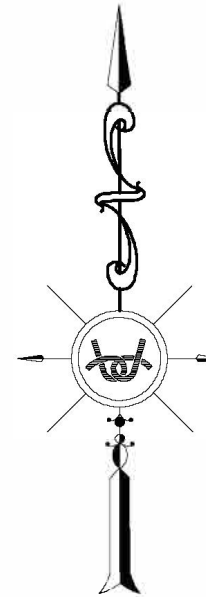
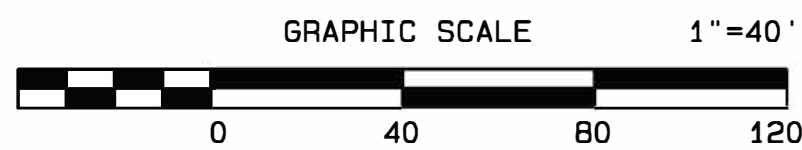


## Exhibit A - Boundary Description



### LEGEND

IRF	Iron Rod Found
IRS	Iron Rod Set
CIRF	Capped Iron Rod Found
CIRS	Capped Iron Rod Set
SSMH	Sanitary Sewer Manhole
SSCO	Sanitary Sewer Cleanout
GT	Grease Trap/Interceptor
PP	Power Pole
WV	Water Valve
FH	Fire Hydrant
PL	Property Line
CL	Center Line
LP	Light Pole
GI	Grate Inlet
GFA	Gross Floor Area
OH	Overhead
A/C	Air Conditioner
MTR	Meter
CAE	Common Access Easement
CADE	Common Access and Drainage Easement
XFMR	Transformer

### EXCEPTIONS FROM COVERAGE

THE FOLLOWING RESTRICTIONS, TERMS, CONDITIONS, AND EASEMENTS CORRESPOND TO SCHEDULE B, ITEM 10 OF THE TITLE COMMITMENT GF No. 17-4960, EFFECTIVE MARCH 6, 2018 AND ISSUED MARCH 16, 2018.

- 10e.) That portion of the 20 foot wide drainage easement located on the subject property is plotted on this survey.
- 10f.) That portion of the 30 foot wide access, drainage, and utility easement located on the subject property is plotted on this survey.
- 10g.) Tract One of the storm drain easement is plotted on this survey. Tract Two of the storm drain easement is not located on the subject property.
- 10h.) This easement is not located on the subject property.
- 10i.) No additional plottable easements or restrictions affecting the subject property were noted in the referenced plat.
- 10j.) That portion of the right-of-way located on the subject property is plotted on this survey.
- 10k.) The subject property is located entirely within the area described in this mineral lease.
- 10l.) The 15' sanitary sewer easement is shown on this survey.
- 10m.) The private access easement described in Volume 10195, Page 1947 is plotted on this survey.
- 10n.) The 25' building setback line shown on the referenced plat is plotted on this survey.
- 10o.) The easement described in the referenced instrument as "Annex C" is plotted on this survey.
- 10p.) The 25' building setback line shown on the referenced plat is plotted on this survey.
- 10q.) Access Easements depicted in TCCIN D213158925, Exhibit C, Tracts 1 and 2 are depicted on this survey. The easement depicted in Exhibit D is only partially legible and is approximately depicted on this survey. The easements depicted in Exhibits E, F, and H are illegible and/or ambiguous, therefore these easements are not shown on this survey.
- 10r.) Easements and setbacks as shown on the plat recorded in Cabinet A, Slide 5882 and affecting Tract 4 as described in Schedule A of the title commitment are shown.

THE FOLLOWING RESTRICTIONS, TERMS, CONDITIONS, AND EASEMENTS AFFECTING THE SUBJECT PROPERTY WERE ALSO DISCOVERED:

- 1) No hotel, motel, or other transient lodging facility may be operated upon the Restricted Parcel; provided however, the use of the Restricted Parcel for the purpose of multi-family housing will not be prohibited hereby. Vol 11554, Pg 639 DRTCT.

### LEGAL DESCRIPTION OF TRACT 1

Being a 1.733 acre portion of Lot 3A-6, Block A of the JJ Goodwin Addition as shown in the plat filed in Tarrant County Clerk's instrument Number (TCCIN) D201005748, situated in the JJ Goodwin Survey, Abstract 585 in the City of Grand Prairie, Tarrant County, Texas, more particularly described by metes and bounds as follows:

Point of Commencement is a found brass monument for the most northerly northeast corner of Lot 1, Block A of the JJ Goodwin Addition, being at the southwest corner of the intersection of NE Green Oaks Boulevard and Highway 360;

Thence South 89 Degrees 35 Minutes 43 Seconds West a distance of 92.17 feet to a brass monument found for the northeast corner of said Lot 1;

Thence with the west line of said Lot 1 South 06 Degrees 56 Minutes 19 Seconds West a distance of 205.07 feet to a 5/8-inch capped iron rod "BDI 6353" set for the Point of Beginning;

Thence South 06 Degrees 56 Minutes 19 Seconds West a distance of 200.82 feet to a 5/8-inch capped iron rod "BDI 6353" set, at 25.82 feet pass the north line of Lot 2, Block A of the JJ Goodwin Addition;

Thence with the north line of Lot 3-B, Block A of the JJ Goodwin Addition North 83 Degrees 03 Minutes 41 Seconds West a distance of 30.00 feet to a 5/8-inch capped iron rod "BDI 6353" set;

Thence with the west line of said Lot 3-B South 06 Minutes 57 Seconds 11 Minutes West a distance of 250.04 feet to a 5/8-inch capped iron rod "BDI 6353" set, from which a 5/8-inch iron rod found for the most southerly east corner of said Lot 3-B bears South 76 Degrees 45 Minutes 11 Seconds East a distance of 187.23 feet;

Thence with the north line of Lot 2, Block 6 of the Heather Ridge Addition North 76 Degrees 45 Minutes 11 Seconds West a distance of 162.05 feet to a 5/8-inch capped iron rod "BDI 6353" set;

Thence North 06 Degrees 54 Minutes 00 Seconds East a distance of 441.93 feet to a 5/8-inch capped iron rod "BDI 6353" set for the most northerly corner of the tract described herein; at 310.04 feet pass the most southerly east corner of a tract to Rosebriar Flower Mound LP as described in Tarrant County Clerk's instrument No. D215001833; and at 383.67 feet pass the most southerly east corner of Lot 3A-4, Block A of the JJ Goodwin Addition;

Thence with the south line of Lot 3-A-2, Block A of the JJ Goodwin Addition South 55 Degrees 48 Minutes 46 Seconds East a distance of 18.22 feet to a 5/8-inch capped iron rod "BDI 6353" set;

Thence continuing with the south line of said Lot 3-A-2 South 38 Degrees 30 Minutes 06 Seconds East a distance of 25.52 feet to a 5/8-inch capped iron rod "BDI 6353" set;

Thence continuing with the south line of said Lot 3-A-2 South 78 Degrees 31 Minutes 29 Seconds East a distance of 23.34 feet to a 5/8-inch capped iron rod "BDI 6353" set;

Thence continuing with the south line of said Lot 3-A-2 North 88 Degrees 45 Minutes 46 Seconds East a distance of 135.15 feet to the Point of Beginning.

Containing 1.733 Acres or 75,506 square feet, more or less.



By: Noah C. Boydston

Signed: *Noah C. Boydston*

Date: March 23, 2018

To DSJ Texas Car Wash Properties, LLC; Oakhollow Group, Ltd.; and Chicago Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements of ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 16, 18, and 19 of Table A thereof. The field work was completed on December 14, 2017.

### NOTES

- 1) This survey pertains only to the easternmost 1.733 Acres of the current remainder of Lot 3A6 of the JJ Goodwin Addition, hereafter referred to as "the subject property" or Tract 1.
- 2) No buildings or parking spaces are located on the subject property.
- 3) No address is known to have been assigned to this portion of Lot 3A6.
- 4) No markings of subsurface utilities were made in response to a Texas 811 request by BDI. Time Warner Cable, Oncor, and Atmos provided ground markings reading "CLR" which typically denotes the absence of underground utilities.
- 5) This survey is made relying on information provided by CHICAGO TITLE INSURANCE COMPANY in the title commitment GF No. 17-4960, Effective March 6, 2018 and issued March 16, 2018.
- 6) According to FRM Panel No. 48439C0245K and 48439C02640K dated September 25, 2009, the described property is not located within a Special Flood Hazard Area and is located within Zone X (areas determined to be located outside of the 0.2% annual chance floodplain).
- 7) The review of restrictions, conditions, reservations, and easements is limited to those included in Schedule B, Item 10.
- 8) As of the date of this survey no zoning report has been provided to surveyor.
- 9) Refuse is scattered across the surface of the site in numerous locations not depicted on this survey. Areas considered to be major areas of refuse are noted.
- 10) No evidence of recent earthwork, building construction, or building alteration was noted.
- 11) No delineation of wetlands has been provided to surveyor as of the date of this survey.
- 12) Monuments called as set will be set after the filing of the final plat for the proposed lot. BDI irons set will be 5/8-inch rebar with red caps stamped "BDI 6353."
- 13) The access easement called Tract 4 in Schedule A does not adjoin the subject property.
- 14) BASIS OF BEARING IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NAD83, AS DERIVED BY FIELD OBSERVATION UTILIZING THE RTK NETWORK ADMINISTERED BY SMARTNET NORTH AMERICA.

