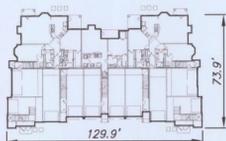


NOTES:

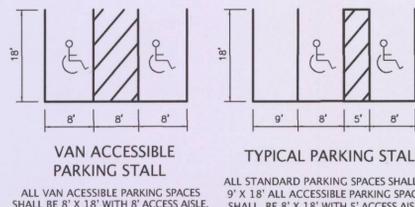
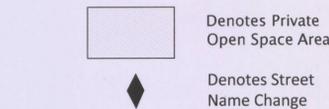
1. A note shall be placed on the final plat stating "The City of Fort Worth shall not be responsible for maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces; and the owners shall be responsible for the maintenance of private streets, drives, emergency access easements, recreation areas, and open spaces and said owners agree to indemnify and save harmless the City of Fort Worth, Texas, from all claims, damages, and losses arising out of or resulting from performance of the obligations of said owners set forth in this paragraph".
2. On-premise sign shall conform to City of Fort Worth zoning ordinance.
3. All water and sewer connections to serve the subject property shall be connected to the existing public system in North Riverside Drive.
4. All emergency access easements shown are 26' wide with a paving width of 26' (fire lane must not be obstructed within the 26' width). When approved by the fire code official, gates may be installed that restrict access to the fire lane provided that at least one entrance is either left unobstructed or an electronic operated gate is installed that can be operated with a key switch (Knock System). The switch shall be installed on the column or post near the electrical control box. When the switch is operated, the gate shall remain in the open position until manually reset. A manual override shall be provided to be used in case of power outage. Additionally gates may be manually operated gates that have an approved padlock installed to permit fire department access.
5. All paved drives shall be concrete pavement.
6. The owner reserves the right to substitute a smaller area prototype for any of the shown building locations.
7. Building separation shall be as follows:
Face to Face ~ 50' minimum / Face to End ~ 20' minimum
Corner to Corner ~ 15' minimum / Angle Corner to Face (60-90°) ~ 20' minimum
Courtyard Face to Face ~ 30' minimum / End to End ~ 15' minimum
8. Approved addresses shall be posted for all buildings in such a position as to be plainly visible and legible from the street fronting the property. Each building within the complex must have its own unique street address so that emergency vehicles may easily identify the correct location of the incident.
9. Apartment building identification signs shall be in accordance with Section 505.1 of the International Fire Code. Apartment numbers must not repeat. For additional information contact the Fort Worth Fire Department @ 817-319-2212.
10. Building height to be 32-foot maximum per City of Fort Worth zoning ordinance.
11. All unpaved areas shall be grass or landscaped.
12. All planted areas shall include an automatic irrigation system.
13. Project lighting has not been designed but will be oriented away from adjacent residential property.
14. Exterior construction material for all proposed buildings shall be masonry and siding.
15. No permanent structures shall be constructed over an existing water, sanitary sewer or utility easement.
16. Sidewalks shall be required for all perimeter streets per City of Fort Worth standards.
17. All streets shown within the development are private 26' wide emergency access and utility easements.
18. According to the Flood Insurance Rate Maps for Tarrant County, Texas, Incorporated Areas, Panel 60 of 495, Map Number 48439C0060K, Map Date: September 25, 2009, the subject property is located in zone "X", defined as areas to be outside the 500 year flood plain. This statement does not reflect any type of flood study by this firm.
19. Parkway improvements such as curb & gutter, pavement tie-in, drive approaches, sidewalks and drainage inlets may require a parkway permit at time of building permit.
20. Gated entrances into secured areas must be designed in accordance with TPW's "Traffic Engineering Design Standards and Policy Guidelines".
21. Mail kiosk located in pool area.
22. All buildings shall have automatic fire protection sprinkler system.
23. All fire lanes shown have a minimum 25' inside turning radius.
24. Trash compactor/recycle provided with Phase 1 construction.
25. Monument sign will require a separate building permit and is not being approved through this URD site plan.



