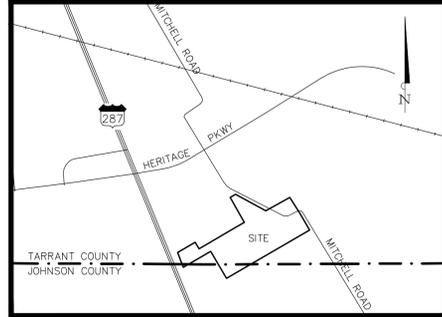
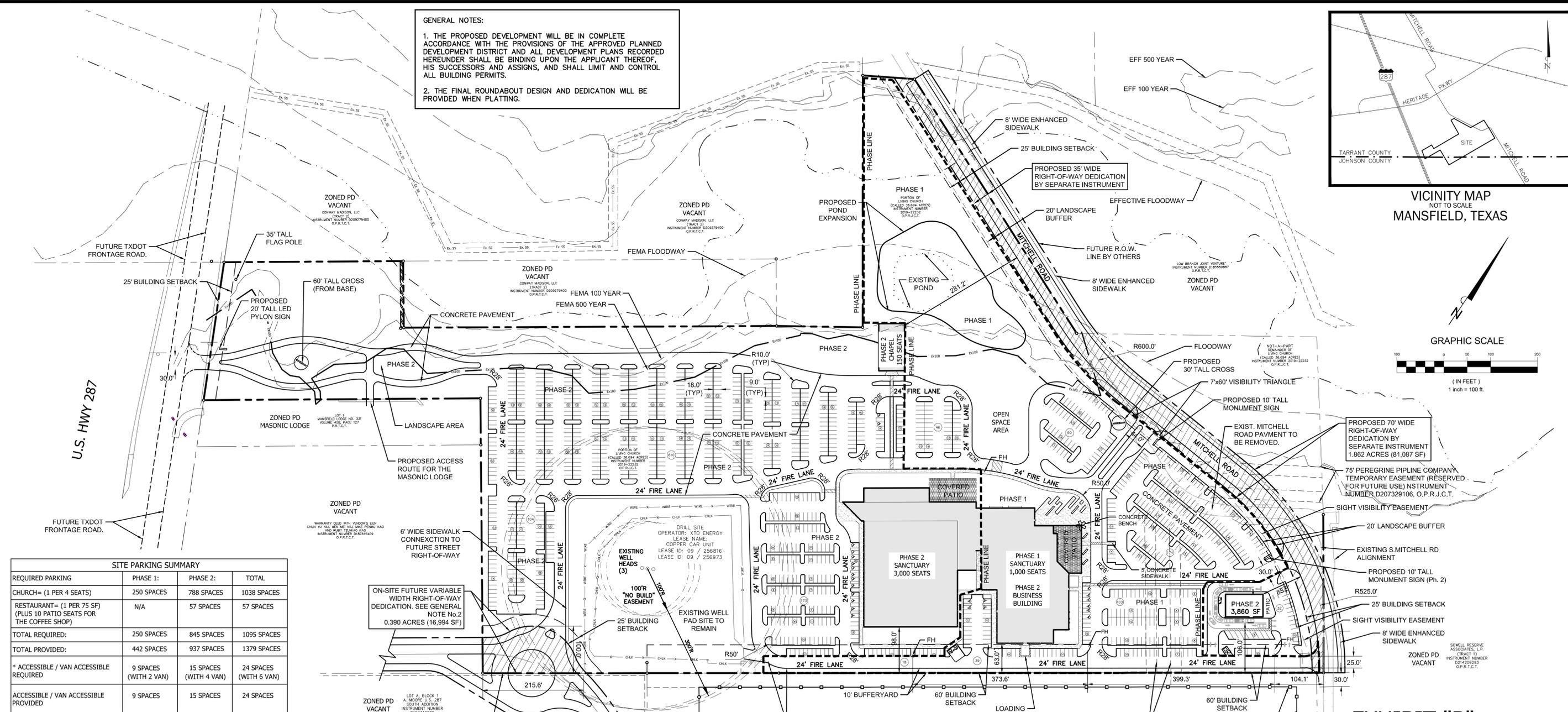
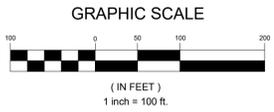


GENERAL NOTES:

1. THE PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
2. THE FINAL ROUNDABOUT DESIGN AND DEDICATION WILL BE PROVIDED WHEN PLATTING.

