



**FIELD NOTE DESCRIPTION
OF A 10.00 ACRE TRACT OF LAND
SITUATED IN THE JACOB BACK SURVEY, ABSTRACT NO. 126,
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS**

BEING A 10.00 ACRE TRACT OF LAND SITUATED IN THE JACOB BACK SURVEY, ABSTRACT NUMBER 126, CITY OF MANSFIELD, TARRANT COUNTY, TEXAS, BEING ALL OF A CALLED 10.00 ACRE TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO CWA VISTAS, LP, RECORDED IN INSTRUMENT NUMBER D214180890, OFFICIAL PUBLIC RECORDS OF TARRANT COUNTY, TEXAS, (O.P.R.T.C.T.), SAID 10.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD WITH CAP (NOT LEGIBLE) FOUND FOR THE WEST END OF A CORNER CLIP AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF CANNON STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY), WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF BROAD STREET, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID CANNON STREET, THE FOLLOWING CALLS:

1. NORTH 31°21'15" WEST, A DISTANCE OF 144.93 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 415.00 FEET, AND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 04°45'11" WEST, A DISTANCE OF 0.73 FEET;
2. NORTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 19°41'28" FOR AN ARC LENGTH OF 142.62 FEET, A CHORD BEARING OF NORTH 21°30'31" WEST AND A CHORD DISTANCE OF 141.92 FEET TO A POINT FOR CORNER AND FROM WHICH A 1/2-INCH IRON ROD WITH CAP STAMPED "BRITAIN & CRAWFORD" BEARS SOUTH 02°41'38" WEST, A DISTANCE OF 0.39 FEET;
3. NORTH 01°10'52" EAST, A DISTANCE OF 50.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF A 10.3-FOOT RIGHT-OF-WAY DEDICATION CREATED BY WALNUT RIDGE ADDITION, AN ADDITION TO THE CITY OF MANSFIELD, TARRANT COUNTY, TEXAS ACCORDING TO THE PLAT THEREOF RECORDED IN INSTRUMENT NUMBER D206262956, O.P.R.T.C.T.;

THENCE, NORTH 02°57'26" EAST ALONG THE EAST LINE OF SAID RIGHT-OF-WAY DEDICATION, AT A DISTANCE OF 10.31 FEET PASSING THE SOUTHERLY SOUTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID WALNUT RIDGE ADDITION, CONTINUING ALONG AN EASTERLY LINE OF SAID LOT 1, BLOCK 1 AND THE WEST LINE OF SAID 10.00 ACRE TRACT OF LAND, IN ALL FOR A TOTAL DISTANCE OF 475.92 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT OF LAND, SAME BEING AN ANGLE POINT IN A SOUTHERLY LINE OF SAID LOT 1, BLOCK 1;

THENCE, SOUTH 87°02'34" EAST ALONG THE COMMON LINE OF SAID 10.00 ACRE TRACT OF LAND AND SAID LOT 1, BLOCK 1, A DISTANCE OF 779.63 FEET TO A CUT "X" SET FOR THE NORTHEAST CORNER OF SAID 10.00 ACRE TRACT OF LAND, SAME BEING THE EASTERLY SOUTHEAST CORNER OF SAID LOT 1, BLOCK 1 AND BEING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 360, (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY);

THENCE, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360, AND THE EASTERLY LINE OF SAID 10.00 ACRE TRACT OF LAND, THE FOLLOWING CALLS:

1. SOUTH 20°12'26" WEST, A DISTANCE OF 158.23 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;



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2. SOUTH 12°39'50" WEST, A DISTANCE OF 168.69 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;
3. SOUTH 50°58'03" WEST, A DISTANCE OF 161.89 FEET TO A POINT FOR CORNER, AND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 69°15'45" EAST, A DISTANCE OF 0.39 FEET;
4. SOUTH 12°03'34" WEST, A DISTANCE OF 31.43 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;
5. SOUTH 10°52'35" WEST, A DISTANCE OF 51.24 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR CORNER;
6. SOUTH 11°30'42" WEST, A DISTANCE OF 13.24 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY 360, WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BROAD STREET;

THENCE, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID BROAD STREET, THE FOLLOWING CALLS:

1. SOUTH 61°06'28" WEST A DISTANCE OF 477.96 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS POINT WHICH BEARS NORTH 29°17'59" WEST, A DISTANCE OF 1,260.00 FEET, AND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 21°36'57" WEST, A DISTANCE OF 1.37 FEET;
2. SOUTHWESTERLY WITH SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 00°24'27" FOR AN ARC LENGTH OF 8.96 FEET, A CHORD BEARING OF SOUTH 60°54'14" WEST AND A CHORD DISTANCE OF 8.96 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "STANTEC" SET FOR THE EAST END OF THE AFOREMENTIONED CORNER CLIP, AND FROM WHICH A 1/2-INCH IRON ROD FOUND BEARS SOUTH 17°29'46" WEST, A DISTANCE OF 1.1 FEET;

THENCE, NORTH 76°10'07" WEST, ALONG SAID CORNER CLIP, A DISTANCE OF 14.59 FEET TO THE POINT OF BEGINNING;

CONTAINING A COMPUTED AREA OF 435,550 SQUARE FEET OR 10.00 ACRES OF LAND.

NOTE:

THE BEARINGS CALLED FOR HEREIN ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM (NORTH CENTRAL ZONE, NAD 83) BASED ON LEICA GEOSYSTEMS NORTH TEXAS SMARTNET NETWORK, DISTANCES ADJUSTED TO SURFACE USING AN AVERAGE COMBINED SCALE FACTOR OF 0.999880014.


