

LOT TABULATION						
	PHASE I		PHASE II		TOTAL	
CO- COTTAGE LOTS (50'x110' MIN.)	31	22.7%	35	20.3%	66	21.4%
RV - VILLAGE LOTS (55'x115' MIN.)	78	56.9%	82	47.6%	160	51.8%
RT - TOWNSHIP LOTS (65'x120' MIN.)	28	20.4%	55	31.9%	83	26.8%
X LOTS(OPEN SPACE)	6	LOTS	14	LOTS	20	LOTS
TOTAL LOTS	137		172		309	
PARK/OPEN SPACE	6.88	ACRES	7.85	ACRES	14.73	ACRES

*PARK/OPEN SPACE TO BE OWNED & MAINTAINED BY HOA

*EXTRA WIDE TOWNSHIP LOTS ARE DENOTED WITH A "W" AND ARE A MINIMUM OF 72' WIDE. THERE ARE APPROXIMATELY 13 EXTRA WIDE TOWNSHIP LOTS.

PARK LAND DEDICATION	14.12 AC
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TARRANT COUNTY WATER CONTROL AND IMPROVEMENT DISTRICT	7.66 AC
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PROJECT DENSITY
309 LOTS / 111.77 ACRES = 2.76 LOTS PER ACRE

*PHASE I & II ACREAGE IS 111.77 AC. FUTURE DEVELOPMENT AREA IS EXCLUDED FROM DENSITY CALCULATIONS.

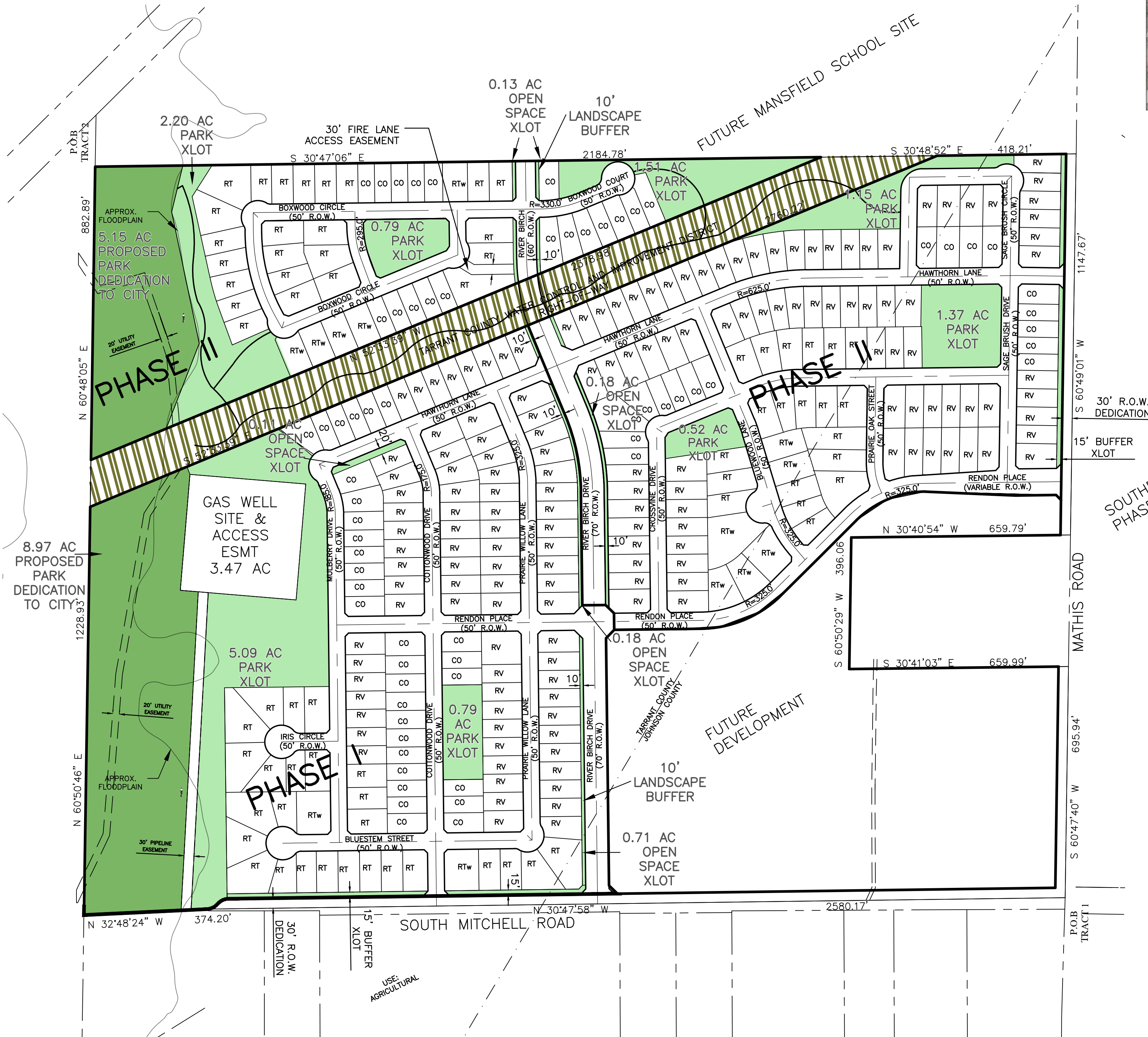
DISTRIBUTED OPEN SPACE		REQUIRED TO BE PROVIDED AT A RATE OF 579.35 SF PER DWELLING UNITS (1.33 ACRES PER 100 LOTS)	
	TOTAL LOTS	TOTAL REQUIRED	TOTAL PROVIDED
PHASE I	137	1.82 ACRES	3.79 ACRES
PHASE II	172	2.29 ACRES	8.29 ACRES
TOTAL		4.11 ACRES	12.08 ACRES

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

OTHER OPEN SPACE	
DESCRIPTION	TOTAL PROVIDED
OPEN SPACE (TO BE DEDICATED TO CITY)	14.12 ACRES
LANDSCAPE BUFFER ALONG MATHIS & MITCHELL	0.65 ACRES
DEDICATED OPEN SPACE & LANDSCAPE BUFFER SUB-TOTAL	14.73 ACRES
PARK LAND DEDICATION AND DISTRIBUTED OPEN SPACE GRAND TOTAL	29.50 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.
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 FRONT ENTRY LOTS SHALL HAVE AN ADDITIONAL GARAGE SETBACK AS SHOWN ON THE BULK STANDARD DETAIL IN THE SOUTHPOINTE PD. THE GARAGE DOORS SHALL HAVE COMPLIMENTARY ARCHITECTURAL DETAILS.
6. ALL COTTAGE PRODUCTS SHALL HAVE A MINIMUM OF 80% MASONRY.



VILLAGE/OPEN SPACE PLAN

OWNER

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Detailed Site Plan

The View at the Reserve
DS#19-003

BEING 134.73 ACRES OUT OF THE SAMUEL MITCHELL SURVEY, ABSTRACT #1024 & 593J, CITY OF MANSFIELD, TARRANT COUNTY AND JOHNSON COUNTY, TEXAS

309 RESIDENTIAL LOTS
20 OPEN SPACE LOTS
PREPARED: SEPTEMBER 2019
SHEET 1 OF 2

Approved Detailed Site Plan