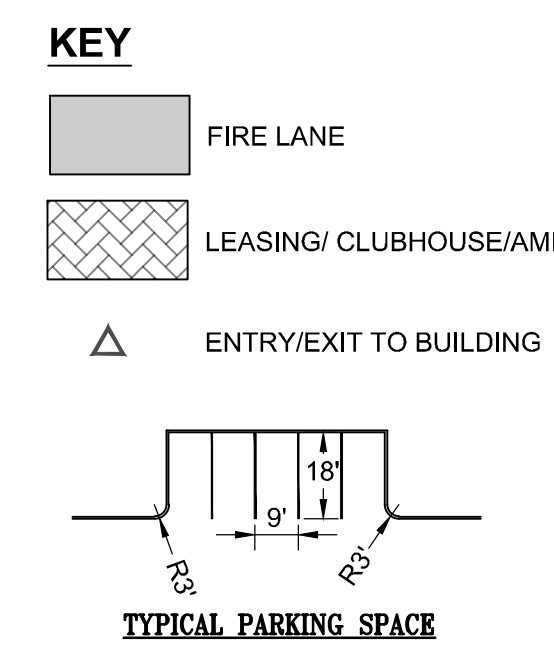


SITE CALCULATIONS		
	PERMITTED	PROVIDED
TOTAL UNITS (+/-)	275 & 12 TH	287
1 BEDROOM	NA	118 41.1%
2 BEDROOM	NA	142 49.5%
3 BEDROOM	NA	15 5.2%
2 STORY TOWNHOMES	NA	12 4.2%
AVERAGE UNIT SIZE	NA	1,165 SF
COMMERCIAL/RETAIL	NA	10,108 SF
GROSS ACREAGE	NA	15.89 ACRES
GROSS DENSITY	NA	18.06 UNITS/ACRE
TOTAL ROW DEDICATION (FOR PRIVATE STREETS)	NA	1.11 ACRES
ROW SOUTH PROPERTY LINE (1/2 OF 67' ROW FOR MIXED USE PRIVATE STREET)	NA	0.55 ACRES
ROW WEST PROPERTY LINE (1/2 OF 62' ROW FOR PRIVATE INTERNAL NEIGHBORHOOD STREET)	NA	0.56 ACRES
NET ACREAGE TOTAL	NA	14.78 ACRES
ACREAGE MULTIFAMILY LOT	NA	13.51 ACRES
NET DENSITY MULTIFAMILY	NA	21 UNITS/ACRE
OPEN SPACE (ACRES / %)	NA	6.9 ACRES <math>\leq 1.2\%</math>
HEIGHT (STORIES / FEET)	4 55'-0"	4 <math>\leq 55'</math>
ACREAGE COMMERCIAL LOT	NA	1.27 ACRES
OPEN SPACE (ACRES / %)	NA	0.41 ACRES <math>\leq 3.26\%</math>

PARKING CALCULATIONS				
PARKING REQUIRED				
CATEGORY	MIX	SPACES	RATIO	
<b>MULTIFAMILY LOT</b>				
1 BEDROOM	118	118	1.00	
2 BEDROOM	142	213	1.50	
3 BEDROOM	15	30	2.00	
2 STORY TOWNHOMES	12	24	2.00	
<b>TOTAL</b>		<b>385</b>	<b>1.34</b>	
COMMERCIAL LOT				
RETAIL ( $\pm 5,608$ SF)	1	21	1 PER 250 (FIRST 3000 SF)	1 PER 300 (AFTER 3000)
RESTAURANT ( $\pm 4,500$ SF)	1	45	1 PER 100 SF	
<b>TOTAL</b>		<b>66</b>		

PARKING PROVIDED				
CATEGORY	SPACES			
	STANDARD	ADA	TOTALS	RATIO
<b>MULTIFAMILY LOT</b>				
RESIDENTIAL STANDARD	396	14	410	
RESIDENTIAL LEASING	11	2	13	
ATTACHED GARAGE	17	1	18	
ATTACHED GARAGE TOWNHOME	24	0	24	
ON-STREET	36	0	36	
<b>TOTAL MULTIFAMILY</b>	<b>484</b>	<b>17</b>	<b>501</b>	<b>1.75</b>
COMMERCIAL LOT	62	4	66	
<b>TOTAL COMMERCIAL</b>	<b>62</b>	<b>4</b>	<b>66</b>	

- GENERAL NOTES
- DIMENSION SHOWN ARE TO FACE OF CURB UNLESS STATED OTHERWISE.
  - EXISTING OFFSITE UTILITIES (ALONG 287 & PROPERTY BOUNDARY) ARE BASED ON SURVEY(S) BY SPOONER & ASSOCIATES AND DATA RECEIVED FROM OTHERS.
  - THE PROPOSED SHAPE/SIZE OF REGIONAL DETENTION POND IS PRELIMINARY IN NATURE AND SUBJECT TO MODIFICATION AT FINAL DESIGN PHASE.
  - RIGHT-OF-WAY DEDICATION PER OR-2065-17 FOR PRIVATE STREETS.
  - ALL FIRE LANES ARE 26-FOOT WIDE FACE TO FACE, UNLESS NOTED OTHERWISE. ALL FIRE LANE CURB RADII ARE 28-FOET.
  - ALL DRIVE AISLES (NON-FIRE LANES) ARE 24-FOET, FACE TO FACE UNLESS NOTED OTHERWISE. ALL CURB RADII ARE 10-FOET.



## DEVELOPMENT PLAN AMENDMENT FOR AREA B TRIKE INVESTORS "PD" IN MANSFIELD, JOHNSON COUNTY, TEXAS

OWNER:  
LONESTAR STRIKER LLC  
15640 QUORUM DR,  
ADDISON, TEXAS 75001

CONTACT: TOMMY CROWELL  
PHONE: (214)-363-1998

ENGINEER:  
**BURGESS & NIPLE**  
3 SUGAR CREEK CENTER BLVD, STE. 610,  
SUGAR LAND, TEXAS 77478  
PHONE: (281) 980 - 7705  
TBPE FIRM REGISTRATION NO. F-10834  
CONTACT: JOSEPH T. REUE, P.E.

This document is released for the purpose of City review under the authority of

JOSEPH T. REUE, P.E.  
86358  
April 13, 2023  
It is not to be used for construction purposes.

