

EXHIBIT "A"
ZC#23-025

Legal Description

BEING 3.382 acres (147,308 square feet) of land in the Henry McGehee Survey, Abstract No. 998, City of Mansfield, Tarrant County, Texas; said 3.382 acres (147,308 square feet) of land being a portion of that certain tract of land described in a Warranty Deed to Ira T. Kimbrough and Andrea E. Kimbrough (hereinafter referred to as Kimbrough tract), as recorded in Volume 6296, Page 991, Deed Records, Tarrant County, Texas (D.R.T.C.T.); said 3.382 acres (147,308 square feet) of land being more particularly described, by metes and bounds, as follows:

BEGINNING at a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northeast corner of the remainder of said Kimbrough tract, same being the Southeast corner of that certain tract of land described as Lot 1, Block 1, JaRy Co. Addition (hereinafter referred to as Lot 1), an addition to the City of Mansfield, Tarrant County, Texas, according to the plat recorded in Instrument Number D222225973, Official Public Records, Tarrant County, Texas (O.P.R.T.C.T.), same also being the existing Southwesterly right-of-way line of North Walnut Creek Drive (90' right-of-way), as recorded in Volume 388-203, Page 20, Plat Records, Tarrant County, Texas (P.R.T.C.T.);

THENCE South 30 degrees 24 minutes 14 seconds East with the common line between the remainder of said Kimbrough tract and the existing Southwesterly right-of-way line of said North Walnut Creek Drive, a distance of 230.60 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE South 14 degrees 26 minutes 55 seconds East, continue with the common line between the remainder of said Kimbrough tract and the existing Southwesterly right-of-way line of said North Walnut Creek Drive, a distance of 40.00 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner, same being the beginning of a non-tangent curve to the right, whose long chord bears South 14 degrees 34 minutes 49 seconds West, a distance of 96.14 feet;

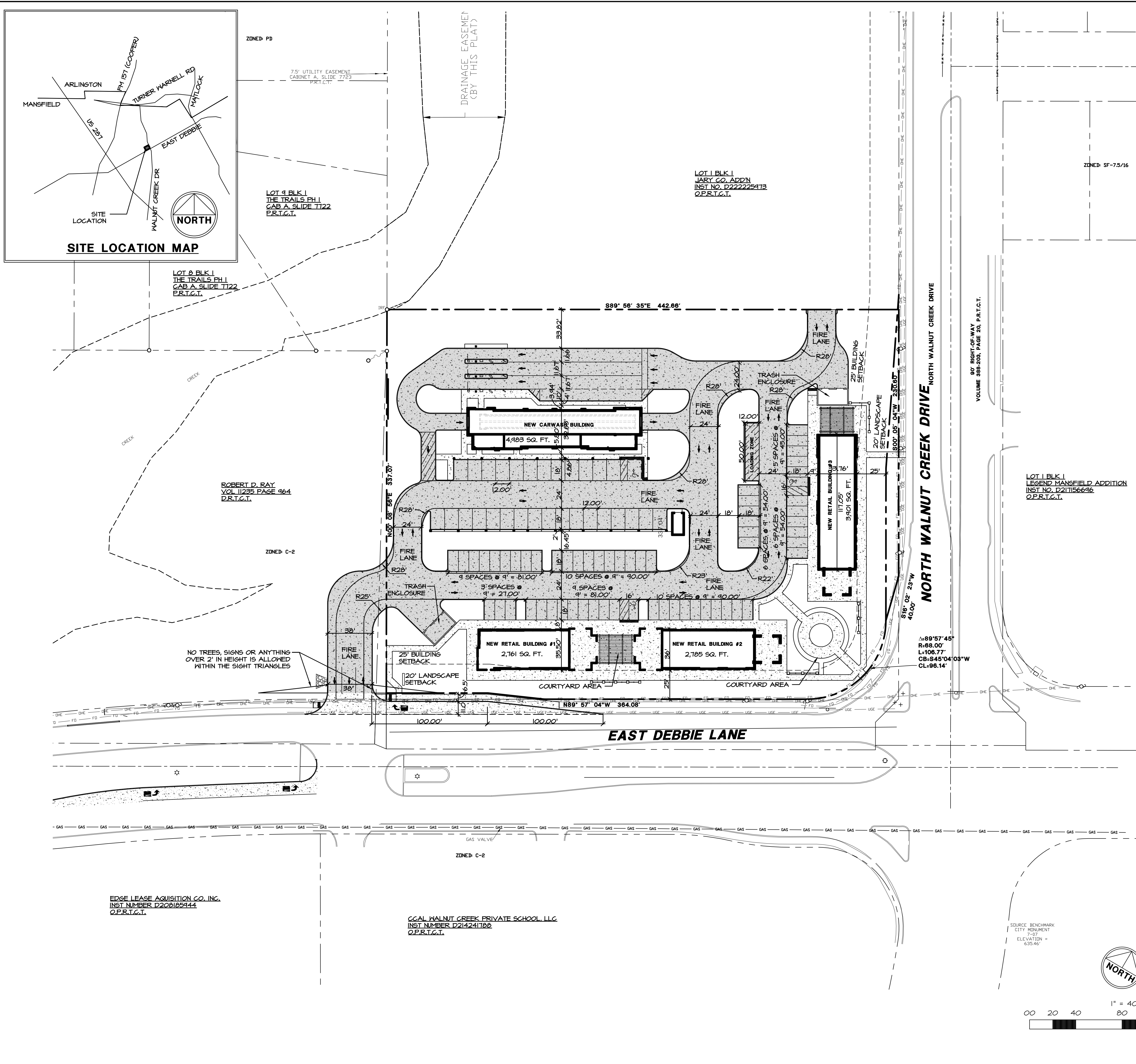
THENCE Southerly, continue with the common line between the remainder of said Kimbrough tract and the existing Southwesterly right-of-way line of said North Walnut Creek Drive, with said non-tangent curve to the right, having a radius of 68.00 feet, through a central angle of 89 degrees 57 minutes 52 seconds, for an arc distance of 106.77 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the intersection of the existing Southwesterly right-of-way line of said North Walnut Creek Drive with the existing Northwesterly right-of-way line of East Debbie Lane (variable width right-of-way), as recorded in Instrument Number D201101824, O.P.R.T.C.T.;

THENCE South 59 degrees 33 minutes 38 seconds West with the common line between the remainder of said Kimbrough tract and the existing Northwesterly right-of-way line of said East Debbie Lane, a distance of 364.08 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for corner;

THENCE North 30 degrees 20 minutes 22 seconds West, departing the existing Northwesterly right-of-way line of said East Debbie Lane, with the Southwesterly line of said Kimbrough tract, a distance of 337.07 feet to a five-eighths inch iron rod with plastic cap stamped "RPLS 4838" found for the Northwesterly corner of the remainder of said Kimbrough tract, same also being the Southwesterly corner of the aforesaid Lot 1;

THENCE North 59 degrees 34 minutes 07 seconds East with the common line between the remainder of said Kimbrough tract and said Lot 1, a distance of 442.66 feet to the place of beginning, and containing a calculated area of 3.382 acres (147,308 square feet) of land.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the legal description contained in Schedule "A" as to area or quantity of land is not a representation that such area or quantity is correct, but is made only for informal identification purposes and does not override Item 2 of Schedule "B" hereof.



SITE PLAN NOTES:

1. PARKING LOT AND DRIVEWAY PAVEMENT TO BE REINFORCED CONCRETE
2. PROPOSED VARIABLE WIDTH RIGHT-OF-WAY DEDICATION PLANNED FOR NORTH WALNUT CREEK DRIVE
3. ALL REFUSE CONTAINERS WILL BE WHEEL MOUNTED AND STORED WITHIN THE VACUUM EQUIPMENT BUILDING UNTIL SERVICED BY SANITATION SERVICE.
4. VAN ACCESSIBLE ADA PARKING STALLS: 3
5. VACUUM STALLS: 24
6. REGULAR PARKING STALLS: 58
7. TOTAL PARKING STALLS: 40
8. ALL DIMENSIONS ARE FROM THE FACE OF CURB UNLESS NOTED
9. PAVEMENT STRIPING DIMENSIONS ARE FROM THE CENTER OF THE STRIPE
10. REFUSE GENERATED ON SITE MANAGED WITH ROLLING CARTS STORED INSIDE VACUUM EQUIPMENT BUILDING
11. LOT SIZE 141,308 SF, 3.38 ACRES
12. CITY OF MANSFIELD, TARRANT COUNTY TEXAS
13. ZONING C-2
14. LAND USE: C2 COMMERCIAL USES AND A CAR WASH

PARKING REQUIREMENTS FOR RETAIL BUILDINGS:

1 PER 200 SQ. FT. OF FLOOR AREA
 = 47.2 PARKING SPACES REQUIRED
 = 54 PARKING SPACES PROVIDED

DEVELOPER:
 CAR WASH PRO DESIGNERS (CHPD)
 6400 N NORTHWEST HWY, UNIT 4,
 CHICAGO, IL 60631 630.344.1251
 MIKE.T@CARWASHPRODESIGNERS.COM
 WWW.CARWASHPRODESIGNERS.COM

**ENGINEERING BY WT GROUP, 2675 PRATUM AVE., HOFFMAN ESTATES, IL 60192
 224-243-6333 JGLASCOTT@WTGROUP.COM**

NOTE: 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, SHALL LIMIT AND CONTROL ALL BUILDING PERMITS

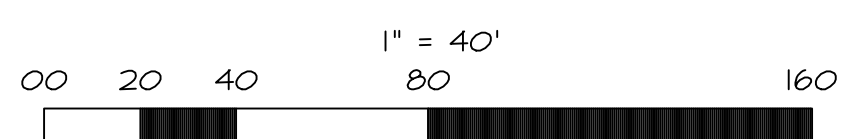
PAVEMENT SECTIONS

- NEW 4" CONCRETE SIDEWALK
- 4" PORTLAND CEMENT CONCRETE
- REINFORCED CONCRETE PAVEMENT

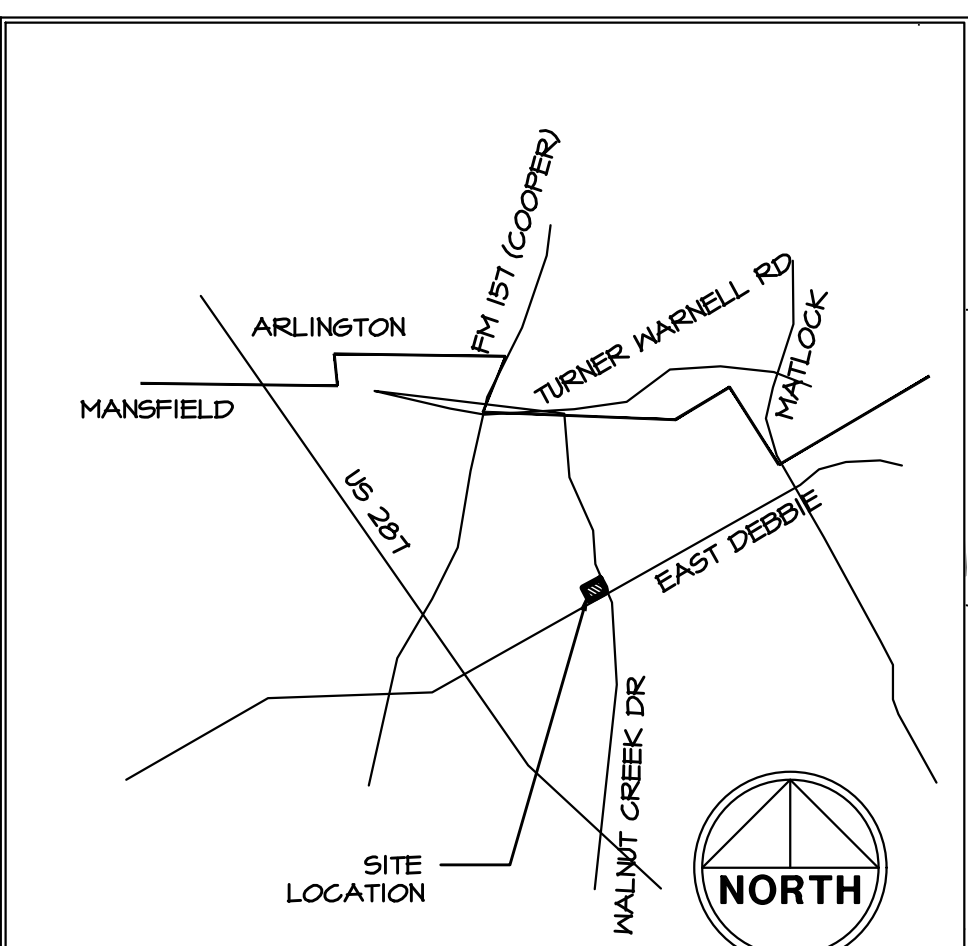
PHASE 1	PHASE 1 WILL INCLUDE CONSTRUCTION OF THE CARWASH BUILDING AND RETAIL BUILDING #3 INCLUDING ALL PAVEMENT AND SIDEWALK AND SOUTHEAST COURTYARD AREA.
PHASE 2	PHASE 2 WILL INCLUDE CONSTRUCTION OF RETAIL BUILDINGS #1 AND #2.

SITE PLAN

ROBINHOOD PLAZA
 SURVEY BY BANNISTER ENGINEERING, L.L.C., 240 N MITCHELL ROAD,
 MANSFIELD, TX 76063, 817-842-2094 mike@bannistereng.com
 SURVEY NO: 4838
 MANSFIELD, TARRANT COUNTY, TEXAS
 12-05-2023
 TOTAL LOT SIZE = 141,308 SF, 3.38 ACRES
 NUMBER OF LOTS: 1



SITE LOCATION MAP



WT GROUP
 Engineering with Precision, Pace and Passion.
 2675 Pratum Avenue Hoffman Estates, IL 60192
 T: 224.243.6333 F: 224.243.6444
 wtengineering.com
 Texas Firm ID No: 18685
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WT Group
 Engineering, Design, Consulting

PERMIT
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF TODD ABRAMS, PE
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 NOT FOR CONSTRUCTION.
 TODD ABRAMS, PE
 TEXAS PE 126182
 TEXAS FIRM ID NO. 18685

CAR WASH FACILITY
 585 E. DEBBIE LANE,
 MANSFIELD, TEXAS 76063

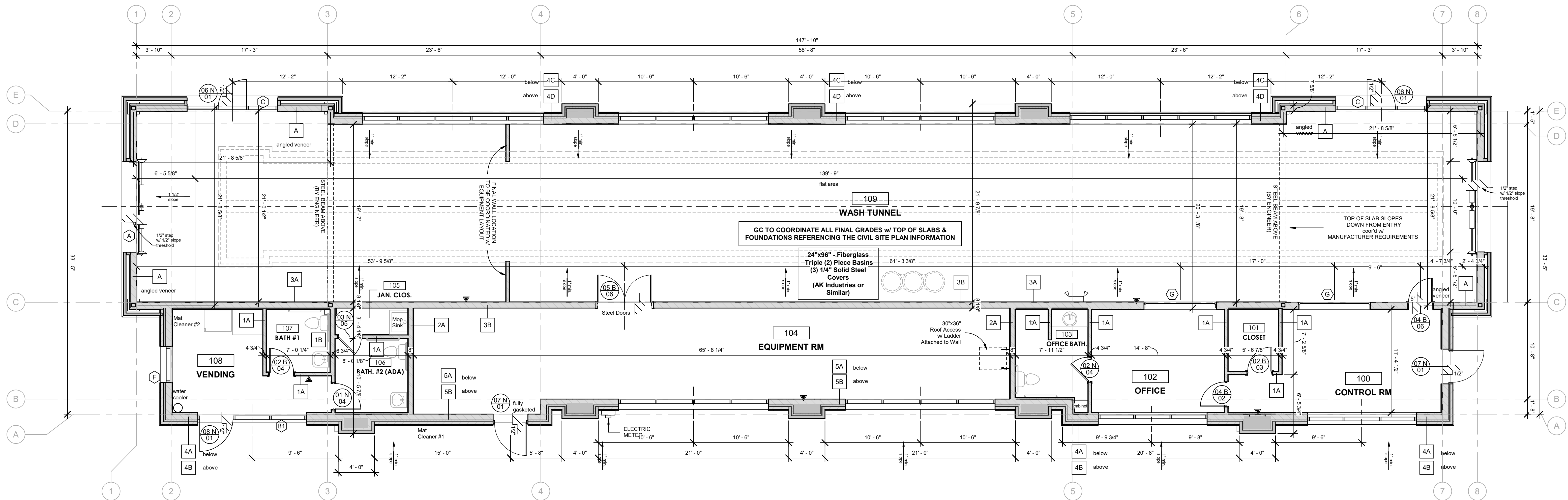
ISSUE

TO	DATE
CITY	10/18/23
CITY	12/14/23

WT GROUP
 AQUATIC \ CIVIL \ MECHANICAL \ ELECTRICAL \ TELECOMMUNICATION \ PLUMBING \ ACCESSIBILITY CONSULTING \ DESIGN & PROGRAM MANAGEMENT \ LAND SURVEY

CHECK: TOA
 DRAWN: TEP
 JOB: C2300027

EX-B
 EXHIBIT B



1 CAR WASH FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

NERVO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL: 847.825.9400

PROJECT # 2334
DATE: 12/06/23

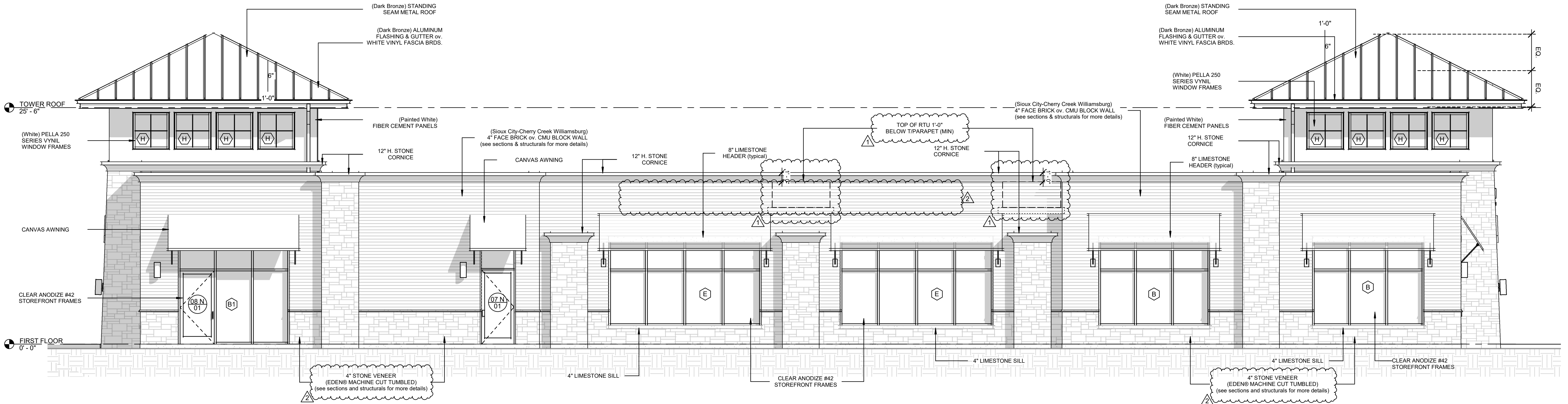
REGISTERED ARCHITECT
QUINO CORRAO
20092
STATE OF TEXAS

NEW AUTOMATED CARWASH FACILITY

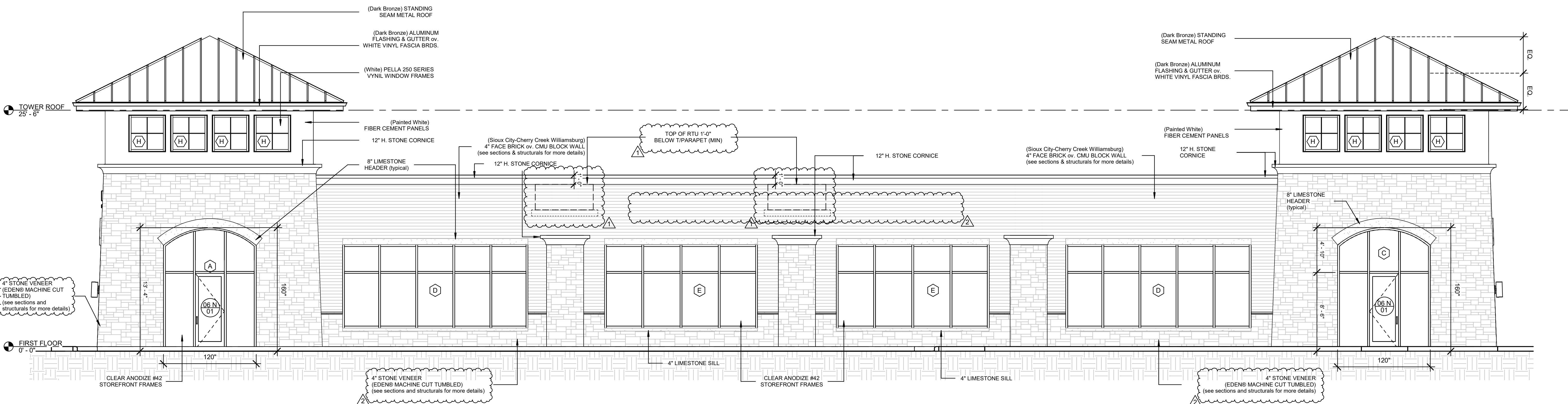
585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

01.08.24	ZONING REVISION
12.12.23	ZONING REVISION
10.18.23	ZONING REVIEW
REVISIONS	
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	CAR WASH FLOOR PLAN
SHEET NO.	C.1



1 South Elevation, Car Wash
SCALE: 3/16" = 1'-0"



2 North Elevation, Car Wash
SCALE: 3/16" = 1'-0"



NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

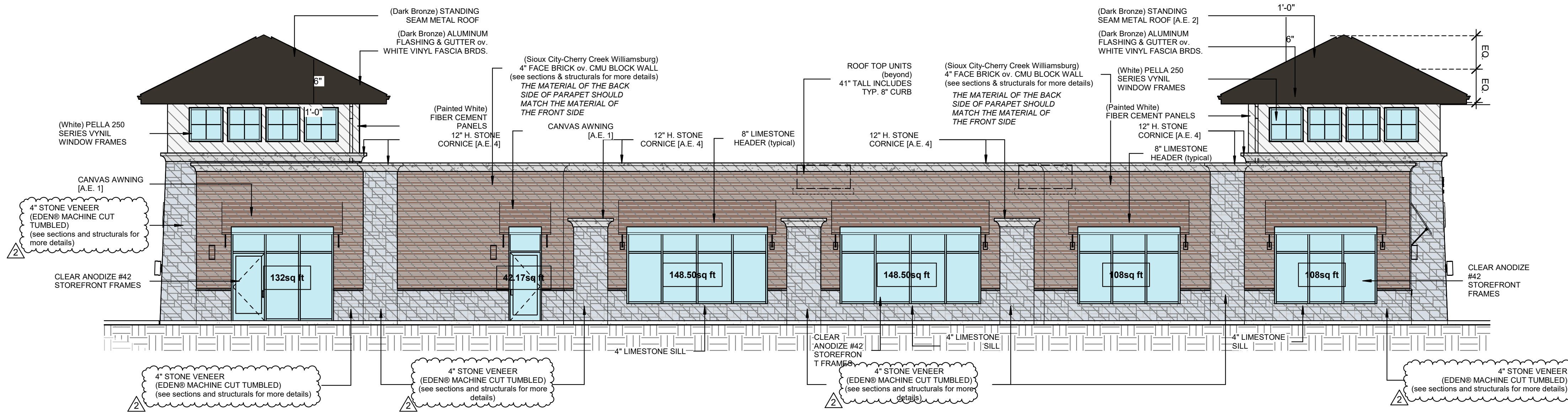
ZONING REVIEW - NOT FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION
▲	01.08.24	ZONING REVISION
▲	12.12.23	ZONING REVISION
▲	10.18.23	ZONING REVIEW

DRAWN BY: RAM
APPROVED BY: GCN / MAM
SCALE: AS NOTED
DESCRIPTION: CAR WASH ELEVATIONS
SHEET NO. C.2

MASONRY	Material	SF	%	%
MASONRY	Stone -	721.67 SF	31.7%	85.2%
	Brick -	1,218.60 SF	53.5%	14.8%
MASONRY LIKE	Stone Cornice	204.36 SF	9.0%	
	Fiber Cement -	131.35 SF	5.8%	
TOTAL	TOTAL FACADE -	2,275.98 SF	100.0%	100.0%
	Window -	815.22 SF		