A PORTION OF LOT 3A6, BLOCK A  
JJ GOODWIN ADDITION  
JJ Goodwin Survey, Abstract 585  
City of Grand Prairie, Tarrant County, Texas

**BOYDSTON DESIGNS, INC.**  
222 W. Exchange Ave., Suite 109  
Ft. Worth, TX 76164  
Voice: 817 626-7878 - Fax: 817 626-7879  
Civil Engineering-Surveying-Land Planning  
E. Reg.# F-11307 • S. Reg.#10193818

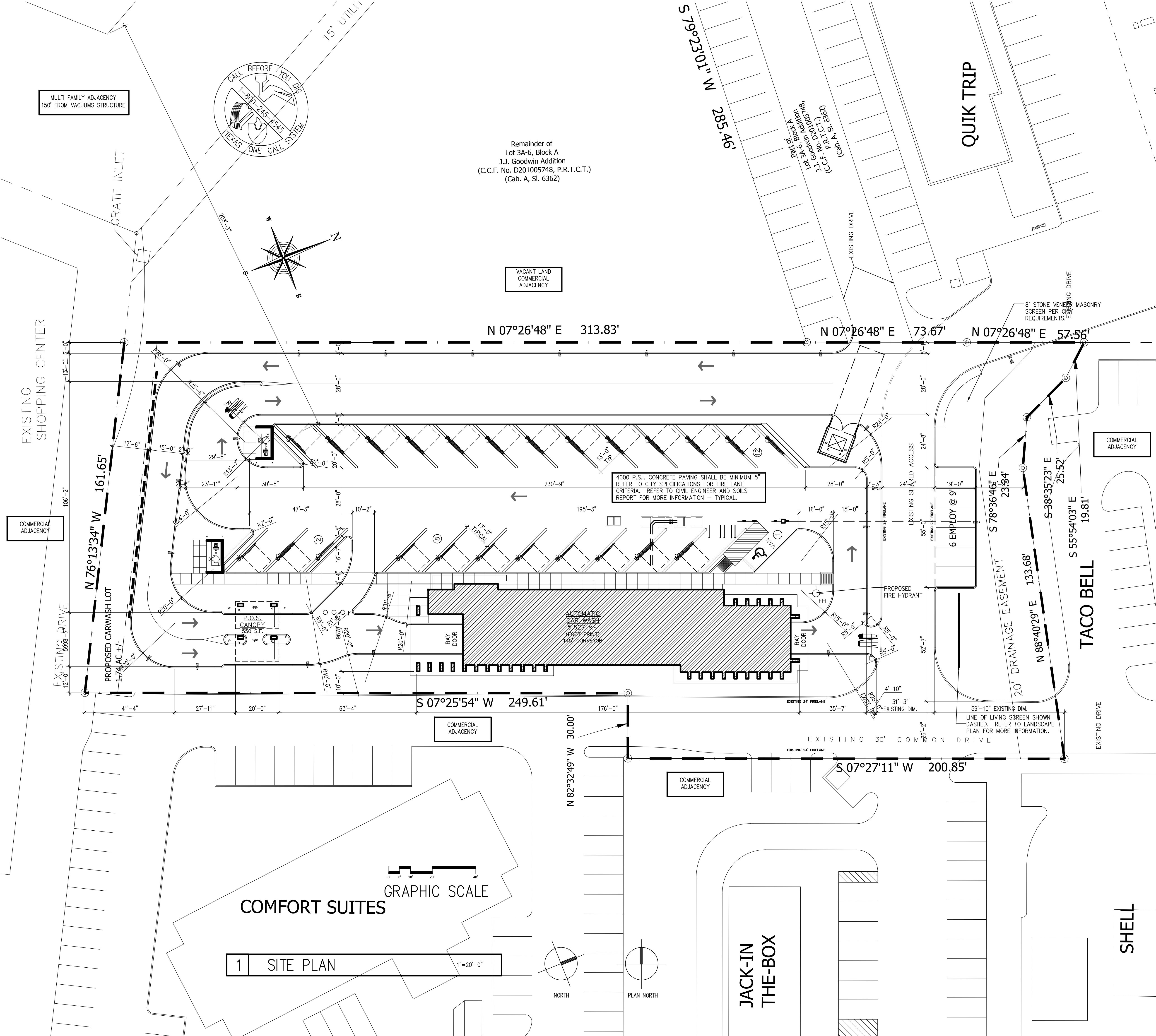
### ALTA/ACSM Land Title Survey

DESIGNED: BCB	SCALE: 1" = 40'	PROJECT NO: BDI# 17034	SHEET: 01
DRAWN: NCB	Full Size		
CHECKED: BCB	DATE: MAR 2018		



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STANDARD NOTATIONS:

SANITATION CONTAINER SCREENING WALLS WILL BE BRICK MASONRY, STONE MASONRY, OR OTHER ARCHITECTURAL MASONRY FINISH, INCLUDING A METAL GATE, PRIMED AND PAINTED, AND THE SANITATION CONTAINER SCREENING WALLS, GATE, AND PAD SITE WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY'S DESIGN SPECIFICATIONS.

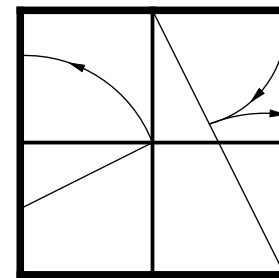
MECHANICAL AND HEATING AND AIR CONDITIONING EQUIPMENT IN NON-RESIDENTIAL USES SHALL BE SCREENED FROM VIEW FROM THE PUBLIC RIGHT-OF-WAY AND FROM ADJACENT RESIDENTIAL PROPERTIES.

LIGHTING FOR THE SUBJECT PROPERTY WILL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF GRAND PRAIRIE'S CODE OF ORDINANCES.

SITE DATA TABLE:

EXISTING ZONING:	BASE ZONING LI - 360 OVERLAY (DISTRICT 1)
PROPOSED ZONING:	NO CHANGE
PROPOSED USE:	FLEX CARWASH
BUILDING AREA:	
WASH BUILDING NET	= (5527 S.F.)
WASH BUILDING UNDER ROOF	= 7010 S.F.
AFTER CARE CANOPY	= 2664 S.F.
P.O.S. CANOPY	= 550 S.F.
TOTAL BUILDING COVERAGE	= 10,224 S.F.
LOT AREA:	75,506 S.F.
COVERAGE:	
FAR:	13.5%
IMPERVIOUS AREA:	51,681 s.f. 68.5%
SITE LANDSCAPE:	23,829 S.F. 31.5%
100 YEAR FLOODPLAIN/FLOODWAY	N/A
MAXIMUM HEIGHT OF BLDG. =	35'
EXTERIOR MASONRY CONTENT =	100%
PARKING REQUIRED:	
1:150 CARWASH MACHINE ( 5527s.f.)	37 SPACES
2:3 QUELING	25 SPACES
1:3 SPACES	12 SPACES
PARKING PROVIDED QUELING	25 SPACES
PARKING PROVIDED EMPLOYEE	7 SPACES
PARKING PROVIDED VACUUM	22 SPACES
ACCESSIBLE SPACES REQUIRED	1 SPACES
ACCESSIBLE SPACES PROVIDED	1 SPACES
OPERATIONAL PLAN FOR THE BUSINESS:	
HOURS OF OPERATION - WINTER DAILY - 7:00AM- 7:00PM	
HOURS OF OPERATION - SUMMER - DAILY 7:00AM-9:00PM	
NUMBER OF EMPLOYEES -	4-6 EMPLOYEES
NO LOUD MUSIC WILL BE ALLOWED	

