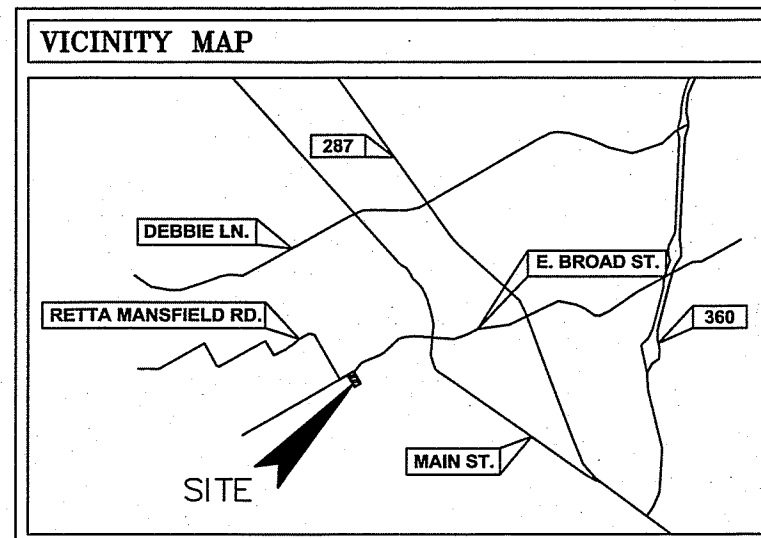


P:\PIONEER PLACE - TARRANT COUNTY\DEVELOPMENT PLAN\PIioneer Place - Development Plan - FINAL-11-30-17.dwg, 12/29/2017 2:57:57 PM, 11

VICINITY MAP


NOTES:
1. FIRE PROTECTION SYSTEM SHALL BE REVIEWED BY A THIRD PARTY REVIEWER.
2. ALL FIRE LANE CURB RETURNS HAVE 28" INSIDE RADIUS AND 52" OUTSIDE RADIUS.
3. EACH APARTMENT HAS IT'S OWN KITCHEN, NO COMMERCIAL KITCHEN IS INCLUDED ON SITE.
4. ALL PAVING, PARKING, AND SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE. SIDEWALKS SHALL BE 5' MIN. AND WILL CONNECT ALL SITE AMENITIES.

UNIT TABULATION
N.L.S.F. = NET LEASABLE SQUARE FOOTAGE

UNIT TYPE	N.L.S.F.	#	%
A1 (1 BEDROOM/1 BATHROOM)	713	67	49.63%
A2a (1 BEDROOM/1 BATHROOM)	717	32	23.70%
A2(ADA) (1 BEDROOM/1 BATHROOM)	717	5	3.70%
A2b (1 BEDROOM/1 BATHROOM)	729	3	2.22%
B1a (2 BEDROOM/1 BATHROOM)	953	22	16.30%
B1b (2 BEDROOM/1 BATHROOM)	965	4	2.96%
B1(ADA) (2 BEDROOM/1 BATHROOM)	965	2	1.48%
TOTAL		135	100.00%

DENSITY = 24.68 DU/ACRE
AVERAGE UNIT SIZE = 764.76 SQUARE FEET

BUILDING TABULATION
N.L.S.F. = NET LEASABLE SQUARE FOOTAGE

BUILDING #1	#	N.L.S.F.
FIRE AREA	ON SITE	PER BLDG.
A	1	18,138
B	1	25,017
C	1	27,118
D	1	32,970
TOTAL		103,243

PARKING TABULATION

PROVIDED	169 SPACES	(1.25 P/U)
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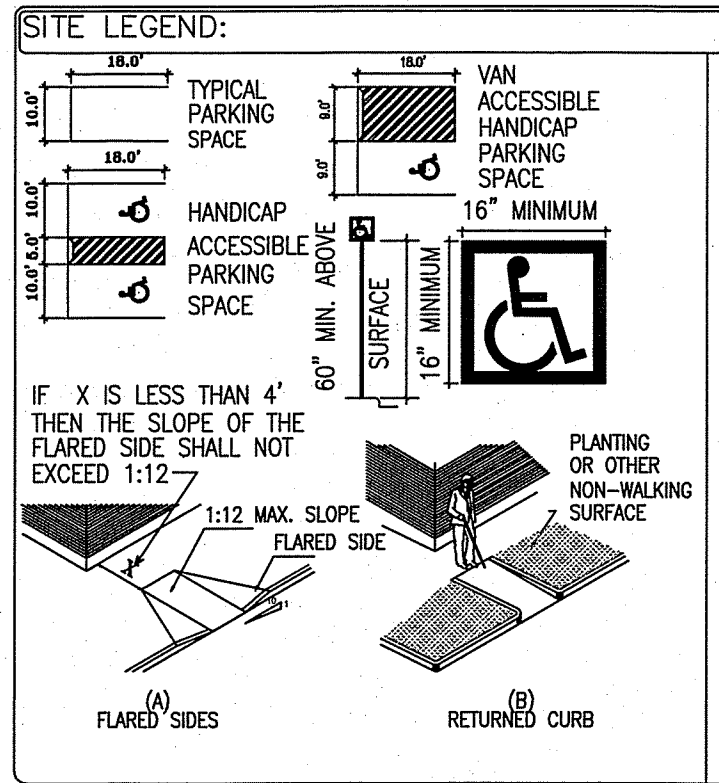
PARKING BREAKDOWN:

RESIDENT PARKING	148
RESIDENT HC PARKING (OF WHICH 4 ARE VAN ACCESSIBLE)	8
VISITOR PARKING	12
VISITOR HC PARKING (VAN ACCESSIBLE)	1

CITY OF MANSFIELD, TX PARKING REQUIREMENTS
1.5 SPACES PER UNIT (AGE RESTRICTED SENIOR LIVING)
135 UNITS 203 SPACES REQUIRED

Site Data Deviation Summary

ITEM	REQUIRED	PROVIDED
Parking	1.5 spaces/unit	1.25 spaces/unit
Single Bedroom Unit Size	750 Square Feet	713 TO 737 Square Feet
Masonry Construction Material	80%	40%
Buffer Yards on East and West sides	50'	10'
Single Structure Length	300 Ft Max	323 FT

SITE LEGEND:


NOTE:
THIS 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 PERMITS.