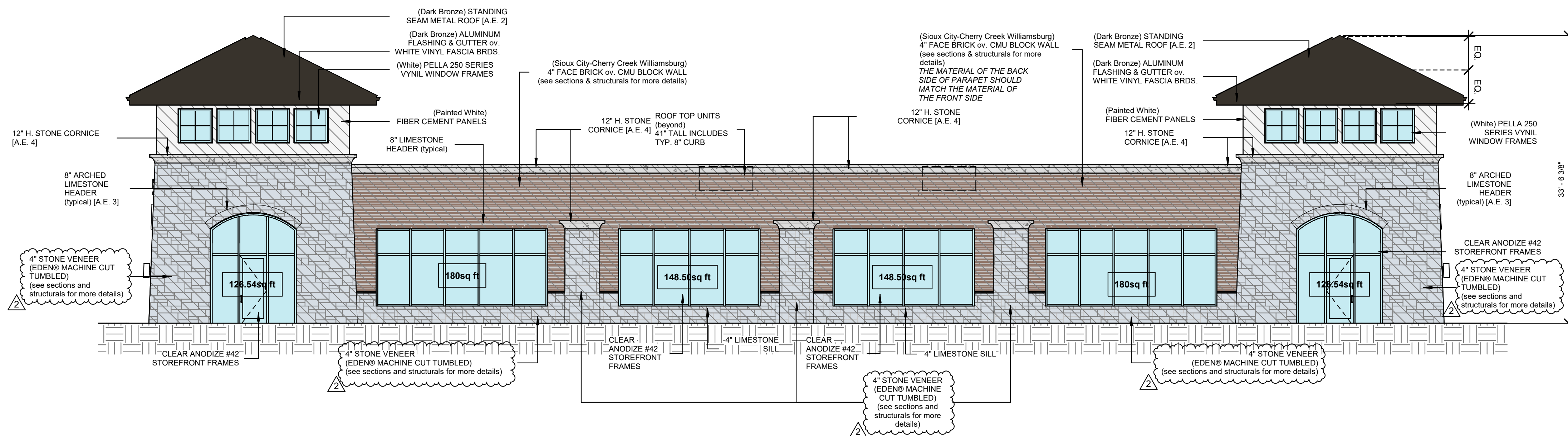
- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay



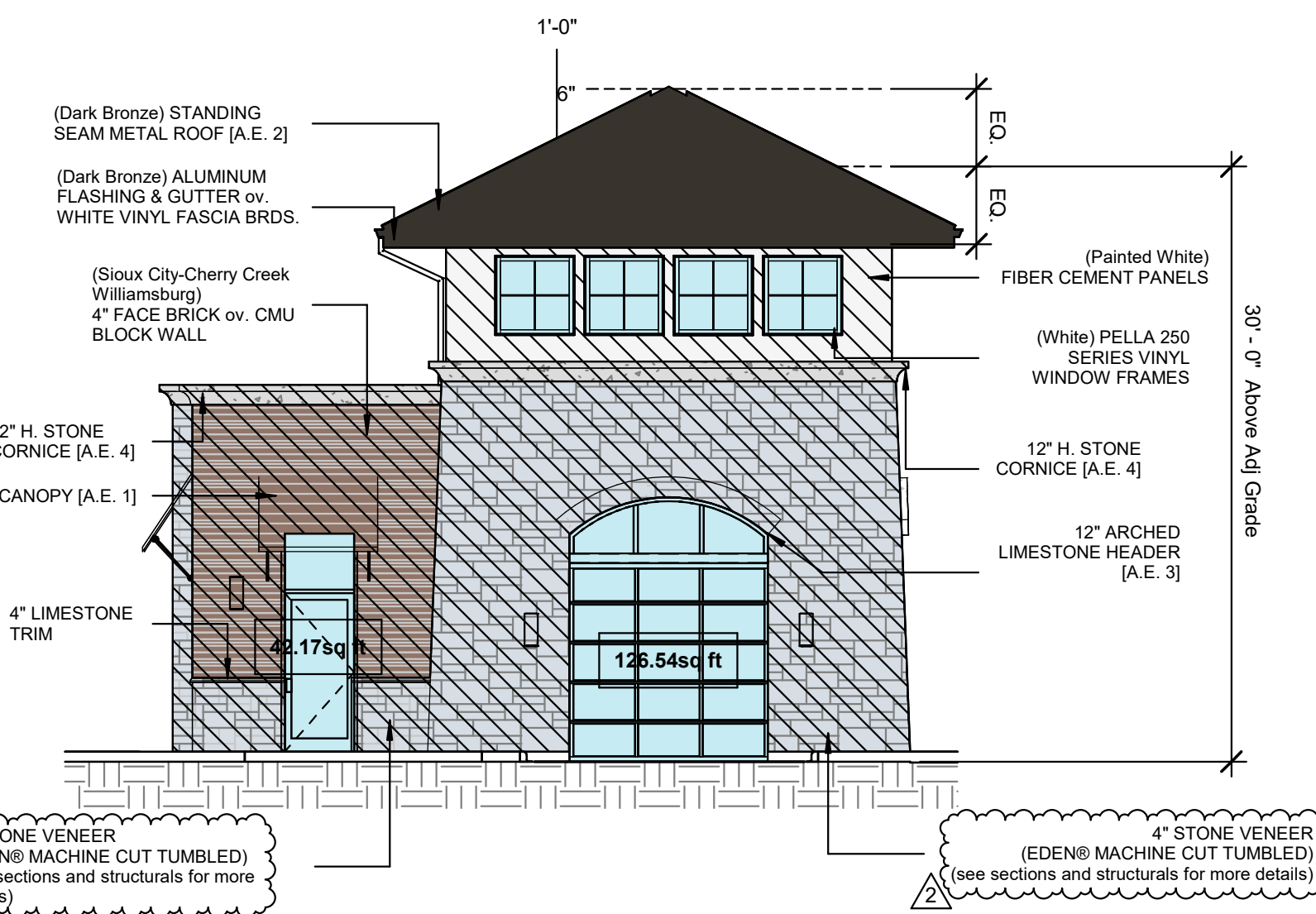
1 Car Wash South Elevation - material exhibit
SCALE: 1/8" = 1'-0"

MASONRY	Material	SF	%	%
MASONRY	Stone -	979.29 SF	47.4%	85.6%
	Brick -	787.99 SF	38.2%	
MASONRY LIKE	Stone Cornice	165.02 SF	8.0%	14.4%
	Fiber Cement -	131.40 SF	6.4%	
TOTAL	TOTAL FACADE -	2,063.70 SF	100.0%	100.0%
	Window -	1,030.80 SF		

- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay



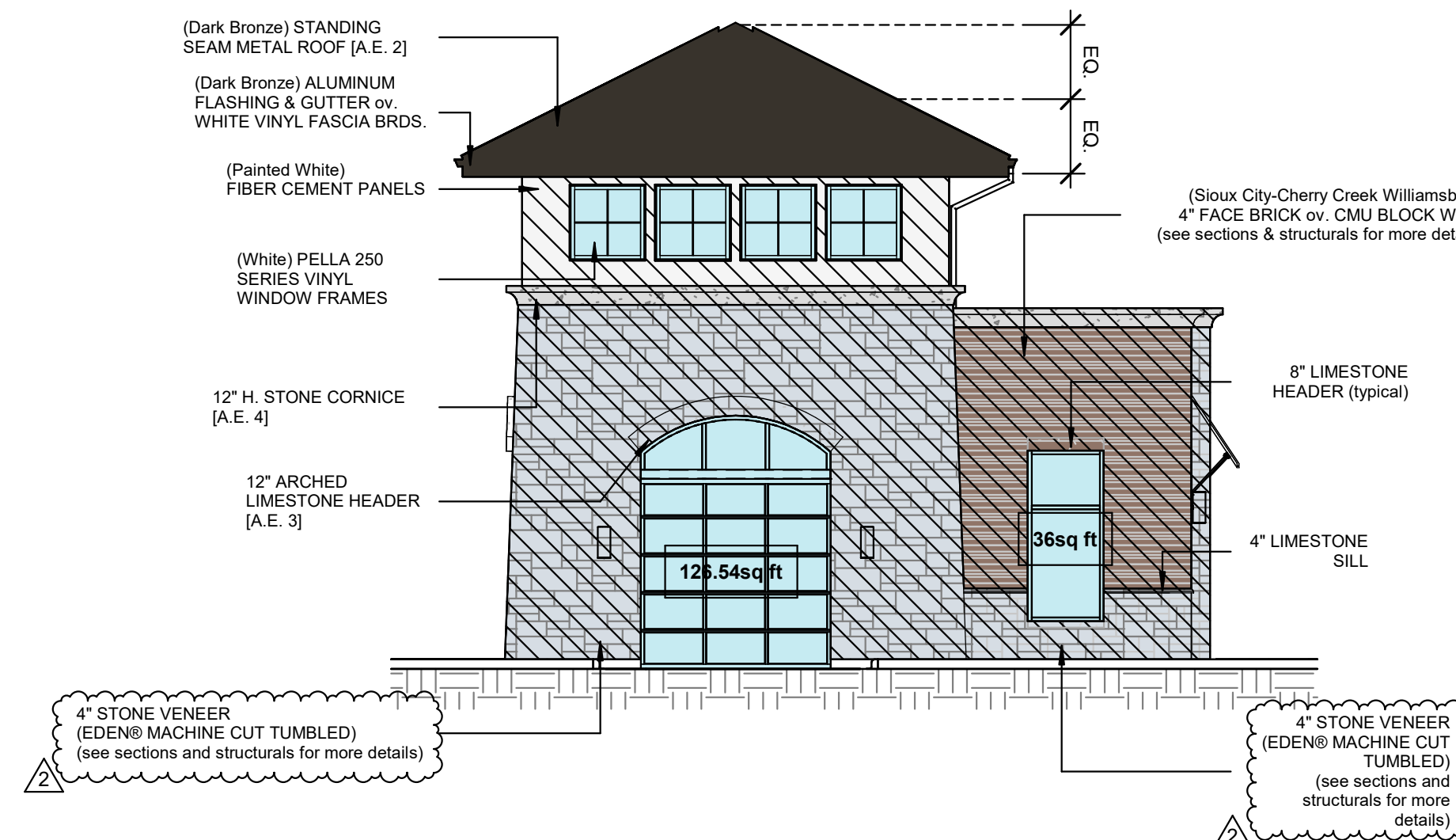
2 Car Wash North Elevation - material exhibit
SCALE: 1/8" = 1'-0"



3 Car Wash East Elevation - material exhibit
SCALE: 1/8" = 1'-0"

MASONRY	Material	SF	%	%
MASONRY	Stone -	367.82 SF	59.9%	83.2%
	Brick -	143.19 SF	23.3%	
MASONRY LIKE	Stone Cornice	37.45 SF	6.1%	16.8%
	Fiber Cement -	65.48 SF	10.7%	
TOTAL	TOTAL FACADE -	613.94 SF	100.0%	100.0%
	Window -	229.98 SF		

- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay



4 Car Wash West Elevation - material exhibit
SCALE: 1/8" = 1'-0"

MASONRY	Material	SF	%	%
MASONRY	Stone -	373.33 SF	60.6%	83.3%
	Brick -	139.56 SF	22.7%	
MASONRY LIKE	Stone Cornice	37.45 SF	6.1%	16.7%
	Fiber Cement -	65.48 SF	10.6%	
TOTAL	TOTAL FACADE -	615.82 SF	100.0%	100.0%
	Window -	227.49 SF		

- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay

NERVO

ARCHITECTS

6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400

PROJECT # 2334

DATE: 12/06/23

NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION
▲	01.08.24	ZONING REVISION
▲	12.12.23	ZONING REVISION
▲	10.18.23	ZONING REVIEW

DRAWN BY: RAM

APPROVED BY: GCN / MAM

SCALE: AS NOTED

DESCRIPTION: CAR WASH MAIN ELEVATIONS - material exhibits

SHEET NO. C.4

Exhibit C

PROJECT # 2334
DATE: 12/06/23



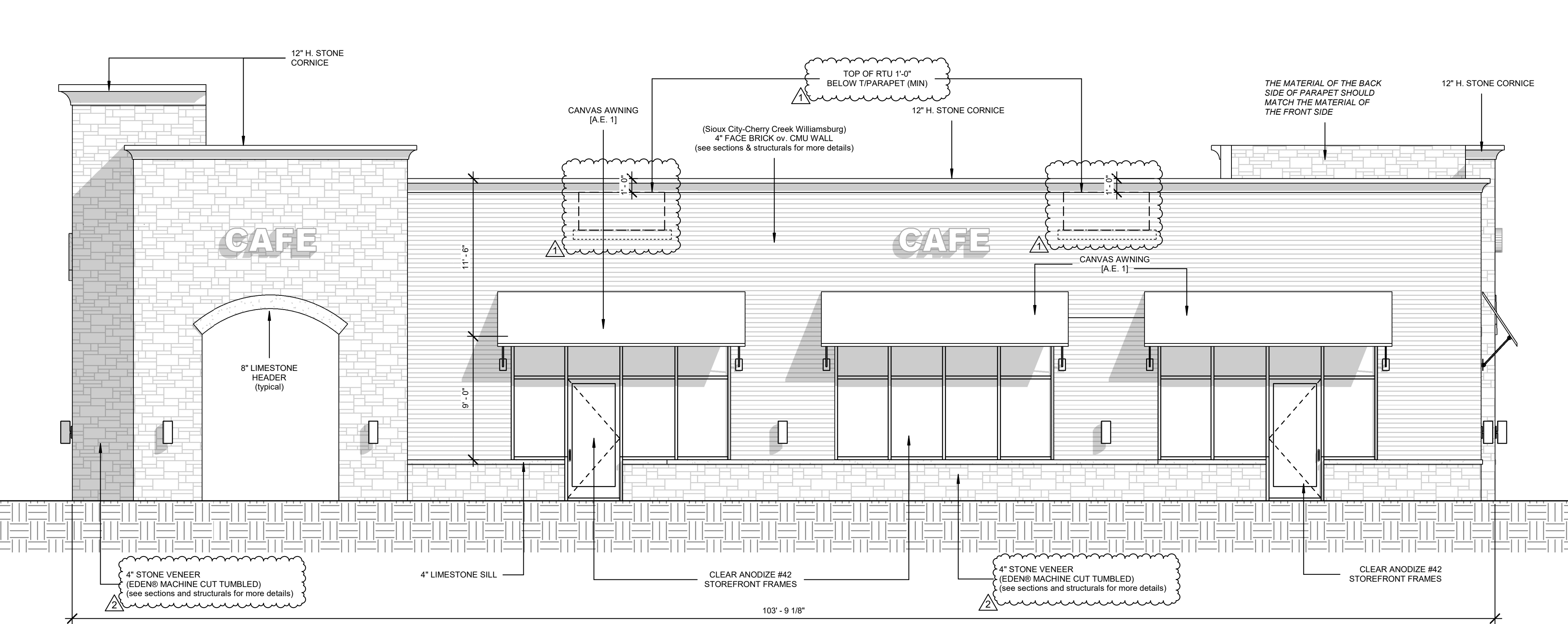
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

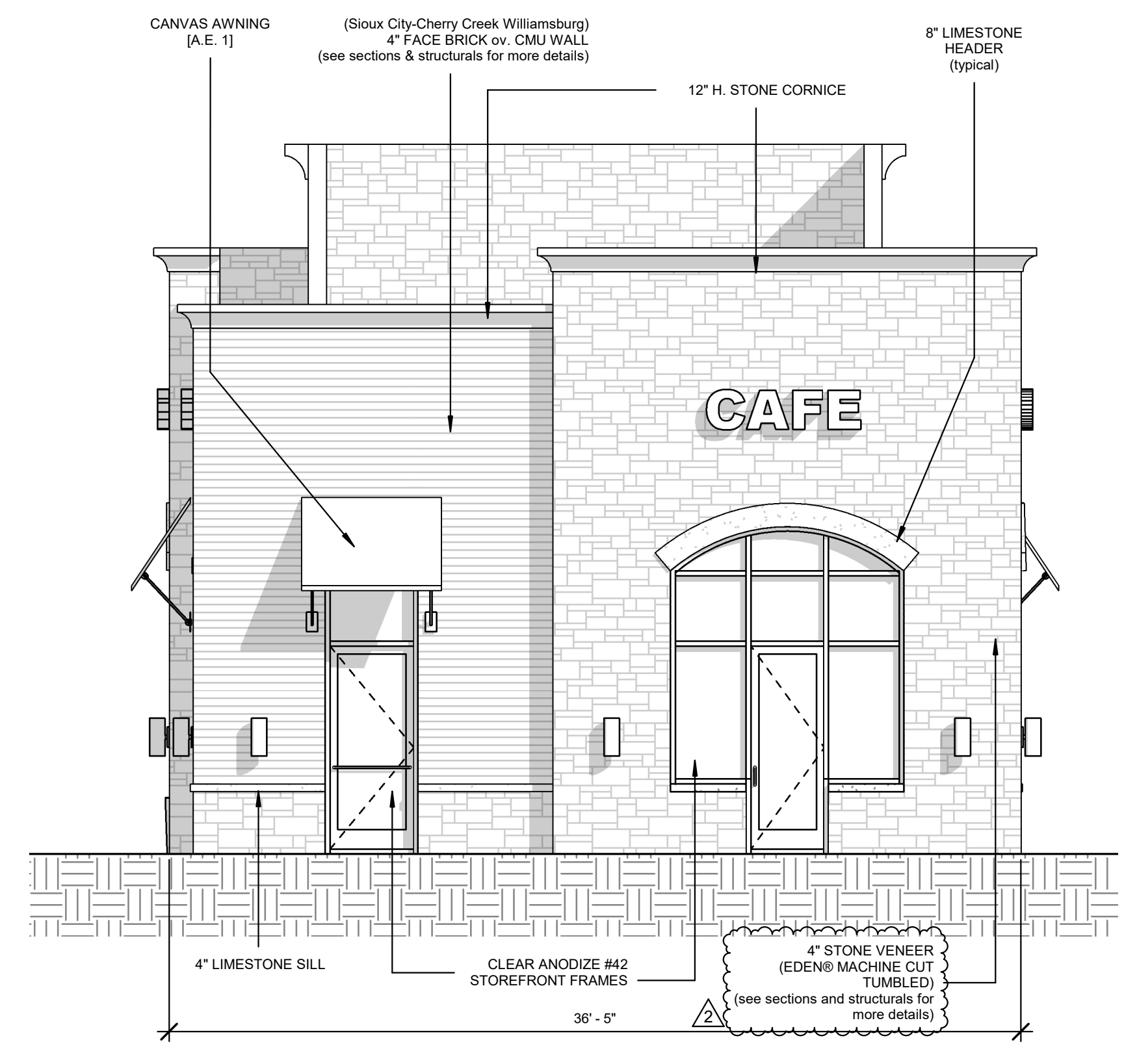
ZONING REVIEW - NOT FOR CONSTRUCTION

REVISIONS	
▲ 01.08.24	ZONING REVISION
▲ 12.12.23	ZONING REVISION
▲ 10.18.23	ZONING REVIEW

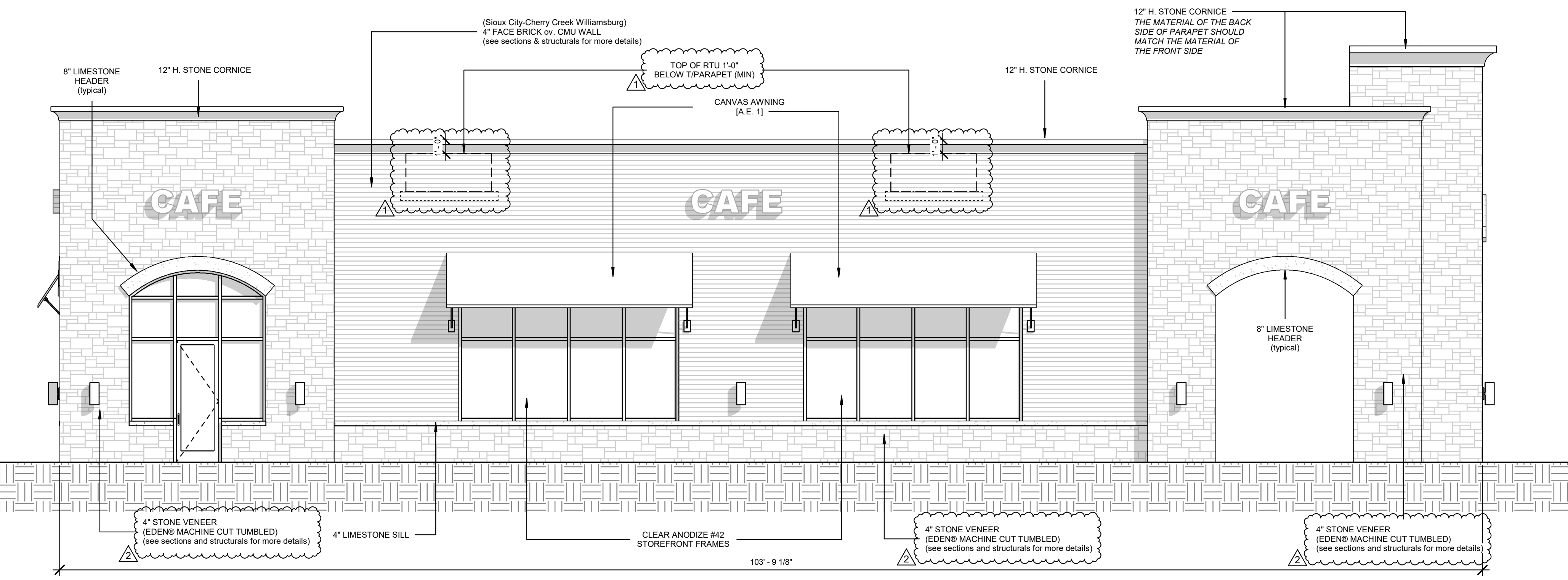
DRAWN BY: RAM
APPROVED BY: GCN / MAM
SCALE: AS NOTED
DESCRIPTION: RETAIL BUILDING #1 ELEVATIONS
SHEET NO. C.6



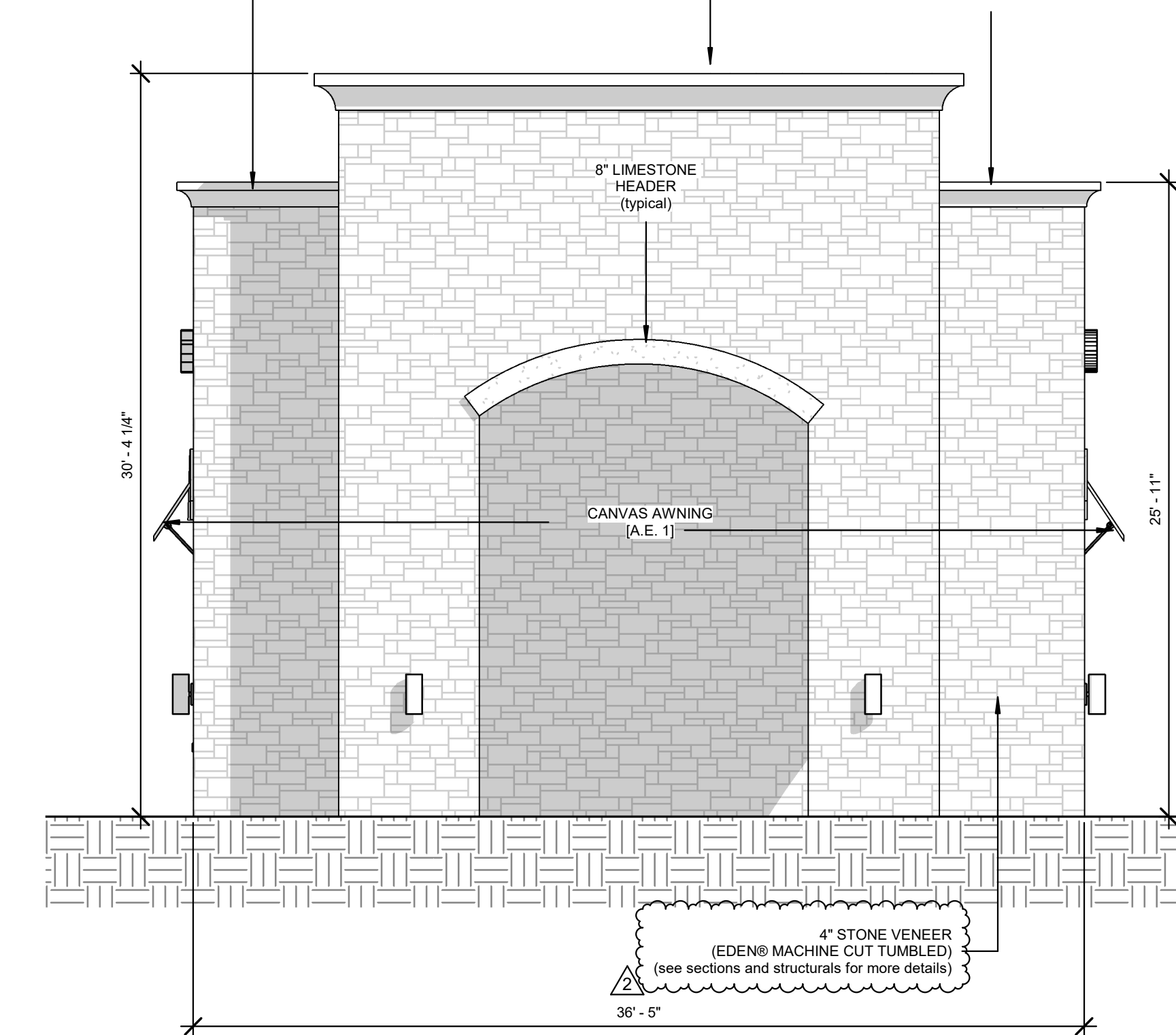
1 North Elevation, Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"