LIGHTING SHALL COMPLY WITH THE LIGHTING/ GLARE STANDARDS AS OUTLINED IN ARTICLE 10, SECTION 16 OF THE DEVELOPMENT CODE



EURYTHMIC  
DESIGN GROUP  
ARCHITECTS

**RETRO CAR WASH- GRAND PRAIRIE**  
2803 N.E. GREEN OAKS BLVD. GRAND PRAIRIE TX 75050  
PROPOSED "TRACT 1" LOT 3A-6, BLOCK A  
J.J. GOODWIN ADDITION 1.733 ACRES  
CASE NUMBER: SU180608/S180602  
**OWNER INFORMATION:**  
OAKHOLLOW GROUP, LTD.  
C/O MOJY HADDAD  
2500 N.E.GREEN OAKS BLVD. #200 ARLINGTON, TX 76006  
9817.640.5199 mojy@oakhollowgroup.com  
**APPLICANT INFORMATION:**  
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11700 PRESTON ROAD SUITE 660 DALLAS, TEXAS 75230  
214.361.1934 vincent@edg-architects.com

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tel 214.361.1934 text 214.728.1211 email vincent@edg-architects.com  
ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

SHEET:  
**SP-1**  
1 OF (1)SP SHEETS

NEW EXPRESS CARWASH  
**RETRO WASH - GRAND PRAIRIE**  
2803 N.E. GREEN OAKS BLVD.  
PROPOSED "TRACT 1" LOT 3A-6, BLOCK A J.J. GOODWIN ADDITION 1.733 ACRES  
GRAND PRAIRIE, TEXAS 75050

DEVELOPER:  
DSJ TEXAS CARWASH PROP, LLC  
7742 OFFICE PARK BLVD, SUITE B2  
BATON ROUGE, LA 70809  
CONTACT: SCOTT JONES

04.24.18  
DEV. PLAN REVIEW  
05.21.18  
DEV. PLAN REV #1  
05.30.18  
#1802  
REGISTERED ARCHITECT  
VINCENT JARRARD  
AIA  
11571  
OF TEXAS

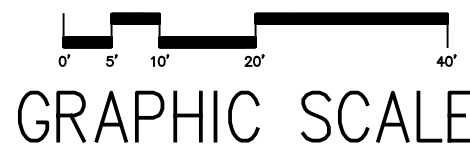
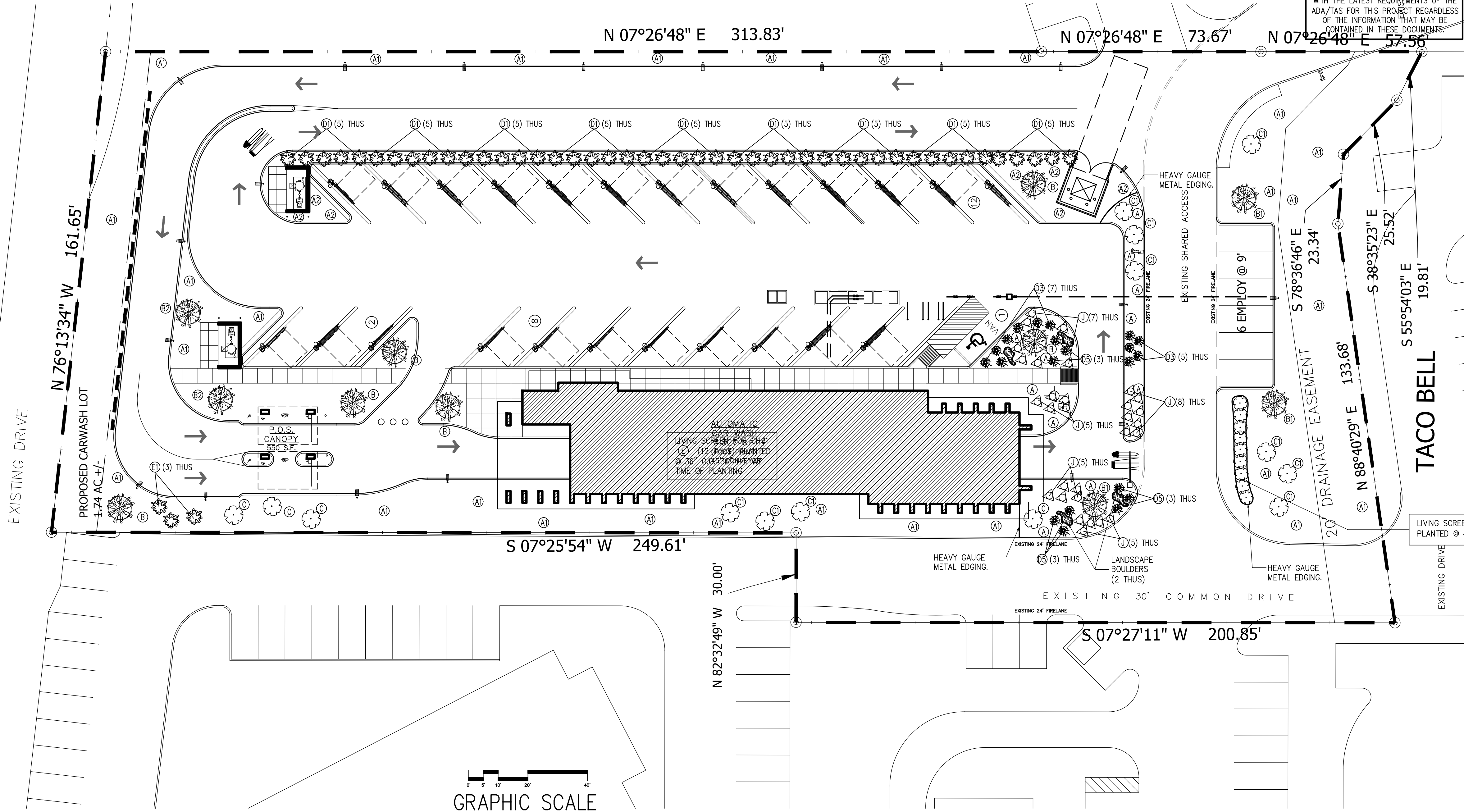


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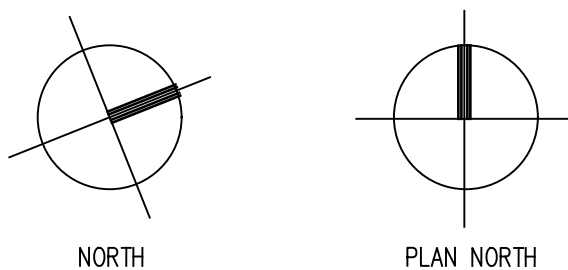
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EXISTING SHOPPING CENTER



1 LANDSCAPE PLAN 1"=20'-0"



IRRIGATION NOTE:  
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

THE CONTRACTOR SHALL VERIFY WATER RESTRICTION WITHIN THE CITY OF MCKINNEY AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

NOTE:  
PROVIDE DOUBLE CHECK VALVE AND SEPARATE METER. REFER TO SHEET A-1.0 FOR DETAIL.

TREE PROTECTION:  
A PERMANENT PROTECTIVE FENCING PLACED SHALL BE PLACED AROUND DRIP LINE OF EACH PROTECTED TREE. REFER TO DALLAS ORDINANCE SEC. 51A-10.136. FOR DETAILS.

NOTE TO G.C.  
ALL TREES PLACED ON THE SITE SHALL RESPECT ALL EXISTING TREES BY ASSURING THAT NO SOIL OR MULCH HAS COVERED UP THE ROOT FLARE OF THE TREES.


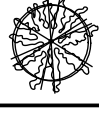
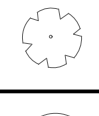

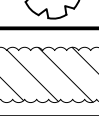
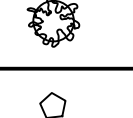
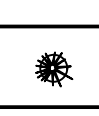


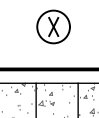
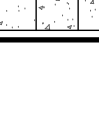



THE PLANS PRESENTED HERE COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE.

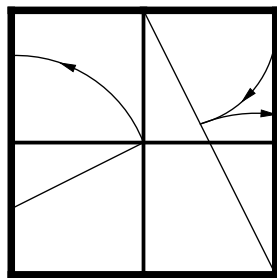
THERE SHALL BE NO UNSCREENED OUTDOOR STORAGE ON SITE. ALL OUTDOOR STORAGE AND / OR EQUIPMENT YARDS SHALL BE WITHIN THE BOUNDARY OF A MASONRY SCREEN WALL.

