

S MAIN DEVELOPMENTS MANSFIELD, TEXAS

MR DEVELOPMENT

100 NORTH MITCHELL ROAD
MANSFIELD, TEXAS 76063
PH: 817.477.0797 CELL: 817.999.2765
EMAIL: mrdev@mrdev.com

TWINSKY APPE, INC.

Tom Reynolds
PH: 817.999.1922 DESIGN
EMAIL: www.twinsky.com

DFI Group, LLC

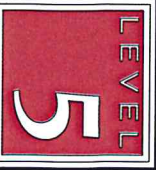
John Fain, RUA, ASLA Principal
1333 West South Street
Mansfield, Texas 76063
Phone: 817.477.0797



Graham Associates, Inc.
CONSULTING ENGINEERS & ARCHITECTS
1001 S. Loop West, Ste 500
Mansfield, TX 76063
PH: 817.477.0797



CASE NUMBER: ZC # 16-003
EXHIBIT B



108 S. Main
Mansfield, TX 76063
Tel: 817.842.0212
www.level5designgroup.com

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ARCHITECT OF RECORD
LEVEL 5 DESIGN GROUP

PROJECT INFORMATION
NEW SITE FOR

S MAIN DEVELOPMENTS

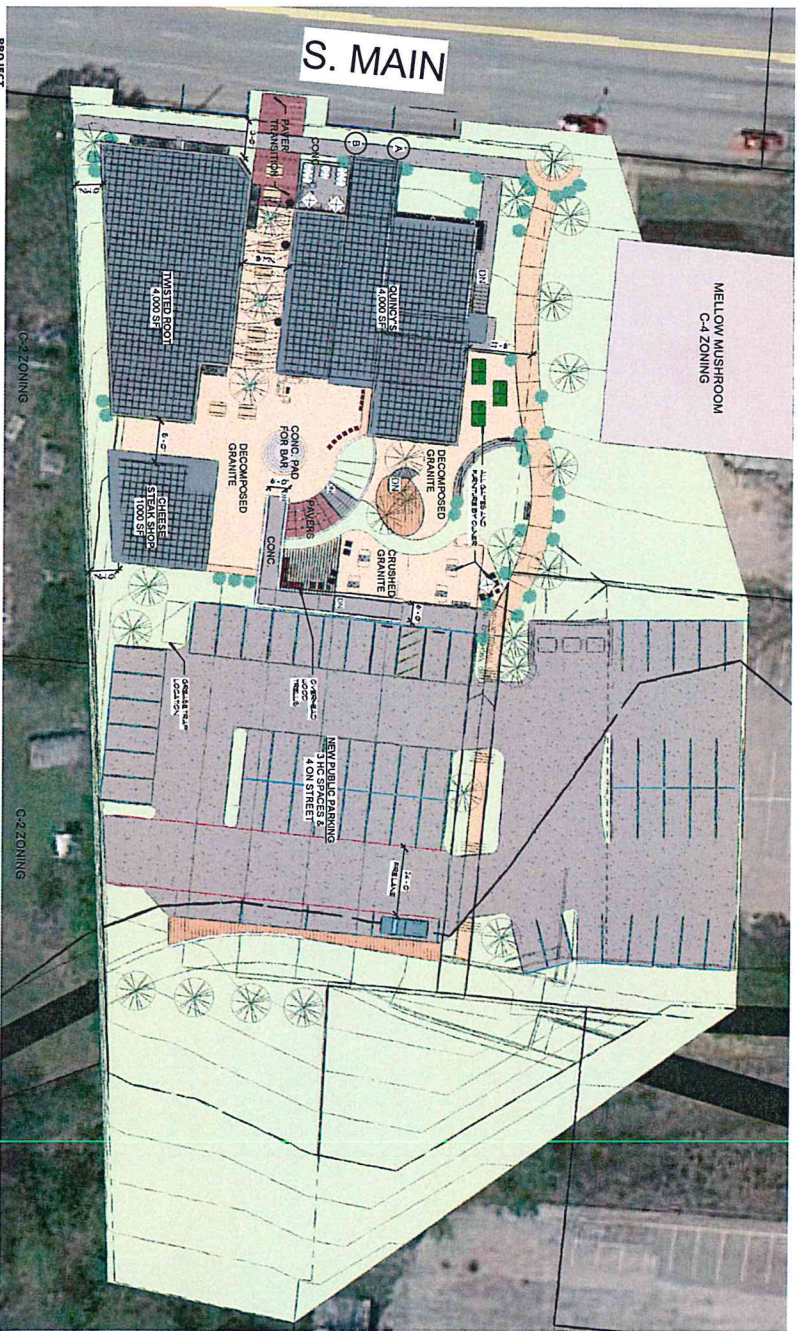
S MAIN
MANSFIELD,
TEXAS 76063

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ISSUE DATE: [blank]
REVISIONS: [blank]

