

PROMISE
CREEK DR.

PLANNED DEVELOPMENT STANDARDS:

Current Zoning: PR

Proposed Zoning: Planned Development with base zoning of SF12/22

Area, Setback and Height Regulations:

- Minimum Lot Size - 12,000sf
- Minimum Residential Floor Area - 2,600sf
- Maximum Lot Coverage - 45%
- Maximum Height - 35'
- Minimum Front Setback - 20'/15' at Cul-de-sac
- Minimum Lot Width - 120'/79' at Cul-de-sac
- Minimum Lot Depth - 95'/70' at Cul-de-sac
- Minimum Rear Setback - 15'
- Minimum Interior Side Setback - 10'

Landscaping and Screening Requirements:

- Common area, including detention pond area are to be landscaped per Exhibit D, Landscape Plan.
- Four medium-sized canopy trees shall be planted on each residential lot. Minimum of two in front yard.
- Screening shall be provided at the south, west, and north boundary through the use of a 6 foot height board-on-board fence as indicated per Exhibit D, Landscape Plan.

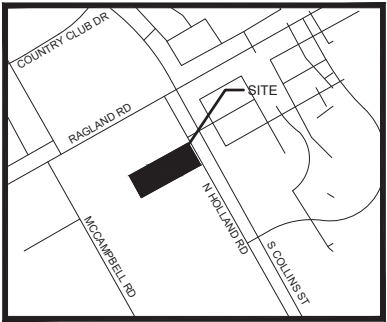
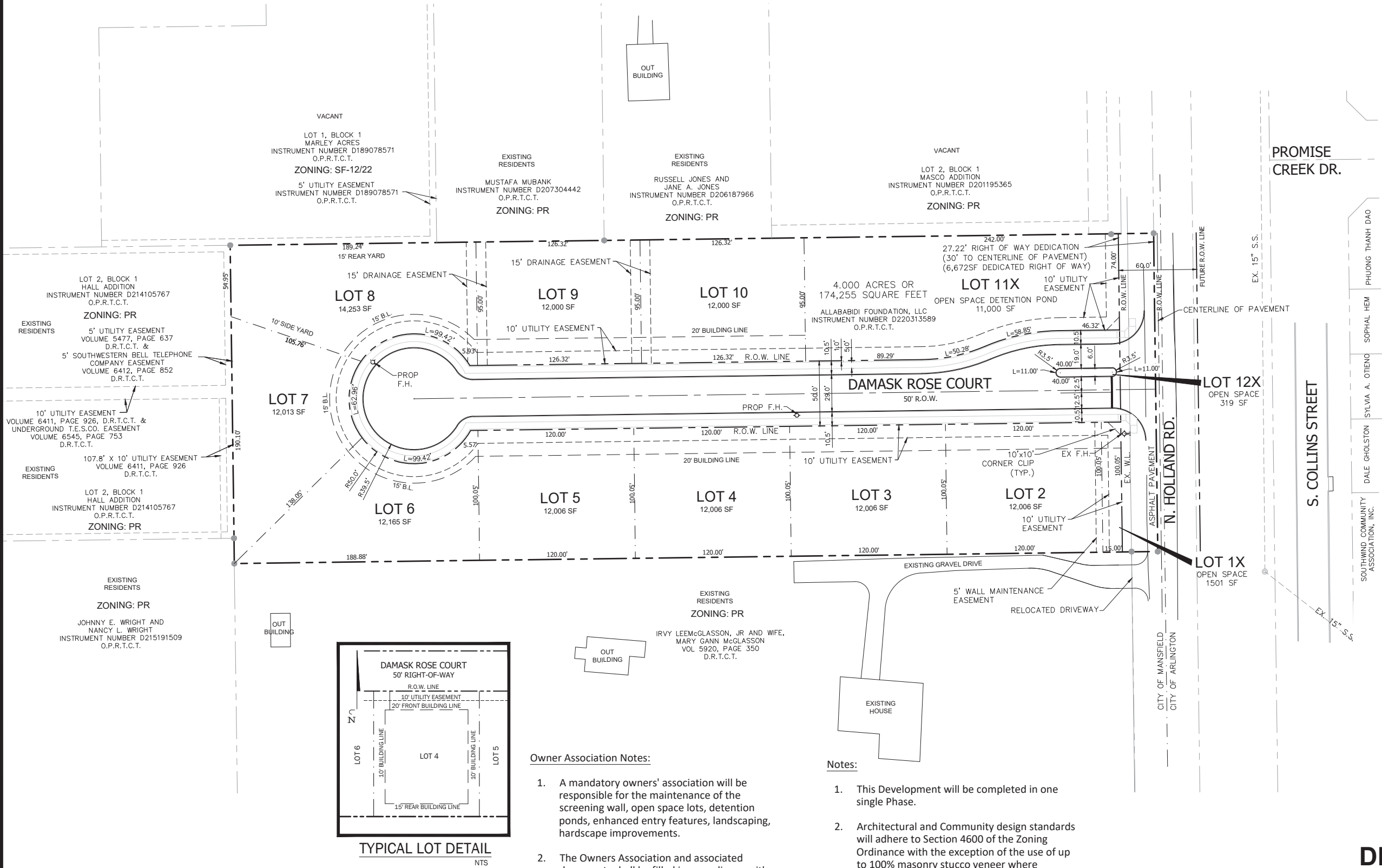