G.C. SHALL INSURE FULL COMPLIANCE WITH THE LATEST REQUIREMENTS OF THE ADA/TAS FOR THIS PROJECT REGARDLESS OF THE INFORMATION THAT MAY BE CONTAINED IN THESE DOCUMENTS.

IRRIGATION NOTES:

1. PROVIDE IRRIGATION SYSTEM DESIGNED BY A LICENSED IRRIGATION CONTRACTOR PER CITY OF GRAND PRAIRIE BUILDING REQUIREMENTS. IRRIGATION PLAN MUST BE SUBMITTED PRIOR TO CONSTRUCTION.
2. VERIFY CONDITION OF DOUBLE CHECK VALVE AT THE METER.
3. NEW CONSTRUCTION: ADJUSTABLE FLOW CONTROLS SHALL BE REQUIRED ON CIRCUIT REMOTE CONTROL. VALVES AND PRESSURE REGULATION COMPONENT(S) SHALL BE REQUIRED WHERE STATIC PRESSURE EXCEEDS MANUFACTURE'S RECOMMENDED OPERATING RANGE.
4. NEW CONSTRUCTION: VALVES AND CIRCUITS SHALL BE SEPARATED BASED ON WATER USE SO THAT TURF AREAS ARE WATERED SEPARATELY FROM SHRUB AND / OR GROUND COVER AREAS.
5. NEW CONSTRUCTION: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE CIRCUIT.
6. NEW CONSTRUCTION: SERVICEABLE CHECK VALVES SHALL BE REQUIRED ADJACENT TO PAVED AREAS WHERE ELEVATION DIFFERENCES MAY CAUSE LOW HARD DRAINAGE.
7. NEW CONSTRUCTION: SPRINKLER HEAD SPACING SHALL BE DESIGNED FOR HEAD-TO-HEAD COVERAGE OR HEADS SHALL BE SPACED AS PER MANUFACTURER'S RECOMMENDATIONS AND ADJUSTED FOR PREVAILING WINDS. THE SYSTEM SHALL BE DESIGNED SO THAT IRRIGATION IS NOT APPLIED TO VEHICULAR TRAFFIC LANES, OTHER PAVEMENT OR STRUCTURES.
8. VERIFY ALL EXISTING AUTOMATIC IRRIGATION SYSTEMS ARE EQUIPPED WITH A CONTROLLER CAPABLE OF DUAL OR MULTIPLE PROGRAMMING. CONTROLLERS SHALL HAVE MULTIPLE-CYCLE START CAPACITY AND A FLEXIBLE CALENDAR PROGRAM, INCLUDING THE CAPACITY OF BEING SET TO IRRIGATE EVERY FIVE DAYS. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE EQUIPPED WITH A RAIN SENSOR SHUT-OFF DEVICE.
9. IRRIGATION CONSTRUCTION PLANS SHALL INCLUDE A WATER BUDGET. A LAMINATED COPY OF THE WATER BUDGET SHALL BE PERMANENTLY INSTALLED INSIDE THE IRRIGATION CONTROLLER DOOR. WATER BUDGET SHALL INCLUDE:  
A. CHART CONTAINING ZONE NUMBER, PRECIPITATION RATE AND GPM.  
B. LOCATION OF EMERGENCY IRRIGATION SYSTEM SHUT OFF VALVE.
10. AN AUTOMATIC IRRIGATION SYSTEM WILL BE INSTALLED. TREE IRRIGATION SHALL NOT SHARE THE SAME ZONE, INCLUDING VALVES AND CIRCUITS, AS SHRUBS AND PLANTS DUE TO DIFFERENT WATERING REQUIREMENTS. A MINIMUM OF ONE (1) BUBBLER SHALL BE PROVIDED FOR ALL NEWLY PLANTED TREES. TREES LARGER THAN 4 INCHES IN CALIPER SHALL HAVE TWO (2) BUBBLERS. BUBBLERS SHALL BE LOCATED 2 FEET FROM THE TREE TRUNK.
11. PROVIDE THE OWNER (END USER) WITH A COPY OF ALL WARRANTIES, PRODUCT MANUALS AND AN AS-BUILT DRAWING IN PDF FORMAT OF THE IRRIGATION SYSTEM ON CD AND TWO (2) FULL SIZED HARD COPIES FOR THEIR FILES.

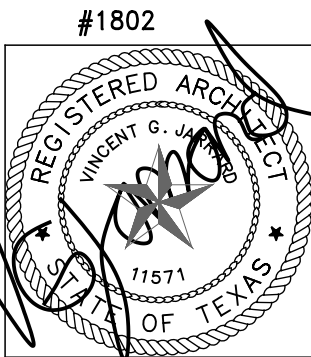
LANDSCAPE LEGEND	
	EXISTING TREE TO REMAIN UNLESS OTHERWISE NOTED ON PLAN.
	NEW LARGE CANOPY TREE
	EXISTING CANOPY TREE TO REMAIN.
	EXISTING CANOPY TREE TO BE REMOVED
	NEW NON CANOPY TREE
	EXISTING SHRUBS (HEDGEROW)
	LARGE SHRUB
	MEDIUM HERBACEOUS SHRUB
	SHRUB XEROPHYTIC OR SUCCULENT
	SPECIMEN CACTUS
	PERENNIAL OR ORNAMENTAL GRASS
	LANDSCAPE BOULDER
	PLANT SPECIFICATION KEY SYMBOL
	CONCRETE FLATWORK WITH SAW CUTS AT 48" O.C. EACH WAY.



EURYTHMIC  
DESIGN GROUP  
ARCHITECTS

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CASE NUMBER: SU180608/S180602  
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9817.640.5199 mojy@oakhollowgroup.com  
**APPLICANT INFORMATION:**  
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214.361.1934 vincent@edg-architects.com

04.24.18
DEV. PLAN REVIEW
05.21.18
DEV. PLAN REV #1
05.30.18



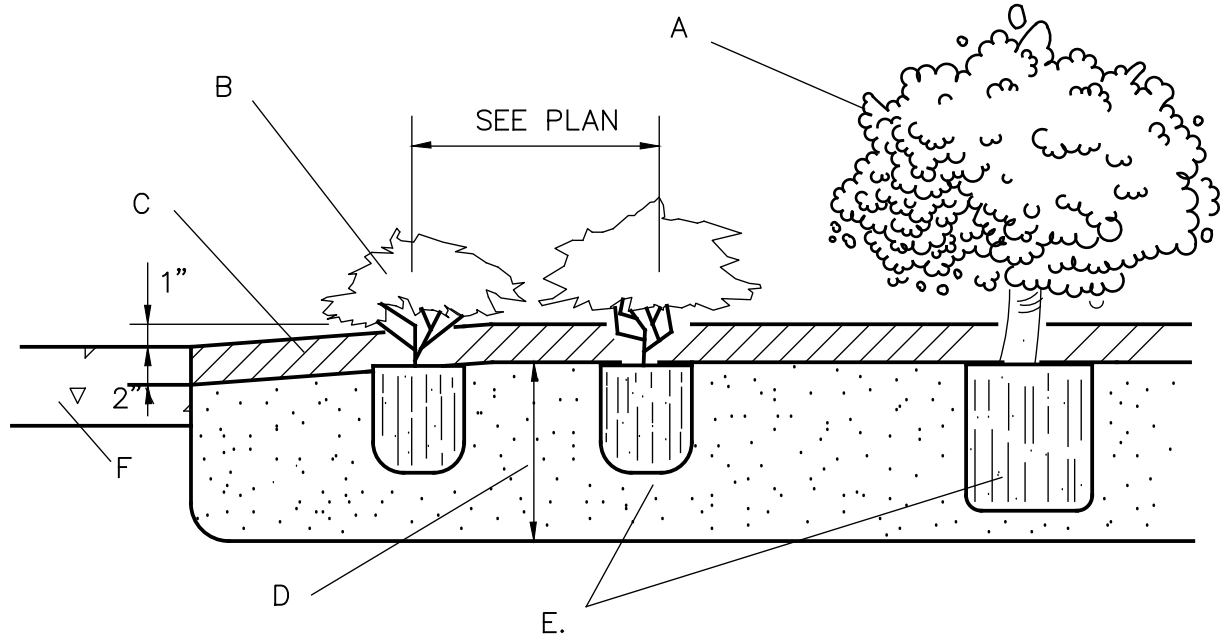
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tel 214.361.1934 text 214.728.1211 email vincent@edg-architects.com  
ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

