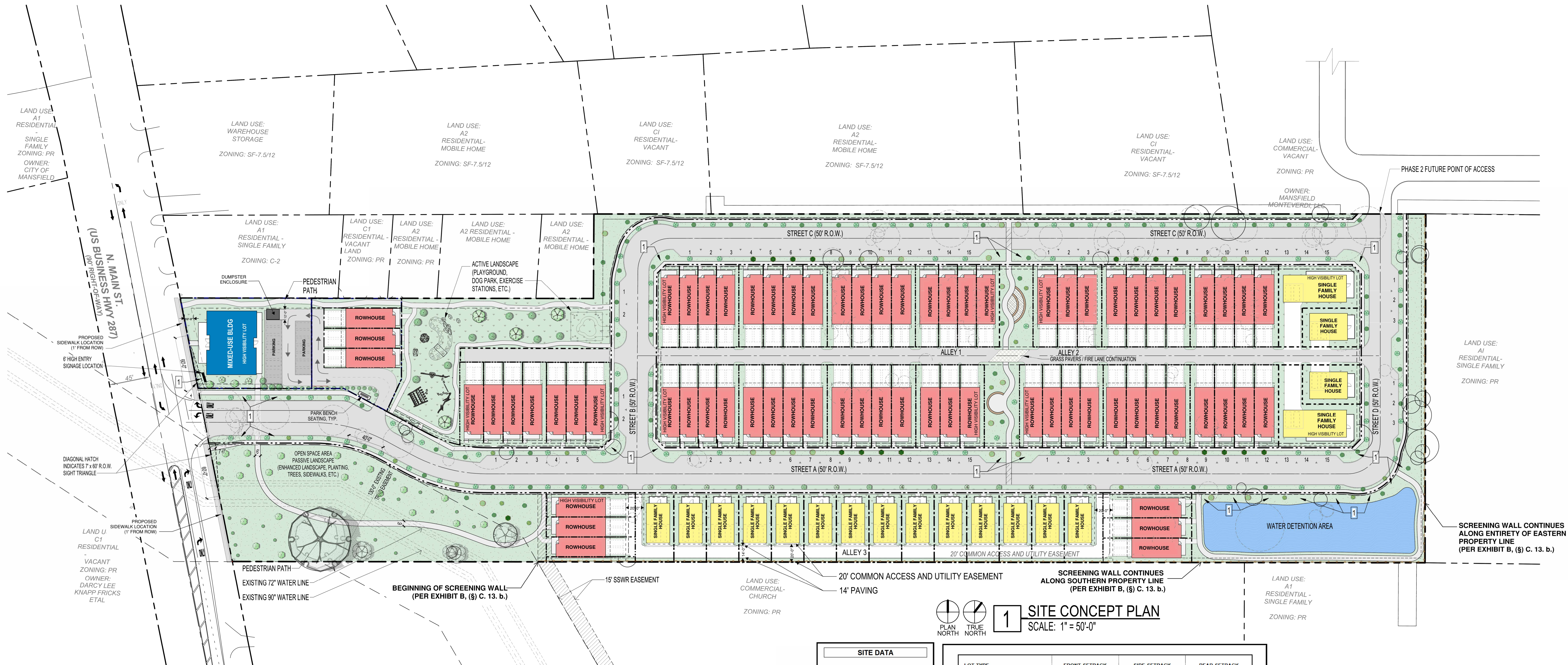
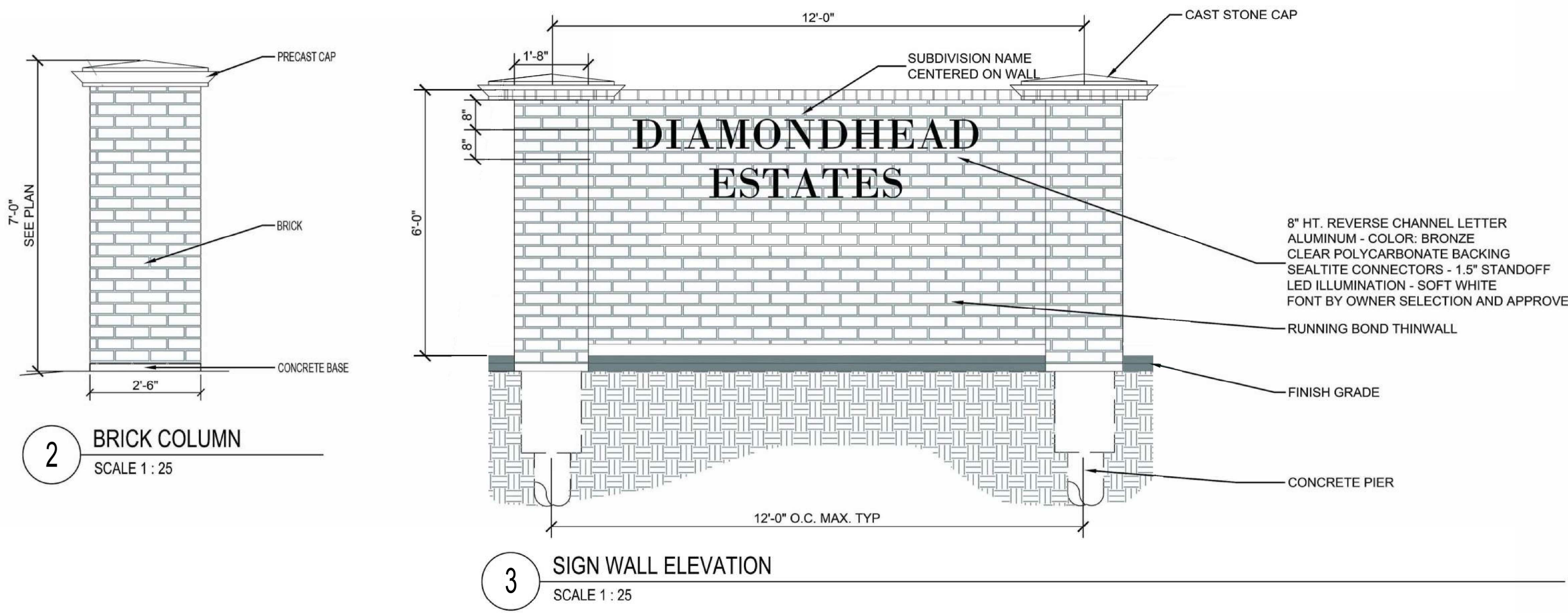