SITE NOTES:
1. LEGAL DESCRIPTION: 5.47 ACRES
2. SEE CIVIL ENGINEER'S DRAWINGS FOR EASEMENTS, GRADING, DRAINAGE, DIMENSION CONTROL, AND UTILITY DRAWINGS.
3. SEE MECHANICAL AND ELECTRICAL ENGINEER'S DRAWINGS FOR ELECTRICAL TRANSFORMERS AND HVAC COMPRESSOR LOCATIONS.
4. SEE LANDSCAPE DRAWINGS FOR FINE GRADING, SIDEWALKS, PLANTING, RETAINING WALL LOCATIONS, FENCING MATERIAL AND LOCATION, HANDICAP PARKING SPACES DESIGN.
5. THE ARCHITECT'S SITE PLAN IS DIAGRAMATIC AND SHOULD BE USED FOR REFERENCE. CONFIRM ALL BOUNDARY, SETBACK, AND PARKING INFORMATION IS CONSISTENT WITH THE CIVIL ENGINEER PRIOR TO CONSTRUCTION. NOTIFY THE ARCHITECT SHOULD A DISCREPANCY EXIST.

NOTE:
• THIS PD WILL COMPLY WITH THE SPECIAL CONDITIONS OF SECTION 7800.B.2 a-g.
• THIS PROJECT WILL BE RESTRICTED TO RESIDENTS 55 YEARS OLD OR OLDER
• ALL CLEARANCES WILL BE A MINIMUM OF 14 FEET, INCLUDING ANY TREE CANOPIES NEAR THE FIRE LANE AND THE PORTE COCHERE
• ALL GATES WILL BE SLIDING GATES AND EQUIPPED WITH A EIS SYSTEM WITH REMOTE.
• A KS2 SWITCH WITH A MANUAL DROP AND A MAN-GATE WITH A KNOX LOCK.
• A KNOX LOCK WILL BE PROVIDED FOR THE RISER ROOM AND FRONT DOOR TO THE BUILDING
• DUMPSTER DOORS WILL NOT ENCR OACH ON THE FIRELANE
• FIRE SYSTEM WILL BE INSPECTED BY A THIRD PARTY INSPECTOR
• RESIDENTS WILL BE PROVIDED WITH REMOTE CONTROL FOR GATES
• ALL GATES WILL BE SLIDING GATES AND EQUIPPED WITH A EIS SYSTEM WITH REMOTE.
• A KS2 SWITCH WITH A MANUAL DROP AND A MAN-GATE WITH A KNOX LOCK.
• A KNOX LOCK WILL BE PROVIDED FOR THE RISER ROOM AND FRONT DOOR TO THE BUILDING
• DUMPSTER DOORS WILL NOT ENCR OACH ON THE FIRELANE
• FIRE SYSTEM WILL BE INSPECTED BY A THIRD PARTY INSPECTOR
• RESIDENTS WILL BE PROVIDED WITH REMOTE CONTROL FOR GATES

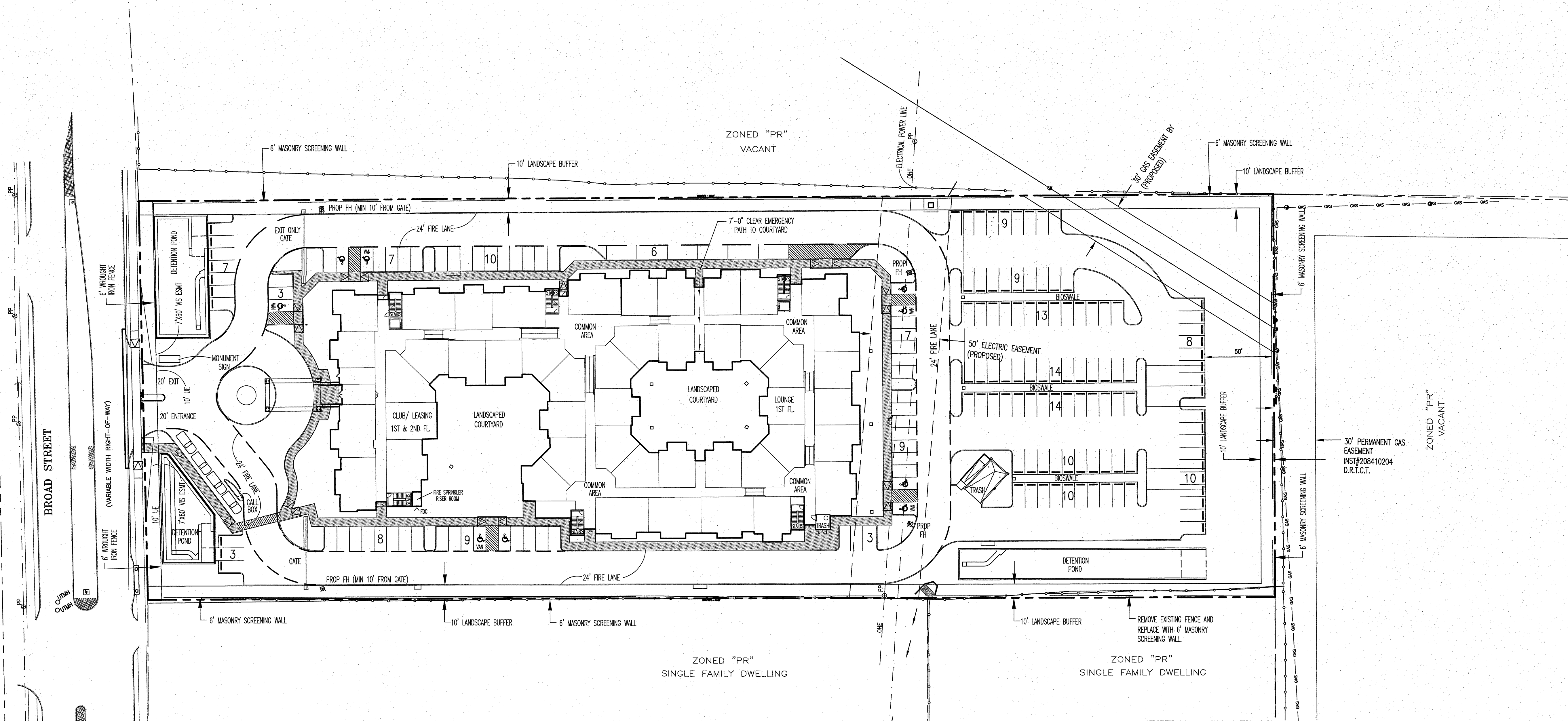
WE ARE REQUESTING:
• DEVIATION FOR PARKING TO PROVIDE 1.25 SPACES PER UNIT
• DEVIATION TO PROVIDE SMALLEST SQUARE FT OF SINGLE BEDROOM UNIT AS 713 SQUARE FT
• DEVIATION TO PROVIDE MASONRY CONSTRUCTION MATERIAL OF 40%
• DEVIATION TO ALLOW A SINGLE STRUCTURE OF 323 FEET IN LENGTH
• DEVIATION TO ALLOW 10' BUFFER YARDS ON EAST AND WEST SIDES