Building Type I
BUILDING LEGEND
Scale: 1" = 60'

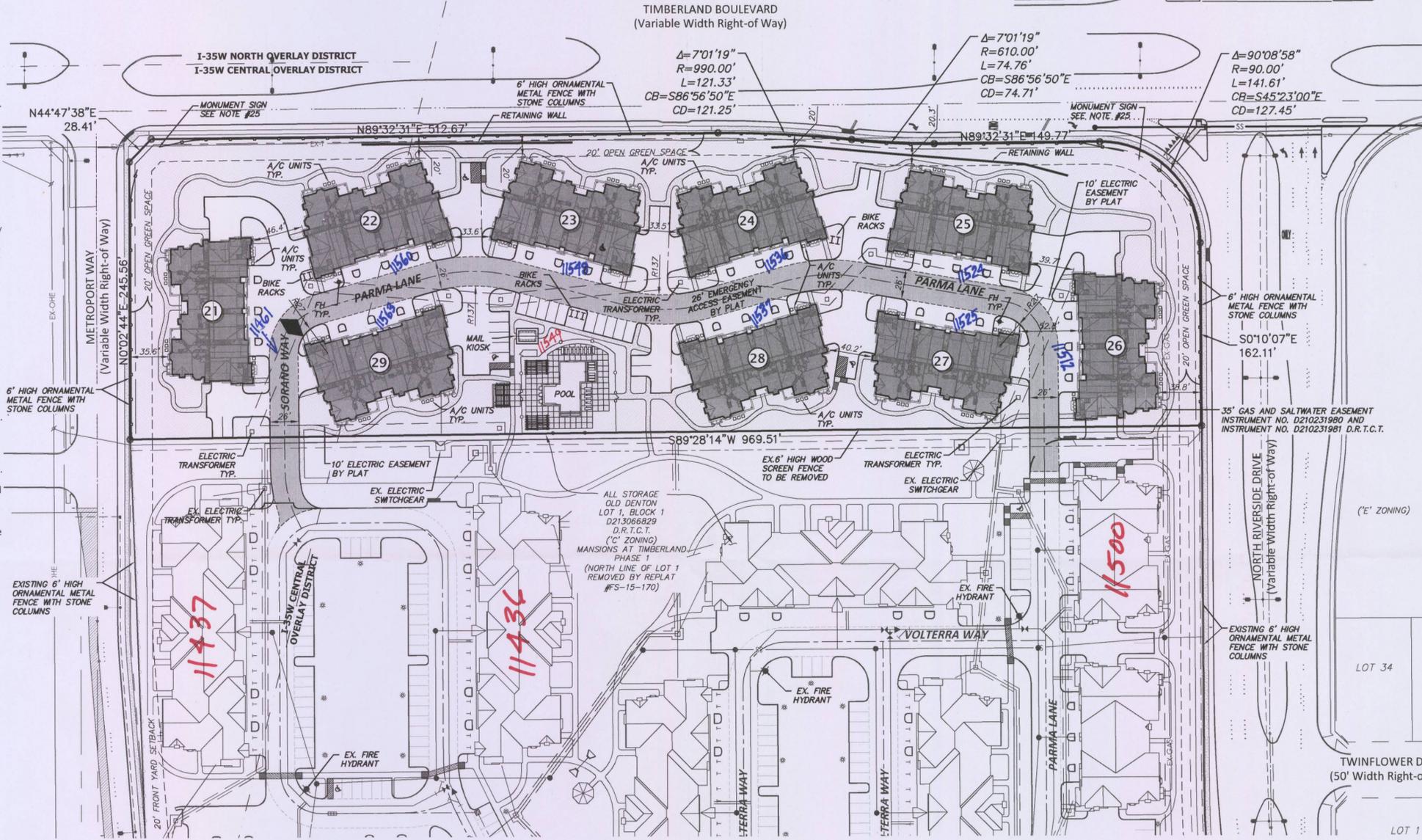
PROJECT DATA					
SITE DATA:					
TOTAL LAND AREA:	5.755 ACRES				
TOTAL NUMBER OF APARTMENT UNITS:	90				
PROPOSED DENSITY:	15.64 UNITS PER ACRE				
ALLOWABLE DENSITY:	18.00 UNITS PER ACRE				
TOTAL LAND AREA:					
OPEN SPACE REQUIRED = 45.0%	250,698 SQ. FT.				
OPEN SPACE PROVIDED = 45.0%	112,814 SQ. FT.				
ZONING - EXISTING 'C'					
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL				
(10 UNITS PER BUILDING TYPE I = 90 UNITS)					
PARKING DATA:					
PARKING REQUIRED:	1 SPACE PER BEDROOM = 144 SPACES				
	144 SPACES				
PARKING PROVIDED:	120 GARAGE SPACES				
	22 SURFACE SPACES				
	1 GARAGE SPACES HANDICAP				
	1 STANDARD SPACES HANDICAP				
	2 VAN SPACES HANDICAP				
	146 TOTAL PARKING = 1.6 SPACES/UNIT				
BICYCLE PARKING REQUIRED: 0.10 SPACES PER BEDROOM					
	144 BEDROOMS x .1 = 14.4 SPACES = 7 RACKS				
BICYCLE PARKING PROVIDED: 7 RACKS					
APARTMENT UNIT DATA:					
UNIT NAME	UNIT TYPE	AREA S.F.	UNIT COUNT	PERCENTAGE	TOTAL AREA
"A1-L"	1BR/1BA	765	9	10.0%	6,885
"A1L-ANSI"	1BR/1BA	765	9	10.0%	6,885
"A1-U"	1BR/1BA	867	9	10.0%	7,803
"A2-U"	1BR/1BA	944	9	10.0%	8,496
"B1-U"	2BR/2BA	1,100	18	20.0%	19,800
"B2-L-ALT"	2BR/2BA	1,355	9	10.0%	12,195
"B2L-ANSI"	2BR/2BA	1,336	9	10.0%	12,024
"B2U-ALT2"	2BR/2BA	1,424	18	20.0%	25,632
TOTALS			90	100%	99,720
AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM EXTERIOR FACE OF FACE OF ALL FRAME WALLS THAT ENCLOSE AN A/C SPACE. IT DOES NOT INCLUDE PATIOS, PORCHES, GARAGES, OR STORAGE CLOSETS/AREAS.					
PROJECT MIX:					
UNIT TYPE	TOTAL #	TOTAL %			
1 BEDROOM	36	40.0%			
2 BEDROOM	54	60.0%			
TOTALS	90	100.0%			