MICHAEL J. MURPHY
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5724

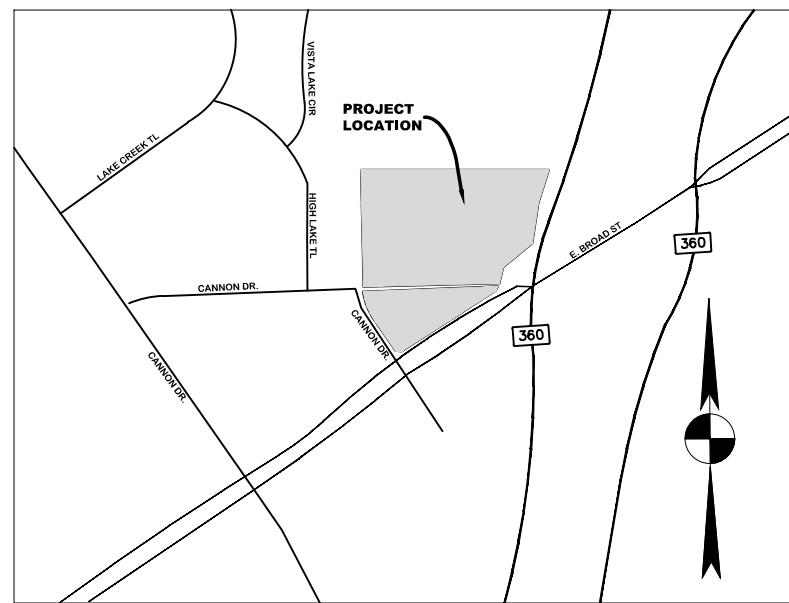
12/5/16
DATE



PARKING SUMMARY

LOT 1		
USE:	RETAIL (GROCERY)	
BUILDING AREA:	15,000 S.F.	
PARKING REQUIRED:	52	
PARKING PROVIDED:	55	
LOT 2		
USE:	TBD	
BUILDING AREA:	3,600 S.F. (SHOWN)	
PARKING REQUIRED:	48	
PARKING PROVIDED:	48	
LOT 3		
USE:	TBD	
BUILDING AREA:	6,000 S.F. (SHOWN)	
PARKING REQUIRED:	40	
PARKING PROVIDED:	42	
LOT 4		
USE:	TBD	
BUILDING AREA:	4,000 S.F. (SHOWN)	
PARKING REQUIRED:	14	
PARKING PROVIDED:	14	
LOT 5		
USE:	TBD	
BUILDING AREA:	19,250 S.F. (SHOWN)	
PARKING REQUIRED:	193	
PARKING PROVIDED:	193	

FUTURE TRAFFIC IMPROVEMENTS
THE TRAFFIC IMPACT ANALYSIS PREPARED AS PART OF THIS PD INDICATES FULL BUILD-OUT OF THIS DEVELOPMENT MAY IMPACT THE INTERSECTION OF BROAD STREET AND CANNON DRIVE EXTENSION. THE CITY WILL MONITOR THE IMPACTS TO THIS INTERSECTION AND MAY REQUIRE ROADWAY IMPROVEMENTS (HOODED LEFT TURN LANES) IN THE FUTURE.

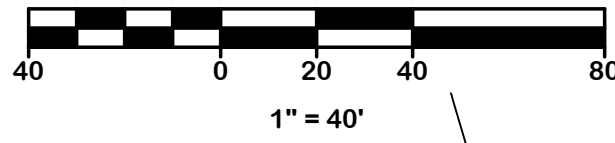


VICINITY MAP

NTS

LEGEND

- VARIABLE WIDTH FIRELANE
- PHASE 1 INFRASTRUCTURE
- PHASE 2 INFRASTRUCTURE



LOT 1, BLOCK 1
WALNUT RIDGE ADDITION
INST. NO. D206262956
O.P.R.T.C.T.

A SUBMITTED DETAILED SITE PLAN PACKAGE FOR LOT 5 WILL ADDRESS THE POTENTIAL NEED FOR A RETAINING WALL ON THE WEST AND NORTH PORTIONS OF LOT 5

EVENT CENTER
19,250 SF
LOT 5
4.28 AC

BANK
4,000 SF
LOT 4
1.66 AC

MEDICAL
6000 SF
LOT 3
1.23 AC

REST
3600 SF
LOT 2
1.27 AC

LOT 1
1.48 AC

CANNON DR. EXTENSION
(VARIABLE WIDTH RIGHT-OF-WAY)

$\Delta = 19'41'28"$
 $R = 415.00'$
 $L = 142.62'$
 $CB = N 21'30'31" W$
 $CD = 141.92'$

CANNON DR. EXTENSION
(VARIABLE WIDTH RIGHT-OF-WAY)

$\Delta = 0'24'27"$
 $R = 1250.00'$
 $L = 8.96'$
 $CB = S 60'54'14" W$
 $CD = 8.96'$

THE PROPOSED DEVELOPMENT SHALL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSOR AND ASSIGNS AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

ALL SUBSEQUENT LOTS, NOT PROVIDED IN THE INITIAL PD, WILL REQUIRE A DETAILED SITE PLAN APPROVAL THROUGH CITY COUNCIL AND COMPLIANCE WITH THE APPLICABLE REQUIREMENTS OF THIS PD.

EACH USER/APPLICANT MUST SUBMIT THEIR BUILDING PLANS INDIVIDUALLY AND MUST COMPLY WITH CODES AND ORDINANCES.

BROAD STREET
(VARIABLE WIDTH RIGHT-OF-WAY)

OWNER/DEVELOPER:
CWA VISTA, LP
4801 W. LOVERS LANE
DALLAS, TX 75209
PH: (214) 739-5553
CONTACT: CHARLIE ANDERSON

CIVIL ENGINEER/PREPARER:
STANTEC CONSULTING SERVICES, INC.
12222 MERIT DRIVE STE. 400,
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPE# F-6324

SURVEYOR:
STANTEC CONSULTING SERVICES, INC.
12222 MERIT DRIVE STE. 400,
DALLAS, TEXAS 75251
PHONE: (972) 991-0011
CONTACT: MICHAEL J. MURPHY, R.P.L.S.
TBPLS REGISTRATION NO. F-1094229

BENCHMARKS:

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD 88 USING GEOID 12A & REFERENCED TO THE LEICA GEOSYSTEMS NORTH TEXAS SMARTNET GPS NETWORK.

SBM #1: SQUARE CUT SET ON TOP OF CURB CENTER OF RADIUS LOCATED AT THE NORTHWEST CORNER OF BROAD STREET AND STATE HIGHWAY 380.
ELEVATION = 603.06'

SBM #2: SQUARE CUT SET ON TOP OF CURB CENTER OF MEDIAN NOSE LOCATED ALONG THE CENTERLINE OF BROAD STREET APPROXIMATELY 45-FT SOUTHWESTERLY FROM THE CENTERLINE OF CANNON DRIVE.
ELEVATION = 605.20'

OWNERS MAINTENANCE AGREEMENT:
THE MAINTENANCE OF THE SHARED ACCESS EASEMENTS, SHARED PARKING AREAS AND DEVELOPMENT SIGNAGE SHALL BE GOVERNED BY A RESTRICTIVE COVENANT AGREEMENT AND THE AGREEMENT SHALL BE FILED OF RECORD WITH TARRANT COUNTY.

DEVELOPMENT SCHEDULE

PHASE 1: LOT 1 HAS AN ANTICIPATED CONSTRUCTION START FOR THE THIRD QUARTER OF 2017 WITH AN ANTICIPATED COMPLETION OF SECOND QUARTER 2018. PHASE 2: LOT 2, 3, 4, AND 5 ARE CONTINGENT ON THE POTENTIAL TENANTS AND FUTURE DEMANDS.

DEVELOPMENT DESCRIPTION:

VISTAS OF WALNUT RIDGE IS A 10-ACRE PLANNED DEVELOPMENT DISTRICT WITH MIXED-USES THAT ARE OF CITY-WIDE AND REGIONAL SIGNIFICANCE. THIS DISTRICT SHALL BE SUBJECT TO THE DEVELOPMENT STANDARDS AND PERMITTED LAND USES, REQUIREMENTS, SCREENING AND RESTRICTIONS PERTAINING TO C-2 COMMUNITY BUSINESS DISTRICT AS DESCRIBED IN THE CITY OF MANSFIELD ZONING ORDINANCE AND AS AMENDED BY GRANTING THIS ZONING CHANGE AND ALL DEVELOPMENT PLANS RECORDED HEREUNDER.