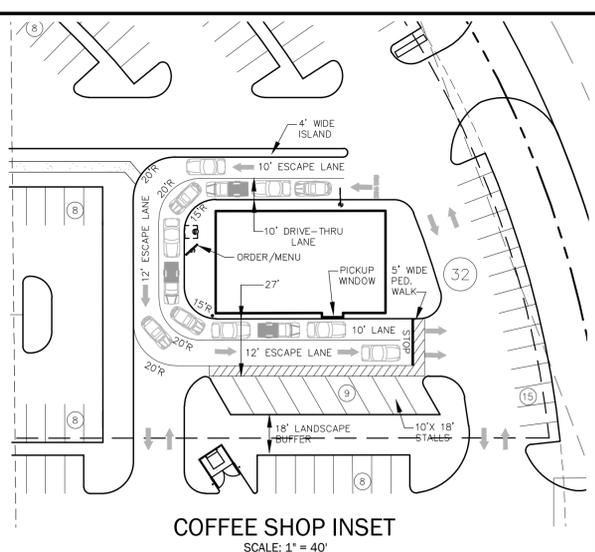


VICINITY MAP
NOT TO SCALE
MANSFIELD, TEXAS



SITE PARKING SUMMARY			
REQUIRED PARKING	PHASE 1:	PHASE 2:	TOTAL
CHURCH= (1 PER 4 SEATS)	250 SPACES	788 SPACES	1038 SPACES
RESTAURANT= (1 PER 75 SF) (PLUS 10 PATIO SEATS FOR THE COFFEE SHOP)	N/A	57 SPACES	57 SPACES
TOTAL REQUIRED:	250 SPACES	845 SPACES	1095 SPACES
TOTAL PROVIDED:	442 SPACES	937 SPACES	1379 SPACES
* ACCESSIBLE / VAN ACCESSIBLE REQUIRED	9 SPACES (WITH 4 VAN)	15 SPACES (WITH 4 VAN)	24 SPACES (WITH 6 VAN)
ACCESSIBLE / VAN ACCESSIBLE PROVIDED	9 SPACES	15 SPACES	24 SPACES

* PLUS 1 ACCESSIBLE SPACE FOR EACH 100 SPACES OVER 1,000



PD DEVELOPMENT ZONING NOTES:

THE ZONING FOR THE 32.558 ACRES SITE WILL BE PLANNED DEVELOPMENT FOR C-2 COMMERCIAL USES INCLUDING A CHURCH AND EATING PLACES WITH DRIVE THROUGH SERVICE. THE SITE WILL BE IN SUBSTANTIAL CONFORMANCE WITH C-2 ZONING. THE FOLLOWING ALLOWABLE USES, MATERIALS AND FEATURES SHALL ALSO BE INCLUDED AS PART OF THE PLANNED DEVELOPMENT.

1. A 60-FOOT TALL CROSS MOUNTED ON A BASE AND /OR BERM SHALL BE ALLOWED AT THE WEST ENTRANCE AT U.S. HIGHWAY 287 FRONTAGE ROAD AS SHOWN ON THE DEVELOPMENT PLAN AND EXHIBIT "C". THE HEIGHT OF THE CROSS SHALL BE MEASURED FROM THE BOTTOM OF THE MOUNTING BASE. THE HEIGHT SHALL NOT INCLUDE THE BASE OR THE BERM IN WHICH IT IS LOCATED ON.
2. A 20-FOOT TALL PYLON SIGN SHALL BE ALLOWED NEAR THE WEST ENTRANCE PROPERTY LINE ALONG HIGHWAY 287 FRONTAGE ROAD AS SHOWN ON THE DEVELOPMENT PLAN AND EXHIBIT "C".
3. A 30-FOOT TALL CROSS SHALL BE ALLOWED AT THE EAST ENTRANCE PROPERTY LINE ALONG MITCHELL ROAD AS SHOWN ON THE DEVELOPMENT PLAN AND EXHIBIT "C".
4. A 10-FOOT TALL MONUMENT SIGN SHALL BE ALLOWED AT EACH EAST ENTRANCE FROM MITCHELL ROAD AS SHOWN ON THE DEVELOPMENT PLAN AND EXHIBIT "C".
5. ADDITIONAL BUILDING MATERIALS AND FEATURES SHALL BE ALLOWED AS SHOWN ON ARCHITECTURAL EXHIBIT "C".
6. CHURCH SANCTUARY SHALL HAVE 2 DUMPSTERS WITH MASONRY SCREENING TO MATCH THE BUILDING AND ONE DUMPSTER FOR THE COFFEE SHOP/EATERY WITH MASONRY SCREENING.
7. A DETAILED SITE PLAN FOR EACH BUILDING IN PHASE 2 SHALL BE SUBMITTED FOR APPROVAL BY COUNCIL AT ONE MEETING PRIOR TO BUILDING PERMIT.
8. "COFFEE SHOP" AS REFERRED TO ON THIS PLAN SHALL BE FURTHER DESCRIBED AS AN ESTABLISHMENT SERVING COFFEE AND OTHER NON-ALCOHOLIC DRINKS ALONG WITH THE SERVICES OF LIGHT FOOD ITEMS TRADITIONALLY FOUND IN FACILITIES THAT MARKET THEMSELVES AS COFFEE SHOPS.

