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DEVELOPER



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PROPERTY OWNER

Terry Leitzinger
 Executive Vice President
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**EXHIBIT B
 DETAILED SITE PLAN**

**URBAN LIVING - PHASE 2
 BEING 11.149 ACRES IN THE
 ELIZABETH MCANIER SURVEY
 ABSTRACT NO. 1005
 CITY OF MANSFIELD
 TARRANT COUNTY, TEXAS**

THESE PLANS ARE ISSUED FOR THE PURPOSE OF PRELIMINARY REVIEW AND ARE NOT INTENDED FOR CONSTRUCTION. WHEN ISSUED IN FINAL FORM THEY WILL BE SEALED, SIGNED AND DATED.

RESPONSIBLE ENGINEER:
 BGE, INC.
 TEXAS REGISTERED ENGINEERING FIRM F-1046
 DAVID A. GREER, P.E.
 TEXAS REGISTRATION NO. 109928
 JANUARY 11, 2023

CAUTION !!!
 CONTRACTOR TO VERIFY EXACT LOCATION & DEPTH OF EXIST FACILITIES PRIOR TO ANY CONSTRUCTION ACTIVITIES

CAUTION !!!
 CONTACT: 1-800-DIG-TESS
 48 HOURS PRIOR TO CONSTRUCTION

REV NO.	DATE	DESCRIPTION

DRAWN BY: MLR
 CHECKED BY: DAG

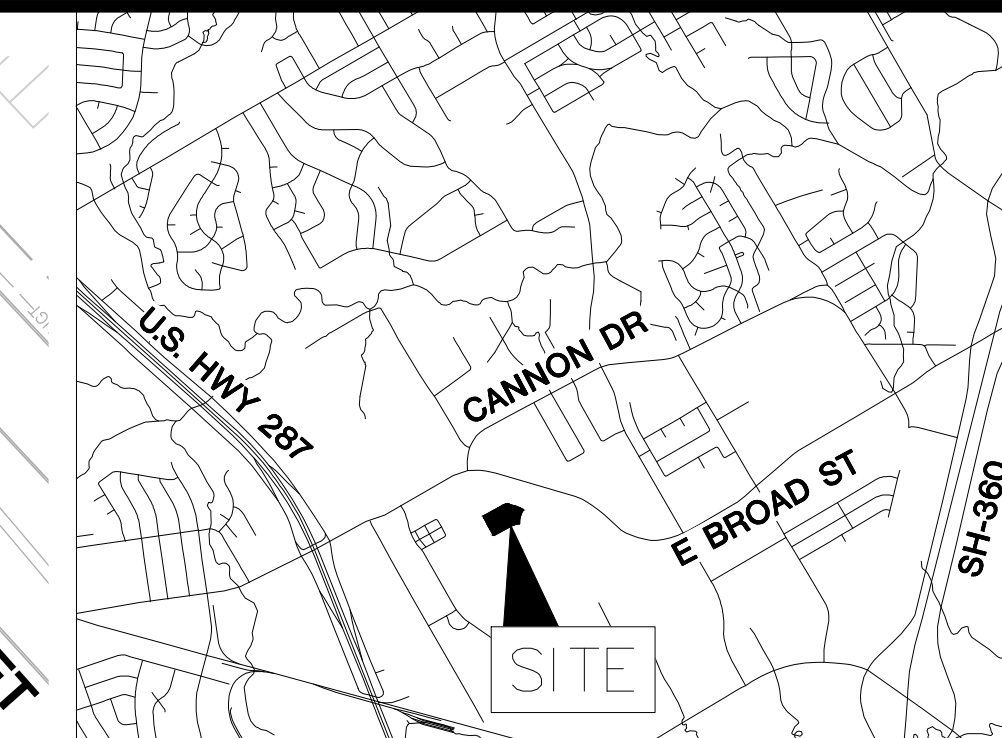
DATE: 01-03-2023

PROJECT NUMBER: 9953-00

SHEET NO.