ALL EXTERIOR SITE LIGHTING SHALL BE A MAXIMUM OF 0.3 FC AT THE PROPERTY LINE, EXCEPT MAXIMUM 0.0 FC AT GRADE IF ADJACENT TO RESIDENTIAL. SITE LIGHTING SHALL COMPLY WITH CITY OF MANSFIELD SITE LIGHTING REQUIREMENTS AND SHALL NOT EXCEED 20'-0" ABOVE GRADE, WITHIN 50' OF THE WEST PROPERTY LINE; 30' ABOVE GRADE ELSEWHERE ON SITE AND ALL SITE LIGHTING MUST BE FULL CUT OFF WITH DARK BRONZE FINISH POLES AND FIXTURES.

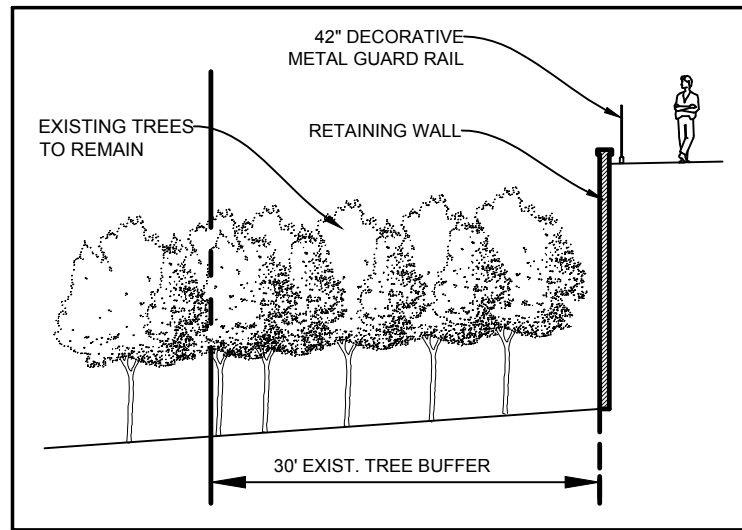
BUILDINGS SHALL INCORPORATE DETAILING SUCH AS CORNICES, ACCENTS OR TRIMS. FEATURE TOWERS AND ARCHITECTURAL ELEMENTS ARE ENCOURAGED.

BUILDINGS SHALL COMPLY WITH HEIGHTS AND SETBACKS AS SET FORTH IN SECTION 4500 OF THE CURRENT CITY OF MANSFIELD ZONING ORDINANCE FOR C-2 DEVELOPMENT DISTRICT. FOR LOT 5, MAXIMUM BUILDING HEIGHT SHALL NOT EXCEED 30' WITHIN 75' OF THE WEST PROPERTY LINE.

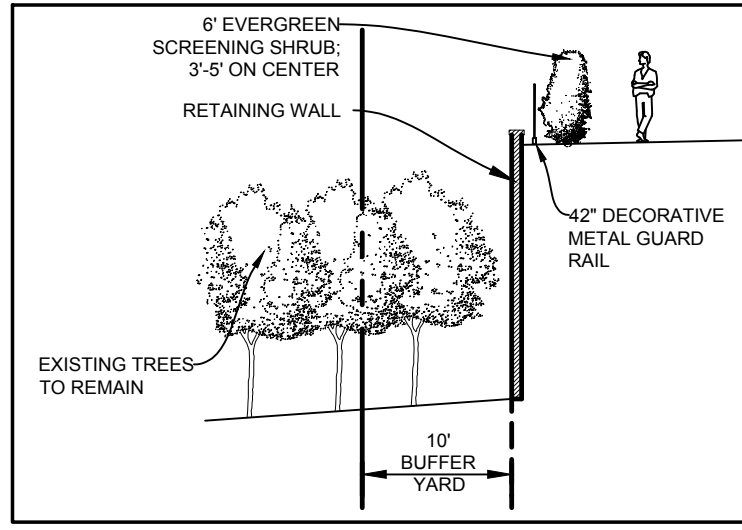
DEVELOPMENT SHALL COMPLY, EXCEPT AS PROVIDED, WITH SECTIONS 7100 SIGN STANDARDS AND 7300 LANDSCAPE AND SCREENING STANDARDS.

ALL PAVING, PARKING AND SIDEWALKS SHALL BE CONSTRUCTED OF CONCRETE. DECORATIVE PAVING TREATMENTS SHALL BE CONSTRUCTED OF ANY OF THE FOLLOWING TREATMENTS: PAVERS, AND/OR BRICKS.

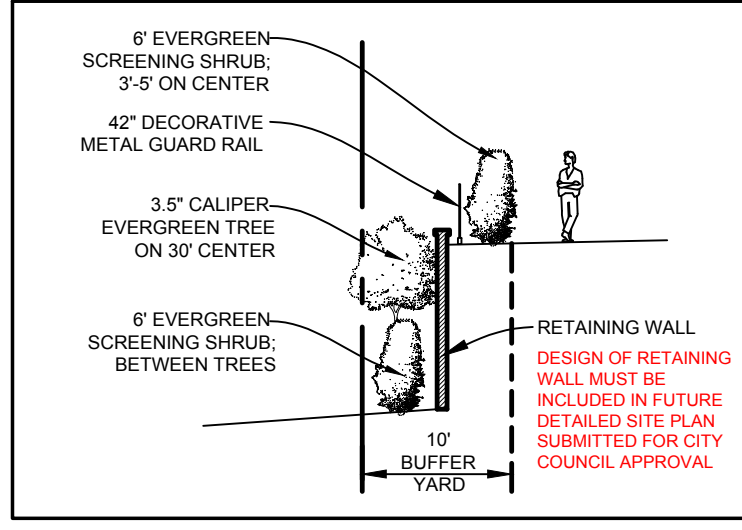
PERMITTED USES IN THIS PLANNED DEVELOPMENT WILL INCLUDE THOSE PERMITTED IN THE C-2 ZONING UNDER SECTION 4400 OF THE ZONING ORDINANCE. USES THAT REQUIRE A SPECIFIC USE PERMIT ARE NOT INCLUDED AND WILL REQUIRE A FUTURE APPLICATION FOR A SPECIFIC USE PERMIT.



PROPERTY LINE SCREENING
(NORTH - LOT 5 RECONFIGURED OR OTHER USE)



PROPERTY LINE SCREENING
(NORTH - AS SUBMITTED)

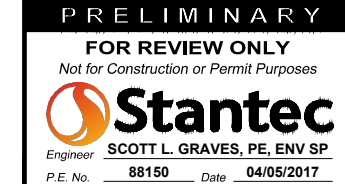


PROPERTY LINE SCREENING
(WEST PROPERTY LINE)

DEVELOPMENT PLAN VISTAS OF WALNUT RIDGE

**5 LOTS BEING
10.00 ACRES SITUATED IN THE
J BACK SURVEY, ABSTRACT NO. 126
CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
APRIL 2017**

**DEVELOPMENT PLAN
VISTAS OF WALNUT RIDGE**
Case No. ZC #16-024
CW VISTAS LP
TARRANT COUNTY
CITY OF MANSFIELD, TEXAS
EXHIBIT B













Project Number: 222210621

VACUWCJ SLG SLG 04/05/2017
Dwn. Chkd. Dsgn. Date

SHEET
PD-1



Figure 10-1 shows a compass and a graphic scale bar. The compass is positioned above the scale bar. The scale bar is marked from 0 to 80 feet, with a scale of 1 inch = 40 feet.

