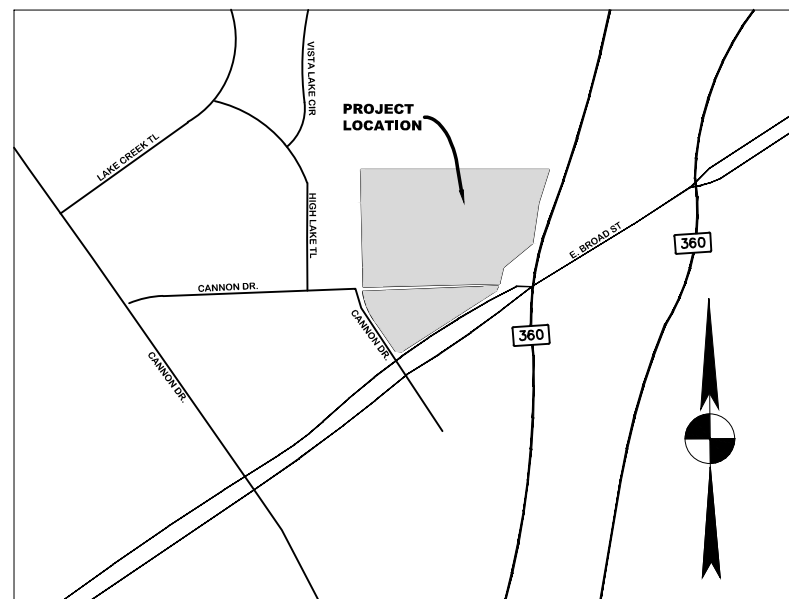


PARKING SUMMARY

LOT 1		
USE:	RETAIL (GROCERY)	
BUILDING AREA:	15,000 S.F.	
PARKING REQUIRED:	52	
PARKING PROVIDED:	55	
LOT 2		
USE:	TBD	
BUILDING AREA:	3,600 S.F. (SHOWN)	
PARKING REQUIRED:	48	
PARKING PROVIDED:	48	
LOT 3		
USE:	TBD	
BUILDING AREA:	6,000 S.F. (SHOWN)	
PARKING REQUIRED:	40	
PARKING PROVIDED:	42	
LOT 4		
USE:	TBD	
BUILDING AREA:	4,000 S.F. (SHOWN)	
PARKING REQUIRED:	14	
PARKING PROVIDED:	14	
LOT 5		
USE:	TBD	
BUILDING AREA:	19,250 S.F. (SHOWN)	
PARKING REQUIRED:	193	
PARKING PROVIDED:	193	

FUTURE TRAFFIC IMPROVEMENTS
THE TRAFFIC IMPACT ANALYSIS PREPARED AS PART OF THIS PD INDICATES FULL BUILD-OUT OF THIS DEVELOPMENT MAY IMPACT THE INTERSECTION OF BROAD STREET AND CANNON DRIVE EXTENSION. THE CITY WILL MONITOR THE IMPACTS TO THIS INTERSECTION AND MAY REQUIRE ROADWAY IMPROVEMENTS (HOODED LEFT TURN LANES) IN THE FUTURE.



VICINITY MAP

NTS

LEGEND

- VARIABLE WIDTH FIRELANE
- PHASE 1 INFRASTRUCTURE
- PHASE 2 INFRASTRUCTURE

1" = 40'

40 0 20 40 80

10' BUFFER YARD WITH RETAINING WALL (IF REQUIRED); 6' EVERGREEN SCREENING SHRUB AT TOP & BOTTOM OF WALL REF: DETAIL THIS SHEET

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OWNERS MAINTENANCE AGREEMENT:
THE MAINTENANCE OF THE SHARED ACCESS EASEMENTS, SHARED PARKING AREAS AND DEVELOPMENT SIGNAGE SHALL BE GOVERNED BY A RESTRICTIVE COVENANT AGREEMENT AND THE AGREEMENT SHALL BE FILED OF RECORD WITH TARRANT COUNTY.

DEVELOPMENT SCHEDULE
PHASE 1: LOT 1 HAS AN ANTICIPATED CONSTRUCTION START FOR THE THIRD QUARTER OF 2017 WITH AN ANTICIPATED COMPLETION OF SECOND QUARTER 2018. PHASE 2: LOT 2, 3, 4, AND 5 ARE CONTINGENT ON THE POTENTIAL TENANTS AND FUTURE DEMANDS.

