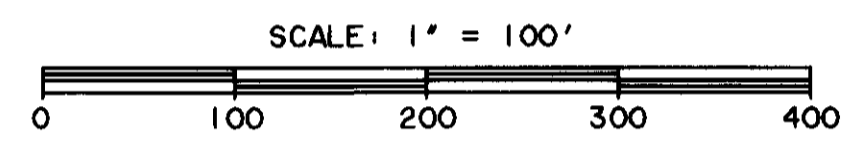


VICINITY MAP  
NOT TO SCALE

**\* LEGEND \***

CM	CONTROLLING MONUMENT
IRS	IRON ROD SET
IRF	IRON ROD FOUND
ESMT.	EASEMENT
B.L.	BUILDING SETBACK LINE
U.E.	UTILITY EASEMENT
P.R.T.C.T.	PLAT RECORDS TARRANT COUNTY TEXAS
D.R.T.C.T.	DEED RECORDS TARRANT COUNTY TEXAS



**LINE TABLE**

LINE	LENGTH	BEARING
L1	31.36	S69°47'41"E
L2	88.76	N87°02'34"W
L3	125.76	N63°14'22"W
L4	20.00	N63°14'22"W
L5	20.00	N63°14'22"W
L6	122.60	N63°14'22"W
L7	70.59	N87°02'34"W
L8	97.58	N21°55'42"E
L9	20.00	S21°55'42"W
L10	20.00	N68°04'18"W
L11	20.00	S21°55'42"W
L12	106.95	N21°55'42"E
L13	49.53	N68°12'44"E
L14	36.84	N68°12'44"E
L15	63.27	S74°04'04"E
L16	297.65	S86°31'29"E
L17	556.52	S86°17'20"E
L18	266.08	S21°38'19"W
L19	100.37	S28°44'19"W
L20	223.28	S20°12'19"W
L21	24.05	N85°32'49"E
L22	17.90	N67°27'24"E
L23	91.68	N33°56'34"E
L24		

- NOTES:
- ALL 1/2-INCH IRON RODS SET WITH CAP STAMPED "WIER & ASSOC. INC." UNLESS NOTED OTHERWISE.
  - EASEMENTS SHOWN HERE ON ARE CREATED BY THIS PLAT, UNLESS NOTED OTHERWISE.
  - ALL BEARINGS CORRELATED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH TEXAS CENTRAL ZONE 4202, NAD 83.

**FINAL PLAT  
LOT 1, BLOCK 1  
WALNUT RIDGE ADDITION**

AN ADDITION TO THE CITY OF MANSFIELD,  
BEING 49.592 ACRES OF LAND  
LOCATED IN THE J. BACK SURVEY,  
ABSTRACT NO. 126,  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS.

**JUNE 2006**

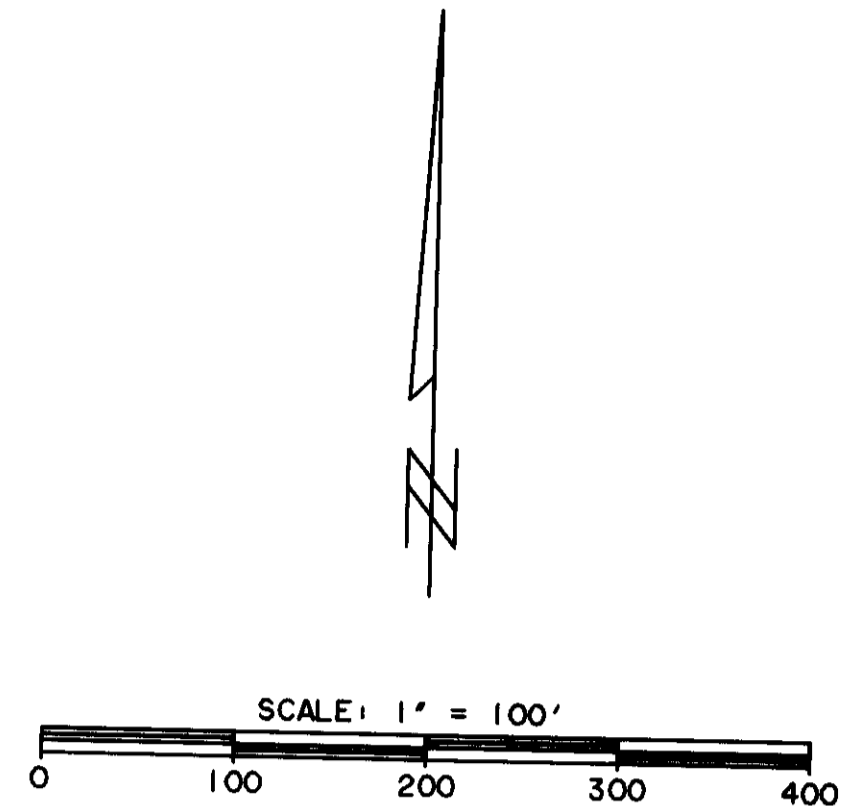
OWNER/DEVELOPER  
WALNUT RIDGE BAPTIST CHURCH  
2351 COUNTRY CLUB DRIVE  
MANSFIELD, TX 76063  
CONTACT: JOE WARD  
PH: (817) 473-1461  
FAX: (817) 473-7209

PREPARED BY:  
**WMA WIER & ASSOCIATES, INC.**  
ENGINEERS SURVEYORS LAND PLANNERS  
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817) 467-7700  
1380 U.S. HIGHWAY 287 N. SUITE 101 MANSFIELD, TEXAS 76063 METRO (817) 477-8700  
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214) 387-8000  
www.wierassociates.com  
FAX: 817-477-8703

SHEET 1 OF 3  
DATE: 06-08-2006  
FILE: FINAL PLAT 1 05033.dwg  
W.A. No. 05033

AFTER RECORDING, RETURN TO CITY OF MANSFIELD  
1200 E. BROAD STREET, MANSFIELD, TX. 76063

THIS PLAT FILED IN CABINET A, SLIDE 11363, DATE: 8/23/06



*SHEET 2 OF 3*  
DATE: 06-08-2006  
FILE: FINAL PLAT 2 05033.dwg  
W.A. No. 05033

THIS PLAT FILED IN CABINET A, SLIDE 11365, DATE: 8/23/06

OWNERS CERTIFICATE AND FIELD NOTES

STATE OF TEXAS  
COUNTY OF TARRANT

BEING A PORTION OF A TRACT OF LAND SITUATED IN THE J. BACK SURVEY, ABSTRACT NO. 126, SAID TRACT OWNED BY WALNUT RIDGE BAPTIST CHURCH, INC. RECORDED IN COUNTY CLERK'S FILE NO. 2005-208317, DEED RECORDS TARRANT COUNTY, TEXAS, (D.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 100 D NAIL FOUND, BEING THE NORTHEAST CORNER OF THE LAKES OF CREEKWOOD, SECTION THREE, RECORDED BY PLAT CABINET, A, SLIDE, 8720, P.R.T.C.T., BEING THE MOST EASTERLY CORNER OF THE STRAWBERRY FIELDS, PHASE ONE, AN ADDITION TO THE CITY OF MANSFIELD, TEXAS, RECORDED BY REPLAT IN CABINET A, SLIDE 10611, PLAT RECORDS, TARRANT COUNTY, TEXAS (P.R.T.C.T.) AND ALSO BEING THE MOST SOUTHERLY SOUTHEAST CORNER OF A TRACT OF LAND DESCRIBED IN A DEED TO THE UNITED STATES OF AMERICA (TRACT 1), RECORDED IN VOLUME 7514, PAGE 2259, D.R.T.C.T., FROM WHICH A 1-INCH IRON ROD FOUND BEARS N 51°06'51" E, 63.61 FEET,

THENCE N 59°18'47" E ALONG THE SOUTH LINE OF SAID UNITED STATES OF AMERICA (TRACT 1) AND A TRACT OF LAND DESCRIBED IN A DEED TO THE UNITED STATES OF AMERICA (TRACT 2), RECORDED IN VOLUME 6975, PAGE 260, D.R.T.C.T., 667.99 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.", BEING IN A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 940.00 FEET,

ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 17°00'43", A CHORD BEARING S 49°26'38" E, 278.08 FEET, AND AN ARC LENGTH OF 279.10 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.",

THENCE S 57°56'59" E, 91.74 TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.", LYING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 360 (VARIABLE R.O.W. WIDTH),

THENCE ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360 AS FOLLOWS:

S 13°49'19" W, 121.26 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND,

S 25°43'41" E, 167.80 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND BEING IN A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 984.93 FEET,

ALONG SAID CURVE TO THE LEFT HAVING A DELTA ANGLE OF 16°53'57", A CHORD BEARING S 04°06'36" E, 289.45 FEET, AND AN ARC LENGTH OF 290.50 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND,

S 12°33'41" E, 465.40 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND, BEING IN A CURVE TO THE RIGHT HAVING A RADIUS OF 924.93 FEET,

ALONG SAID CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 32°45'57", A CHORD BEARING S 03°49'17" W, 521.76 FEET, AND AN ARC LENGTH OF 528.94 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND,

S 20°12'19" W, 261.80 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND,

S 28°44'19" W, 101.12 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND,

S 21°38'19" W, 200.06 FEET TO A TEXAS HIGHWAY DEPARTMENT MONUMENT FOUND,

S 20°12'19" W, 41.67 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.",

THENCE N 87°02'34" W, 779.74 FEET DEPARTING SAID RIGHT-OF-WAY TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.",

THENCE S 02°57'26" W, 475.86 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.", LYING IN THE NORTH RIGHT-OF-WAY LINE OF CANNON DRIVE,

THENCE N 88°53'05" W ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID CANNON DRIVE, 88.79 FEET TO A 1/2-INCH IRON ROD SET WITH A CAP STAMPED "WIER & ASSOC. INC.",

THENCE N 02°57'26" E, AT 10.34 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "BEASLEY" BEING THE SOUTHEAST CORNER OF LOT 38, BLOCK 1, THE LAKES OF CREEKWOOD, SECTION ONE, AN ADDITION TO THE CITY OF MANSFIELD, RECORDED BY PLAT IN CABINET A, SLIDE 4830, P.R.T.C.T., CONTINUING AT 1632.88 FEET PASSING A 1/2-INCH IRON ROD FOUND WITH A CAP STAMPED "BEASLEY" BEING THE NORTHEAST CORNER OF LOT 20, BLOCK 1, THE LAKES OF CREEKWOOD, SECTION TWO, AN ADDITION TO THE CITY OF MANSFIELD, RECORDED BY PLAT IN CABINET A, SLIDE 7098, P.R.T.C.T., AND CONTINUING IN ALL A DISTANCE OF 2416.96 FEET TO THE PLACE OF BEGINNING AND CONTAINING 49.592 ACRES (2,160,248 SQUARE FEET) OF LAND.

CONDITIONS OF ACCEPTANCE OF DRAINAGE AND FLOODWAY EASEMENTS

THIS PLAT IS PROPOSED BY THE OWNERS OF PROPERTIES DESCRIBED HEREIN (HEREINAFTER REFERRED TO AS PROPERTY OWNERS) AND IS APPROVED BY THE CITY OF MANSFIELD SUBJECT TO THE FOLLOWING CONDITIONS WHICH SHALL BE BINDING UPON THE PROPERTY OWNERS, HIS HEIRS, GRANTEES, SUCCESSORS AND ASSIGNS.

NO OBSTRUCTION TO THE FLOW OF STORMWATER RUN-OFF SHALL BE PERMITTED BY FILLING OR BY CONSTRUCTION OF ANY TYPE OF DAM, BUILDING, BRIDGE, FENCE, OR ANY OTHER STRUCTURE WITHIN THE DRAINAGE EASEMENT SHOWN HEREIN ON THIS PLAT, UNLESS APPROVED BY THE CITY OF MANSFIELD. PROVIDED, HOWEVER, IT IS UNDERSTOOD THAT IN THE EVENT IT BECOMES NECESSARY FOR THE CITY OF MANSFIELD TO ERECT DRAINAGE FACILITIES IN ORDER TO IMPROVE THE STORM DRAINAGE THAT MAY BE OCCASIONED BY THE STREETS AND ALLEYS IN OR ADJACENT TO THE SUBDIVISION, THEN IN SUCH EVENT, THE CITY OF MANSFIELD SHALL HAVE THE RIGHT TO ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO ERECT, CONSTRUCT AND MAINTAIN ANY FACILITY DEEMED NECESSARY FOR DRAINAGE PURPOSES.

THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING SAID DRAINAGE EASEMENT. THE PROPERTY OWNERS SHALL KEEP SAID DRAINAGE EASEMENT CLEAN AND FREE OF DEBRIS, SILT, HIGH WEEDS, AND ANY SUBSTANCE WHICH WOULD RESULT IN UNSANITARY OR UNDESIRABLE CONDITIONS. THE CITY OF MANSFIELD SHALL HAVE THE RIGHT OF INGRESS AND EGRESS FOR THE PURPOSE OF INSPECTING AND SUPERVISING MAINTENANCE WORK DONE BY THE PROPERTY OWNERS. IF AT ANY TIME THE PROPERTY OWNERS FAIL TO SATISFY ANY OF THEIR FOREMENTIONED RESPONSIBILITIES OR OBLIGATIONS, THE CITY OF MANSFIELD, UPON TEN (10) DAYS PRIOR NOTICE TO THE OWNERS, MAY ENTER SAID DRAINAGE EASEMENT AT ANY POINT OR POINTS TO PERFORM MAINTENANCE OR CLEAN-UP, AND BILL THE PROPERTY OWNERS THE COST INCURRED, OR PLACE A LIEN ON SAID PROPERTIES IF THE BILL IS NOT PAID WITHIN THIRTY (30) DAYS OF ITS MAILING.