DEVELOPER NOTES
PROJECT
The proposed development will be in complete accordance with the provisions of the approved Planned Development District. All Development Plans recorded hereunder shall be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.
Pioneer Place is a 5.47 acre development consisting primarily of a multi-family residential building deed restricted to residents 55 years and older. The residents of this development will enjoy warm and inviting architecture, with beautifully landscaped open space areas with a pavilion, sitting areas, and courtyard. Other amenities include 2-story club/leasing center, fitness center, entertainment room, library, and resident lounge. Residents and guest are greeted with an landscape entrance way with decorative porte cochere.
DEVELOPMENT
Development will be subject to a permit plan review by the City of Mansfield staff for compliance with all governing codes and allowable uses, requirements, and restrictions of the Planned Development (PD) zoning as described in the City of Mansfield Zoning Ordinance and as amended by provisions of the approved Planned Development District and all development plans recorded hereunder and be binding upon the applicant thereof, his successors and assigns, and shall limit and control all building permits.
All open space and common use areas are for the private use of the residents.
CONSTRUCTION AND MATERIAL NOTES
See elevations for stucco masonry and coursed masonry percentage calculations. All stucco walls in large spans shall be true stucco, with EIFS or similar materials used only in the details. Building height is shown on the plans.
All equipment is intended to be on the ground. If required to be placed on the roof then the equipment shall be located to the interior of the project and screened from view.

EXHIBIT B
DEVELOPMENT PLAN
PIONEER PLACE
MANSFIELD, TARRANT COUNTY, TEXAS
DATE: FEBRUARY 2017 SCALE: 1"=40' FILE: P:\PIONEER PLACE-MANSFIELD\
DI SCIULLO-TERRY, STANTON & ASSOCIATES, INC.
ENGINEERING AND SURVEYING
908 WEST MAIN STREET * ARLINGTON, TEXAS 76013
TELEPHONE: 817-275-3361 * FAX: 817-275-8920
ESTABLISHED 1953 * FIRM No. E-615 & S-100049-00
EMAIL: jstanton@dterry.com
©DISCIULLO-TERRY, STANTON & ASSOCIATES, INC. 2017

DEVELOPMENT PLAN
PIONEER PLACE
T.J. HANKS SURVEY
ABSTRACT #644
CITY OF MANSFIELD
TARRANT COUNTY, TX
5.470 ACRES OF LAND
1 LOT
DEVELOPER:
CARLETON RESIDENTIAL, LTD.
5485 BELT LINE RD., STE#300
DALLAS, TEXAS 75254
(V)972-980-9810
(F)972-980-1559

Graphic Scale In Feet
0 20 40 80 120



REVISIONS

PIONEER PLACE
135 Apartments in MANSFIELD, TEXAS
CARLETON RESIDENTIAL PROPERTIES

PLANNED DEVELOPMENT
ZC#16-026
REVIEW PRINTS NOT TO
BE USED FOR REGULATORY
APPROVAL PERMIT, OR
CONSTRUCTION

BGO
architects
4202 Beltway Dr.
Addison, TX 75001
214.520.8878
www.bgoarchitects.com