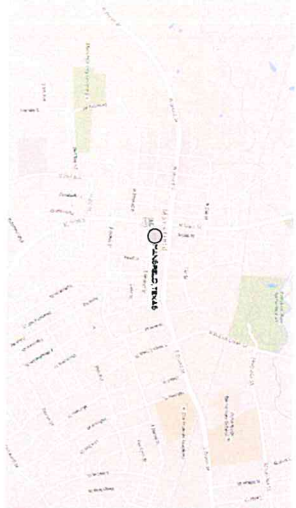
SHEET NAME
COVER PAGE

SHEET NUMBER
G001

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PROJECT
SITE PLAN
 SCALE: 1/8"=1'-0"



PROJECT
VICINITY MAP
 SCALE: 1/12"=1'-0"

THE PROPOSED PLANNED DEVELOPMENT WILL BE IN COMPLETE ACCORDANCE WITH THE PROVISIONS ESTABLISHED BY THE PLANNED DEVELOPMENT DISTRICT AND THE DEVELOPMENT PLANS RECORDED HEREUNDER SHALL BE BINDING UPON THE APPLICATION THEREOF SUCCESSORS AND ASSIGNS, AND SHALL LIMIT AND CONTROL ALL BUILDING PERMITS.

DEVELOPMENT PLAN
 S MAIN DEVELOPMENT BY MR DEVELOPMENT CORP
 T.J. HANKS SURVEY, A644
 CITY OF MANSFIELD, TARRANT COUNTY, TEXAS
 6.25.2015
 1,215 ACRES (62,999 SF COMPOSED OF 3 LOTS:
 BLOCK 5 TOWN OF MANSFIELD
 LEE OTIS HALL VOL. 1490
 PAGE 33, DRTCT
 LEE OTIS HALL VOL. 3663,
 PAGE 562, DRTCT
 YELETA HALL VOL. 3762,
 PAGE 556, DRTCT

| |
|---|
| PARKING COUNTS |
| NEW BUILDING PARKING PROVIDED (TOTAL): UNDER DESIGN |
| PARKING ALONG S. MAIN: 4 SPACES |
| H.C. ACCESSIBLE SPACES PROVIDED: 3 SPACES |

CASE NUMBER: ZC # 16-003
 EXHIBIT C

LEVEL 5
 design group
 architecture interiors planning
 www.level5designgroup.com
 Mansfield, TX 76063
 Tel: 817.842.0212

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 ARCHITECT:
 JEFFREY S. GARDNER
 LEVEL 5 DESIGN GROUP

PROJECT INFORMATION
 NEW SITE FOR
 S MAIN
 DEVELOPMENTS
 S MAIN,
 MANSFIELD,
 TEXAS 76063

PROJECT NUMBER: Project Number
 ISSUE DATE: Issue Date
 REVISIONS: Revision

SHEET NAME
 SITE PLAN

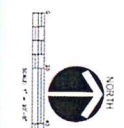
SHEET NUMBER
A101

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CONTAINING PLANTS ARE LISTED IN THE PLANT LIST. A COMPLETE LIST OF PLANTS AND THEIR CULTURAL REQUIREMENTS IS AVAILABLE FROM THE ARCHITECT. ALL PLANTS MUST BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN. THE LANDSCAPE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE. THE LANDSCAPE PLAN IS NOT A CONTRACT DOCUMENT. THE LANDSCAPE PLAN IS NOT A GUARANTEE OF PERFORMANCE. THE LANDSCAPE PLAN IS NOT A WARRANTY OF ANY KIND. THE LANDSCAPE PLAN IS NOT A REPRESENTATION OF ANY KIND. THE LANDSCAPE PLAN IS NOT A STATEMENT OF OPINION. THE LANDSCAPE PLAN IS NOT A CONSTRUCTION DOCUMENT. THE LANDSCAPE PLAN IS NOT A DESIGN DOCUMENT. THE LANDSCAPE PLAN IS NOT A DRAWING DOCUMENT. THE LANDSCAPE PLAN IS NOT A PHOTOGRAPH DOCUMENT. THE LANDSCAPE PLAN IS NOT A VIDEO DOCUMENT. THE LANDSCAPE PLAN IS NOT A AUDIO DOCUMENT. THE LANDSCAPE PLAN IS NOT A TEXT DOCUMENT. THE LANDSCAPE PLAN IS NOT A GRAPHIC DOCUMENT. THE LANDSCAPE PLAN IS NOT A MULTIMEDIA DOCUMENT. THE LANDSCAPE PLAN IS NOT A HYPERTEXT DOCUMENT. THE LANDSCAPE PLAN IS NOT A METADATA DOCUMENT. THE LANDSCAPE PLAN IS NOT A SOURCE DOCUMENT. THE LANDSCAPE PLAN IS NOT A TARGET DOCUMENT. THE LANDSCAPE PLAN IS NOT A TEMPLATE DOCUMENT. THE LANDSCAPE PLAN IS NOT A STYLESHEET DOCUMENT. THE LANDSCAPE PLAN IS NOT A FONT DOCUMENT. THE LANDSCAPE PLAN IS NOT A COLOR DOCUMENT. THE LANDSCAPE PLAN IS NOT A PRINT DOCUMENT. THE LANDSCAPE PLAN IS NOT A PLOT DOCUMENT. THE LANDSCAPE PLAN IS NOT A COPY DOCUMENT. THE LANDSCAPE PLAN IS NOT A PASTE DOCUMENT. THE LANDSCAPE PLAN IS NOT A CUT DOCUMENT. THE LANDSCAPE PLAN IS NOT A DELETE DOCUMENT. THE LANDSCAPE PLAN IS NOT A MOVE DOCUMENT. THE LANDSCAPE PLAN IS NOT A RESIZE DOCUMENT. THE LANDSCAPE PLAN IS NOT A ROTATE DOCUMENT. THE LANDSCAPE PLAN IS NOT A COPY DOCUMENT. THE LANDSCAPE PLAN IS NOT A PASTE DOCUMENT. THE LANDSCAPE PLAN IS NOT A CUT DOCUMENT. THE LANDSCAPE PLAN IS NOT A DELETE DOCUMENT. THE LANDSCAPE PLAN IS NOT A MOVE DOCUMENT. THE LANDSCAPE PLAN IS NOT A RESIZE DOCUMENT. THE LANDSCAPE PLAN IS NOT A ROTATE DOCUMENT.