EXHIBIT B
ZC#21-003
DEVELOPMENT PLAN
DAMASCUS GARDENS
2349 N. HOLLAND RD

4.00 ACRE TRACT
City of Mansfield
Tarrant County, Texas



Owner Association Notes:

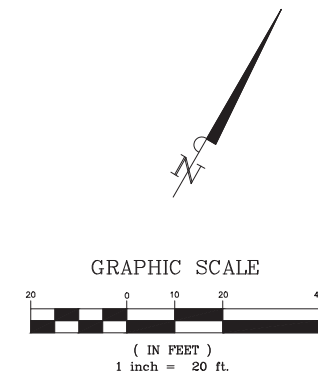
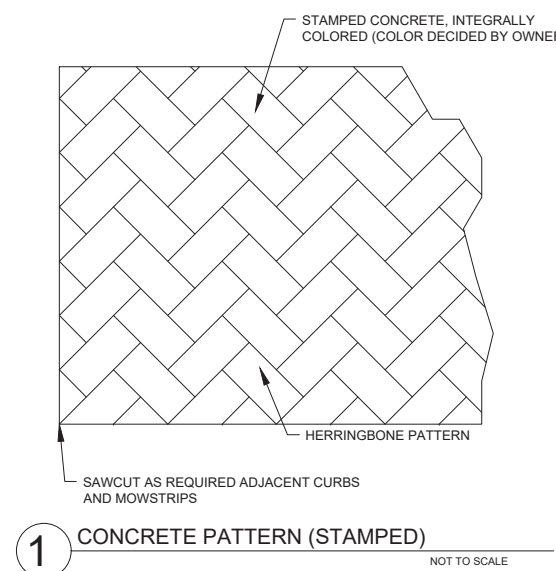
1. A mandatory owners' association will be responsible for the maintenance of the screening wall, open space lots, detention ponds, enhanced entry features, landscaping, hardscape improvements.
2. The Owners Association and associated documents shall be filed in accordance with the City of Mansfield policies. the documents shall be filed with the final plat. the documents shall be submitted in 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 except the responsibility for the delays cause by the failure to submit the association documents or the inaccuracy of the documents.

Notes:

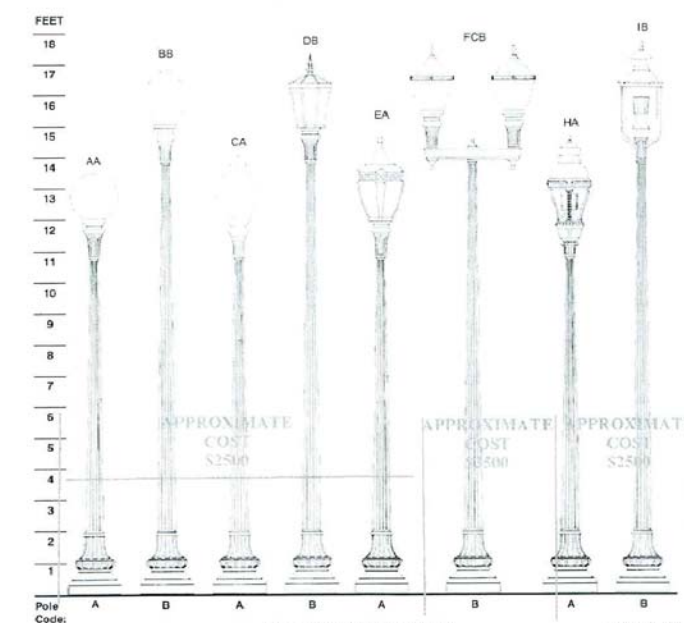
1. This Development will be completed in one single Phase.
2. Architectural and Community design standards will adhere to Section 4600 of the Zoning Ordinance with the exception of the use of up to 100% masonry stucco veneer where architecturally appropriate.
3. Minimum off street Parking and Loading Standards will adhere to section 7200 of the Zoning Ordinance.
4. The proposed Development will be in complete accordance with the provisions of the Planned Development District and all Development Plans recorded hereunder be binding upon the applicant thereof, his successors or assigns, and shall limit and control all building permits.