DATE

PROJECT

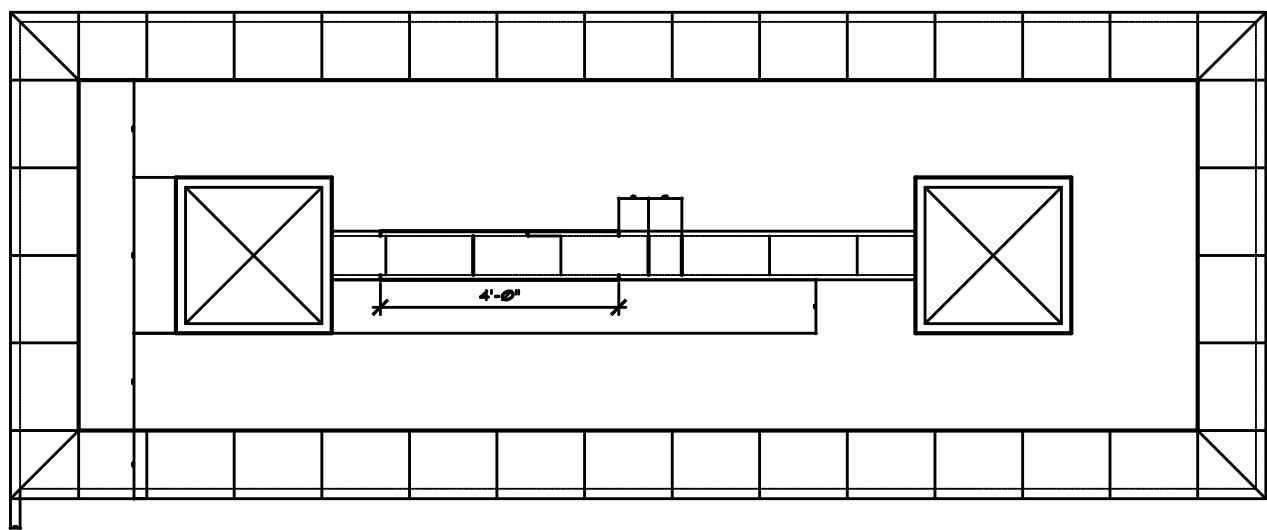
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EXHIBIT

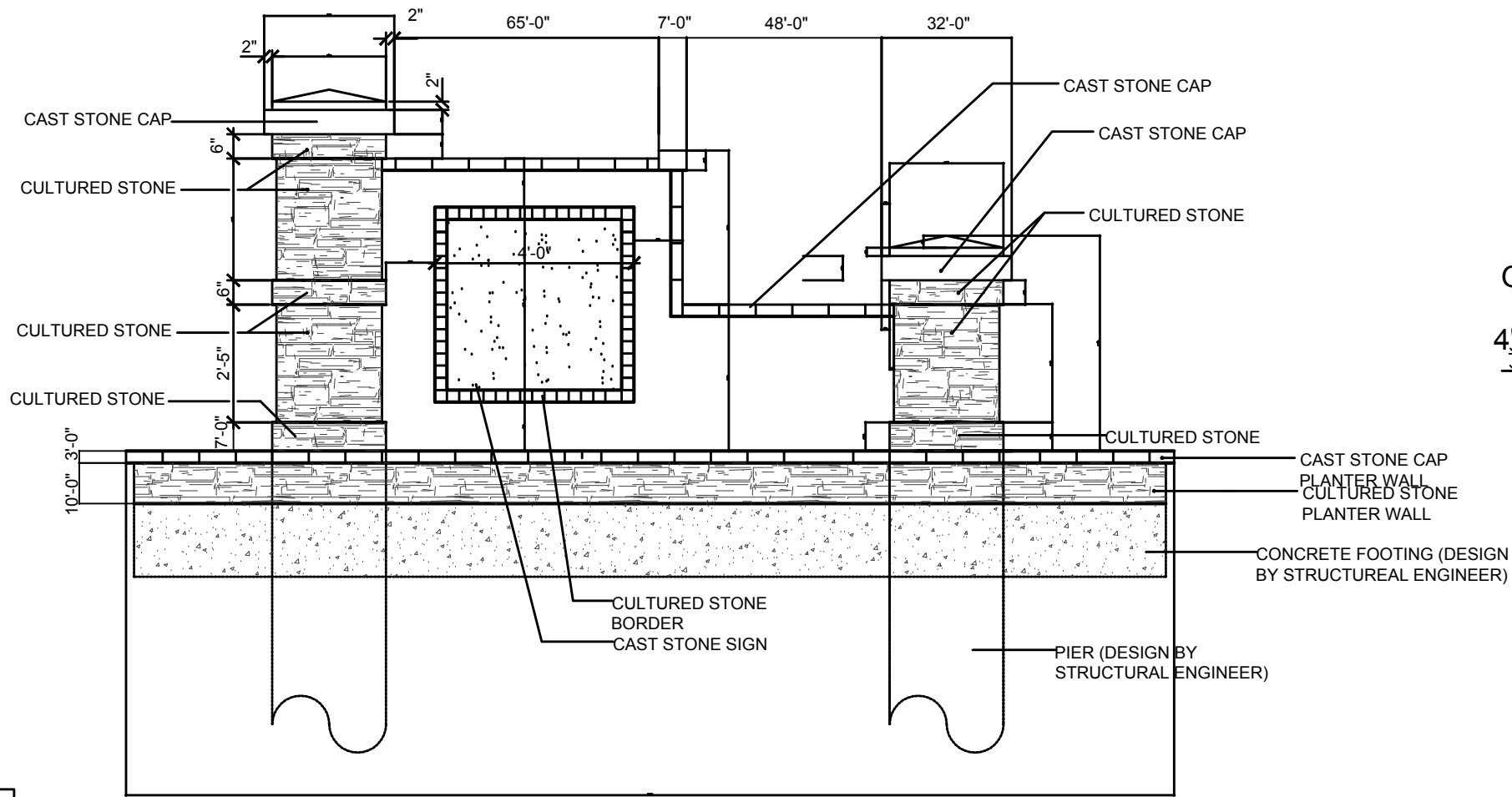
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DEVELOPMENT
PLAN