PD DEVELOPMENT LANDSCAPE AND DRAINAGE NOTES:

THE LANDSCAPE REQUIREMENTS FOR THE 32.558 ACRES SITE WILL BE IN SUBSTANTIAL CONFORMANCE WITH LANDSCAPE REQUIREMENTS SECTION 7300 OF THE ZONING ORDINANCE. THE FOLLOWING USES, MATERIALS AND FEATURES SHALL ALSO BE INCLUDED AS PART OF THE PLANNED DEVELOPMENT.

1. THERE SHALL BE NO SCREEN FENCE OR WALL REQUIREMENT ON THE SOUTH PROPERTY LINE. IN LIEU OF A FENCE OR WALL, A VEGETATED SCREENING SHALL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. IT SHALL BE NOTED THE PLANNED RESIDENTIAL SUB-DIVISION ALONG THE SOUTH PROPERTY LINE IS PROVIDING AN 8-FOOT HIGH SCREENING WALL ALONG THE SOUTH LINE OF THE GAS PIPELINE EASEMENT.
2. SPECIAL PLANTING AND ENHANCEMENTS OF THE POND AREA AND THE CREEK SHALL BE PROVIDED AS DEPICTED ON THE LANDSCAPE PLAN.

SITE SUMMARY TABLE	
GENERAL SITE DATA	
ZONING	PD-PLANNED DEVELOPMENT
LAND USE	CHURCH / RESTAURANT WITH DRIVE THRU (COFFEE SHOP)
LOT AREA	1,450,154 S.F. (33.291 ACRES)
TOTAL BUILDING AREA (SQUARE FEET) (PHASE 1)	43,852 S.F.
TOTAL BUILDING AREA (SQUARE FEET) (PHASE 1 & 2)	118,298 SF
BUILDING HEIGHT	PHASE 1: 36'-8" (1-STORY) PHASE 2: 60'-0" (2-STORY)
STEEPLE HEIGHT (PHASE-1)	56'-0"
FLOOR AREA RATIO (PHASE 1)	3.02%
FLOOR AREA RATIO (PHASE 1 & 2)	8.16%
SETBACKS	25' STREET FRONTAGE (FROM PROPERTY LINE)

DEVELOPER:
TRUSTON BABA
PASTOR
LIVING CHURCH
2271 MATLOCK ROAD
MANSFIELD, TX 76063
tbaba@livingchurch.com
PHONE: (214) 532-6699

SURVEYOR:
MICHAEL DAVIS, RPLS
BANNISTER ENGINEERING
240 N. MITCHELL ROAD
MANSFIELD, TX 76063
MIKE@BANNISTERENG.COM
PHONE: (817) 842-2094