TEMPORARY PROTECTION WILL BE REQUIRED TO ESTABLISH LIMITS IN ALL DISTURBED AREAS WITHOUT A PERMANENT EROSION CONTROL PLAN. EROSION CONTROL PLANS WILL BE REQUIRED TO ESTABLISH LIMITS IN ALL DISTURBED AREAS WITHOUT A PERMANENT EROSION CONTROL PLAN.

NOTE: LANDSCAPE PLANTINGS WITHIN 24" OF PARKING LOT CURBS



FAM + CUPPET
LANDSCAPE ARCHITECTS, LLC

1000 WEST 10TH STREET, SUITE 100
DALLAS, TEXAS 75208
PHONE: 214.760.1234
WWW.FAMCUPPET.COM

CASE NUMBER ZC#16-003

THE BACKYARD
LANDSCAPE PLAN-EXHIBIT D

SEO SOUTH MAIN STREET & BROAD STREET
CITY OF MANSFIELD, TARRANT COUNTY, TEXAS

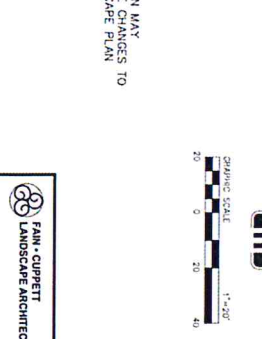
Graham Associates, Inc.
CONSULTING ENGINEERS & PLANNERS
1000 WEST 10TH STREET, SUITE 100
DALLAS, TEXAS 75208
PHONE: 214.760.1234
WWW.GRAHAMASSOCIATES.COM

DATE: 12/20/24 SHEET 1 OF 1

| Symbol | Quantity | Code Name | Scientific Name | Common Name | Planting Size | Comments |
|--------|----------|-----------|----------------------|-----------------|---------------|-----------|
| 1 | 9 | Qun | Quercus dumosa | Shaded oak | 4"-6" | B & B |
| 2 | 6 | Fra | Fraxinus texensis | Texas ash | 4"-6" | B & B |
| 3 | 8 | Ura | Ulmus parviflorus | London elm | 4"-6" | B & B |
| 4 | 10 | Via | Viburnum acerifolium | Cherry tree | 45-60" | Tree form |
| 5 | 9 | Wya | Wrightia indica | Over Sea Myrtle | 5-6" | 48" OC |
| 6 | 10 | Labi | Lonicera hickoryi | Sweeten Shrub | 5-6" | 36" OC |
| 7 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 8 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 9 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 10 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 11 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 12 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 13 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 14 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 15 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 16 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 17 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 18 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 19 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |
| 20 | 10 | Wya | Wrightia indica | Sweeten Shrub | 5-6" | 36" OC |

NOTE: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE CURBS CAUSE REFINEMENT HEIGHT ABOVE GRADE AS REQUIRED BY CITY.

NOTE: FINAL DESIGN MAY NECESSITATE CHANGES TO THE LANDSCAPE PLAN



| SYMBOL | QUANTITY | DESCRIPTION |
|--------|----------|----------------------|
| 1 | 9 | QUERCUS DUMOSA |
| 2 | 6 | FRAXINUS TEXENSIS |
| 3 | 8 | ULMUS PARVIFLORUS |
| 4 | 10 | VIBURNUM ACERIFOLIUM |
| 5 | 9 | WRIGHTIA INDICA |
| 6 | 10 | LONICERA HICKORYI |
| 7 | 10 | WRIGHTIA INDICA |
| 8 | 10 | WRIGHTIA INDICA |
| 9 | 10 | WRIGHTIA INDICA |
| 10 | 10 | WRIGHTIA INDICA |
| 11 | 10 | WRIGHTIA INDICA |
| 12 | 10 | WRIGHTIA INDICA |
| 13 | 10 | WRIGHTIA INDICA |
| 14 | 10 | WRIGHTIA INDICA |
| 15 | 10 | WRIGHTIA INDICA |
| 16 | 10 | WRIGHTIA INDICA |
| 17 | 10 | WRIGHTIA INDICA |
| 18 | 10 | WRIGHTIA INDICA |
| 19 | 10 | WRIGHTIA INDICA |
| 20 | 10 | WRIGHTIA INDICA |