SP-1

ZC #22-005
 EXHIBIT B



VICINITY MAP
(NOT TO SCALE)

NOTES

- NO TREES, SIGNS, OR ANYTHING OVER 2' IN HEIGHT IS ALLOWED WITHIN THE VISIBILITY TRIANGLES.
- ADEQUATE LIGHTING SHALL BE PROVIDED THROUGHOUT THE DEVELOPMENT IN ACCORDANCE WITH SECTION 7 OF THE WORKPLACE SUB-DISTRICT OF THE RESERVE PLANNED DEVELOPMENT DISTRICT STANDARDS.
- ALL SERVICE AREAS AND MECHANICAL EQUIPMENT WILL BE LOCATED AND SCREENED IN ACCORDANCE WITH SECTION 10 OF THE WORKPLACE SUB-DISTRICT OF THE RESERVE PLANNED DEVELOPMENT STANDARDS.
- NO OUTSIDE STORAGE OR OUTSIDE OPERATIONS OF ANY KIND SHALL BE PERMITTED.
- NO BOATS, MOTOR HOMES, TRAILERS, RECREATIONAL VEHICLES, TOWED TRAILERS, OR SIMILAR VEHICULAR EQUIPMENT SHALL BE PARKED OR STORED ON THE PROPERTY.
- ALL UTILITIES EXCEPT ELECTRICAL TRANSMISSION LINES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE PLANNED DEVELOPMENT STANDARDS.
- ALL BUILDING SIGNS WILL BE BUILT PER THE RESERVE PD STANDARDS.
- ALL ELECTRIC GATES SHALL MEET THE MANSFIELD FIRE EMERGENCY INGRESS REQUIREMENTS FOR OVERHEAD DOOR AND AI CONTROLS.
- DEVELOPER WILL USE REASONABLE EFFORTS TO COORDINATE EASEMENTS AND RIGHT-OF-WAY WITH ADJACENT LANDOWNER TO BUILD ALL OR A PORTION OF THE FUTURE ROAD. IF ROADWAY CANNOT BE CONSTRUCTED DUE TO UNSUCCESSFUL EFFORTS OF OBTAINING RIGHT-OF-WAY, THEN THE DEVELOPER SHALL DEPOSIT FUNDS TO CONSTRUCT ITS PORTION OF SUCH ROAD INTO AN ESCROW ACCOUNT.
- ALL EXTERIOR WALK UP ENTRIES WILL BE ACCESSED WITH THE SAME KEY AS THE INTERNAL CORRIDOR AND MUST ENTER TO A LIVING OR KITCHEN SPACE AND NOT TO ENTER TO A BEDROOM.

SITE DATA

SITE DENSITY	
GROSS SITE AREA	11.14 AC
ROW	2.09 AC RESERVE WAY & FUTURE RD
NET SITE AREA	9.05 AC MF SITE
TOTAL UNITS	333
PROPOSED DENSITY (GR.)	29.89
PROPOSED DENSITY (NET)	36.80

UNIT MIX

TYPE OF UNIT	# OF UNITS	MIN FLOOR AREA	TOTAL %
EFFICIENCY	56	600 S.F.	16.82%
ONE BEDROOM (A)	169	750 S.F.	50.75%
TWO BEDROOM (B)	108	950 S.F.	32.43%
TOTAL	333		100.00%