SAID DRAINAGE EASEMENT, AS IN THE CASE OF ALL DRAINAGE EASEMENTS, IS SUBJECT TO STORMWATER OVERFLOW AND EROSION TO AN EXTENT WHICH CANNOT BE SPECIFICALLY DEFINED. THE CITY OF MANSFIELD SHALL NOT BE HELD LIABLE FOR ANY DAMAGES RESULTING FROM THE OCCURRENCE OF THESE NATURAL PHENOMENA OR THE FAILURE OF ANY FACILITIES WITHIN SAID DRAINAGE EASEMENT. FURTHER, THE CITY OF MANSFIELD WILL NOT BE RESPONSIBLE FOR EROSION CONTROL OR ANY DAMAGE TO PRIVATE PROPERTIES OR PERSONS RESULTING FROM THE FLOW OF WATER WITHIN SAID DRAINAGE EASEMENT AND PROPERTIES.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, WALNUT RIDGE BAPTIST CHURCH, INC. BEING THE SOLE OWNER OF THE ABOVE DESCRIBED PARCEL, ACTING BY AND THROUGH THE UNDERSIGNED, ITS DULY AUTHORIZED AGENT, DOES HEREBY ADOPT THE HEREIN ABOVE DESCRIBED PROPERTY AS WALNUT RIDGE ADDITION, LOT 1, BLOCK 1, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND DOES DEDICATE TO THE PUBLIC USE FOREVER THE STREETS AND EASEMENTS SHOWN THEREON.

WITNESS MY HAND AT MANSFIELD, TARRANT COUNTY, TEXAS, THIS THE 9th DAY OF JUNE, 2006.

WALNUT RIDGE BAPTIST CHURCH, INC.

BY: Joe M. Ward  
PRINTED NAME: Joe M. Ward  
TITLE: Executive Pastor

STATE OF TEXAS  
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joe M. Ward, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 9th DAY OF JUNE, 2006.

Marshall Nance  
NOTARY PUBLIC OF THE STATE OF TEXAS

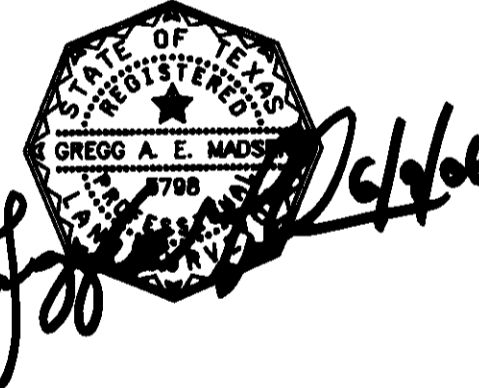
COMMISSION EXPIRES: 6-11-08

SURVEYORS STATEMENT

THIS IS TO CERTIFY THAT I, GREGG A.E. MADSEN, A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, HAVING PLATTED THE ABOVE SUBDIVISION FROM AN ACTUAL SURVEY OF THE GROUND, AND THAT ALL LOT CORNERS, ANGLE POINTS, AND POINTS OF CURVE SHALL BE PROPERLY MARKED ON THE GROUND, AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME OR UNDER MY DIRECTION AND SUPERVISION.

SURVEYED ON THE GROUND  
APRIL 5, 2005

GREGG A.E. MADSEN, R.P.L.S.  
STATE OF TEXAS NO. 5798



APPROVED BY THE CITY OF MANSFIELD	
6/19 2006	APPROVED BY: [Signature]
6/19 2006	P&Z COMMISSION CHAIRMAN
6/19 2006	ATTEST: [Signature]
	PLANNING & ZONING SECRETARY
TXU ELECTRIC DELIVERY	
APPROVED BY: [Signature]	
ATMOS ENERGY	
APPROVED BY: [Signature]	
AT&T	
APPROVED BY: [Signature]	
CHARTER COMMUNICATIONS	
APPROVED BY: [Signature]	

FINAL PLAT  
LOT 1, BLOCK 1  
WALNUT RIDGE ADDITION

AN ADDITION TO THE CITY OF MANSFIELD,  
BEING 49.592 ACRES OF LAND  
LOCATED IN THE J. BACK SURVEY,  
ABSTRACT NO. 126,  
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS.

JUNE 2006

PREPARED BY:  
WIER & ASSOCIATES, INC.  
ENGINEERS SURVEYORS LAND PLANNERS  
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700  
1300 U.S. HIGHWAY 287 N. SUITE 101 MANSFIELD, TEXAS 76063 METRO (817)477-8700  
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214)367-0000  
www.WierAssociates.com  
FAX: 817-477-8703

SHEET 3 OF 3

DATE: 06-08-2006  
FILE: FINAL PLAT 3 05033.dwg  
W.A. No. 05033

SD#06-031

THIS PLAT FILED IN CABINET A, SLIDE 11363, DATE: 6/23/06

AFTER RECORDING, RETURN TO CITY OF MANSFIELD  
1200 E. BROAD STREET, MANSFIELD, TX. 76063



*Walnut Ridge*  
Baptist Church

PHASE-2  
COVERED WALKWAY  
04.10.06



Design Resources &  
Architectural Workshop  
Designed by Aida Latorre  
1801 Woodloch Park, Suite 300  
Dallas, Texas 75211 214.953.5511



*Walnut Ridge*  
Baptist Church

PHASE-2  
NORTH ENTRANCE  
04.10.06



Design Resources &  
Architectural Workshop  
Design by: Aida Letorria  
1000 Walnut Ridge Park, Suite 200  
Dallas, Texas 75241 214.362.5555



*Walnut Ridge*  
Baptist Church

PHASE-2  
EAST ENTRANCE & TOWER  
04.10.06

 **Design Resources &  
Architectural Workshop**  
Design by Aida Latorre  
100 Walnut Ridge Dr. Suite 200  
Dallas, Texas 75243 (214) 653-1500

ZONING REQUIREMENTS:

- 1. NO DEVIATION REQUESTED FROM OFF STREET PARKING AND LOADING STANDARDS.
- 2. NO DEVIATION REQUESTED FROM TRASH ENCLOSURE SCREENING AND SETBACK REQUIREMENTS.
- 3. NO DEVIATION REQUESTED FROM LANDSCAPING STANDARDS, EXCEPT AS NOTED. (SCREEN WALL)
- 4. NO DEVIATION REQUESTED FROM UNDERGROUND UTILITY REQUIREMENTS.
- 5. NO DEVIATION REQUESTED FROM SITE LIGHTING STANDARDS.
- 6. NO DEVIATION REQUESTED FROM THE BUFFER YARD AND SCREENING REQUIREMENTS.
- 7. NO DEVIATION REQUESTED FROM SIGNAGE REQUIREMENTS.

GENERAL / ZONING NOTES:

LOT SIZE:  
GROSS AREA = 53.626 ACRES

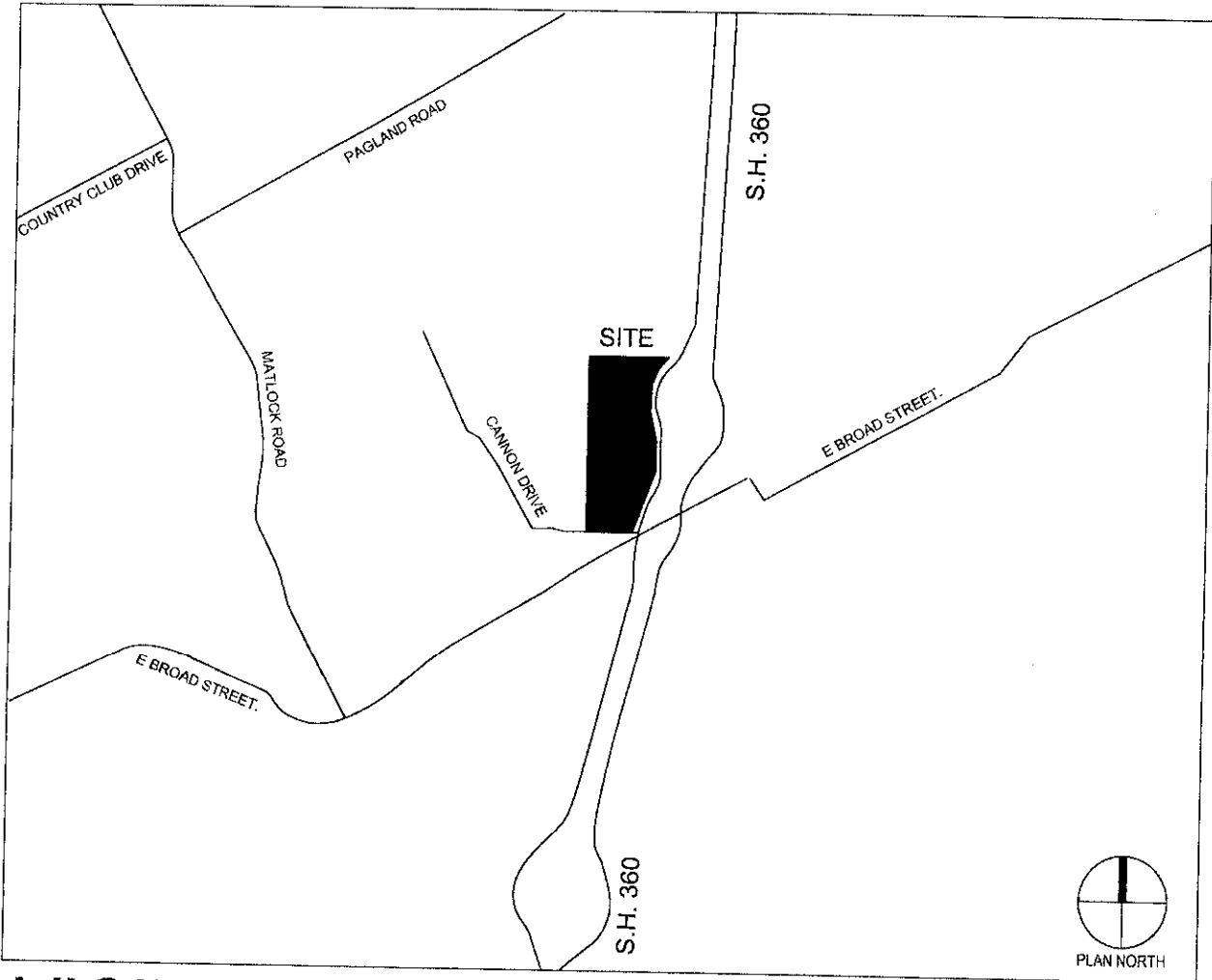
BUILDING AREA - INITIAL PHASE:  
GROSS AREA (FOOTPRINT) = 50,510 SQ. FT.  
TOTAL AREA = 76,500 SQ. FT.

PARKING - INITIAL PHASE:  
REQUIRED = 1165 SEATS / 4 = 295 SPACES  
PROVIDED = 299 SPACES

EXISTING ZONING:  
PD (PLANNED DEVELOPMENT)

PROPOSED ZONING:  
PD (PLANNED DEVELOPMENT) FOR CHURCHES, CHURCH DAY CARE, EDUCATION, THRIFT SHOP, COFFEE SHOP, AND OTHER CHURCH RELATED FACILITIES.

FLOOR / AREA RATIO:  
MAX FLOOR / AREA RATIO = 2 TO 1 PER SECTION 4500  
ACTUAL FLOOR RATIO = .022



VICINITY MAP

ZONING REQUESTED VARIANCES:

- 1. ALLOW A MAXIMUM BUILDING HEIGHT FOR THE "TOWER" OF 100'-0" TO ROOF PEAK (IN LIEU OF THE 35' - 0" HEIGHT ALLOWED BY THE ORDINANCE), AND 75'-0" FOR OTHER BUILDINGS TO ROOF PEAK.
- 2. ALLOW A MINIMUM SETBACK OF 75'-0" FROM ADJACENT RESIDENTIAL ZONED PROPERTY, WHERE MAXIMUM BUILDING HEIGHT IS 75'-0", AND 100'-0" MINIMUM SETBACKS WHERE MAXIMUM BUILDING HEIGHT IS 100'-0"
- 3. ALLOW A MINIMUM OF 40% MASONRY MATERIALS TOTAL ON ALL EXTERIOR WALL SURFACES INCLUSIVE, AND ALLOW A MAXIMUM OF 60% MASONRY LIKE MATERIALS ON ALL EXTERIOR WALL SURFACES INCLUSIVE, FOR A TOTAL OF 100% MASONRY AND MASONRY LIKE MATERIAL. ALLOW THE USE OF EXPOSED FINISHED WOOD AND / OR STEEL STRUCTURAL MEMBERS AND WOOD TRIM AS SUPPORTS FOR COVERED WALKWAYS, CANOPIES AND BUILDING ARTICULATION
- 4. ALLOW DIFFERENT MATERIALS, DETAILING AND FEATURES ON DIFFERENT FACES OF THE BUILDING.
- 5. REQUIRE ARCHITECTURAL ARTICULATION OF WALL SURFACES ON WALL PLANES 200'-0" OR GREATER IN LENGTH. ARTICULATION REQUIRED EVERY 100'-0" MAXIMUM.
- 6. REQUIRES CHANGES IN ROOF PLANE HEIGHT FOR ROOF SURFACES 200'-0" OR GREATER IN LENGTH. ROOF PLANE CHANGE REQUIRED EVERY 100'-0" MAXIMUM.
- 7. ALLOW SCREENING OF ROOFTOP MECHANICAL UNITS WITH FINISHED METAL PANEL SCREEN WITH STUCCO TYPE FINISH.
- 8. ALL GROUND-MOUNTED SERVICE EQUIPMENT SUCH AS AIR CONDITIONERS; ELECTRICAL TRANSFORMERS AND GAS METERS; TRASH COMPACTORS, CONTAINERS, AND COLLECTION EQUIPMENT; SATELLITE DISHES AND OTHER SERVICE FUNCTIONS (E.G. GREASE COLLECTION AREAS / FACILITIES, BOX STORAGE, PLASTIC CONTAINER STORAGE, STORAGE TANKS, ETC.) SHALL BE SCREENED IF VISIBLE FROM SH360 OR FROM ANY AREA ON THIS SITE WITHIN THE PROPERTY LINE.
- 9. LIMIT THE TOTAL HEIGHT OF PARKING LOT AND SITE LIGHTING STANDARDS TO 30' - 0" MAXIMUM ABOVE GRADE.
- 10. INCLUDE LANDSCAPING FOR THE AREA UNDER DEVELOPMENT FOR PHASE I ONLY. ADDITIONAL LANDSCAPING WILL BE ADDED PER THE LANDSCAPE ORDINANCE AS OTHER SITE AREAS ARE DEVELOPED IN THE FUTURE.