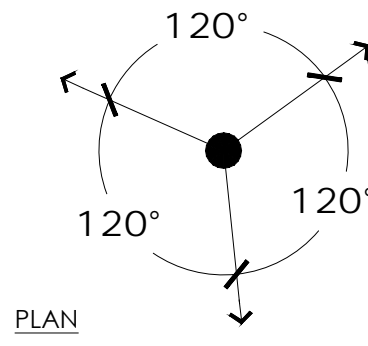
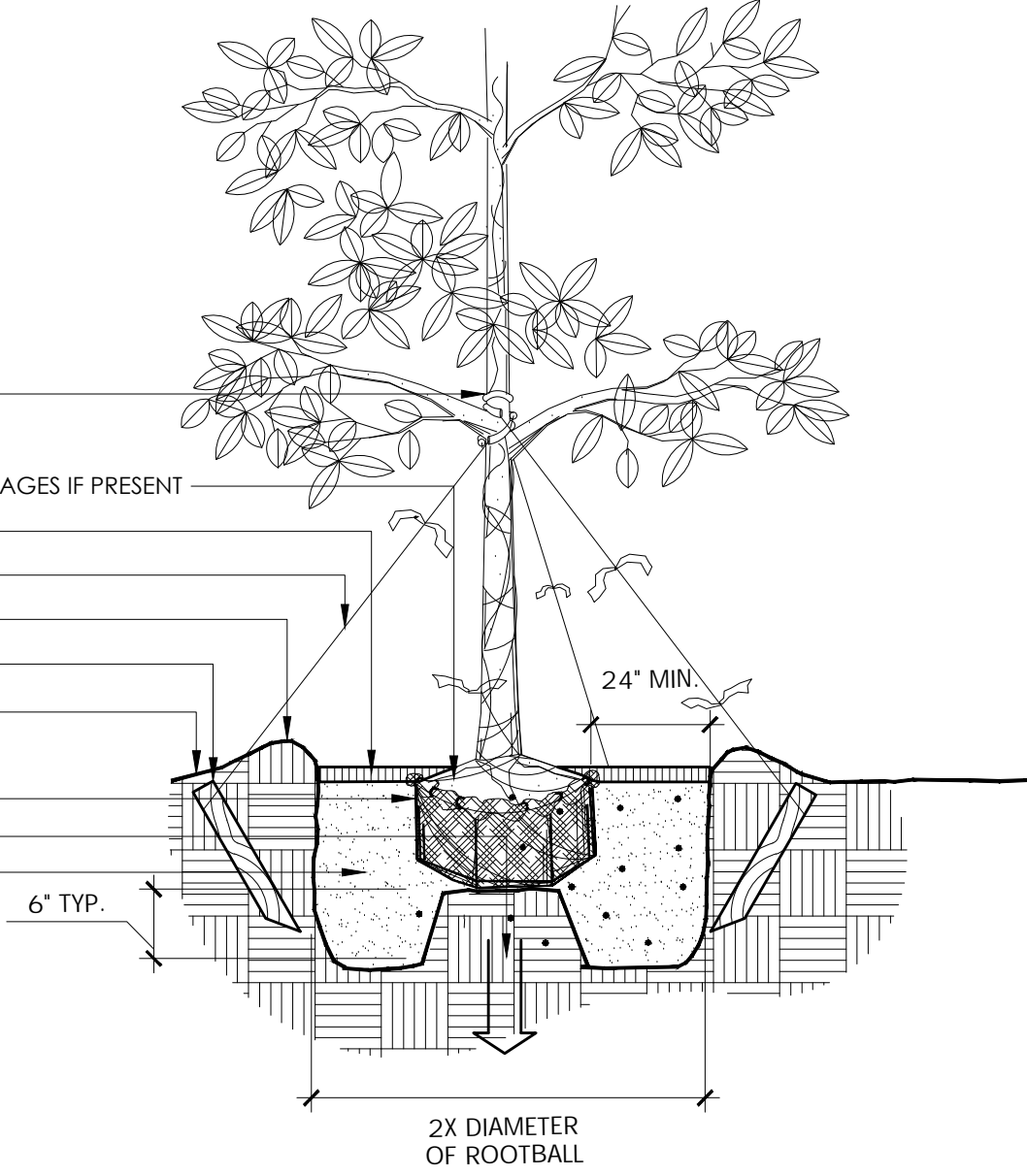




NOTE:  
 1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS PRIOR TO INSTALLATION.  
 2. CONTRACTOR TO SET TREE PLUMB IN PLANTING PIT.

BLACK RUBBER HOSE TO PROTECT TREE TRUNK - WRAPPED 360 AROUND TRUNK BEFORE TYING-WRAP @ ATERAL BRANCH @ MINIMUM 4'-6" HT.  
 TOP OF TREE ROOTBALL TO BE SET 3" ABOVE FINISH GRADE AFTER SETTING, REMOVE ANY WIRE CAGES IF PRESENT  
 3" MULCH AS SPECIFIED MINIMUM 18" FROM TRUNK  
 #10 GAUGE WIRE W/ 2 GALV. CABLE CLAMPS & REFLECTIVE TAPE  
 TEMPORARY SOIL BERM TO HOLD WATER  
 2 X 4 X 3" PRESSURE TREATED PINE STAKES BURIED 3" BELOW FINISHED GRADE  
 FINISH GRADE, SEE GRADING PLAN

B&B OR CONTAINERIZED (SEE SPECIFICATIONS FOR ROOT BALL REQUIREMENTS)  
 AUGER PER SPECS FOR PERCOLATION  
 PREPARE PLANTING SOIL AS SPECIFIED