	VARIABLE WIDTH FIRELANE
	PHASE 1 INFRASTRUCTURE
	PHASE 2 INFRASTRUCTURE
	EXISTING WATER LINE
	PROPOSED WATER LINE
	EXISTING WASTEWATER LINE
	PROPOSED WASTEWATER LINE
	PROPOSED GAS LINE
	PROPOSED ELECTRIC LINE
	PROPOSED TELEPHONIC LINE

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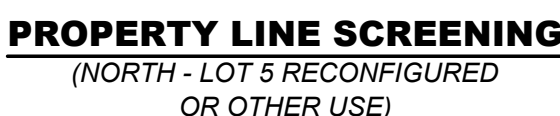
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CITY OF MANSFIELD
TARRANT COUNTY, TEXAS
APRIL 2017**

12222 Merit Dr., Suite 400
Dallas, Texas 75251
www.stantec.com

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Revision	By	Appd.	Date

Issued	By	Appd.	Date

**DEVELOPMENT PLAN
VISTAS OF WALNUT RIDGE
Case No. ZC #16-024
CW VISTAS LP
TARRANT COUNTY
CITY OF MANSFIELD, TEXAS
EXHIBIT B**

PRELIMINARY
FOR REVIEW ONLY
Not for Construction or Permit Purposes

 **Stantec**
Engineer **SCOTT L. GRAVES, PE, ENV SP**
P.E. No. **88150** Date **04/05/2017**

Project Number: 222210621

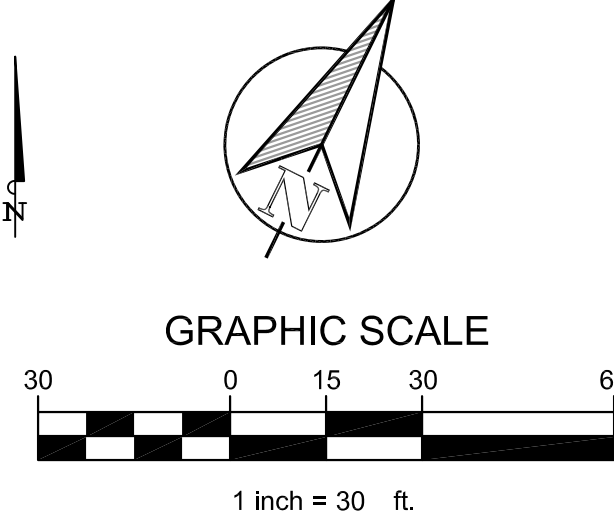
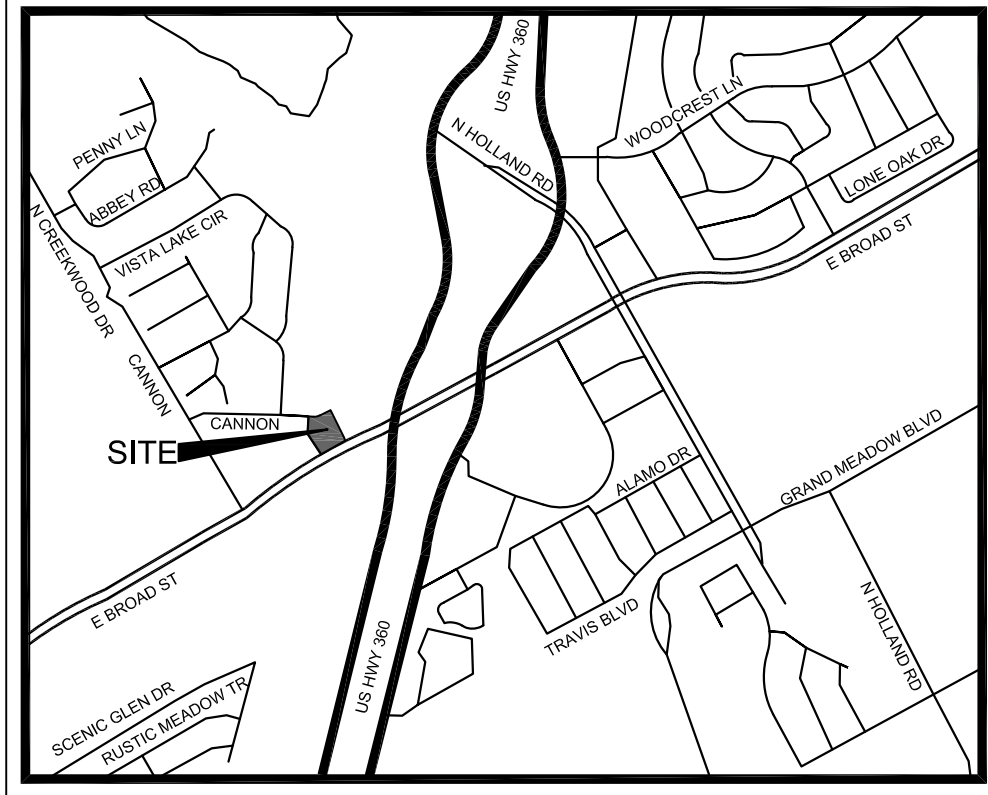
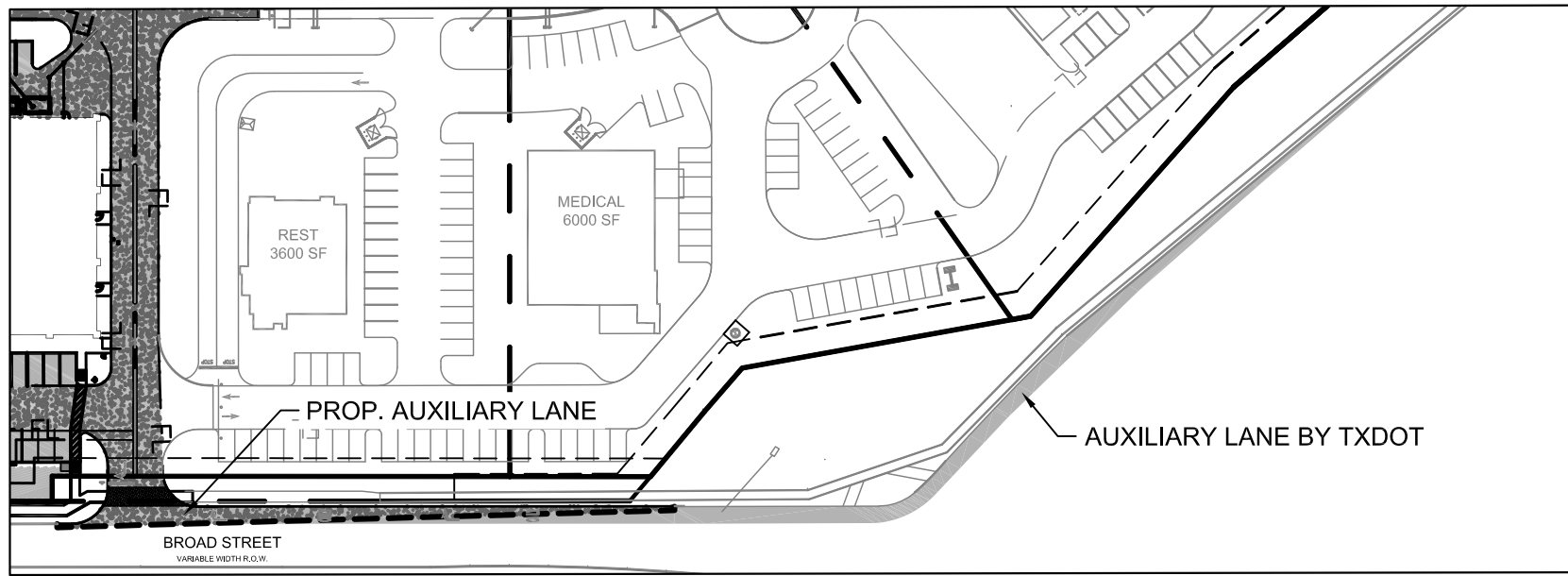
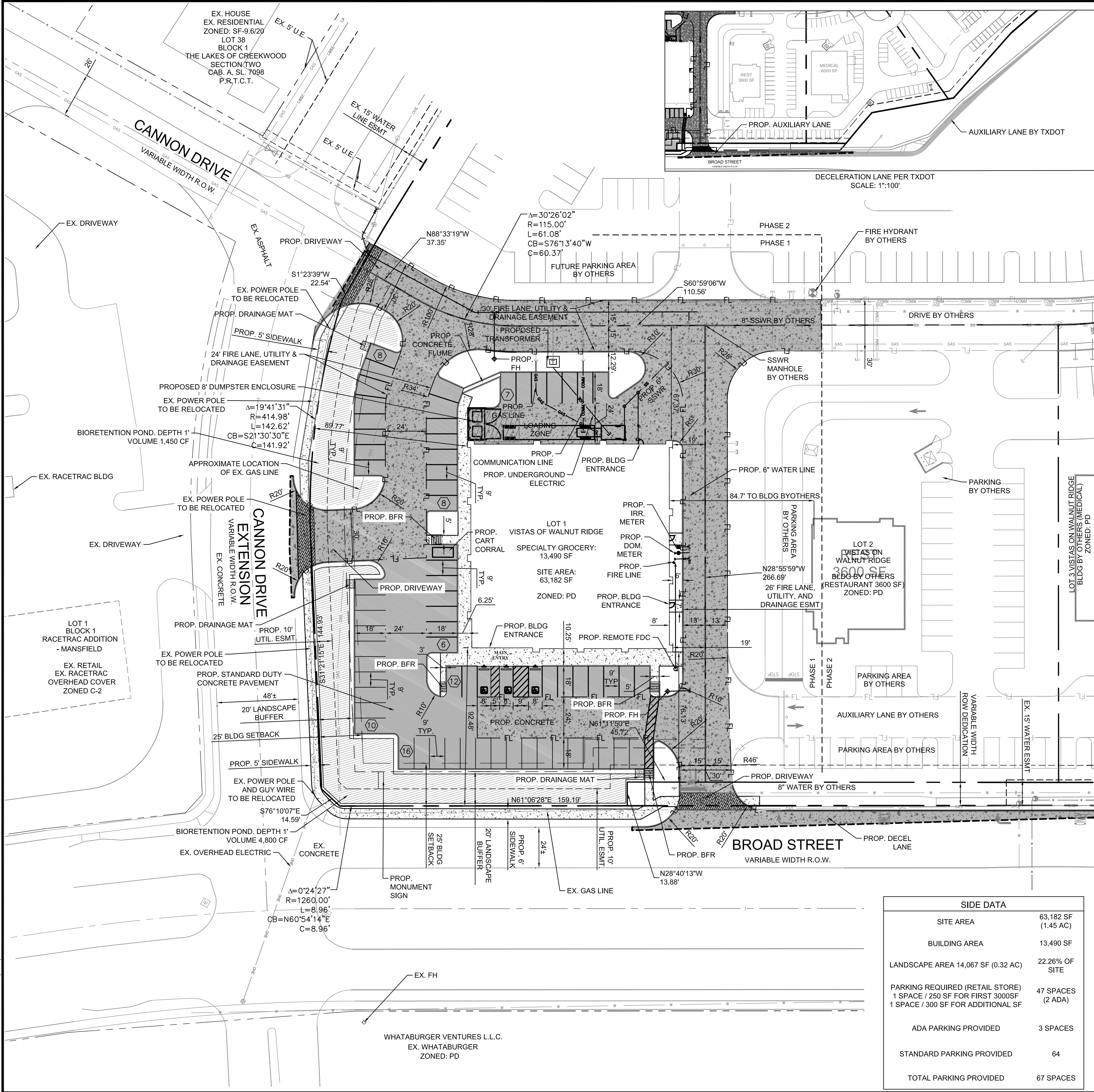
<u>VAC/WCJ</u>	<u>SLG</u>	<u>SLG</u>	<u>04/05/2017</u>