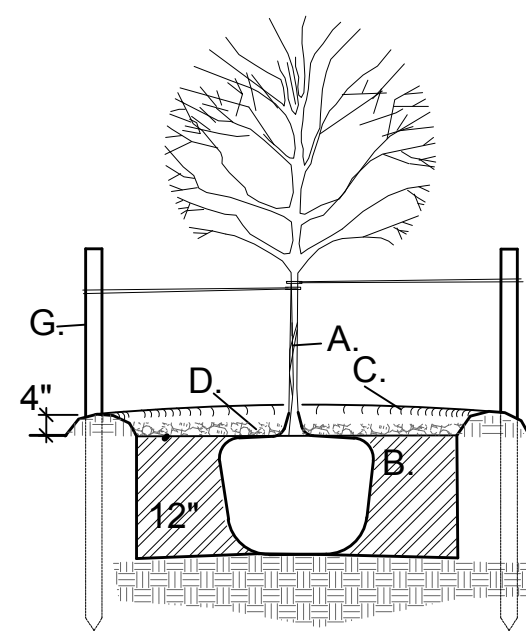
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2 ENTRY MONUMENT SIGN - PLAN VIEW



1 ENTRY MONUMENT SIGN DETAIL



ISOLATED TREE PLANTING
NOT TO SCALE

- GENERAL NOTES:
1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
 2. TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE.
 3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.
- CONSTRUCTION NOTES:
- A. TREE
 - B. LOOSEN NATIVE BACKFILL
 - C. WATER RETENTION BASIN
 - D. 2" DEPTH OF BARK MULCH
 - E. FINISH GRADE
 - F. 2 STRAND TWISTED 12 GAUGE GAL. WIRE ENCASE IN 1" DIA. RUBBER HOSE
 - G. 6'-0" METAL TEE POSTS, INSTALL 24" BELOW GRADE, MULTI TRUNKS 2 STAKES, SINGLE TRUNK 3 STAKES, ALIGN IN MEDIANS PARALLEL TO CURB. INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-35.

LANDSCAPE PLANT LEGEND			
SYMBOL	CANOPY TREE	SYMBOL	ORNAMENTAL TREE
	LACEY OAK QUERCUS GLAUCOIDES		SHANTUNG MAPLE ACER TRUNCATUM
	LACEBARK ELM ULMUS PARVIFOLIA		SOUTHERN WAX MYRTLE MYRICA CERIFERA
	CEDAR ELM ULMUS CRASSIFOLIA		SAVANNAH HOLLY ILEX ATTENUATA 'SAVANNAH'
	TEXAS LIVE OAK QUERCUS FUSIFORMIS		VITEX VITEX AGNUS-CASTUS
	SOUTHERN MAGNOLIA TREE MAGNOLIA GRANDIFLORA		AUSTRIAN PINE PINUS NIGRA
SYMBOL	SHRUB	SYMBOL	GROUND COVER
	DWF. BURFORD HOLLY ILEX CORNUTA 'DWF BURFORD'		SEASONAL COLOR
	TEXAS SAGE LEUCOPHYLLUM FRUTESCENS		MAIDENHAIR GRASS MISCANTHUS SPP.
	NELLIE R STEVENS HOLLY ILEX X 'NELLIE R STEVENS'		WINTER CREEPER EUONYMUS FORTUNEII
	RED YUCCA HESPERALOE PARVIFLORA		MONDO GRASS OPHIPOGON JAPONICUS
	GLOSSY ABELIA ABELIA X GRANDIFLORA		BERMUDA GRASS DACTYLON CYNADON

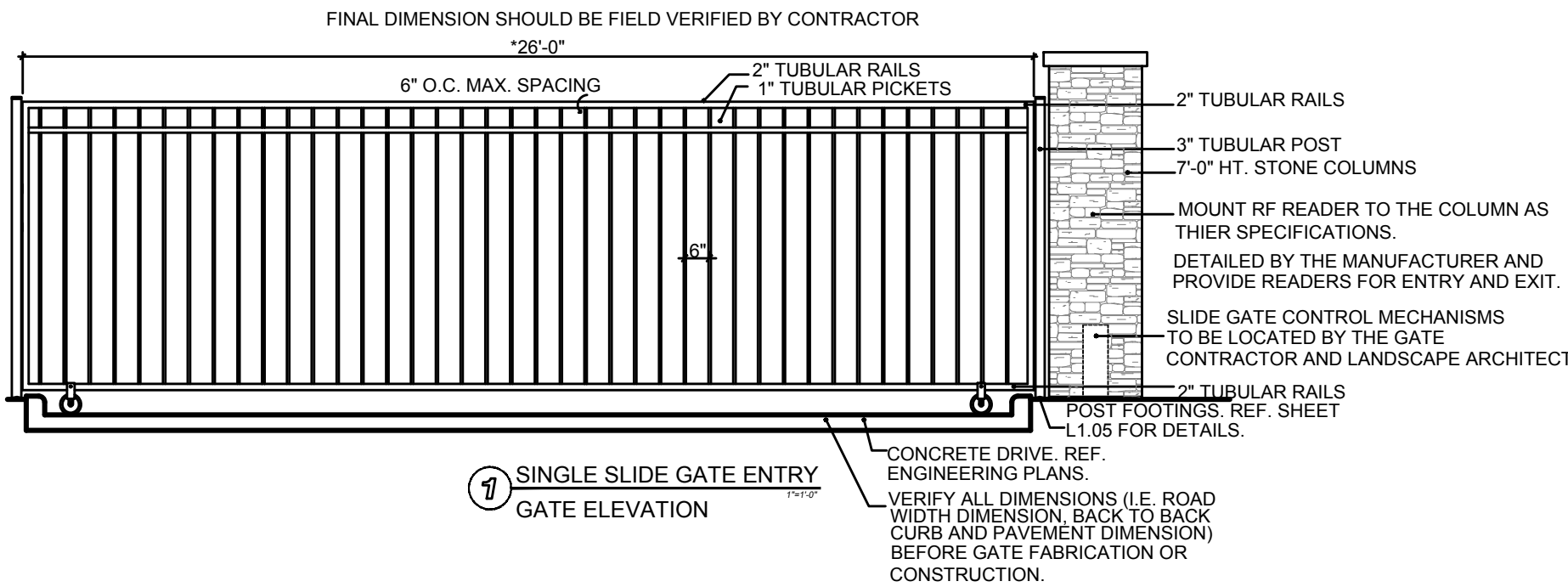
SUMMARY CHART - BUFFERYARD / SETBACKS						
LOCATION OF BUFFERYARD / SETBACK	REQUIRED / PROVIDED	LENGTH	BUFFERYARD / SETBACK WIDTH / TYPE	CANOPY TREES	ORNAMENTAL TREES	SHRUBS
NORTH	N/A	821.16'	-	-	-	-
SOUTH	N/A	816.24'	-	-	-	-
EAST	N/A	292.75'	-	-	-	-
WEST	REQUIRED / PROVIDED	289.40'	50' SETBACK	8	8	-
CREDITS USED IN CALCULATIONS:						
a.						

