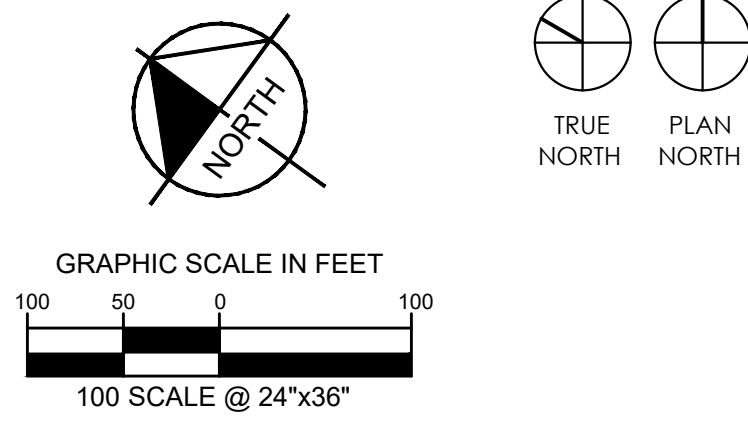
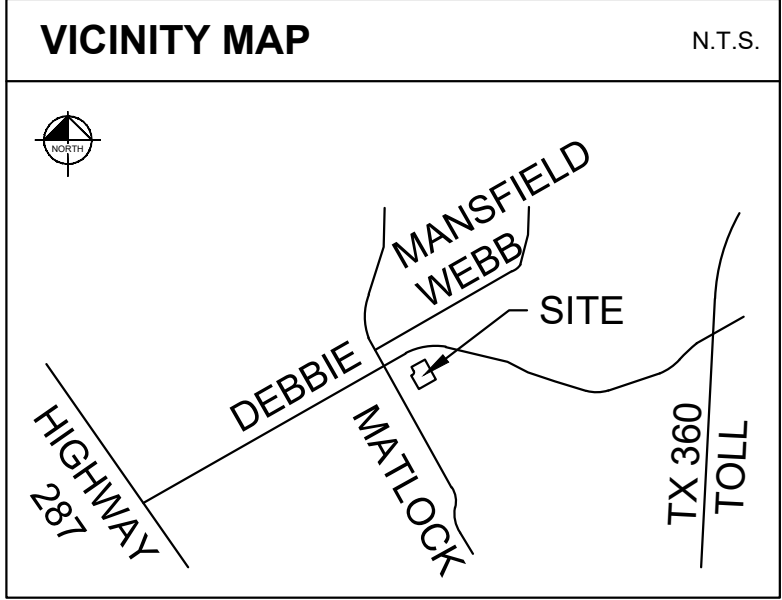
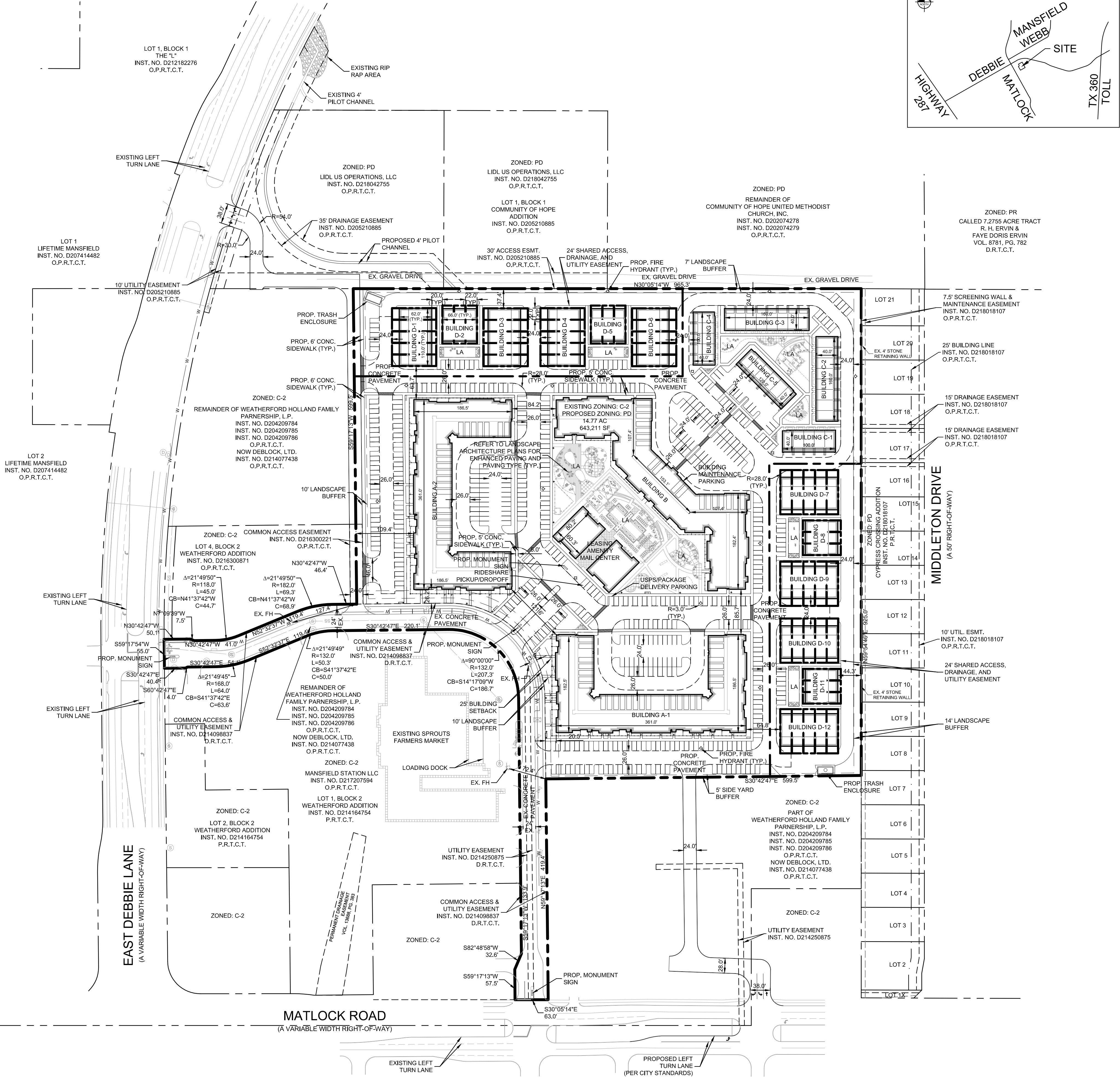


