHICULAR EQUIPMENT SHALL BE PARKED OR STORED ON THE PROPERTY. THIS REQUIREMENT SHALL ALSO BE INCORPORATED INTO THE DEVELOPMENT COVENANTS AND EACH RENTAL CONTRACT.
9. ALL SERVICE AREAS AND MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH SECTION 7301.A OF THE ZONING ORDINANCE.
10. ALL TRASH ENCLOSURES WILL BE SCREENED IN ACCORDANCE WITH SECTION 7301.B OF THE ZONING ORDINANCE.
11. ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.
12. SUFFICIENT LIGHTING SHALL BE INSTALLED AT ALL DRIVEWAY ENTRANCES FROM PUBLIC STREETS, DRIVEWAY INTERSECTIONS, PARKING LOTS AND THROUGHOUT THE DEVELOPMENT PER THE ILLUMINATION ENGINEERING SOCIETY'S STANDARDS ON ILLUMINANCE LEVELS FOR SAFETY. ALL LIGHTING SHALL BE SHIELDED DOWNWARD TO ELIMINATE GLARE AND NO LIGHTING SHALL BE ALLOWED TO TRESPASS ONTO SURROUNDING PROPERTIES.
13. ALL SIGNAGE WILL ADHERE TO THE ZONING CRITERIA OUTLINED IN MF-1 STANDARDS WITHIN THE ZONING ORDINANCE.

HOMEOWNERS ASSOCIATION NOTES:

1. OWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SCREENING FENCES, DRIVEWAYS, PARKING LOTS, SIDEWALKS, COMMON AREAS, AMENITY CENTERS, LANDSCAPING, HARDSCAPE IMPROVEMENTS, PAVILIONS, AND WALKING PATHS.
2. THE OWNER'S ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED I A TIMELY MANNER TO ALLOW FOR A MINIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

LOT 15
MOUNT ZION ESTATES
V.388-11, P.134
P.R.T.C.T.
2.997 ACRES

PRELIMINARY
FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR DESIGN REVIEW AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES. THEY WERE PREPARED BY, OR UNDER SUPERVISION OF:
MICHAEL A. THOMAS 93640 02-04-2021
PE NO. DATE

HABITAT FOR HUMANITY MANSFIELD COTTAGES

301 SAYERS ST
MANSFIELD, TEXAS 76063

C1.00
DEVELOPMENT PLAN

ZC#20-021
Exhibit B

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