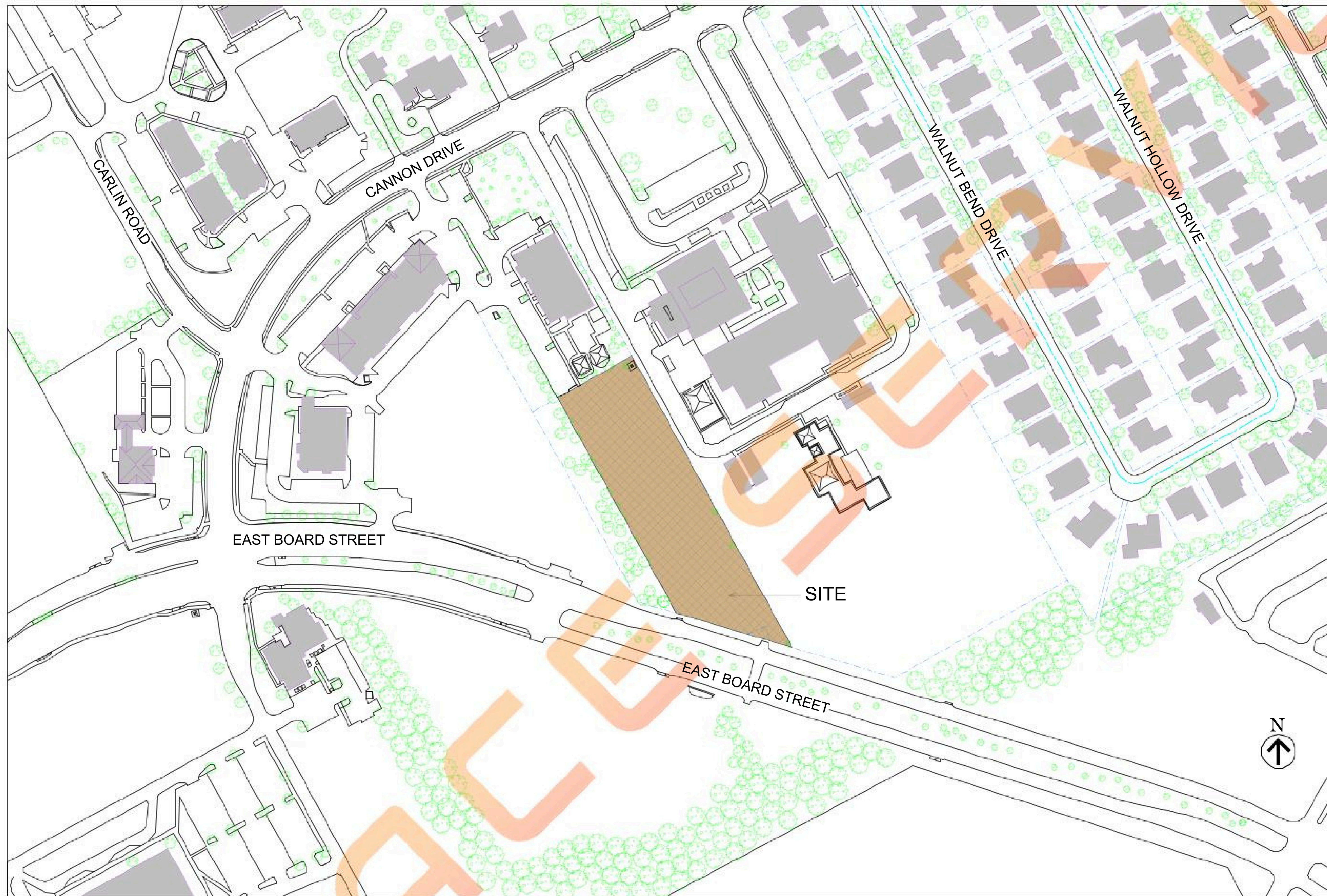


1836 Cannon Dr. Suite 1200
Mansfield, TX 76063

CIVIL / SITE DEVELOPMENT

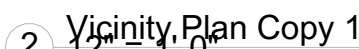


Sheet List	
Sheet Number	Sheet Name
B.2	Preliminary Drainage Plan
B.3	Preliminary Water & Sewer Plan
B.4	Traffic Impact Analysis
B.6	Drainage Analysis
B.7	Storm Water Management Plan
D.2	Existing Trees Survey
B.1	Development Plan
C.1	Building Elevations HTeaO
D.1	Landscape Plan
C.3	3D Renders
C.2	Building Elevations CARWASH
00	Cover
A.1	Site Plan
C.4	3D Renders
C.5	3D Renders
B.5	Water & Sewer Details
E.1	Signage Layout Plan

SHANE FARRAR

Mansfield, TX 76063, Broad St.

[illegible]



GENERAL NOTES

1. Basis of bearing being U.S. State Plane Grid - Texas North Central Zone (4202) NAD83 as established using the AirForce PPTNet Cooperative Network. Reference frame is NAD83(2011) Epoch 2010.00. Distances shown are U.S. Survey feet displayed in surface feet.

2. Vertical Datum established using the AirForce PPTNet Cooperative Network. All elevations shown are NAVD83.

3. The center of the centerline of the road is 100' North from centerline of West Bonita Ranch Rd. and 10' East from centerline of concrete driveway to South of Avenue M. Elevation = 765.30'.

4. R21-2C = cut on a concrete inlet, 10' - 10' South from the Northeast corner and 10' - 10' West from the Northeast corner. Elevation = 764.26'

5. The survey reflects the above ground indications of utilities. The surveyor makes no guarantee that the utilities shown comprise all such utilities in the service area. The surveyor is not responsible for the accuracy or completeness of the underground utilities shown or in the exact location indicated. The surveyor has not physically located all the underground utilities. The underground buried facilities may have been attempted to locate those visible or indicated as accurately as possible.

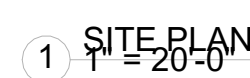
6. This is a Boundary Survey any boundary information shown hereon is for graphical purposes only.

FLOOD ZONE NOTE

NOTES
NO PORTION OF THIS PROPERTY
LIES WITHIN A 100-YEAR FLOOD
BOUNDARY LINE ACCORDING TO
THE NATIONAL FLOOD INSURANCE
PROGRAMS FLOOD INSURANCE
RATE MAP FOR TARRANT COUNTY, TEXAS
COMMUNITY PANEL No. 48439C0480 K, M.
EFFECTIVE SEPTEMBER 25, 2009.

Survey plat of
2.000 ACRES OF LAND
Located in the
Thomas Bratton Survey,
Abstract No. 162
City of Mansfield
Tarrant Couty, Texas

AE.X1HIBIT A
ZC#24-013



Legend 2
12" = 1'-0"

CONSULTANTS



ACE SERVICES
DESIGN ESTIMATE DOLLAR

7901 4th St. N STE 300,
ST PETERSBURG, Florida 33702.
P. 811-289-0250

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BE.X1HIBIT B
ZC#24-013

Acreage: 2.000 ACRES OF LAND
Number of lots: 1

Proposed Name: SHANE FARRAR CAR WASH & HTeaO Restaurant
Reference to original survey / Plat with recording information: Abstract No. 162

SITE UTILITY NOTES:

1. THE SITE UTILITY PLAN IS FOR SANITARY SEWER AND WATER LINE CONSTRUCTION ONLY. DO NOT USE FOR GRADING OR STORM SEWER CONSTRUCTION.
2. ALL PIPE LINES ARE HORIZONTAL. DISTANCES AND ARE APPROXIMATE.
3. THE CONTRACTOR SHALL ADVISE TO THE CITY OFFICE OF THE BUILDING UNLESS OTHER WISE NOTED. THE END OF THESE SERVICES SHALL BE TIGHTLY PLUGGED OR CAPPED AND MARKED UNTIL SUCH TIME AS CONNECTION I MADE INSIDE BUILDING CONTRACTOR.
4. SITE UTILITY CONTRACTOR SHALL PROVIDE ALL THE MATERIALS AND APPURTENANCES NECESSARY TO COMPLY WITH THE CITY OF LOS ANGELES UTILITIES. ALL PIPE AND FITTINGS SHALL BE INSPECTED BY THE WATER DEPARTMENT INSPECTOR PRIOR TO BEING COVERED.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, REGULATIONS, AND/OR LOCAL CODES STANDARDS IMPOSED BY LOCAL UTILITY.
6. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS WITH THE LOCAL UTILITY AUTHORITIES FOR CONNECTION TO THE EXISTING MAINS AND PAY ALL THE APPLICABLE FEES.
7. ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36" ABOVE TOP OF PIPE. CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH THE STORM SEWER OR OTHER UTILITIES AT NO EXTRA COST.
8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM 5' CLEARANCE FROM ALL UTILITIES AT ALL BENDS, AND WITHIN 5 FEET OF THE BUILDING AT A MINIMUM.
9. THE SITE UTILITY CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS ON THE SITE.
10. ALL MATERIALS SHALL BE UL LISTED AND FACTORY MUTUAL APPROVED UNLESS DIRECTED OTHERWISE BY THE OWNER OR OWNER'S REPRESENTATIVE.
11. THE EXISTING UTILITY FACILITIES AND LOCATIONS SHOWN ON DRAWINGS ARE TAKEN FROM READILY AVAILABLE INFORMATION. THE ACTUAL LOCATIONS OF THE UTILITY FACILITIES MAY VARY SOMEWHAT FROM THE LOCATIONS SHOWN OR INDICATED ON THE DRAWINGS. THE SITE UTILITY CONTRACTOR SHALL LOCATE ALL EXISTING UTILITY FACILITIES AT LEAST 5' FEET IN THE VICINITY OF THE WORK AND SHALL LOCATE ALL UNDERGROUND FACILITIES BEFORE BEGINNING WORK. THE CONTRACTOR SHALL PROTECT ALL UTILITY FACILITIES AND REPAIR ANY DAMAGES FROM THEIR WORK. IN CONFORMANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS TO RELOCATE IF REQUIRED.
12. USE ONLY 12" D.I.P. 4" WATER PIPE. FITTINGS FOR WATER LINES OVER 3" DIA. PIPE 3" DIA. AND SMALLER SHALL BE FLATE TYPE COPPER. FITTINGS SHALL BE COPPER OR CAST BRONZE JOINTS SHALL BE SOLDER OR KTYR TUBE.
13. UTILITY LEAD-INS TO BUILDING SHALL NOT BE INSTALLED UNTIL THE BUILDING PLANS ARE SUBMITTED AND THE LEAD-INS ESTABLISHED. LEAD-INS SHALL BE PLUMB. PLUMB LEAD-INS MAY CHANGE 15° HORIZONTALLY AND 3° VERTICALLY PRIOR TO INSTALLATIONS AT NO ADDITIONAL COST OF OWNER. UTILITY CONTRACTOR SHALL REQUEST AND RECEIVE WRITTEN APPROVAL FROM THE PRIME CONTRACTOR PRIOR TO INSTALLATION OF LEAD-INS. LOCATION, SIZE, AND INVERT ELEVATIONS OF SANITARY SEWER SHALL BE COORDINATED WITH THE PRIME CONTRACTOR PRIOR TO PLUMBING.
14. CONTRACTOR SHALL PAY ALL COSTS FOR WATER METERS, METER BOXES, VALVES, TEE, ETC. TO PROVIDE A COMPLETE JOB PER STATE & LOCAL REQUIREMENTS.
15. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL COST OF TIE-INS TO WATER AND SANITARY SEWER MAINS.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF PAVEMENT REPLACEMENT WHERE UTILITY LINES ARE EXTENDED FROM EXISTING LINES TO THE BUILDING.

