

Exhibit B - Concept Plan
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DEVELOPMENT TEAM

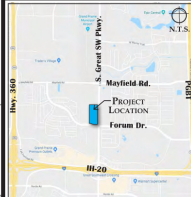
Developer:
Ashton Woods - Dallas Division
1800 Valley View Lane, Suite 100
Farmers Branch, TX 75234
Contact: Daniel Satsky
(972) 428-5413

Owner:
Ashton Dallas Residential LLC
1800 Valley View Lane, Suite 100
Farmers Branch, TX 75234

Land Planner:
Knapp Land Solutions (KLS)
5381 Moss Glen Dr.
Frisco, TX 75034
(972) 885-7337
Contact: James Knapp

Engineer:
Spars Engineering
765 Custer Road, Suite 100
Plano, TX 75075
(972) 215-7127
Contact: Kevin Wier, P.E.

LOCATION MAP



ABSTRACT

18,920 gross acre tract situated in the E. Roland Survey, Abstract No. 1313, Grand Prairie, Tarrant County, Texas

DATE:

Date Issued: April 16, 2019
Revisions:
May 17, 2019
June 14, 2019
June 19, 2019

PROJECT

CONCEPT PLAN FOR:
FORUM VILLAS
Z190601/CP190601



This drawing is a pictorial representation for presentation purposes only and is subject to change without notice. Additionally, no warranty is made to the accuracy, completeness, or of the information contained herein.

GENERAL NOTES & LEGEND:

- See site survey exhibit for legal description, easement descriptions, and project boundary bearings and dimensions.
- No portion of any structure or roadway will be inundated in the regulatory or fully-developed floodplain. Existing 100-year FEMA floodplain is graphically depicted per FEMA FIRM, #48439C0370L, dated Mar. 21, 2019.
- This concept plan is an illustration and subject to change as a result of further engineering and design and is considered approximate.
- Sidewalks throughout will meet all city of Grand Prairie Code of Ordinances requirements.
- Residential units minimum eight foot (8') separation, wall to wall. Enclosed garage units minimum eight foot (8') separation from residential units, wall to wall.
- All residential units will be fire sprinkled according to NFPA 13D.
- The community will be gated. A full EIS system will be provided per city ordinance.
- Areas indicated will be screened by a six foot (6') masonry wall, and as specified by the Forum Estates PID.
- Areas indicated will be 6' wrought iron fencing.
- Covered parking structures.
- Areas defined as community open space: +/- 7.2 acres or 38% of tract gross area.
- Areas defined as private open space: +/- 2.2 acres or 12% of tract gross area.
- Activity node that will be designed and intended to promote community social interaction.

RESIDENTIAL SUMMARY:

UNIT TYPE	UNITS	% OF UNITS
One Bedroom	+/- 68 (34 structures)	31%
Two Bedroom	+/- 81	37%
Three Bedroom	+/- 69	32%
Total	218	100%
The Unit Type distribution mix of one, two, and three bedroom units may change with continued design and engineering, but will not exceed the 219 dwelling units defined above.		
Gross Density = +/- 11.52 units per acre		
Tract Gross Acres = 18,920 acres		

PARKING SUMMARY:

PARKING TYPE	MINIMUM FLOOR AREA	PARKING SPACE TOTALS	% OF PARKING SPACES
Uncovered/Open	-	+/- 140 parking	31%
Covered	-	+/- 198 parking	44%
Enclosed Garage	800 sqft.	+/- 116 parking	25%
Total		+/- 454 parking	100%
Parking Required: Residential = 385 parking spaces Leasing Center = 4 parking spaces			
Garages Required (at 30% of required parking): 116 garage spaces			