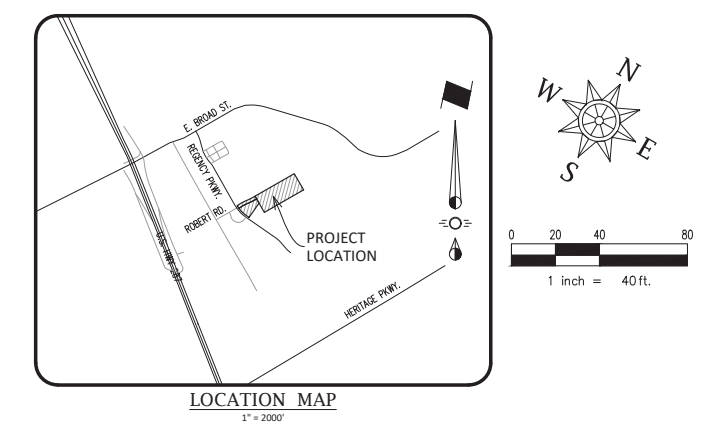
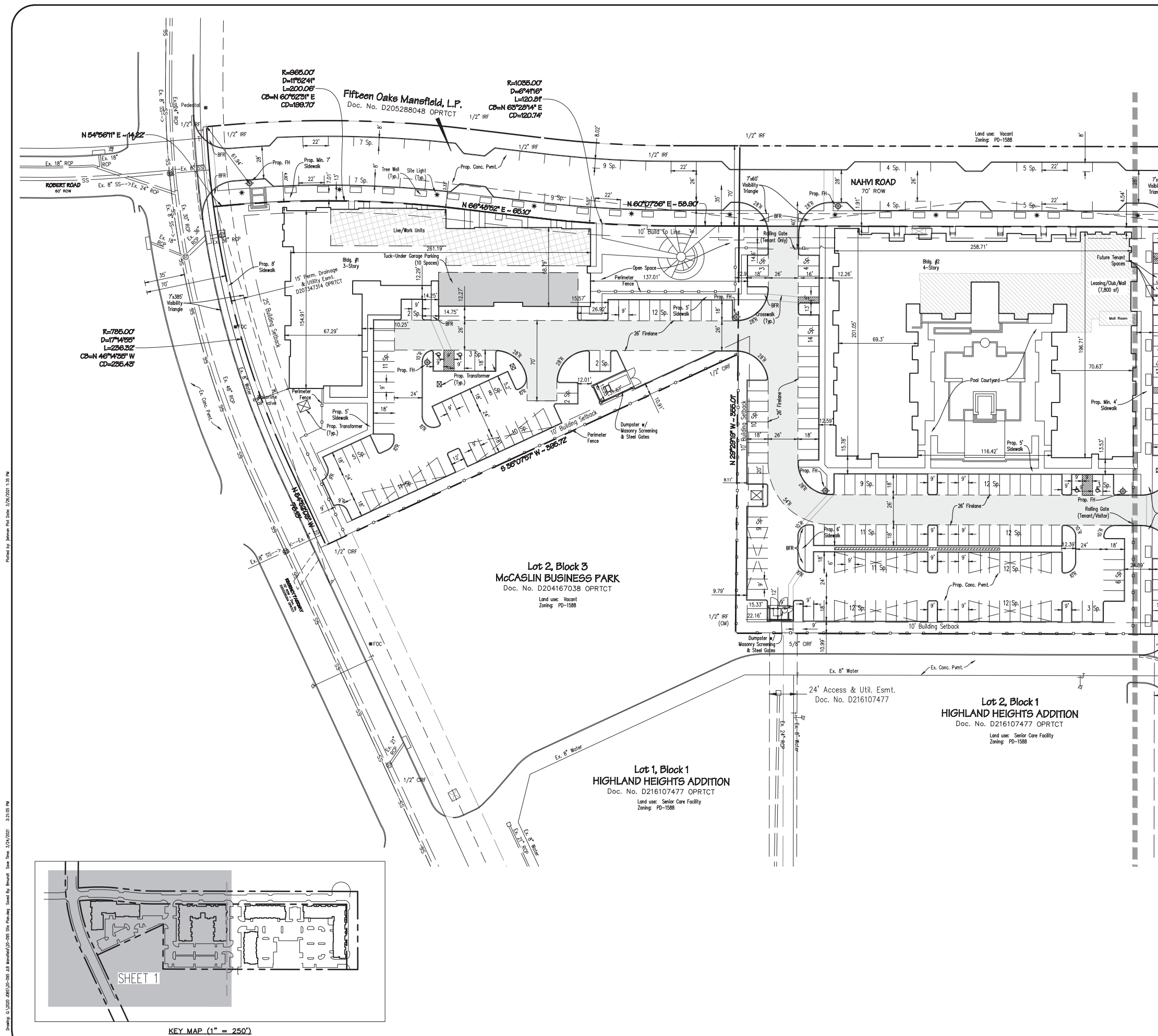




