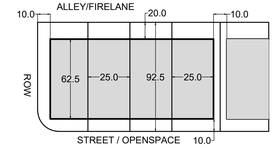
LAND USE SUMMARY			
LOT TYPE	LOT COUNT	ACRES	DENSITY
TOWNHOME	134 LOTS	20.36 ACRES	6.58 DU/AC

NOTE: A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE ON-STREET PARKING, OPEN SPACE, DETENTION AREA, AMENITY AREA, ENTRY MONUMENT AND WALL STRUCTURES, AND MASONRY SCREEN WALL.
BUILDING FOOTPRINTS SHOWN ON THESE PLANS ARE FOR ILLUSTRATION PURPOSE ONLY AND ARE SUBJECT TO CHANGE BASED ON FINAL UNIT MIX AND FLOOR PLAN DESIGN
EACH UNIT WILL HAVE A 2-CAR PARKING GARAGE IN ADDITION TO 20' OF DRIVEWAY PARKING
IN ORDER TO ENCOURAGE ARCHITECTURAL VARIETY ON A CONTINUOUS BLOCK, THE BUILDING FACADES FOR THE TOWNHOUSES WILL NOT HAVE A REPEATING ELEVATIONS / MATERIALS ACROSS THE STREET AND ON EITHER SIDE OF THE SUBJECT BUILDING. A DIFFERENT COMBINATION OR AN INTERMIX OF MATERIALS SHALL BE INCORPORATED FOR THE TOWNHOMES WITHIN THESE PARAMETERS.

GUEST PARKING	
ON STREET HEAD-IN	24 SPACES
ON STREET PARALLEL (DEDICATED)	18 SPACES
ON STREET PARALLEL UNMARKED*	NOT SHOWN
*INTERNAL NEIGHBORHOOD STREETS ONLY	

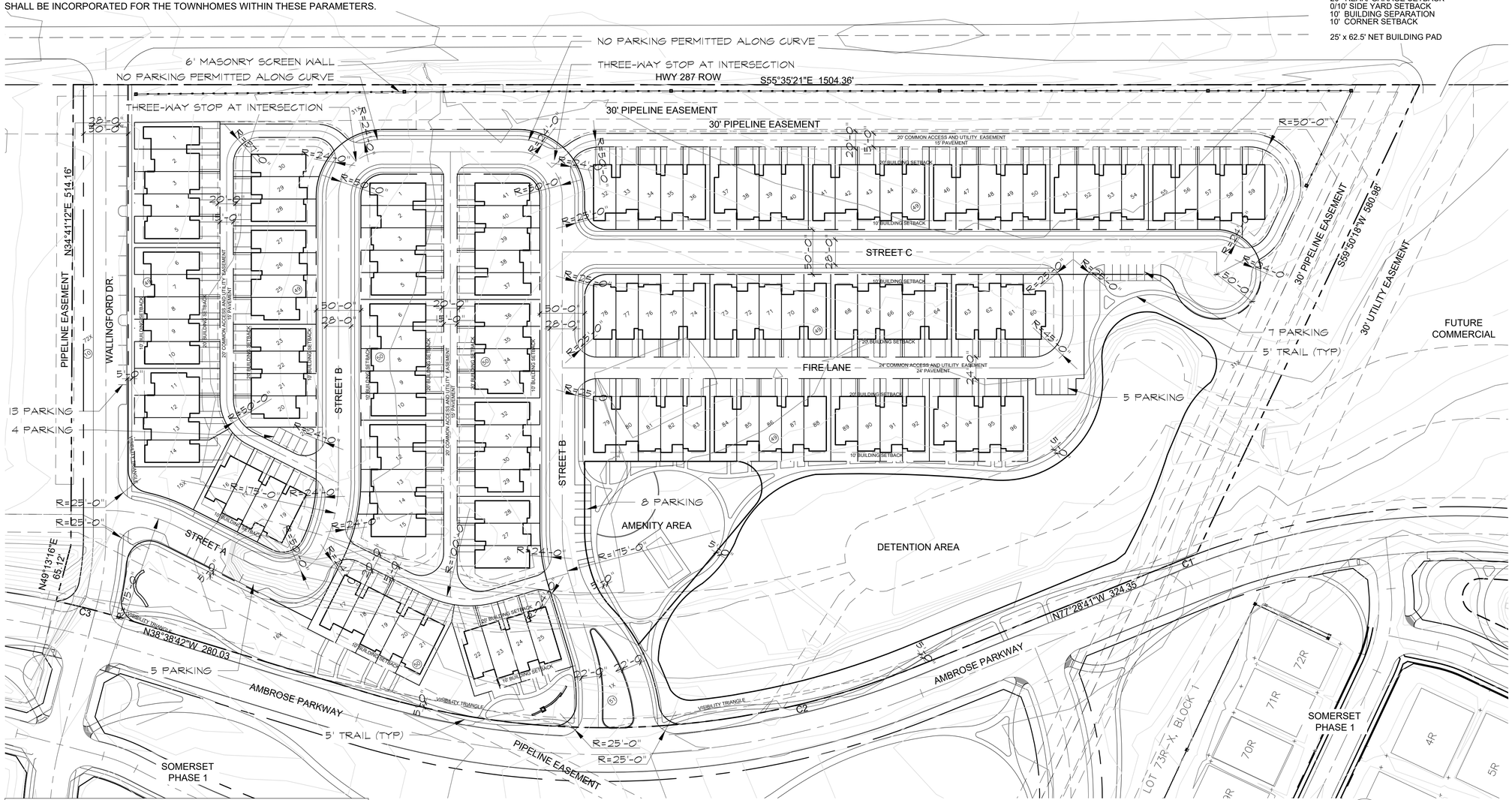


TOWNHOME REAR ENTRY LOT SUMMARY

25' UNIT WIDTH
92.5' LOT DEPTH (MIN.)

10' FRONT YARD SETBACK
20' REAR/ GARAGE SETBACK
0/10' SIDE YARD SETBACK
10' BUILDING SEPARATION
10' CORNER SETBACK

25' x 62.5' NET BUILDING PAD



BOUNDARY CURVE CHART				
	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	830.00'	N76°50'49"W	18.28'	18.28'
C2	920.00'	N58°03'41"W	611.68'	623.55'
C3	930.00'	N41°05'48"W	79.57'	79.59'

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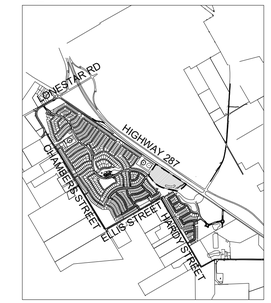
KE Y MAP



Project Name

Somerset Town Homes

Mansfield, TX

Project No: 21245

Issue Title

Detailed Site Plan

Issue Date: 04.04.2024

Seal

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FRED WALTERS
LICENSED LANDSCAPE ARCHITECT
STATE OF TEXAS
LIC. 2137

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Issue / Addenda / Revisions

	Date	Description

Drawing Title

Somerset Town Homes
Site Plan

Drawn:	TB	Date:	04.25.2024
Checked:	FW	Date:	04.25.2024

Sheet No.

EXHIBIT B

NOT FOR CONSTRUCTION