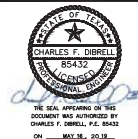


TOTAL ACRES:	81.177 AC
TOTAL NUMBER OF LOTS:	277
NUMBER OF LOTS PER ACRE:	3.41
MIN. LOT DEPTH: 116'	
MIN. LOT WIDTH: 87'-55'; 154'-65'; 36'-70'	
RESIDENTIAL SPACE:	85.0%
OPEN SPACE:	15.0%

1. ALL DIMENSIONS ARE TO THE BACK OF CURB.
2. THE DEVELOPMENT WILL REMOVE AND ABANDON THE TWO GAS WELLS, TRUCK POND, COMPRESSOR STATION AND ASSOCIATED EASEMENTS AS SHOWN.
3. LOTS ARE CATEGORIZED AS:  
36 STERLING LOTS (70' WIDE)  
152 HILL LOTS (65' WIDE)  
89 ARBOR LOTS (55' WIDE)
4. THE J-SWING REQUIREMENT SHALL BE 10%.
5. PHASE I SHALL INCLUDE MEREWETHER AND SUMMER TRAIL PHASES I AND PHASE II WILL BE DECIDED AT PRELIMINARY PLAT.
6. AN 8-FOOT SIDEWALK SHALL BE BUILT ALONG THE WESTERN SIDE OF SUMMER TRAIL FROM THE TRINO ESMT TO DEBBE.
7. AN 8-FOOT MASONRY WALL SHALL BE BUILT ALONG THE SUMMER TRAIL SIDE OF LOTS 230, 231, 236, & 239.



ZC#17-022

<b>DOLCE VITA AT MANSFIELD</b> CITY OF MANSFIELD, TEXAS	
PD SITE PLAN EXHIBIT B	
<b>TERRA</b> ASSOCIATES, INC. CONSULTING ENGINEERS LANDSCAPE ARCHITECTS	
2000 E. LAMAR BLVD. - SUITE 150 FORT WORTH, TEXAS 76104 817-435-0088 TERRA@terraassoc.com	
OWNER: ACCP, LP	DEVELOPER: Dolce Vita Development Group, LLC
PROJECT No. 0284-1701 CONTRACT 1	
DRAWN BY: ED	SCALE: 1" = 150'
CHECKED BY: CFD	DATE: SHEET 1 OF 5