SITE DATA			
SITE DATA			
Site Area	12.869 Acres (Gross)	10.202 Acres (Net)	
	560,584 Sq. Ft. (Gross)	444,399 Sq. Ft. (Net)	
Total Units	356		
Density	27.7 UPA	34.9 UPA	
UNIT MIX			
Type of Unit	# of Units	Min. Floor Area	Total %
Efficiency (Studio)	26	600 SF	7.3%
Efficiency (One Bedroom)	141	700 SF	39.6%
One Bedroom (A)	94	750 SF	26.4%
Two Bedroom (B)	86	950 SF	24.2%
Live Work (One Bedroom)	9	750 SF	2.5%
Total	356		100.0%
UNIT TABULATION			
Bldg. Number	Efficiency/One Bedroom / LW	Two Bedroom	Total
Bldg. 1	55	6	61
Bldg. 2	78	39	117
Bldg. 3	29	9	38
Bldg. 4	92	20	112
Bldg. 5	19	9	28
Total	273	83	356
BUILDING TABULATION			
Bldg. Number	Footprint	Total Building Area	
Bldg. 1	23,861 SF	71,583 SF	
Bldg. 2	35,688 SF	142,752 SF	
Bldg. 3	15,739 SF	47,216 SF	
Bldg. 4	30,335 SF	121,339 SF	
Bldg. 5	12,419 SF	37,256 SF	
Total	118,042 SF	420,146 SF	
Lot Coverage	27%		
Floor Area Ratio	0.945 :1		
PARKING REQUIRED			
1 Bedroom & Eff. Units	1 Space/Unit	235 Spaces	
2 Bedroom Units	2 Spaces/Unit	172 Spaces	
Total		407 Spaces	
PARKING PROVIDED			
Standard Parking Spaces		338	
Standard HC Parking Spaces		13	
Covered Parking Spaces		99	
Covered HC Parking Spaces		1	
Attached Tuck-Under Garages		58	
Total Provided		509	
Space Per Bed		1.15	
Space Per Unit		1.43	

MATCHLINE SHT. 2

NOTES

- No trees, signs, or anything over 2' in height is allowed within the visibility triangles.
- Adequate lighting shall be provided throughout the development in accordance with Section 7 of the workplace sub-district of the Reserve Planned Development District Standards.
- All service areas and mechanical equipment will be located and screened in accordance with Section 10 of the Workplace Sub-District of The Reserve Planned Development Standards.
- All rooftop equipment shall be screened by at least 1' higher than the tallest piece of equipment.
- No outside storage or outside operations of any kind shall be permitted.
- No boats, motor homes, trailers, recreational vehicles, towed trailers, or similar vehicular equipment shall be parked or stored on the property.
- All utilities except electrical transmission lines shall be placed underground in accordance with the Planned Development Standards.

LEGEND

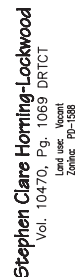
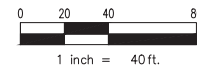
- Proposed Firelane
- Existing Sign
- Existing Fire Hydrant
- Proposed Fire Hydrant
- Proposed Transformer
- Edge of Proposed Paving*
- Edge of Future Paving
- Proposed ADA Parking Space
- Covered Parking

* All Proposed Street and Sidewalk Shall Be Concrete

SUP#21-001 EXHIBIT B
SPECIFIC USE PERMIT SITE PLAN
JLB MANSFIELD
BLOCK A, LOT 1
IN THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
E. McANIER SURVEY, ABST. NO. 1005
456,299 Sq. Ft./ 10.475 Acres (Net)
560,584 Sq. Ft./ 12.869 Acres (Gross)
Current Zoning: PD-1558-The Reserve-Workplace Subdistrict

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
Plano, TX 75075
Telephone: (972) 422-0077
TBEPE No. F-2121
Contact: Joe Lehman
joe.lehman@spiarsengineering.com

OWNER / APPLICANT
JLB Realty, LLC
3890 W. Northwest Highway, 7th Floor
Dallas, Texas 75220
Contact: Britton Church
bchurch@jlbpartners.com
Phone: 214-271-8480



Doc. No. D216107477 OPRTCT
Land use: Vacant
Zoning: PD-1588

1. No trees, signs, or anything over 2' in height is allowed within the visibility triangles.
2. All outdoor lighting shall be provided throughout the development in accordance with the lighting standards of the sub-district of the Reserve Planned Development District Standards.
3. All service areas and mechanical equipment will be screened and screened in accordance with Section 10 of the Workplace District of the Reserve Planned Development Standards.
4. All rooftop equipment shall be screened by at least one higher than the tallest piece of equipment.
5. No outside storage or outdoor operations of any kind shall be permitted.
6. No buses, motor homes, trailers, recreational vehicles, towed trailers, or similar vehicular equipment shall be stored or stored on the property.
7. All utilities except electrical transmission lines shall be placed underground in accordance with the Planned Development Standards.

Proposed Firelane

Existing Sign

Existing Fire Hydrant

Proposed Fire Hydrant

Proposed Transformer

Edge of Proposed Paving*

Edge of Future Paving

Proposed ADA Parking Space

Covered Parking

* All Proposed Street and Sidewalk Shall Be Concrete

BLOCK A, LOT 1
IN THE CITY OF MANSFIELD, TARRANT COUNTY,
TEXAS

E. McANIER SURVEY, ABST. NO. 1005
456,299 Sq. Ft./ 10.475 Acres (Net)
560,584 Sq. Ft./ 12.869 Acres (Gross)
Current Zoning: PD-1558-The Reserve-Workplace Subdistrict

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
765 Custer Road, Suite 100
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