

MINIMUM DEVELOPMENT STANDARDS:

1. FRONT SETBACK = 10'
2. REAR SETBACK = 18'
3. SIDE ABUTTING STREET OR ALLEY = 10'. SIDE SETBACK BETWEEN BUILDING BREAKS 5' EACH SIDE. SIDE SETBACK ON ALL OTHERS = 5'. LOT DEPTH MIN. = 90', LOT WIDTH MIN. = 22'
4. ALL NEW PERIMETER FENCING SHALL BE 6' BOARD ON BOARD CEDAR FENCE WITH CAP AND GALV. POSTS. ANY FENCING IN FRONT YARDS WILL BE 4'-6" ORNAMENTAL IRON. REAR / SIDE YARD FENCES MAY BE 6' B ON B CEDAR OR 6' ORNAMENTAL IRON.
5. MIN. HOME S.F. = 1,593 + 2 CAR GARAGE - MIN ROOF PITCH = 6 IN 12
MAX HOME HEIGHT = 35' (2 STORY MAX) - BLDG. PADS = 60' x 22'.
REQUIRED PARKING = 2 PER LOT. PROVIDED = 4 (2 CAR GARAGE + 2 IN DRIVE)
SIDEWALKS WILL BE INSTALLED WITHIN THIS DEVELOPMENT AS SHOWN.
6. RESIDENTIAL LOT LANDSCAPE STANDARDS SHALL BE IN ACCORDANCE WITH CITY ORDINANCE.
7. THE SITE AMENITIES AND PERIMETER SCREENING SHALL BE COMPLETED PRIOR TO HOME BUILDING PERMITS.
8. ALL AC UNITS SHALL BE SCREENED FROM PUBLIC VIEW.
9. ALL ROOFS SHALL BE ENHANCED GAF TIMBERLINE OR EQUAL.
10. ALL IRRIGATION OF OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
11. ALL LANDSCAPE AREAS, INCLUDING LANDSCAPE BUFFERS, SETBACK AREAS, OPEN SPACE LOTS AND FRONT YARDS SHALL BE IRRIGATED.
12. INDIVIDUAL LOT BACK AND SIDE YARD FENCING (IF DESIRED) SHALL BE A MAXIMUM OF 6' ORNAMENTAL IRON FENCE OR 6' BOARD ON BOARD CEDAR WITH A CAP IN THE SAME STYLE AS THE PERIMETER FENCES.
13. THE HOMES SHALL COMPLY WITH COMMUNITY DESIGN STANDARDS 155.056 C AND D, UNLESS SPECIFICALLY STATED AND SHOWN N THIS PLAN OTHERWISE.
14. FRONT PORCH UNCOVERED PATIOS AS SHOWN ON EXHIBIT E SHALL BE PROVIDED FOR EACH HOME. THE PATIOS WILL EXTEND OUT FROM THE BUILDING SETBACK AND PADS SHOWN ON THIS PLAN UP TO THE PROPERTY LINE IN SOME CASES. WITH REAR GARAGES THESE FRONT YARD SPACES WILL SERVE AS THE INDIVIDUAL YARDS FOR EACH HOME.
15. THE INITIAL CONSTRUCTION SHALL COMMENCE WITHIN 36 MONTHS.
16. A MAXIMUM OF 35% OF THE 2 HOME BUILDINGS MAY HAVE THE FLAT ROOFS DEPICTED IN THE PD BUILDING ELEVATIONS.
17. A CAMERA SHALL BE LOCATED AT THE GRAND ENTRY INGRESS / EGRESS AREA.

MANDATORY OWNERS ASSOCIATION NOTES:

- 1) A MANDATORY OWNERS ASSOCIATION WILL BE REQUIRED FOR THE MAINTENANCE OF THE "PRIVATE STREETS, OPEN SPACE, ENTRY FEATURES, WALLS, FENCES AND GATES".
- 2) 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 FOR 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.
- 3) THE COMMON AMENITY AREAS, BUFFERS, PERIMETER FENCING, ENTRY INGRESS EGRESS CAMERA, STREETSCAPE PARKWAYS AND GRAND ENTRY LANDSCAPE AND COLUMNS SHALL BE MAINTAINED BY THE HOA.

THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE CONFORMANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

ZC#21-015 PLANNED DEVELOPMENT (PD) FOR ALL USES IN 2F CONSISTING OF SINGLE FAMILY ATTACHED TOWNHOMES (2 AND 3 UNIT ATTACHED) WITH REAR GARAGES ACCESSED VIA ALLEYS. 48 LOTS 6 TRI-PLEX BUILDINGS, 15 DUPLEX BUILDINGS.