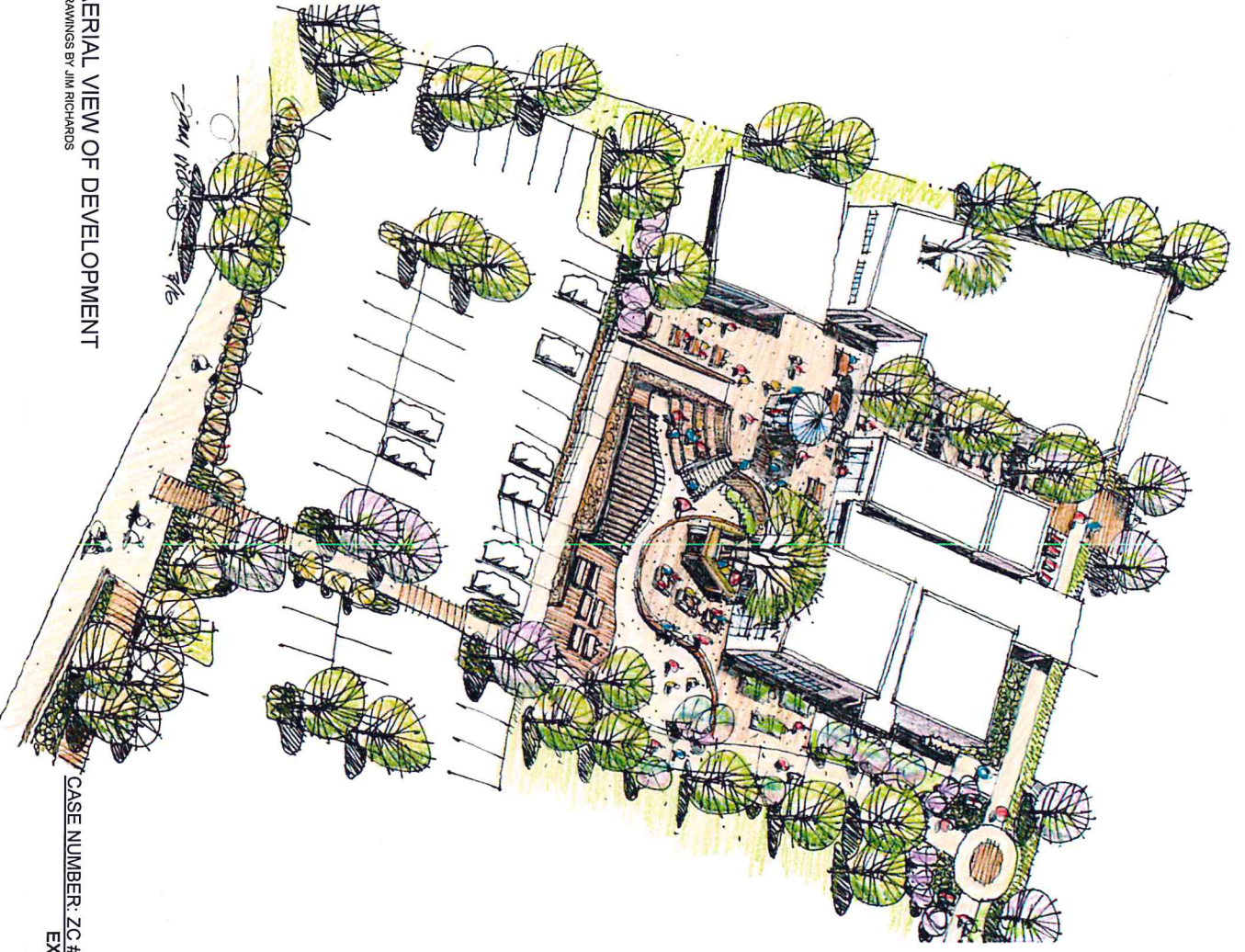
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| SYMBOL | QUANTITY | DESCRIPTION |
|--------|----------|----------------------|
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| 14 | 10 | WRIGHTIA INDICA |
| 15 | 10 | WRIGHTIA INDICA |
| 16 | 10 | WRIGHTIA INDICA |
| 17 | 10 | WRIGHTIA INDICA |
| 18 | 10 | WRIGHTIA INDICA |
| 19 | 10 | WRIGHTIA INDICA |
| 20 | 10 | WRIGHTIA INDICA |

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| 16 | 10 | WRIGHTIA INDICA |
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| 20 | 10 | WRIGHTIA INDICA |

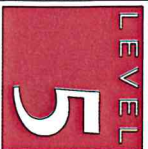
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REF SHEET L2 FOR PLANT LEGEND