Dwn.	Chkd.	Dsgn.	Date

SHEET

PD-2

V:\2222\active\222210621\civil\drawing\sheet\222210621SPN-PD-UTIL.dwg
2017/04/05 2:10 PM Bv: Graves. Scott

PLOTTED BY: CLAY CRISTY
 PLOT DATE: 2/27/2017 8:02 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2016-123 NATURAL GROCER MANSFIELD\CAADD\SHEETS\SP-1 SITE PLAN.DWG
 LAST SAVED: 2/27/2017 8:02 AM



- NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - ALL ROOF MOUNTED EQUIPMENT SHALL BE COMPLETELY SCREENED FROM ADJACENT PROPERTIES. PARAPET WALLS SHOULD HAVE MIN. 1' ABOVE THE HORIZONTAL PLANE OF HIGHEST ROOF MOUNTED EQUIPMENT.

- LIST OF SITE DEVIATIONS**
- PARKING ALONG BROAD STREET ENCLOSES INTO 20' LANDSCAPE BUFFER.
 - BUILDING ARTICULATION: THE PROPOSED DESIGN PROVIDES ARTICULATION THROUGH 4'-0" WIDE BY 2'-0" DEEP PILASTERS AT APPROXIMATELY 33'-0" TO 35'-0" +/- O.C. IN ADDITION, HORIZONTAL ARTICULATION IS PROVIDED THROUGH THE PROJECTION OF CANOPIES 4'-0" FROM THE FACE OF THE WALL AT THE SOUTH AND WEST ELEVATIONS. WE ARE REQUESTING A DEVIATION BE GRANTED ON THE REQUIRED 4'-0" DEEP HORIZONTAL ARTICULATION REQUIREMENT AT THE PILASTERS.