SYMBOLS	
SYMBOL	DESCRIPTION
	SANITARY SEWER
	WATER LINES
M 	WATER METER
	WALL CLEAN-OUT (WCO)
	FIRE HYDRANT
	SHUT-OFF VALVE
BFP 	BACK FLOW PREVENTER
	BACK FLOW PREVENTER

1Water & Sewer Plan
1" = 20'-0"

SHANE FARRAR

Mansfield, TX 76063, Broad St.

REVISION DATE

[illegible]

ISSUE DATES	
TYPE	DATE
OWNER REVIEW SET	10/10/2024

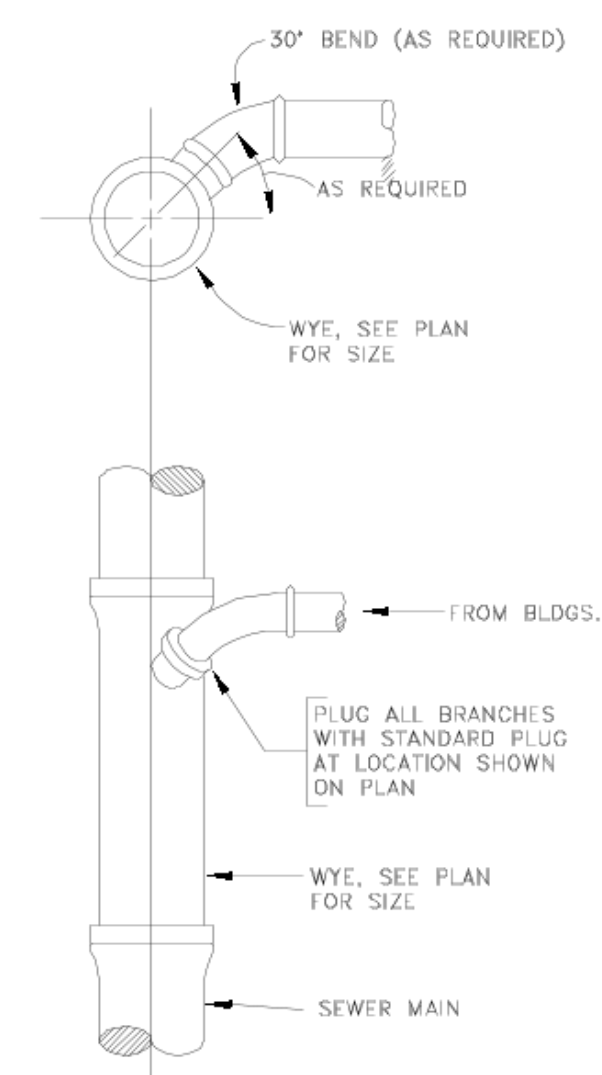
DRAWN BY	IS
CHECKED BY	SA

240215P-A4
DATE:
18/10/2024

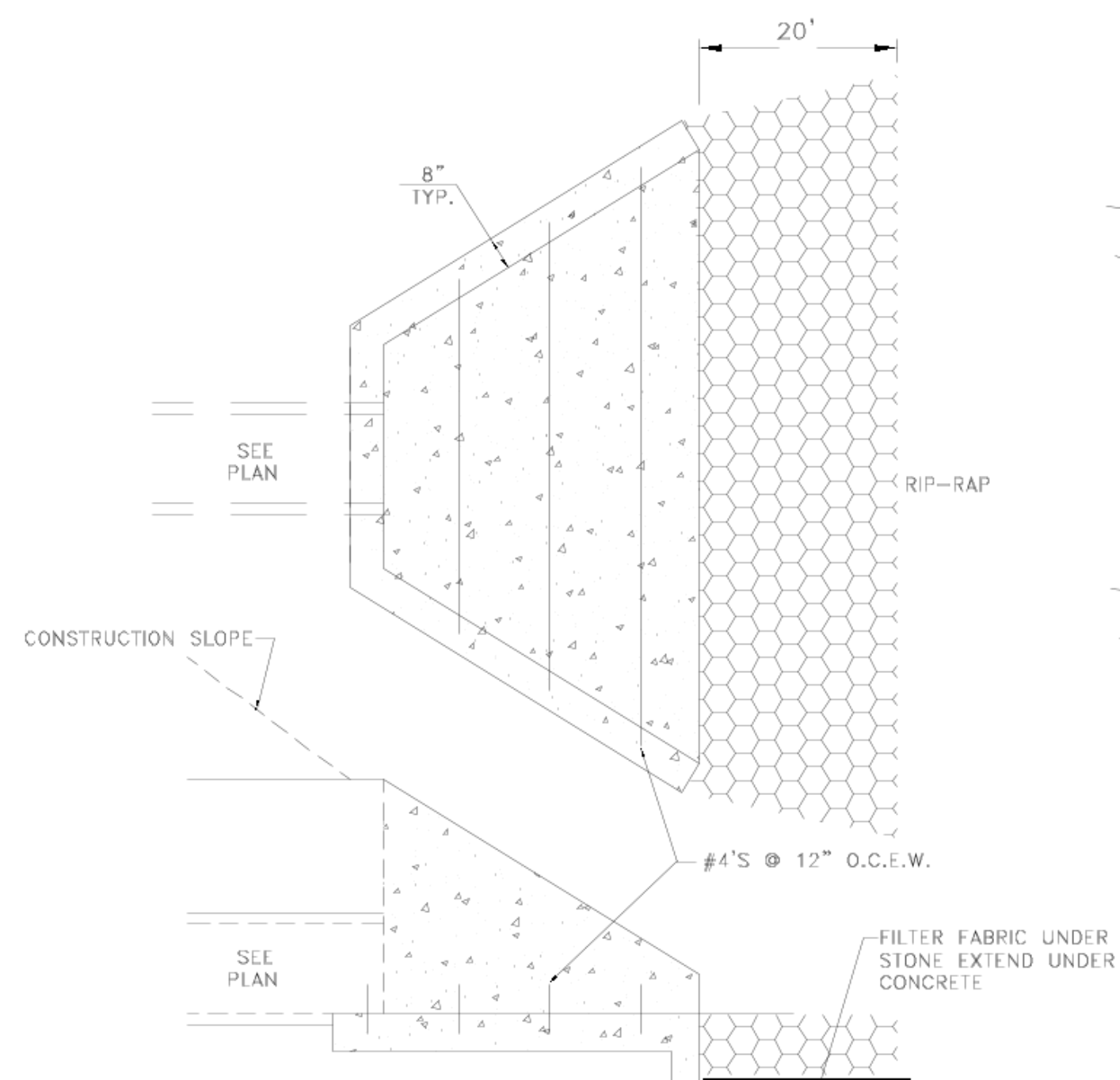
Preliminary Water & Sewer Plan

SHEET NUMBER:

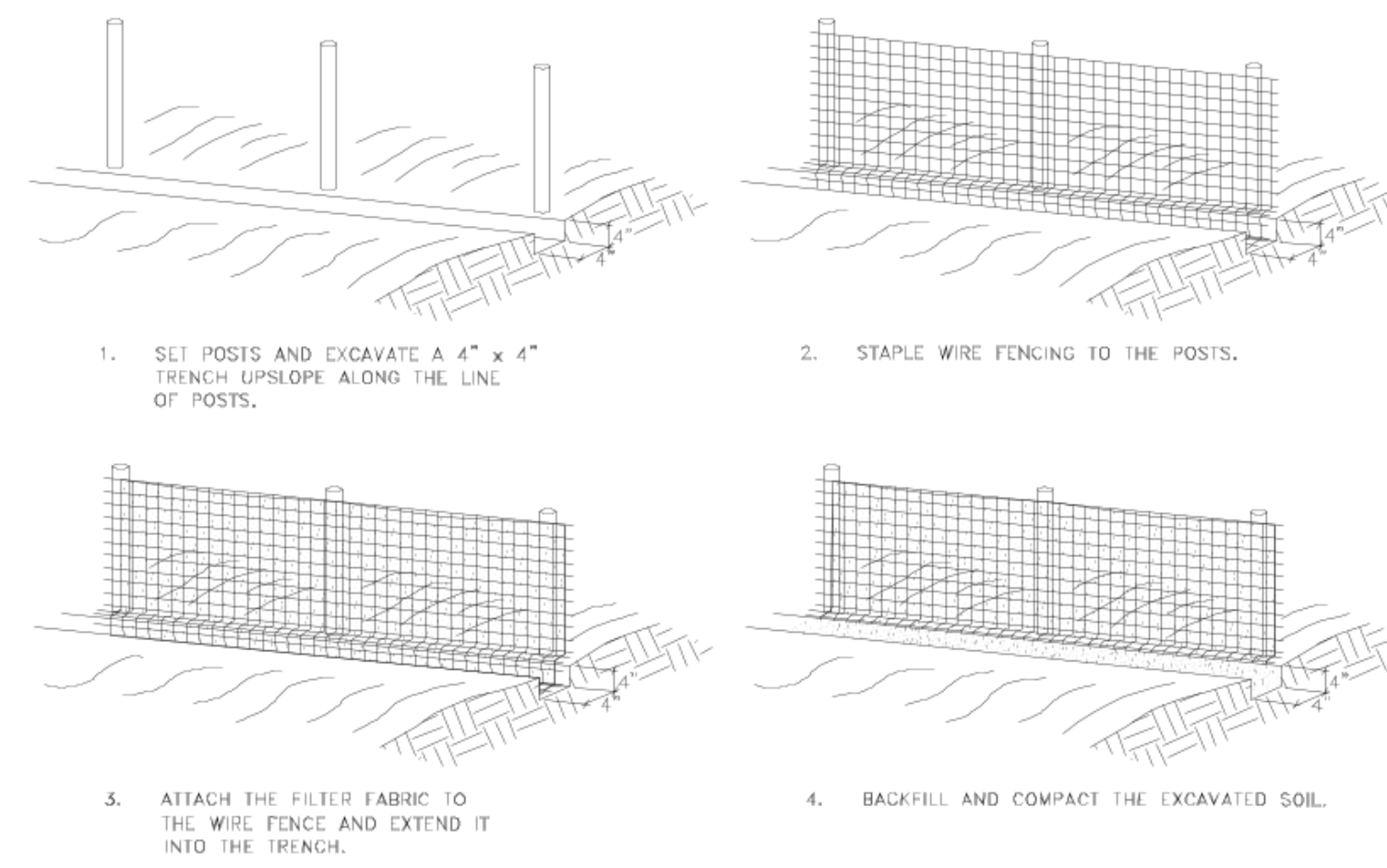
B.3 EXHIBIT B
ZC#24-013



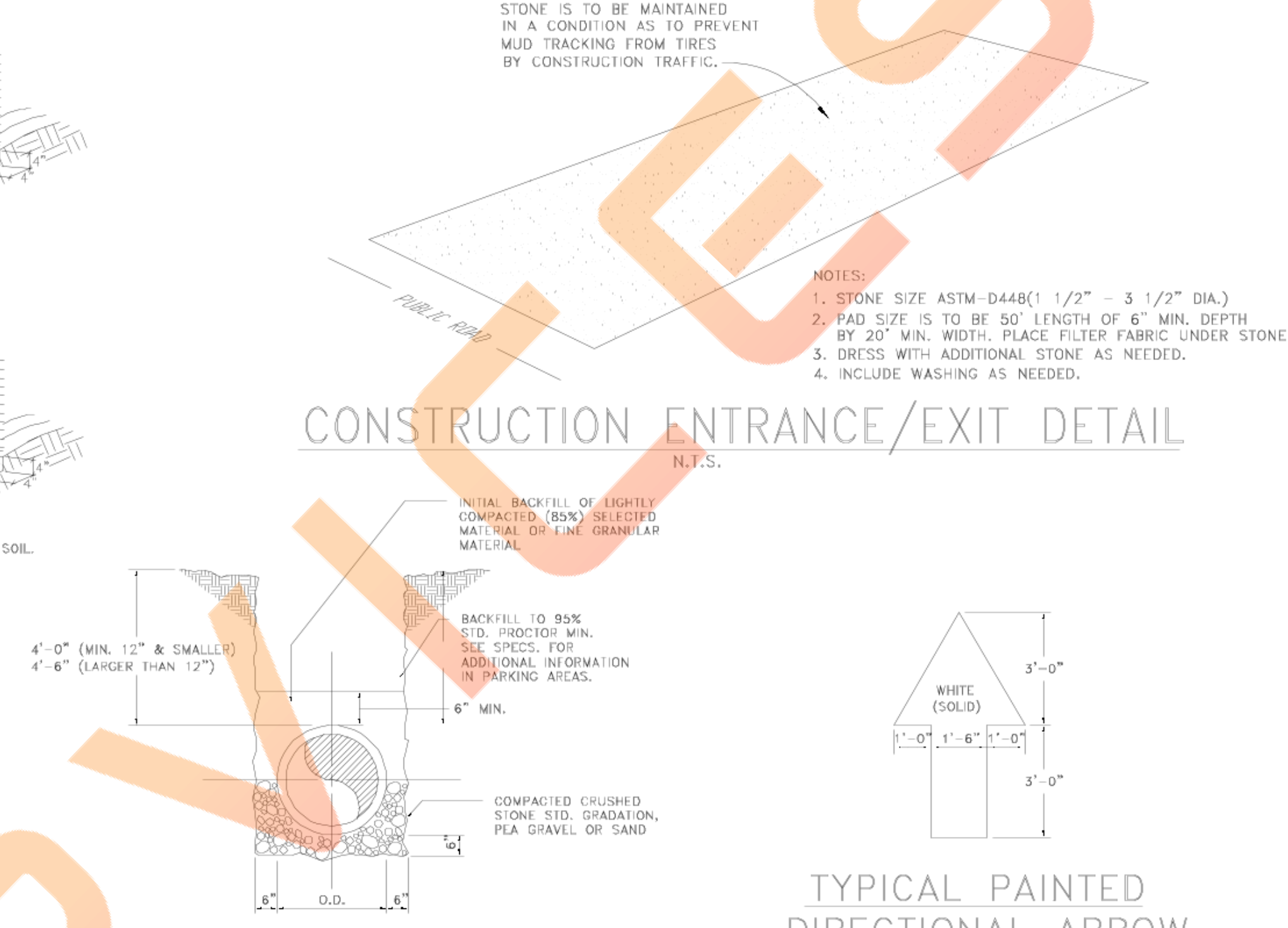
SANITARY SEWER LATERAL DETAIL



FLARED ENDWALL DETAIL
N.T.S.