ENGINEER:
Remington C. Wheat, P.E.
Bannister Engineering
240 North Mitchell Rd
Mansfield, TX 76063
817.842.2094
remington@bannistereng.com

OWNER:
Mouaz ALLababidi
ALLababidi Foundation
802 Greenview Dr
Grand Prairie, TX 75050
817.891.1790
mouath@gmail.com



	2000	2500	2500	2700	2700	2600	3600	2700	3000
LUMINAIRES									
	4" 3" 2" 1"	18"	15"	10"	15"	16"	17"	17"	18"
	SPHERE A	SMALL ACORN B	ACORN C	LANTERN D	PARAGON E	FRISAL BAND F	FRIGO G (Color)	TEXAN H	CYLINDER I
	Luminaire Code								



BANNISTER
ENGINEERING

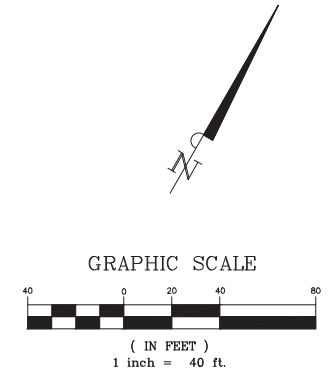
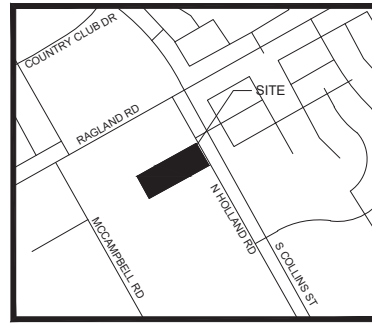
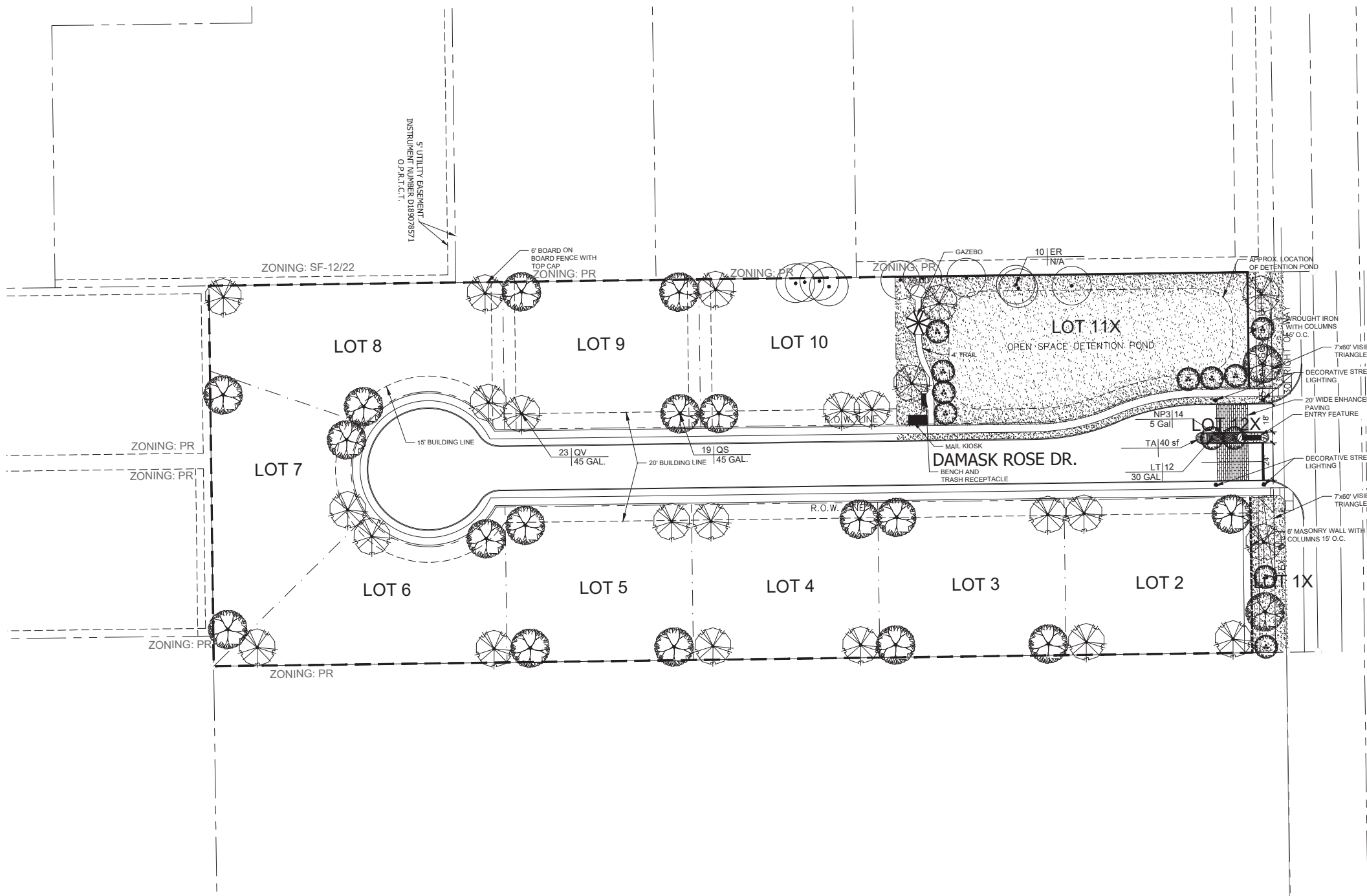
240 N. MITCHELL ROAD | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS) BE#: 9101-20-001