3 West Elevation, Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"



2 South Elevation, Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"



4 East Elevation, Proposed Retail Building #1.
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

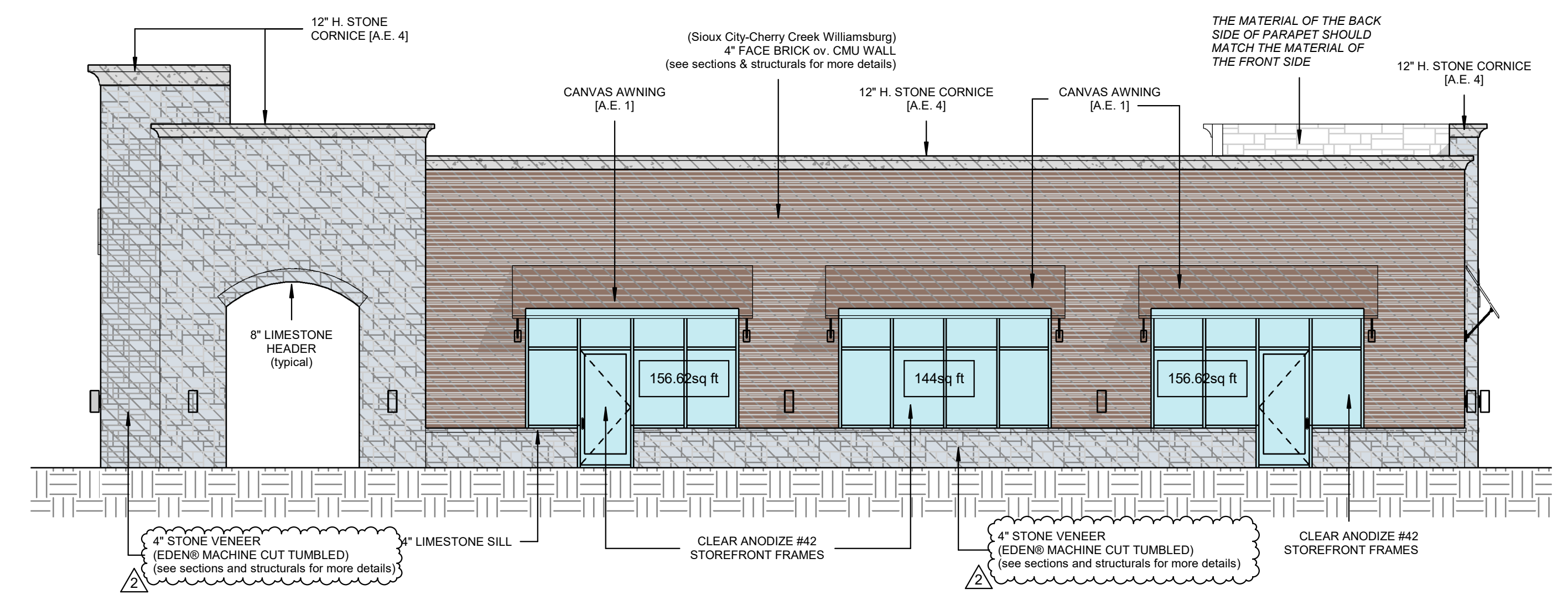
PROJECT # 2334
 DATE: 12/06/23



NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
 MANSFIELD, TX 76063

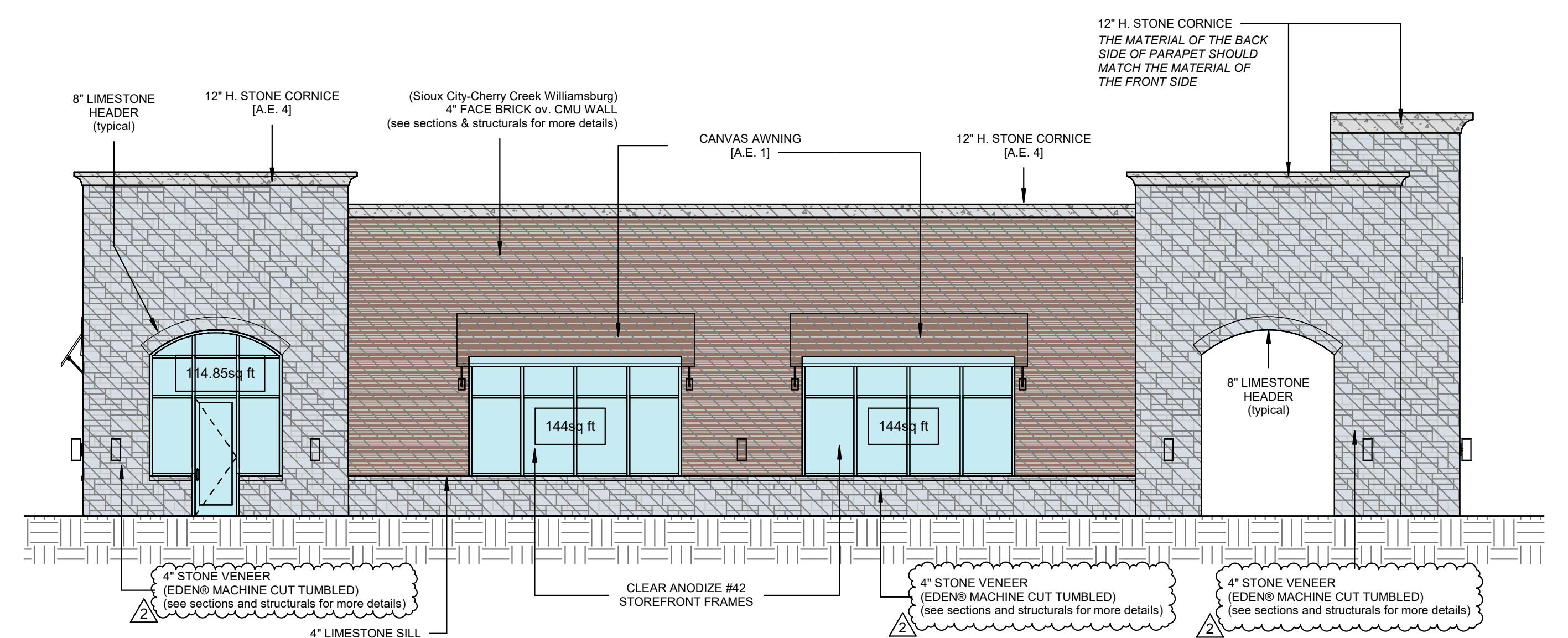
ZONING REVIEW - NOT FOR CONSTRUCTION



1
 C.7
 North Elevation, Proposed Retail Building #1 - material exhibit
 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	743.78 SF	38.0%	94%
	Brick -	1,094.93 SF	56.0%	
MASONRY LIKE	Stone Cornice	117.35 SF	6.0%	6%
TOTAL	TOTAL FACADE -	1,956.06 SF	100.0%	100.0%
	Window -	457.25 SF		

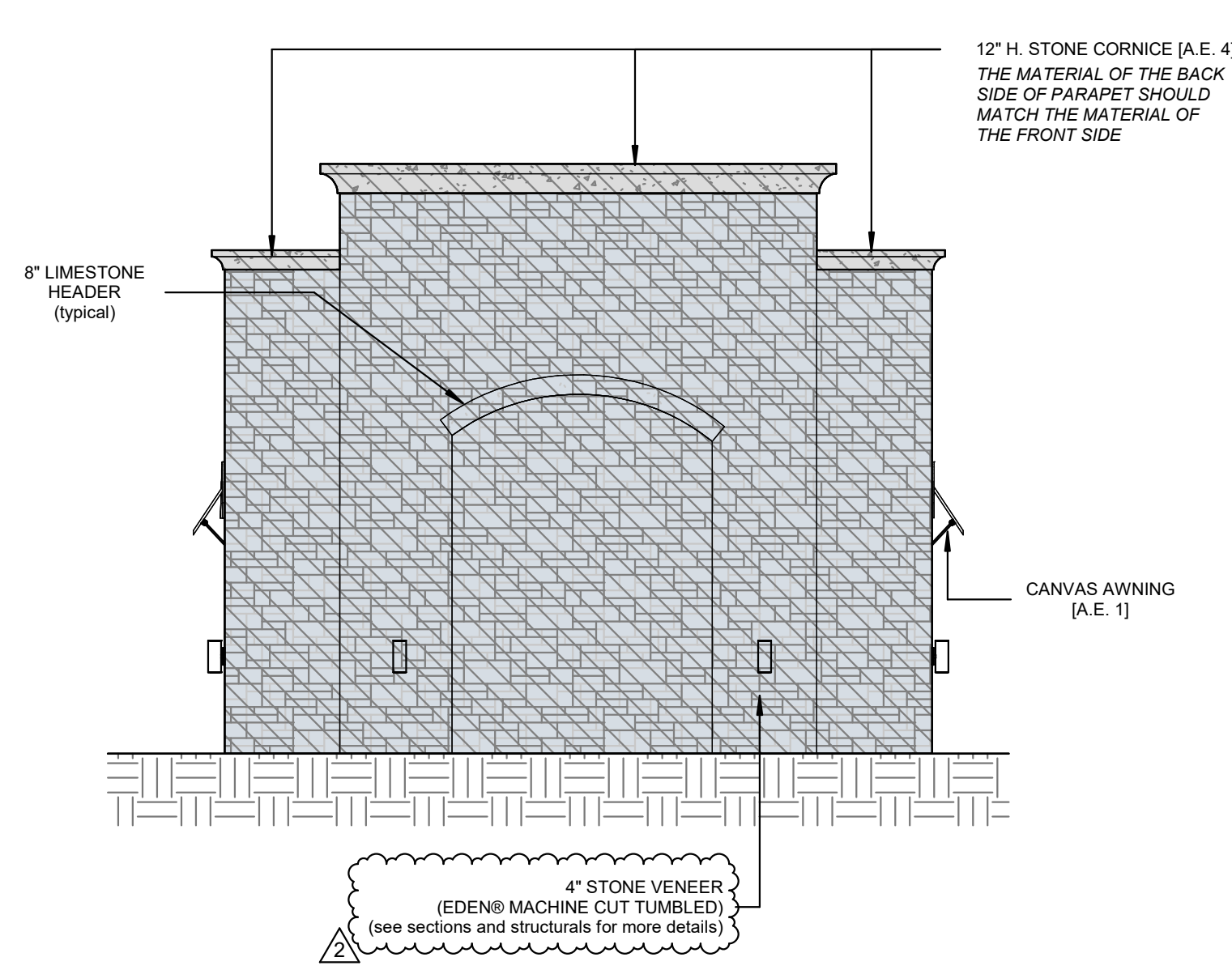
- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay



2
 C.7
 South Elevation, Proposed Retail Building #1 - material exhibit
 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,068.93 SF	52.0%	94.3%
	Brick -	868.78 SF	42.3%	
MASONRY LIKE	Stone Cornice	116.20 SF	5.7%	5.7%
TOTAL	TOTAL FACADE -	2,053.91 SF	100.0%	100.0%
	Window -	402.85 SF		

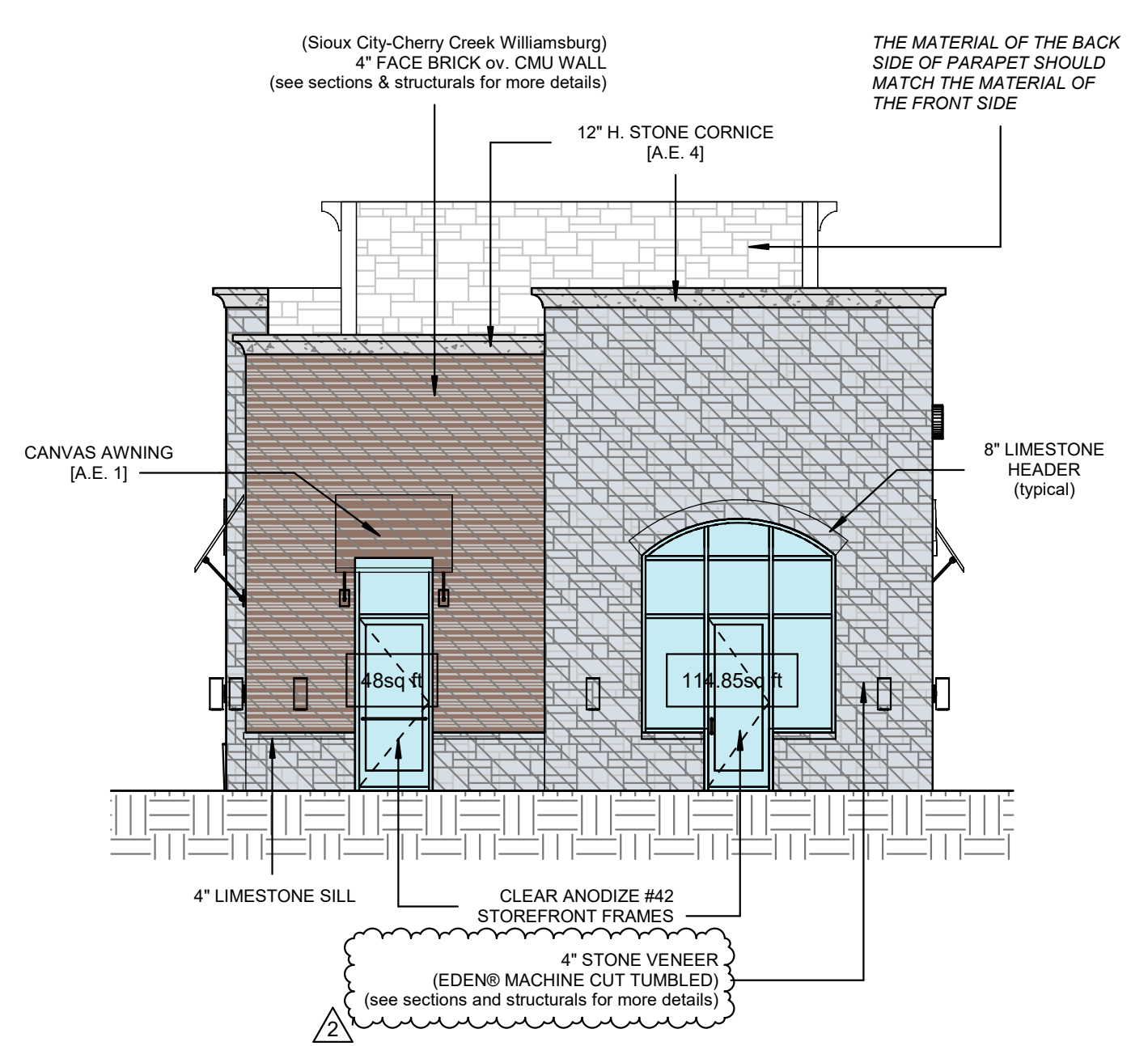
- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay



4
 C.7
 East Elevation, Proposed Retail Building #1 - material exhibit
 SCALE: 1/8" = 1'-0"

MASONRY	Stone -	1,004.10 SF	95.2%	95.2%
	Stone Cornice	51.06 SF	4.8%	4.8%
TOTAL	TOTAL FACADE -	1,055.16 SF	100.0%	100.0%

- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay

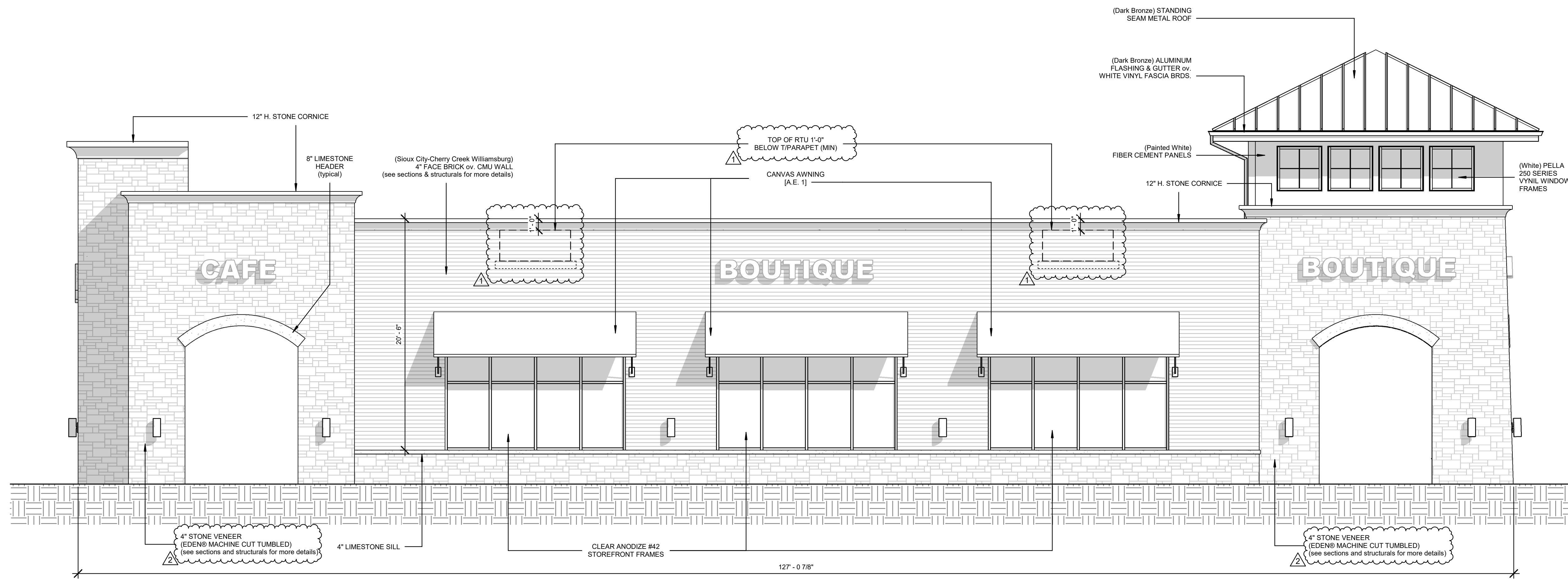


3
 C.7
 West Elevation, Proposed Retail Building #1 - material exhibit
 SCALE: 1/8" = 1'-0"

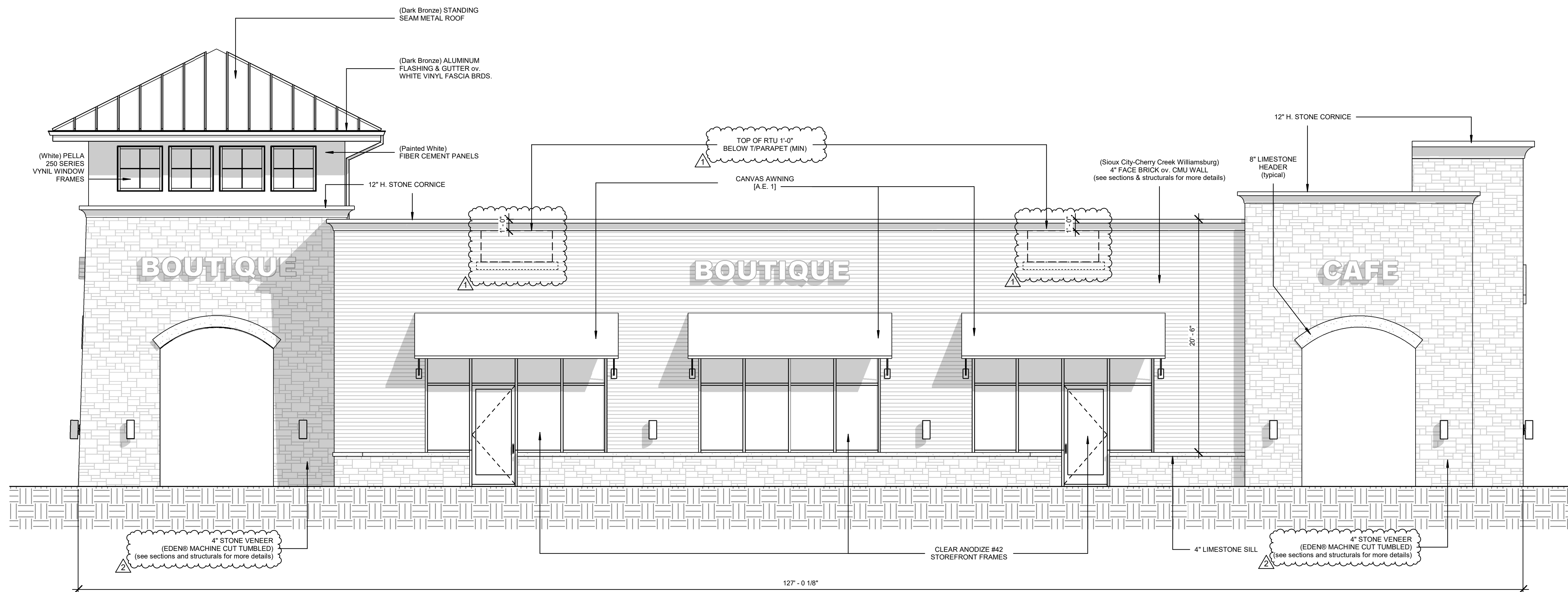
MASONRY	Stone -	444.43 SF	59.5%	94.8%
	Brick -	264.11 SF	35.3%	
MASONRY LIKE	Stone Cornice	39.02 SF	5.2%	5.2%
TOTAL	TOTAL FACADE -	747.56 SF	100.0%	100.0%
	Window -	162.85 SF		

- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay

01.08.24	ZONING REVISION
12.12.23	ZONING REVISION
10.18.23	ZONING REVIEW
REVISIONS	
DRAWN BY:	RAM
APPROVED BY:	GON / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #1 MAIN ELEVATIONS - material exhibits
SHEET NO.	C.7



1 South Elevation, Proposed Retail Building #2.
SCALE: 3/16" = 1'-0"



2 North Elevation, Proposed Retail Building #2.
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

NERO ARCHITECTS

6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL: 847.825.9400

PROJECT # 2334
DATE: 12/06/23

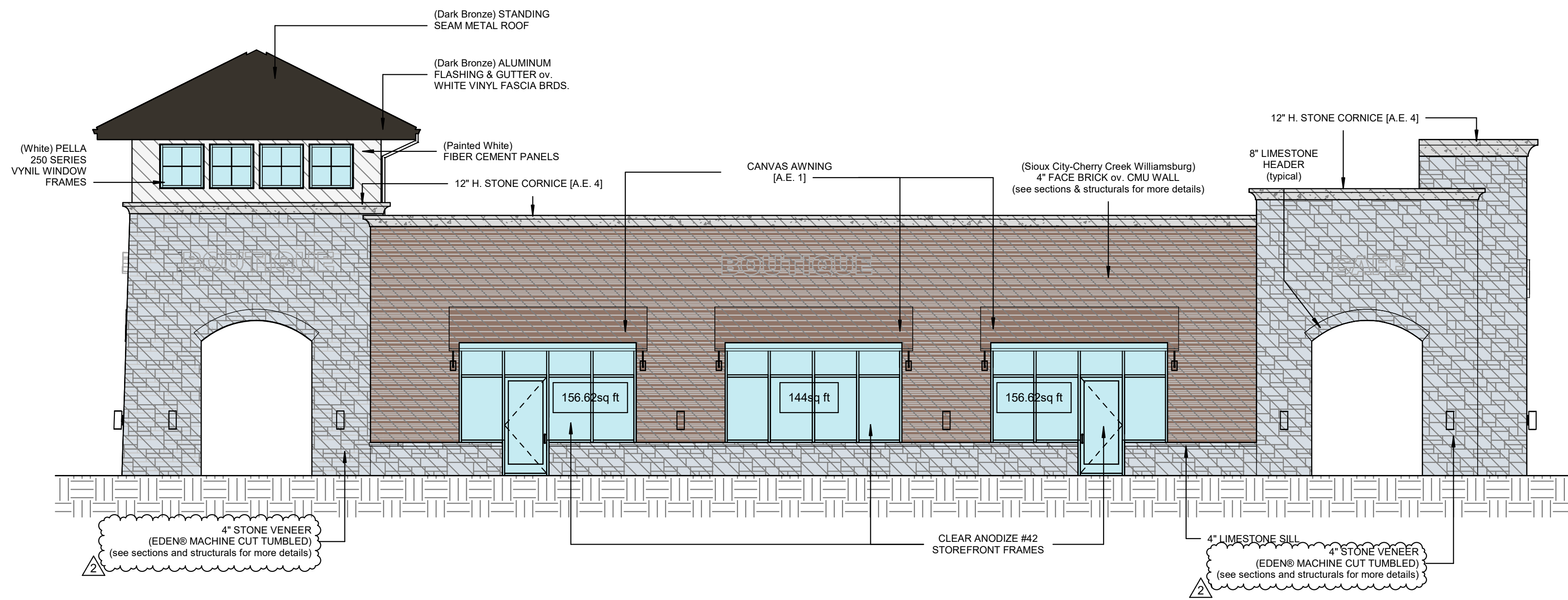


NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

01.08.24	ZONING REVISION
12.12.23	ZONING REVISION
10.18.23	ZONING REVIEW
REVISIONS	
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #2 ELEVATIONS
SHEET NO.	C.9