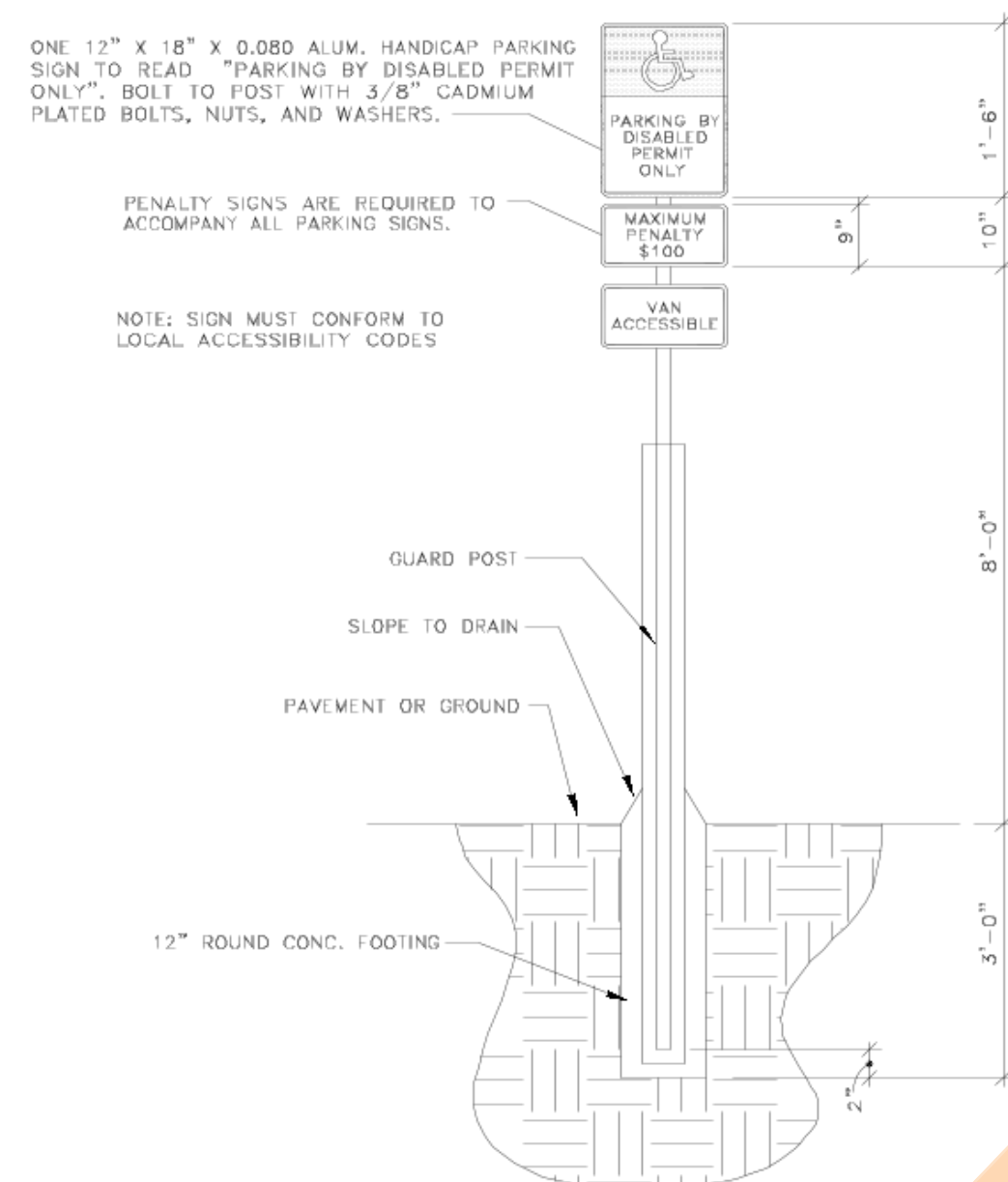
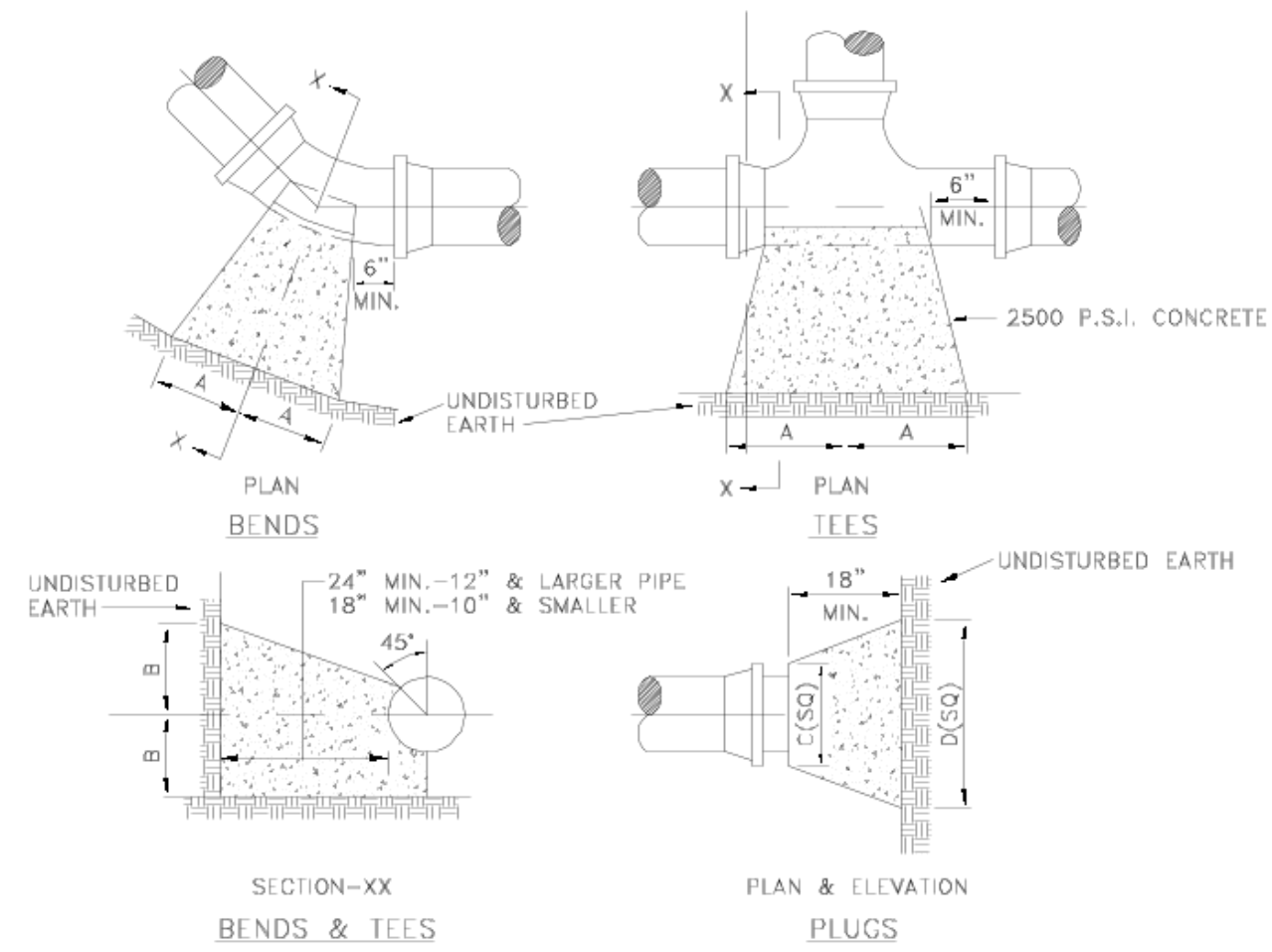


