

BANNISTER

Civil Engineering • Land Surveying • Hydrology • Landscape Architecture • Land Planning • MEP Design

April 29, 2021

City of Mansfield
Planning Department
Mr. Andrew Bogda
Andrew.bogda@mansfieldtexas.gov
Phone: (817) 276-4287

Re: Response to Verbal Comments - ZC#21-003 – 2349 N. Holland Road – Damascus Gardens

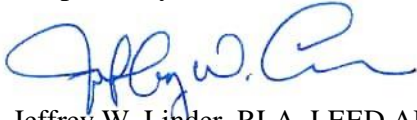
Mr. Bogda:

In response to the City Council meeting on Monday, April 26 and our subsequent email conversations the following day, we are resubmitting the following documents with revisions noted below:

1. Exhibit B – Development Plan
 - a. Minimum Residential Floor Area: 3,000sf
 - b. Minimum Front Setback: 15'
 - c. Minimum Rear Setback – 20'/15' at Cul-de-sac
 - d. Four medium-sized canopy trees shall be planted on each lot. Minimum of two in the front yard, which shall be located in the street R.O.W.
 - e. Screening shall be at the south, west and north boundary through the use of an eight (8) foot high board-on-board fence with top cap as indicated per Exhibit D, Landscape Plan.
 - f. Lots 2-5 and 9-10 shall have J-Swing or side entry garages only. Lots 6-8 may have front entry garages.
 - g. 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 on three (3) lots. The use of up to 75% masonry stucco veneer can be used on the remaining six (6) lots.
 - h. Roofs shall be either barrel tile or “3D” architectural shingles.
 - i. The sidewalk shall be located inside the R.O.W. with no offset from the R.O.W.
2. Exhibit C – Enhanced Entryway Plan (Sheet 1)
 - a. Revised to reflect new sidewalk location
3. Exhibit D – Landscape and Screening Plan
 - a. Revised to reflect 8' board-on-board fence with top cap.
 - b. Entry Monument sign revised to include masonry stucco field between stone columns instead of the brick field previously shown.

Thank you for your assistance through the process and for helping us get to this point.

Respectfully,



Jeffrey W. Linder, RLA, LEED AP
Vice President
Bannister Engineering, LLC