- 11. ALLOW SCREENING OF ROOFTOP MECHANICAL UNITS WITH ARCHITECTURAL METAL LOUVER SCREENING DEVICE.
- 12. ALLOW ARCHITECTURAL METAL LOUVER SUN-SHADING DEVICES.

SITE PLAN NOTES:

- 1. SETBACKS SHALL COMPLY WITH THE ZONING DISTRICT AND THE RESIDENTIAL PROXIMITY STANDARD, EXCEPT AS NOTED.
- 2. GRADING AND PAVING TO BE DONE IN ACCORDANCE WITH CITY OF MANSFIELD ENGINEERING DEPARTMENTS REQUIREMENTS.
- 3. WATER, SEWER, AND DRAINAGE DISPOSAL TO BE DONE IN ACCORDANCE WITH CITY OF MANSFIELD ENGINEERING DEPARTMENT REQUIREMENTS.
- 4. EROSION CONTROL DURING CONSTRUCTION, ALL THE REQUIREMENTS OF THE N.C.T.C.O.G. CONSTRUCTION EMP. MANUAL TO BE MET. THIS NOTATION REQUIRES THAT DURING THE PERIOD OF CONSTRUCTION, NO SOIL SHALL BE ALLOWED TO ERODE ON TO THE ADJACENT PROPERTY OR INTO THE PUBLIC RIGHT OF WAY.
- 5. FIRE APPARATUS ACCESS ROADS SHALL HAVE UNOBSTRUCTED WIDTH OF NOT LESS THEN 24'-0" AND UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THEN 14'-0"
- 6. ALL BUILDINGS SHALL BE NON-COMBUSTIBLE CONSTRUCTION, INCLUDING TOWER. ALL BUILDINGS WILL HAVE AUTOMATIC FIRE SPRINKLER SYSTEMS.
- 7. THE INITIAL PHASE OF DEVELOPMENT AND ALL FUTURE PHASES OF DEVELOPMENT WILL COMPLY WITH ALL REQUESTED ZONING VARIANCES 1 THROUGH 12 LISTED ON THIS DOCUMENT.
- 8. THE INITIAL PHASE OF DEVELOPMENT AND ALL FUTURE PHASES OF DEVELOPMENT WILL COMPLY WITH ALL PARKING AND LANDSCAPE ORDINANCES, EXCEPT WHERE NOTED ON THESE DOCUMENTS.

OWNER / DEVELOPER

WALNUT RIDGE BAPTIST CHURCH  
CONTACT: JOE WARD  
2351 COUNTRY CLUB DRIVE  
MANSFIELD, TX 76063  
PHONE: (817) 473-1461  
FAX: (817) 473-7209

ARCHITECT / AGENT / APPLICANT:

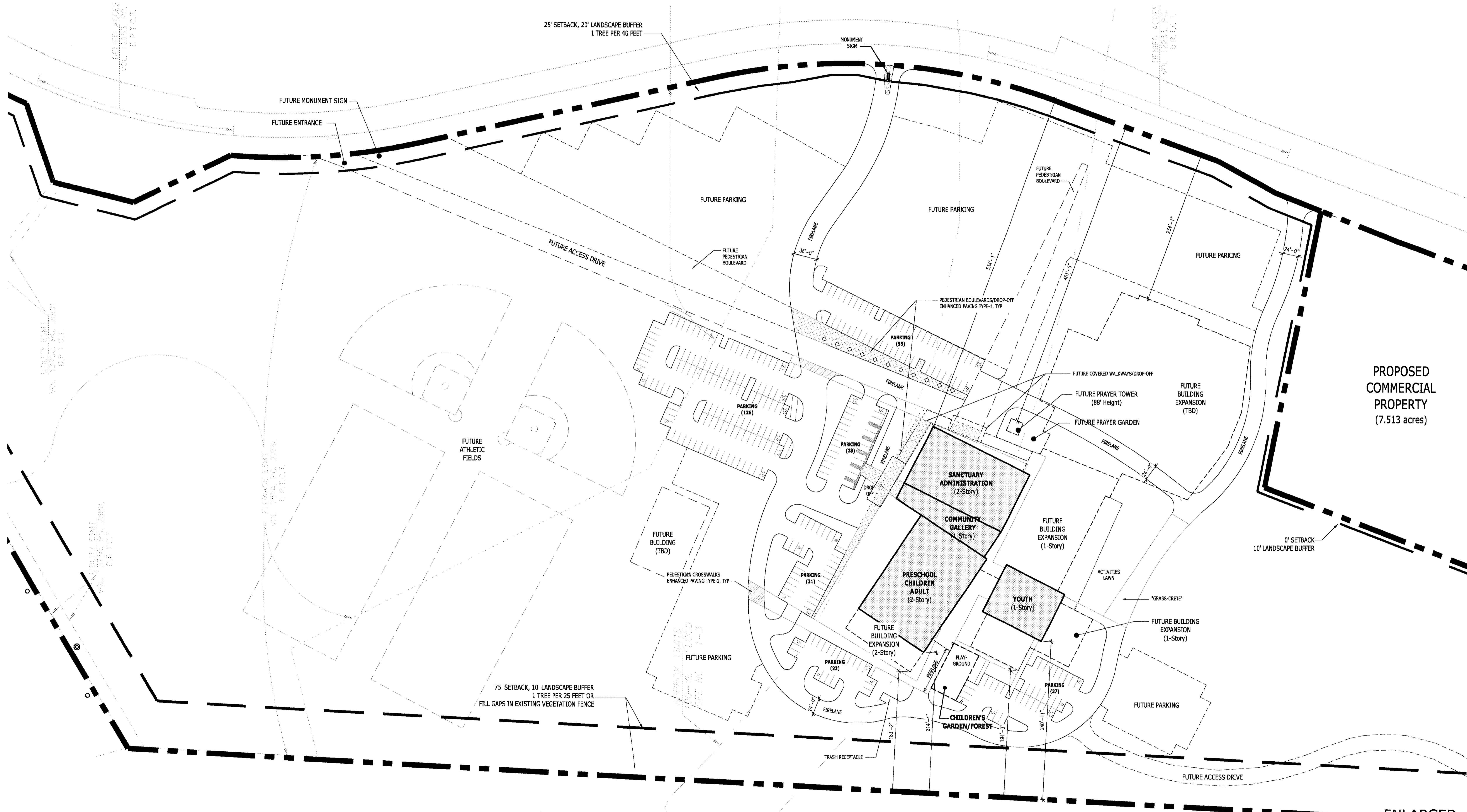
ALLIANCE ARCHITECTS, INC.  
CHARLES DIETRICK, A/A  
CHARLES REAGAN, A/A  
1600 N. COLLINS BLVD. SUITE 1000  
RICHARDSON, TX 75080  
PHONE: (972) 233-0400  
FAX: (972) 233-2259

COMPLIANCE NOTE:

THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND THAT ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS AS SET FORTH IN SECTION 5100. F.10.

DRAWING INDEX:

- 1.0 COVER / INDEX / PD PROVISIONS
- 2.0 SITE PLAN / MONUMENT SIGN DETAIL
- 3.0 ENLARGED SITE PLAN
- 4.1 BUILDING ELEVATIONS - PHASE 1
- 4.21 BUILDING ELEVATIONS - PHASE 2
- 4.22 BUILDING ELEVATIONS - PHASE 2
- 5.1 TOPOGRAPHIC MAP & UTILITY PLAN (SHEET 1 OF 2)
- 5.2 TOPOGRAPHIC MAP & UTILITY PLAN (SHEET 2 OF 2)
- 6.1 TREE SURVEY (SHEET 1 OF 2)
- 6.2 TREE SURVEY (SHEET 2 OF 2)
- 7.0 LANDSCAPE PLAN
- 8.0 PLANTING DETAILS
- 9.1 SITE LINE STUDY
- 9.2 SITE LINE STUDY
- 10.0 SITE FEATURE AREAS
- 11.0 SITE LAYOUT COMPARISON TO ORIGINAL



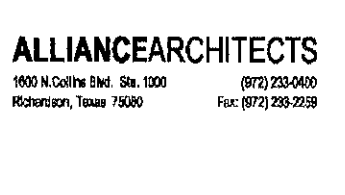
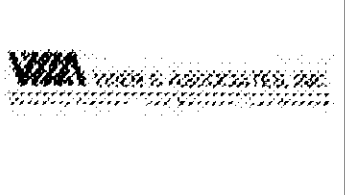
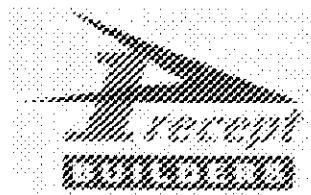
PROPOSED  
COMMERCIAL  
PROPERTY  
(7.513 acres)

ENLARGED  
SITE PLAN



MASONRY CALCULATION

TOTAL SURFACE AREA	50,858
TOTAL MASONRY AREA	26,338
MASONRY AS % OF TOTAL WALL	52%

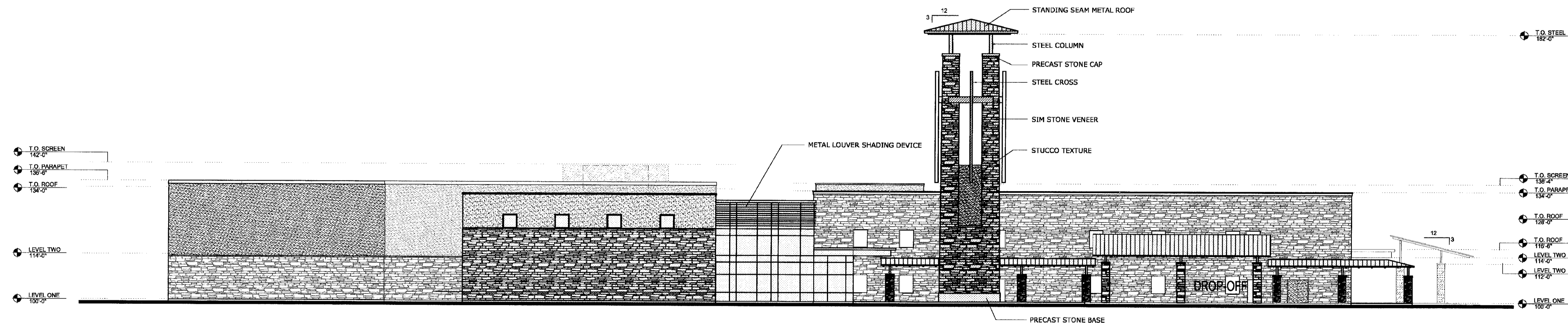


**WALNUT RIDGE BAPTIST CHURCH**  
3463 CANNON DRIVE  
MANSFIELD, TEXAS

ISSUED  
Planning Dept Review  
City Council Review  
03-31-06  
04-10-06

DEVELOPMENT  
PLAN  
REVISION

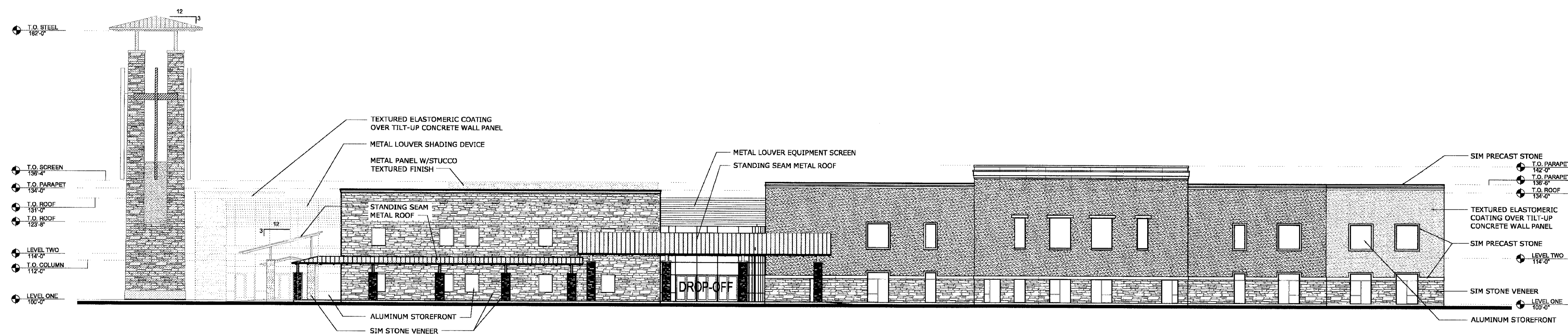
PHASE-1  
4.1



EAST

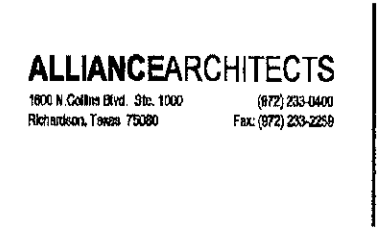
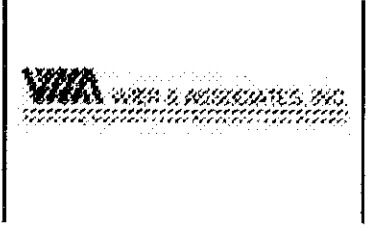
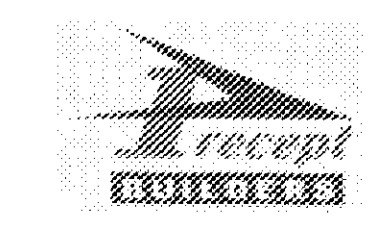
### MASONRY CALCULATION