SILT FENCE DETAIL

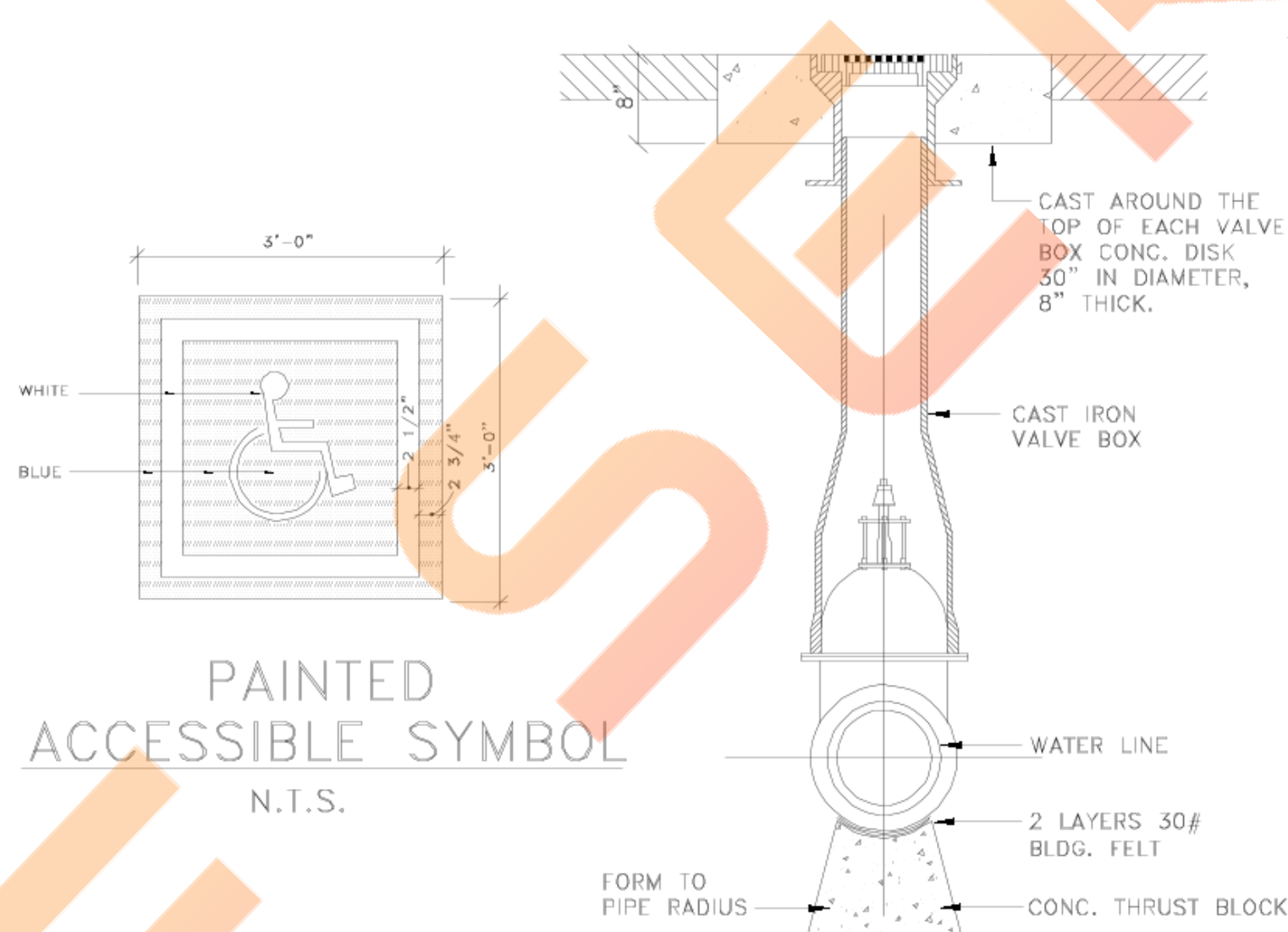


TYPICAL PAINTED
DIRECTIONAL ARROW

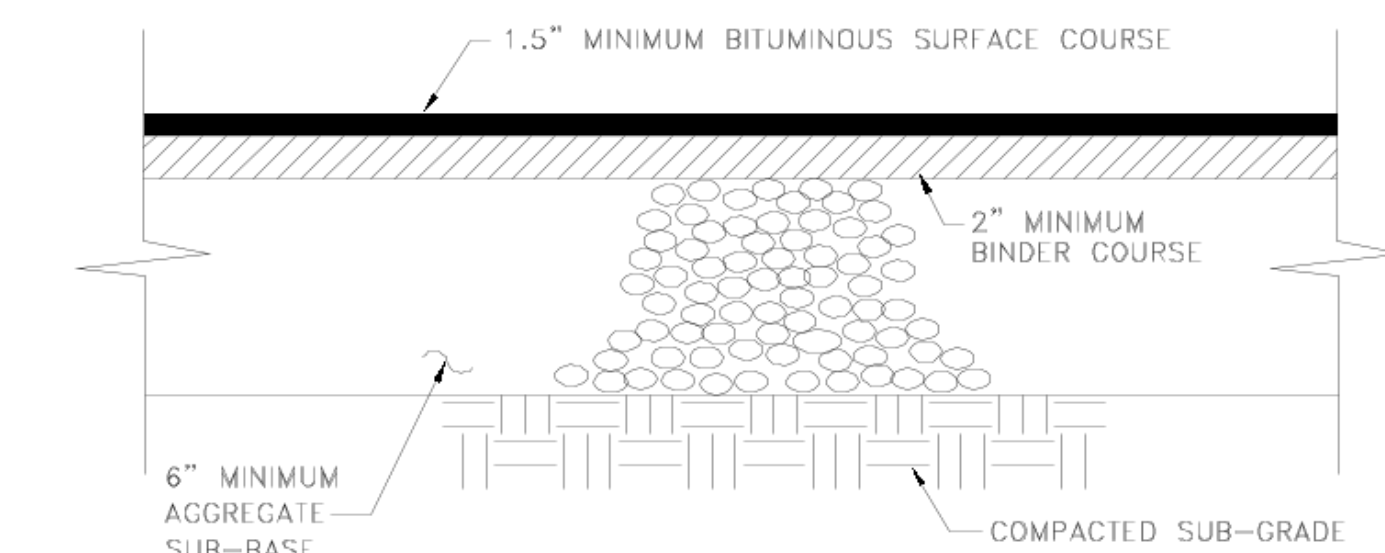
N.T.S.



ACCESSIBLE PARKING SIGN DETAIL



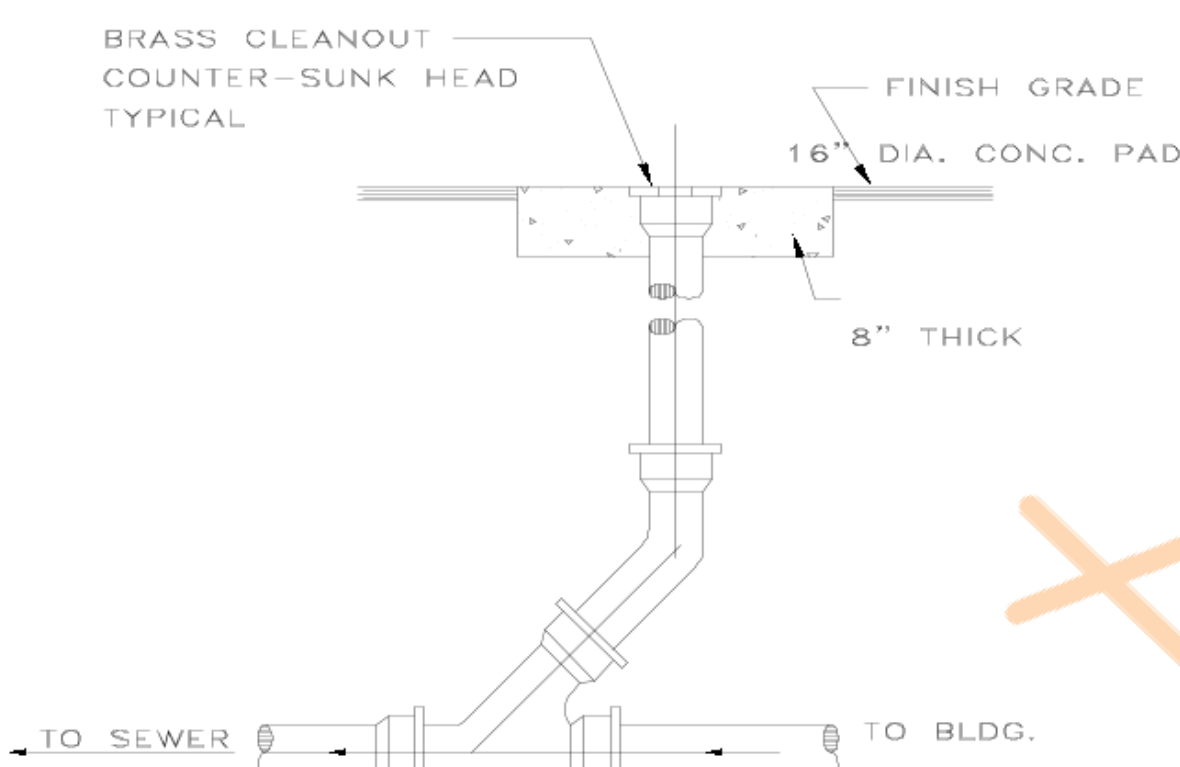
VALVE BOX DETAIL
N.T.S.