LEGEND	
	PROPOSED HEAVY DUTY CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED DUMPSTER CONCRETE PAVING
	PROPOSED CONCRETE CURB AND GUTTER
	PARKING COUNT
	FULL-DEPTH SAWCUT
	PROP. FIRE LANE, UTILITY & DRAINAGE ESMT

STORM WATER QUALITY	
POND AREA A	
IMPERVIOUS AREA	37,792 SF
TOTAL RETENTION VOLUME REQUIRED (1.5"/SF)	4,724 CF
TOTAL RETENTION VOLUME PROVIDED (1" OF DEPTH ACROSS AREA)	4,800 CF
POND AREA B	
IMPERVIOUS AREA	11,444 SF
TOTAL RETENTION VOLUME REQUIRED (1.5"/SF)	1,431 CF
TOTAL RETENTION VOLUME PROVIDED (1" OF DEPTH ACROSS AREA)	1,450 CF

- OWNERS ASSOCIATION NOTES:**
- A MANDATORY OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF SCREENING AND LANDSCAPING
 - THE OWNERS ASSOCIATION AND ASSOCIATED DOCUMENTS SHALL BE FILED IN ACCORDANCE WITH THE CITY OF MANSFIELD POLICIES. THESE DOCUMENTS MUST BE REVIEWED BY THE CITY ATTORNEY PRIOR TO FILING THE FINAL PLAT. THE DOCUMENTS SHALL BE FILED WITH THE FINAL PLAT AT TARRANT COUNTY WHEN DEEMED NECESSARY BY THE ATTORNEY. THE DOCUMENTS SHALL BE SUBMITTED IN A TIMELY MANNER TO ALLOW FOR A MINIMUM OF 60 DAYS REVIEW. FAILURE TO SUBMIT THE DOCUMENTS OR INCOMPLETE DOCUMENTS MAY RESULT IN DELAY OF CONSTRUCTION. ACCEPTANCE OF THE SUBDIVISION OR DELAY IN APPROVAL OF A BUILDING BUILDING PERMIT. THE CITY DOES NOT ACCEPT THE RESPONSIBILITY FOR ANY DELAYS IN CONSTRUCTION, APPROVAL OR ACCEPTANCE OF THE SUBDIVISION CAUSED BY FAILURE TO SUBMIT THE ASSOCIATION DOCUMENTS OR THE INACCURACY OF THE DOCUMENTS.

PROJECT BENCHMARK:
ALL BEARINGS SHOWN ON THIS SURVEY WERE DERIVED FROM WESTERN DATA SYSTEMS RTK NETWORK AND ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM. ELEVATIONS ARE BASED ON NAVD88, REFERENCED TO NAD83, 2011 ADJUSTMENT

SIDE DATA	
SITE AREA	63,182 SF (1.45 AC)
BUILDING AREA	13,490 SF
LANDSCAPE AREA 14,067 SF (0.32 AC)	22.26% OF SITE
PARKING REQUIRED (RETAIL STORE) 1 SPACE / 250 SF FOR FIRST 3000SF 1 SPACE / 300 SF FOR ADDITIONAL SF	47 SPACES (2 ADA)
ADA PARKING PROVIDED	3 SPACES
STANDARD PARKING PROVIDED	64
TOTAL PARKING PROVIDED	67 SPACES

LEGAL DESCRIPTION: NWC HWY 360 MANSFIELD TEXAS LOT 1 VISTAS OF WALNUT RIDGE (1.45 AC)	
DEVELOPMENT PLAN	
DEVELOPER: EQUITY VENTURES COMMERCIAL, INC. 53501 SW FAIRLAWN RD SUITE 200 TOPEKA, KS 66614 785.202.1398 X 106 KEVIN BECK KBECK@EQUITYVENTURESCD.COM	
DEVELOPMENT CONSULTANTS: GSO ARCHITECTS 5310 HARVEST HILL ROAD SUITE 226 DALLAS, TX 75230 972.385.9651 AMY SUMMERS ASUMMERS@GSOARCHITECTS.COM STANTEC 12222 MERIT DRIVE #400 DALLAS, TX 75251-2203 972.991.0011 SCOTT GRAVES SCOTT.GRAVES@STANTEC.COM	
LOT 1 DESIGN CONSULTANT ROGUE ARCHITECTURE 4100 WADSWORTH BLVD SUITE 300 WHEAT RIDGE, CO 80033 720.599.3330 SCOTT BODUCH SBODUCH@ROGUEARCHITECTURE.COM	
OWNER: CWA VISTAS, LP 4801 W LOVERS LANE DALLAS, TX 75209 214.739.5553 X 5059 CHARLIE ANDERSON ANDCW@ME.COM	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DR., SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
SURVEYOR: MADDOX SURVEYING & MAPPING, INC. P.O. BOX 2109 FORNEY, TX 75126 PH: 972.564.4428	
ABSTRACT INFORMATION BACK J. SURVEY ABSTRACT 126 TRACT 2A01A2 1.81 ACRES BACK J. SURVEY ABSTRACT 126 TRACT 2 & ABANDONED ROAD 7.95 ACRES	
COUNTY: TARRANT	CITY: CITY OF MANSFIELD
STATE: TEXAS	

TEXAS REGISTRATION #14199

CLAYMOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE 406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENR.COM

PRELIMINARY

FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
Engineer: CLAY CRISTY
P.E. No. 109800 Date: 02/27/2017

NATURAL GROCER
NWC HWY 360 AND BROAD STREET
MANSFIELD, TEXAS

No.	DATE	REVISION	BY

EXHIBIT E

ZC#16-024

DESIGN: CLC
DRAWN: MMA
CHECKED: CLC
DATE: 02/27/2017

SHEET
E-1

File No. 2016-123

MATERIAL PERCENTAGE				
	WEST	SOUTH	EAST	NORTH
TOTAL WALL AREA EXCL. DOORS, GLAZING, CANOPIES	2,486 SF	2,217 SF	2,787 SF	2,668 SF
TOTAL SIDING	294 SF (12%)	525 SF (24%)	667 SF (24%)	647 SF (24%)
TOTAL MASONRY (70% MINIMUM)	2,192 SF (88%)	1,692 SF (76%)	2,120 SF (76%)	2,021 SF (76%)

THE PROPOSED DEVELOPMENT SHALL 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.

BUILDING PLANS AND SITE LAYOUT ARE CONCEPTUAL AND SUBJECT TO CHANGE

EACH USER/APPLICANT MUST SUBMIT THEIR BUILDING PLANS INDIVIDUALLY AND MUST COMPLY WITH CODES AND ORDINANCES.