TOTAL SURFACE AREA	74,632
TOTAL MASONRY AREA	38,976
MASONRY AS % OF TOTAL WALL	52%



NORTH

Builder Civil Engineer Landscape Architect Designer Project Date

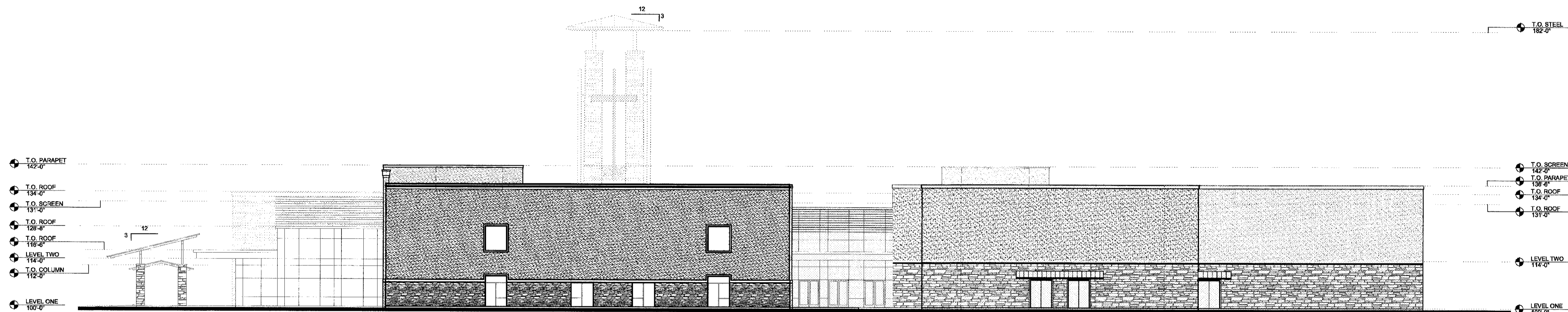


**WALNUT RIDGE BAPTIST CHURCH**  
3463 CANNON DRIVE  
MANSFIELD, TEXAS

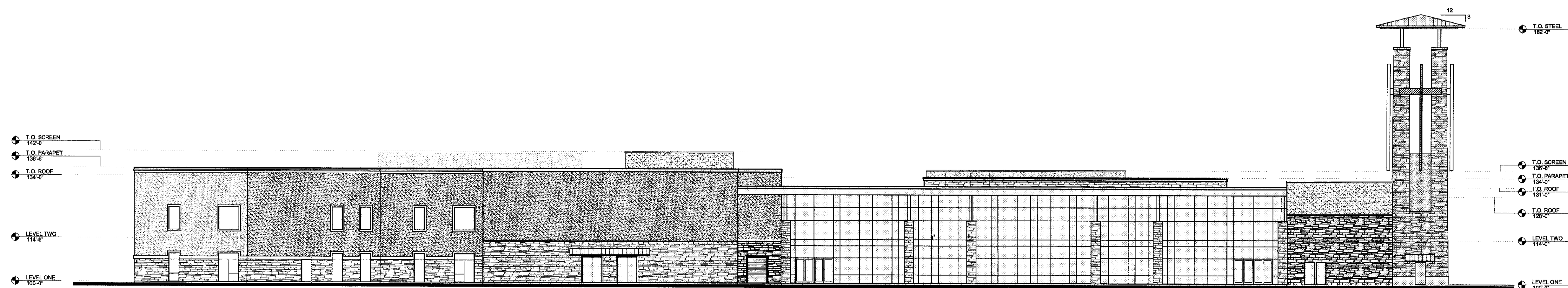
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City Council Review 04-19-06

DEVELOPMENT  
PLAN  
REVISION

PHASE-2  
4.21



WEST



SOUTH

PROP. WATER LINE  
 PROP. FIRE HYDRANT  
 EXISTING WATER LINE  
 PROP. SANITARY SEWER  
 PROP. S.S. MANHOLE  
 EXISTING CONTOUR  
 PROPOSED FIRE LANE



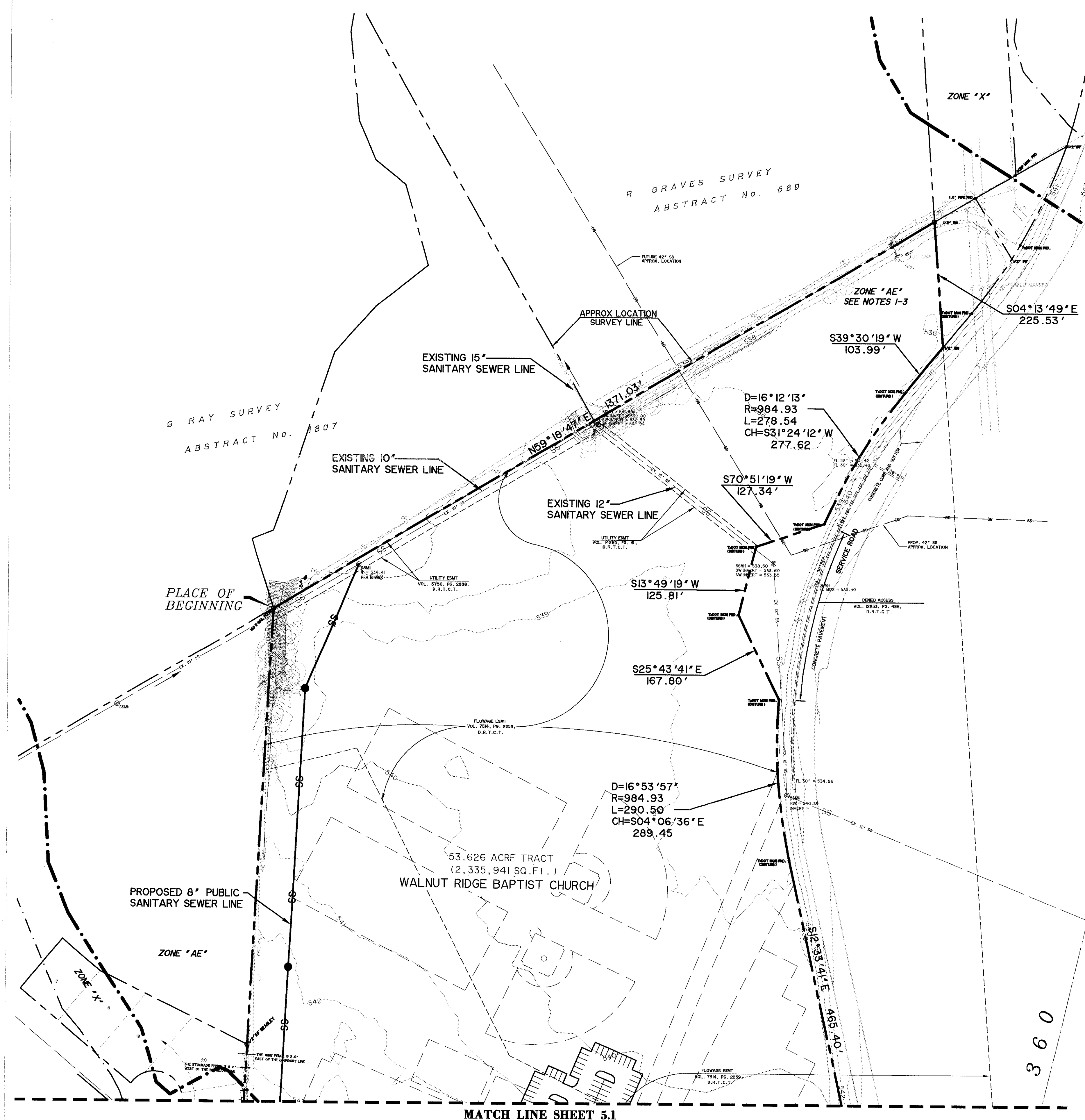
**WIA** PREPARED BY:  
**WIER & ASSOCIATES, INC.**  
**ENGINEERS SURVEYORS LAND PLANNERS**  
4300 BELTWAY PLACE SUITE 130 ARLINGTON, TEXAS 76018 METRO (817)467-7700  
1380 U.S. HIGHWAY 287 N. SUITE 101 WAMSFIELD, TEXAS 76063 METRO (817)477-8700  
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EXISTING TOPOGRAPHIC  
MAP/UTILITY PLAN (1 OF 2)

WALNUT RIDGE BAPTIST CHURCH  
3463 CANNON DRIVE MANSFIELD, TEXAS

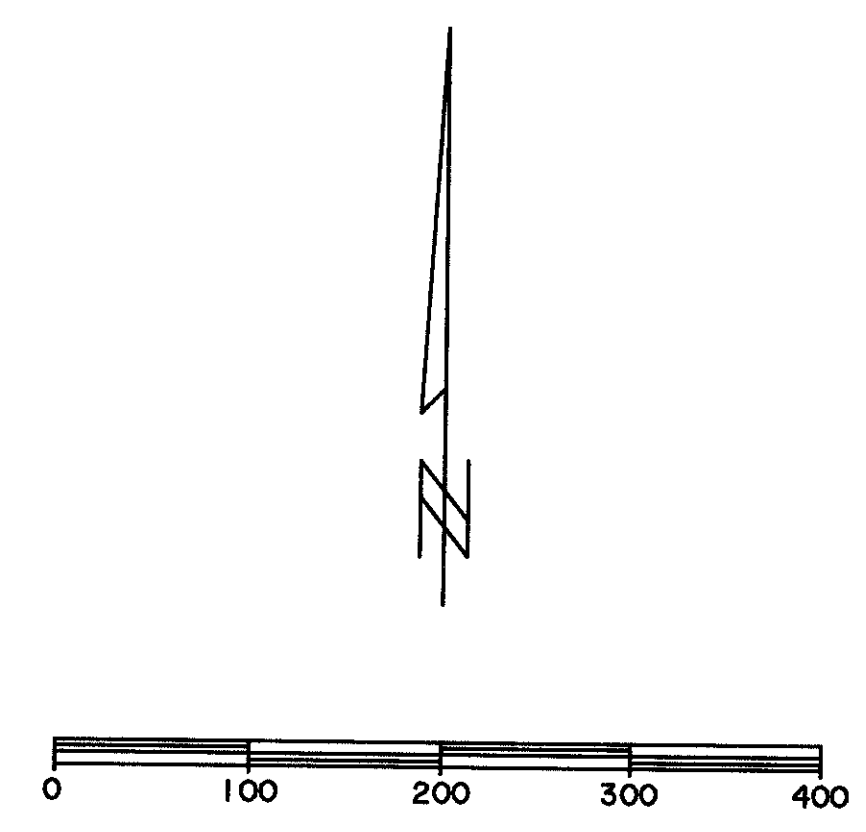
DEVELOPMENT  
PLAN  
REVISION

## 5.1



**LEGEND**

	PROP. WATER LINE
	PROP. FIRE HYDRANT
	EXISTING WATER LINE
	PROP. SANITARY SEWER
	PROP. S.S. MANHOLE
	EXISTING SANITARY SEWER
	EXISTING CONTOUR
	PROPOSED FIRE LANE

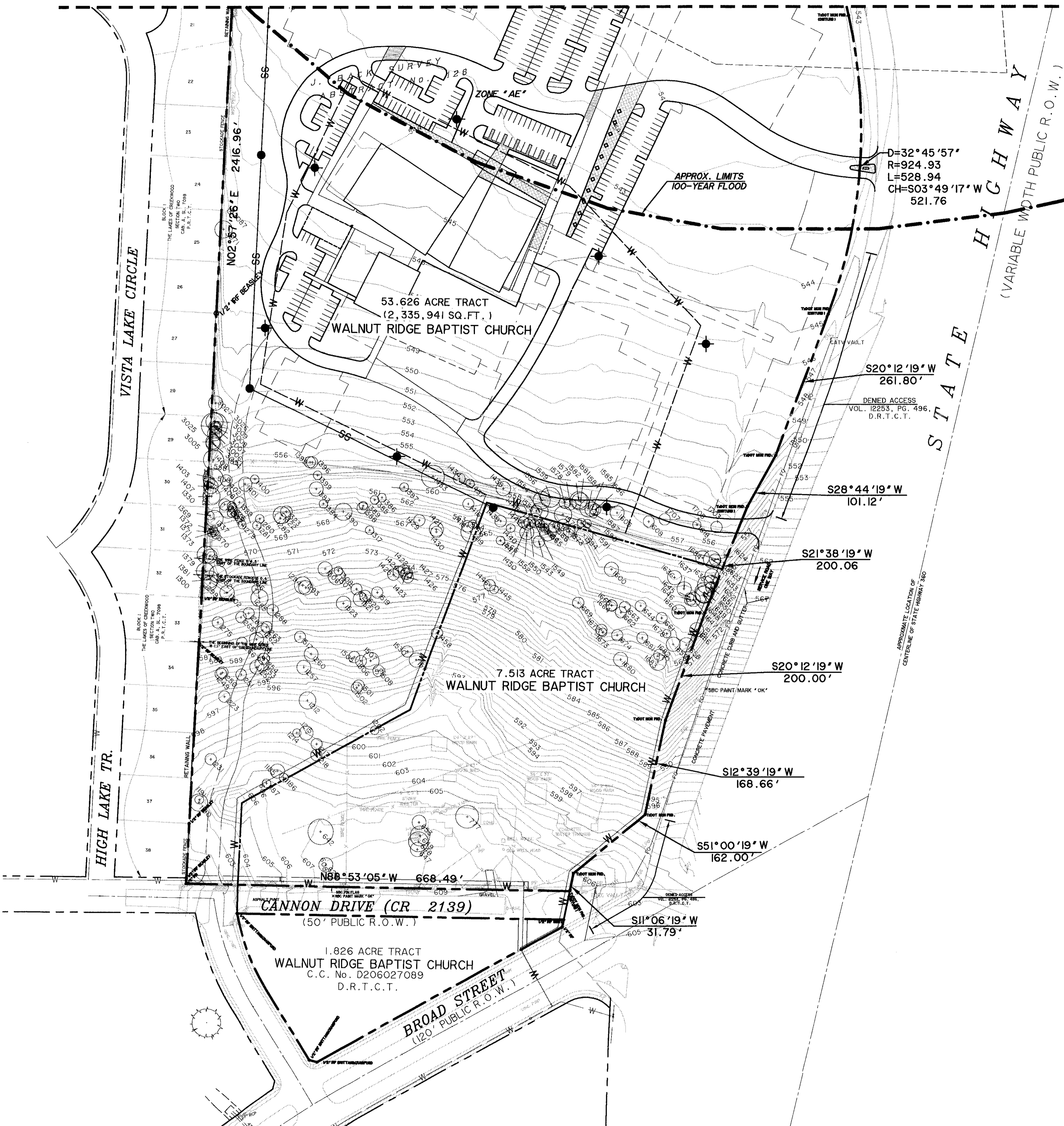


CONCEPTUAL PLANS  
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Prepared By/Or Under  
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Charles C. Crook, PE  
Texas Registration  
No. 81913 On  
Date Shown Below.