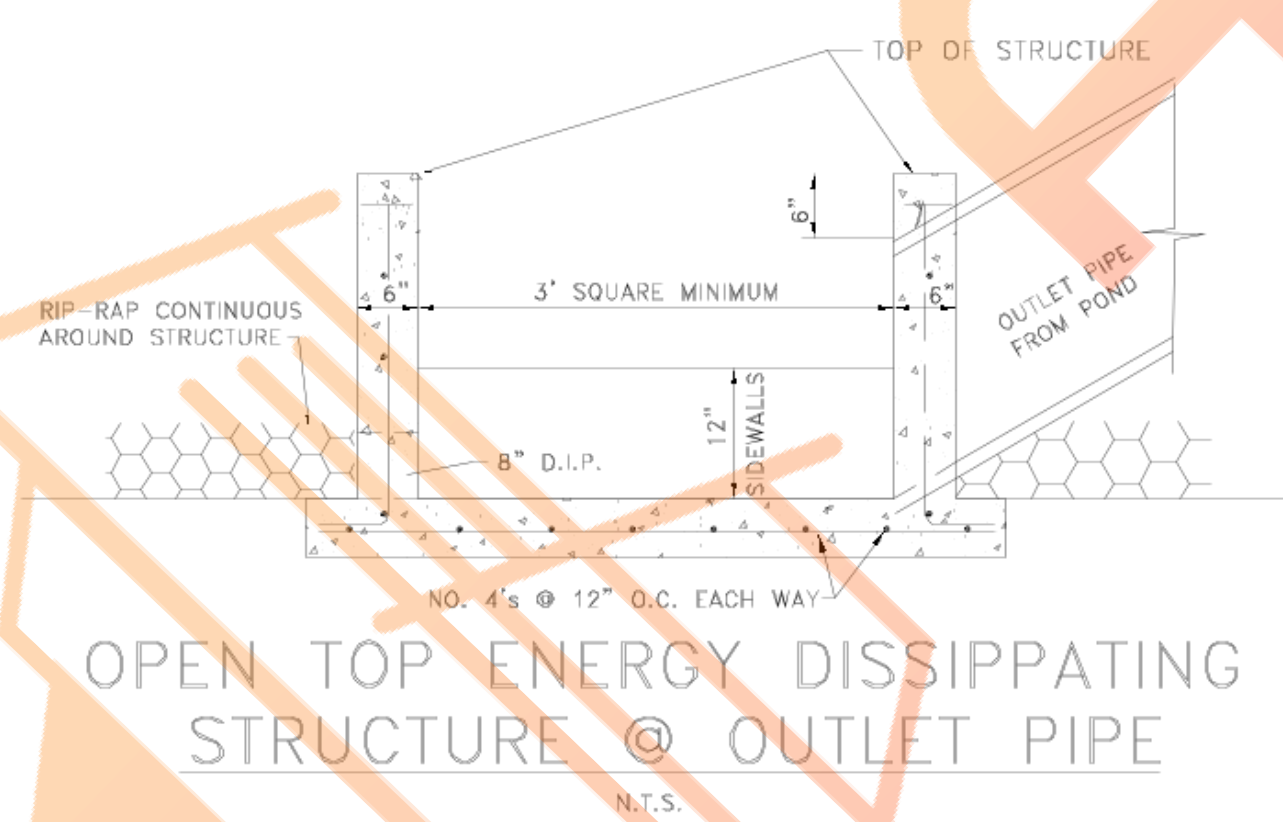
NEW ASPHALT SECTION

NOTE: SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION
VERIFY WITH ON-SITE GEOTECHNICAL ENGINEER

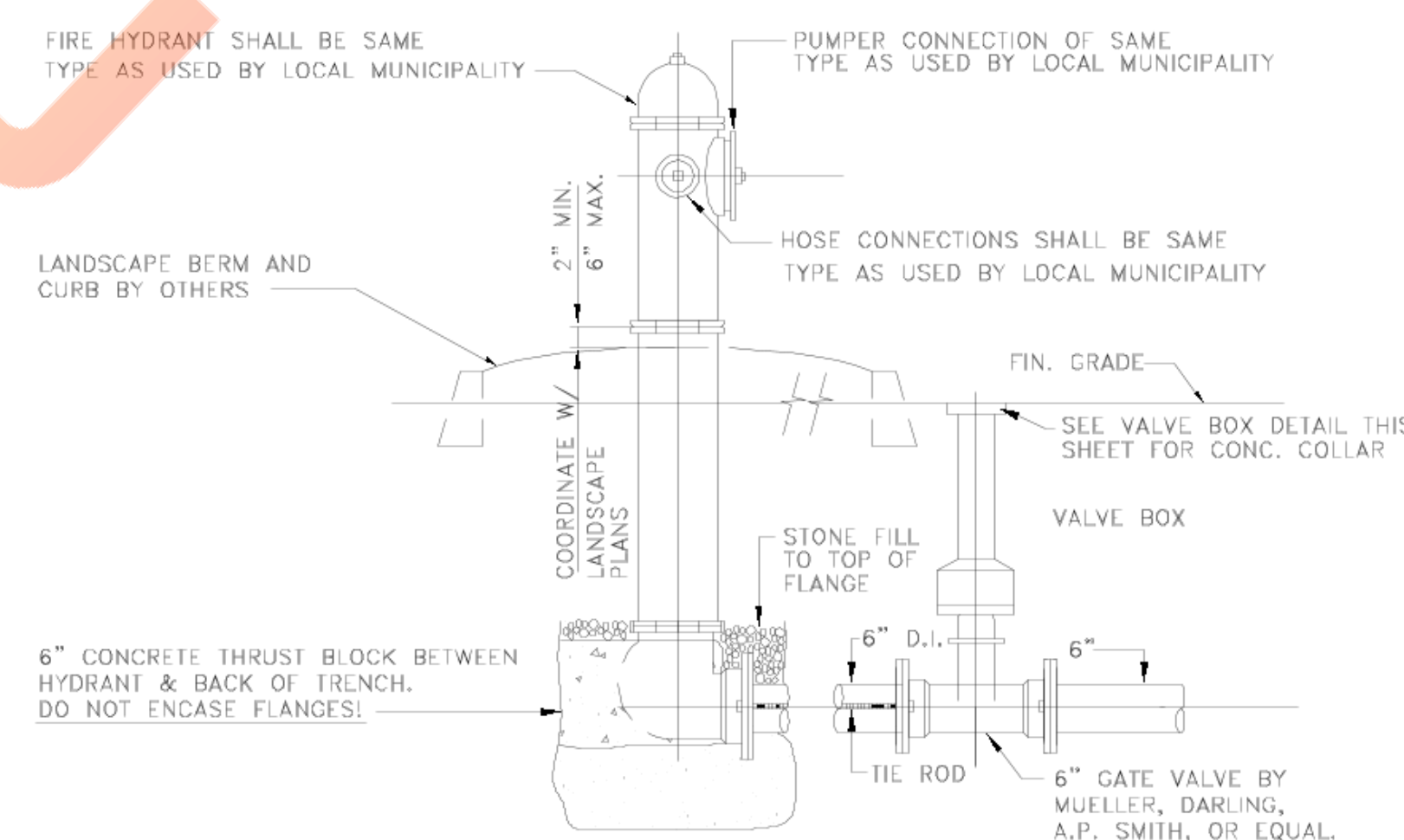
ALL EXISTING ASPHALT OVERLAY AREAS TO RECEIVE 1.5"
MINIMUM BITUMINOUS SURFACE COURSE



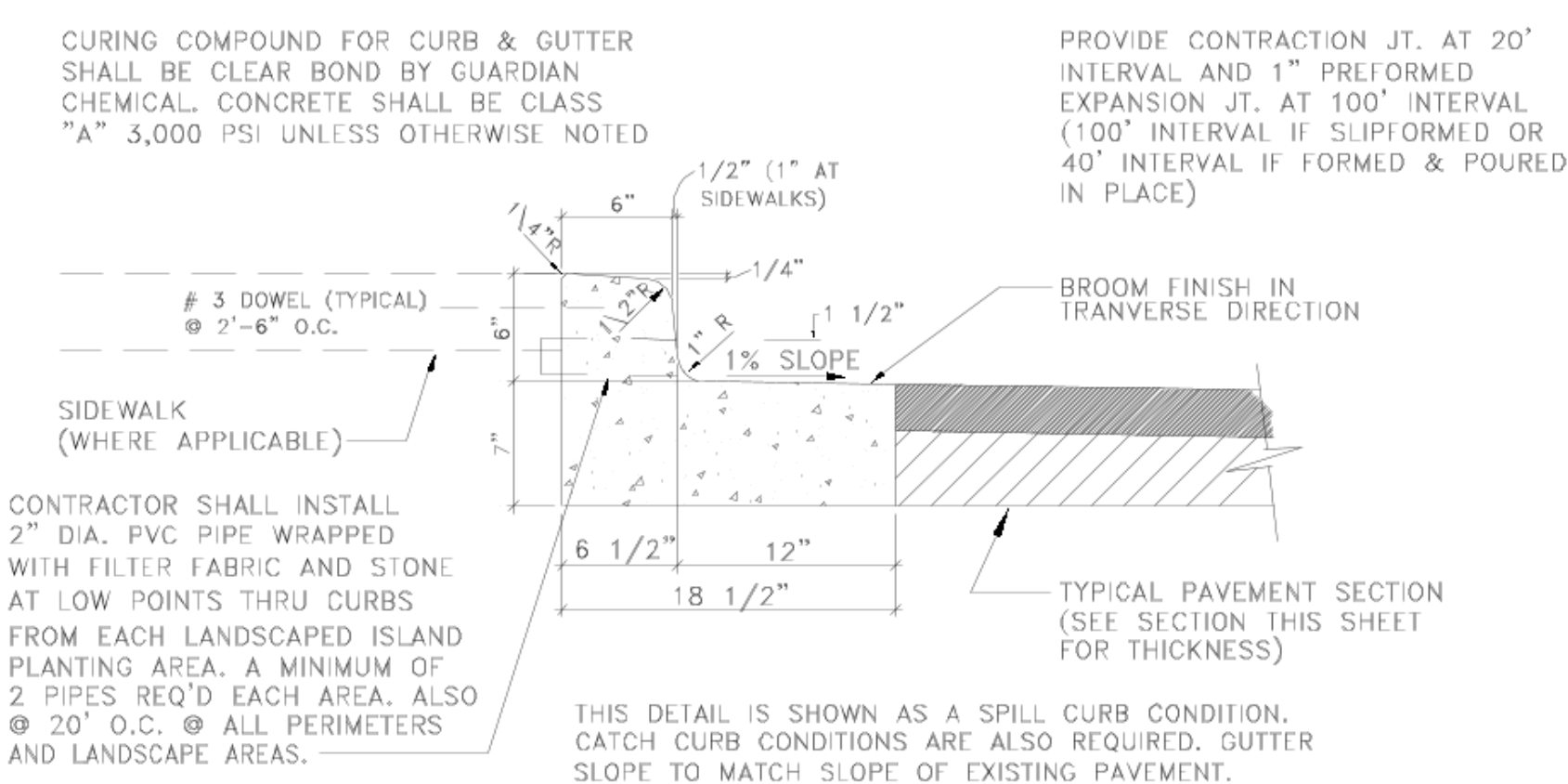
CLEANOUT DETAIL
N.T.S.



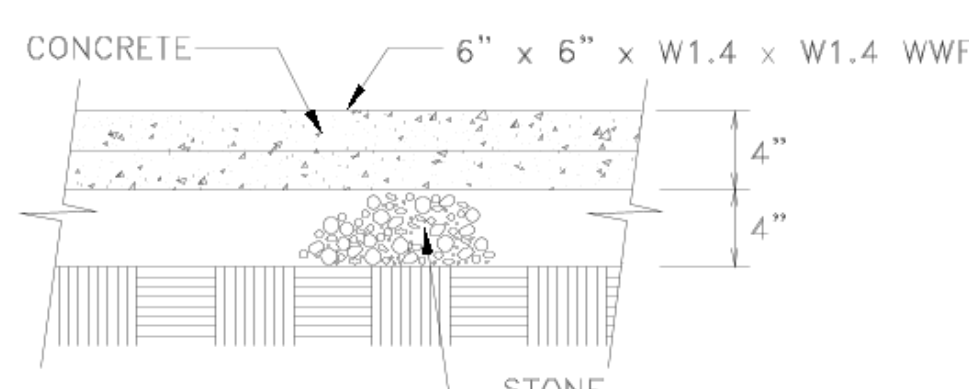
OPEN TOP ENERGY DISSIPATING
STRUCTURE @ OUTLET PIPE



TYP. FIRE HYDRANT DETAIL



CURB & GUTTER DETAIL



SIDEWALK DETAIL
N.T.S.

[illegible]

DRAWN BY	IS
CHECKED BY	SA
PROJECT NUMBER:	
240215P-A4	
DATE:	
18/10/2024	



FACADE MATERIALS AND MANUFACTURERS			
MATERIALS	MANUFACTURERS	AREAS	%AGE
6X36 EXTERIOR GRADE TILE CLADDING		1302 SFT	30.1%
BRICK MASONRY		3020 SFT	69.9%
		4322 SFT	100%

SHANE FARRAR

Manufacturing Road St.

