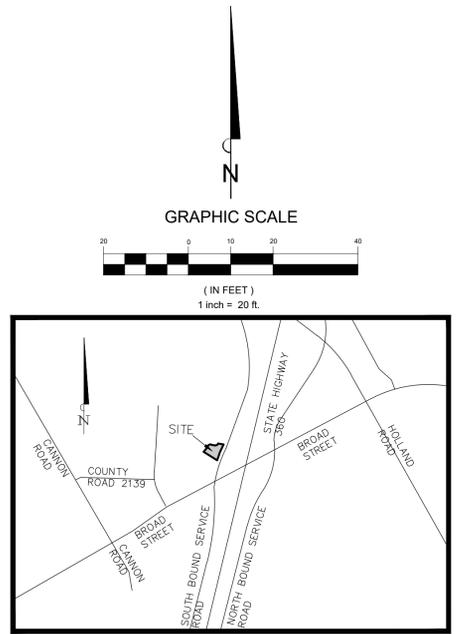
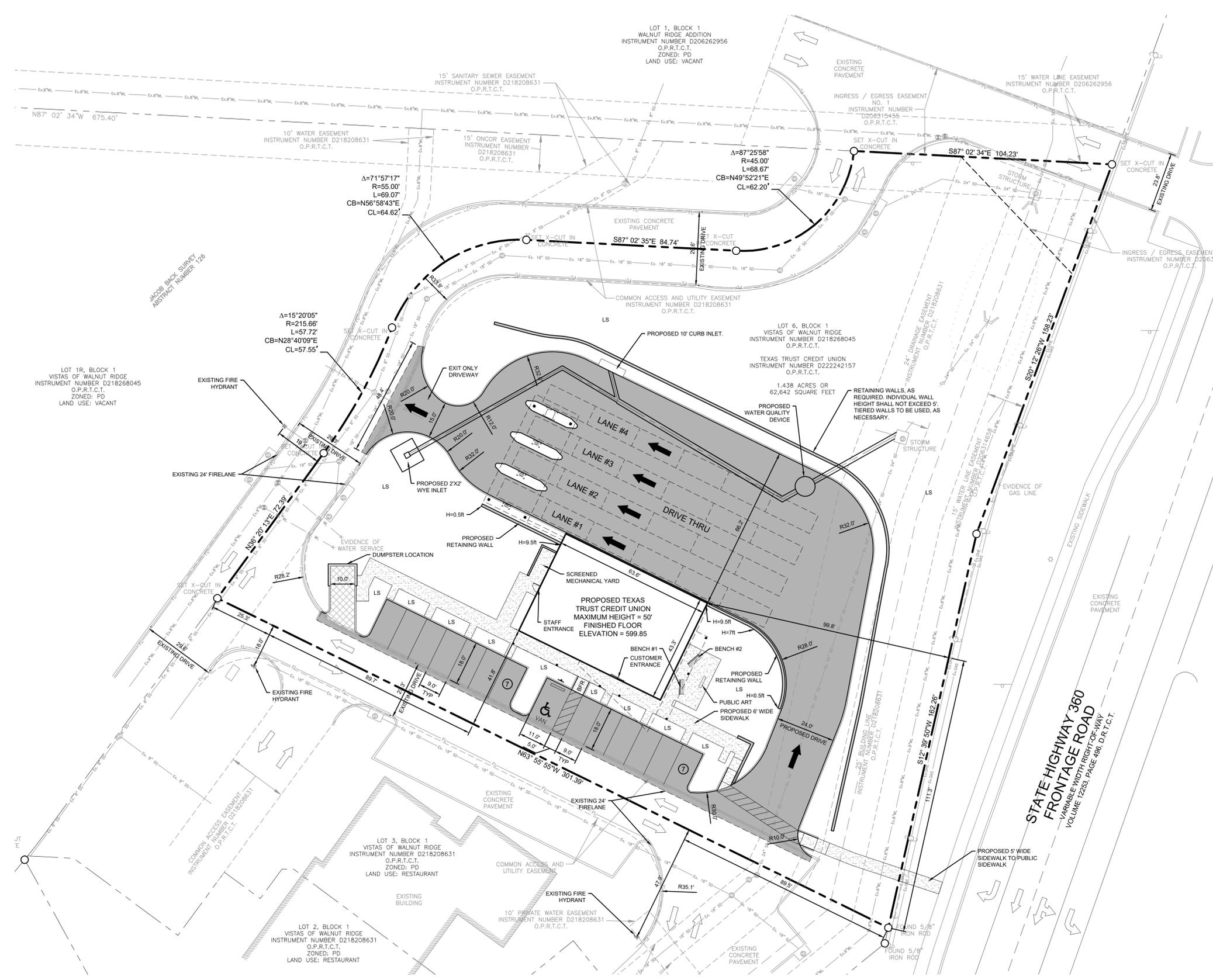