City of Mansfield
Tarrant County, Texas



EXHIBIT C
ZC#21-003
ENHANCED ENTRYWAY
PLAN

PAGE 2 OF 2
DAMASCUS GARDENS
2349 N. HOLLAND RD
City of Mansfield
Tarrant County, Texas



PLANT SCHEDULE							
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	NOTES
	ER	10	EXISTING TREE TO REMAIN	N/A			
	LT	12	LAGERSTROEMIA INDICA 'TUSCARORA' / CRAPE MYRTLE	30 GAL	3"	6'-8'	FULL, MATCHING, SYMMETRICAL
	QS	19	QUERCUS SHUMARDII / SHUMARD RED OAK	45 GAL	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
	QV	23	QUERCUS VIRGINIANA / SOUTHERN LIVE OAK	45 GAL	3"	10'-12'	FULL, MATCHING, SYMMETRICAL
SHRUB AREAS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	HEIGHT	SPACING	NOTES
	NP3	14	NASSELLA TENUISSIMA 'PONY TAILS' / MEXICAN FEATHERGRASS	5 GAL	24" HT	36" O.C.	FULL, MATCHING, SYMMETRICAL
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	NOTES			
	CT	PER PLAN	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS	SOD			
	TA	PER PLAN	TRACHELOSPERMUM ASIATICUM / ASIAN JASMINE	1 GAL., 18" O.C., TRIANGULAR SPACING			

Owner Association Notes:

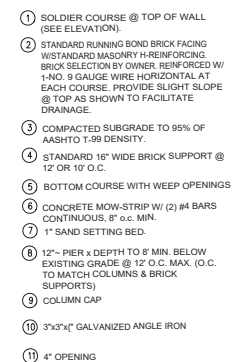
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City of Mansfield
Tarrant County, Texas



EXHIBIT E
ZC#21-003
RESIDENTIAL ELEVATIONS
 DAMASCUS GARDENS
 2349 N. HOLLAND RD
 City of Mansfield
 Tarrant County, Texas