REVISION DATE

Date

Description

No.

ISSUE DATES

TYPE

DATE

OWNER REVIEW SET

18/10/2024

DRAWN BY

IS

CHECKED BY

SA

PROJECT NUMBER

240215P-A4

DATE

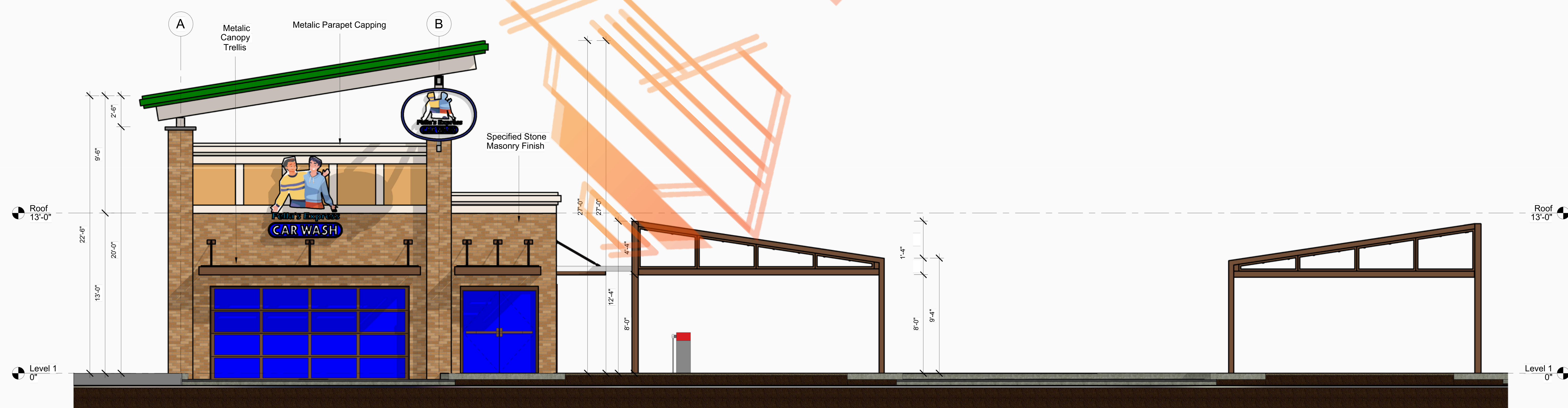
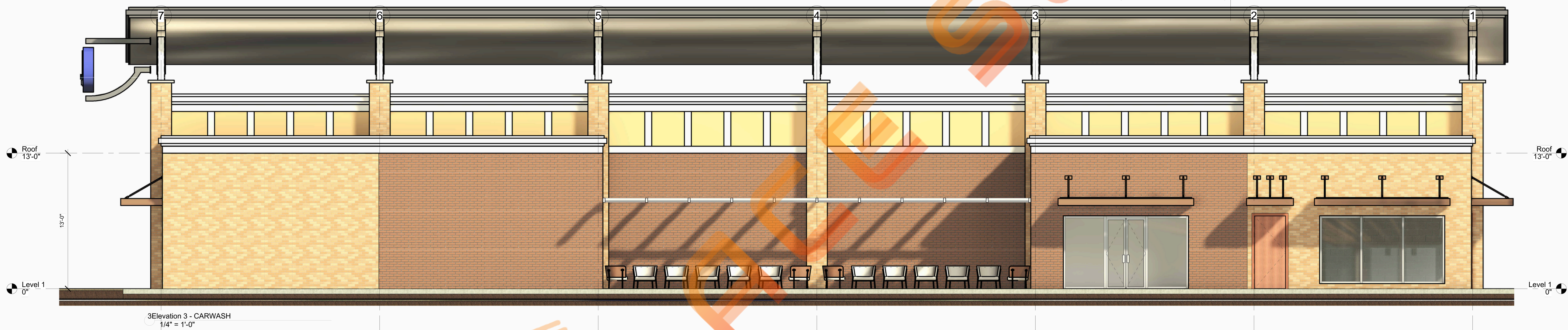
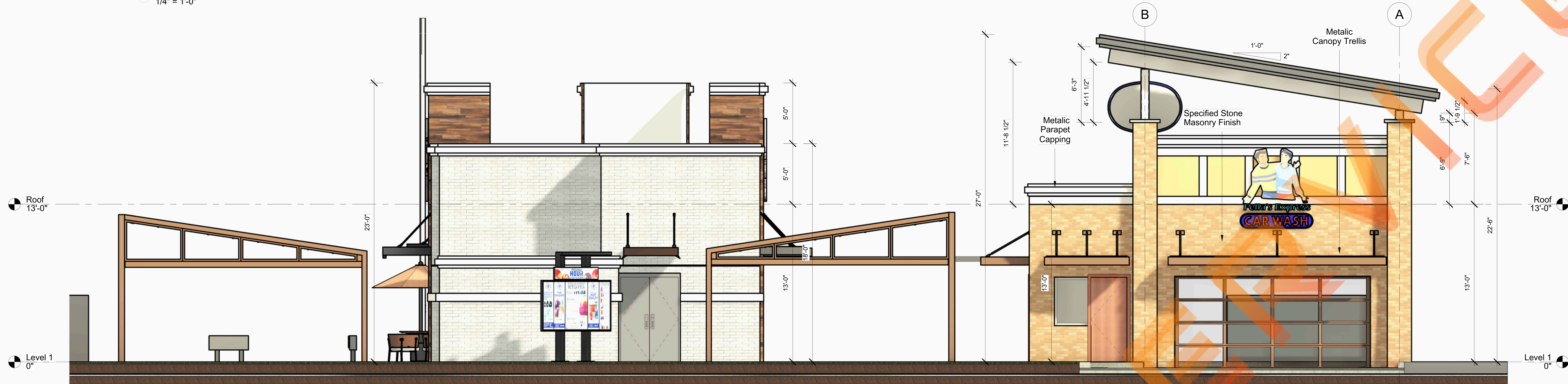
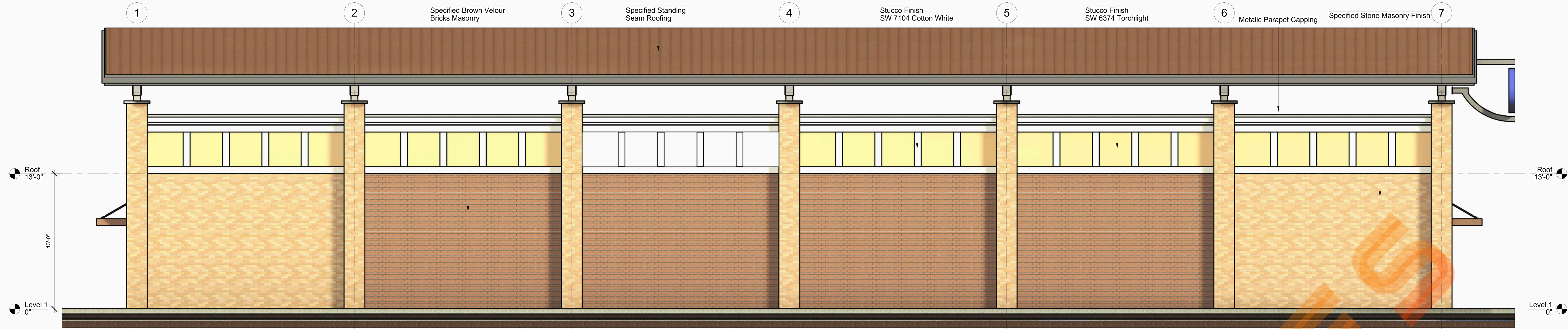
18/10/2024

SHEET TITLE

Building Elevations
HTeaO

SHEET NUMBER

C.1 EXHIBIT C
ZC#24-013



FACADE MATERIALS AND MANUFACTURERS			
MATERIALS	MANUFACTURERS	AREAS	%AGE
STONE MASONRY		2332 SFT	39.59%
BROWN BRICK MASONRY		2060 SFT	34.97%
STUCCO FINISH SW 7104 Cotton White	SYNERGY	742 SFT	12.60%
STUCCO FINISH SW 6374 Torchlight	SYNERGY	756 SFT	12.84%
		5890 SFT	100%

SHANE FARRAR

Manufactured at 7901 4th St. N, St. Petersburg, FL 33702

REVISION DATE	
No.	Date
ISSUE DATES	
TYPE	DATE
OWNER REVIEW SET	18/10/2024
DRAWN BY IS	
CHECKED BY SA	
PROJECT NUMBER	240215P-A4
DATE	18/10/2024
SHEET TITLE	Building Elevations CARWASH
SHEET NUMBER	
C.2 EXHIBIT C	
ZC#24-013	



CONSULTANTS



ACE SERVICES
DESIGN • ESTIMATE • DEVELOP

7901 4th St. N STE 300
ST Petersburg, Florida 33702
P: 201-969-0250

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SHANE FARRAR
Manufacturing, 7901 4th St.

REVISION DATE	
No.	Date
Description	
ISSUE DATES	
TYPE	DATE
OWNER REVIEW SET	10/10/2024
DRAWN BY IS	
CHECKED BY SA	
PROJECT NUMBER 240215P-A4	
DATE 18/10/2024	
SHEET TITLE 3D Renders	
SHEET NUMBER	
C.3 EXHIBIT C	
ZC#24-013	



FACE SERVICES

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SHANE FARRAR

Mansfield Jarar, 7663 Broad St.