SUMMARY CHART - INTERIOR LANDSCAPE						
	LANDSCAPE AREA (SF.)	% OF LANDSCAPE AREA	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	GROUND COVER (SF.)
REQUIRED	23,837 S.F.	10%	0	0	0	0
PROVIDED	35,755 S.F.	22%	108	26	737	2,000
CREDITS USED IN CALCULATIONS:						
a.						

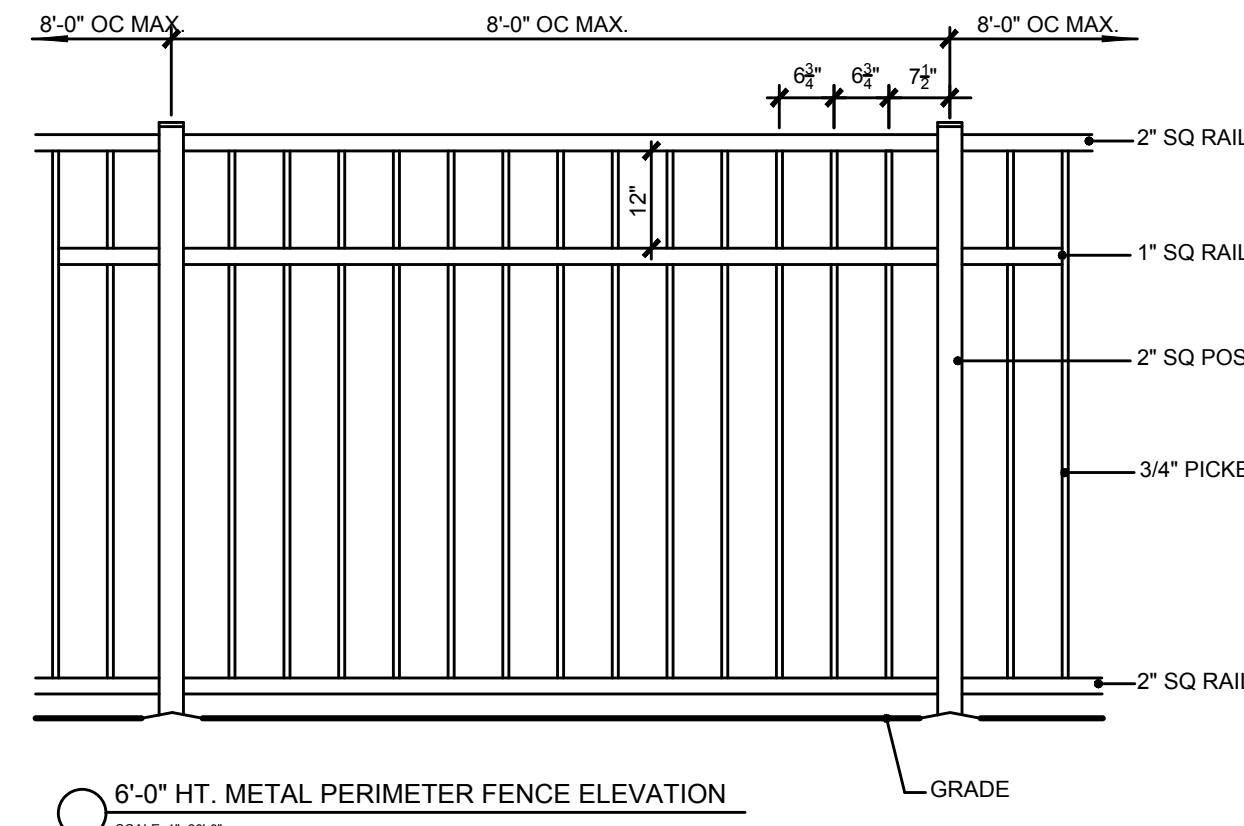
SUMMARY CHART INTERIOR PARKING LOT LANDSCAPING	
# OF REQUIRED PARKING SPACES	166
# OF PROVIDED PARKING SPACES	166
# OF TREE ISLANDS PROVIDED	20
CREDITS USED IN CALCULATIONS:	
a.	