UNIT TABULATION

BLDG. NUMBER	#	A	B	TOTAL
BLDG 1	1	127	58	185
BLDG 2	1	49	25	74
BLDG 3	1	49	25	74
TOTAL	3	225	108	333

BUILDING TABULATION

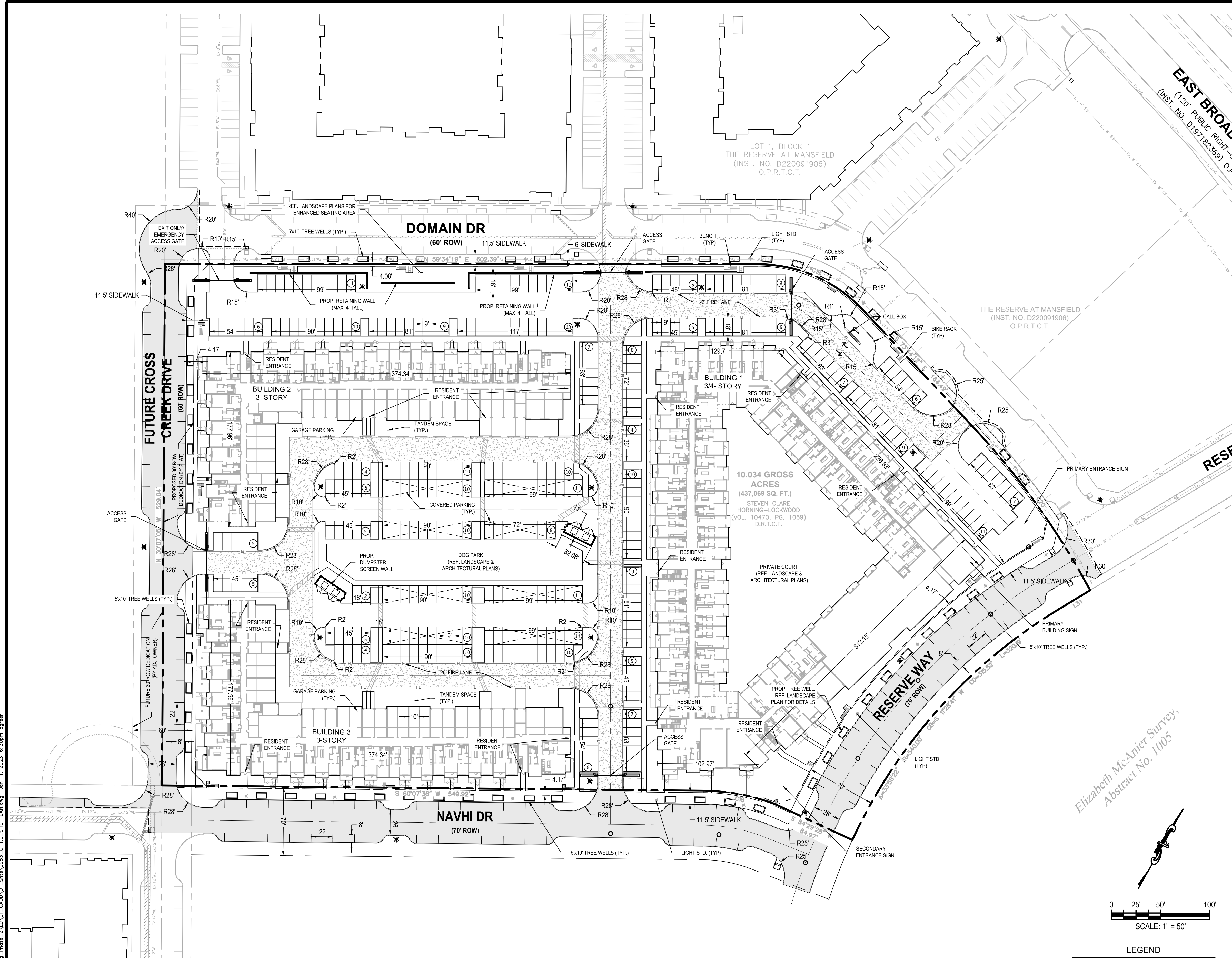
BLDG. NUMBER	FOOTPRINT	TOTAL AREA
BLDG 1	69,994 SF	232,876 SF
BLDG 2	33,119	99,357
BLDG 3	33,119 SF	99,357 SF
LOT COVERAGE	136,232 SF	394,300 Lot SF 35%
FLOOR AREA RATIO	431,590 Bldg SF	394,300 Lot SF 1.09