OWNER:
CWA VISTAS, LP
4801 W LOVERS LANE
DALLAS, TX 75209
214 739 5553 X 5059
CHARLIE ANDERSON
ANDCW@ME.COM

CONSULTANT:
ROGUE ARCHITECTURE, INC.
4100 WADSWORTH BLVD, SUITE 300
WHEAT RIDGE, CO 80033
SCOTT BODUCH
SBODUCH@ROGUEARCHITECTURE.COM

DEVELOPER:
EQUITY VENTURES COMMERCIAL INC.
53501 SW FAIRLAWN ROAD, SUITE 200
TOPEKA, KS 66614
785 272 1398 X T106
KEVIN BECK
KBECK@EQUITYVENTURES.COM

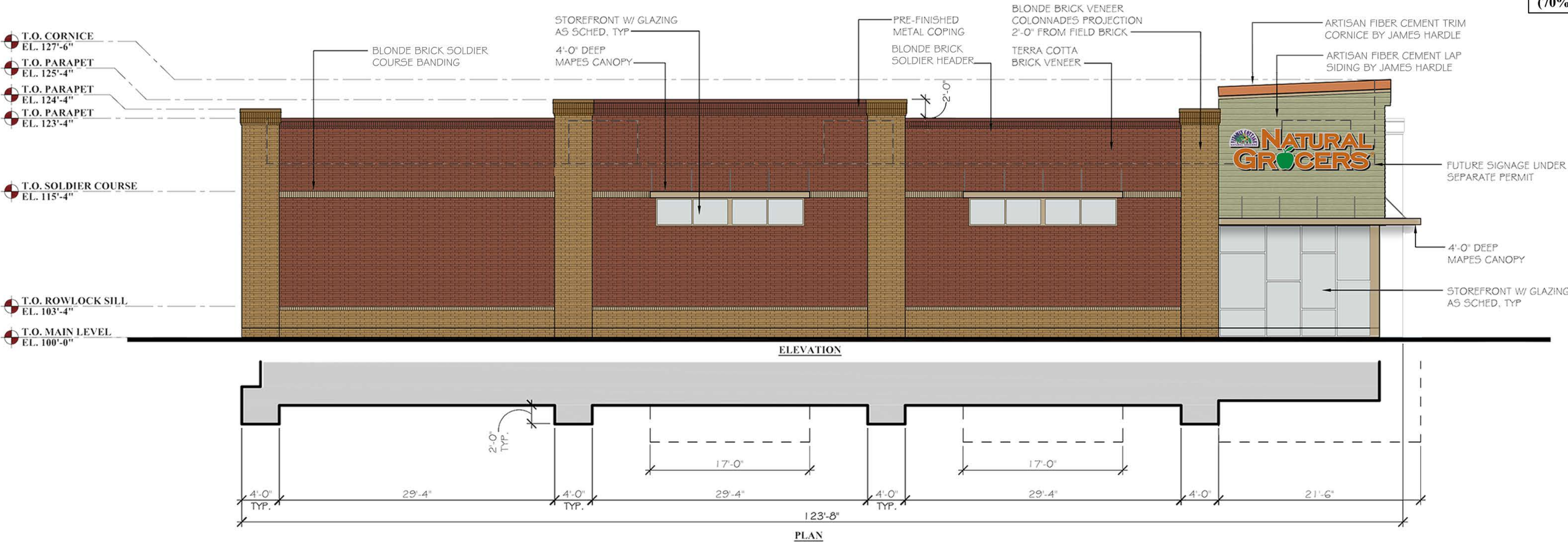
REQUESTED DEVIATIONS:

1. BUILDING ARTICULATION:

THE PROPOSED DESIGN PROVIDES ARTICULATION THROUGH 4'-0" WIDE BY 2'-0" DEEP PILASTERS AT APPROXIMATELY 33'-0" TO 35'-0" +/- O.C. In addition, HORIZONTAL ARTICULATION IS PROVIDED THROUGH THE PROJECTION OF CANOPIES 4'-0" FROM THE FACE OF THE WALL AT THE SOUTH AND WEST ELEVATIONS. WE ARE REQUESTING A DEVIATION BE GRANTED ON THE REQUIRED 4'-0" DEEP HORIZONTAL ARTICULATION REQUIREMENT AT THE PILASTERS.

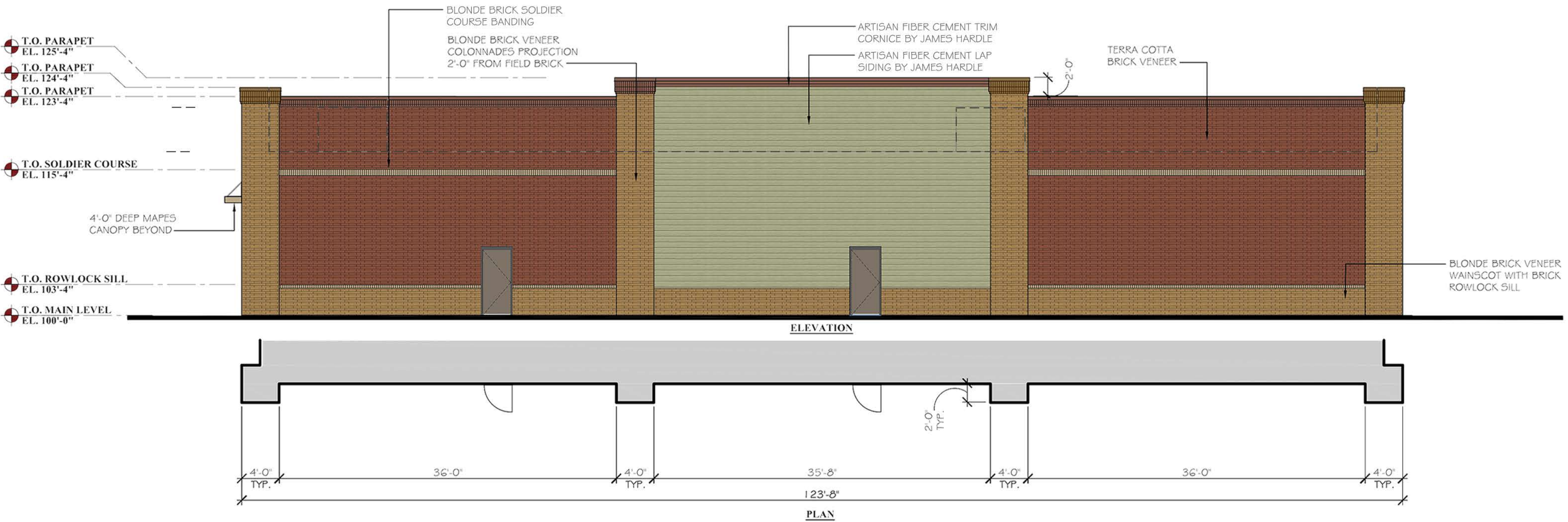
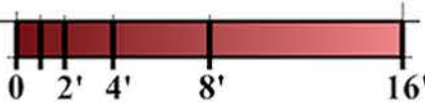
2. FOUNDATION PLANTER:

SITE CONSTRAINTS PROHIBIT THE ABILITY TO PROVIDE FOUNDATION PLANTERS WHILE MAINTAINING ADEQUATE PEDESTRIAN CIRCULATION AROUND THE BUILDING. WE ARE REQUESTING A VARIANCE BE GRANTED TO OMIT THE FOUNDATION PLANTERS FROM THIS LOT.



