



PARK LAND DEDICATION	18.4 Acres
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TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT	6.95 AC.
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PROJECT DENSITY

346 LOTS / 138.20 ACRES = 2.5 LOTS PER ACRE

DISTRIBUTED OPEN SPACE

REQUIRED TO BE PROVIDED AT A RATE OF 579.35 SF PER DWELLING UNITS (1.33 ACRES PER 100 LOTS)

	TOTAL LOTS	TOTAL REQUIRED	TOTAL PROVIDED
PHASE I	160	92,696 SF (2.13 ACRES)	311,454 SF (7.15 ACRES)
PHASE II	82	47,507 SF (1.09 ACRES)	138,521 SF (3.18 ACRES)
PHASE III	104	60,252 SF (1.38 ACRES)	135,036 SF (3.10 ACRES)
TOTAL		200,455 SF (4.60 ACRES)	585,011 SF (13.43 ACRES)

NOTES:
AMENITIES WILL BE PROVIDED IN DISTRIBUTED OPEN SPACE IN ACCORDANCE WITH THE
SOUTH POINTE PLANNED DEVELOPMENT DISTRICT STANDARDS.

OTHER OPEN SPACE

DESCRIPTION	TOTAL PROVIDED
OPEN SPACE (TO BE DEDICATED TO CITY)	758,510 SF (17.41 ACRES)
LANDSCAPE BUFFER ALONG MATHIS & MITCHELL	57,752 SF (1.33 ACRES)
TOTAL	816,262 SF (18.74 ACRES)

NOTES:

1. LANDSCAPING INDICATED IN THESE DRAWINGS IS CONCEPTUAL IN NATURE, ACTUAL PLANTINGS SHALL CONFORM WITH THE SOUTH POINTE DEVELOPMENT DISTRICT STANDARDS AND SHALL BE PROVIDED IN ACCORDANCE WITH FINAL APPROVED LANDSCAPE DOCUMENTS, AS PROVIDED BY MESA DESIGN GROUP.
2. LOT PRODUCT TYPE REPRESENTED HERE SHALL CONFORM WITH THE SOUTH POINTE DEVELOPMENT DISTRICT STANDARDS SECTION 8, 10 AND EXHIBITS 17 THROUGH 26.
3. EACH RESIDENTIAL VILLAGE SHALL CONTAIN AT LEAST TWO AMENITIES IN THE OPEN SPACE AREAS PROVIDED. THE AMENITIES SHALL BE SELECTED FROM THE LIST PROVIDED IN THE SOUTH POINTE DEVELOPMENT DISTRICT STANDARDS.
4. A MANDATORY HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE MASONRY WALLS ALONG S. MITCHELL ROAD AND MATHIS ROADS, INCLUDING PARKWAY BETWEEN THE SCREENING WALL AND THE STREET; THE OPEN SPACE LOTS; AND THE ENTRYWAY FEATURES, INCLUDING BUT NOT LIMITED TO, THE MEDIANS, MONUMENTS, SUBDIVISION SIGNS, LANDSCAPING, AND ANY AMENITY OR STRUCTURE WITHIN THE RIGHTS-OF-WAY.
5. THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MAXIMUM OF SIXTY (60) DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION, ACCEPTANCE OF THE DEVELOPMENT OR DELAY IN APPROVAL OF A BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS CAUSED BY THE FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.
6. THE FRONT ENTRY VILLAGE LOTS SHALL HAVE AN ADDITIONAL GARAGE SETBACK AS SHOWN ON THE BULK STANDARD DETAIL IN THE SOUTHPOINTE PD. THE GARAGE DOORS SHALL HAVE COMPLEMENTARY ARCHITECTURAL DETAILS.



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VILLAGE PLAN

DEVELOPER

SOWELL & CO.
1601 ELM STREET
SUITE 300, THANKSGIVING TOWER
DALLAS, TX 75201
CONTACT: JAMIE CORNELIUS
(214) 871-3320
jcornelius@sowellco.com

ENGINEER/SURVEYOR



Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
600 SIX FLAGS DRIVE, SUITE 500
ARLINGTON, TEXAS 76011 (817) 640-8535
TBPE FIRM: F-1191/TBPLS FIRM: 101538-00

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DETAILED SITE PLAN
The View at the Reserve

BEING 138.20 ACRES OUT OF THE
SAMUEL MITCHELL SURVEY, ABSTRACT #1024 & 593J,
CITY OF MANSFIELD, TARRANT COUNTY AND
JOHNSON COUNTY, TEXAS

PREPARED: 9/26/2014

346 RESIDENTIAL LOTS
24 OPEN SPACE LOTS

PROJECT NO. 2651-1000

SHEET
DP-1