SHEET:  
L-1.0  
1 OF (2) L SHEETS

PRELIMINARY - NOT FOR CONSTRUCTION



**GENERAL NOTES:**

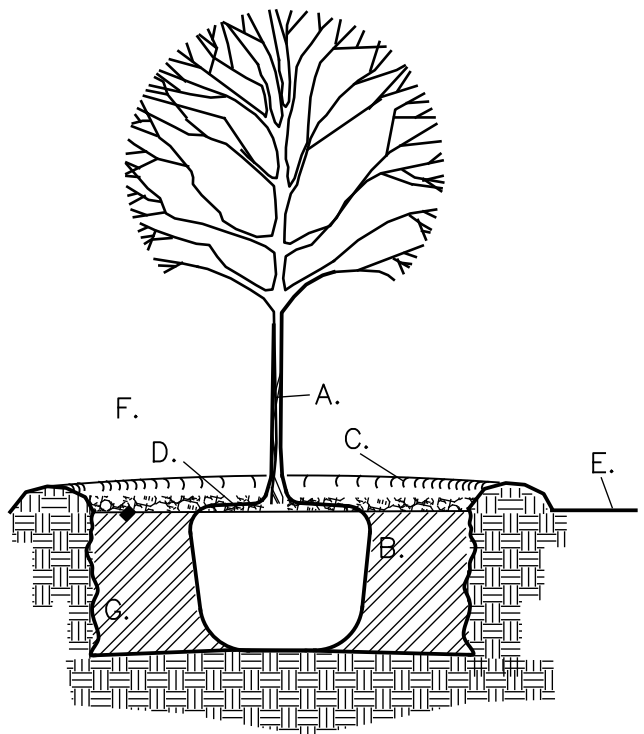
1. ADD OR REMOVE TOPSOIL AS NECESSARY TO ACCOUNT FOR THE INCLUSION OF SOIL AMENDMENTS. SOIL MIXTURE, REF SPECS.
2. TRIANGULARLY SPACE ALL GROUNDCOVERS AT SPACING SHOWN ON PLANS.
3. SAVE MULCHING OF PLANTING BED UNTIL NEAR FINAL ACCEPTANCE.

**CONSTRUCTION NOTES:**

- A. SHRUB – PER PLAN REMOVE ALL LABELS
- B. GROUNDCOVER – PER PLAN
- C. 3" MIN. CEDAR MULCH: SLOPE FROM HARDSCAPE TO 1" ABOVE HARDSCAPE
- D. PLANTING MIX AS SPECIFIED
- E. REMOVE CONTAINER PRUNE ANY CIRCLING ROOT

**1 PLANTING BED DETAIL**

N.T.S.



**GENERAL NOTES:**

1. STABILIZE SOIL BELOW ROOT BALL PRIOR TO PLANTING TO PREVENT TREE FROM SETTLING.
2. TOP OF ROOTBALL SHALL BE 1" TO 2" ABOVE FINISH GRADE
3. ALL WIRE ROPE AND SYNTHETIC MATERIALS SHALL BE REMOVED COMPLETELY FROM ROOTBALL AND REMOVE TOP 1/3 OF BURLAP.

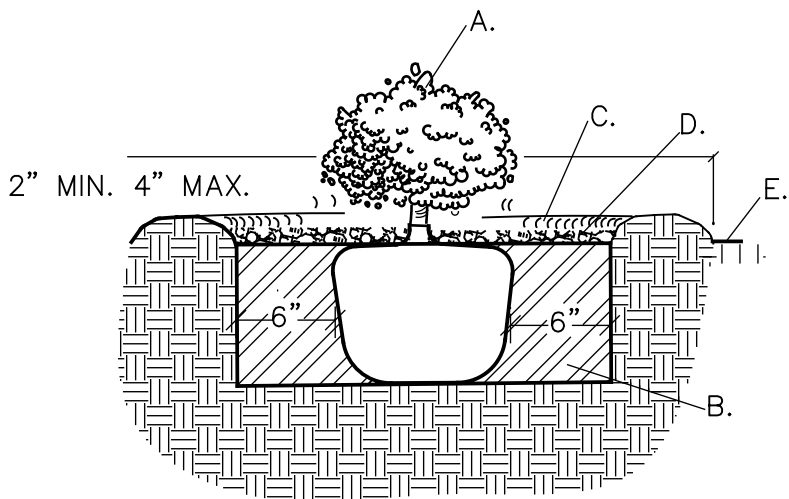
**CONSTRUCTION NOTES:**

- A. TREE.
- B. LOOSEN NATIVE BACKFILL
- C. WATER RETENTION BASIN.
- D. 3" DEPTH OF CEDAR MULCH. REFER TO NOTE REGARDING ROOT FLARE.
- E. FINISH GRADE.
- \*F. NO TREE STAKING REQUIRED.
- G. DIG AN "UGLY" HOLE. REFER TO NOTES.

\* FOR HIGH WIND LOCATIONS OR IN AREAS WHERE THE GRADE SLOPES EXCEEDS 3:1, FOR LOCATIONS IN MEDIAN SEE BELOW ALIGN IN MEDIANS PARALLEL TO CURB. INSTALL IN FIRM GROUND. SEE STANDARD MEDIAN DETAILS SD-36.

**2 ISOLATED TREE PLANTING**

N.T.S.



**GENERAL NOTES:**

1. THE OUTSIDE DIAMETER OF THE WATER RETENTION BASIN SHALL BE TWICE THE DIAMETER OF THE SHRUB PLANTING PIT.

**CONSTRUCTION NOTES:**

- A. SHRUB.
- B. PLANTING SOIL MIXTURE (REF SPECIFICATIONS)
- C. WATER RETENTION BASIN.
- D. 3" DEPTH OF CEDAR MULCH.
- E. FINISH GRADE.

**3 ISOLATED SHRUB PLANTING**

N.T.S.