| SITE DATA SUMMARY TABLE     |                        |
|-----------------------------|------------------------|
| TOTAL LOT AREA              | 19.527 AC (850,584 SF) |
| TOTAL UNITS                 | 476 UNITS              |
| TOTAL DENSITY               | 24.38 UNITS/AC         |
| MULTIFAMILY SITE AREA       | 14.766 AC (643,210 SF) |
| MULTIFAMILY UNITS           | 424 UNITS              |
| MULTIFAMILY DENSITY         | 28.72 UNITS/AC         |
| TOWNHOME SITE AREA          | 4.761 AC (207,373 SF)  |
| TOWNHOME UNITS              | 52 UNITS               |
| TOWNHOME DENSITY            | 10.92 UNITS/AC         |
| TOTAL BUILDING LOT COVERAGE | 6.018 AC (262,140 SF)  |
| LOT COVERAGE (%)            | 31%                    |
| MAXIMUM HEIGHT              | 52'-8"                 |

| PARKING DATA SUMMARY TABLE              |                     |
|---|---------------------|
| PARKING REQ.                            |                     |
| 213 1-BEDROOM UNITS @ 1/ UNIT           | 213                 |
| 211 2-BEDROOM UNITS @ 2/ UNIT           | 422                 |
| TOWNHOME @ 2/UNIT                       | 104                 |
| TOTAL PARKING REQ.                      | 739                 |
| PARKING PROV.                           |                     |
| SURFACE                                 | 544                 |
| GARAGE WITH TANDEM                      | 148                 |
| CARRIAGE GARAGE                         | 64                  |
| TOWNHOME GARAGE                         | 104                 |
| TOTAL PARKING PROV.                     | 860                 |
| TOTAL SPACES PER BEDROOM (739 BEDROOMS) | 1.16 SPACES/BEDROOM |