# 1 LARGE TREE PLANTING DETAIL

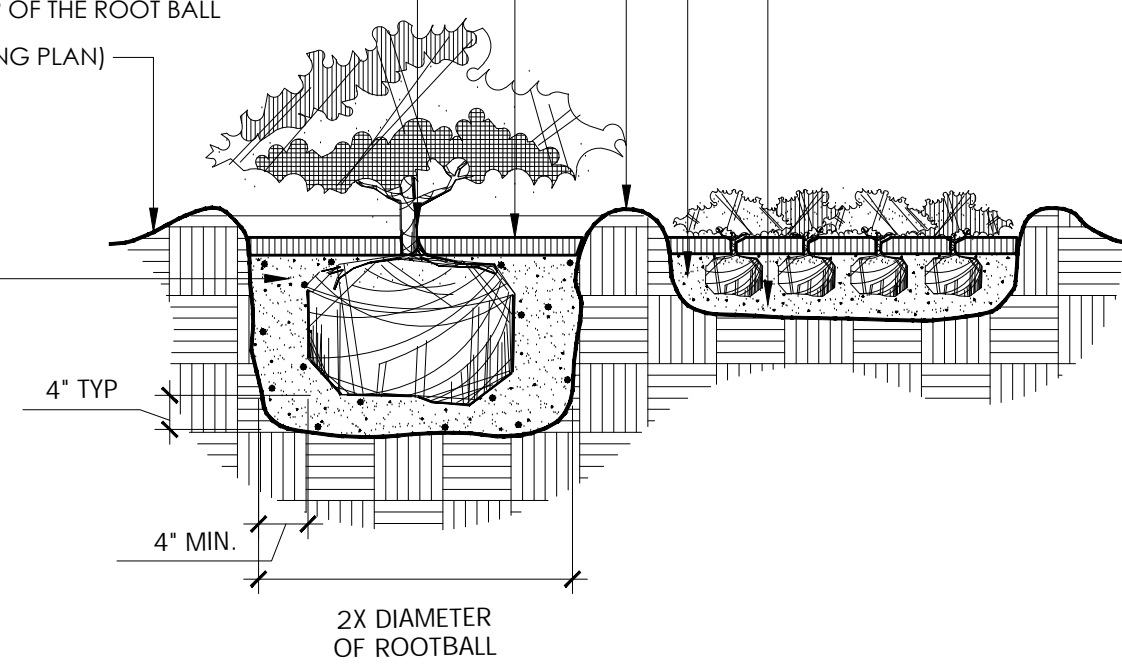
3/4" = 1'-0"

P-RE-30940-03

NOTE:  
 1. CONTRACTOR SHALL ASSURE PERCOLATION OF ALL PLANTING PITS/BEDS PRIOR TO INSTALLATION  
 2. AZALEAS & GARDENIA SHALL BE PLANTED 2" HIGH ABOVE FINISH GRADE, DO NOT MOUND SOIL ON ROOTBALL

EXCAVATE ENTIRE BED SPECIFIED FOR GROUNDCOVER BED  
 MINIMUM DEPTH OF 8" APPROVED PLANTING SOIL PER SPECS FOR GROUNDCOVER BED  
 TEMPORARY SOIL BERM TO HOLD WATER  
 3" MINIMUM OF MULCH AS SPECIFIED  
 PLANT MATERIAL SHALL BE PLANTED 2" HIGH WITH SOIL MOUNDS UP TO THE TOP OF THE ROOT BALL  
 FINISHED GRADE (SEE GRADING PLAN)

NOTE:  
 PREPARE PLANTING SOIL AS SPECIFIED WHEN GROUNDCOVERS AND SHRUBS USED IN MASSES  
 EXCAVATE ENTIRE BED TO RECEIVE APPROVED PLANTING SOIL AND PLANT MATERIAL -EXCEPT WHEN SPECIFIED, SEE PLANT LIST



# 2 SHRUB AND GROUND COVER PLANTING DETAIL

3/4" = 1'-0"

P-RE-30940-02

BUFFER YARD	
LF ALONG I-I DEVELOPMENT (1 TREE PER 25 LF)	849.5'
REQUIRED BUFFER TREES	34 TREES
PROPOSED BUFFER TREES	34 TREES

PARKING LANDSCAPING	
SURFACE PARKING SPOTS - MULTIFAMILY	459
REQUIRED PARKING TREES (1 CANOPY TREE FOR EVERY 10 SPACES)	46 TREES
PROPOSED PARKING TREES	46+ TREES
SURFACE PARKING SPOTS - COMMERCIAL	66
REQUIRED PARKING TREES (1 CANOPY TREE FOR EVERY 10 SPACES)	7 TREES
PROPOSED PARKING TREES	7+ TREES

PASSIVE OPEN SPACE	
TOTAL RESIDENTIAL BUILDING FLOOR AREA	441,767 SF
REQUIRED RESIDENTIAL PASSIVE AREA (10% OF BUILDING FLOOR AREA)	44,177 SF
PROPOSED RESIDENTIAL PASSIVE AREA	44,200+ SF
TOTAL COMMERCIAL BUILDING FLOOR AREA	10,102 SF
REQUIRED RESIDENTIAL PASSIVE AREA (10% OF BUILDING FLOOR AREA)	1,010 SF
PROPOSED RESIDENTIAL PASSIVE AREA	1,100+ SF

## PLANT SCHEDULE

BUFFER TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
(Symbol)	QMB	13	Quercus muehlenbergii / Chinquapin Oak Cal. measured 6" A.F.G. and 7' Ht Min.	.	3"
(Symbol)	UCB	21	Ulmus crassifolia / Cedar Elm Cal. measured 6" A.F.G. and 7' Ht Min.	.	3"
PARKING TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
(Symbol)	QMP	29	Quercus muehlenbergii / Chinquapin Oak Cal. measured 6" A.F.G. and 7' Ht Min.	.	3"
(Symbol)	UCP	46	Ulmus crassifolia / Cedar Elm Cal. measured 6" A.F.G. and 7' Ht Min.	.	3"
STREET TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL
(Symbol)	AG	41	Acer grandidentatum / Big Tooth Maple Cal. measured 6" A.F.G. and 7' Ht Min.	.	4"
(Symbol)	QM	17	Quercus muehlenbergii / Chinquapin Oak Cal. measured 6" A.F.G. and 7' Ht Min.	.	4"
SCREENING SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
(Symbol)	AGS	216	Abelia grandiflora / Glossy Abelia 3' Ht. Min., and 3' Min. at Maturity	5 gal	
(Symbol)	IB	105	Ilex burfordii 'nana' / Dwarf Burford Holly 2' Ht. Min., and 3' Min. at Maturity	5 gal	
FOUNDATION PLANTING	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
(Symbol)	RFP	16,098 sf	/ Residential Foundation Planting	-	
(Symbol)	CFP	1,628 sf	/ Commerical Foundation Planting	-	
PASSIVE OPEN SPACE	CODE	QTY	BOTANICAL / COMMON NAME	CONT	
(Symbol)	RPOS	52,973 sf	/ Residential Passive Open Space	-	
(Symbol)	CPOS	3,565 sf	/ Commercial Passive Open Space	-	

