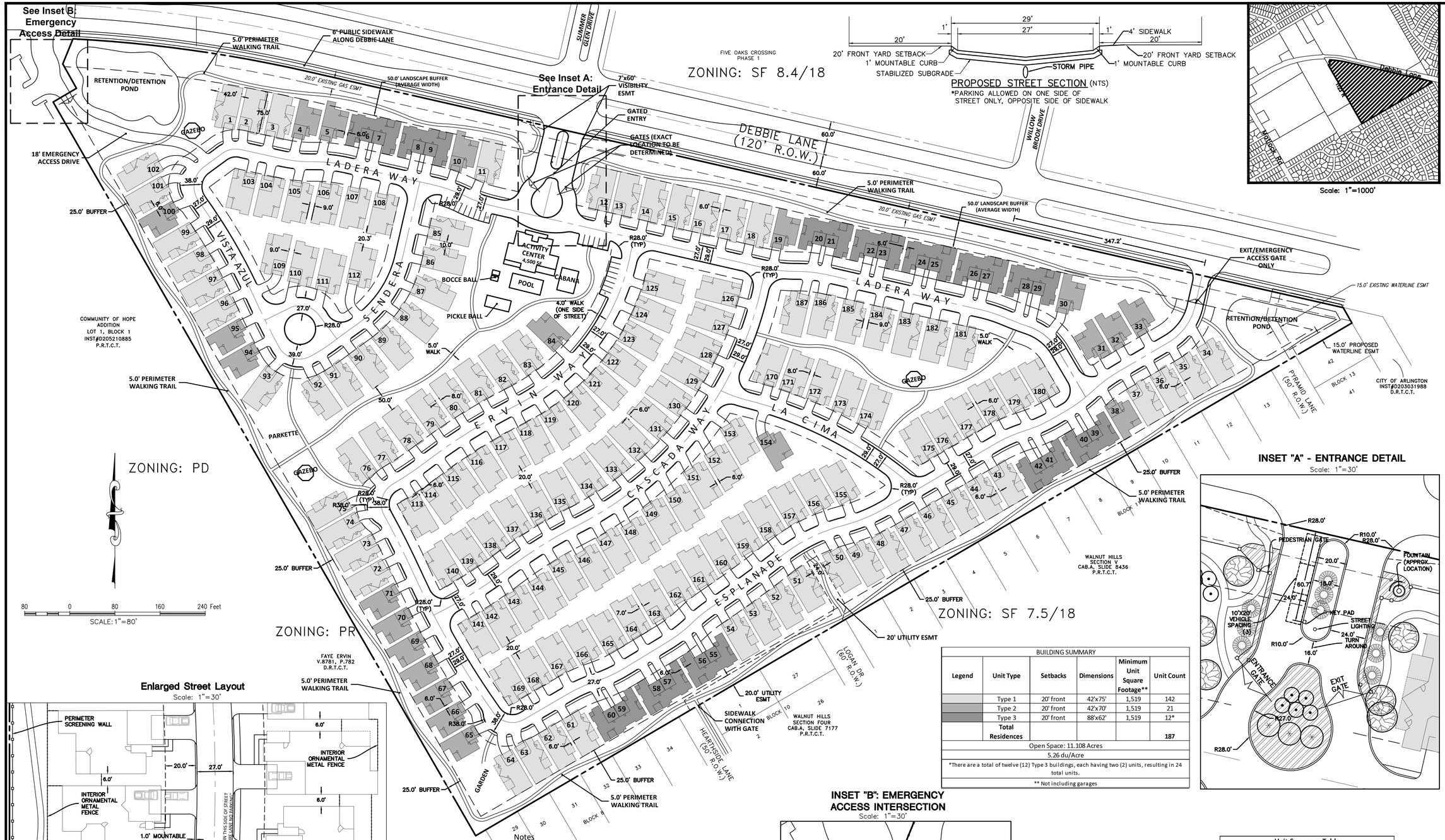


PROPOSED STREET SECTION (NTS)