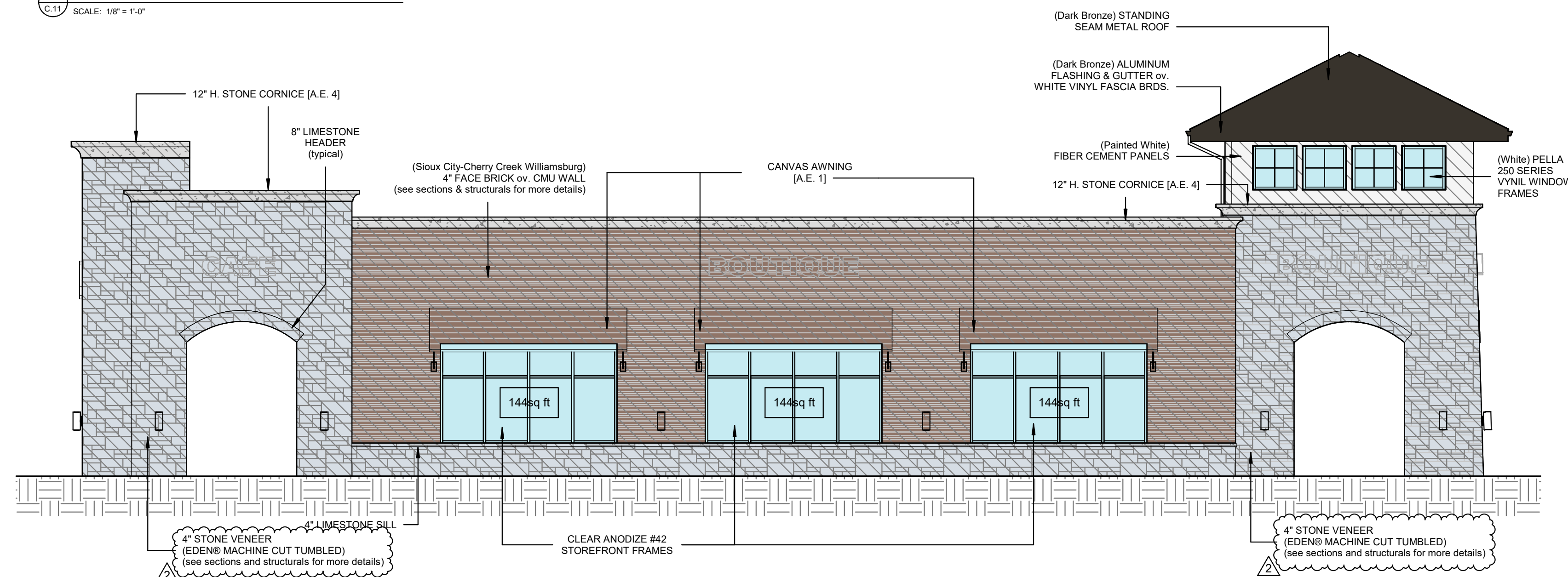


North Elevation. Proposed Retail Building #2 - material exhibit

1
C-11
SCALE: 1/8" = 1'-0"

MASONRY				
	Stone -	1,111.36 SF	45.4%	91.6%
	Brick -	1,129.99 SF	46.2%	
MASONRY LIKE	Stone Cornice	140.17 SF	5.7%	8.4%
	Fiber Cement -	64.18 SF	2.7%	
TOTAL	TOTAL FACADE -	2,445.70 SF	100.0%	100.0%
	Window -	521.25 SF		

- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
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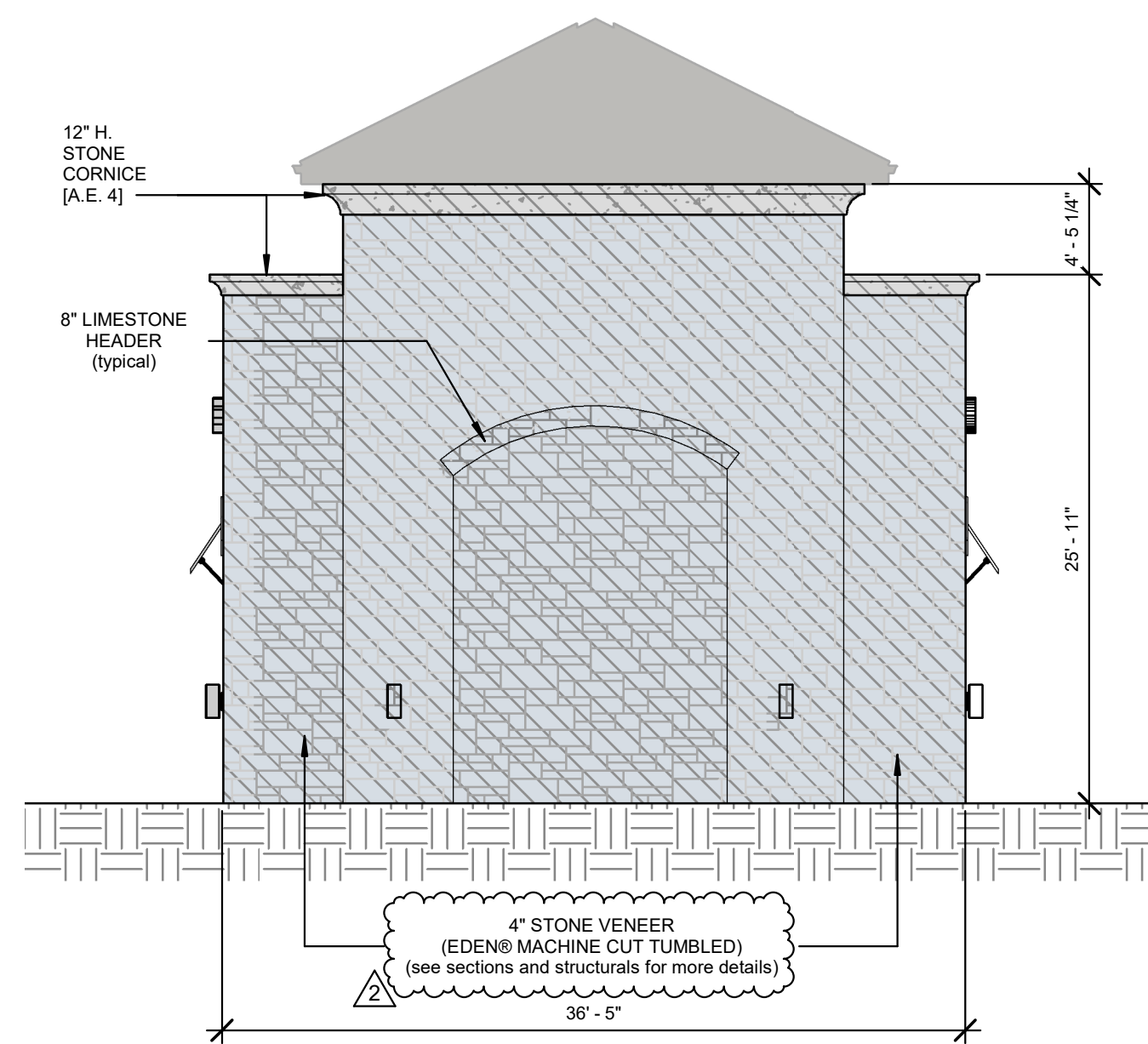


South Elevation. Proposed Retail Building #2 - material exhibit

2
C-11
SCALE: 1/8" = 1'-0"

MASONRY				
	Stone -	1,136.82 SF	46.0%	91.7%
	Brick -	1,129.99 SF	45.7%	
MASONRY LIKE	Stone Cornice	140.17 SF	5.7%	8.3%
	Fiber Cement -	64.18 SF	2.6%	
TOTAL	TOTAL FACADE -	2,471.16 SF	100.0%	100.0%
	Window -	496.00 SF		

- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
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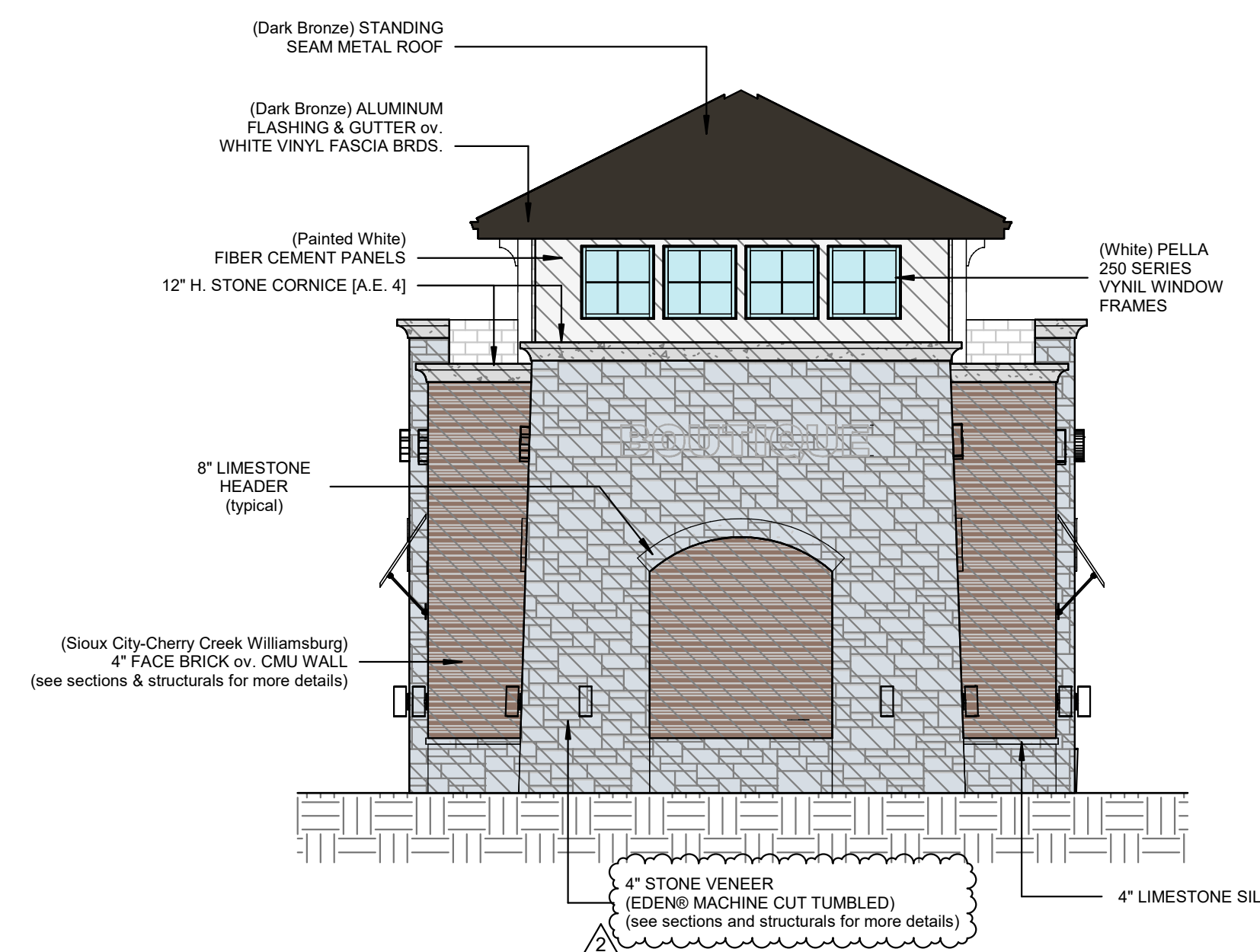


East Elevation. Proposed Retail Building #2 - material exhibit

3
C-11
SCALE: 1/8" = 1'-0"

MASONRY				
	Stone -	1,004.10 SF	95.2%	95.2%
MASONRY LIKE	Stone Cornice	51.06 SF	4.8%	4.8%
TOTAL	TOTAL FACADE -	1,055.16 SF	100.0%	100.0%

- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
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 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay



West Elevation. Proposed Retail Building #2 - material exhibit

4
C-11
SCALE: 1/8" = 1'-0"

MASONRY				
	Stone -	539.61 SF	56.2%	88.9%
	Brick -	313.95 SF	32.7%	
MASONRY LIKE	Stone Cornice	40.81 SF	4.3%	11.1%
	Fiber Cement -	64.78 SF	6.8%	
TOTAL	TOTAL FACADE -	959.15 SF	100.0%	100.0%
	Window -	64.00 SF		

- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay

NERVO ARCHITECTS

6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL: 847.825.9400

PROJECT # 2334
DATE: 12/06/23

[Signature]

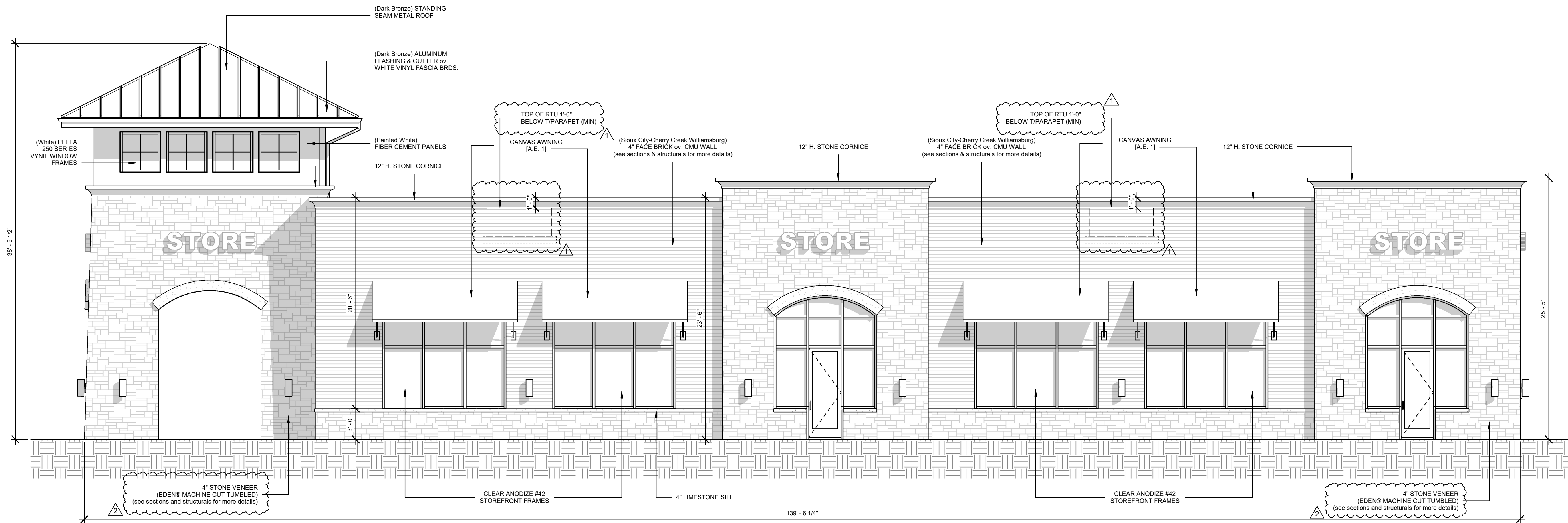
NEW AUTOMATED CARWASH FACILITY

**585 E. DEBBIE LANE
MANSFIELD, TX 76063**

ZONING REVIEW - NOT FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION
▲	01.08.24	ZONING REVISION
▲	12.12.23	ZONING REVISION
▲	10.18.23	ZONING REVIEW

DRAWN BY: RAM
APPROVED BY: GCN / MAM
SCALE: AS NOTED
DESCRIPTION: RETAIL BUILDING #2 MAIN ELEVATIONS - material exhibits
SHEET NO. C.11



1 East Elevation, Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"



2 West Elevation, Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

NERO ARCHITECTS

6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL: 847.825.9400

PROJECT # 2334
DATE: 12/06/23



NEW AUTOMATED CARWASH FACILITY

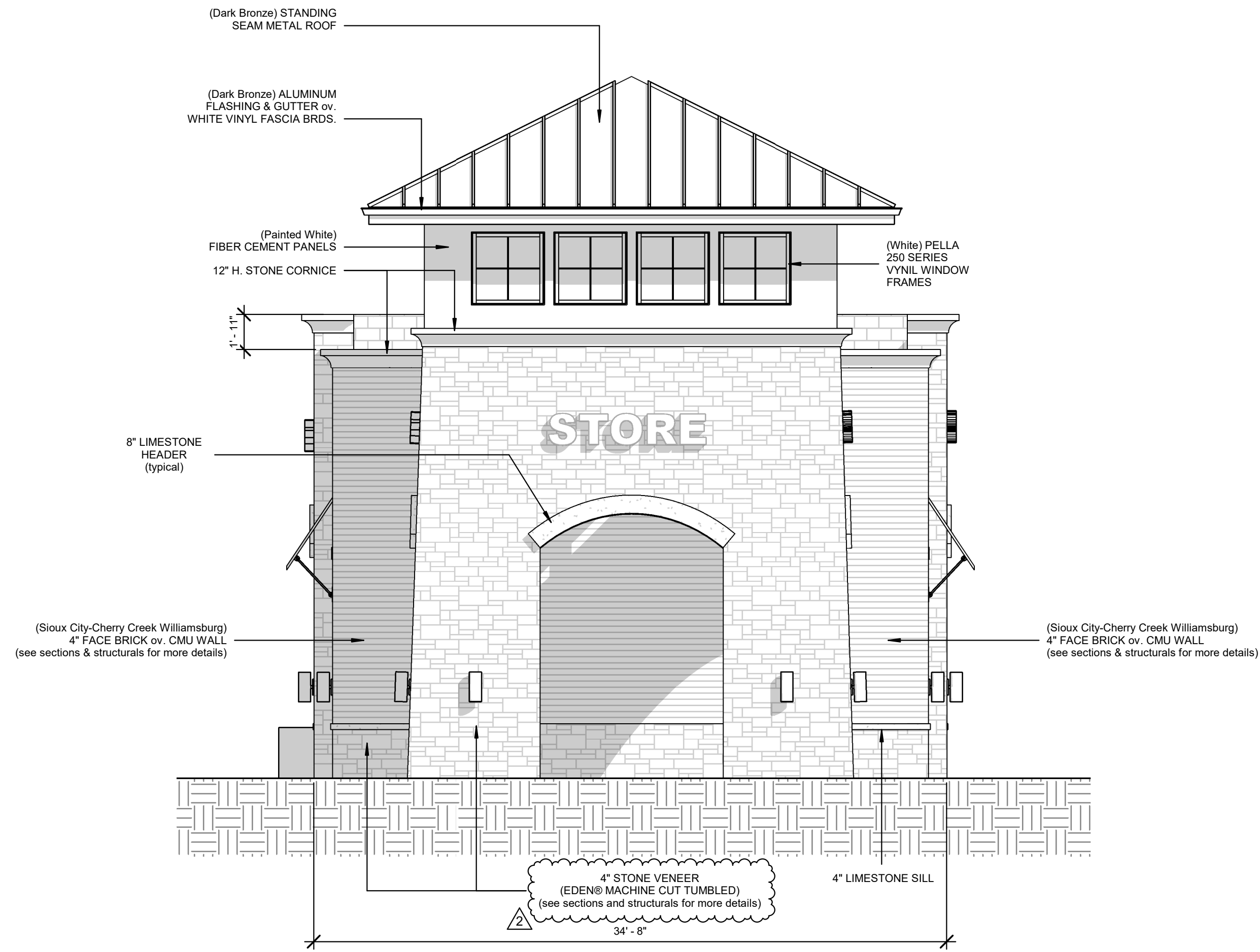
585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

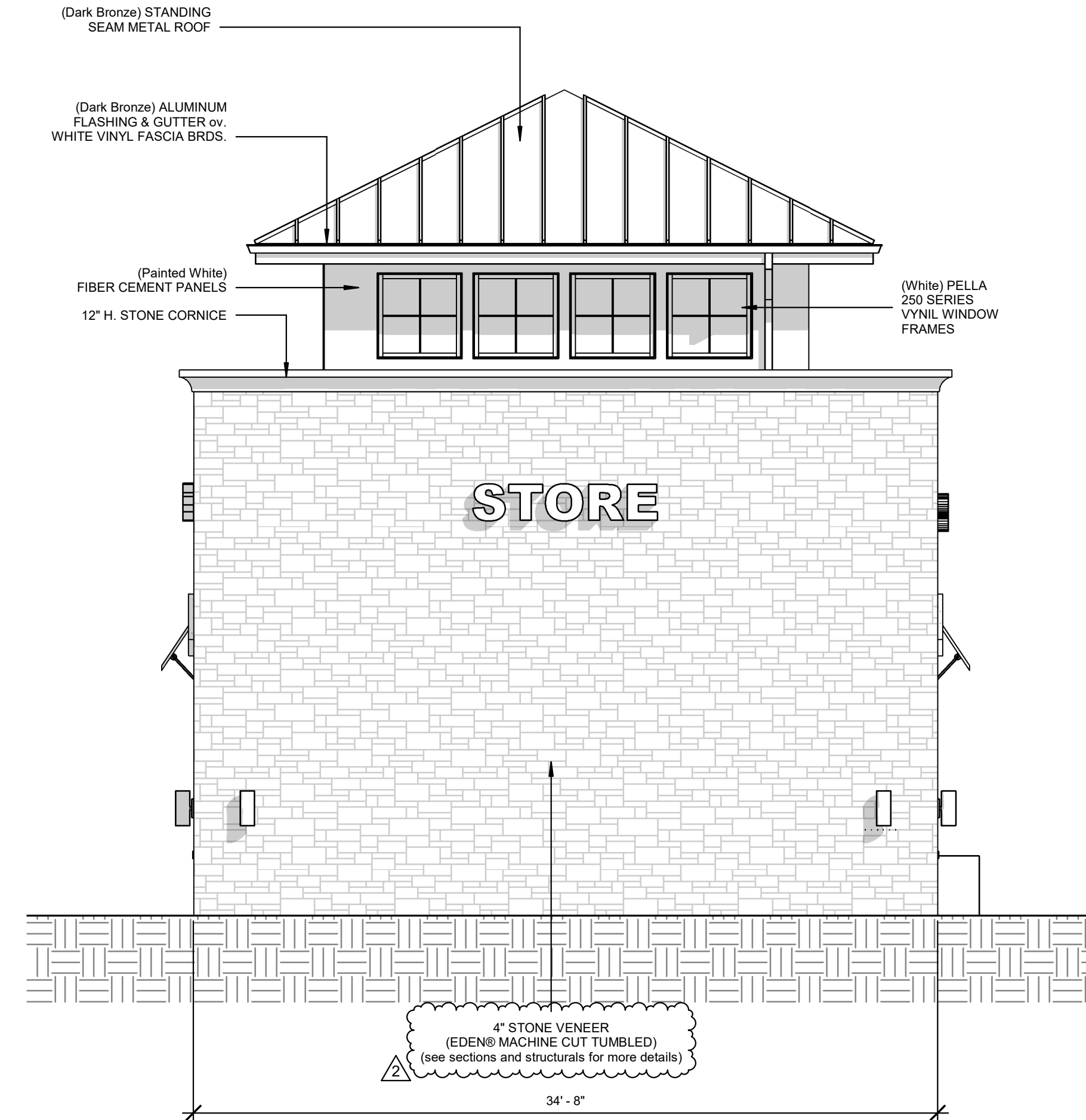
01.08.24	ZONING REVISION
12.12.23	ZONING REVISION
10.18.23	ZONING REVIEW

REVISIONS

DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #3 ELEVATIONS
SHEET NO.	C.13



1 South Elevation. Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"



2 North Elevation. Proposed Retail Building #3.
SCALE: 3/16" = 1'-0"

SIGNAGE ON COMMERCIAL/RETAIL BUILDINGS IS REPRESENTATIVE ONLY. ACTUAL SIGNAGE WILL BE SUBMITTED FOR REVIEW AND PERMITTED BY INDIVIDUAL END USER

PROJECT # 2334
DATE: 12/06/23



NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

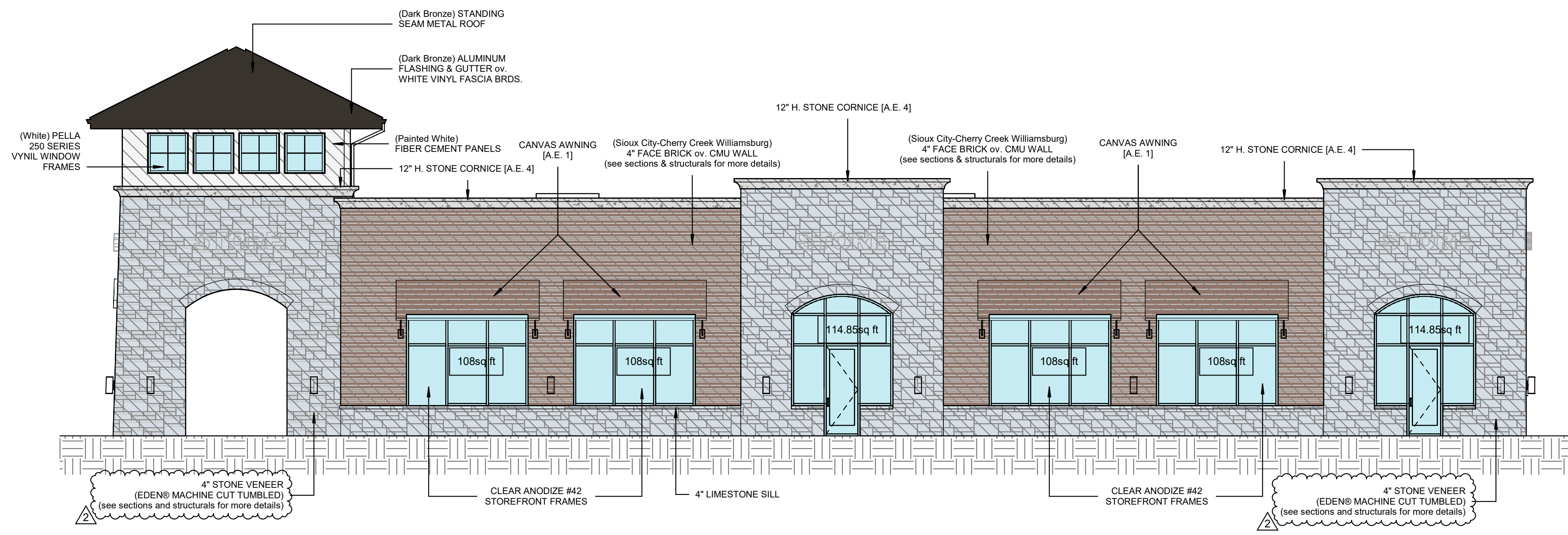
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▲	12.12.23	ZONING REVISION
▲	10.18.23	ZONING REVIEW

REVISIONS

DRAWN BY: RAM
APPROVED BY: GCN / MAM
SCALE: AS NOTED
DESCRIPTION: RETAIL BUILDING #3 ELEVATIONS

SHEET NO.