DEVELOPMENT DESCRIPTION:
VISTAS OF WALNUT RIDGE IS A 10-ACRE PLANNED DEVELOPMENT DISTRICT WITH MIXED USES THAT ARE OF CITY-WIDE AND REGIONAL SIGNIFICANCE. THIS DISTRICT SHALL BE SUBJECT TO THE DEVELOPMENT STANDARDS AND PERMITTED LAND USES, REQUIREMENTS, SCREENING AND RESTRICTIONS PERTAINING TO C-2 COMMUNITY BUSINESS DISTRICT AS DESCRIBED IN THE CITY OF MANSFIELD ZONING ORDINANCE AND AS AMENDED BY GRANTING THIS ZONING CHANGE AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER.

ALL EXTERIOR SITE LIGHTING SHALL BE A MAXIMUM OF 0.3 FC AT THE PROPERTY LINE, EXCEPT MAXIMUM 0.0 FC AT GRADE IF ADJACENT TO RESIDENTIAL. SITE LIGHTING SHALL COMPLY WITH CITY OF MANSFIELD SITE LIGHTING REQUIREMENTS AND SHALL NOT EXCEED 20'-0" ABOVE GRADE, WITHIN 50' OF THE WEST PROPERTY LINE; 30' ABOVE GRADE ELSEWHERE ON SITE AND ALL SITE LIGHTING MUST BE FULL CUT OFF WITH DARK BRONZE FINISH POLES AND FIXTURES.

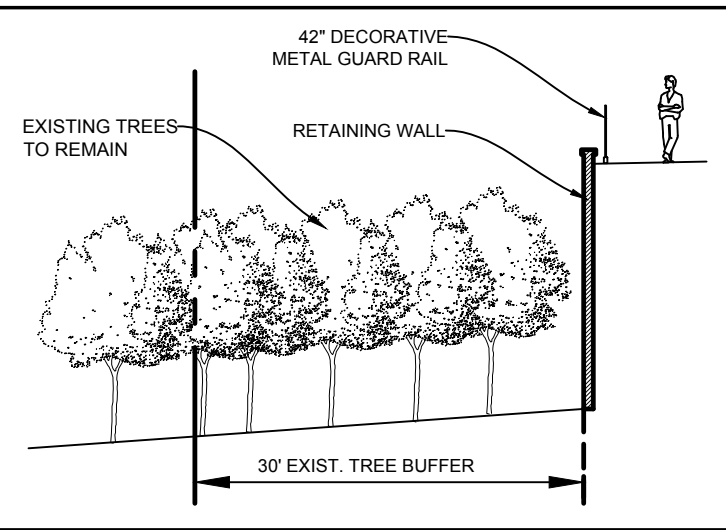
BUILDINGS SHALL INCORPORATE DETAILING SUCH AS CORNICES, ACCENTS OR TRIMS. FEATURE TOWERS AND ARCHITECTURAL ELEMENTS ARE ENCOURAGED.

BUILDINGS SHALL COMPLY WITH HEIGHTS AND SETBACKS AS SET FORTH IN SECTION 4500 OF THE CURRENT CITY OF MANSFIELD ZONING ORDINANCE FOR C-2 DEVELOPMENT DISTRICT. FOR LOT 5, MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 30' WITHIN 75' OF THE WEST PROPERTY LINE.

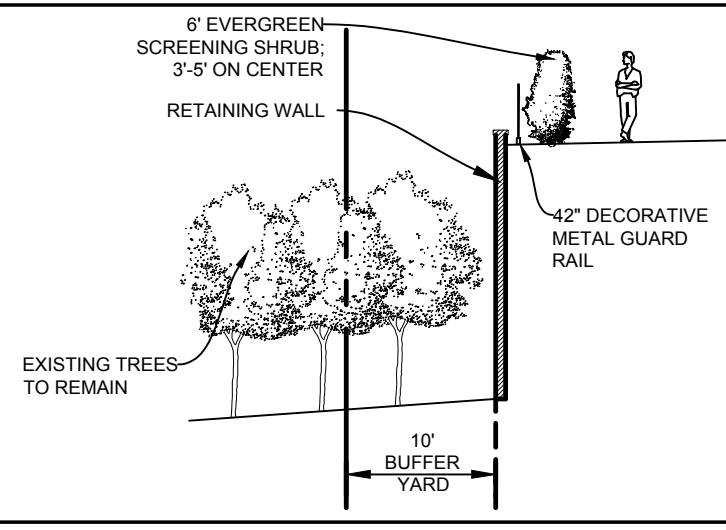
DEVELOPMENT SHALL COMPLY, EXCEPT AS PROVIDED, WITH SECTIONS 7100 SIGN STANDARDS AND 7300 LANDSCAPE AND SCREENING STANDARDS.