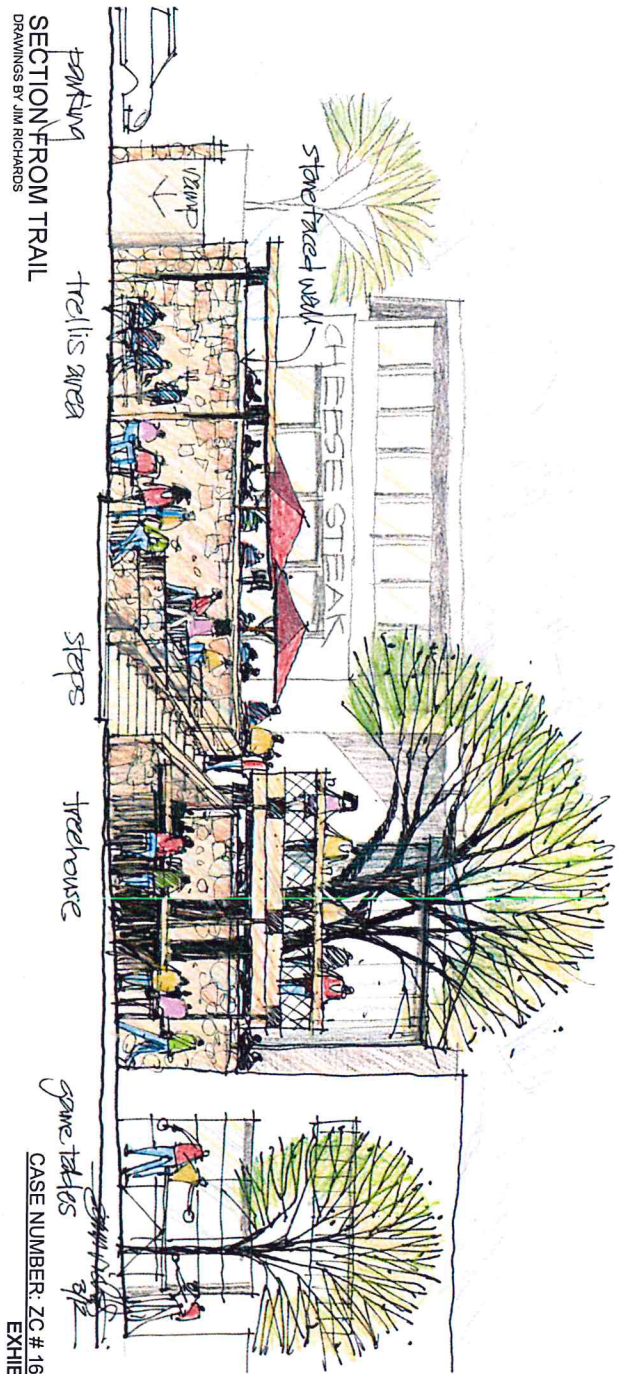
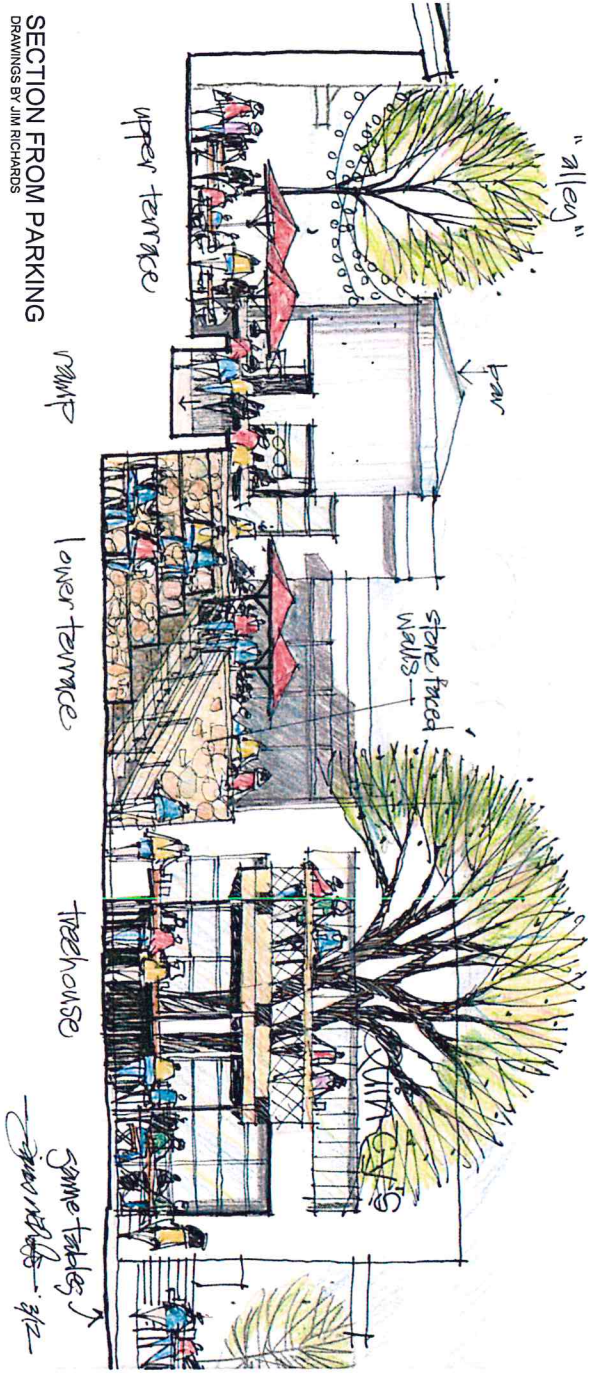