NOTES:  
 - ORNAMENTAL TREES SHALL HAVE THREE TRUNKS OR CANES WITH A MINIMUM CALIPER OF ONE INCH PER TRUNK AS MEASURED SIX INCHES ABOVE GRADE AT TIME OF PLANTING. ORNAMENTAL TREES SHALL BE SELECTED FROM THE RECOMMENDED PLANT LIST IN THIS SECTION. ORNAMENTAL TREES SHALL HAVE A MINIMUM CROWN SPREAD OF 15 FEET AT MATURITY. ORNAMENTAL TREES HAVING A MATURE CROWN SPREAD OF LESS THAN 15 FEET MAY BE SUBSTITUTED BY GROUPING THE TREES TO CREATE THE EQUIVALENT CROWN SPREAD OF 15 FEET.  
 - CANOPY TREES SHALL BE A MINIMUM CALIPER OF THREE INCHES AS MEASURED SIX INCHES ABOVE GRADE AND SEVEN FEET IN HEIGHT AT TIME OF PLANTING. CANOPY TREES SHALL BE SELECTED FROM THE RECOMMENDED PLANT LIST IN THIS SECTION.  
 - UNLESS OTHERWISE APPROVED BY THE LANDSCAPE ADMINISTRATOR, TREE PLANTINGS SHALL NOT INCLUDE MORE THAN 50% OF THE SAME TREE SPECIES.  
 - CANOPY TREES SHALL HAVE A MINIMUM CROWN SPREAD OF 25 FEET AT MATURITY.  
 - NON-DWARF VARIETY SHRUBS SHALL BE A MINIMUM OF THREE FEET IN HEIGHT MEASURED ABOVE GRADE AT TIME OF PLANTING.  
 - DWARF VARIETY SHRUBS SHALL BE A MINIMUM OF TWO FEET IN HEIGHT MEASURED ABOVE GRADE AT TIME OF PLANTING.  
 - PARKING LOT, VEHICULAR USE AND MANEUVERING AREAS MUST BE VISUALLY SCREENED FROM THOROUGHFARES AND CIVIC SPACES (MINIMUM 3' AT MATURITY).  
 - HEDGES REQUIRED BY THE PROVISIONS OF THIS SECTION SHALL BE PLANTED AND MAINTAINED TO FORM A CONTINUOUS UNBROKEN, SOLID VISUAL SCREEN OF 3' IN HEIGHT MEASURED ABOVE GRADE WITHIN 18 MONTHS OF PLANTING.  
 - ALL LANDSCAPED AREAS SHALL BE IRRIGATED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS SECTION. NATURAL AREAS OR AREAS IDENTIFIED AS 'NO DISTURBANCE ZONES' NEED NOT BE IRRIGATED

GENERAL MANSFIELD NOTES:  
 - GRASS SEED, SOD AND OTHER MATERIALS SHALL BE CLEAN AND REASONABLY FREE OF WEEDS AND NOXIOUS PESTS AND INSECTS.  
 - THE SOIL SHALL BE PREPARED IN A MANNER CONSISTENT WITH ACCEPTED PLANTING PROCEDURES PRIOR TO THE INSTALLATION OF SOD, GRASS SEED OR OTHER MATERIALS.  
 - IN THE MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, AND PD DISTRICTS, PLASTIC, RUBBER OR NON-DURABLE EDGING SHALL BE PROHIBITED. CONCRETE, METAL, AND OTHER DURABLE EDGING SHALL BE PROVIDED BETWEEN PLANTING BEDS AND OTHER LANDSCAPED AREAS.  
 - WHERE TREES ARE NOT ABLE TO STAND ON THEIR OWN, TREES SHALL BE STAKED WITH AN AT GRADE ROOT BALL SECURING SYSTEM. THE SYSTEM SHALL SECURELY ANCHOR THE ROOT BALL, WHILE ALLOWING THE TRUNK AND CROWN TO MOVE NATURALLY. THE SYSTEM SHALL NOT USE MATERIALS AND METHODS THAT PENETRATE OR DAMAGE THE ROOT BALL. GRADE ROOT BALL SECURING SYSTEMS MUST BE REMOVED AFTER ONE GROWING SEASON. ABOVE GRADE STAKING SYSTEMS SUCH AS 'T' POSTS WITH WIRES, HOSES, STRAPS, OR GUY WIRES WRAPPED AROUND THE TREE TRUNK, SHALL NOT BE ALLOWED UNLESS AUTHORIZED BY THE LANDSCAPE ADMINISTRATOR.  
 - FOR MATURE TREES OVERHANGING OR ADJACENT TO STREETS, FIRE LANES OR OTHER ACCESS WAYS, A MINIMUM 14 FOOT VERTICAL CLEARANCE SHALL BE MAINTAINED.  
 - FOR MATURE TREES OVERHANGING OR ADJACENT TO WALKWAYS AND PATHS, A MINIMUM 9' VERTICAL CLEARANCE SHALL BE MAINTAINED.

MANSFIELD MAINTENANCE NOTE:  
 THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITION AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES COMMON TO THE MAINTENANCE OF LANDSCAPING. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIALS NOT A PART OF THE LANDSCAPING. PLANT MATERIALS THAT DIE SHALL BE REPLACED WITH PLANT MATERIALS OF SIMILAR VARIETY AND SIZE.



1405 W KOENIG LN  
 AUSTIN, TX 78756  
 artis-atx.com  
 512.689.0627



# MANSFIELD LONESTAR

MANSFIELD, TX  
 PROJ. 2794

SDP SET  
 04.17.23

NO. DESCRIPTION DATE

## ORDINANCE CALCULATIONS & SCHEDULE

# LP-2





**1** BUILDING 1000 - NORTH ELEVATION  
R-1 SCALE: 3/32" = 1'-0"



**2** BUILDING 1000 - EAST ELEVATION  
R-1 SCALE: 3/32" = 1'-0"

CLIENT:

Davis  
Development

PROJECT:

Mansfield  
Lonestar

DRAWING TITLE:

Preliminary  
Rendering

DRAWN BY:  
Brian Tomlin

SCALE: AS NOTED DATE: 03/20/2023

PROJECT NUMBER: 23005

DRAWING NUMBER:  
**R-1**

#Project Status

KEY PLAN	MATERIAL CALCULATIONS	ELEVATION MATERIAL SELECTIONS <small>(SUBJECT TO CHANGE BASED ON FINAL AVAILABILITY AND SELECTION)</small>																											
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**1** BUILDING 1000 - SOUTH ELEVATION  
R-2 SCALE: 3/32" = 1'-0"



**2** BUILDING 1000 - WEST ELEVATION  
R-2 SCALE: 3/32" = 1'-0"

CLIENT:

Davis  
Development

PROJECT:

Mansfield  
Lonestar

DRAWING TITLE:

Preliminary  
Rendering

DRAWN BY:  
Brian Tomlin

SCALE: AS NOTED DATE: 03/20/2023

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**R-1**

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1 BUILDING 2000 - NORTH ELEVATION  
SCALE: 3/32" = 1'-0"