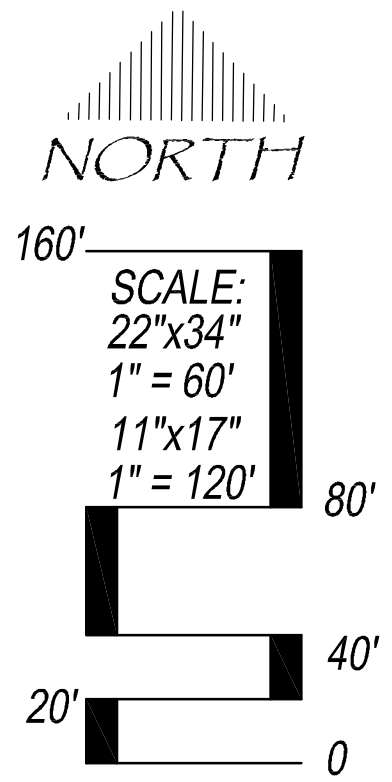
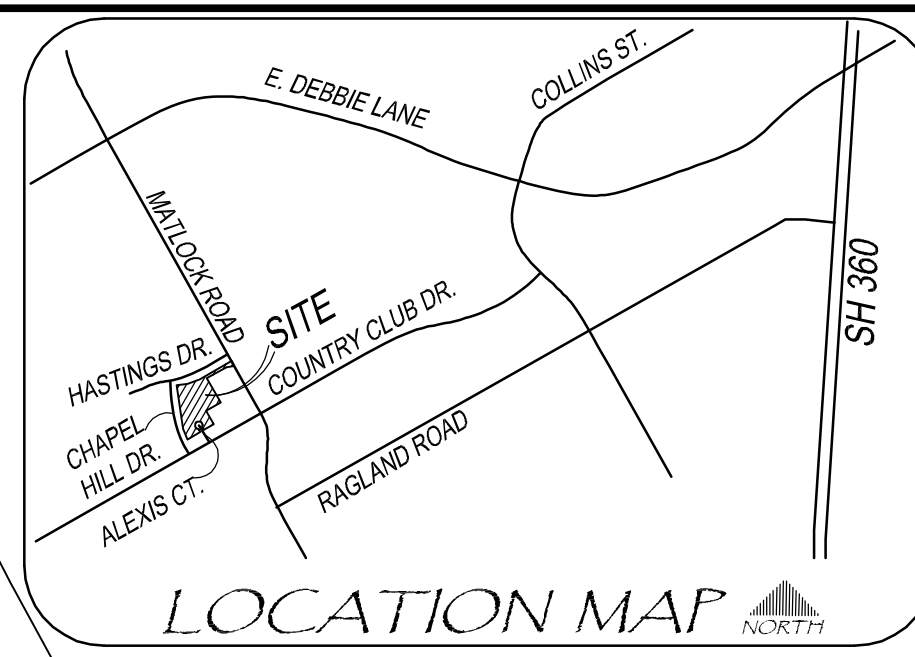
STONE FIRE PIT WITH FLAGSTONE PAVERS

NOTE: THE STONE FIRE PIT SHALL MEET ALL MANSFIELD FIRE DEPARTMENT REQUIREMENTS FOR EXTERIOR FIRE FACILITIES. IN ADDITION THE PIT SHALL HAVE A FLAGSTONE PATIO A MIN. OF 6' OUT FROM THE EDGE OF THE FIRE PIT ENCLOSURE. THE FIRE ENCLOSURE SHALL BE A MIN. OF 15' FROM ANY RESIDENTIAL STRUCTURE. THE FIRE PIT SHALL BE GAS WITH A TIMER DEVICE SO THAT IT CAN NOT BE LEFT ON UNATTENDED.

SITE DATA:
SITE AREA = 285,768 S.F. (6.560 ACRES)
OPEN SPACE:
BUFFER LOT 1X, BLK.3 = 34,027 S.F.
AMENITY LOTS 10X, BLK.1, 6X, BLK.4, 6X, BLK.5, 12X, BLK.6 = 10,878 S.F.
TOTAL OPEN SPACE = 44,905 S.F. = 15.7% OF SITE
COMMON ACCESS EASEMENT BLK.A, LOTS 1-6 = 43,655 S.F.
STREET ROW DEDICATION = 63,254 S.F.
2F LOT AREA = 133,944 S.F.
2F TOWNHOUSE LOTS = 48
DENSITY = 7.3 LOTS / ACRE
AVERAGE LOT AREA = 2,791 S.F.
MIN. LOT AREA = 1,980 S.F.
LARGEST LOT = 4,622 S.F.

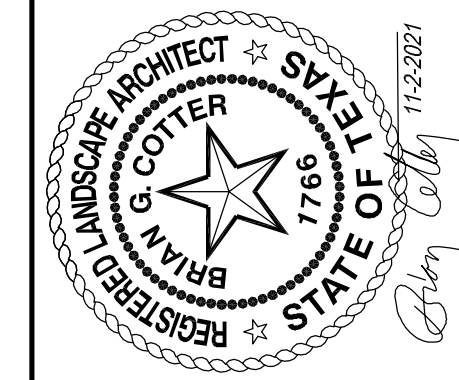
LINE AND CURVE TABLE

L1=N29°48'33"W 24.12'
C1=DELTA=47°11'49"
R=28.00', L=23.06'
CH=N6°12'39"W 22.42'
C2=DELTA=274°23'33"
R=50.00', L=239.45'
CH=S60°11'33"W 67.95'
C3=DELTA=47°11'46"
R=28.00', L=23.07'
CH=S53°24'26"E 22.42'
L2=S29°48'33"E 27.09'



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Tx. Arch. Reg. Board FIRM REG. # BR-1373



ALEXIS COURT BROWNSTONES
1701 COUNTRY CLUB DRIVE
PD EXHIBIT "B" SITE PLAN & PRELIMINARY PLAT

DESIGN: BGC	DRAWN: DJC	DATE: 10-5-21 REV: 11-2-21	PROJECT: 05-EMMITTS SITE PLAN
3	OF	15	

OWNER:
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