AERIAL VIEW OF DEVELOPMENT
DRAWINGS BY JIM RICHARDS

CASE NUMBER: ZC # 16-003
EXHIBIT E

| | | | | | | |
|---|---|--|---|---|-------------------------------------|-------------------------------|
|  <p>LEVEL 5 design group ARCHITECTURE INTERIORS PLANNING www.level5designgroup.com Mansfield, TX 76063 tel: 817.842.0212</p> | <p>THESE DOCUMENTS ARE FOR INTENDED FOR BIDDING PERMITTING AND CONSTRUCTION ONLY. ARCHITECT: JUSTIN S. GILMORE LEVEL 5 DESIGN GROUP</p> | <p>PROJECT INFORMATION: NEW SITE FOR S MAIN DEVELOPMENTS</p> | <p>S. MAIN MANSFIELD, TEXAS 76063</p> | <p>PROJECT NUMBER: [blank] DATE: [blank] REVISIONS: [blank]</p> | <p>SHEET NAME: PERSPECTIVES</p> | <p>SHEET NUMBER: A102</p> |
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



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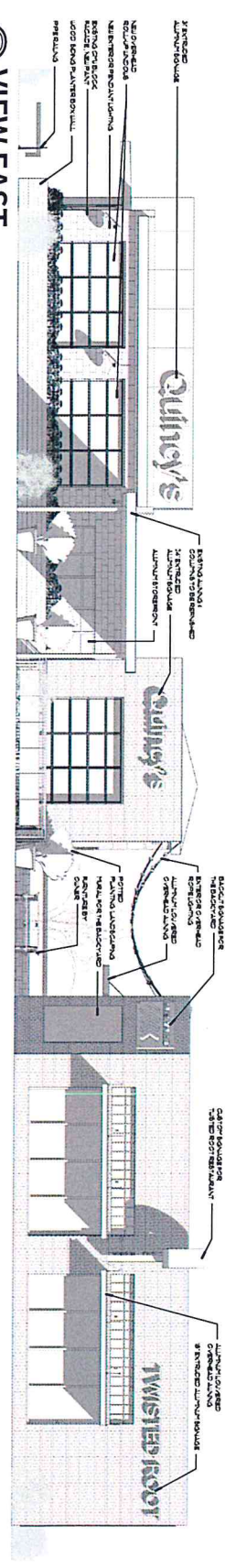


| | | | | | |
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| <p>LEVEL 5 design group architectural interior planning www.level5designgroup.com 108 S. Main Mansfield, TX 76063 tel: 817.842.0212</p> | <p>THIS DOCUMENT IS FOR INFORMATION AND NOT FOR CONSTRUCTION PURPOSES. LEVEL 5 DESIGN GROUP ARCHITECTURAL INTERIOR PLANNING LEVEL 5 DESIGN GROUP</p> | <p>PROJECT INFORMATION NEW SITE FOR S MAIN DEVELOPMENTS</p> | <p>PROJECT NUMBER: 108 S Main ISSUE DATE: REVISIONS: DRAWN BY:</p> | <p>S. MAIN MANSFIELD, TEXAS 76063</p> | <p>SHEET NUMBER A103</p> |
| | <p>PERPECTIVES</p> | <p>CASE NUMBER: ZC # 16-003 EXHIBIT E</p> | <p>PROJECT NAME</p> | <p>PROJECT NAME</p> | <p>PROJECT NAME</p> |

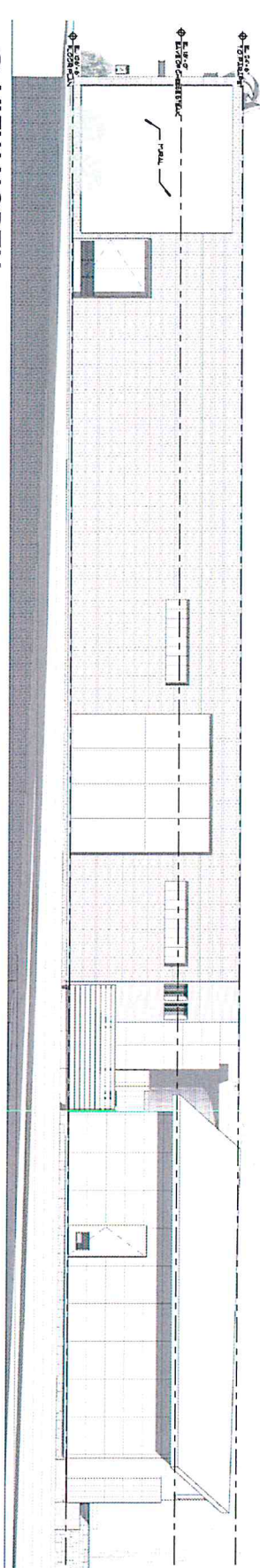
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| MASONRY CALCULATIONS | |
|----------------------|------|
| VIEW EAST: | |
| QUINCY'S: | |
| CMU BLOCK | -19% |
| MASONRY | -17% |
| METAL PANEL | -18% |
| GLAZING | -31% |
| WOOD | -15% |
| TWISTED ROOF: | |
| BRICK | -77% |
| GLAZING | -28% |

| ELEVATION LEGEND | |
|---|-----------------------------------|
|  | MILL SAP SANDSTONE MASONRY VENEER |
|  | KING SIZED BRICK MASONRY VENEER |
|  | EXPOSED FASTENER METAL PANEL |
|  | EXISTING CMU BLOCK |
|  | ARCHITECTURAL WOOD SIDING |