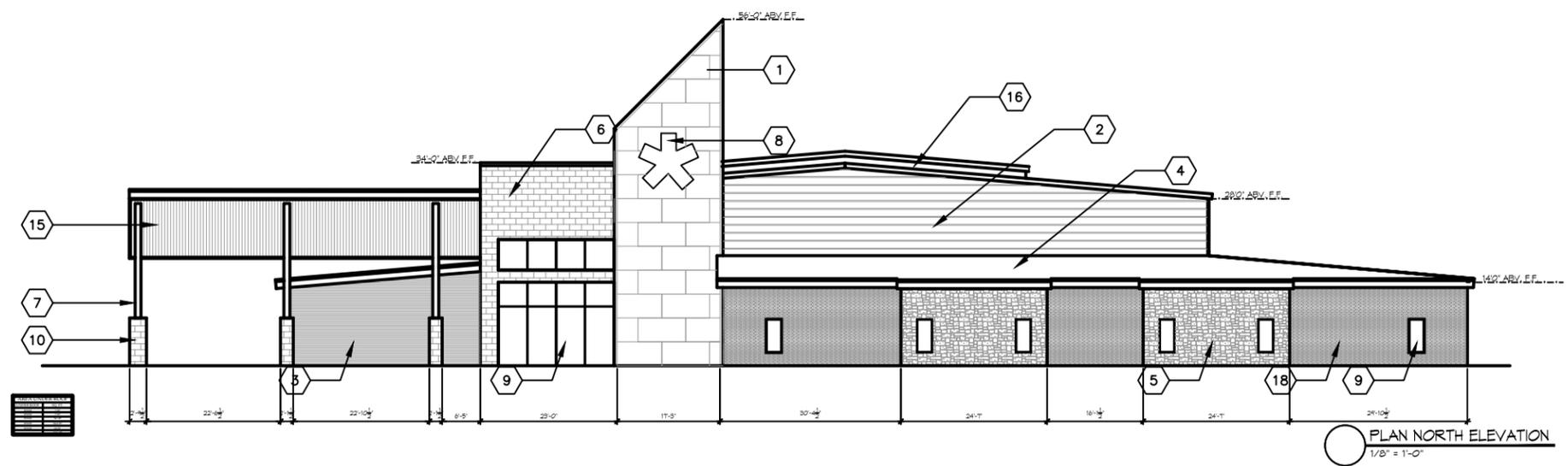
EXHIBIT "B" DEVELOPMENT PLAN FOR LIVING CHURCH

DANIEL DELAY SURVEY, ABSTRACT NO. 421;
THE JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317;
THE MILTON GREGG SURVEY, ABSTRACT NO. 555;
THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024;
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND
DANIEL DELAY SURVEY, ABSTRACT NO. 209
CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

Date Prepared: December 11, 2019
Date Revised: May 28, 2020
32.558 ACRES
Case Number: ZC #19-023



CONTACT: CODY R. BROOKS, P.E.



SHEET KEYNOTES

1	CORTEN STEEL VENEER
2	HORIZ. RIB STEEL SIDING- PATTERN 1
3	HORIZ. RIB STEEL SIDING- PATTERN 2
4	R PANEL METAL ROOFING
5	ROUGH STONE VENEER
6	2" CUT STONE VENEER
7	STEEL COLUMN- PAINT
8	CHURCH LOGO
9	STOREFRONT GLAZING
10	STONE BASE
11	LOGO CORTEN STEEL SCREEN PANEL
12	METAL CANOPY
13	METAL CORNER TRIM
14	OVERHEAD DOOR
15	T&G WOOD SOFFIT
16	ROOF PROJECTION
17	4'-0" PROJECTION WITH ROOF
18	BRICK VENEER

EXTERIOR FINISH CALCULATION

All measurements shall be from foundation to top plates at gables.
All measurements shall be from foundation to brick frieze at hips.

	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION	TOTAL
1. Gross Area	4791	5571	7687	7413	
2. Gross Area of Masonry	2461	1976	1737	1385	
3. Area of Masonry Openings- Glazing/doors	436	48	272	0	
4. Net Masonry Area	2025	1928	1465	1385	6803
5. Gross Area of Metal Siding	2330	3419	5950	6028	23149
6. Area of Siding Openings- Glazing/doors	28	126	966	1029	
7. Net Siding Area	2302	3293	4984	4999	
8. Total Net Area	4327	5221	6449	6384	22381
9. Masonry %	47%	37%	23%	22%	
	882 SF- CORTEN 1420 SF METAL SIDING 464 SF GLAZING/DOORS	278 SF- CORTEN 422 SF METAL SIDING 174 SF GLAZING/DOORS	236 SF- CORTEN 5172 SF METAL SIDING 1238 SF GLAZING/DOORS	308 SF- CORTEN 4711 SF METAL SIDING 1021 SF GLAZING/DOORS	
					TOTAL MASONRY PERCENTAGE = 30 %

