



LOCATION MAP

Impervious Cover Table:		TOTAL	percent
OVERALL	690,557 sf	Sq. ft.	%
Buildings	15,853 ac		
Parking and Drives			
Sidewalk/other			
Total Proposed Impervious Cover		317,611	45.99%

Parking Table:		Required	Tot. Req.
Nursing Home	240	Beds	40
Assisted Living	80	units	120
Physical Therapy	1367	sf	170
Provided:			
Regular Spaces	20'x9'		281
Handicap Spaces (van accessit. common	20'x8'		7
Total			288

OWNERS

PAUL AND PAULA SUTTON
2110 CANNON DRIVE
MANSFIELD, TX 76063
817-477-2714

DEAN AND HELEN KYLE
850 N. MILLER ROAD
MANSFIELD, TX 76063
817-563-0611

RAYOR AND MARILYN RICHARDSON
880 N. MILLER ROAD
MANSFIELD, TX 76063
817-473-6674

CIVIL ENGINEER

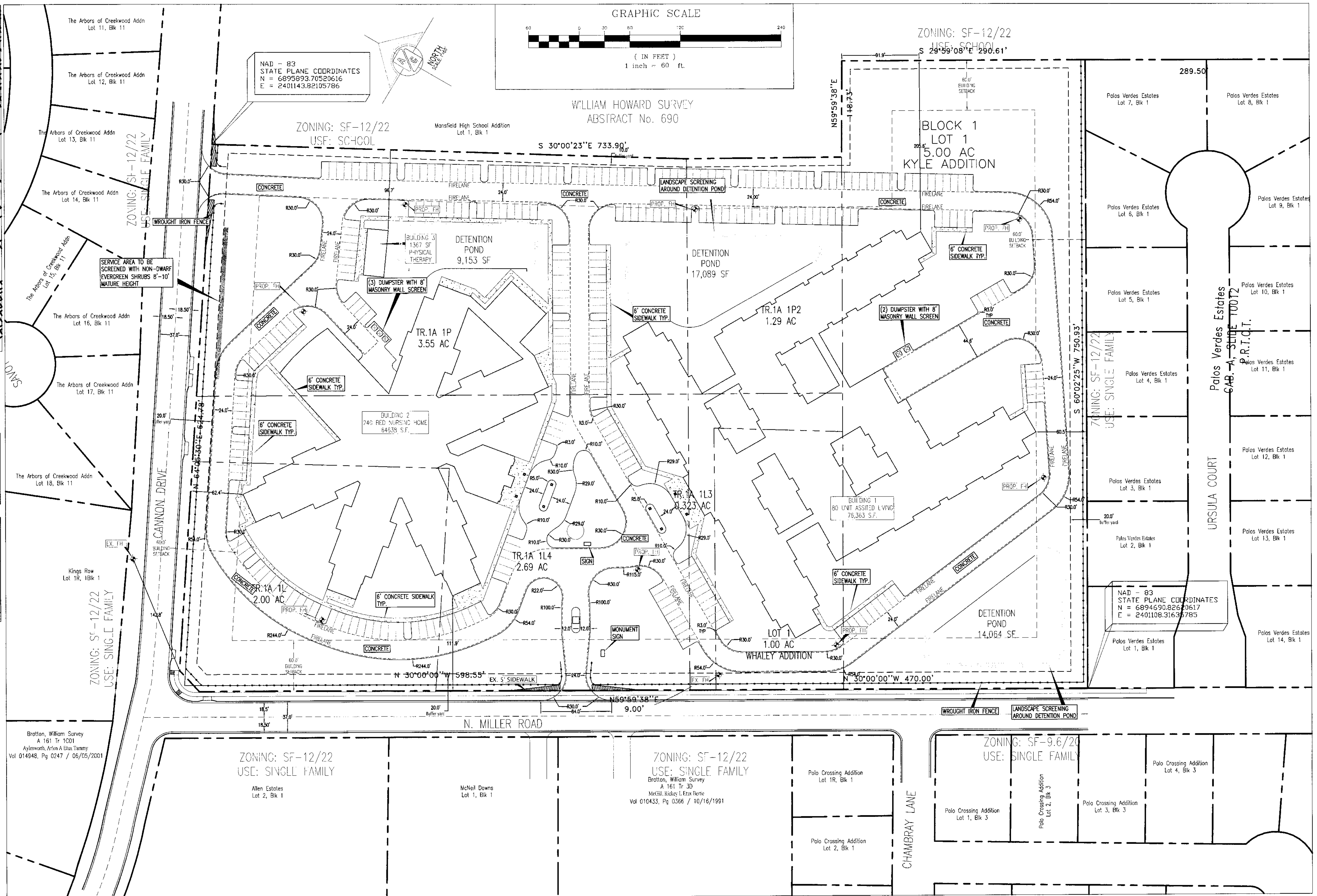
AUSTIN CIVIL ENGINEERING, INC.
2708 SOUTH LAMAR BLVD., Ste. 200A
AUSTIN, TEXAS 78704
PHONE: (512) 306-0018
FAX: (512) 306-0048