1 VIEW EAST
SCALE 3/16" = 1'-0"



2 VIEW NORTH
SCALE 3/16" = 1'-0"

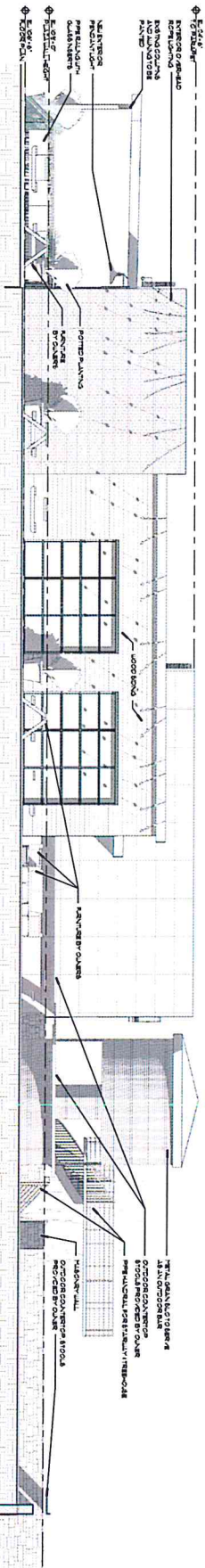
CASE NUMBER: ZC # 16-003
EXHIBIT F

| | |
|--|--|
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| | <p>ARCHITECT JENNIFER S. GARDNER LEVEL 5 DESIGN GROUP</p> |
| <p>PROJECT INFORMATION</p> <p>NEW SITE FOR S MAIN DEVELOPMENTS</p> | <p>S MAIN MANSFIELD, TEXAS 76063</p> |
| <p>PROJECT NUMBER ISSUE DATE REVISIONS</p> | <p>Project Name Date Rev</p> |
| <p>SHEET NAME EXTERIOR ELEVATIONS</p> | <p>SHEET NUMBER PROJECT NUMBER</p> |
| <p>SHEET NUMBER A401</p> | <p>PROJECT NUMBER</p> |

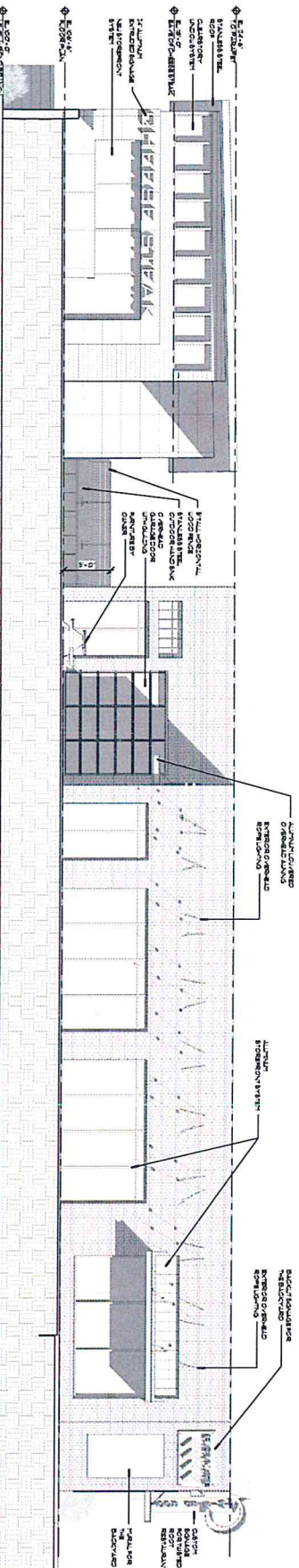
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| MASONRY CALCULATIONS | |
|----------------------------|----------------------|
| VIEW OF QUINCY'S IN PLAZA: | VIEW SOUTH IN PLAZA: |
| QUINCY'S: | TWISTED ROOT: |
| WOOD | BRICK |
| MASONRY | GLAZING |
| METAL PANEL | CHEESESTEAK |
| GLAZING | METAL PANEL |
| -23% | WOOD SIDING |
| -27% | GLAZING |
| -32% | -43% |
| -18% | -17% |
| | -35% |

| ELEVATION LEGEND | | | |
|------------------|-----------------------------------|--|---------------------------|
| | MILL SAP SANDSTONE MASONRY VENEER | | EXISTING CMU BLOCK |
| | KING SIZED BRICK MASONRY VENEER | | ARCHITECTURAL WOOD SIDING |
| | EXPOSED FASTENER METAL PANEL | | |