| BUILDING DATA SUMMARY TABLE          |            |
|--------------------------------------|------------|
| MULTIFAMILY                          |            |
| EFFICIENCY BEDROOM AVERAGE UNIT SIZE | 694 SF     |
| 1- BEDROOM AVERAGE UNIT SIZE         | 786 SF     |
| 2- BEDROOM AVERAGE UNIT SIZE         | 1207 SF    |
| TOTAL AVERAGE UNIT SIZE              | 965 SF     |
| TYPE A                               |            |
| BUILDING AREA (EACH)                 | 123,353 SF |
| NUMBER OF STORIES (EACH)             | 4          |
| NUMBER OF UNITS (EACH)               | 129        |
| TOTAL NUMBER OF UNITS                | 258        |
| TOTAL BUILDING AREA                  | 246,706 SF |
| EFFICIENCY MINIMUM UNIT SIZE         | 685 SF     |
| 1-BEDROOM MINIMUM UNIT SIZE          | 750 SF     |
| 2-BEDROOM MINIMUM UNIT SIZE          | 1,105 SF   |
| TYPE B                               |            |
| BUILDING AREA                        | 127,300 SF |
| NUMBER OF STORIES                    | 4          |
| NUMBER OF UNITS                      | 134        |
| TOTAL NUMBER OF UNITS                | 134        |
| EFFICIENCY MINIMUM UNIT SIZE         | 685 SF     |
| 1-BEDROOM MINIMUM UNIT SIZE          | 750 SF     |
| 2-BEDROOM MINIMUM UNIT SIZE          | 1,084 SF   |
| TYPE C                               |            |
| BUILDING AREA (EACH)                 | 1,445 GSF  |
| MINIMUM UNIT SIZE                    | 1,095 SF   |
| NUMBER OF STORIES (EACH)             | 2          |
| NUMBER OF UNITS (EACH)               | 1          |
| TOTAL NUMBER OF UNITS                | 32         |
| TOTAL BUILDING AREA                  | 35,040 SF  |
| TOWNHOMES                            |            |
| TYPE D                               |            |
| BUILDING AREA                        | 2,625 GSF  |
| MINIMUM UNIT SIZE                    | 1,750 SF   |
| NUMBER OF STORIES (EACH)             | 2          |
| NUMBER OF UNITS (EACH)               | 1          |
| TOTAL NUMBER OF UNITS                | 52         |
| TOTAL BUILDING AREA                  | 91,000 SF  |



| LEGEND                                  |     |
|---|-----|
| PROPERTY LINE                           | --- |
| FIRE LANE                               | --- |
| EX. SANITARY SEWER MANHOLE              | (S) |
| EX. STORM MANHOLE                       | (D) |
| EX. CURB INLET                          | (=) |
| EX. WATER VALVE                         | (X) |
| EX. FIRE HYDRANT                        | (H) |
| PROP. FIRE HYDRANT                      | (H) |
| AMENITY AREA (REFER TO LANDSCAPE PLANS) | LA  |