DEVELOPER

SERENITY MANAGEMENT SERVICES OF
AMERICA, INC.
800 WEST ARBROOK BLVD. SUITE 210
ARLINGTON, TX 76015
817-468-1991

ARCHITECT

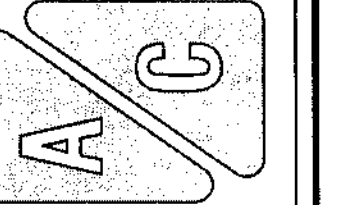
DGA, LLC.
WILLIAM A. DAVIS IV. AIA
301 BRUSHY CREEK ROAD SUITE 106
CEDAR PARK, TEXAS 78613
PHONE (512) 335-2881
FAX (512) 335-0828



- 1) ALL PROPOSED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS OF THE APPROVED PLANNED DEVELOPMENT DISTRICT. ALL DEVELOPMENT PLANS RECORDED HERE UNDER SHALL BE BINDING UPON THE APPLICANT THEREOF, HIS SUCCESSOR AND ASSIGNS. THE PLANNED DEVELOPMENT DISTRICT SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.
- 2) THE FOLLOWING ARE DEVIATIONS FROM THE CITY ORDINANCE:
 - a) SECTION 4600
 - b) SECTION 4600D
 - c) SECTION 7100
- 3) EXCEPT AS LISTED IN #2 ABOVE THE DEVELOPER WILL COMPLY WITH ALL ZONING ORDINANCE REQUIREMENTS AND ANY FUTURE AMENDMENT THEREOF.
- 4) ELECTRICAL TRANSFORMERS AND TELEPHONE LINE PEDESTALS LOCATED MORE THAN FIVE (5) FEET FROM A BUILDING, GAS METERS AND SATELLITE DISHES SHALL BE SCREENED BY A SCREENING WALL OR BY A HEDGEROW OF DENSE EVERGREEN SHRUBBERY OR PLANT MATERIAL TO FORM A VISUAL SCREEN USING PLANT MATERIALS APPROVED BY THE LANDSCAPE ADMINISTRATOR. SWITCH GEAR DEVICES SHALL BE SCREENED BY HEDGEROW OF DENSE EVERGREEN SHRUBBERY OR PLANT MATERIALS TO FORM A VISUAL SCREEN USING PLANT MATERIAL APPROVED BY THE LANDSCAPE ADMINISTRATOR. ALL OTHER TYPE OF SERVICE EQUIPMENT AND SERVICE AREAS SHALL BE SCREENED BY A SCREENING WALL.
- 5) THE PERMITTED USE FOR THIS DEVELOPMENT IS ASSISTED LIVING, NURSING HOME AND PHYSICAL THERAPY.

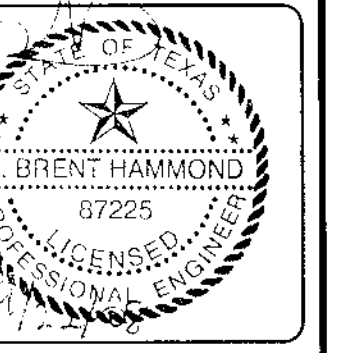
START DATE: RECEIPT OF PERMIT
COMPLETION DATE: 18 MONTHS TO FOLLOW

Previously Approved Development Plan



AUSTIN CIVIL
ENGINEERING, INC.

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AUSTIN, TEXAS 78704
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Development Plan
Serenity at Mansfield
Being 15.862 acres in the William Howard Survey,
Abstract No. 690
City of Mansfield, Tarrant County, Texas
8/27/2008
1 Lot

JOB: 06-050	DATE: 6/27/08
CAD: DA	CHECKED BY:
ENGINEER: BH	CHECKED BY:
SCALE: 1" = 60'	

DEVELOPMENT
PLAN

SITE CIVIL PLAN
of 1

ZC#07-006