PARKING REQUIRED

	#	%
1 BEDROOM & EFF. UNITS	1	225
2 BEDROOM UNITS	2	108
TOTAL		441

PARKING PROVIDED

	#	%
STANDARD SURFACE SPACE	262	53%
GARAGE PARKING	48	10%
TANDEM PARKING	36	7%
COVERED PARKING	78	16%
ON STREET PARKING	67	14%
TOTAL PROVIDED	491	100%
SPACE PER BED	1.11	
SPACE PER UNIT	1.47	

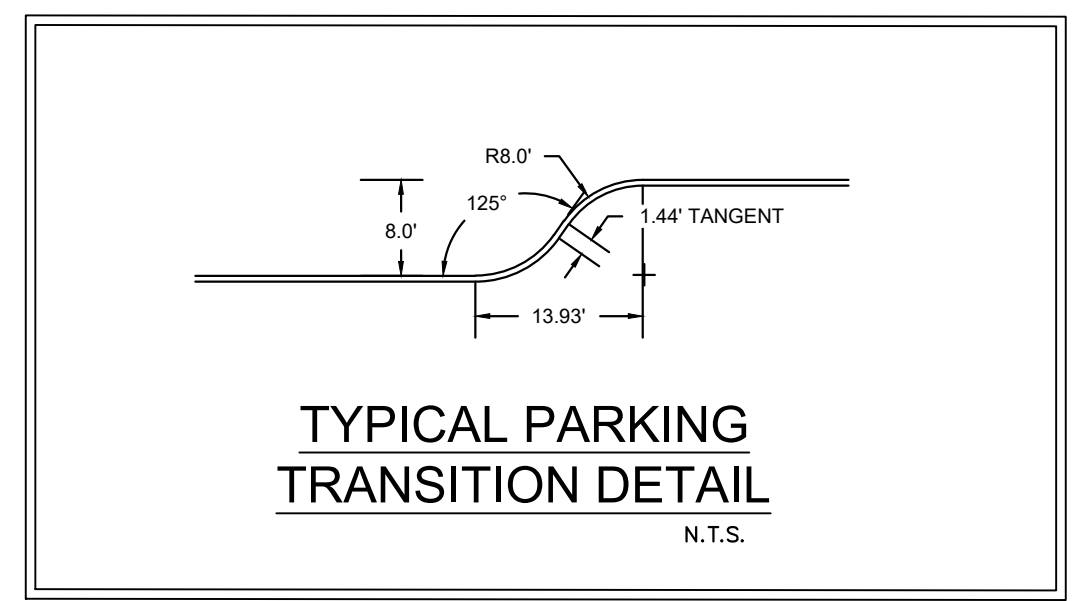


LINE TABLE

NUMBER	BEARING	DISTANCE
L1	S 28°27'50" W	35.97'

CURVE TABLE

NUMBER	DELTA	RADIUS	CHORD BEARING	CHORD DISTANCE	ARC LENGTH
C1	46°33'10"	145.00'	N 82°50'53" E	114.60'	117.81'
C2	14°56'32"	785.37'	S 66°04'21" E	204.24'	204.82'
C3	20°38'28"	210.00'	S 70°26'50" W	75.25'	75.65'



LEGEND

- PROPOSED 24-FOOT CONCRETE FIRE LANE
- PROPOSED PEDESTRIAN PATH
- PROPOSED ADA PARKING SPACE
- EDGE OF PROPOSED PAVING*
- EDGE OF FUTURE PAVING

* ALL PROPOSED STREET AND SIDEWALK PAVING SHALL BE CONCRETE.

BGE, INC. G:\TVA\Projects\Stillwater_Capital\9953-00-Mansfield_Urban_Living_Phase_2\LD\01_CADD\01_Site\9953-C-1.0_Site_Plan.dwg Jun 11, 2023 4:30pm dgreer