**GENERAL LANDSCAPE NOTES:**

1. CONTRACTOR SHALL PROVIDE ALL MATERIALS AND LABOR NEEDED FOR INSTALLATION OF PROPOSED LANDSCAPE MATERIAL. THIS DESIGN AND FUTURE MAINTENANCE SHALL BE CARRIED OUT WITH AND MAINTAINED BY CURRENT ORGANIC GARDENING STANDARDS.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE STANDARDS AS PUBLISHED BY THE CURRENT AMERICAN ASSOCIATION OF NURSERYMEN. ALL PLANT MATERIAL SHALL BE PURCHASED FROM SOURCES AS CLOSE TO THE CONSTRUCTION SIGHT AS POSSIBLE. ALL MUCH SHALL BE PURCHASED FROM LOCAL YARDS THAT USE ONLY NATIVE "ORGANIC" MATERIAL. ALL COMPOST AND MULCH SHALL BE CERTIFIED ORGANIC AND FREE OF CHEMICALS AND PESTICIDES, UNLESS OTHERWISE NOTED ON THE PLANS.
3. ANY CONFLICTS OF TREE LOCATION AND UTILITY LINES, UNDERGROUND OR OVERHEAD SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AS SOON AS POSSIBLE.
4. NO PLANTING SHALL TAKE PLACE BEFORE FINISHED GRADING HAS BEEN FINISHED AND BED LAYOUTS HAVE BEEN APPROVED BY THE ARCHITECT.
5. THE ARCHITECT AND OR OWNER RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL DUE TO UNSATISFACTORY CONDITIONS OF THE PLANT MATERIAL. ALL PLANTS SHALL BE CONTAINER GROWN OR B & B. ALL PLASTIC CONTAINERS SHALL BE REMOVED PRIOR TO PLANTING. ALL PLASTIC CONTAINERS SHALL BE RECYCLED LOCALLY.
6. ALL PLANT MATERIAL SHALL BE WATERED THOROUGHLY TWICE WITHIN THE FIRST 24 HOURS OF PLANTING, THEN ONCE PER WEEK FOR THE FIRST GROWING SEASON.
7. THE CONTRACTOR SHALL PROVIDE A ONE (1) YEAR WARRANTY ON ALL LANDSCAPE MATERIAL FROM THE DATE OF THE C.O.
8. THE PLANTED AREA SHALL BE IRRIGATED OR SPRINKLERED IN A MANNER THAT WILL NOT ERODE THE TOPSOIL, BUT WILL SUFFICIENTLY SOAK THE SOIL TO A DEPTH OF 6 INCHES. THE IRRIGATION SHALL OCCUR AT FIVE DAY INTERVALS DURING THE FIRST TWO MONTHS. RAINFALL OCCURRENCES OF ½ INCH OR GREATER SHALL POSTPONE THE WATERING SCHEDULE ONE CYCLE.
9. RAISE ALL BEDS 6" TO ALLOW FOR PROPER DRAINAGE. PREPARE ALL BEDS BY ADDING 6" OF ORGANIC COMPOST, ORGANIC FERTILIZER (2 LBS/100 S.F.). ROTO-TILL TO A DEPTH OF 8". TOP DRESS WITH A 3" MINIMUM LAYER OF NATIVE CEDAR MULCH AFTER PLANTING.
10. LAWN PLANTING: REMOVE ALL SURFACE ROCKS OVER 2"ROUND. LIGHTLY TILL OR SCARIFY THE TOP SOIL TO A DEPTH OF 2". LIGHTLY RAKE AND GENTLY SLOPE TO PREVENT PONDING OF WATER. FOR SOD: TURF SHALL BE ROLLED AFTER INSTALLATION AND FERTILIZED WITH AN ORGANIC FERTILIZER SUITABLE FOR NEWLY PLANTED TURF APPLIED PER THE MANUFACTURER'S RECOMMENDATION. FOR HYDRO-MULCH: PRIOR TO HYDRO-MULCHING SPRAY TOP SOIL WITH "AGISPON" OR "MEDIAN" AND TREAT THE SEED WITH ONE OF THE SAME PRODUCTS. APPLY SEED TO THE GROUND FIRST THEN HYDRO-MULCH OVER THE SEED. AFTER ALL AREAS OF GRASS HAVE BEEN ESTABLISHED APPLY A LIGHT APPLICATION OF ORGANIC FERTILIZER AT THE TIME OF THE FIRST MOWING. PULL ALL VISIBLE WEEDS AT THAT TIME AS WELL.
11. ASIAN JASMINE, IVY OR OTHER NON TURF GROUND COVER: PLANT 12" O.C. MAXIMUM.
12. SHRUBS: SPACE LARGE SHRUBS SUCH AS BURFORD HOLLIES, COTONEASTER AND INDIAN HAWTHORN @ 3'-6" O.C. SPACE MEDIUM SHRUBS SUCH AS DWARF BURFORD HOLLIES AT 3'-0" O.C. SPACE SMALL SHRUBS SUCH AS DWARF YAUPO, ORNAMENTAL GRASSES AND NANDINA @ 2' O.C. SPACE PAMPAS GRASS AT 8' O.C. THE SHRUBS INDICATED ON THE PLANS ARE FOR INFORMATIONAL PURPOSES AND ARE NOT NECESSARILY INTENDED TO BE AN EXACT COUNT OF THE NUMBER OF SHRUBS. THE GENERAL CONTRACTOR SHALL SUPPLY AS MANY SHRUBS AS REQUIRED TO FILL THE AREA DESIGNATED ON THE PLANS SPACED ACCORDING TO THE SPECIFICATIONS.
13. SHRUB PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TOP OF THE SHRUB' ROOT SYSTEM SHALL BE EQUAL TO OR SLIGHTLY ABOVE THE FINISHED GRADE. THE G.C. SHALL INSPECT THE ROOT BALL AND DETERMINE THAT SOIL HAS NOT BEEN ADDED ABOVE TO THE TOP OF THE ROOT SYSTEM. IF THIS HAS OCCURRED REMOVE THE SOIL. THE HOLE SHALL BE TWICE THE DIAMETER OF THE CONTAINER. DO NOT LEAVE ANY "SLICK" SIDES OF THE HOLE, THE HOLE SHOULD BE JAGGED ROUGH, MAKE AN "UGLY" HOLE. BACK FILL WITH THE EXISTING SOIL. DO NOT ADD AMENDMENTS TO THE BACK FILL SOIL. MULCH AFTER PLANTING WITH 3" MINIMUM OF SHREDDED NATIVE CEDAR MULCH.
14. TREE PLANTING: THE HOLE SHALL BE DUG THE EXACT DEPTH OF THE HEIGHT ROOT BALL. THE TREES TRUNK FLARE SHALL BE ABOVE THE FINISHED GRADE. THE G.C. SHALL INSPECT THE ROOT BALL AND DETERMINE THAT THE SOIL HAS NOT BEEN ADDED ABOVE THE TRUNK FLARE. IF THIS HAS OCCURRED REMOVE THE SOIL TO EXPOSE THE FLARE BEING MINDFUL OF THE TREES ROOT SYSTEM. THE HOLE SHALL BE TWICE THE DIAMETER OF THE ROOT BALL. DO NOT LEAVE ANY "SLICK" SIDES OF THE HOLE, THE HOLE SHOULD BE JAGGED ROUGH, MAKE AN "UGLY" HOLE. BACK FILL WITH THE EXISTING SOIL. DO NOT ADD AMENDMENTS TO THE BACK FILL SOIL. LEAVE BURLAP ON THE BALL HOWEVER LOOSEN THE BURLAP FROM TRUNK AND REMOVE ANY NYLON PLASTIC COVERING OR STRING OF WIRE MESH. DO NOT WRAP OR STAKE THE PLANT. DO NOT OVER PRUNE. MULCH THE TOP OF THE BALL AFTER PLANTING WITH 3" MINIMUM OF SHREDDED NATIVE CEDAR MULCH. IN GRASS AREAS EXTEND MULCH TO DRIP LINE IF PLANT MINIMUM.
15. ALL WORK SHALL BE PERFORMED ACCORDING TO THE CITY LANDSCAPE ORDINANCE(S) AND GUIDELINES.
16. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A MAINTENANCE SCHEDULE FOR AN ORGANIC PROGRAM TO INCLUDE FERTILIZATION, PRUNING, MOWING, MULCHING, ETC. UPON COMPLETION OF WORK.
17. ALL REQUIRED LANDSCAPE AREAS SHALL BE PERMANENTLY MAINTAINED AND SHALL BE IRRIGATED WITH AN AUTOMATIC CONVENTIONAL IRRIGATION SYSTEM EQUIPPED WITH RAIN AND FREEZE SENSOR CONTROLS. THE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED IRRIGATOR OR MASTER PLUMBER.
18. THE CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS CREATED DURING CONSTRUCTION I.E. BURLAP, CONTAINERS, PLANT TAGS, ETC. ALL PLASTIC CONTAINERS SHALL BE RECYCLED LOCALLY.
19. THE OWNER SHALL CONTINUOUSLY MAINTAIN THE REQUIRED LANDSCAPING IN ACCORDANCE WITH THE LANDSCAPE CODE OF THE LOCAL MUNICIPALITY AND IN ACCORDANCE WITH THE LATEST ORGANIC GARDENING PRACTICES.
20. ALL OUT DOOR MECHANICAL EQUIPMENT SUCH AS COMPRESSORS, UTILITY HUTS, TRANSFORMERS OR OTHER BUILDING SERVICE EQUIPMENT IS REQUIRED TO BE COMPLETELY SCREENED FROM VIEW ON AL SIDES USING A VEGETATIVE SCREEN. IF MECHANICAL EQUIPMENT IS TO BE LOCATED ON THE ROOF OF THE BUILDING IT IS REQUIRED TO BE SCREENED FROM VIEW. REFER TO THE ARCHITECTURAL DRAWINGS FOR MORE INFORMATION FOR LOCATIONS OF ROOFTOP MECHANICAL EQUIPMENT.