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EXISTING TOPOGRAPHIC  
MAP/UTILITY PLAN (2 OF 2)

					<b>WALNUT RIDGE BAPTIST CHURCH</b> 3463 CANNON DRIVE MANSFIELD, TEXAS	ISSUED Planning Dept Review 03-31-08 City Council Review 04-10-08	DEVELOPMENT PLAN REVISION	<b>5.2</b>
Builder	Civil Engineer	Landscape	Architect	Designer	Project	Issue	Date	



Number	Desc
625	MSQ2X6*25
642	ELM19*45
647	CED9*25
648	CED18*35
649	CED17*35
653	PHOT3X4*25
777	PEC16*40
1185	MSQ2X7-1X9*25
1186	MSQ6*15
1187	MSQ6*15
1190	MSQ9*30
1191	OAK7*15
1202	CED7*15
1212	MSQ1X7-1X11*30
1214	CED6*15
1215	MSQ2X6*25
1217	MSQ2X6*20
1218	CED8*20
1223	CED8*20
1231	CED7*20
1249	CED9*20
1250	CED7*20
1251	CED8*20
1252	BOIS8*25
1253	BOIS6*25
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1257	BOIS8*25
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1264	CED8*25
1265	BOIS7*20
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1275	CED8*20
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1285	BOIS1X6-1X10-1X12*30
1286	MSQ6*15
1287	CED7*20
1288	CED9*20
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1294	BOIS6*30
1299	BOIS10*25
1300	BOIS12*30
1302	CED9*25
1306	BLM1X6-1X7*25
1307	CED8*30
1308	CED6*15
1317	CED7*15
1322	BOIS15*30
1323	CED9*20
1324	CED9*15
1325	CED7*15
1326	CED6*15
1327	BOIS18*30
1328	CED10*20
1329	CED7*20
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1337	BOIS10*30
1369	CED6*15
1370	CED7*15
1371	CED7*15
1372	CED7*15
1373	CED6*15
1379	BOIS1X7-1X6*30
1380	BOIS8*25
1381	BOIS2X9*30
1382	BOIS13*30
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1386	CED9*15
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1389	CED6*15
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1396	CED8*20
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1400	CED6*15
1401	CED7*25
1402	CED6*20
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1409	BOIS3X9-1X8*35
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1417	CED8*15
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1421	CED9*25
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1423	CED8*20
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1430	CED7*20
1433	BOIS36*40
1434	REDOAK7*20
1437	MSQ6*15
1438	REDOAK8*25

Number	Desc
1439	CED6*20
1440	CED8*15
1441	CED6*15
1445	CED6*15
1446	CED8*20
1448	CED6*20
1449	CED8*20
1450	CED8*20
1458	CED12*20
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1502	BOIS6*20
1505	CED7*20
1506	BOIS1X6-1X7*20
1507	BOIS1X6-1X11*30
1508	BOIS6*20
1511	BOIS8*25
1517	BOIS6*20
1519	CED2X6*20
1520	CED8*20
1521	BOIS1X6-1X7*25
1522	CED10*20
1523	CED6*25
1530	CED7*20
1543	CED8*20
1548	CED6*15
1549	CED6*15
1550	CED6*20
1552	CED1X6-1X7*25
1553	CED1X6-1X7*25
1554	BOIS2X6-1X7-1X8*30
1555	BOIS6*20
1556	BOIS2X8-1X6*30
1559	BOIS2X6-1X12*35
1564	CED6*15
1565	BOIS13*30
1566	CED6*20
1572	CED7*20
1573	BOIS7*20
1576	BOIS6*30
1578	BOIS9*20
1579	BOIS6*20
1581	BOIS2X12*30
1582	BOIS10*30
1584	BOIS18*30
1585	BOIS11*25
1586	BOIS10*20
1587	BOIS8*15
1590	BOIS8*15
1591	BOIS7*15
1594	BOIS3X7*30
1600	CED7*25
1605	MSQ1X4-1X8*25
1608	CED8*20
1618	OAK8*15
1623	BOIS1X9-1X8*30
1624	BOIS2X7*20
1636	MSQ6*25
1637	MSQ7*25
1638	BOIS12*30
1644	MSQ6*20
1645	BOIS7*15
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1648	BOIS1X8-1X7*30
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1654	BOIS1X6-1X7*25
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1664	CED2X6*20
1665	MSQ6*20
1669	CED8*20
1672	CED8*20
1673	MSQ7*15
1674	CED9*20
1678	MSQ2X6*15
1680	BOIS2X7*25
1681	MSQ2X6*20
1682	MSQ1X7-1X6*20
1683	CED12*30
1703	10FT ELM6*20
1705	11FT OAK8*25
1707	13FT OAK8*20
1710	ELM2X6-1X7-1X12-1X15*35
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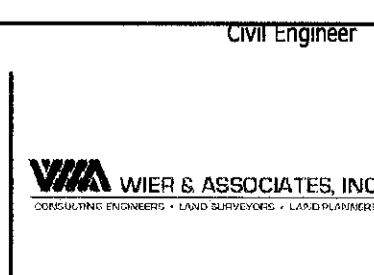
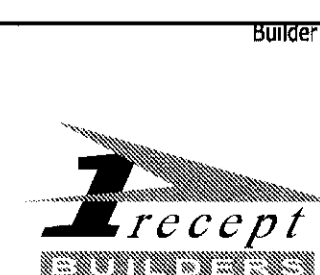
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Number	Desc
1727	OAK6*15
1733	ELM2X10-1X8*35
1734	ELM2X10-1X8*35
1738	ELM10*25
1741	ELM3X8*30
1745	ELM24*40
1750	ELM1X9-1X15*40
1751	ELM17*40
1753	ELM9*25
1756	ELM2X10*35
1757	ELM2X7-1X6*35
1758	ELM8*25
1759	ELM15*40
1760	ELM12*35
1761	OAK1X9-1X12*30
1766	ELM8*25
1767	ELM9*25
1768	ELM7*25
1776	ELM6*15
1777	ELM9*20
1778	ELM11*20
1782	ELM7*25
1783	ELM24*40
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1786	ELM8*25
1820	WIL6*15
1822	COT7*15
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1843	ELM18*30
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1846	ELM7*25
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1850	ELM9*35
1851	ELM11*30
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1853	BOIS36*40
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2040	ELM15*50
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2042	ELM10*30
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2049	ELM15*30
2050	ELM7*40
2051	ELM7*35
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3025	BOIS12*20
3026	BOIS18*30
3027	ELM1X13 1X19*35
3071	TREE1 14*30
3087	SWEETCRABAPPLE3*10

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TREE SURVEY  
MITIGATION PLAN (1 OF 2)



METROPLEX  
GARDEN  
DESIGN  
LANDSCAPING  
5607 Walnut Hill Suite 210  
Dallas, Texas 75239  
214.366.0585

ALLIANCEARCHITECTS  
1801 Collins Ave. Ste. 1000  
Houston, Texas 77006  
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(832)294-2929

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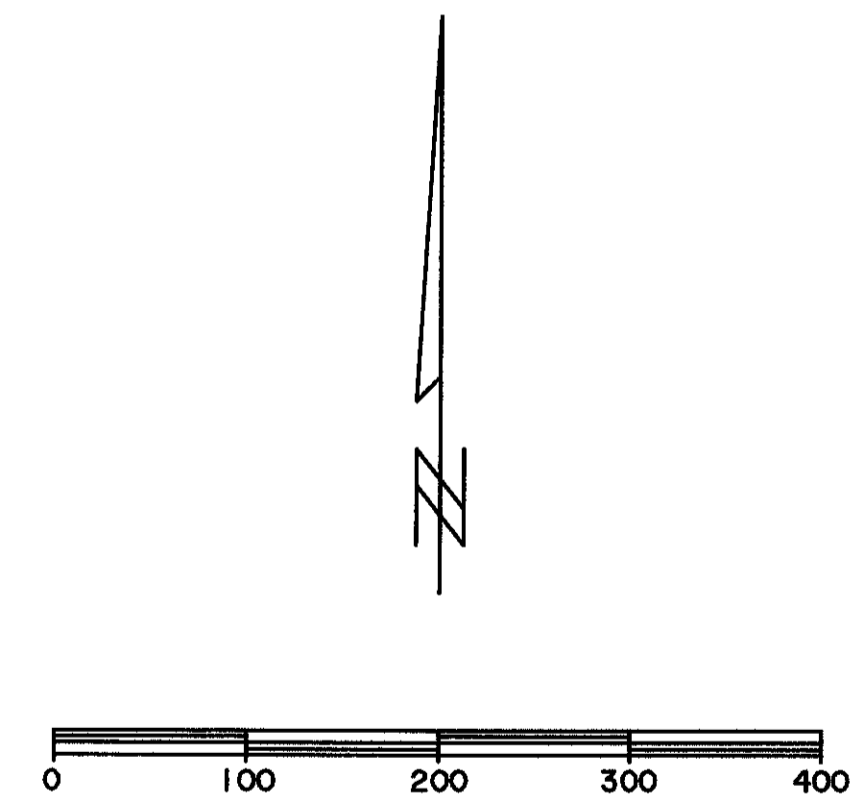
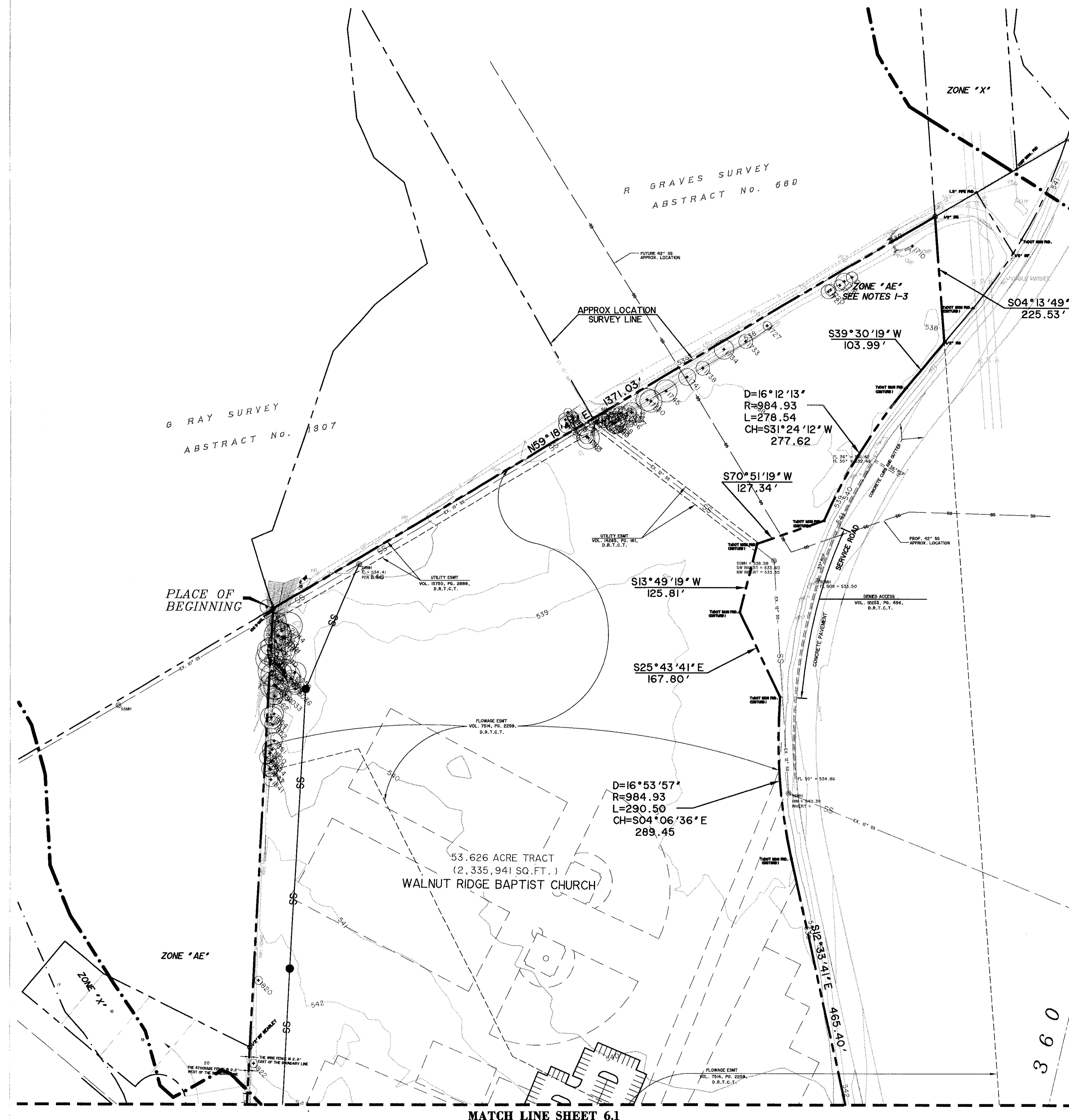
**WALNUT RIDGE BAPTIST CHURCH**  
3463 CANNON DRIVE  
MANSFIELD, TEXAS

Project  
ISSUED  
Planning Dept Review  
City Council Review  
03-31-06  
04-10-06

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TREE SURVEY  
MITIGATION PLAN (2 OF 2)

GENERAL LANDSCAPE NOTES

- 1. An underground automatic pop-up type irrigation system shall be installed to water all landscape areas, including right of way areas, unless otherwise noted. Adjustment to system will limit overspray onto adjacent roadways and conserve water to the greatest extent possible. A rain sensor device and a freeze sensor will be part of the system.
- 2. All plant material shall be maintained by owner in a healthy and growing condition, and be replaced with plant material of similar variety and size if damaged, destroyed or removed. Any plant that dies or is damaged must be replaced with another living plant that complies with the approved landscape plan. Replacement is required within 90 days after notification by the city.
- 3. Landscape area shall be kept clear of trash, litter, weeds and other materials or plants not of the original landscaping.
- 4. All landscape areas shall be protected from vehicular traffic through the use of concrete curbs, wheelstops or other permanent barriers.
- 5. All landscape areas shall be constructed, installed and maintained so as not to obstruct the view of motorists between the street and access drives. Visibility triangles shall remain unobstructed at all times.
- 6. All permeable surfaces not occupied by trees, shrubs, planting beds, signs and other permitted items or fixtures shall be grass lawn areas, unless otherwise noted.
- 7. All trees are to be located, whenever possible, outside fire hydrants, sanitary sewer and utility assessments.
- 8. Reference engineering plans for proposed grades.
- 9. Final location of plant material may vary due to actual field conditions and proposed grades.