NORTH - 4791 GROSS SF
MASONRY - 51%
CORTEN STEEL - 18%
GLAZING - 9%
METAL SIDING - 22%

SOUTH - 5571 GROSS SF
MASONRY - 35%
CORTEN STEEL - 5%
GLAZING - 3%
METAL SIDING - 57%

EAST - 7687 GROSS SF
MASONRY - 23%
CORTEN STEEL - 7%
GLAZING - 16%
METAL SIDING - 55%

WEST - 7413 GROSS SF
MASONRY - 22%
CORTEN STEEL - 3%
GLAZING - 14%
METAL SIDING - 61%

TOTAL MATERIALS NOT INCL.
METAL SIDING PER NORTH,
SOUTH AND EAST 55.33%

SLAB AREAS	SQ. FT.
COV. PORCH 2	482 SF
STORAGE	278 SF
FLOOR PLAN	44704 SF
STONE	1644 SF

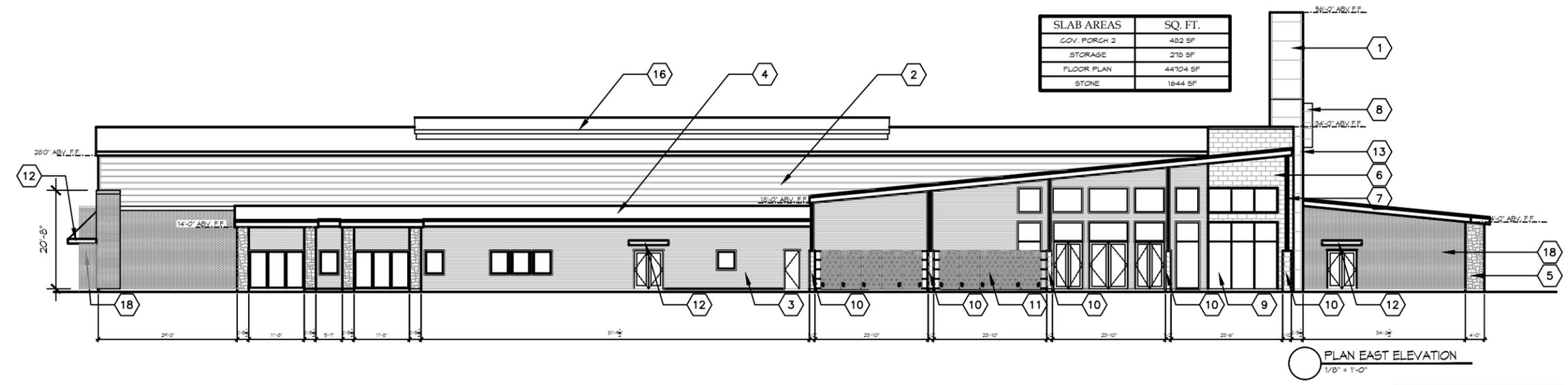


EXHIBIT 'C'

CASE NO.
ZC#19-023

LOT --- BLOCK ---
--- COUNTY

DATE: 10-3-14 PD1
10-8-14 PD2
10-16-14 PDS
10-18-14 PDA
10-28-14 PDS
3-11-20 REV
4-8-20 REV
4-16-20 REV
4-21-20 REV
5-14-20 REV
5-28-20 REV

SHEET Title:



192647 LIVING CHURCH

LIVING CHURCH

LOT --- BLOCK ---
COUNTY

DATE: 10-3-18 PD1
10-8-18 PD2
10-16-18 PD3
10-28-18 PD4
10-28-18 PFS
3-11-20 REV
4-8-20 REV
4-16-20 REV
4-21-20 REV
5-14-20 REV
5-28-20 REV