2 BUILDING 2000 - EAST ELEVATION  
SCALE: 3/32" = 1'-0"



3 BUILDING 2000 - EAST ELEVATION (cont.)  
SCALE: 3/32" = 1'-0"

CLIENT:

Davis  
Development

PROJECT:

Mansfield  
Lonestar

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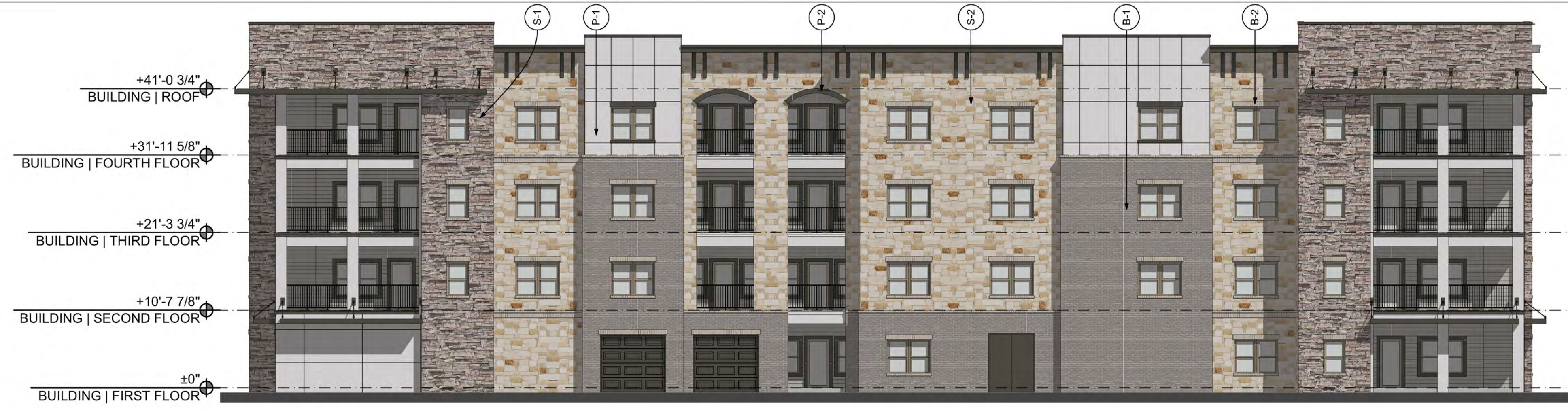
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**2 BUILDING 2000 - WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"



**3 BUILDING 2000 - WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"

CLIENT:

Davis  
 Development

PROJECT:

Mansfield  
 Lonestar

DRAWING TITLE:

Preliminary  
 Rendering

DRAWN BY:  
 Brian Tomlin

SCALE: AS NOTED DATE: 03/20/2023  
 PROJECT NUMBER: 23005

DRAWING NUMBER:  
**R-1**

#Project Status

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 SCALE: 3/32" = 1'-0"



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 SCALE: 3/32" = 1'-0"

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DRAWN BY:







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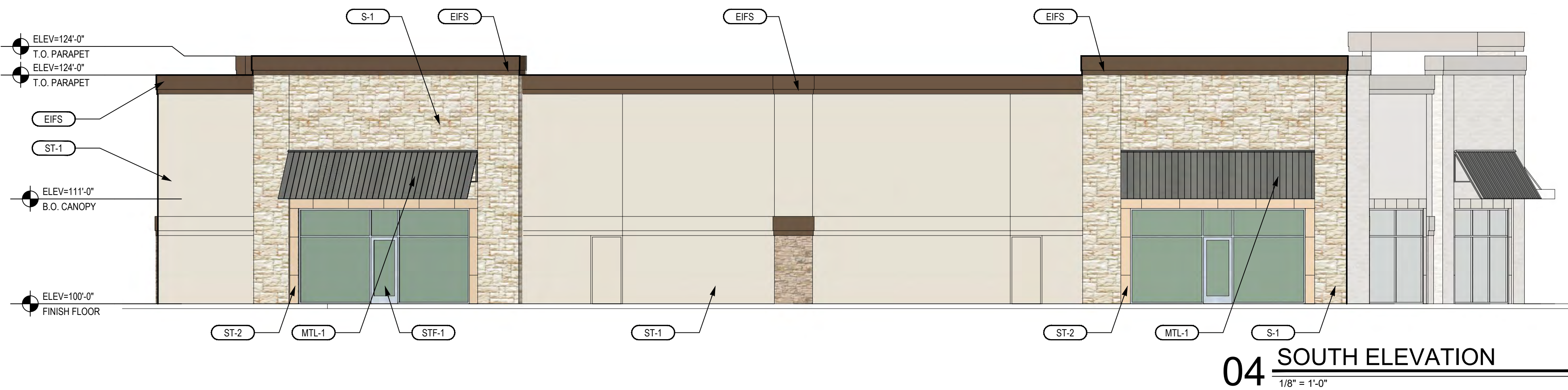
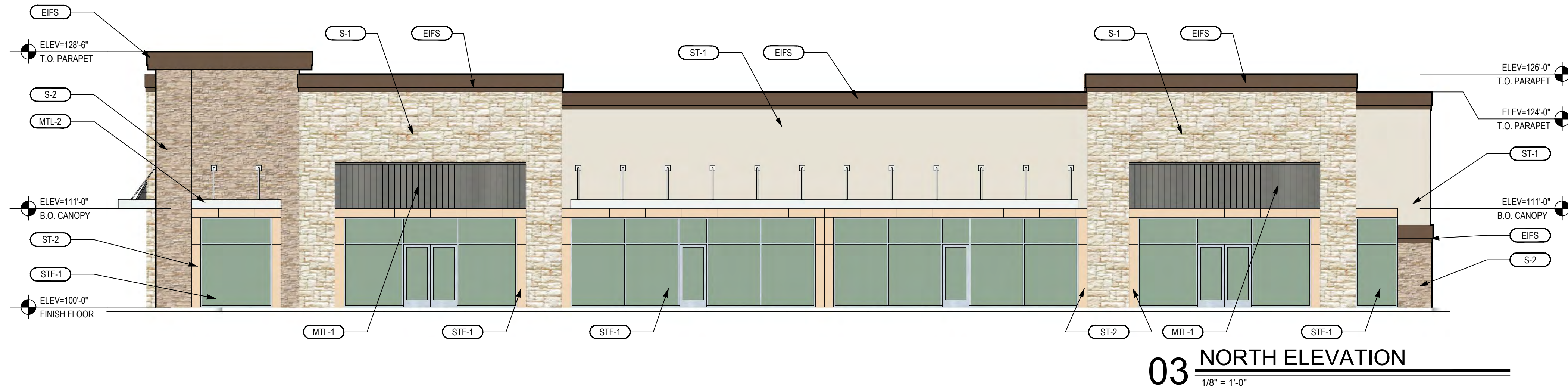
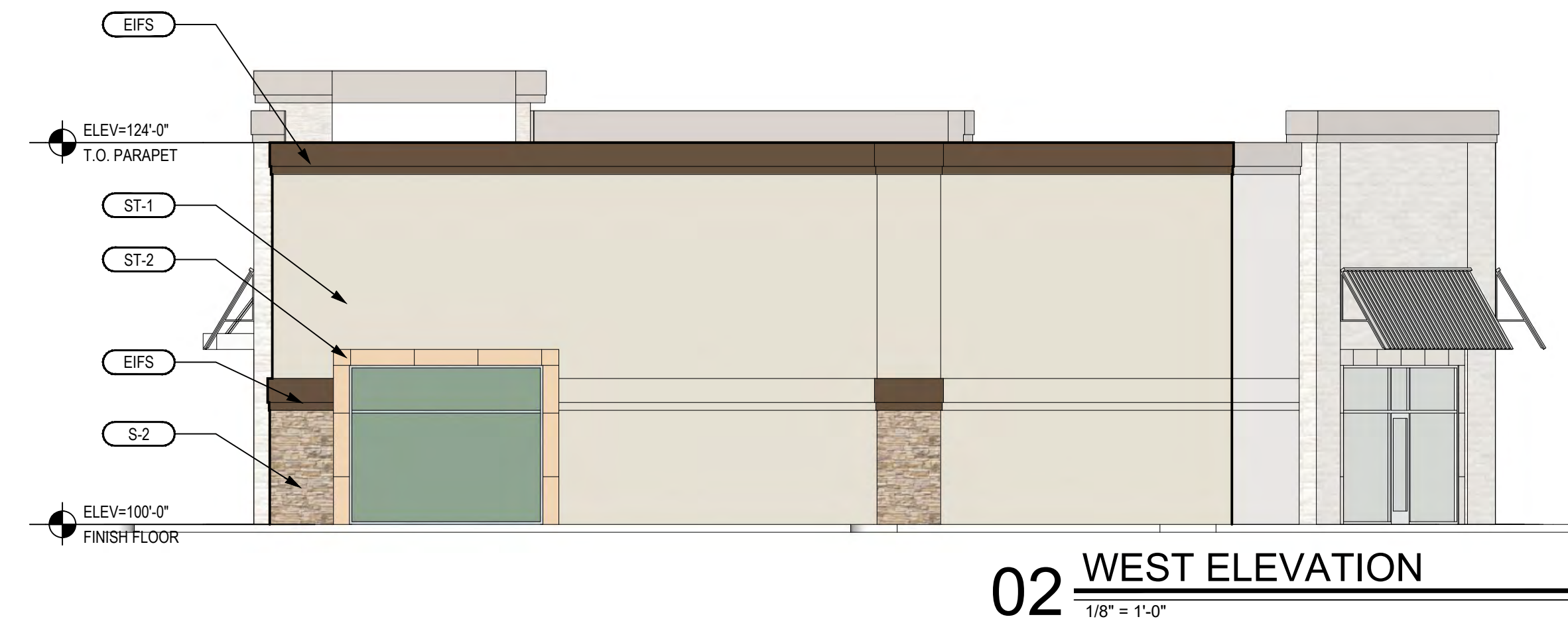
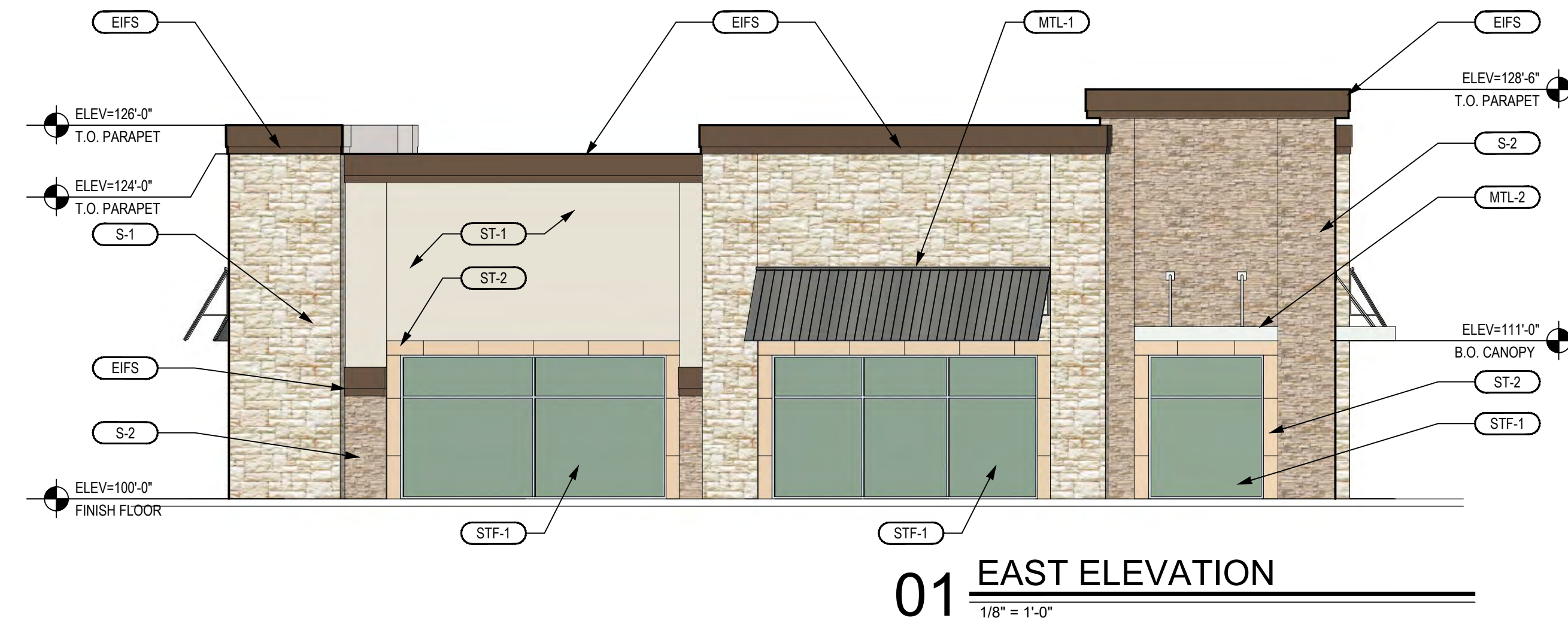
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FINISH SCHEDULE				
FINISH KEY	DESCRIPTION	LOCATION	COLOR / MANUF.	NOTES
ST-1	3-STEP STUCCO	EXTERIOR WALLS	S.W. 7010 WHITE DUCK	
ST-2	3-STEP STUCCO	REF ELEVATIONS	S.W. 6107 NOMADIC DESERT	
S-1	NATURAL THIN STONE VENEER	EXTERIOR WALLS		
S-2	STACK STONE - NANTUCKET	EXTERIOR WALLS	EL DORADO	
EIFS	EIFS	PARAPET	S.W. 7027 HICKORY SMOKE	
STF-1	ALUMINUM STOREFRONT	ALL TENANT SPACES	CLEAR ALUMINUM	
MTL-1	METAL AWNING	PAC-CLAD	MUSKET GRAY	
MTL-2	METAL AWNING	VARIOUS LOCATIONS	SILVER	