EXISTING TREE NOTES

Existing trees to remain shall be protected during construction from tree structure damage and compaction of soil under and around dripline of tree.

If any root structure is damaged during adjacent excavation/construction, notify the architect immediately. It is recommended that a licensed Arborist perform and/or review all pruning and evaluate the health of the trees both prior and during construction operations.

Any fine grading done within the critical root zones of the protected trees must be done with light machinery such as a bobcat or light tractor. No earth moving equipment with tracks is allowed within the dripline of the existing trees.

No materials intended for use in construction or waste materials accumulated due to excavation or demolition shall be placed within the limits of the drip line of any tree.

No equipment may be cleaned within the dripline of the existing trees.

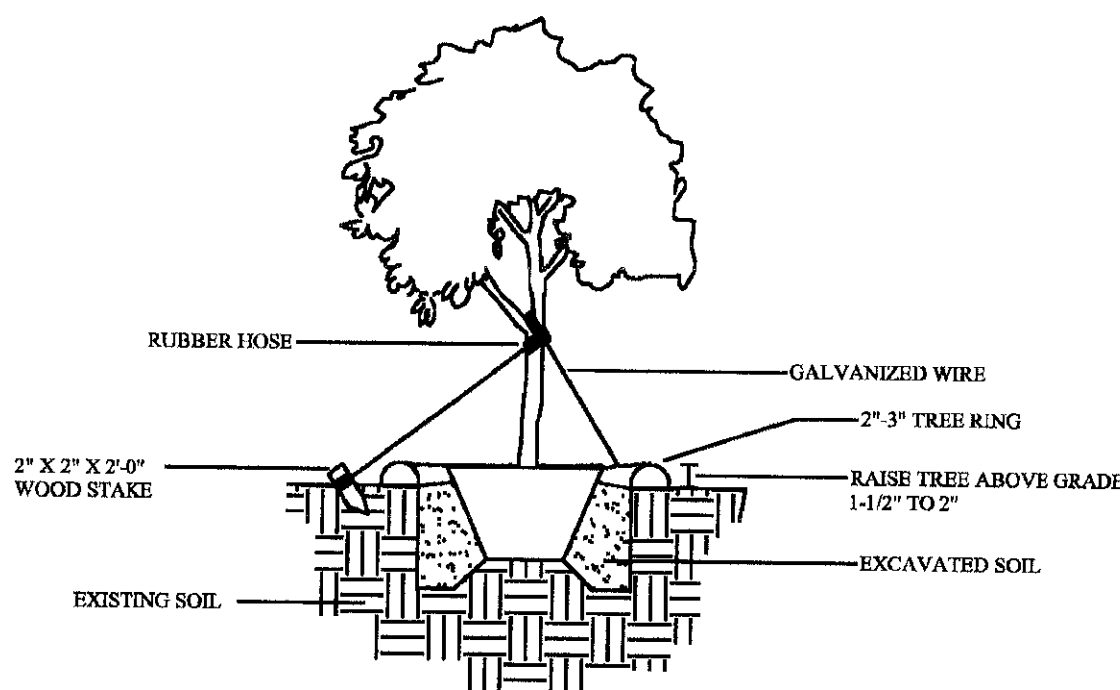
No liquid chemicals shall be deposited within the limits of the drip line of a tree. This would include but not be limited to paint, oil solvents, asphalt, concrete, mortar, etc.

No signs, wires or other attachments other than those of a protective nature shall be attached to any tree.

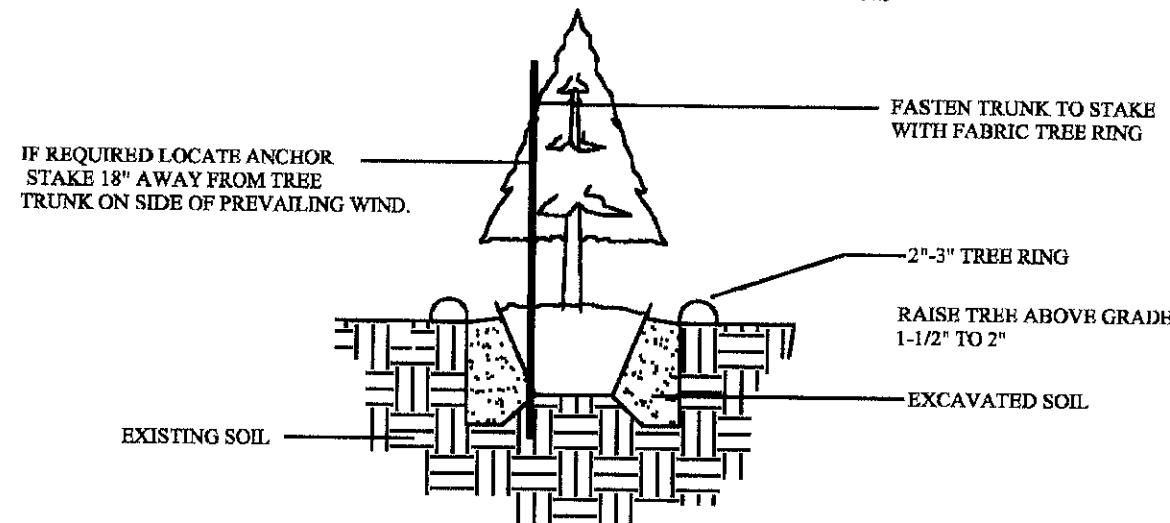
No vehicular and/or construction equipment traffic or parking is allowed within the limits of the drip line of the trees.

If boring under the existing trees is required, the contractor is to obtain written direction from a certified arborist.

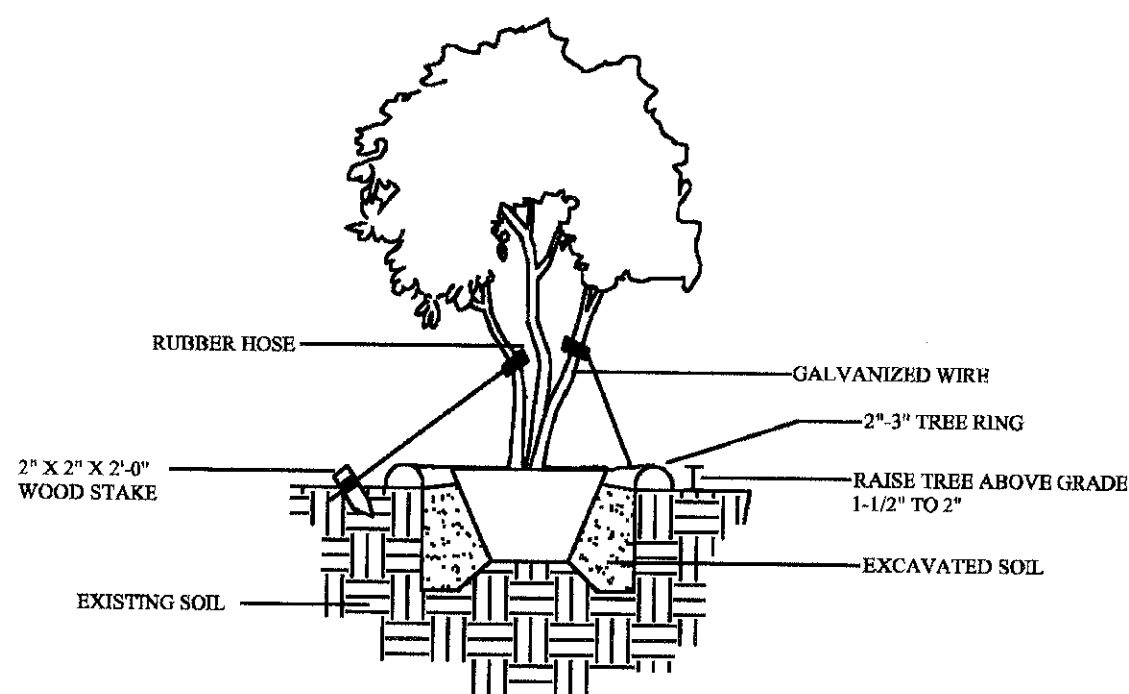
- 1. Any irrigation trenching which must be done within the dripline of an existing tree shall be dug by hand and enter the area in a radial manner.
- 2. All trees to be removed from the site shall be flagged by the Contractor with bright red vinyl tape (3" width) wrapped around the main trunk at a height of (4') above grade. Flagging shall be approved by the city prior to any tree removal. Contractor shall contact the city with 48-hour notice to schedule on-site review.
- 3. All trees to remain as noted on drawings shall have protective fencing located at the trees drip line. The protective fencing may be comprised of snow fencing, orange vinyl construction fencing, chain link fence or other similar fencing with a four (4') approximate height.
- 4. In situations where a tree remains in the immediate area of intended construction, the tree shall be protected by enclosing the entire circumference of the tree(s) trunk with lumber encircled with wire or other means that does not damage the tree.