APARTMENT UNIT NUMBERS				
BLDG. NO.	NO. OF UNITS	FLOOR	FIRST FLOOR APARTMENTS	SECOND FLOOR APARTMENTS
1	10	1st=3 2nd=7	110, 111, 112	120, 121, 122, 123, 124, 125, 126
2	10	1st=3 2nd=7	210, 211, 212	220, 221, 222, 223, 224, 225, 226
3	10	1st=3 2nd=7	310, 311, 312	320, 321, 322, 323, 324, 325, 326
4	10	1st=3 2nd=7	410, 411, 412	420, 421, 422, 423, 424, 425, 426
5	10	1st=3 2nd=7	510, 511, 512	520, 521, 522, 523, 524, 525, 526
6	10	1st=3 2nd=7	610, 611, 612	620, 621, 622, 623, 624, 625, 626
7	10	1st=3 2nd=7	710, 711, 712	720, 721, 722, 723, 724, 725, 726
8	10	1st=3 2nd=7	810, 811, 812	820, 821, 822, 823, 824, 825, 826
9	10	1st=3 2nd=7	910, 911, 912	920, 921, 922, 923, 924, 925, 926



90 UNITS (+1)
Re: FS15-170
UR-15-006

Director of Development
Date of Approval
File Number

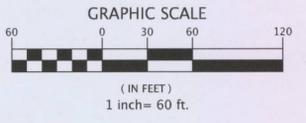


OWNER/DEVELOPER:
MANSIONS AT TIMBERLAND, LP
1440 CARROLLTON PARKWAY
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FAX.: 972-394-8513
CONTACT: GARDNER CHAPMAN

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DUNAWAY ASSOCIATES, L.P.
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FORT WORTH, TX 76107
PH.: 817-335-1121
FAX.: 817-335-7437
CONTACT: JEFF DAVIS

ARCHITECT:
HUMPHREYS & PARTNERS
ARCHITECTS, L.P.
5339 ALPHA ROAD - SUITE 300
DALLAS, TEXAS 75240
PH.: 972-701-9636
FAX.: 972-701-9639
CONTACT: BRITTNEY COOK

SURVEYOR:
TEXAS HERITAGE
SURVEYING, L.L.C.
10610 METRIC DRIVE - SUITE 124
DALLAS, TEXAS 75243
PH.: 214-340-9700
FAX.: 214-340-9710
CONTACT: DOUG R. STEWART



UR15-006
UNIFIED RESIDENTIAL SITE PLAN
OF
THE MANSIONS AT TIMBERLAND
(Phase 2)

Being a portion a tract of land situated in the William McCowan Survey, Abstract Number 999 in the City of Fort Worth, Tarrant County, Texas as described in the instrument number D212009071, Deed Records, Tarrant County, Texas.



PREPARED: DECEMBER 2015