- NOTES**
1. THE PROPOSED DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
  2. DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
  3. INNER FIRE LANE RADI ARE 28' UNLESS OTHERWISE NOTED.
  4. CURB RADI ARE 3' UNLESS OTHERWISE NOTED.
  5. PARKING STALL DIMENSIONS ARE 9' WIDE BY 16' DEEP UNLESS OTHERWISE NOTED.
  6. NO TREES, SIGNS, OR IMPROVEMENTS OVER 2' IN HEIGHT IS ALLOWED WITHIN VISIBILITY TRIANGLES.
  7. SUFFICIENT LIGHTING SHALL BE INSTALLED BY THE DEVELOPER AT ALL DRIVEWAY ENTRANCES FROM PUBLIC STREETS, DRIVEWAY INTERSECTIONS, PARKING LOTS, AND THROUGHOUT THE MULTIFAMILY RESIDENTIAL DEVELOPMENT PER THE ILLUMINATION LEVELS FOR SAFETY.
  8. ALL SERVICE AREAS AND MECHANICAL EQUIPMENT WILL BE SCREENED IN ACCORDANCE WITH SECTION 7301 A OF THE ZONING ORDINANCE.
  9. NO OUTSIDE STORAGE OR OUTSIDE OPERATIONS OF ANY KIND SHALL BE PERMITTED.
  10. ALL UTILITIES EXCEPT ELECTRICAL TRANSMISSION LINES SHALL BE PLACED UNDERGROUND IN ACCORDANCE WITH THE CITY OF MANSFIELD CODE OF ORDINANCES.
  11. ALL TRASH ENCLOSURES WILL BE SCREENED IN ACCORDANCE WITH SECTION 7301 B OF THE ZONING ORDINANCE. PROPOSED DEVELOPMENT WILL BE SERVED BY SHARED TRASH LOCATIONS SHOWN. TOWNHOME DEVELOPMENT SHALL INCLUDE ROLL-OUT TRASH SERVICE.
  12. ALL ROOFTOP EQUIPMENT WILL BE SCREENED BY BUILDING PARAPETS AT LEAST ONE FOOT TALLER THAN THE TALLEST PIECE OF EQUIPMENT.
  13. NO BOATS, MOTOR HOMES, TRAILERS, RECREATIONAL VEHICLES, TOWED TRAILERS, OR SIMILAR VEHICULAR EQUIPMENT SHALL BE PARKED OR STORED ON THE PROPERTY OF ANY MULTIFAMILY RESIDENTIAL DEVELOPMENT. IN CASE OF AN APARTMENT OR OTHER RENTAL HOUSING DEVELOPMENT, THIS REQUIREMENT SHALL BE INCORPORATED INTO THE RENTAL CONTRACT.
  14. PROPOSED DEVELOPMENT WILL NOT BE GATED.
  15. TYPE D BUILDINGS WILL BE FOR-SALE TOWNHOMES ON INDIVIDUAL LOTS. TYPICAL TOWNHOME LOT SIZES ARE 22X72' AND 22X64'.
  16. GRADING AND INSTALLATION OF PRIMARY INFRASTRUCTURES FOR THE APARTMENTS AND TOWNHOMES WILL OCCUR IN ONE PHASE.
  17. PROPOSED BUILDING SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH CITY OF MANSFIELD MP-1 ZONING DISTRICT REQUIREMENTS.

- OWNERS' ASSOCIATION NOTES**
1. A MANDATORY OWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SCREENING FENCES, DRIVEWAYS, PARKING LOTS, COMMON AREAS, AMENITY CENTER, LANDSCAPING, SIDEWALKS, HARDSCAPING, AND SIGNAGE.
  2. THE OWNERS' ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICES. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAN. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM 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.

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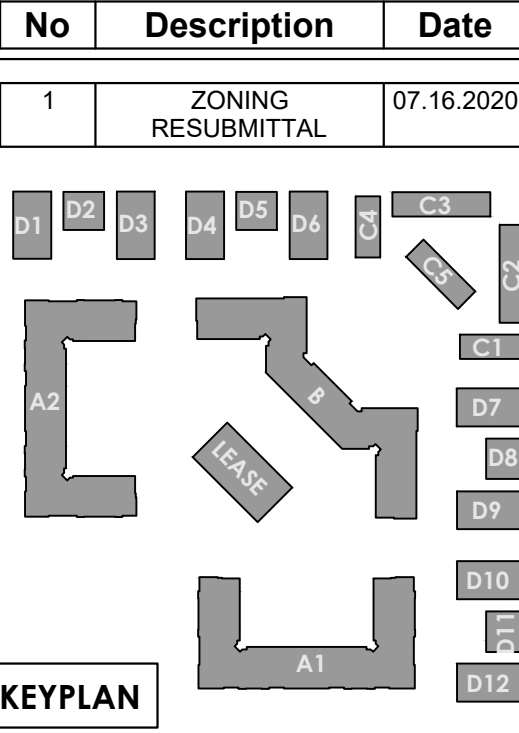
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"Not for regulatory approval, permitting, or construction"

07.16.2020

Kimley-Horn Project Number:  
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DEVELOPMENT PLAN

EXH

**Zoning Case Number:**  
ZC#20-008

**Exhibit: B**

**DEVELOPMENT PLAN**  
**JEFFERSON - DEBBIE LANE**  
19.527 ACRES  
JAMES GRIMSLEY SURVEY, ABSTRACT NO. 578  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS  
SUBMITTED: JULY 2, 2020

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