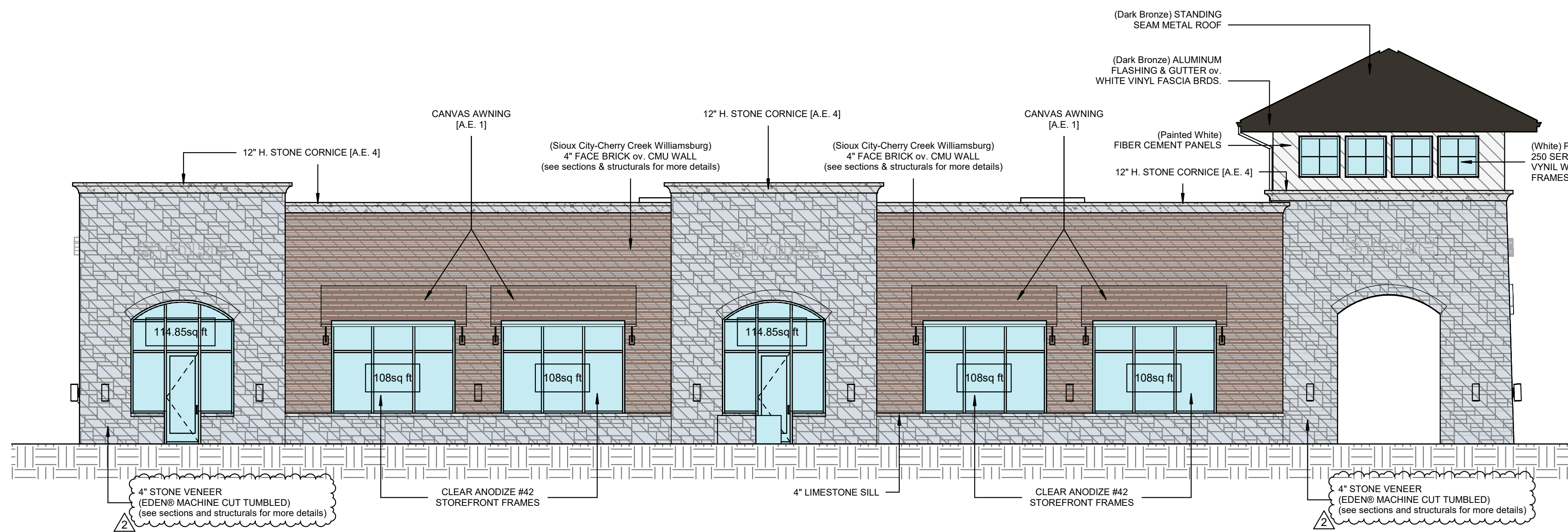
C.14



1
C.15
East Elevation, Proposed Retail Building #3 - material exhibit
SCALE: 1/8" = 1'-0"

MASONRY				
	Stone -	1,362.60 SF	51.6%	92.1%
	Brick -	1,070.30 SF	40.5%	
MASONRY LIKE	Stone Cornice	142.44 SF	5.5%	7.9%
	Fiber Cement -	64.18 SF	2.4%	
TOTAL	TOTAL FACADE -	2,639.52 SF	100.0%	100.0%
	Window -	725.41 SF		

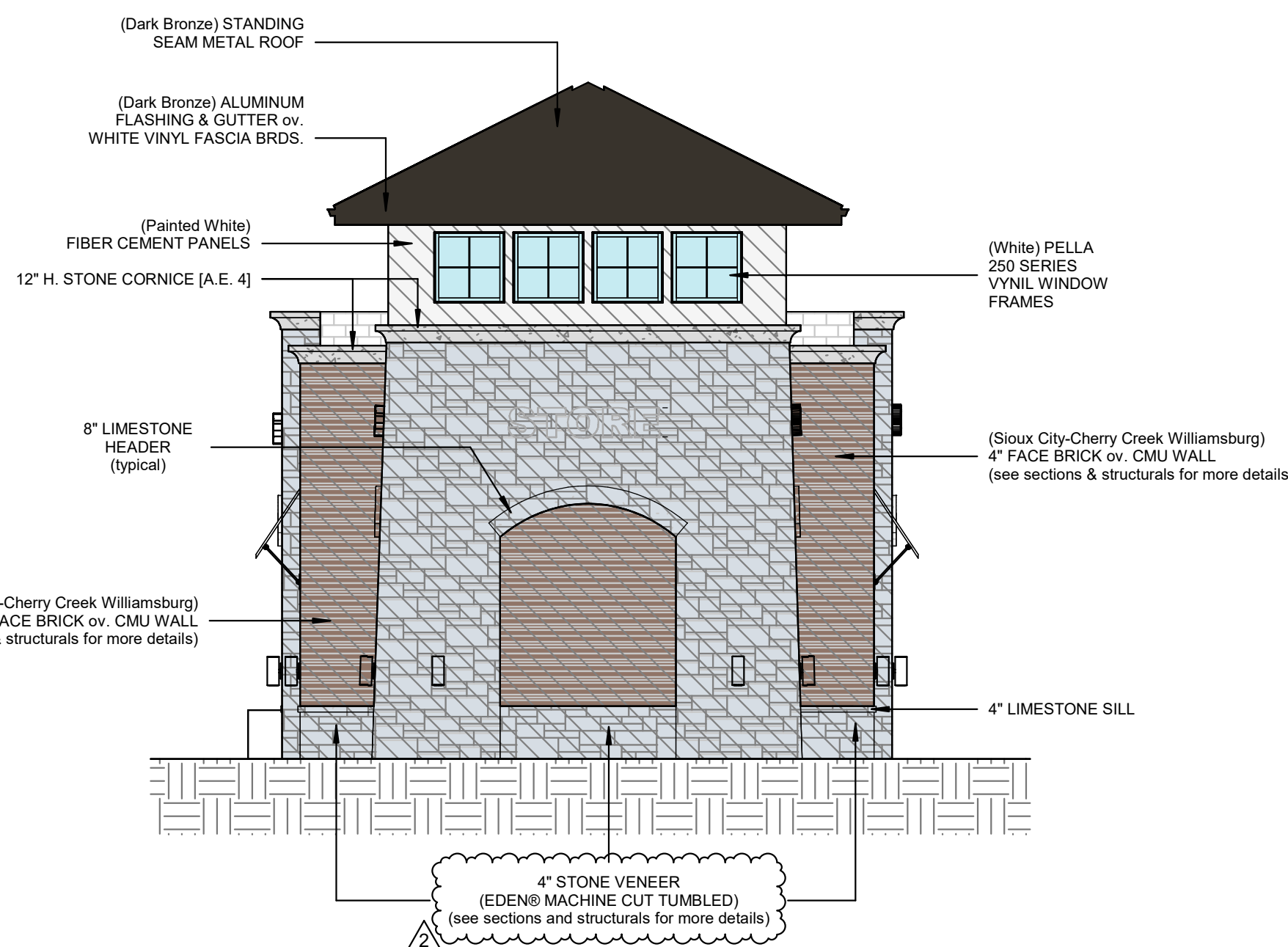
- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay



2
C.15
West Elevation, Proposed Retail Building #3 - material exhibit
SCALE: 1/8" = 1'-0"

MASONRY				
	Stone -	1,362.60 SF	51.6%	92.1%
	Brick -	1,070.30 SF	40.5%	
MASONRY LIKE	Stone Cornice	142.44 SF	5.5%	7.9%
	Fiber Cement -	64.18 SF	2.4%	
TOTAL	TOTAL FACADE -	2,639.52 SF	100.0%	100.0%
	Window -	725.41 SF		

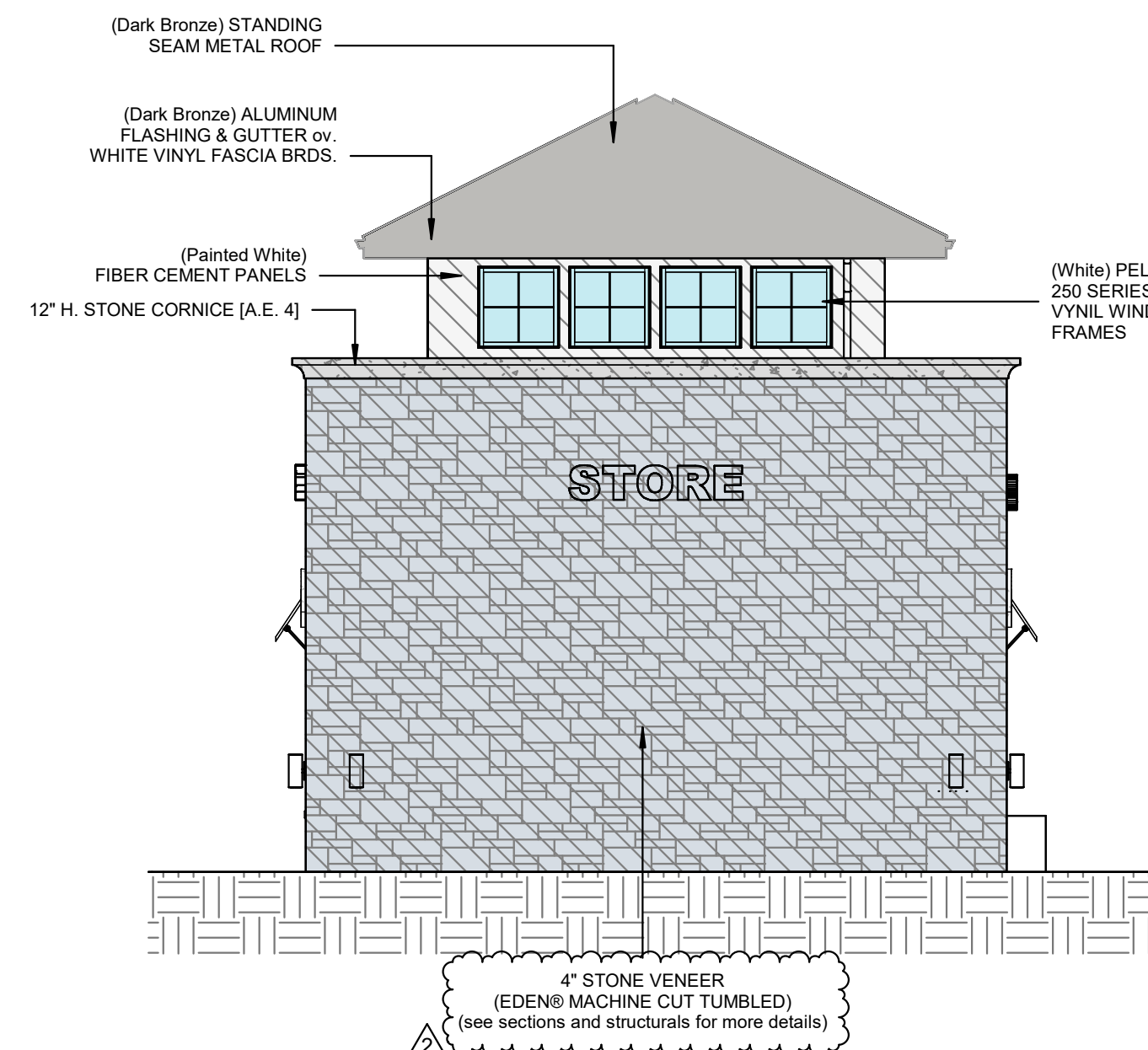
- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay



3
C.15
South Elevation, Proposed Retail Building #3 - material exhibit
SCALE: 1/8" = 1'-0"

MASONRY				
	Stone -	527.21 SF	57.6%	88.7%
	Brick -	284.84 SF	31.1%	
MASONRY LIKE	Stone Cornice	39.04 SF	4.3%	11.3%
	Fiber Cement -	64.78 SF	7.0%	
TOTAL	TOTAL FACADE -	915.87 SF	100.0%	100.0%
	Window -	64.00 SF		

- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay



4
C.15
North Elevation, Proposed Retail Building #3 - material exhibit
SCALE: 1/8" = 1'-0"

MASONRY				
	Stone -	846.44 SF	91.0%	91.0%
MASONRY LIKE	Stone Cornice	35.4 SF	3.8%	9.0%
	Fiber Cement -	47.81 SF	5.2%	
TOTAL	TOTAL FACADE -	929.65 SF	100.0%	100.0%
	Window -	64.0 SF		

- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awnings
 2. Peaked Roof Form
 3. Arches
 4. Articulated Cornice Line
 5. Offsets, projection Expressing Structural Bay

PROJECT # 2334
DATE: 12/06/23



NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION
▲	01.08.24	ZONING REVISION
▲	12.12.23	ZONING REVISION
▲	10.18.23	ZONING REVIEW

DRAWN BY: RAM
APPROVED BY: GCN / MAM
SCALE: AS NOTED
DESCRIPTION: RETAIL BUILDING #3 MAIN ELEVATIONS - material exhibits
SHEET NO. C.15



1 VIEW LOOKING NORTHEAST
C.17 SCALE: 1/2" = 1'-0"



2 VIEW LOOKING SOUTHWEST (CAR WASH)
C.17 SCALE: 1/2" = 1'-0"



3 VIEW LOOKING SOUTH
C.17 SCALE: 1/2" = 1'-0"



4 VIEW LOOKING NORTHWEST (CAFE)
C.17 SCALE: 1/2" = 1'-0"

NERO ARCHITECTS
6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL: 847.825.9400

PROJECT # 2334
DATE: 12/06/23



Quino Corrado

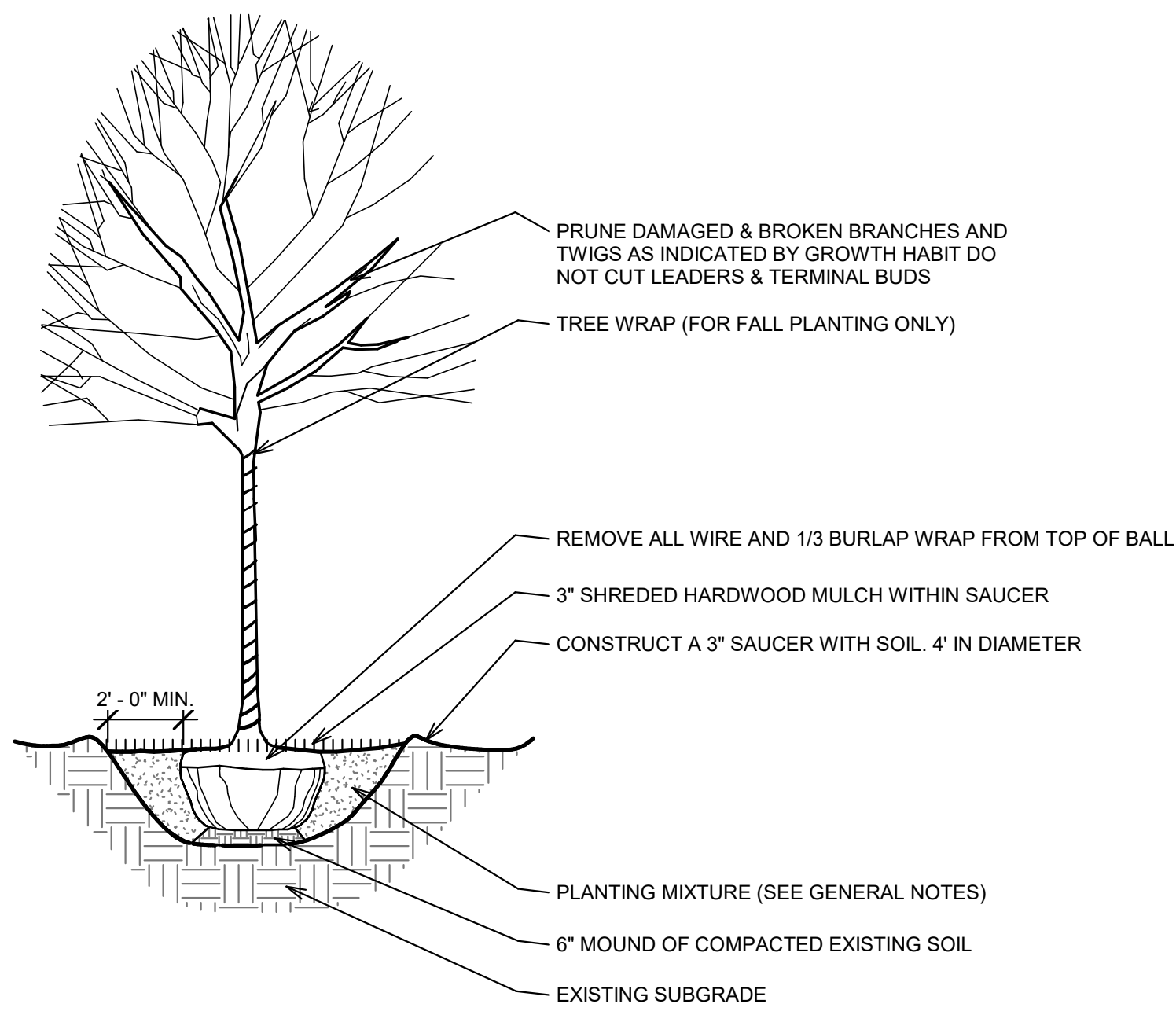
NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

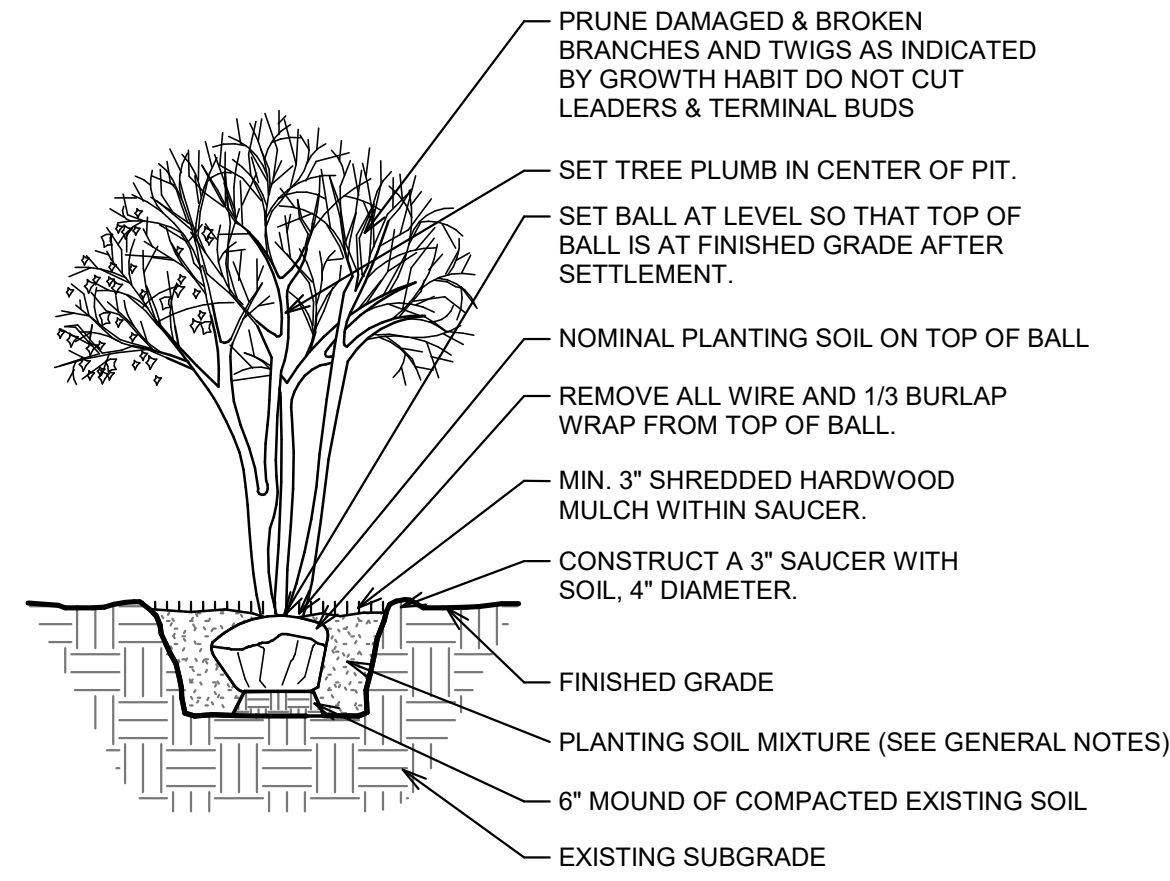
▲	01.08.24	ZONING REVISION
▲	12.12.23	ZONING REVISION
▲	10.18.23	ZONING REVIEW
REVISIONS		
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		RENDERS

SHEET NO. C.17



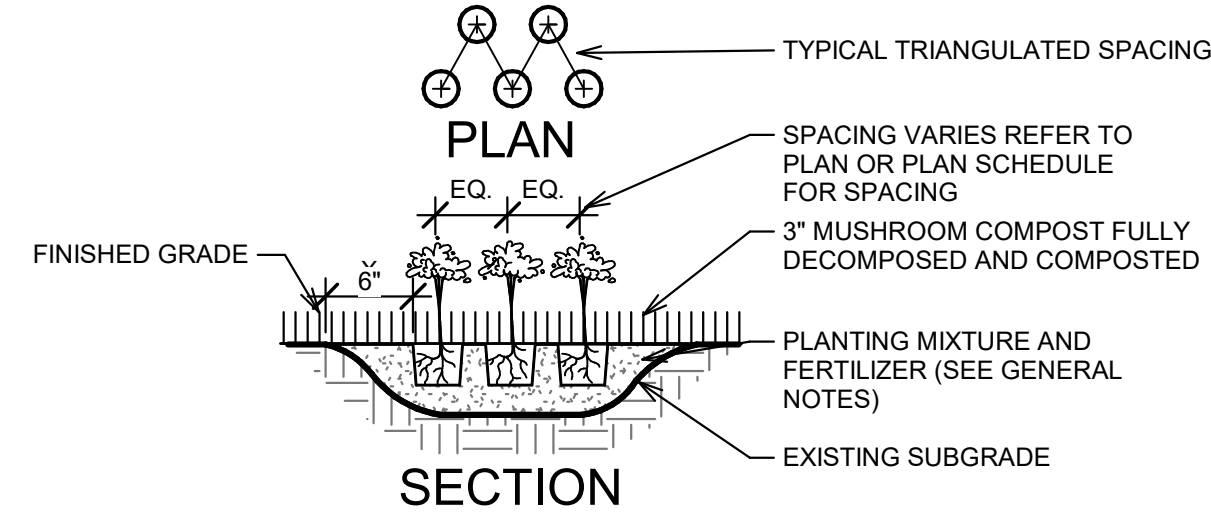
1 RATED DEMISING PARTITION

D2 SCALE: 1/4" = 1'-0"



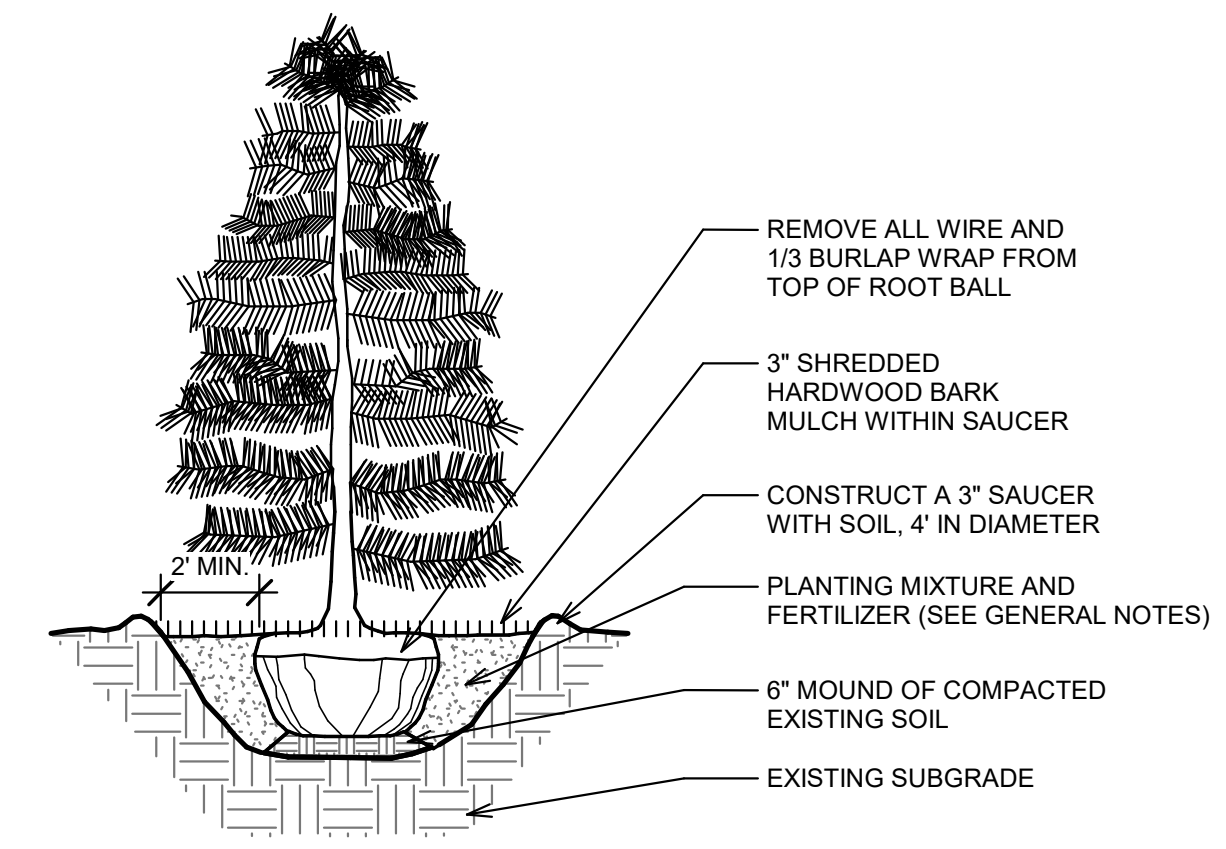
2 LARGE SHRUB PLANTING DETAIL

D2 SCALE: 1/4" = 1'-0"