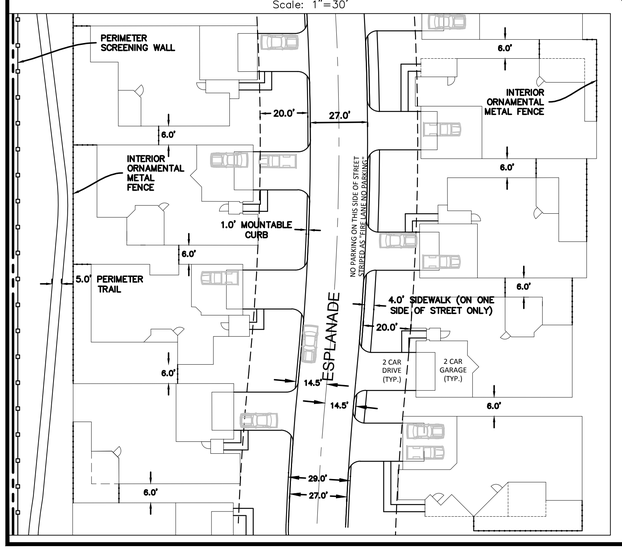
*PARKING ALLOWED ON ONE SIDE OF STREET ONLY, OPPOSITE SIDE OF SIDEWALK

INSET "A" - ENTRANCE DETAIL

Scale: 1"=30'

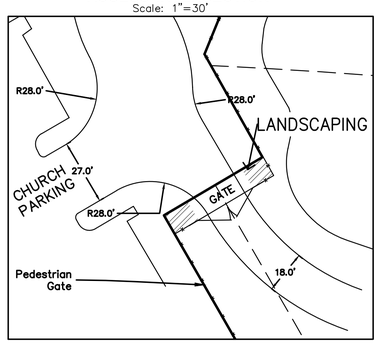
Enlarged Street Layout

Scale: 1"=30'



INSET "B": EMERGENCY ACCESS INTERSECTION

Scale: 1"=30'



BUILDING SUMMARY					
Legend	Unit Type	Setbacks	Dimensions	Minimum Unit Square Footage**	Unit Count
	Type 1	20' front	42'x75'	1,519	142
	Type 2	20' front	42'x70'	1,519	21
	Type 3	20' front	88'x62'	1,519	12*
	Total Residences				**187**
Open Space: 11.108 Acres					
5.26 du/Acre					
*There are a total of twelve (12) Type 3 buildings, each having two (2) units, resulting in 24 total units.					
** Not including garages					

Site Data Summary Table	
Gross/Net Area	35.543
	Provided
Open Space *(30% of Gross Area)*	11.108 Acres (31%)
Residential Density	5.29 du/Acre
Maximum Lot Coverage *(60% of Gross Area)*	13.211 Acres (37%)

Unit Summary Table	
Unit Quantity	187
Minimum Unit Size	1,519 SF*
Front Yard Setback (from Private Street)	20'
Building Separation (Side)	6' Minimum
Building Separation (Rear)	20'
Building Separation (Rear to Side)	20'
Maximum Height	35' or 2 1/2 Stories
*Not including garages	

Notes

1. A mandatory owners association will be responsible for the maintenance of the open space, streets, fences, sidewalks, trails, activity center, games courts, and landscape buffers.
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 days 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 proposed development will be in complete accordance with the provisions of the approved Planned Development District and all Development Plans recorded hereunder shall be binding upon the applican thereof, his successors and assigns, and shall limit and control all building permits.
4. All inside turning radii of streets shall be a minimum of 28 feet, and have a minimum outside turning radius of 52 feet.

SITE PLANNING CIVIL ENGINEERING PLATTING
CONSULTANTS, LLC
LAND SURVEYING LANDSCAPE ARCHITECTURE
111 Hillside Drive • Lewisville, TX 75057 • P: 972.436.9712 • F: 972.436.9715
144 Old Town Blvd. North, Ste 2 • Argyle, TX 76226 • P: 940.240.1072 • F: 940.240.1028
TBPE Firm No. 1788 TBPLS Firm No. 10047700

LADERA MANSFIELD

LADERA MANSFIELD
187 Units
35.543 Acres
in the
J. GRIMSLEY SURVEY, ABSTRACT NO. 578
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS

EXHIBIT "C" DEVELOPMENT PLAN ZC #15-005

PRELIMINARY PLANS

THIS DOCUMENT IS FOR INTERIM REVIEW AND IS NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSES.
G&A CONSULTANTS, F-1798
ROBERT JOHN DOLLAK, JR.,
P.E. #86898
DATE 7/6/2015

Drawn By: EKL
Date: 05/04/2015
Scale: 1"=80'
Revisions:
05/21/2015
05/29/2015
06/11/2015
06/16/2015

15067

C1.0

OWNER/DEVELOPER
INTEGRITY GROUP
2565 STRADER RD
JUSTIN, TX 76247
Ph. 817-430-3318
Contact: John Delin

File: Z:\2015\15067\Drawings\Zoning\15067 ZPD BASE
Plotted: 7/6/2015 3:10 PM, by Katie Lucas Saved: 7/6/2015 3:09 PM, by Katie