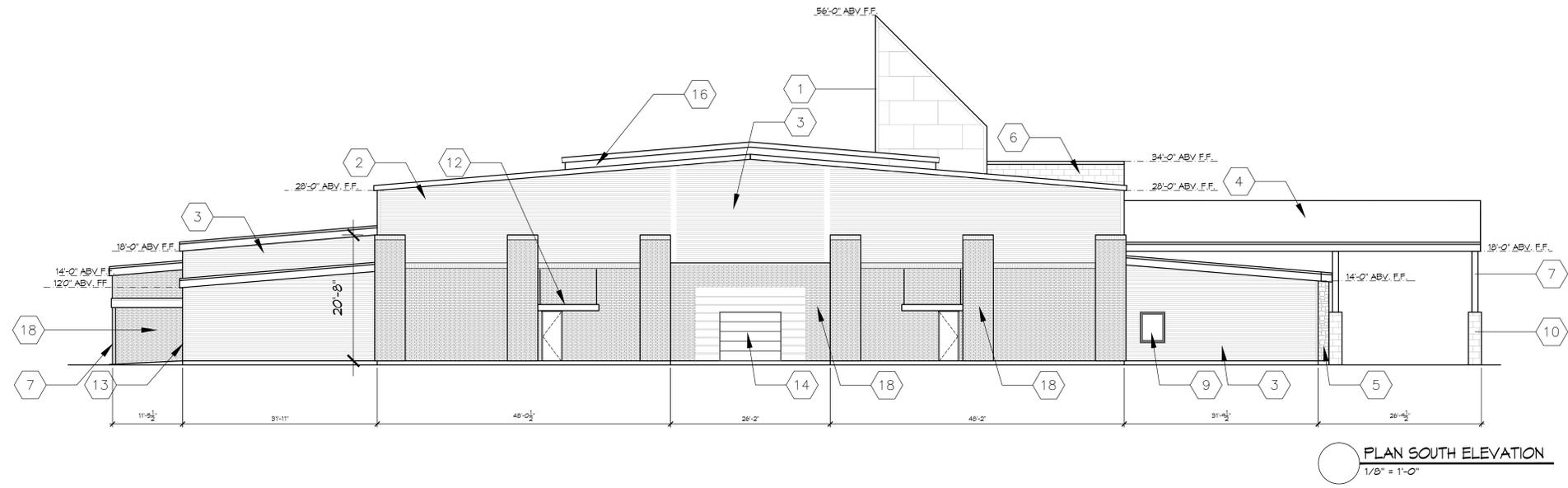
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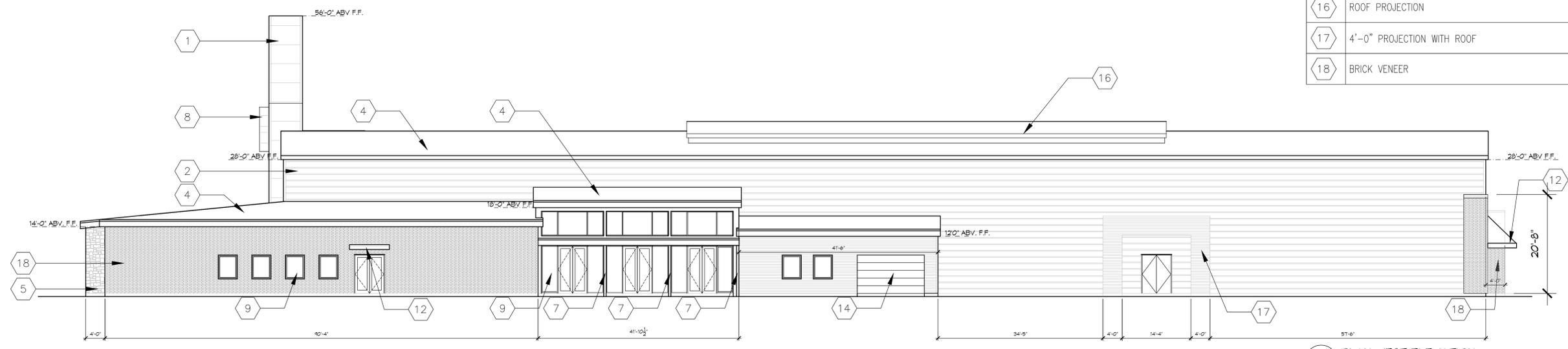
SHEET No.: A2-2

SHEET KEYNOTES

1	CORTEN STEEL VENEER
2	HORIZ. RIB STEEL SIDING- PATTERN 1
3	HORIZ. RIB STEEL SIDING- PATTERN 2
4	R PANEL METAL ROOFING
5	ROUGH STONE VENEER
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13	METAL CORNER TRIM
14	OVERHEAD DOOR
15	T&G WOOD SOFFIT
16	ROOF PROJECTION
17	4'-0" PROJECTION WITH ROOF
18	BRICK VENEER



PLAN SOUTH ELEVATION
1/8" = 1'-0"



PLAN WEST ELEVATION
1/8" = 1'-0"

EXTERIOR FINISH CALCULATION					
All measurements shall be from foundation to top plates at gables. All measurements shall be from foundation to brick frieze at hips.					
	NORTH ELEVATION	SOUTH ELEVATION	EAST ELEVATION	WEST ELEVATION	TOTAL
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	282 SF- CORTEN 1420 SF METAL SIDING 464 SF GLAZING/DOORS	275 SF- CORTEN 4222 SF METAL SIDING 174 SF GLAZING/DOORS	236 SF- CORTEN 5172 SF METAL SIDING 1238 SF GLAZING/DOORS	209 SF- CORTEN 4791 SF METAL SIDING 1029 SF GLAZING/DOORS	
TOTAL MASONRY PERCENTAGE =					30%