3 GROUND COVER PLANTING DETAIL

D2 SCALE: 3/8" = 1'-0"



4 ORNAMENTAL TREE PLANTING DETAIL

D2 SCALE: 1/4" = 1'-0"

Planting Schedule

LEGEND	QUANT.	BOTANICAL NAME	COMMON NAME	MIN. SIZE	NOTES/SPECIAL CONDITIONS
CANOPY TREES (Min. Size at planting 3" Caliper) - Parkway Trees shall be max 40' apart					
QB	3	Quercus Buckleyi	Oak, Texas Red	3" caliper / 8' ht	Mature height 40-60 ft.
MG	3	Magnolia Grandiflora	Magnolia, Southern	3" caliper / 8' ht	Mature height 60-80 ft.
UA	4	Ulmus Americana	American Elm 'Princeton'	3" caliper / 8' ht	Mature height 40-50 ft.
QS	3	Quercus Shumardi	Oak, Shumard	3" caliper / 8' ht	Mature height 60-80 ft.
JN	5	Juglans Ngra	Black Walnut	3" caliper / 8' ht	Mature height 70-80 ft.
ORNAMENTAL TREES (Min. Size at planting 8' ht. or 2.5" Caliper)					
MC	10	Myrica Carleira	Southern Wax Myrtle	2.5" caliper / 8' ht	Mature height 15-25 ft.
AT	9	Acer Truncatum	Shantung Maple	2.5" caliper / 8' ht	Mature height 25 ft.
PC	9	Prunus Caroliniana	Cherry Laurel	2.5" caliper / 8' ht	Pathway All - used under power lines also
PM	8	Prunus mexicana	Mexican Plum	2.5" caliper / 8' ht	Mature height 15-30 ft.
LI	5	Lagerstroemia Indica	Crape Myrtle	2.5" caliper / 8' ht	Mature height 20-30 ft.
EVERGREEN SHRUBS (All Hedges to be maintained and kept below @ max. 3'-0" tall)					
IB	71	Ilex Burfordii 'nana'	Dwarf Burford Holly	30" spr. / 24" ht	
MP	23	Myrica Pusilla	Dwarf Wax Myrtle	30" spr. / 24" ht	
IA	56	Ilex x Alternata 'Foster'	Foster Holly	30" spr. / 24" ht	
IC	82	Ilex cornuta 'Rotunda'	Dwarf Chinese Holly	30" spr. / 24" ht	
IV	129	Ilex vomitoria 'nana'	Dwarf Yaupon	30" spr. / 24" ht	
DECIDUOUS SHRUBS - (Height at Time of planting dwarf shrubs - 18 inches / shrubs - 26 inches)					
CS	163	Cordyline Sealinga	Pampas Grass	30" spr. / 24" ht	
HP	63	Hesperaloe Parviflora	Red Yucca	30" spr. / 24" ht	
PERENNIALS, GROUNDCOVERS - (plants in mulch beds)					
SN	902	Salvia Nemerosa 'Marcus'	Marcus Dwarf Blue Salvia	30" spr. / 1 gal. pots	perennials
DC	987	Delosperma Cooperi	Jewel of Desert® Peridot Ice Plant	18" spread / 2" pots	perennials
EP	884	Echinacea Purpurea	PowWow® White Echinacea	18" spread / 2" pots	perennials
GI	1000	Geranium Ibericum	Johnson's Blue Geranium	18" spread / 2" pots	perennials
BP	875	Bellis Perennis	Daisies	18" spread / 2" pots	perennials
PH	716	Petunia x Hybrid	Petunie	18" spread / 2" pots	perennials

GENERAL NOTES

- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT /OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
- VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
- ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
- CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS, WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
- ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 3" OF SHREDDED HARDWOOD MULCH.
- ALL GROUND COVER/ PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
- SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
- LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLOWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: Ph 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
- LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT /OWNER PRIOR TO PLANTING.
- WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.
- ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESICCANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTPROOF".
- ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
- ALL GRASS AREAS SHALL BE 6 INCHES OF TOPSOIL AND KENTUCKY BLUEGRASS SOD.

NOTES

- LANDSCAPING MAINTENANCE:**
The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.
- All new development shall be irrigated by an underground irrigation system that may include a drip irrigation system. This irrigation system shall adhere to the manufacturers' specifications and the rules and regulations established by the Texas Commission on Environmental Quality (TEQ), or its successor agency, and the provisions set forth in Ch. 54 of the City of Mansfield, Texas Code of Ordinances (Water Demand Management and Drought Contingency Plan).
- All underground irrigation systems shall be designed by an irrigator licensed by the State of Texas.
- PASSIVE SPACE:**
Required 10% of building area proposed
- CAR WASH**
Building area: 4,983.0 s.f.
Passive Space reqd: 498.3 s.f. 541.5 s.f.
- RETAIL BUILDING #1**
Building area: 2,761.0 s.f.
Passive Space reqd: 276.1 s.f. 1280.0 s.f.
- RETAIL BUILDING #2**
Building area: 2,785.0 s.f.
Passive Space reqd: 278.5 s.f. 904.8 s.f.
- RETAIL BUILDING #3**
Building area: 3,901.0 s.f.
Passive Space reqd: 390.1 s.f. 1,751.2 s.f.
- PARKING LOT INTERNAL LANDSCAPING**
Required 1 Canopy/10 spaces proposed
33 parking spaces (3) Canopy trees

SUMMARY CHART - BUFFER YARDS/SETBACKS							
Location of Buffer Yard or Setback	Required/Provided	Length	Buffer yard or Setback Width/Type	Canopy Trees	Ornamental Trees	Shrubs	Screening Wall/Device Height & material
North	Required	442.66'	Buffer 10'	8	6	N/A	N/A
	Provided	10'	10'	4	4	N/A	N/A
East	Required	270.60'	Setback 20'	6	6	N/A	N/A
	Provided	20'	20'	5	3	58	N/A
South	Required	364.08'	Buffer 20'	10	10	N/A	N/A
	Provided	20'	20'	5	5	94	N/A
West	Required	337.07'	Setback 10'	5	5	N/A	N/A
	Provided	10'	10'	3	2	N/A	N/A

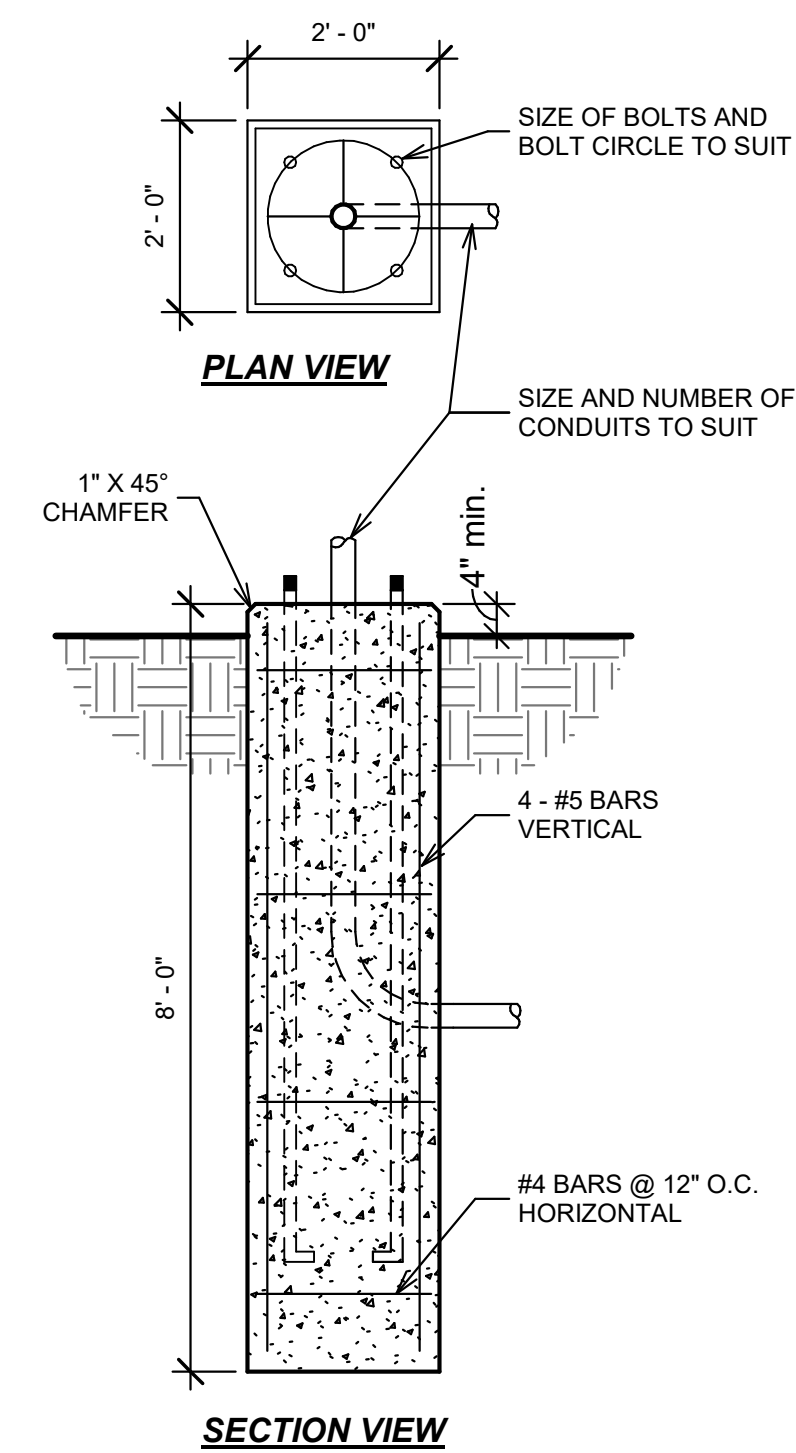
*Note any credits in calculations:
1.
2.

SUMMARY CHART - INTERIOR LANDSCAPE							
Location	Required/Provided	Landscape Area (in Sq Ft)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq Ft)
Required		30,649.71 Sq Ft	34.88%	18	41	N/A	N/A
Provided						354	10,429.00 Sq Ft

*Note any credits in calculations:
1.
2.
3.

5 Light Post Foundation

D2 SCALE: 1/2" = 1'-0"



PROJECT # 2334
DATE: 12/06/23



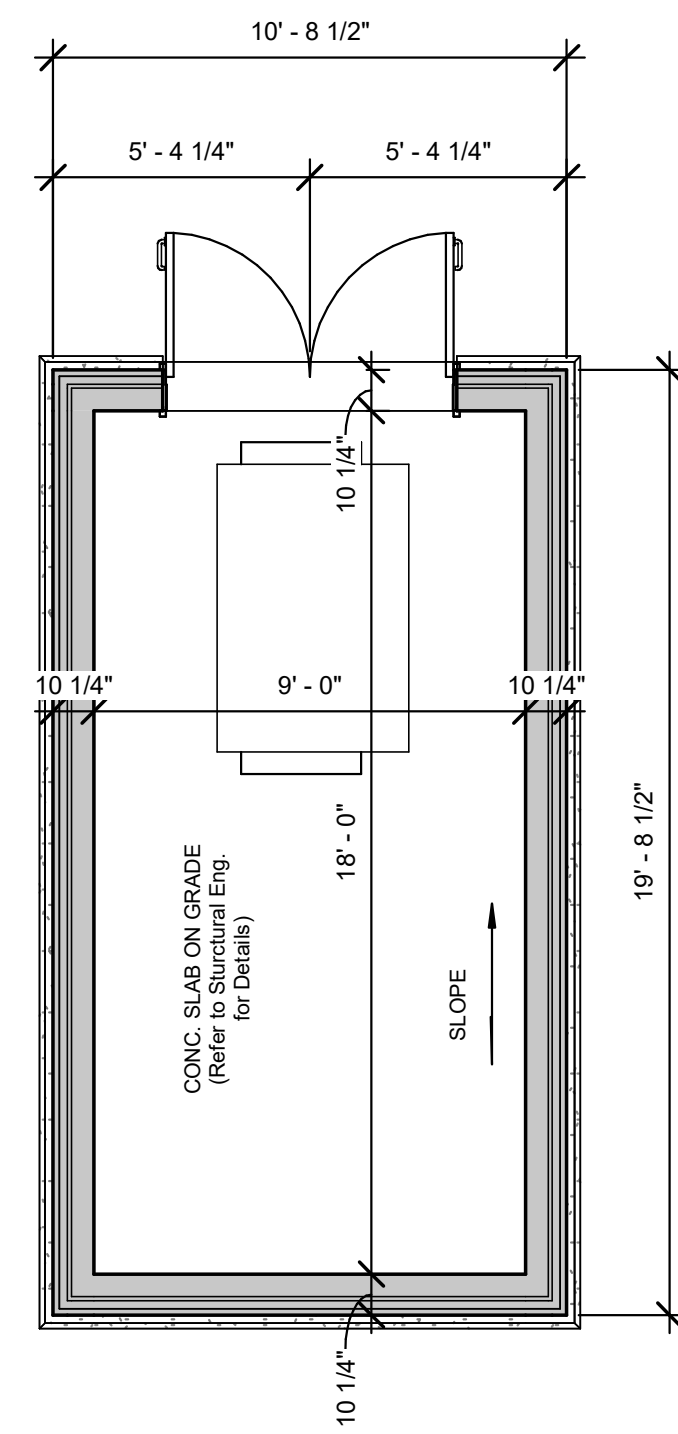
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NEW AUTOMATED CARWASH FACILITY

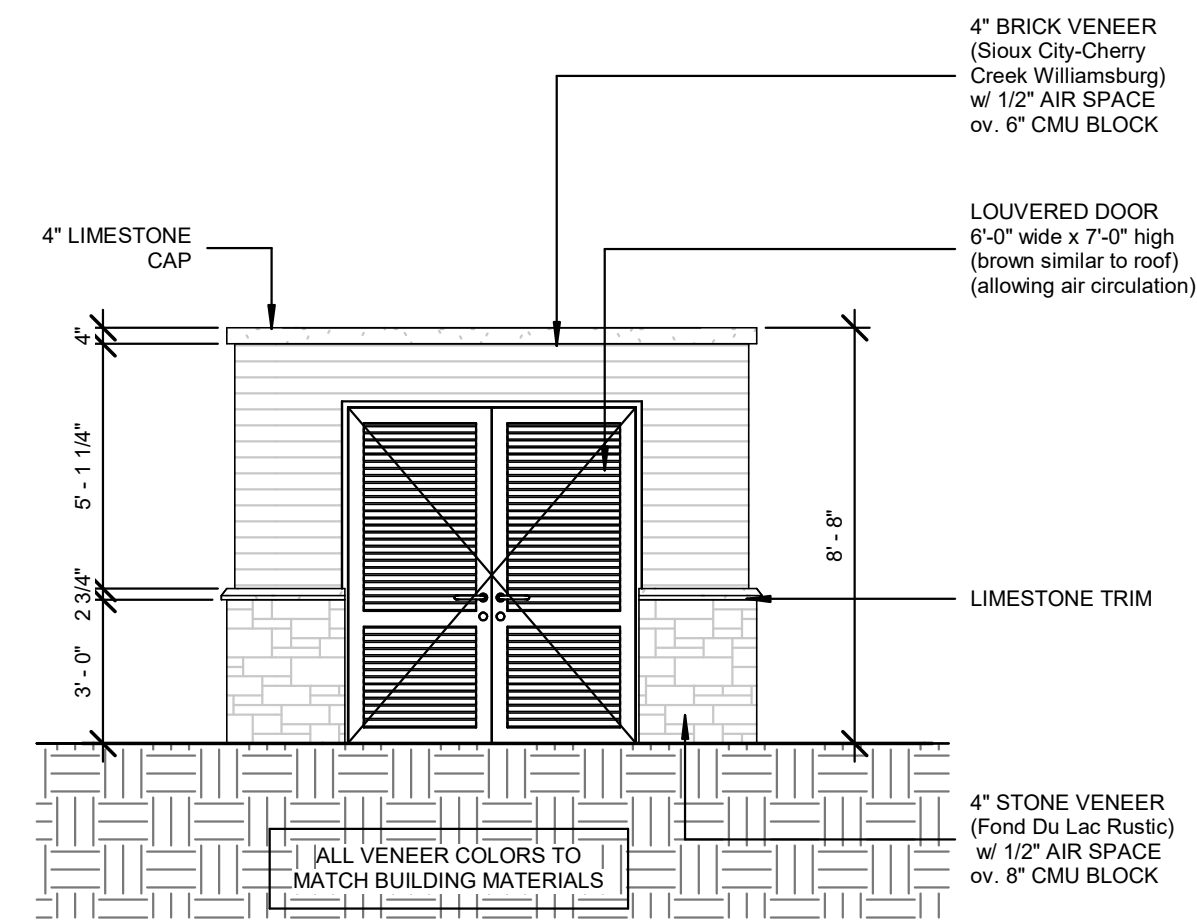
585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

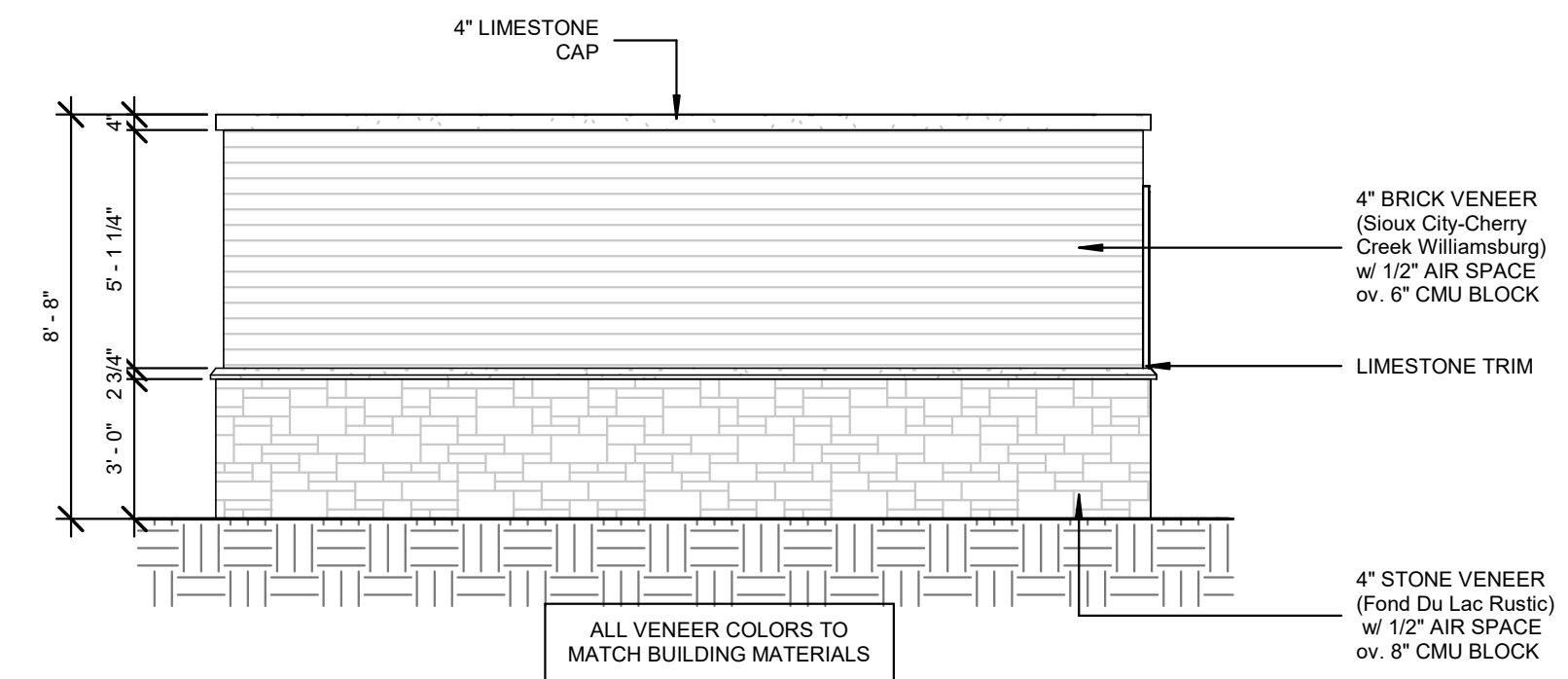
12.29.23	ZONING REVISION
12.12.23	ZONING REVISION
10.18.23	ZONING REVIEW
REVISIONS	
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	LANDSCAPE SCHEDULE
SHEET NO.	D.2



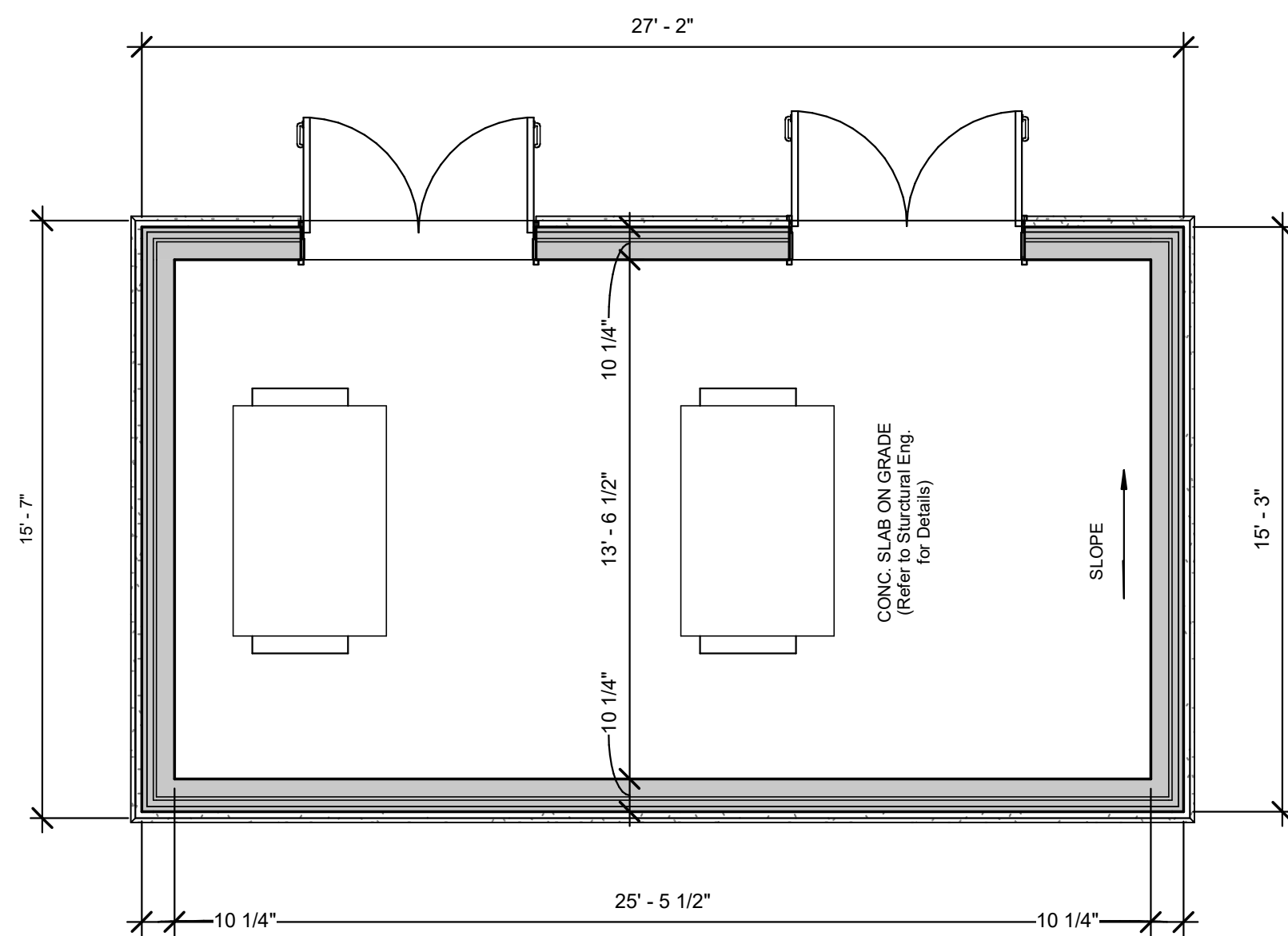
1 Refuse #1 Plan
D.3 SCALE: 1/4" = 1'-0"