**LANDSCAPE CALCULATIONS**

SITE SQUARE FOOTAGE	75,506 S.F. 1.733 ACRES
LANDSCAPE AREA REQUIRED:	75,506 X 0.4= 3,020 S.F. 4.0%
LANDSCAPED AREA PROVIDED:	23,825 S.F. 31.5%
MINIMUM 75% OF REQUIRED LANDSCAPING IN FRONT YARD	COMPLIES
STREET TREES REQUIRED:	NOT APPLICABLE – INTERNAL LOT
PARKING LOT TREES 1 TREE/ 20 PARKING SPACES: 32 PARKING SPACES PROVIDED 1:20 = TREES PROVIDED *NO PARKING SPACE MORE THAN 100' FROM A TREE	2 TREES REQUIRED 5 TREES / 45 SHRUBS COMPLIES
SCREEN PARKING ALONG STREET:	NOT APPLICABLE

**LANDSCAPE LEGEND**

MARK	TYPE	PLANT VARIETY	QUANTITY	SPACING
A.	GROUND COVER	DECOMPOSED GRANITE (NOT USED)		
A1.	GROUND COVER	COMMON BERMUDA – CYNODON DACTYLON.	N/A	N/A
A2.	GROUND COVER	1 GALLON CREEPING JUNIPER (WITH CEDAR MULCH) (JUNIPERUS HORIZONTALIS)	FIELD VERIFY	18" O.C.
B.	NEW TREE –	4" CALIPER CEDAR ELM – MIN. 12' HT. (ULMUS CRESSIFOLIA)	(6 THUS)	REF. PLAN
B1.	NEW TREE –	4" CALIPER SHUMARD REDOAK – MIN. 12' HT. (QUERCUS SHUMARDII)	(3 THUS)	REF. PLAN
B2.	NEW TREE	4" CALIPER LIVE OAK – MIN. 12' HT. (QUERCUS VIRGINIANA)	(2 THUS)	REF. PLAN
E	EXISTING TREE TO REMAIN	NOT USED		
E1	EXISTING TREE TO BE REMOVED	NOT USED		
C.	NEW ORNAMENTAL TREE –	2" CALIPER MEXICAN BUCKEYE – MIN. 8' HT. (UNGANDIA SPECIOSA)	(4 THUS)	REF. PLAN
C1.	NEW ORNAMENTAL TREE –	2" CALIPER YAUPON HOLLY – MIN. 8' HT. (ILEX VOMITORIA)	(10 THUS)	REF. PLAN
D1.	MEDIUM SHRUB –	5 GALLON DWARF BURFORD HOLLY (ILEX CORNUTA 'BURFORDI NANA')	(45 THUS)	36" O.C.
D2.	MEDIUM SHRUB – NOT USED	5 GALLON COTONEASTER, GRAY (COTONEASTER GLAUCOPHYLLA)	NOT USED)	42" O.C.
D3.	MEDIUM SHRUB	5 GALLON RED YUCCA (HESPERALOE PARVIFLORA)	(12 THUS)	36" O.C.
D4.	MEDIUM SHRUB –	5 GALLON SALVIA, GREGG (AUTUMN SAGE) – RED (SALVIA GREGG)	(20 THUS)	36" O.C.
D5.	SMALL SHRUB	5 GALLON ROSEMARY (ROSMARINUS OFFICINALIS)	(9 THUS)	36" O.C.
E.	LARGE SHRUB	5 GALLON NELLIE R. STEVENS HOLLY 36" HT. 36" O.C. (ILEX X NELLIE R. STEVENS)	(NOT USED)	36" O.C.
E1.	LARGE SHRUB	5 GALLON TEXAS SAGE (LEUCOPHYLLUM FRUTESCENS)	(3 THUS)	42" O.C.
F.	SPECIMEN CACTUS – NOT USED	6' WIDE X 3' TALL PRICKLY PEAR CACTUS (0 THUS) (OPUNTIA PHACANTHA)	(NOT USED0	N/A
G.	LARGE SCREENING SHRUB	5 GALLON LITTLE GEM MAGNOLIA 10' HT. 48" O.C. (MAGNOLIA 'LITTLE GEM')	(9 THUS)	36" O.C.
J	ORNAMENTAL GRASSES	1 GALLON VARIETY OF PERENNIAL ORNAMENTAL GRASSES.	(34 THUS)	24" O.C.
K	ANNUAL VERITIES – NOT USED	ANNUAL COLORS – VARIETY T.B.S.	N/A	N/A

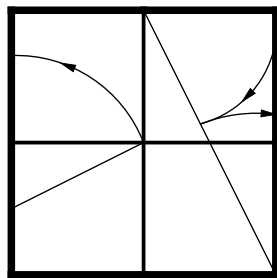
IRRIGATION NOTE:  
ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.

THE PLANS PRESENTED HERE COMPLY WITH THE LANDSCAPE AND TREE ORDINANCE.

THERE SHALL BE NO UNSCREENED OUTDOOR STORAGE ON SITE. ALL OUTDOOR STORAGE AND/ OR EQUIPMENT YARDS SHALL BE WITHIN THE BOUNDARY OF A MASONRY SCREEN WALL.

G.C. SHALL INSURE FULL COMPLIANCE WITH THE LATEST REQUIREMENTS OF THE ADA/TAS FOR THIS PROJECT REGARDLESS OF THE INFORMATION THAT MAY BE CONTAINED IN THESE DOCUMENTS.

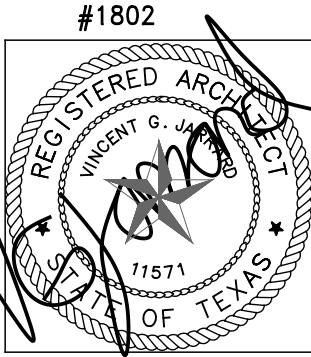
THE CONTRACTOR SHALL VERIFY WATER RESTRICTION WITHIN THE CITY OF MCKINNEY AT THE TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.



EURYTHMIC  
DESIGN GROUP  
ARCHITECTS

**RETRO CAR WASH– GRAND PRAIRIE**  
2803 N.E. GREEN OAKS BLVD. GRAND PRAIRIE TX 75050  
PROPOSED "TRACT 1" PORTION OF LOT 3A-6, BLOCK A  
J.J. GOODWIN ADDITION 1.733 ACRES  
CASE NUMBER: SU180608/S180602  
**OWNER INFORMATION:**  
OAKHOLLOW GROUP, LTD.  
C/O MOJY HADDAD  
2500 N.E.GREEN OAKS BLVD. #200 ARLINGTON, TX 76006  
9817.640.5199 mojy@oakhollowgroup.com  
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214.361.1934 vincent@edg-architects.com

*	04.24.18
DEV. PLAN REVIEW	
1	05.21.18
DEV. PLAN REV #1	
2	05.30.18



DEVELOPER:  
DSJ TEXAS CARWASH PROP, LLC  
7742 OFFICE PARK BLVD, SUITE B2  
BATON ROUGE, LA 70809  
CONTACT: SCOTT JONES

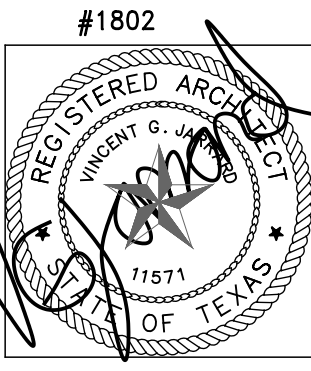
NEW EXPRESS CARWASH  
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○ EURYTHMIC DESIGN GROUP ○ ARCHITECTS ○  
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○ ARCHITECTURE ○ ART ○ INTERIOR ARCHITECTURE ○ FURNITURE DESIGN ○