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MASONRY - 51%
CORTEN STEEL - 18%
GLAZING - 9%
METAL SIDING - 22%

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MASONRY - 35%
CORTEN STEEL - 5%
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METAL SIDING - 57%

EAST - 7607 GROSS SF
MASONRY - 22%
CORTEN STEEL - 7%
GLAZING - 16%
METAL SIDING - 55%

WEST - 7413 GROSS SF
MASONRY - 22%
CORTEN STEEL - 3%
GLAZING - 14%
METAL SIDING - 61%

TOTAL MATERIALS NOT INCL.
METAL SIDING PER NORTH,
SOUTH AND EAST 55.33%

EXHIBIT 'C'

CASE NO.
ZC#19-023



192647 LIVING CHURCH

LIVING CHURCH



LOT --- BLOCK ---
--- COUNTY

DATE: 10-3-19 PD1
10-8-19 PD2
10-16-19 PDS
10-18-19 PD4
10-28-19 PDS
3-11-20 REV
4-8-20 REV
4-16-20 REV
4-21-20 REV
5-14-20 REV
5-28-20 REV

SHEET Title:

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EXHIBIT 'C'

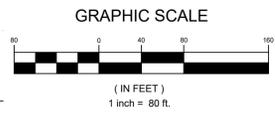
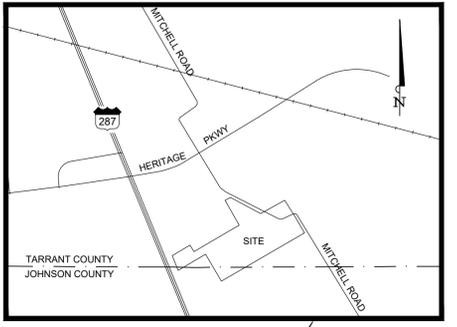
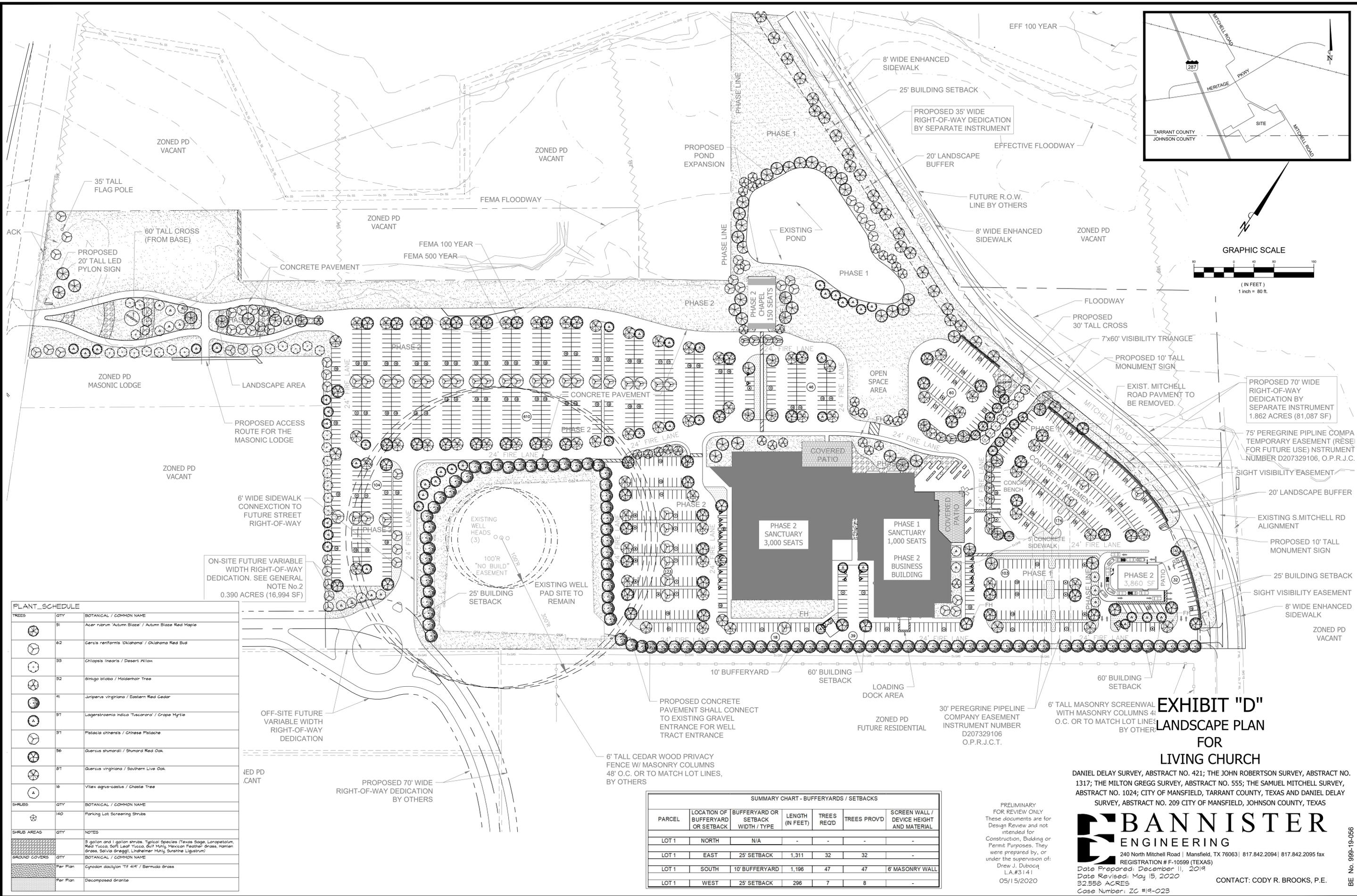
CASE NO.
ZC#19-023