- SHEET NOTES**
- UTILITY BOXES AND CONDUIT TO BE PAINTED TO MATCH ADJACENT BUILDING MATERIAL
  - MECHANICAL UNITS SHALL BE SCREENED IN ACCORDANCE WITH ZONING ORDINANCES
  - ALL SIGNAGE SUBJECT TO BUILDING INSPECTION DEPARTMENT APPROVAL

DATE	DESCRIPTION
4-5-2023	OWNER REVIEW
4-13-2023	CITY SUBMITTAL

PRELIMINARY  
THIS DOCUMENT SHALL NOT BE USED FOR REGULATORY APPROVAL, PERMIT, OR CONSTRUCTION. RELEASED UNDER THE AUTHORITY OF NICHOLAS K. CADE, TBAE LICENSE #9301

NCA JOB #: 23010

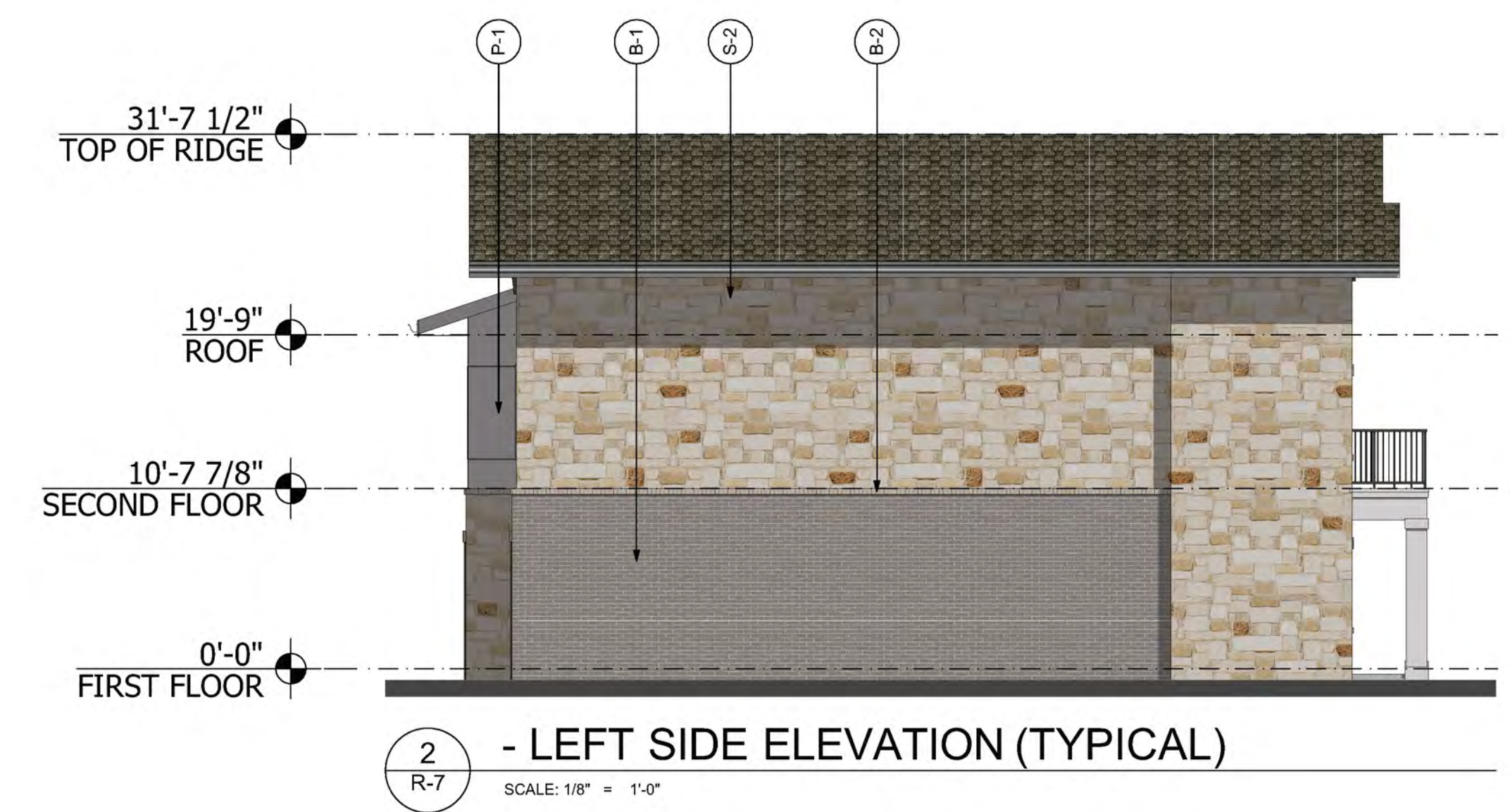
COLOR ELEVATIONS

**A3.00**

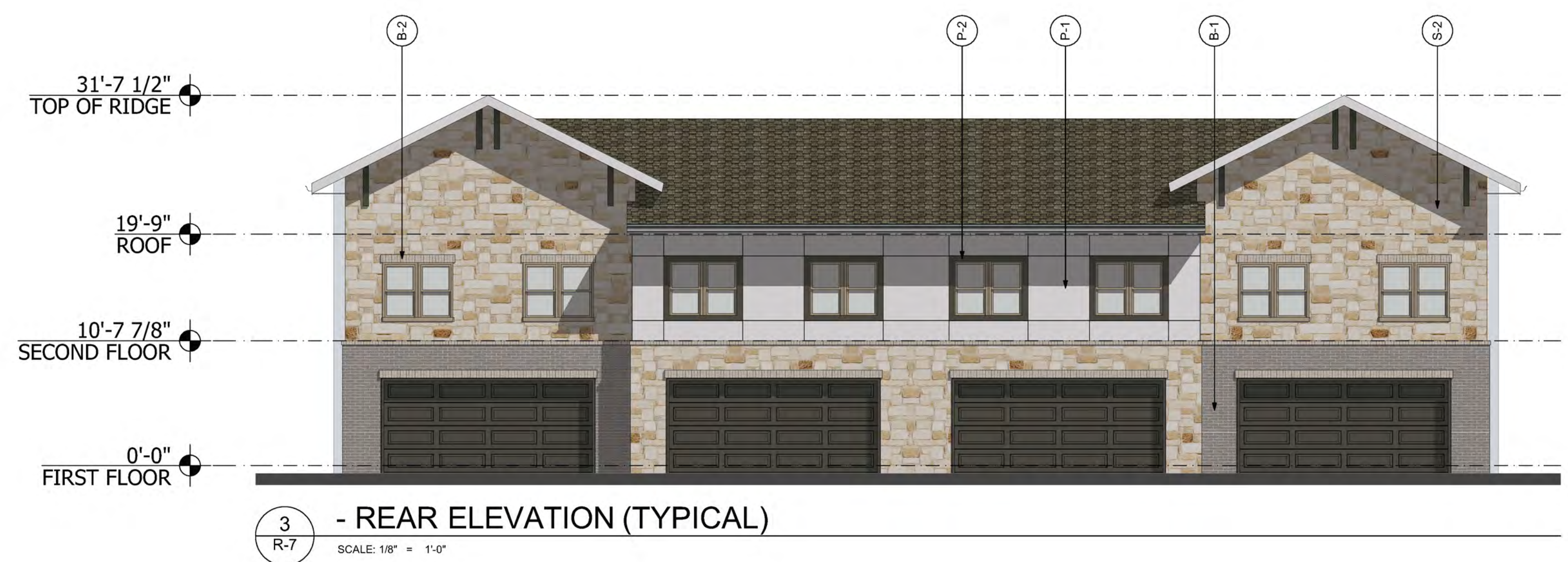




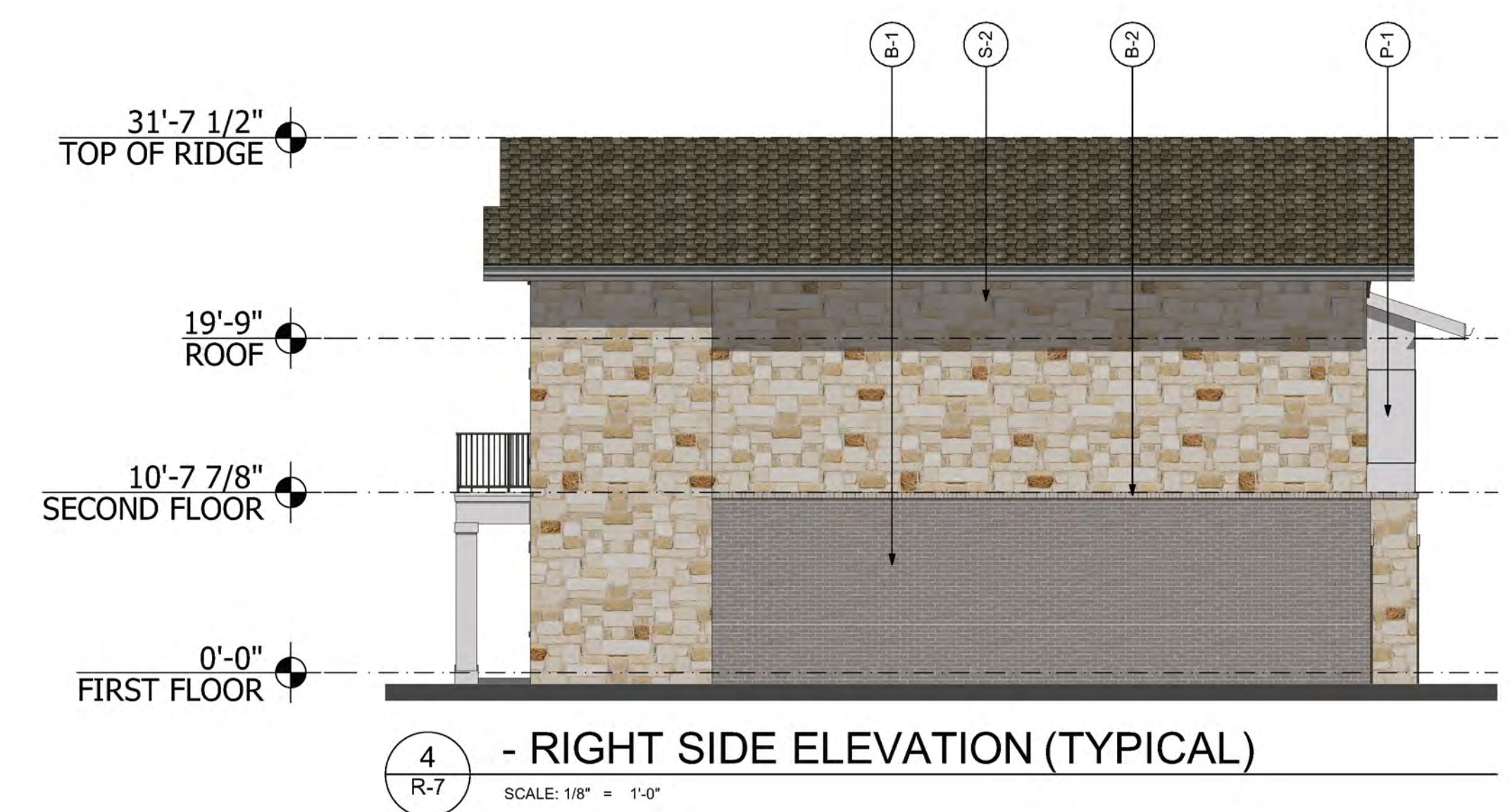
1 - FRONT ELEVATION (TYPICAL)  
SCALE: 1/8" = 1'-0"



2 - LEFT SIDE ELEVATION (TYPICAL)  
SCALE: 1/8" = 1'-0"



3 - REAR ELEVATION (TYPICAL)  
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4 - RIGHT SIDE ELEVATION (TYPICAL)  
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