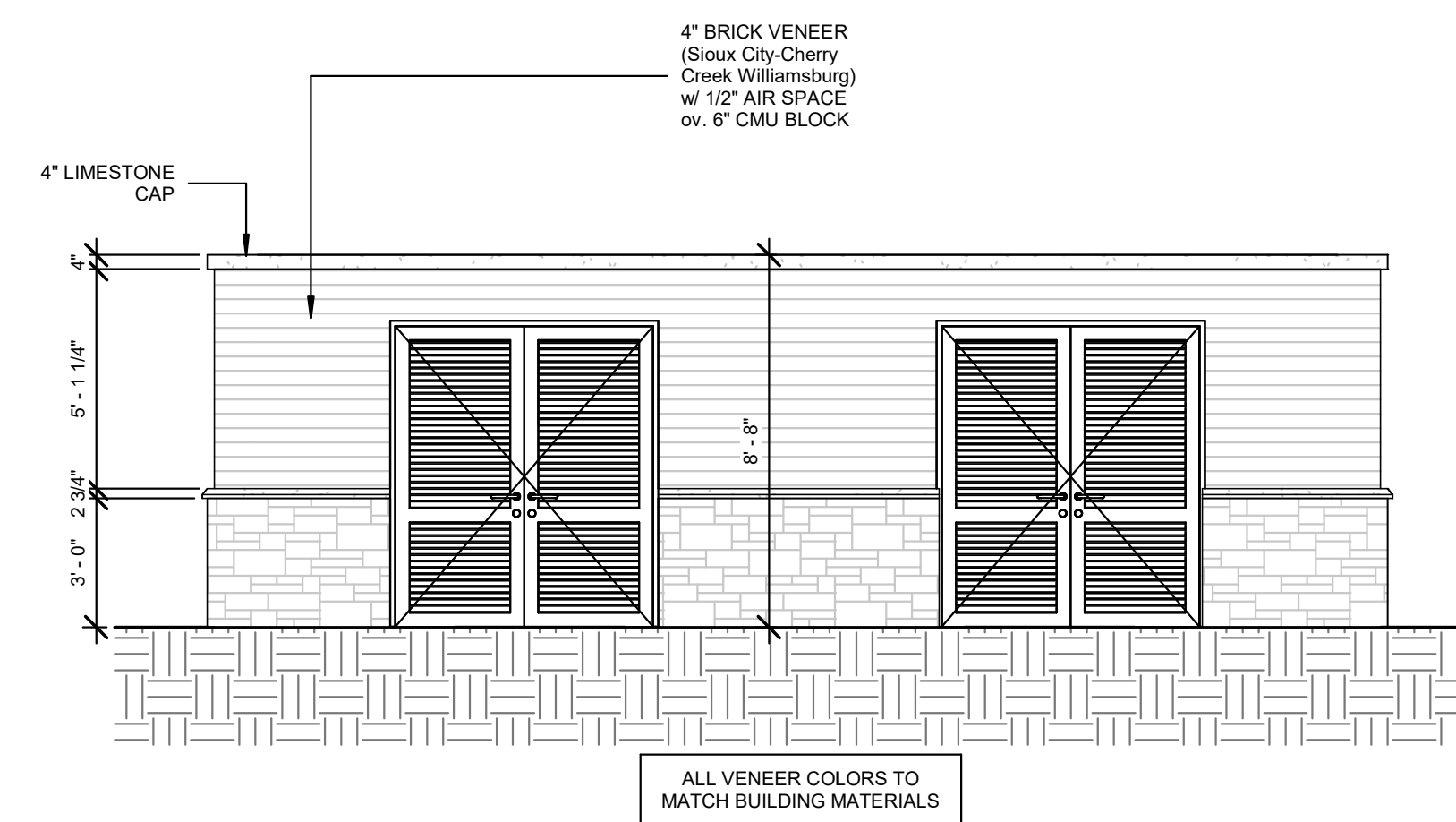
2 Refuse #1 (Entry)
D.3 SCALE: 1/4" = 1'-0"



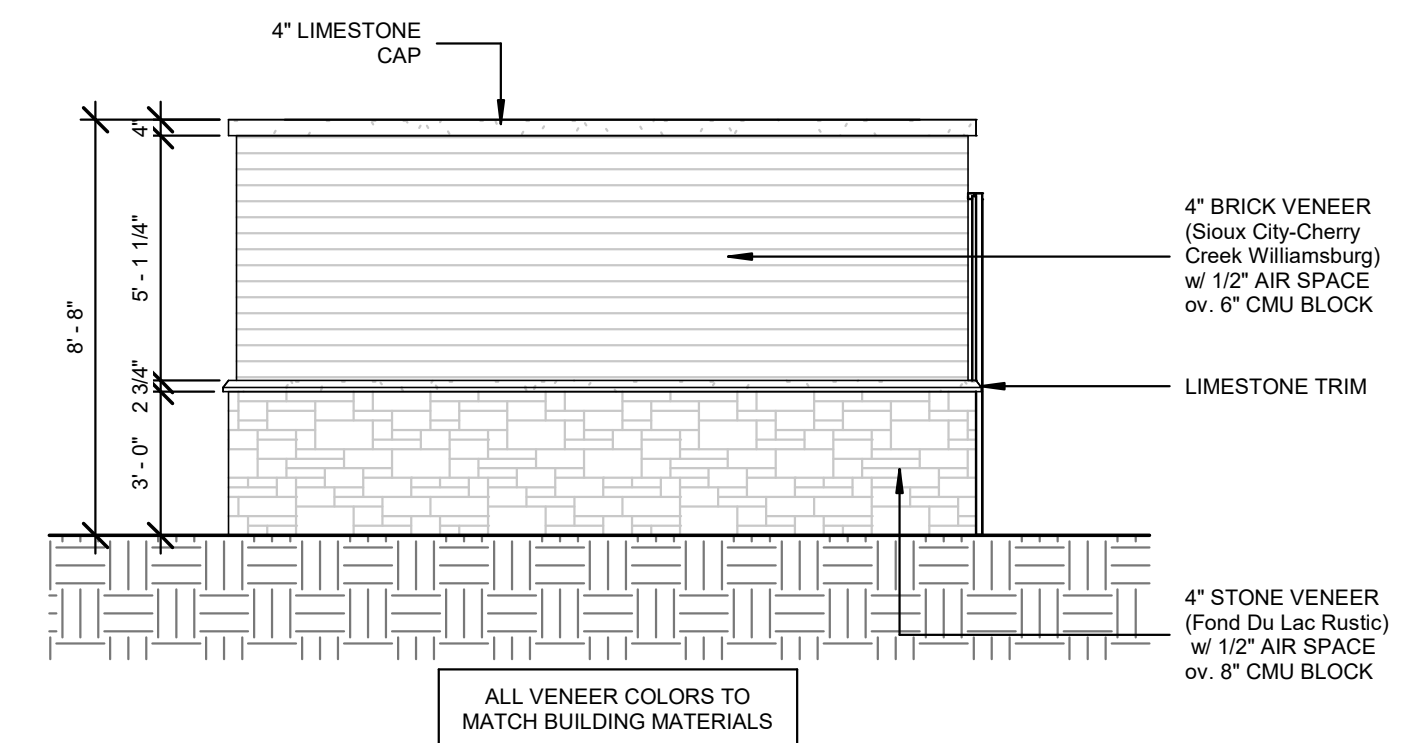
3 Refuse #1 (Sides)
D.3 SCALE: 1/4" = 1'-0"



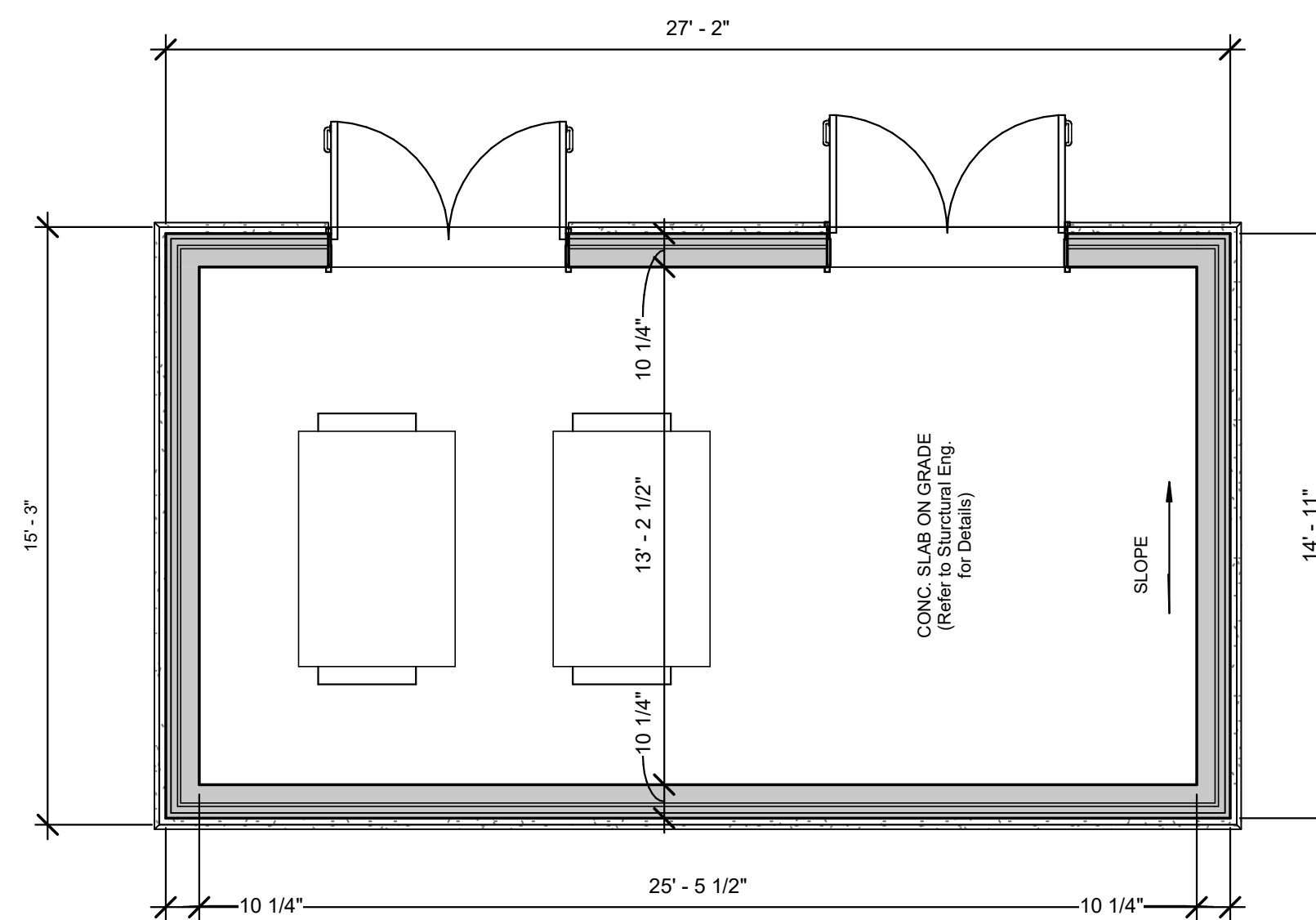
4 Refuse #2 Plan
D.3 SCALE: 1/4" = 1'-0"



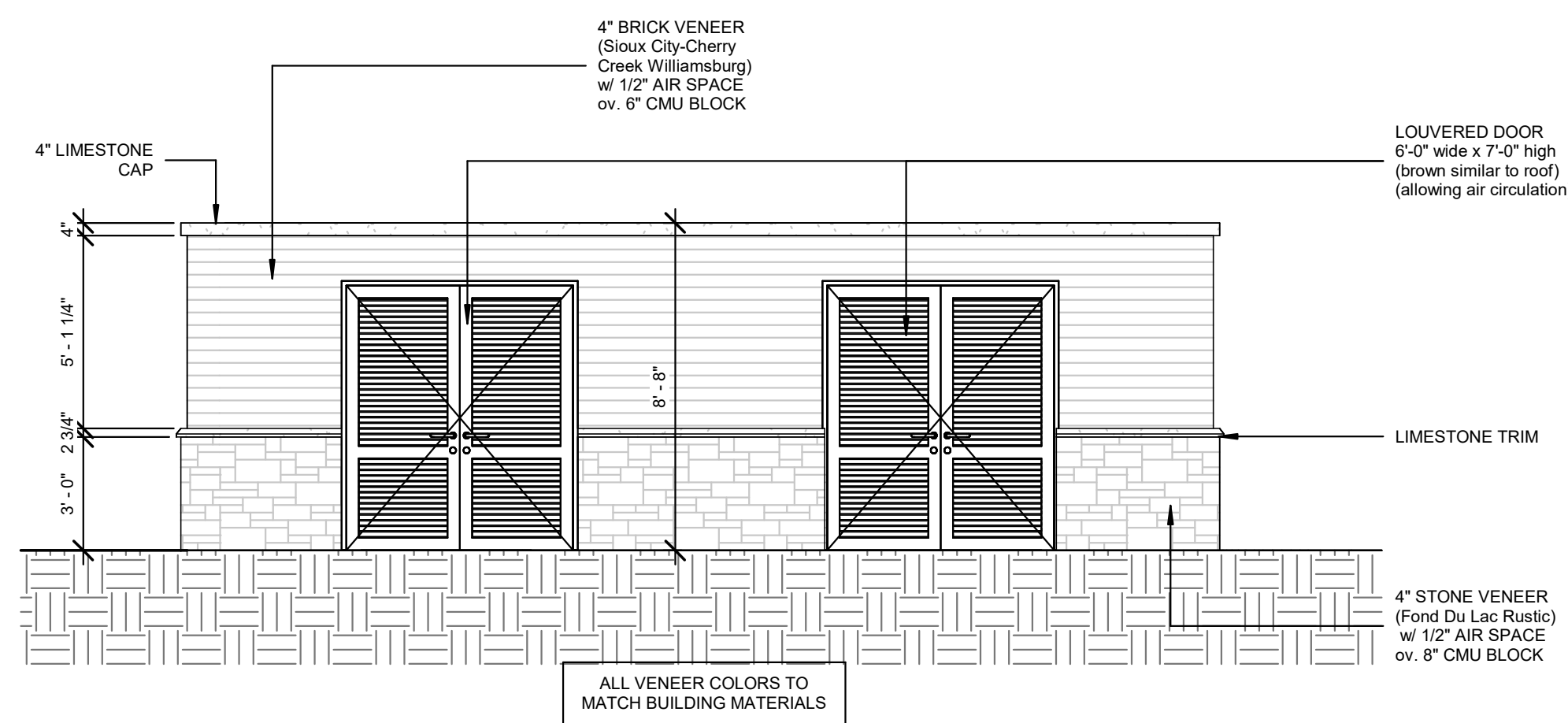
5 Refuse #2 (Entry)
D.3 SCALE: 1/4" = 1'-0"



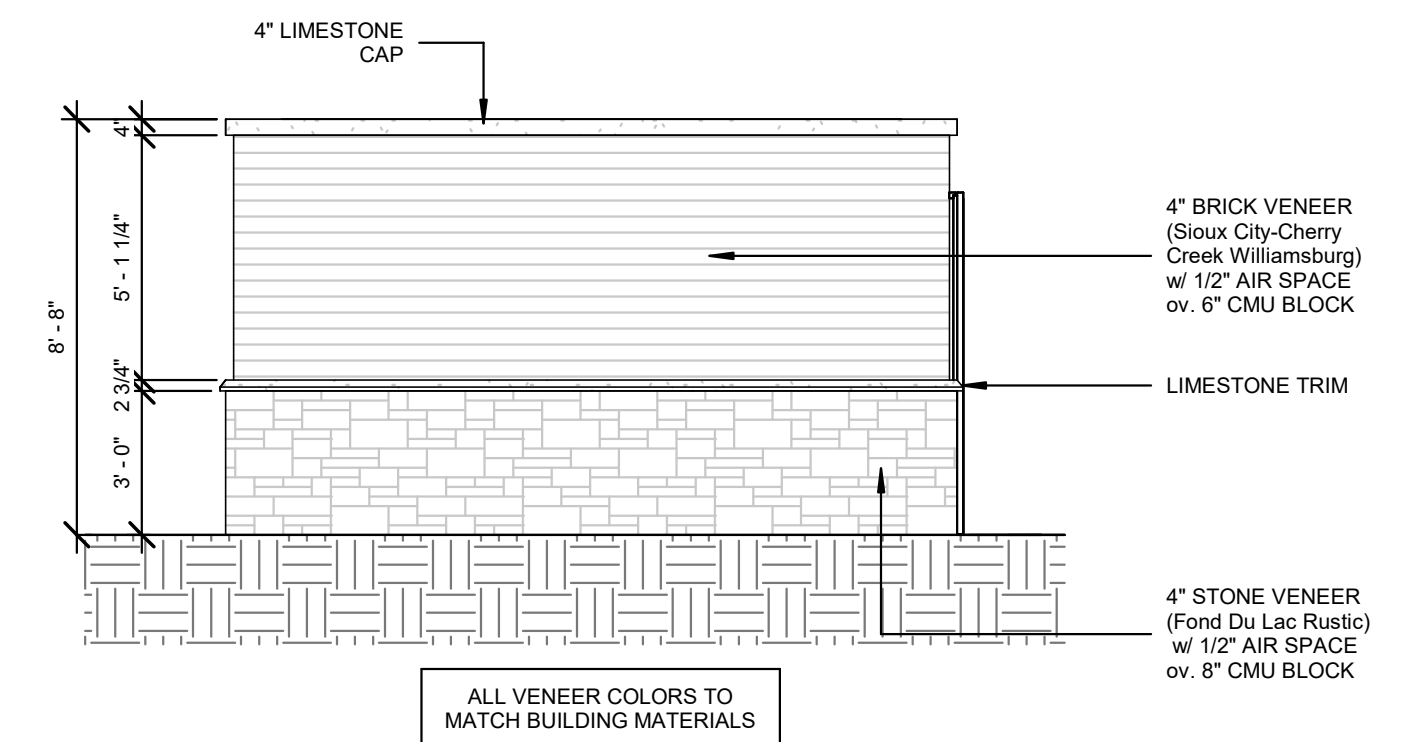
6 Refuse #2 (Sides)
D.3 SCALE: 1/4" = 1'-0"



7 Refuse #3 Plan
D.3 SCALE: 1/4" = 1'-0"



8 Refuse #3 (Entry)
D.3 SCALE: 1/4" = 1'-0"



9 Refuse #3 (Sides)
D.3 SCALE: 1/4" = 1'-0"



NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

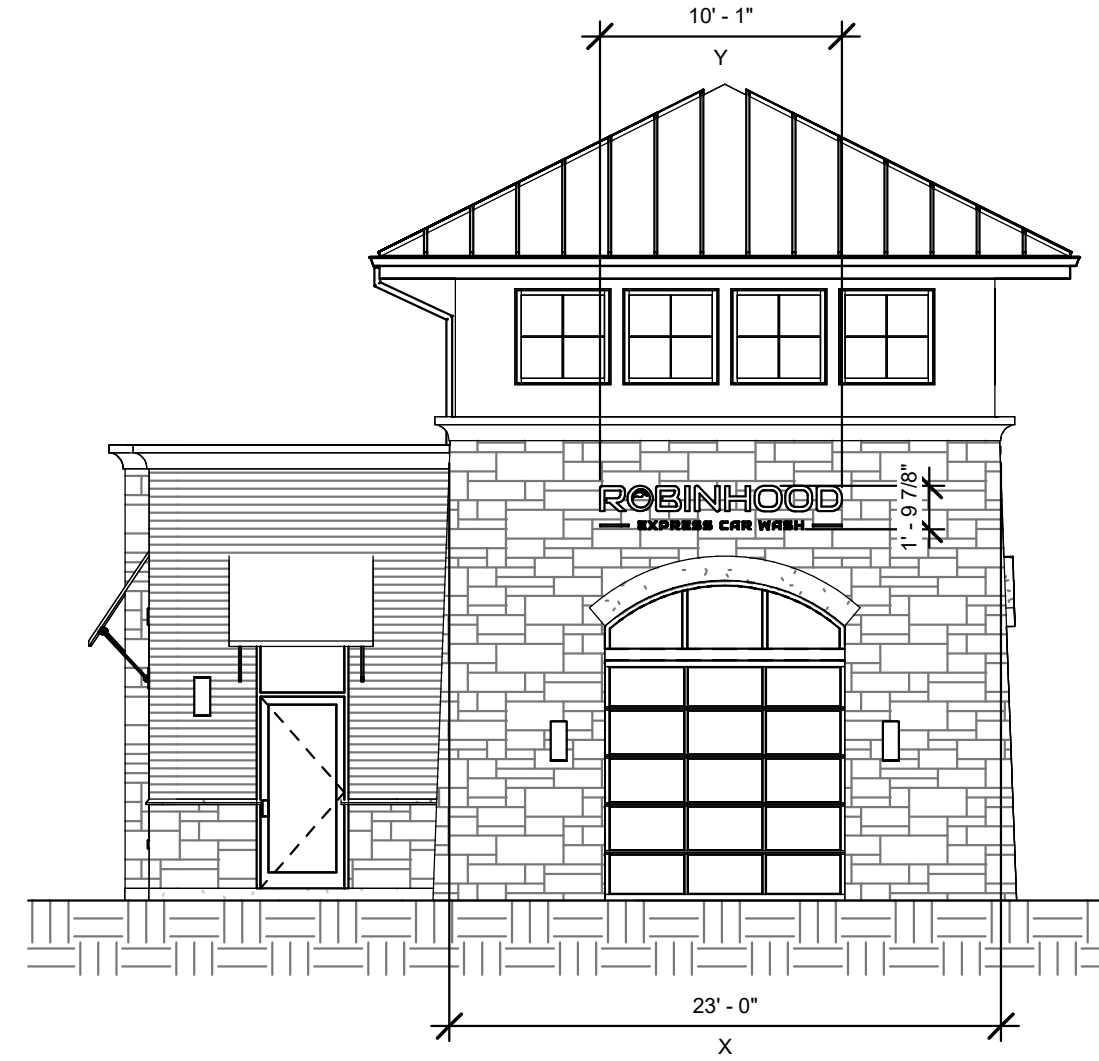
REVISIONS	
12.29.23	ZONING REVISION
12.12.23	ZONING REVISION
10.18.23	ZONING REVIEW

DRAWN BY: RAM
APPROVED BY: GCN / MAM
SCALE: AS NOTED
DESCRIPTION: REFUSES

SHEET NO.