214 N. PALM CREEK DR. HANFELD TEXAS 76043
817.471.5249 METRO 817.471.5885 FAX

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SHEET No.: A2-3



PLANT SCHEDULE		
TREES	QTY	BOTANICAL / COMMON NAME
	51	Acer rubrum 'Autumn Blaze' / Autumn Blaze Red Maple
	62	Cercis reniformis 'Oklahoma' / Oklahoma Red Bud
	93	Chilopsis linearis / Desert Willow
	92	Shrubs
	91	Juniperus virginiana / Eastern Red Cedar
	97	Lagerstroemia indica 'Tuscarora' / Grape Myrtle
	97	Pistacia chinensis / Chinese Pistache
	96	Quercus shumardii / Shumard Red Oak
	97	Quercus virginiana / Southern Live Oak
	16	Vitex agnus-castus / Ghost Tree
SHRUBS	QTY	BOTANICAL / COMMON NAME
	140	Parking Lot Screening Shrubs
SHRUB AREAS	QTY	NOTES
		5 gallon and 1 gallon shrubs. Typical Species (Texas Sage, Loropetalum, Red Yucca Soft Leaf Yucca, Gulf Muhly, Mexican Feather Grass, Hamon Grass, Salvia Greggii, Lindheimer Mums, Sunshine Ligustrum)
IRRIGATION	QTY	BOTANICAL / COMMON NAME
		Per Plan Cynodon dactylon 'TIF 419' / Bermuda Grass
		Per Plan Decomposed Granite

SUMMARY CHART - BUFFERYARDS / SETBACKS						
PARCEL	LOCATION OF BUFFERYARD OR SETBACK	BUFFERYARD OR SETBACK WIDTH / TYPE	LENGTH (IN FEET)	TREES REQD	TREES PROVIDED	SCREEN WALL / DEVICE HEIGHT AND MATERIAL
LOT 1	NORTH	N/A	-	-	-	-
LOT 1	EAST	25' SETBACK	1,311	32	32	-
LOT 1	SOUTH	10' BUFFERYARD	1,196	47	47	6' MASONRY WALL
LOT 1	WEST	25' SETBACK	296	7	8	-

PRELIMINARY FOR REVIEW ONLY. These documents are for Design Review and not intended for Construction, Bidding or Permit Purposes. They were prepared by, or under the supervision of: Drew J. Dubocq, L.A.#3141, 05/15/2020

EXHIBIT "D" LANDSCAPE PLAN FOR LIVING CHURCH

DANIEL DELAY SURVEY, ABSTRACT NO. 421; THE JOHN ROBERTSON SURVEY, ABSTRACT NO. 1317; THE MILTON GREGG SURVEY, ABSTRACT NO. 555; THE SAMUEL MITCHELL SURVEY, ABSTRACT NO. 1024; CITY OF MANSFIELD, TARRANT COUNTY, TEXAS AND DANIEL DELAY SURVEY, ABSTRACT NO. 209 CITY OF MANSFIELD, JOHNSON COUNTY, TEXAS

BANNISTER ENGINEERING
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 REGISTRATION # F-10599 (TEXAS)
 Date Prepared: December 11, 2019
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 32.558 ACRES
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CONTACT: CODY R. BROOKS, P.E.