1 SITE CONCEPT PLAN
SCALE: 1" = 50'-0"



SITE DATA	
AREAS	
TOTAL SITE AREA	11.03 ACRES
DEDICATED ROW	3.04 ACRES
OPEN SPACE	2.65 ACRES
BUILDING/LOT COUNTS	
NUMBER OF BUILDING/LOTS	89 (TOTAL)
SINGLE FAMILY LOTS	18
ROW HOUSE LOTS	70
MANOR HOUSE LOTS	0
MIXED-USE LOTS	1
NUMBER OF DWELLING UNITS	
SINGLE FAMILY UNITS	18
ROW HOUSE UNITS	70
MANOR HOUSE UNITS	0
MIXED-USE UNITS	8
ZONING/USE	
CURRENT ZONING	MANUFACTURED HOUSING (MHU) / PRE-DEVELOPMENT (PD)
PROPOSED ZONING	PLANNED DEVELOPMENT (PD)
CURRENT USE	VACANT
PROPOSED USE	SINGLE FAMILY/MIXED-USE
OFF-STREET PARKING	
TOTAL OFF-STREET PARKING	331 (TOTAL)
SINGLE FAMILY LOTS	36
ROW HOUSE LOTS	280
MANOR HOUSE LOTS	0
MIXED-USE LOTS	15

LOT TYPE	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
SINGLE FAMILY HOUSE (DETACHED SINGLE FAMILY BUILDINGS)	5'	5'	5'
ROW HOUSE (4 UNIT ROW HOUSE BUILDINGS)	5'	5'	20'
MANOR HOUSE (4-UNIT MANOR HOUSE BUILDINGS)	40'	5'	25'*
MIXED-USE BUILDING (COMMERCIAL 1ST FLR FRONTAGE W/ RESIDENTIAL 2ND & 3RD FLRS)	5'	5'	25'*

* A Carport structure may encroach into the rear setback for the Manor House and Mixed-Use lots by 20'

GRAPHICS LEGEND

- ROADWAY
- SIDEWALK
- LANDSCAPED AREA
- GRASS-CRETE OR DECORATIVE PAVERS
- AMENITIZED POND / ON-SITE WATER DETENTION

ENHANCED LANDSCAPE LOCATION

- MEXICAN FEATHER GRASS (VASELIA TENUISSIMA)
- NELLIE STEVENS HOLLY (ILEX X 'NELLIE R. STEVENS')
- YAUPOIN HOLLY DWARF (ILEX VOMITORIA)

NOTE:
IN ACCORDANCE WITH CHAPTER 89: NATURAL RESOURCES MANAGEMENT OF THE CITY OF MANSFIELD TREE PRESERVATION ORDINANCE, INDESTRUCTIBLE CLEARING OF THIS PROPERTY IS PROHIBITED, AND HEALTHY QUALITY TREES SHALL BE PROTECTED DURING CONSTRUCTION TO PROMOTE THE NATURAL ECOLOGICAL ENVIRONMENTAL AND AESTHETIC QUALITIES OF THE CITY.

TREE LEGEND

- AMERICAN ELM (ULMUS AMERICANA - DECIDUOUS CANOPY TREE)
- CEDAR ELM (ULMUS CRASSIFOLIA - DECIDUOUS CANOPY TREE)
- TEXAS LIVE OAK (QUERCUS FUSIFORMIS - EVERGREEN CANOPY TREE)
- MEXICAN PLUM (PRUNUS MEXICANA - DECIDUOUS ORNAMENTAL TREE)
- BOX ELDER MAPLE (ACER NEGUNDO - DECIDUOUS ORNAMENTAL TREE)

THIS SYMBOL REPRESENTS AN EXISTING TREE THAT IS LOCATED IN AN UN-BUILT AREA OF THE SITE. AN EFFORT WILL BE MADE TO PROTECT THIS TREE FROM CONSTRUCTION ACTIVITIES IN THE SPIRIT OF THE CITY OF MANSFIELD TREE PRESERVATION ORDINANCE.

THIS SYMBOL REPRESENTS AN EXISTING TREE THAT IS LOCATED IN AN AREA OF THE SITE THAT IS DESIGNED TO BE RECONSTRUCTED, AND IT IS UNLIKELY THAT THIS TREE WILL SURVIVE CONSTRUCTION ACTIVITIES. REPLACEMENT WILL OCCUR AS REQUIRED BY CITY OF MANSFIELD ORDINANCE REQUIREMENTS.

SITE DEVELOPMENT CONCEPT PLAN

Diamondhead Estates
Being Lots 1 and 2, Amlotte Addition
as recorded in Cabinet B, Slide 2403, P.R.T.C.T. and
a 10.04 acre tract of land out of the
James McDonald Survey, Abstract No. 997
Mansfield, Texas

11.03 acres

PROJECT NO.
R31-5345.01

ZONING CASE NO.
ZC#22-018