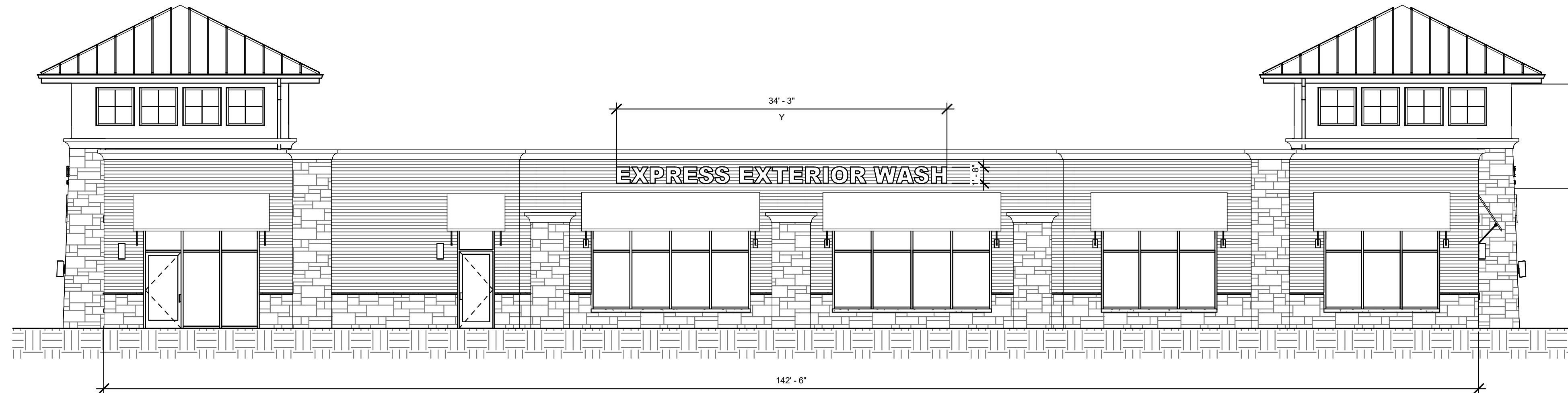
D.3

Exhibit D



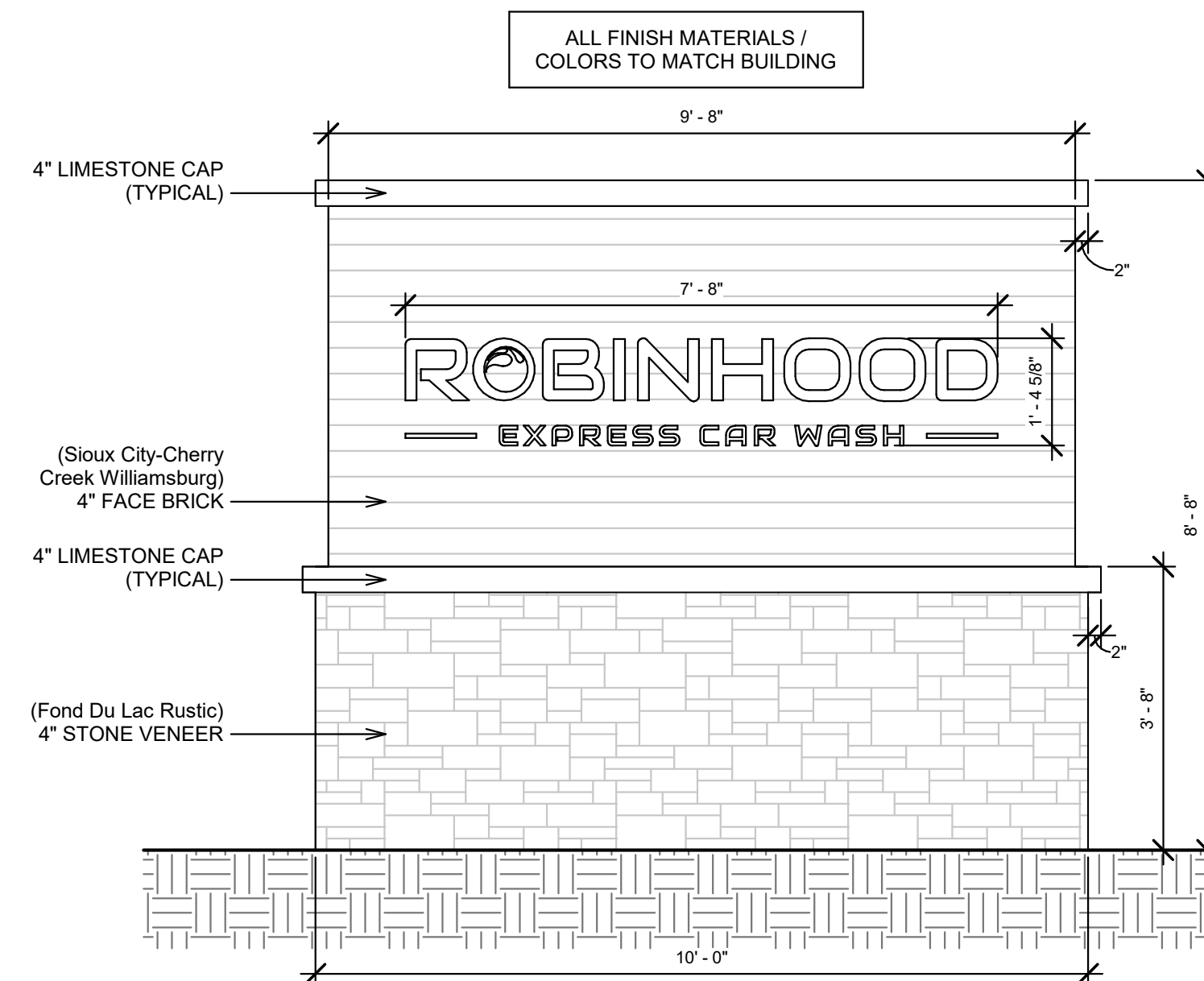
FOR WEST & EAST ELEVATIONS.
Y/X = 43.9%

2 EAST ELEVATION (West similar)
E.1 SCALE: 1/8" = 1'-0"

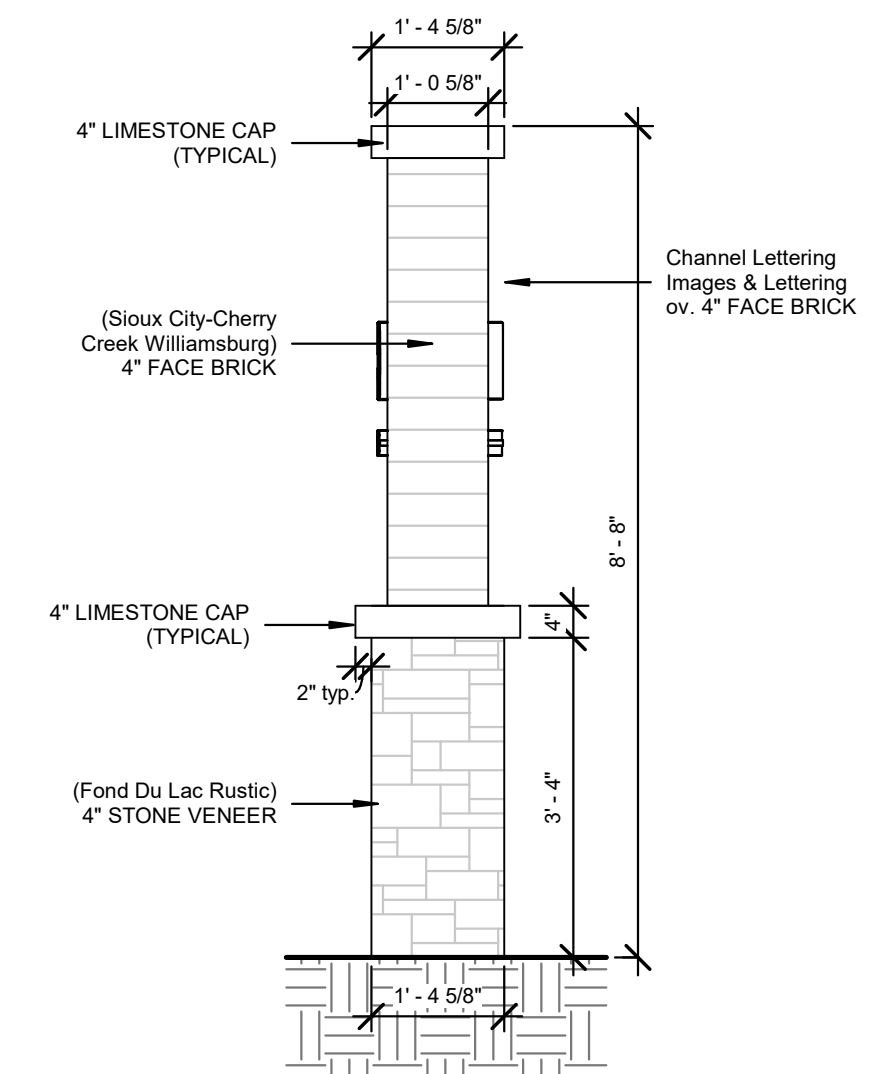


FOR NORTH & SOUTH ELEVATIONS.
Y/X = 24.1

1 SOUTH ELEVATION (North similar)
E.1 SCALE: 1/8" = 1'-0"



3 MONUMENT SIGN - FACE
E.1 SCALE: 1/2" = 1'-0"



4 MONUMENT SIGN - SIDE
E.1 SCALE: 1/2" = 1'-0"

NOTES:
- BUILDING AND MONUMENT SIGNS ARE UNDER SEPARATE PERMIT (Coordination required by GC and SUB-Contractor. Notify Architect of Any discrepancies)
- ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE C-2 REGULATIONS

Exhibit E

NERO ARCHITECTS

6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL: 847.825.9400

PROJECT # 2334
DATE: 12/06/23



NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

12.12.23	ZONING REVISION
10.18.23	ZONING REVIEW
REVISIONS	
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	CAR WASH SIGNAGE, MONUMENT SIGN
SHEET NO.	E.1

PROJECT # 2334
 DATE: 12/06/23



Handwritten signature

NEW AUTOMATED CARWASH FACILITY

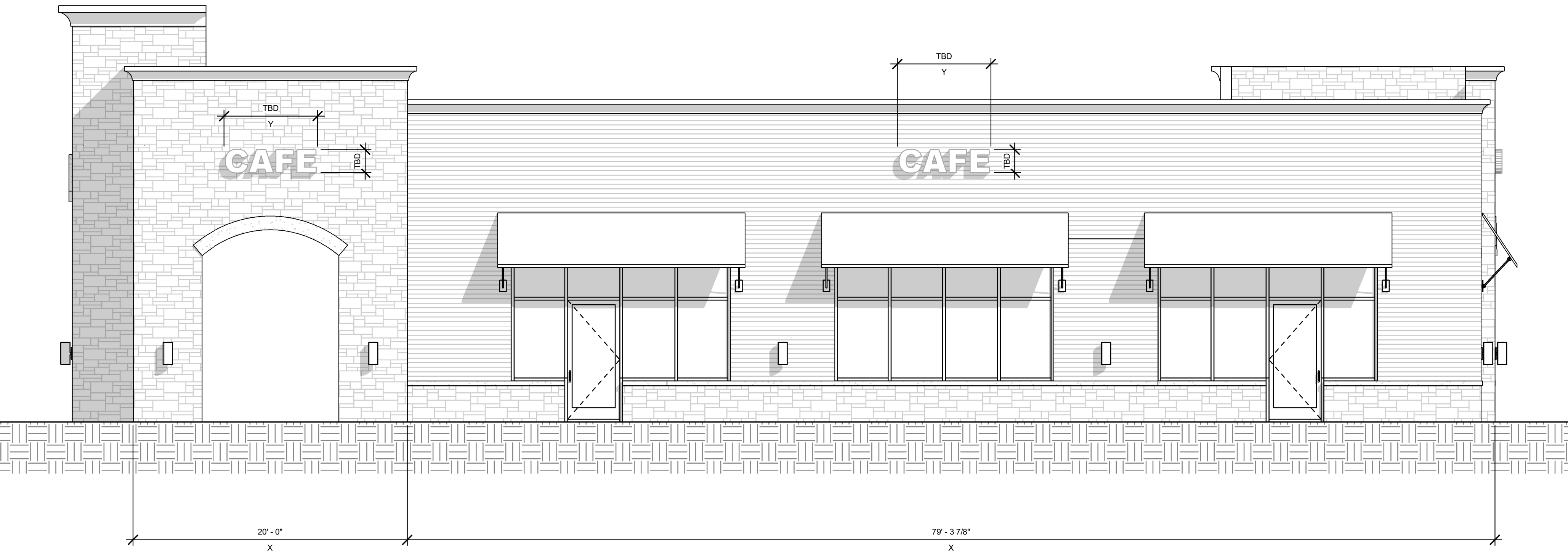
585 E. DEBBIE LANE
 MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS
△	12.12.23	ZONING REVISION
△	10.18.23	ZONING REVIEW
▲		REVISIONS
DRAWN BY:		RAM
APPROVED BY:		GCN / MAM
SCALE:		AS NOTED
DESCRIPTION:		RETAIL BUILDING #1 SIGNAGE
SHEET NO.		E.2



3 West Elevation. Proposed Retail Building #1.
 SCALE: 3/16" = 1'-0"

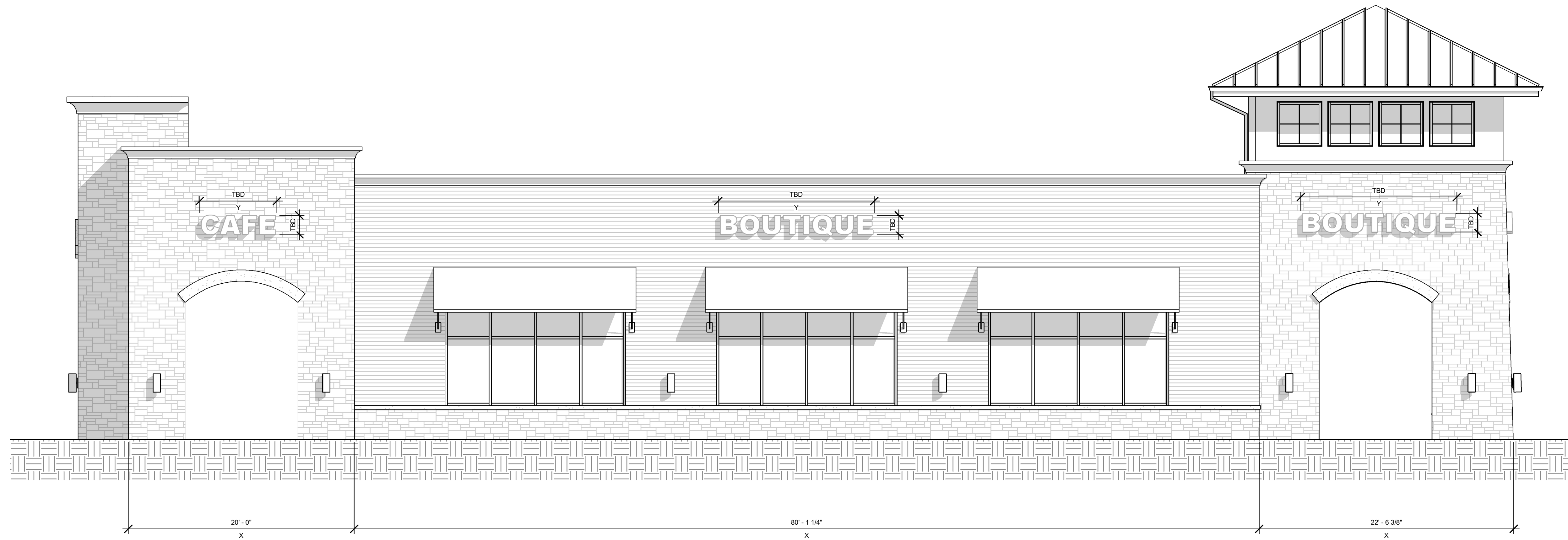


1 North Elevation. Proposed Retail Building #1.
 SCALE: 3/16" = 1'-0"

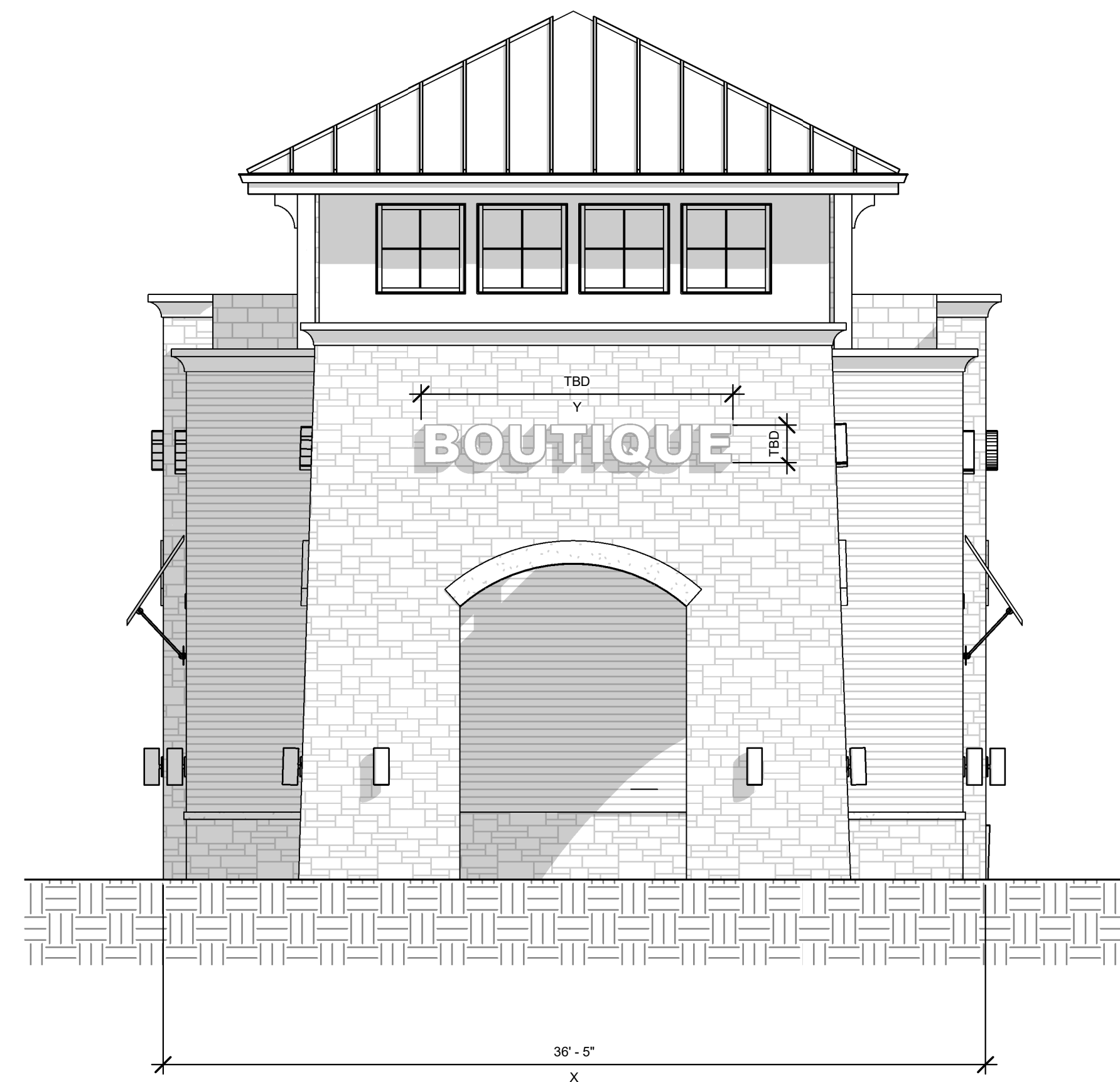


2 South Elevation. Proposed Retail Building #1.
 SCALE: 3/16" = 1'-0"

NOTES:
 - ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE C-2 REGULATIONS



1
E3 South Elevation. Proposed Retail Building #2
(North similar)
SCALE: 3/16" = 1'-0"



2
E3 West Elevation. Proposed Retail Building #2
SCALE: 3/16" = 1'-0"

NOTES:
- ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE C-2 REGULATIONS

NERO ARCHITECTS

6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL: 847.825.9400

PROJECT # 2334
DATE: 12/06/23



NEW AUTOMATED CARWASH FACILITY

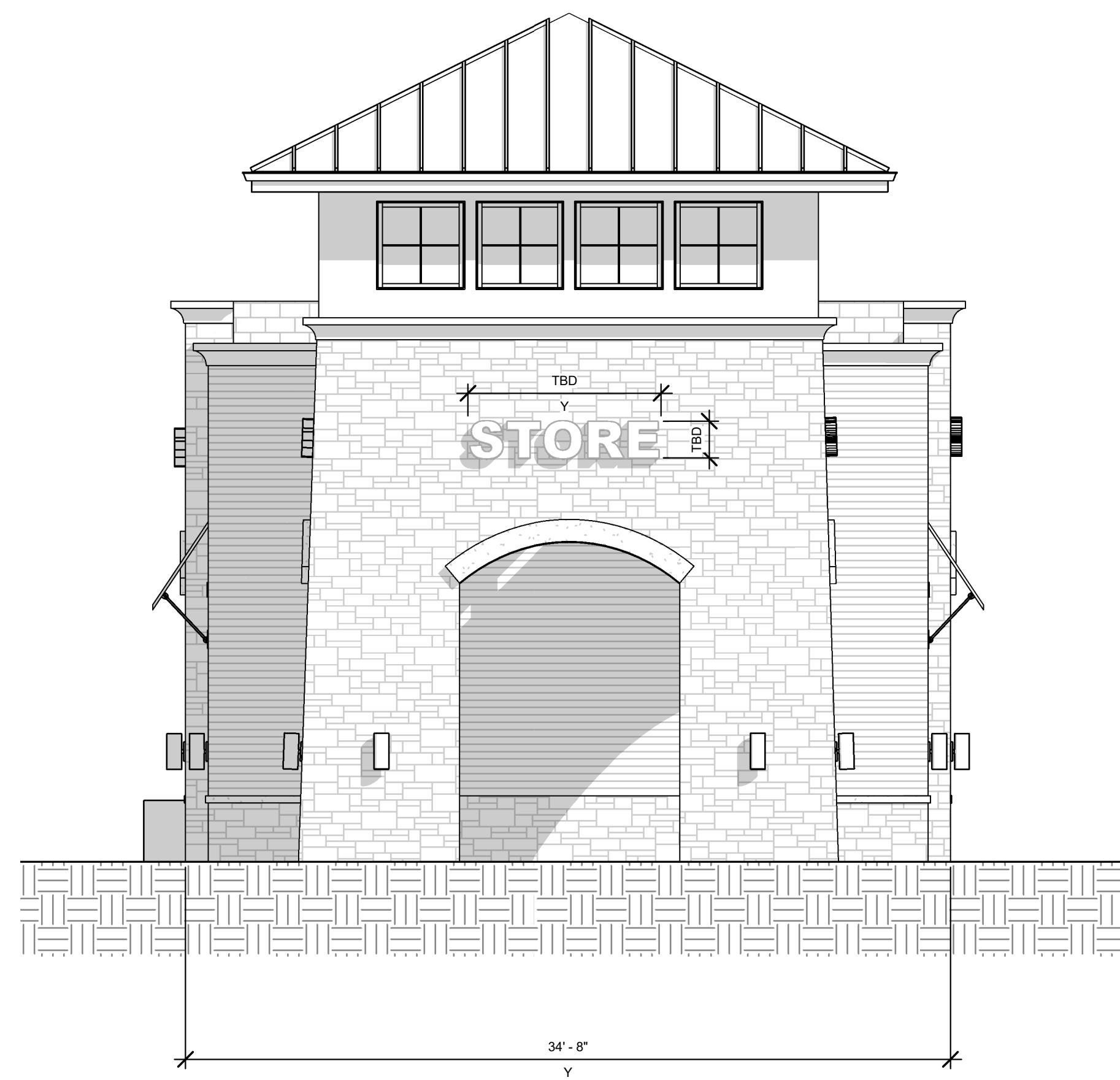
585 E. DEBBIE LANE
MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

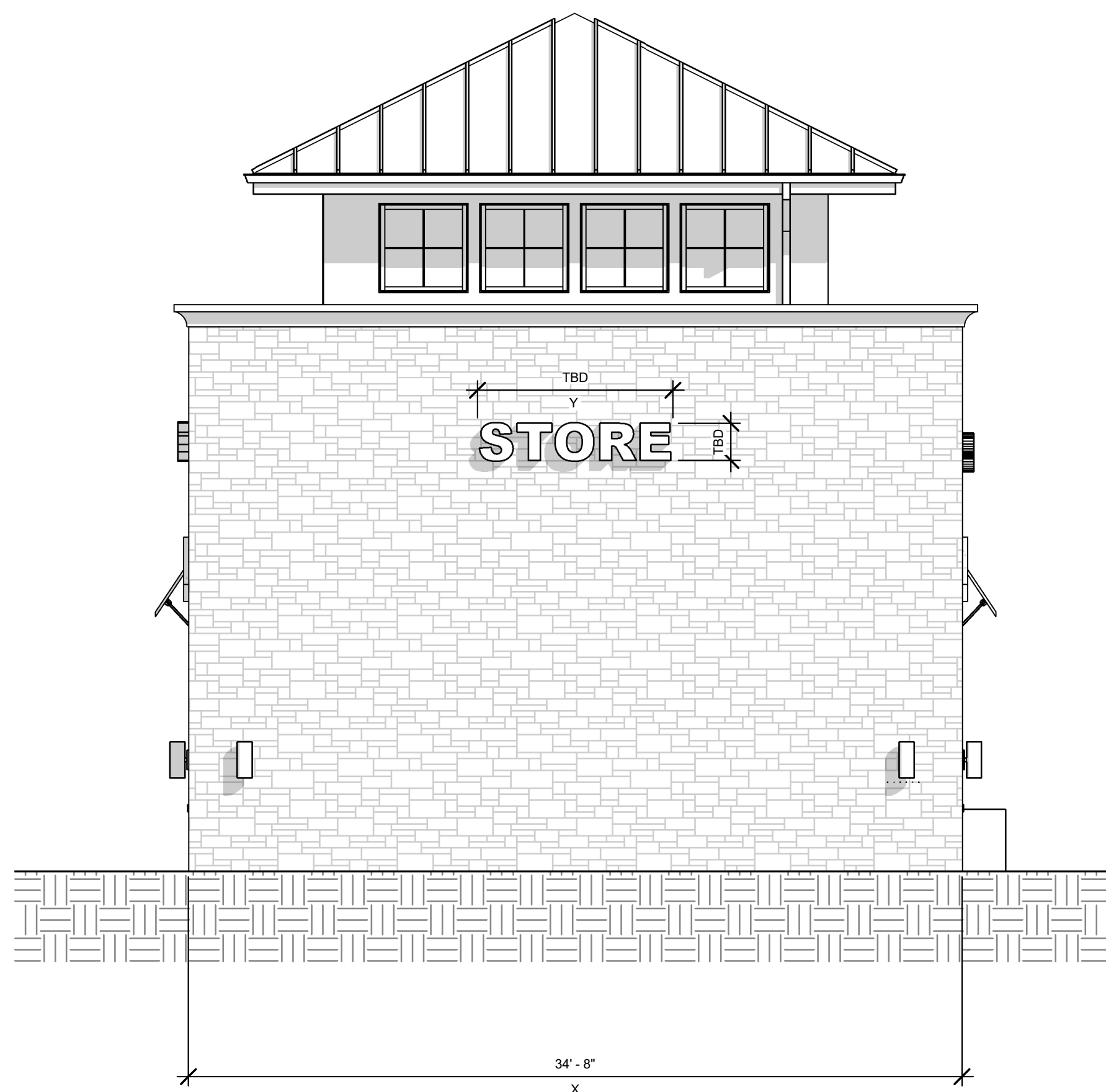
12.12.23	ZONING REVISION
10.18.23	ZONING REVIEW
REVISIONS	
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	RETAIL BUILDING #2 SIGNAGE
SHEET NO.	E.3



3 East Elevation, Proposed Retail Building #3.
 (West similar)
 E.4 SCALE: 3/16" = 1'-0"



1 South Elevation, Proposed Retail Building #3.
 E.4 SCALE: 3/16" = 1'-0"



2 North Elevation, Proposed Retail Building #3.
 E.4 SCALE: 3/16" = 1'-0"

NOTES:
 - ALL SIGNS WILL COMPLY WITH THE REQUIREMENTS OF THE C-2 REGULATIONS

NERO
 ARCHITECTS

6400 N NORTHWEST HWY
 SUITE 4
 CHICAGO, IL 60631
 TEL: 847.825.9400

PROJECT # 2334
 DATE: 12/06/23



NEW AUTOMATED CARWASH FACILITY

585 E. DEBBIE LANE
 MANSFIELD, TX 76063

ZONING REVIEW - NOT FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION
▲	12.12.23	ZONING REVISION
▲	10.18.23	ZONING REVIEW

DRAWN BY: RAM
 APPROVED BY: GCN / MAM
 SCALE: AS NOTED
 DESCRIPTION: RETAIL BUILDING #3 SIGNAGE

SHEET NO. E.4