1 VIEW OF QUINCY'S IN PLAZA
SCALE: 3/16" = 1'-0"



2 VIEW OF T.R. IN PLAZA
SCALE: 3/16" = 1'-0"

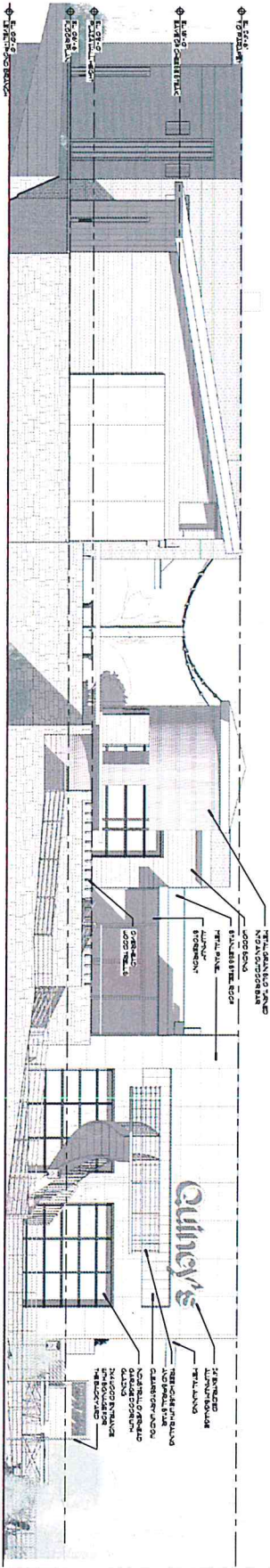
CASE NUMBER: ZC # 16-003
EXHIBIT F

| | | | | |
|--|---|--|--|-------------|
| LEVEL 5 design group architecture interiors planning www.level5designgroup.com 108 S. Main Mansfield, TX 76063 817.377.4209 / 12 | PROJECT INFORMATION NEW SITE FOR S MAIN DEVELOPMENTS S. MAIN MANFIELD, TEXAS 76063 | PROJECT NUMBER: 160112 ISSUE DATE: MAY 2016 DESIGNER: LEVEL 5 DESIGN GROUP DATE: MAY 2016 | SHEET NAME: EXTERIOR ELEVATIONS | A402 |
|--|---|--|--|-------------|

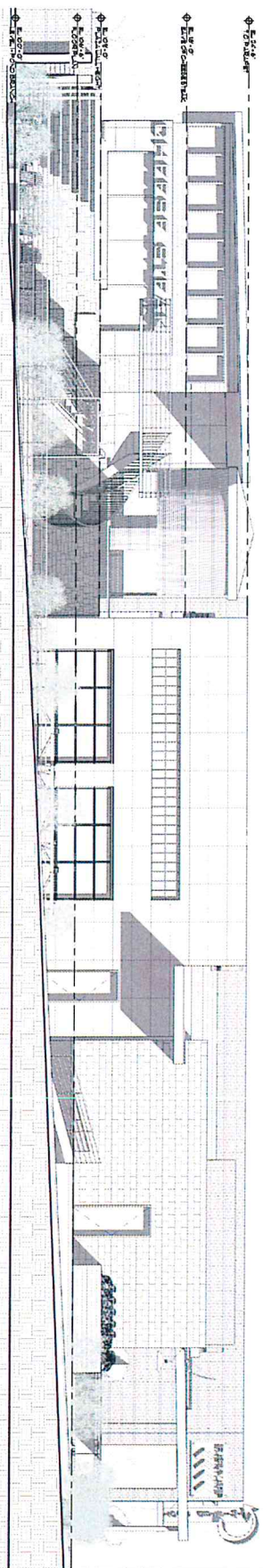
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| MASONRY CALCULATIONS | |
|---------------------------|------|
| VIEW FROM PARKING: | |
| CHEESE STEAK: | |
| METAL PANEL | -41% |
| GLAZING | -4% |
| WOOD PANEL | -5% |
| QUINCY'S: | |
| METAL PANEL | -39% |
| WOOD PANEL | -44% |
| GLAZING | -50% |
| VIEW SOUTH: | |
| QUINCY'S: | |
| METAL PANEL | -32% |
| CMU BLOCK | -21% |
| MASONRY | -4% |
| WOOD | -4% |
| GLAZING | -20% |

| ELEVATION LEGEND | |
|------------------|----------------------------------|
| | MILLSAP SANDSTONE MASONRY VENEER |
| | KING SIZED BRICK MASONRY VENEER |
| | EXPOSED FASTENER METAL PANEL |
| | EXISTING CMU BLOCK |
| | ARCHITECTURAL WOOD SIDING |



① VIEW FROM PARKING
SCALE: 3/16" = 1'-0"



② VIEW SOUTH
SCALE: 3/16" = 1'-0"

CASE NUMBER: ZC # 18-003
EXHIBIT F

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PROJECT INFORMATION
NEW SITE FOR
S MAIN
DEVELOPMENTS

S MAIN
MANSFIELD
TEXAS 76063

PROJECT NUMBER: Paper Number
ISSUE DATE: 1/14/18
REVISIONS:

SHEET NAME
EXTERIOR ELEVATIONS

SHEET NUMBER
A403

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