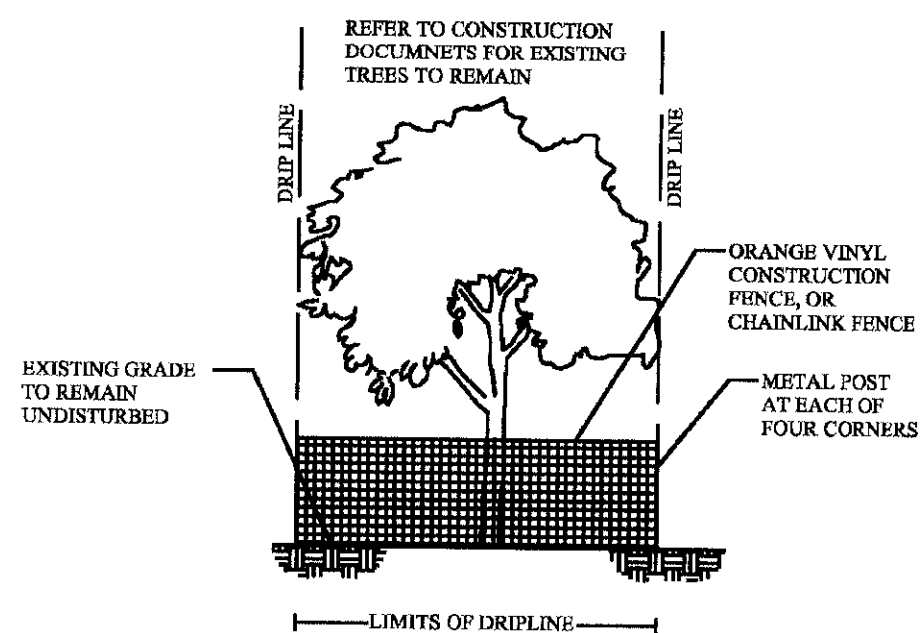
ORNAMENTAL TREE PLANTING DETAIL NTS



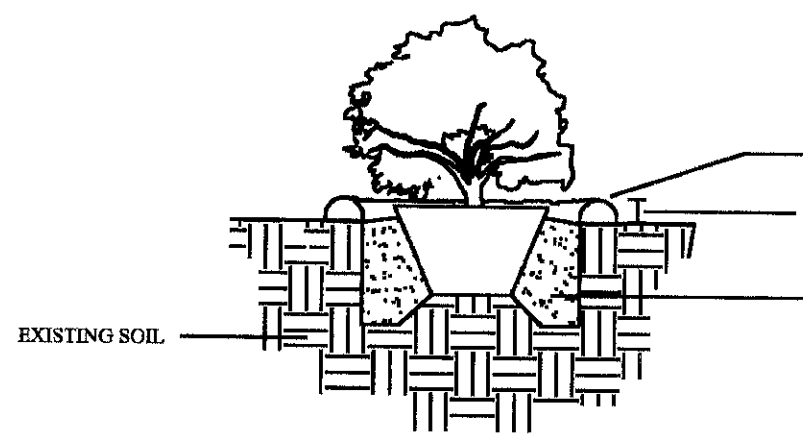
CONIFEROUS TREE PLANTING DETAIL



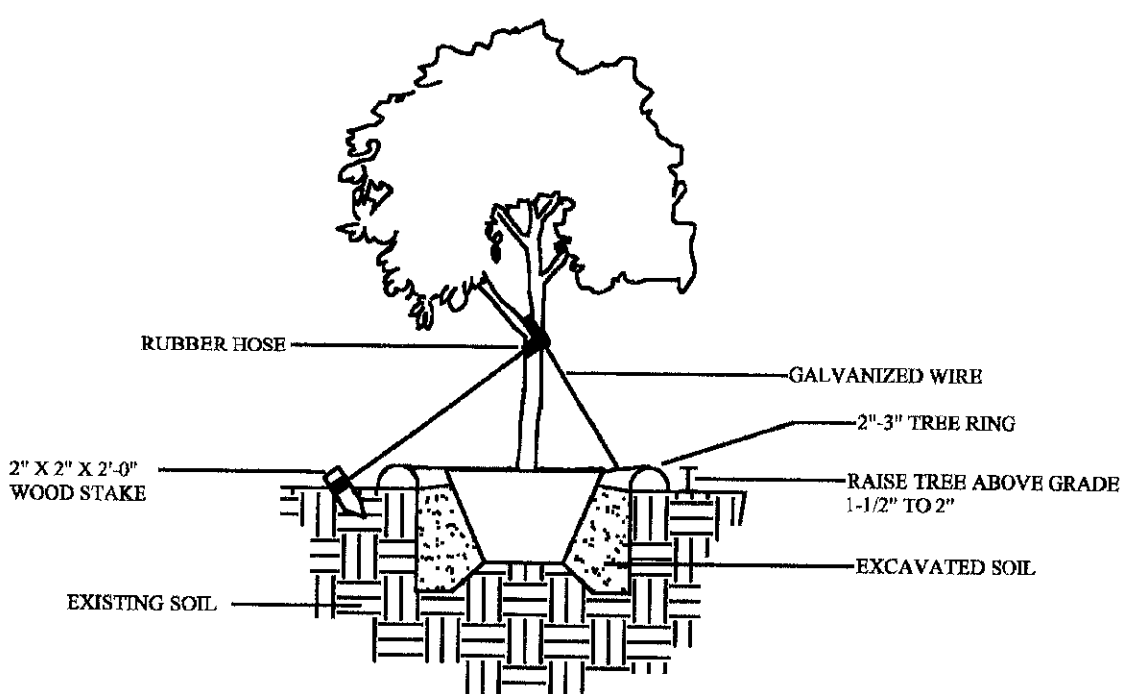
MULTI-TRUNK TREE PLANTING DETAIL NTS



TREE PROTECTION DETAIL NTS

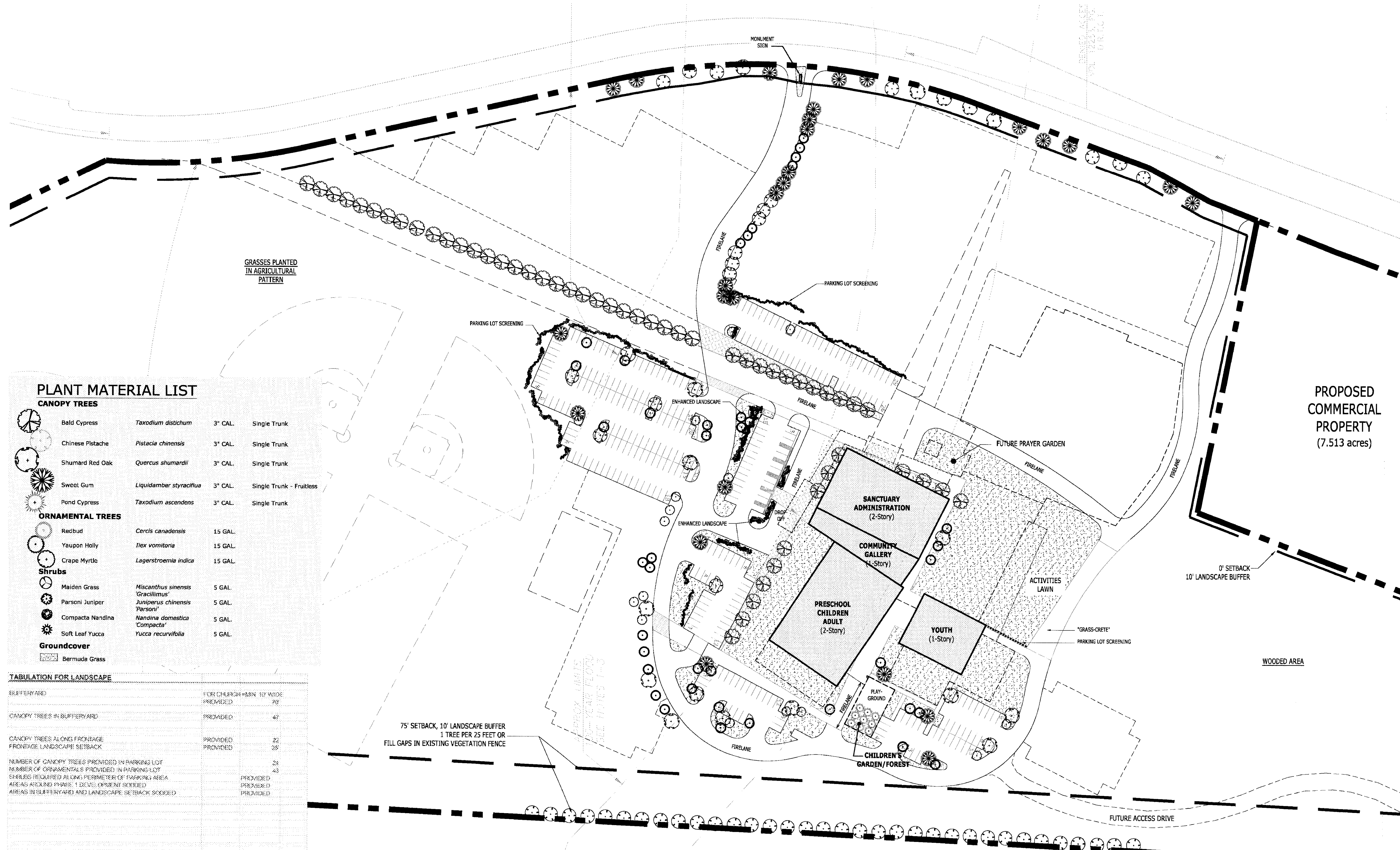


SHRUB PLANTING DETAIL NTS



TREE PLANTING DETAIL NTS

PLANTING SPECS NTS



PLANT MATERIAL LIST				
CANOPY TREES				
	Bald Cypress	<i>Taxodium distichum</i>	3" CAL.	Single Trunk
	Chinese Pistache	<i>Pistacia chinensis</i>	3" CAL.	Single Trunk
	Shumard Red Oak	<i>Quercus shumardii</i>	3" CAL.	Single Trunk
	Sweet Gum	<i>Liquidambar styraciflua</i>	3" CAL.	Single Trunk - Fruitless
	Pond Cypress	<i>Taxodium ascendens</i>	3" CAL.	Single Trunk
ORNAMENTAL TREES				
	Redbud	<i>Cercis canadensis</i>	15 GAL.	
	Yaupon Holly	<i>Ilex vomitoria</i>	15 GAL.	
	Crape Myrtle	<i>Lagerstroemia indica</i>	15 GAL.	
Shrubs				
	Maiden Grass	<i>Miscanthus sinensis 'Gracillimus'</i>	5 GAL.	
	Parsoni Juniper	<i>Juniperus chinensis 'Parsoni'</i>	5 GAL.	
	Compacta Nandina	<i>Nandina domestica 'Compacta'</i>	5 GAL.	
	Soft Leaf Yucca	<i>Yucca recurvifolia</i>	5 GAL.	
Groundcover				
	Bermuda Grass			

TABULATION FOR LANDSCAPE		
ELDER TREE ARE	FOR CHARACTER PLANT 10' WIDE	PROVIDED
CANOPY TREES IN BUFFER ARE	PROVIDED	47
CANOPY TREES ALONG FRONTAGE	PROVIDED	22
FRONTAGE LANDSCAPE SETBACK	PROVIDED	25
NUMBER OF CANOPY TREES PROVIDED IN PARKING LOT	PROVIDED	24
NUMBER OF ORNAMENTALS PROVIDED IN PARKING LOT	PROVIDED	43
SCREENS PROVIDED AS LOW PERIMETER OF PARKING AREA	PROVIDED	
AREAS AROUND PHASE 1 DEVELOPMENT SCREENED	PROVIDED	
AREAS IN BUFFER ARE AND LANDSCAPE SETBACK SCREENED	PROVIDED	

75' SETBACK, 10' LANDSCAPE BUFFER  
1 TREE PER 25 FEET OR  
FILL GAPS IN EXISTING VEGETATION FENCE

PROPOSED  
COMMERCIAL  
PROPERTY  
(7.513 acres)

PHASE-1  
LANDSCAPE PLAN

Builder

Civil Engineer

Landscape

Architect

Designer

Project

Date

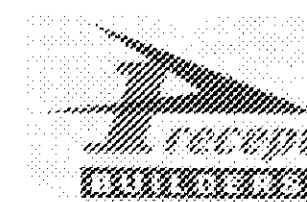
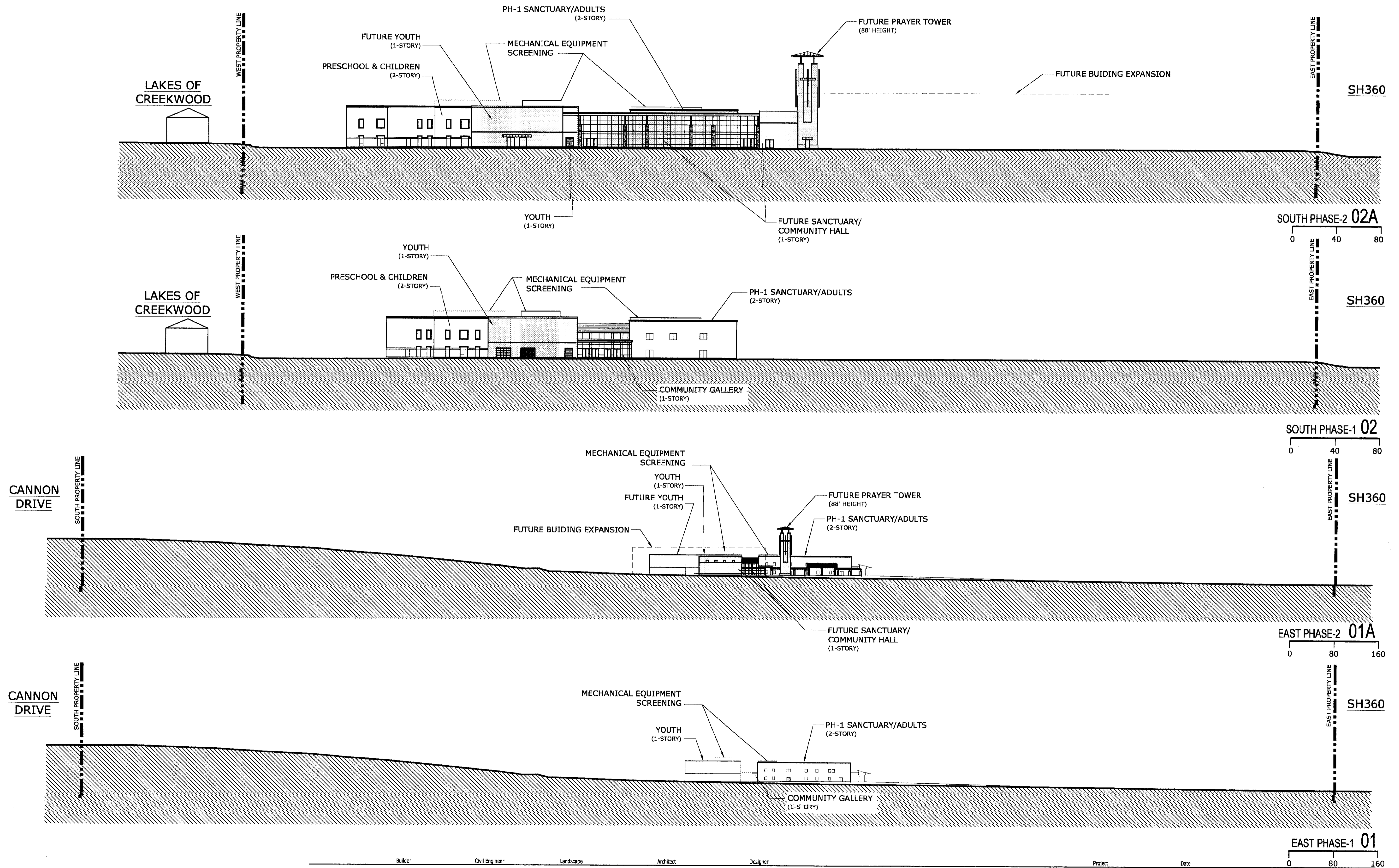
3463 CANNON DRIVE

MANSFIELD, TEXAS

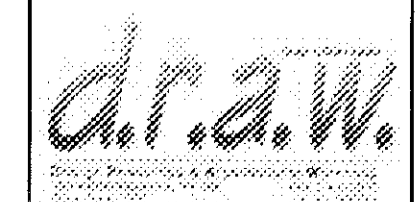
08-14-05

08-14-05

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METROPLEX  
GARDEN  
DESIGN  
LANDSCAPING  
2501 Walnut Hill, Suite 310  
Dallas, Texas 75209  
214.366.0585