ALL PAVING, PARKING AND SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE. DECORATIVE PAVING TREATMENTS SHALL BE CONSTRUCTED OF ANY OF THE FOLLOWING TREATMENTS: PAVERS, AND/OR BRICKS.

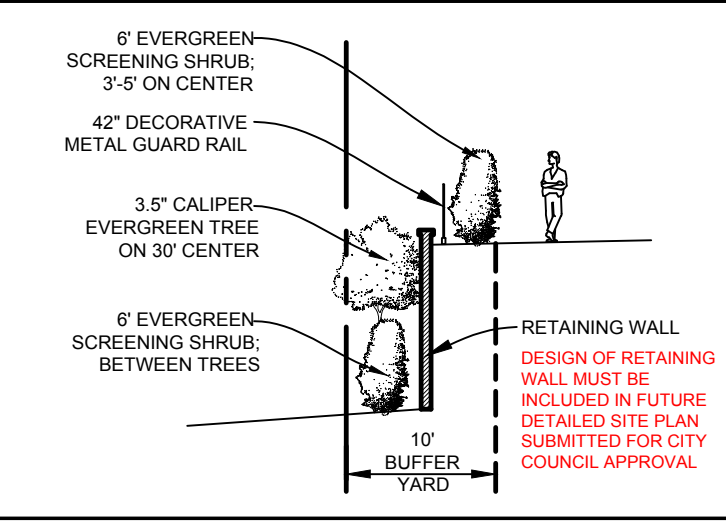
PERMITTED USES IN THIS PLANNED DEVELOPMENT WILL INCLUDE THOSE PERMITTED IN THE C-2 ZONING UNDER SECTION 4400 OF THE ZONING ORDINANCE. USES THAT REQUIRE A SPECIFIC USE PERMIT ARE NOT INCLUDED AND WILL REQUIRE A FUTURE APPLICATION FOR A SPECIFIC USE PERMIT.



PROPERTY LINE SCREENING
(NORTH - LOT 3 RECONFIGURED OR OTHER USE)



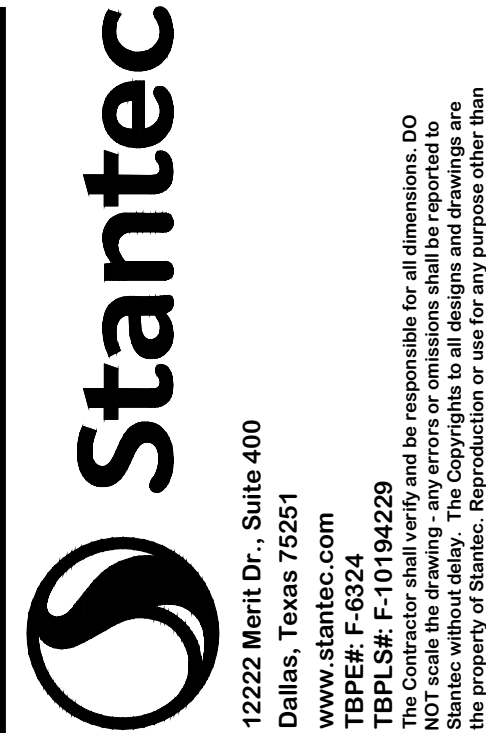
PROPERTY LINE SCREENING
(NORTH - AS SUBMITTED)



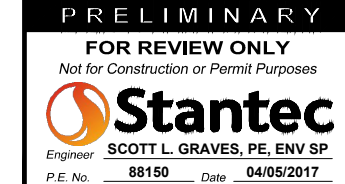
PROPERTY LINE SCREENING
(WEST PROPERTY LINE)

DEVELOPMENT PLAN VISTAS OF WALNUT RIDGE

**5 LOTS BEING
10.00 ACRES SITUATED IN THE
J BACK SURVEY, ABSTRACT NO. 126
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
APRIL 2017**



**DEVELOPMENT PLAN
VISTAS OF WALNUT RIDGE**
Case No. ZC #16-024
CW VISTAS LP
TARRANT COUNTY
CITY OF MANSFIELD, TEXAS
EXHIBIT B



Project Number: 222210621

VACUWCJ SLG SLG 04/05/2017
Dwn. Chkd. Dsgn. Date

**SHEET
PD-1**

Previously Approved PD