File: B:\Clients\441 - Keeley Construction Group, Inc.\441-25-001 (Texas Trust Credit Union - Mansfield)\CIVIL\2023\09-29 Detailed Site Plan Documents\Exhibit B - Development Plan.dwg | Date Plotted: 2/22/2024 10:26 AM | Plotted By: masava



**VICINITY MAP**  
NOT TO SCALE

**LEGEND**

- PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- SIDEWALK/FLATWORK
- ACCESSIBLE PARKING SPACE
- BARRIER FREE RAMP
- LANDSCAPE
- PARKING COUNT
- EXISTING TRAFFIC CIRCULATION
- PROPOSED TRAFFIC CIRCULATION

**SITE DATA SUMMARY TABLE**

ZONING	PD (ZC 16-024)
LOT SIZE	62,642 S.F. (1.438 AC)
LAND USE	BANK
TOTAL BUILDING SQUARE FOOTAGE	2,753 S.F.
MAXIMUM FLOOR TO AREA RATIO	2:1
PROPOSED FLOOR TO AREA RATIO	0.044:1
<b>PARKING CALCULATIONS</b>	
REQUIRED PARKING RATIO	1 SPACE / 300 S.F. FLOOR AREA
TOTAL NO. OF PARKING REQUIRED	10 SPACES
TOTAL NO. OF PARKING PROVIDED	14 SPACES
TOTAL NO. OF HC PARKING REQUIRED	1 SPACE
TOTAL NO. OF HC PARKING PROVIDED (VAN)	1 SPACE

**Exhibit B**  
**Development Plan**  
for  
**Texas Trust Credit Union**  
**Highway 360**  
1061 North State Highway 360  
Lot 6, Block 1, Vistas of Walnut Ridge,  
Instrument Number D218268045,  
Being 1.438 acres or (62,642 square feet) out of the  
Jacob Back Survey, Abstract No. 126  
City of Mansfield, Tarrant County, Texas  
1 Lot  
DS#23-010 Date Prepared: February 2, 2024

**BANNISTER**  
**ENGINEERING**  
240 North Mitchell Road | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax  
REGISTRATION # F-10599 (TEXAS)

**OWNER:**  
TEXAS TRUST CREDIT UNION  
CONTACT: JAMES MINGE  
5850 WEST INTERSTATE 20  
SUITE G  
ARLINGTON, TEXAS 76017

**DEVELOPER:**  
KEELEY CONSTRUCTION GROUP, INC.  
CONTACT: THOMAS M. MOONEY  
500 SOUTH EWING AVENUE  
SUITE G  
ST. LOUIS, MISSOURI 63103  
tmooney@keeleyconstruction.com  
(314) 421-5933

**NOTE:**  
1. THERE ARE NO TREES EXISTING ON THE SITE.

THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE 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 PERMIT

CONTACT: HECTOR J. SOTELO, P.E.  
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