EXISTING TREE CREDIT SUMMARY		
	CANOPY	UNDERSTORY
TREES AT 6"-12" DBH	N/A	N/A
TREES AT GREATER THAN 12" DBH	N/A	N/A

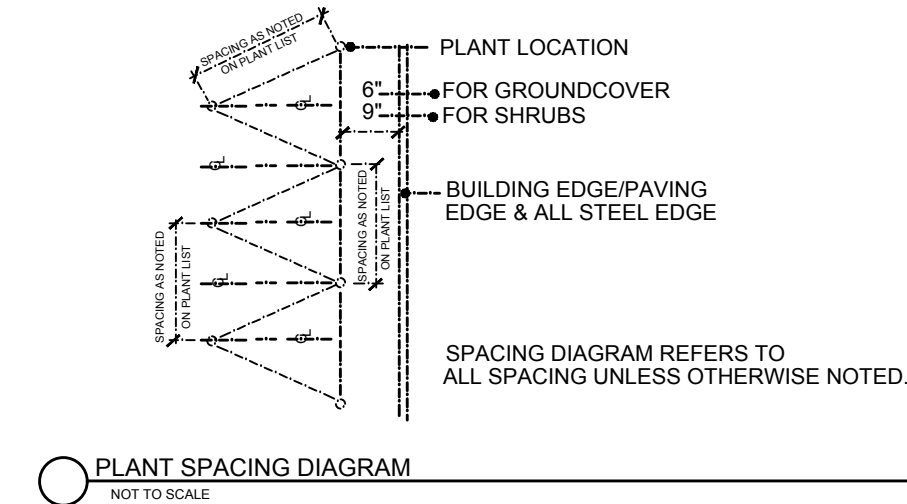
SUMMARY CHART - TYPICAL PLANT MATERIAL LIST						
QTY.	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	NOTES
CANOPY TREES						
CE		CEDAR ELM	ULMUS CRASSIFOLIA	4" CAL.	-	SINGLE TRUNK
LO		TEXAS LIVE OAK	QUERCUS FUSIFORMIS	4" CAL.	-	SINGLE TRUNK
LB		LACEBARK ELM	ULMUS PARVIFLORA	4" CAL.	-	SINGLE TRUNK
LY		LACEY OAK	QUERCUS GLAUCOIDES	4" CAL.	-	SINGLE TRUNK
SG		SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	4" CAL.	-	SINGLE TRUNK
ORNAMENTAL TREES						
AP		AUSTRIAN PINE	PINUS NIGRA	30 GAL.	6'-8"	FULL BRANCH PATTERN
SM		SHANTUNG MAPLE	ACER TRUNCATUM	30 GAL.	8'-10"	-
VT		VITEX	VITEX AGNUS-CASTUS	B&B	6'-8"	-
SH		SAVANNAH HOLLY	ILEX X ATTENUATA 'SAVANNAH'	15 GAL.	8'-10"	-
WM		SOUTHERN WAX MYRTLE	MYRICA CERIFERA	B&B	6'-8"	-
SHRUBS						
AB		GLOSSY ABELIA	ABELIA X GRANDIFLORA	5 GAL.	-	PLANT 3' O.C.
NH		NELLIE R STEVENS HOLLY	ILEX X 'NELLIE R STEVENS'	5 GAL.	-	PLANT 3'-4' O.C.
TS		TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	5 GAL.	-	PLANT 3' O.C.
RY		RED YUCCA	HESPERALOE PARVIFLORA	5 GAL.	-	-
DB		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	5 GAL.	-	PLANT 3'-4' O.C.
GROUND COVERS						
SC		SEASONAL COLOR	-	4" POT	-	PLANT 9" O.C.
MH		MAIDENHAIR GRASS	MISCANTHUS SPP.	3 GAL.	-	PLANT 3' O.C.
WC		WINTER CREEPER	EUONYMUS FORTUNEII	4" POT	-	PLANT 12" O.C.
OJ		MONDO GRASS	OPHIPOGON JAPONICUS	4" POT	-	PLANT 12" O.C.
SOD		BERMUDA GRASS	CYNODON DACTYLON	-	-	-
MISCELLANEOUS						
CG		CRUSHED GRANITE	-	-	-	-
SE		STEEL EDGING	-	-	-	-



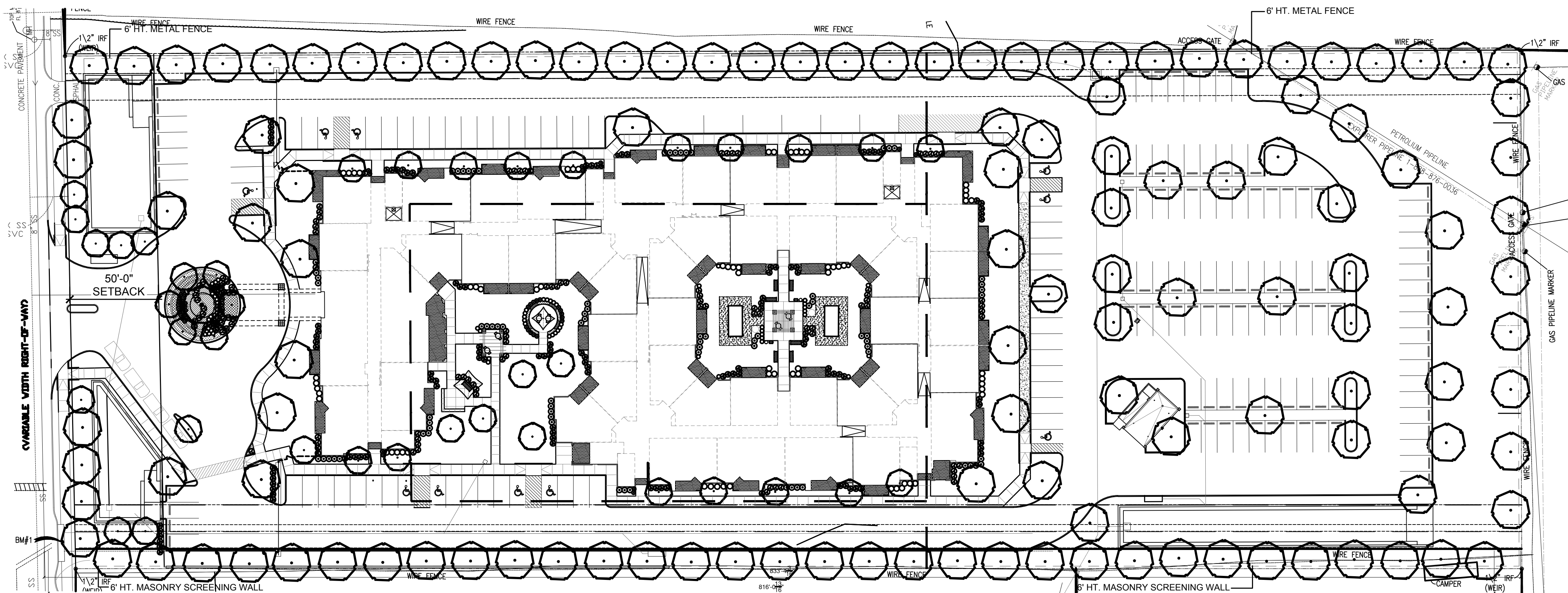
1 SINGLE SLIDE GATE ENTRY
GATE ELEVATION