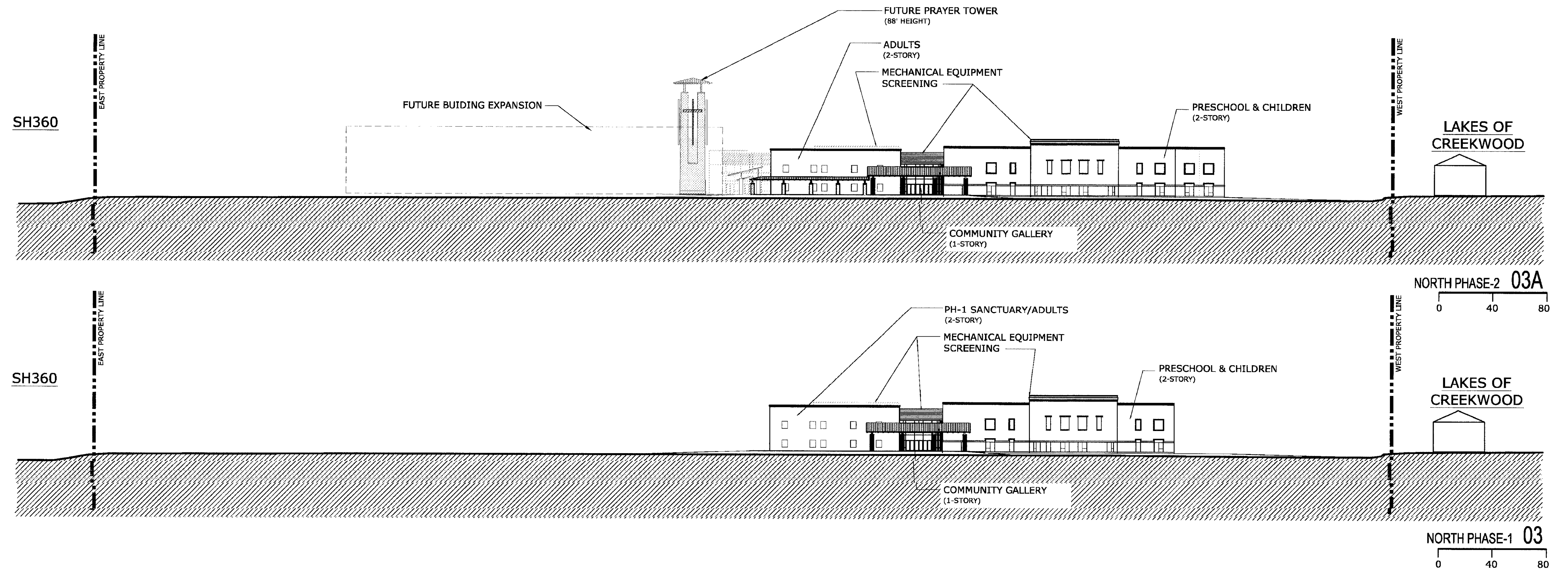
**WALNUT RIDGE BAPTIST CHURCH**  
3463 CANNON DRIVE  
MANSFIELD, TEXAS

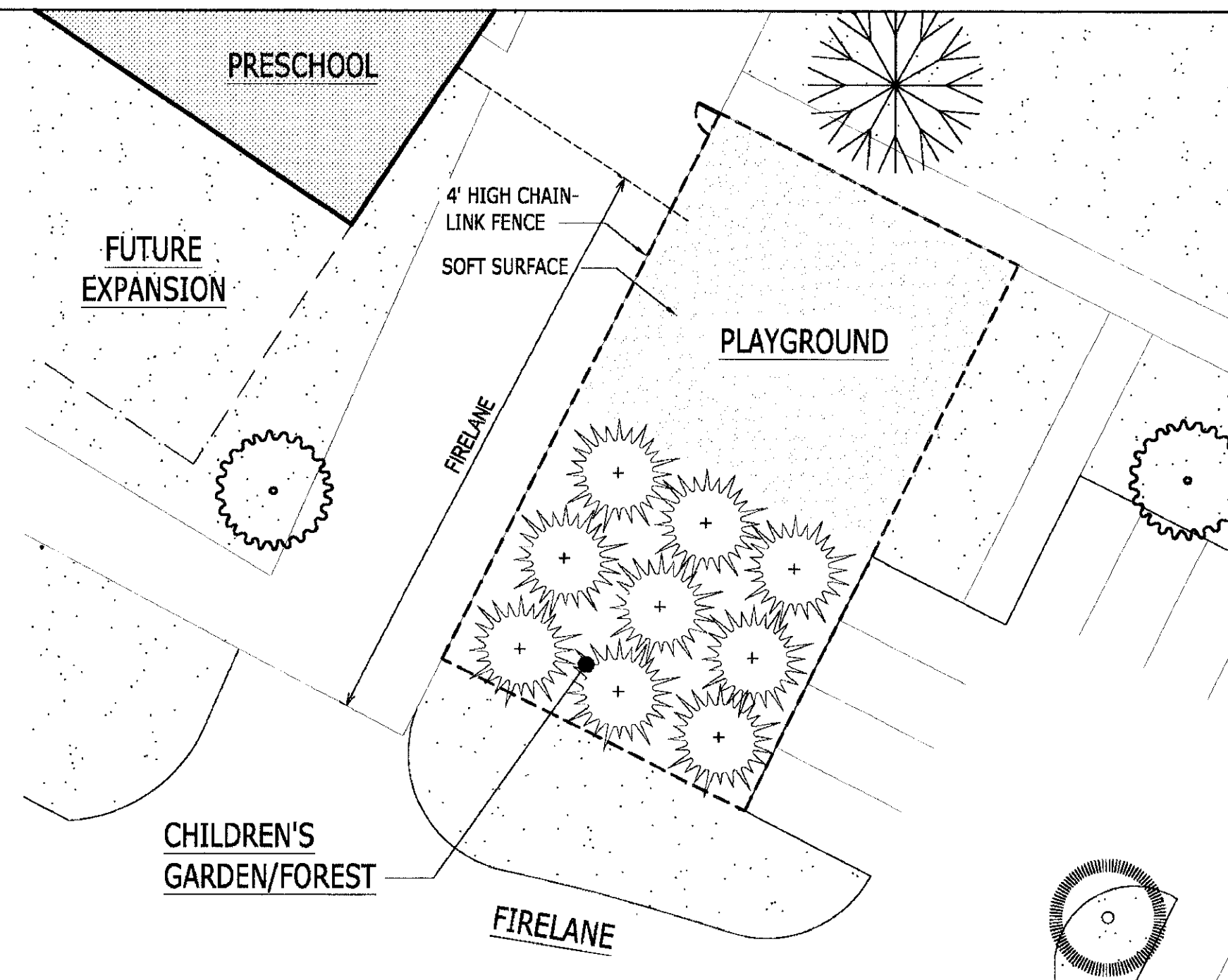
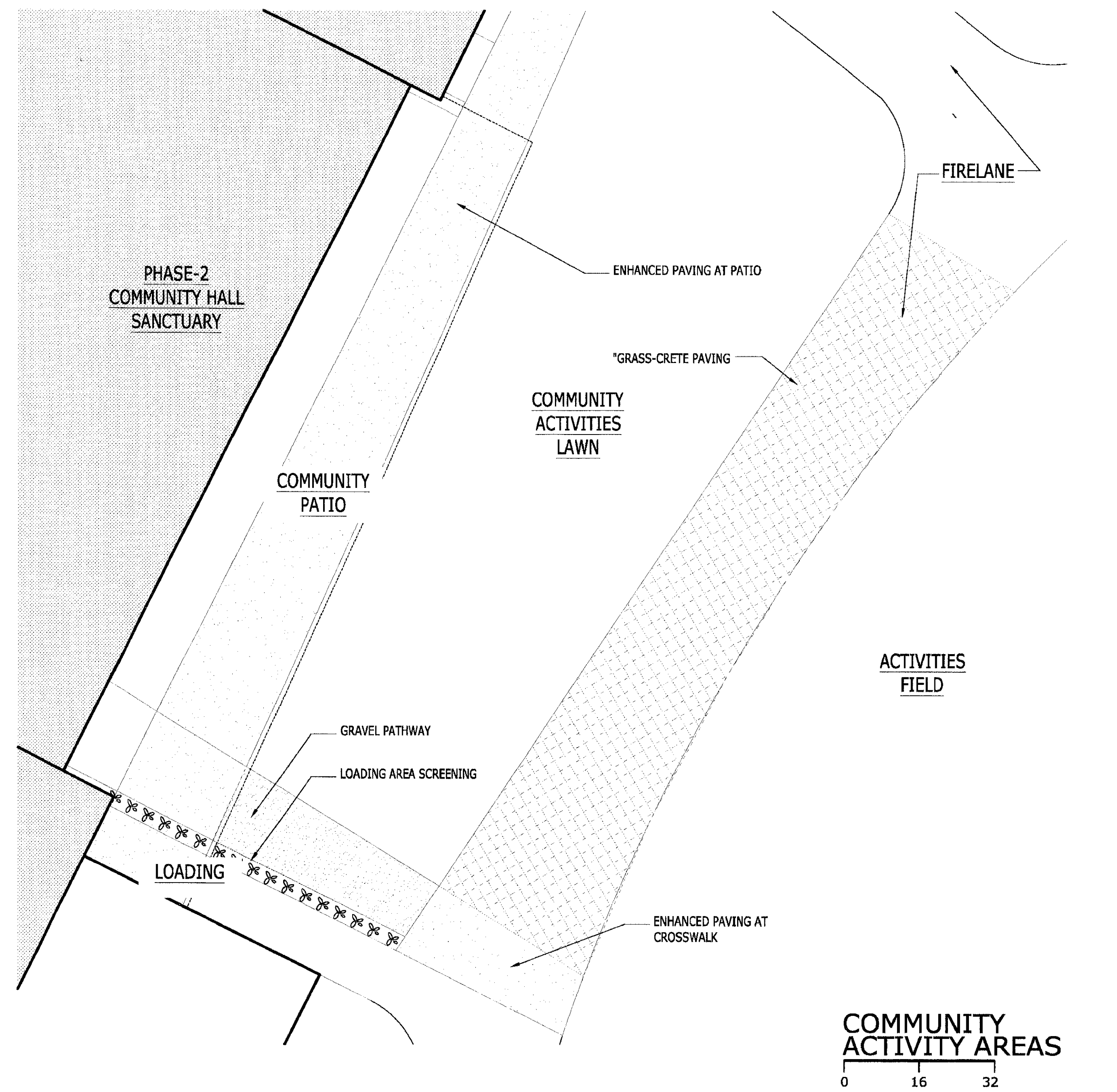
ISSUED  
Planning Dept Review 03-31-06  
City Council Review 04-10-06

DEVELOPMENT  
PLAN  
REVISION

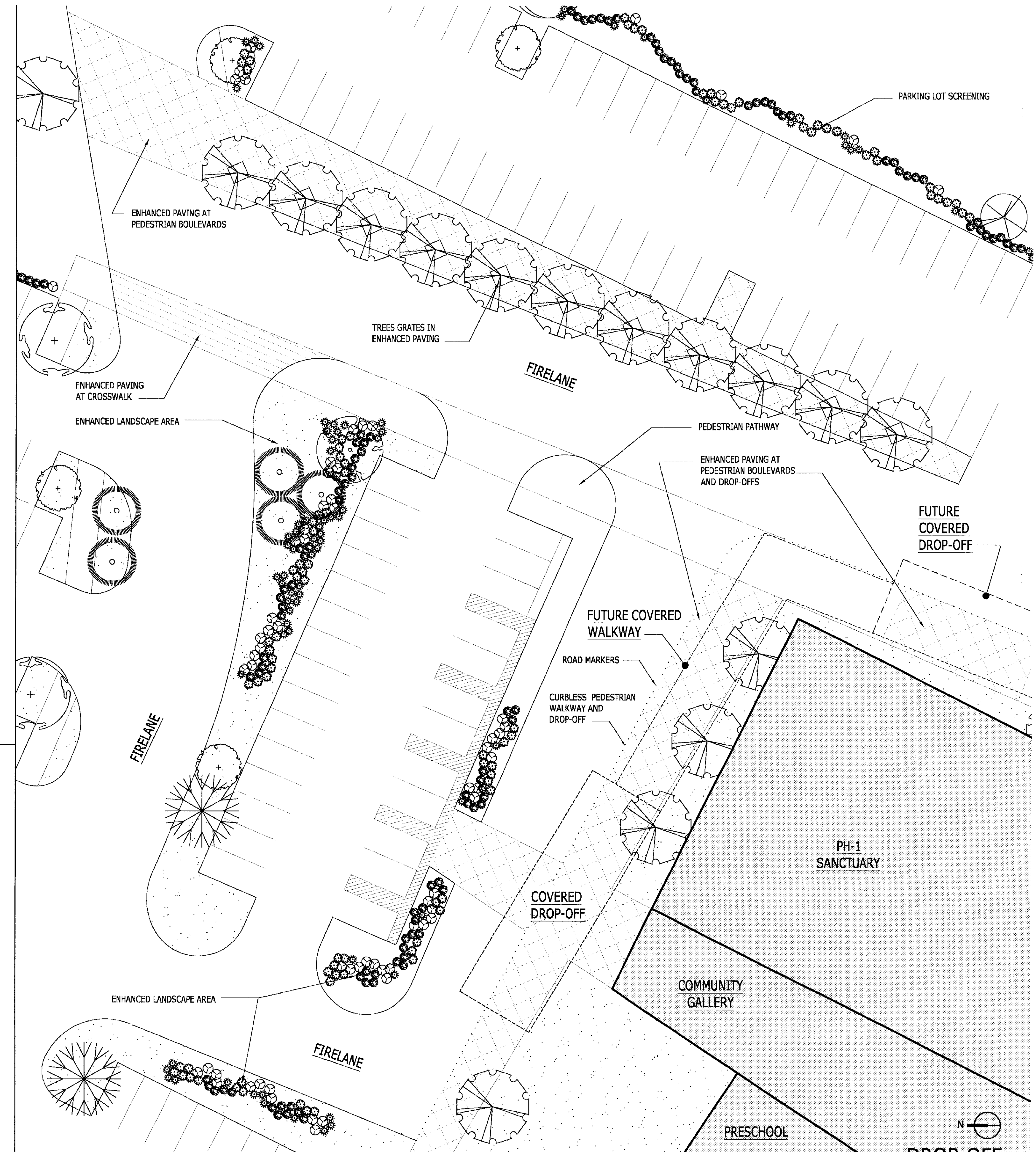
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PLAYGROUND &  
CHILDREN'S GARDEN



Builder

Civil Engineer

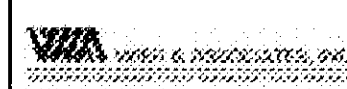
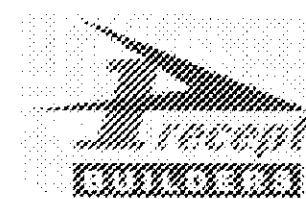
Landscape

Architect

Designer

Project

Date



METROPLEX  
GARDEN  
DESIGN  
LANDSCAPE  
1800 N. Collins Blvd., Ste. 100  
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F: 972.285.2959



WALNUT RIDGE BAPTIST CHURCH  
3463 CANNON DRIVE  
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ISSUED  
Planning Dept. Review  
City Council Review

03-31-05  
04-19-05

DEVELOPMENT  
PLAN  
REVISION

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