REVISION DATE

[illegible]

SUE DATES

TYPE	DATE
OWNER REVIEW SET	10/10/2024

DRAWN BY

CHECKED BY

PROJECT NUMBER:

240215P-A4

18/10/2024

3D Renders

SHEET NUMBER:

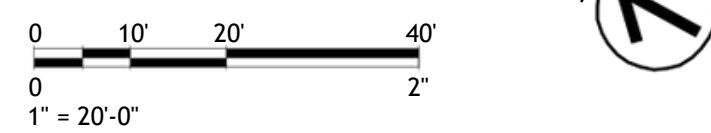
C.4 EXHIBIT C
ZC#24-013



SHANE FARRAR
Mansfield, MA 01903-1818 St.

REVISION DATE	
Date	
Description	
No.	
ISSUE DATES	
TYPE	DATE
OWNER REVIEW SET	18/10/2024
DRAWN BY	IS
CHECKED BY	SA
PROJECT NUMBER:	
240215P-A4	
DATE:	
18/10/2024	
SHEET TITLE:	
3D Renders	

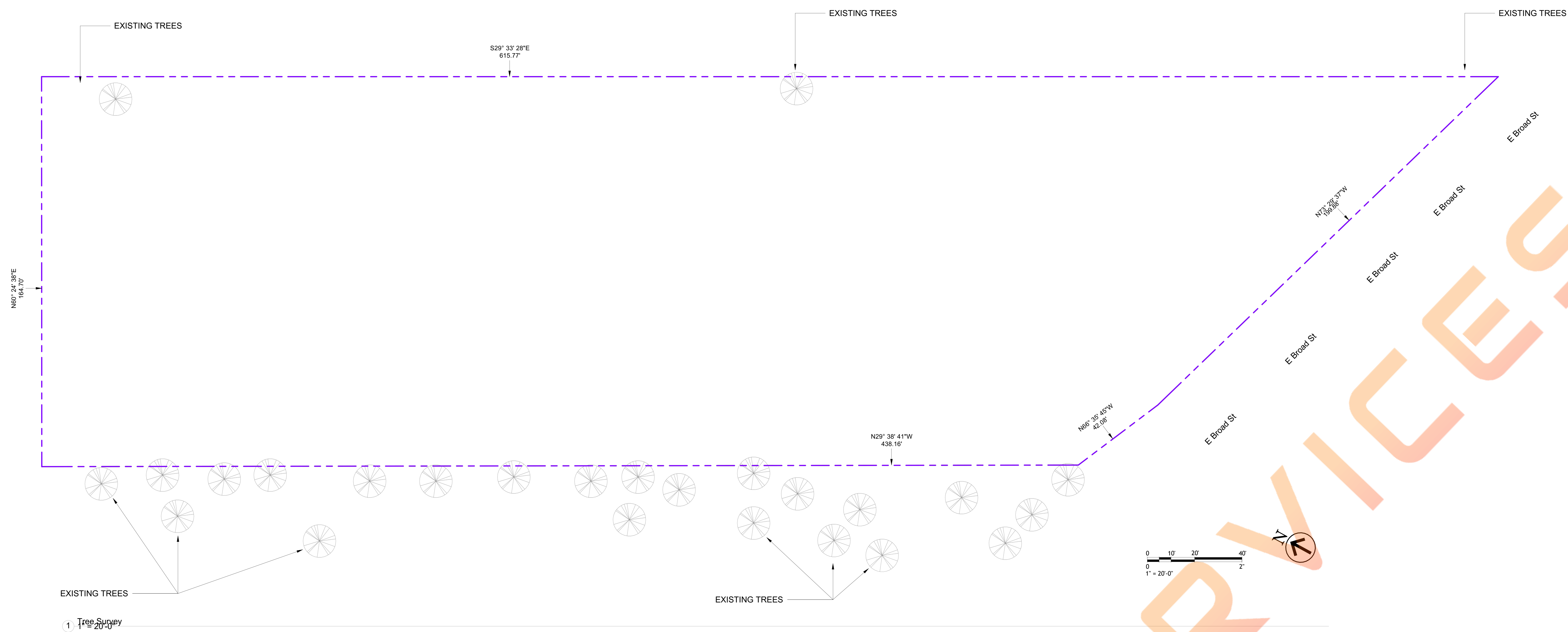
LANDSCAPE MAINTENANCE: THE PROPERTY OWNER, TENANT OR AGENT, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL REQUIRED LANDSCAPING IN A HEALTHY, NEAT, ORDERLY AND LIVE-GROWING CONDITIONS AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, IRRIGATION, WEEDING, AND OTHER SUCH ACTIVITIES 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.



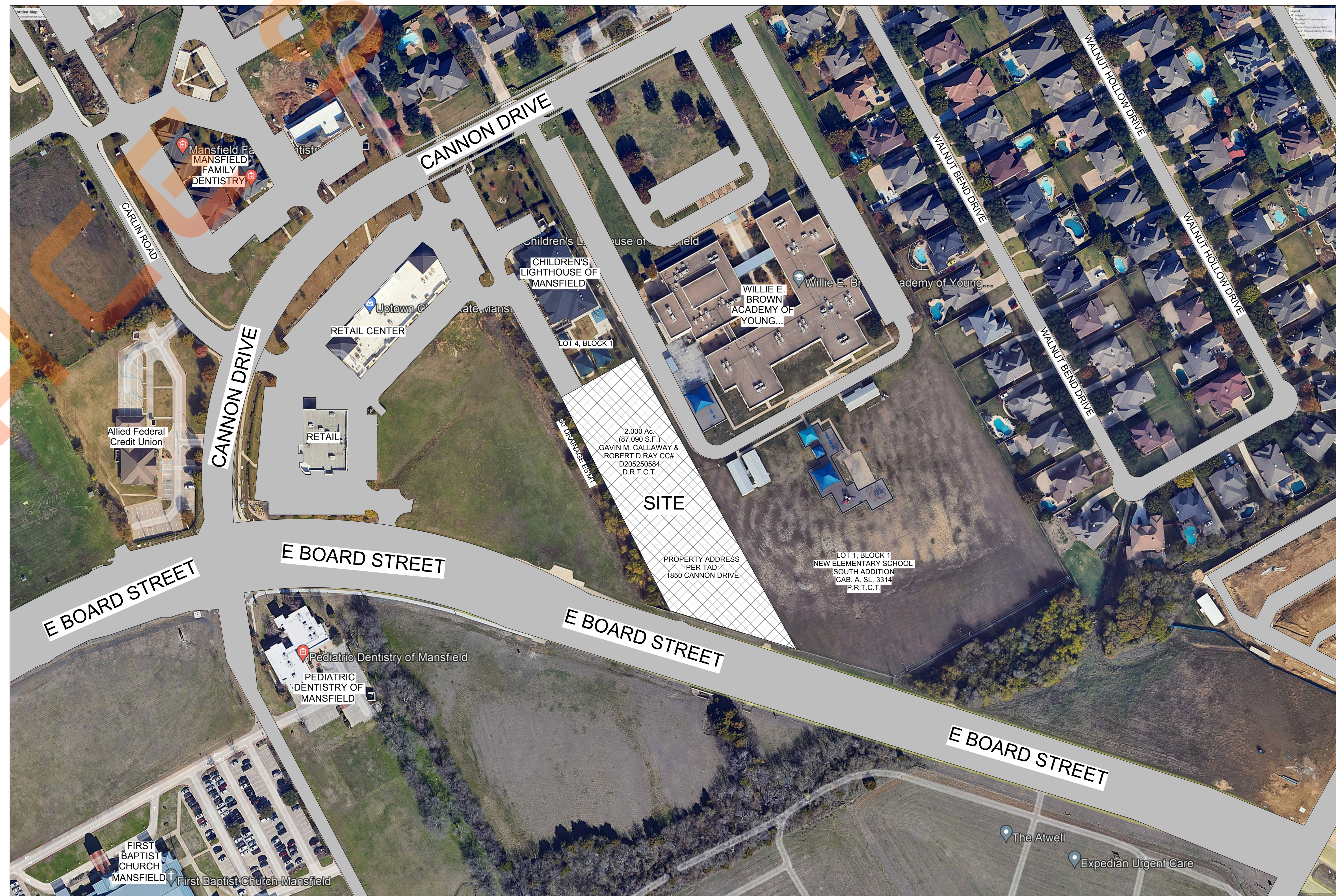
1 Landscape Plan - Proposed

SHANE FARRAR
Mansfield, TX 76063-0618 St.

D.1 EXHIBIT D
ZC#24-013



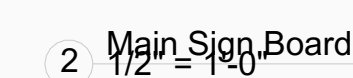
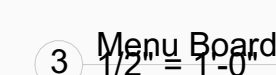
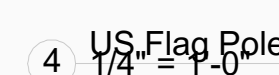
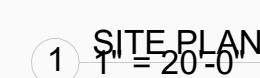
NO.	DESCRIPTION	TREES
1	Total no. of trees within property lines (Existing)	3 #
2	Total no. of trees adjacent to property line (Existing)	23 #
	GRAND TOTAL	26 #



Mansfield TraX 766 Broad St.

Existing Trees Survey

D.2 EXHIBIT D
ZC#24-013



REVISION DATE							
Date							
Description							
No.							
ISSUE DATES							
TYPE						DATE	
OWNER REVIEW SET						10/10/2024	
DRAWN BY						IS	
CHECKED BY PROJECT NUMBER:						SA	
240215P-A4							
DATE: 18/10/2024							
SHEET TITLE							
Signage Layout Plan							