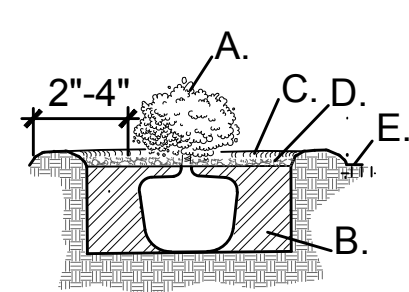
6'-0" HT. METAL PERIMETER FENCE ELEVATION
SCALE: 1"=20'-0"



PLANT SPACING DIAGRAM
NOT TO SCALE

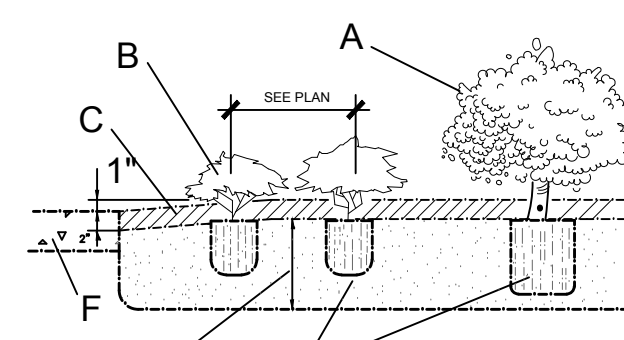


REQUIREMENTS	
LANDSCAPE SETBACK	
REQUIRED: 50' SETBACK ALONG THE ENTIRE BOUNDARY THAT ADJUTS A PUBLIC STREET WITH ONE (1) CANOPY AND ONE (1) ORNAMENTAL TREE FOR EVERY 40' 288.4' 40' x 7.235' x 8 CANOPY AND 8 ORNAMENTAL TREES	
PROVIDED: 8 CANOPY AND 8 ORNAMENTAL TREES	
PARKING LOT PERIMETER LANDSCAPING	
REQUIRED: ALL PARKING LOT, VEHICULAR USE, AND MANEUVERING AREAS SHALL BE SCREENED FROM THE ROAD	
PARKING LOT INTERNAL LANDSCAPING	
REQUIRED: ONE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES	
PROVIDED: 15 CANOPY TREES	
NO MORE THAN FIFTEEN (15) CONTIGUOUS PARKING SPACES SHALL BE LOCATED TOGETHER WITHOUT A TREE ISLAND	
PROVIDED: 18 CANOPY TREES	



ISOLATED SHRUB PLANTING
NOT TO SCALE

- GENERAL NOTES:
1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.
- CONSTRUCTION NOTES:
- A. SHRUB
 - B. PLANTING SOIL MIXTURE (REF SPECIFICATIONS)
 - C. WATER RETENTION BASIN
 - D. 2" DEPTH OF BARK MULCH
 - E. FINISH GRADE

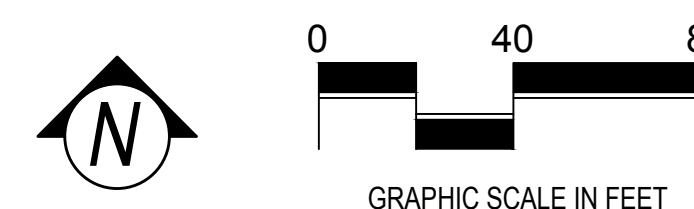


PLANTING BED DETAIL / COLOR BEDS
NOT TO SCALE

- GENERAL NOTES:
1. ADD OR REMOVE TOPSOIL AS NECESSARY TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS. SOIL MIXTURE, REF. SPECS.
 2. TRIANGULARLY SPACE ALL GROUND COVERS AT SPACING SHOWN ON PLANS.
 3. SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE.
 4. PERENNIALS AND ANNUALS SHALL HAVE SOIL AMENDED TO A MIN. OF 12".
- CONSTRUCTION NOTES:
- A. SHRUB - PER PLAN REMOVE ALL LABELS
 - B. GROUND COVER - PER PLAN
 - C. 2" MIN. BARK MULCH AS SPEC. SLOPE FROM HARDSCAPE TO 1" ABOVE HARDSCAPE
 - D. PLANTING MIX AS SPECIFIED
 - E. REMOVE CONTAINER PRUNE ANY CIRCLING ROOT

1 LANDSCAPE PLAN

SCALE: 1"=40'-0"



REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	12-19-16

PIONEER PLACE
135 Apartments in MANSFIELD, TX for
CARLTON RESIDENTIAL PROPERTIES

PLANNED DEVELOPMENT
ZC#16-026

landscape architects
Meeks Design Group
1755 N. Collins Blvd #300
Richardson, TX 75080
p (972) 690-7474
hmeeks@mdgland.com

DATE
12-19-16

PROJECT
BCO-1619

SHEET NUMBER

LANDSCAPE PLAN
EXHIBIT
D1