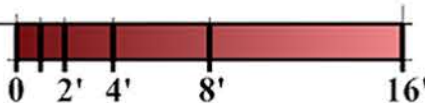
1
E-3.1
SCHEMATIC WEST ELEVATION

SCALE: 1/8" = 1'-0"



2
E-3.1
SCHEMATIC EAST ELEVATION

SCALE: 1/8" = 1'-0"



ZC#16-024
EXHIBIT E-3.1 LOT 1 ELEVATIONS

A DEVELOPMENT BY
CWA VISTAS, LP

JOB#: 2016.43
ISSUE DATE: 01/13/17
SCALE: AS NOTED

PRELIMINARY PLAN
NOT FOR CONSTRUCTION

DEVELOPMENT CONSULTANTS:
GSO ARCHITECTS
5310 HARVEST HILL ROAD SUITE 226
DALLAS, TX 75230
972 385 9651
AMY SUMNERS
ASUMNERS@GSOARCHITECTS.COM

OWNER:
CWA VISTAS, LP
4801 W LOVERS LANE
DALLAS, TX 75209
214 739 5553 X 5059
CHARLIE ANDERSON
ANDCW@ME.COM

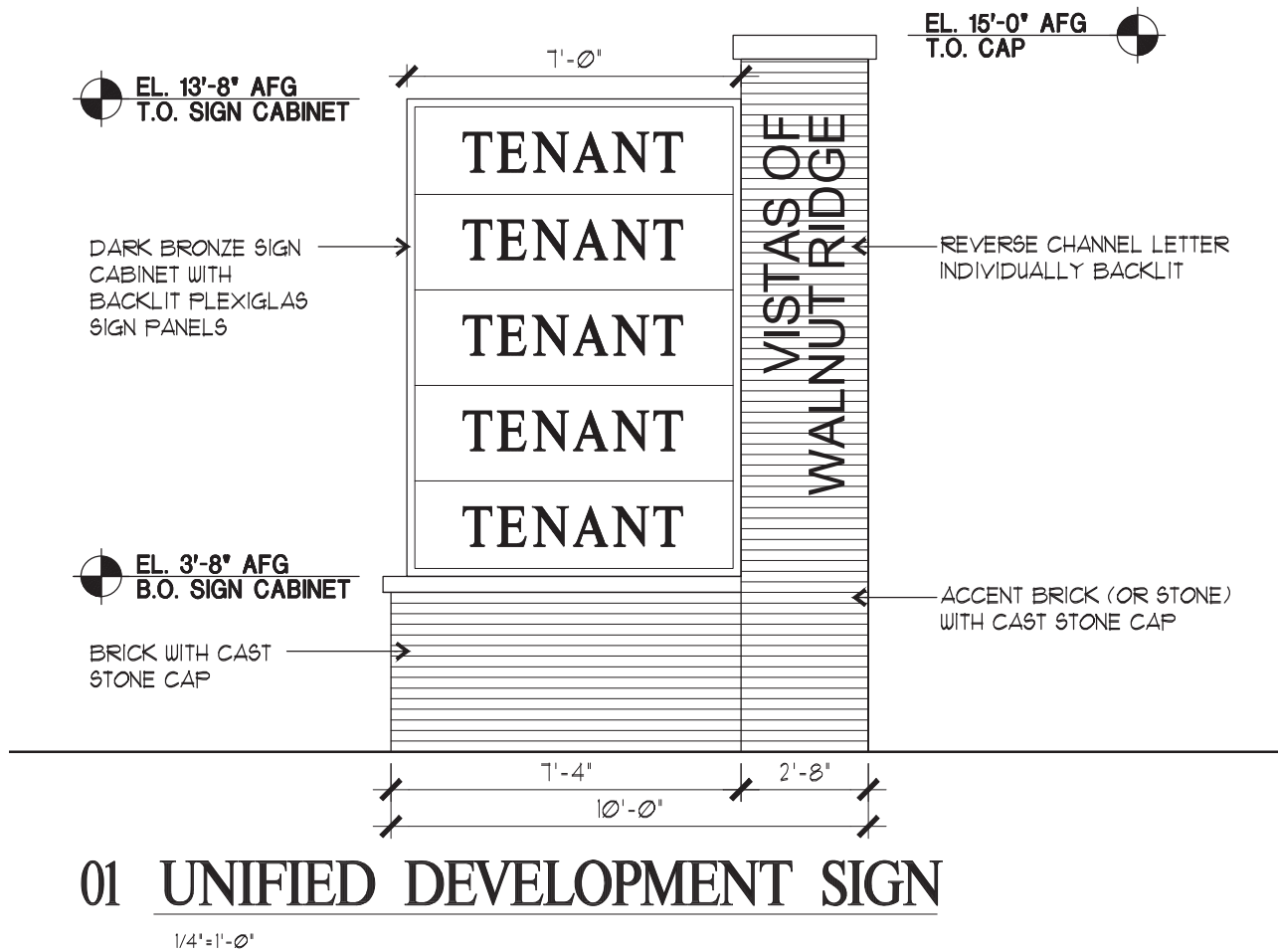
DEVELOPER:
EQUITY VENTURES COMMERCIAL, INC.
53501 SW FAIRLAWN RD SUITE 200
TOPEGA, KS 66614
785 272 1398 X 106
KEVIN BECK
KBECK@EQUITYVENTURESCD.COM

STANTEC
12222 MERIT DRIVE #400
DALLAS TEXAS 75251-2203
972 991 0011
SCOTT GRAVES
SCOTT.GRAVES@STANTEC.COM

LOT 1 DESIGN CONSULTANT:
ROGUE ARCHITECTURE
4100 WADSWORTH BLVD SUITE 300
WHEAT RIDGE, CO 80033
720 599 3330
SCOTT BODUCH
SBODUCH@ROGUEARCHITECTURE.COM

GC SHALL COORDINATE CONSTRUCTION OF SIGN WITH LANDLORD'S SIGN COMPANY

UNIFIED DEVELOPMENT SIGN: MAX AREA 100SF AND AN ADDITIONAL MAX 50 SF DEVELOPMENT NAME SIGN AREA. MAX SIGN HEIGHT 35'



ZC#16-024

EXHIBIT D SIGNAGE PLAN

A DEVELOPMENT BY
CWA VISTAS, LP

VISTAS OF WALNUT RIDGE
MANSFIELD, TX

JOB#: 16-078
ISSUE DATE: 01/13/17
SCALE: AS NOTED

PRELIMINARY PLAN
NOT FOR CONSTRUCTION