SHEET:  
**L–2.0**  
2 OF (2) L SHEETS

PRELIMINARY – NOT FOR CONSTRUCTION



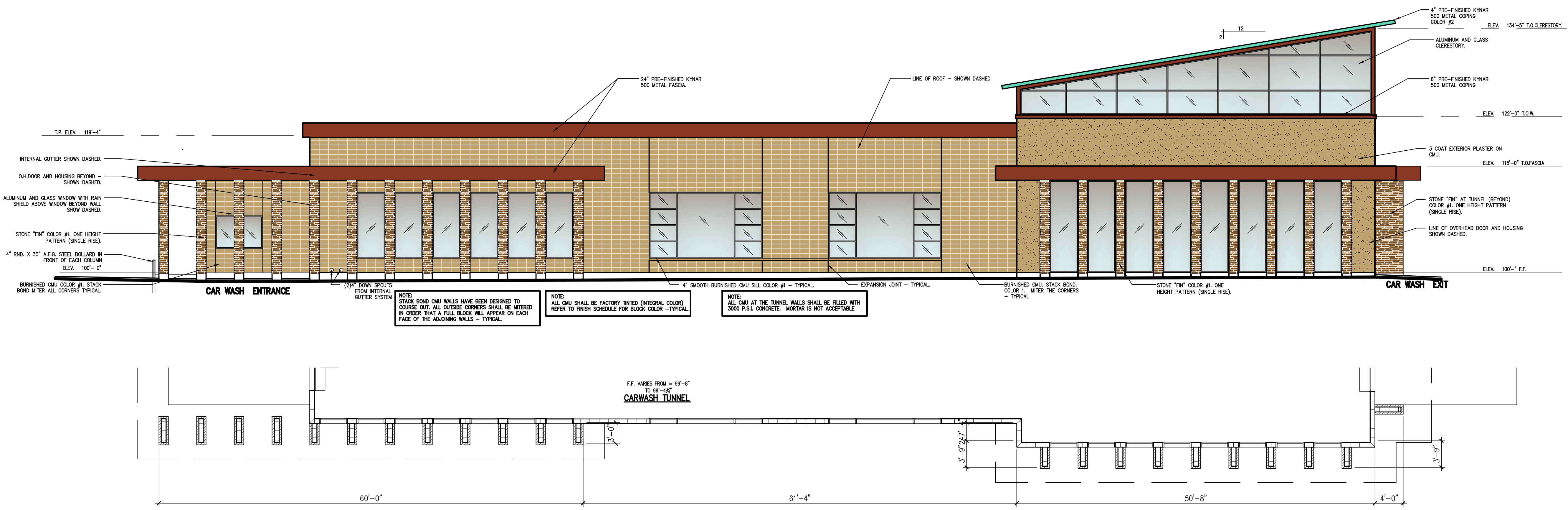


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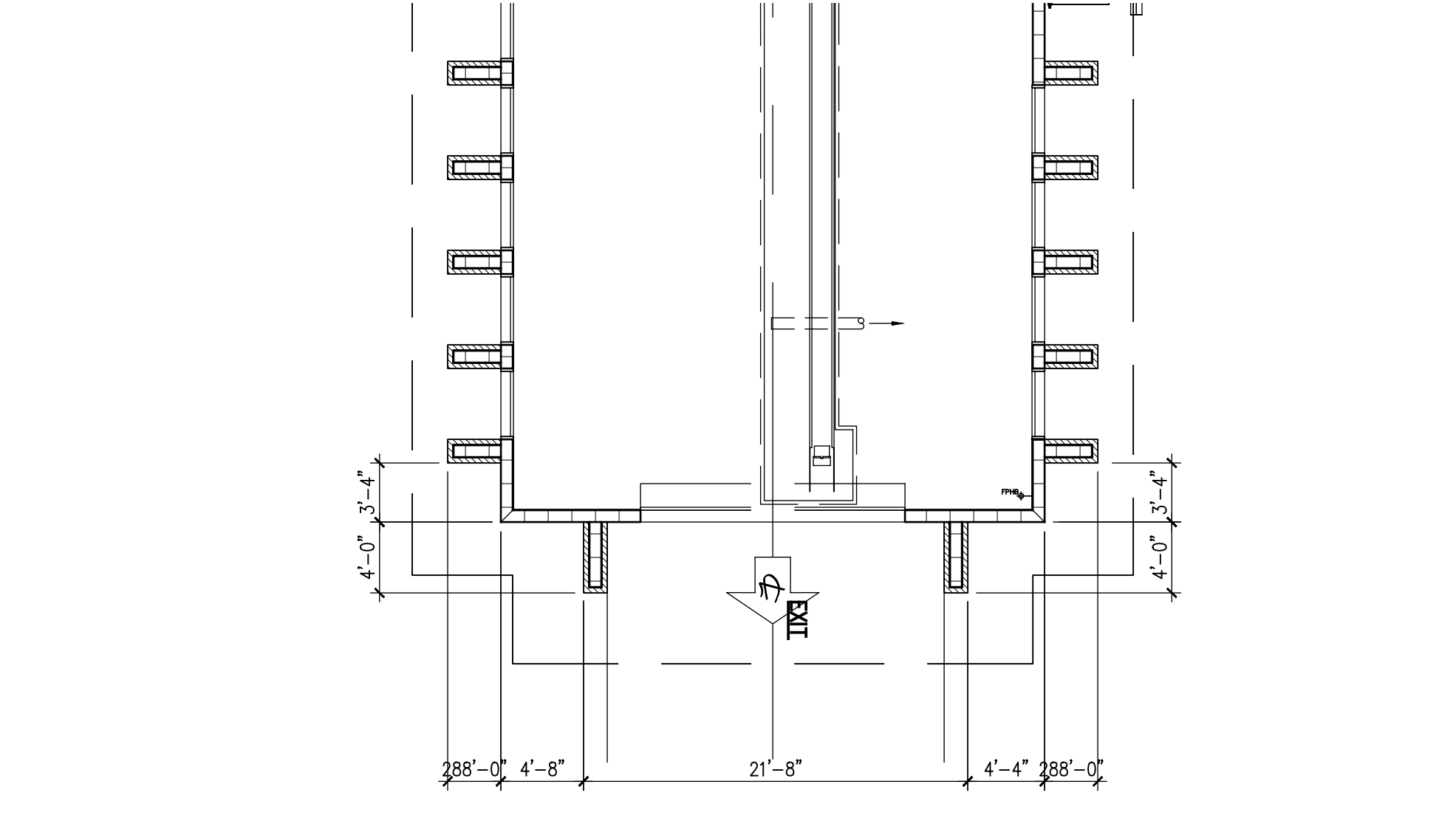
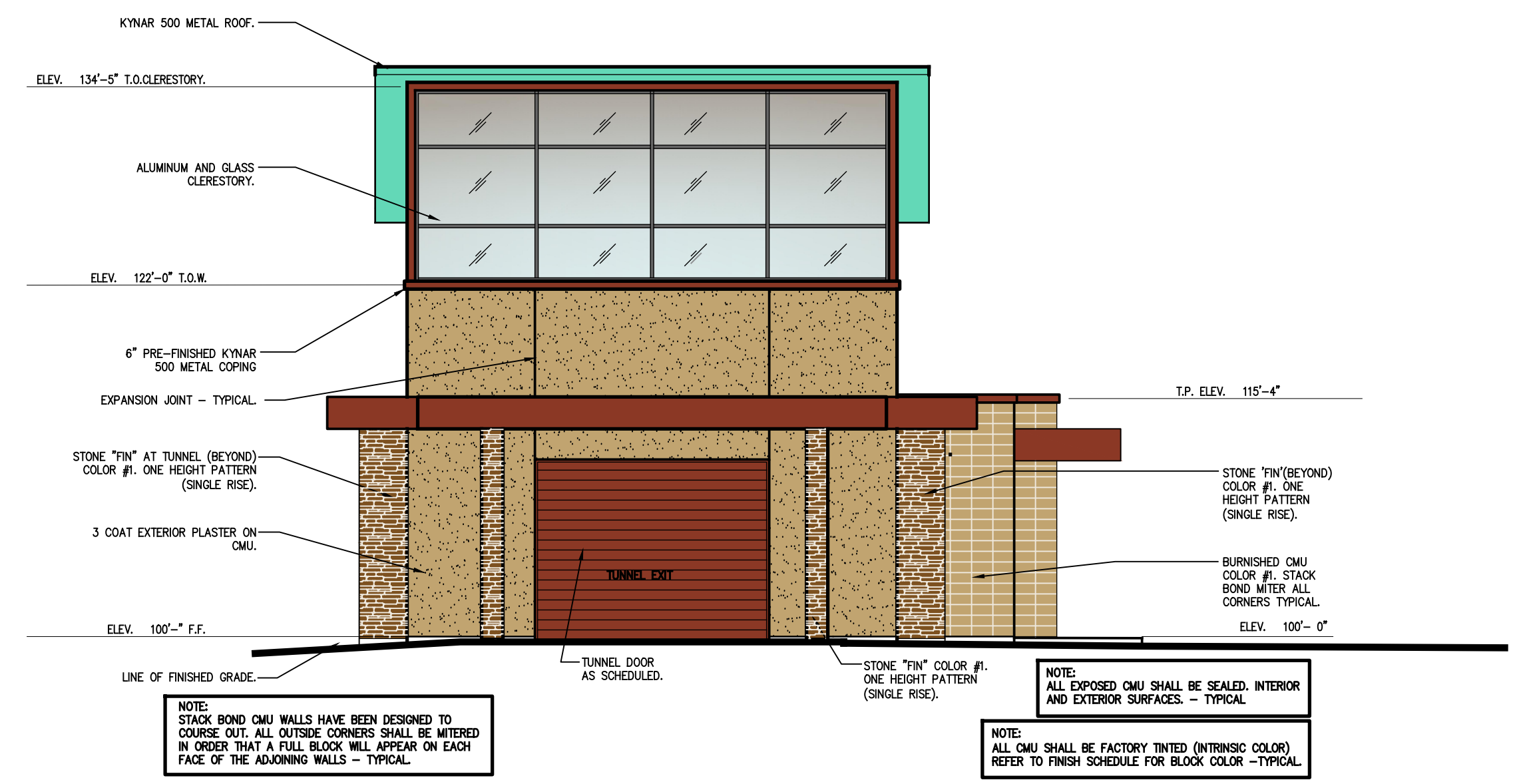
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ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

PRELIMINARY – NOT FOR CONSTRUCTION



1 EAST PLAN ELEVATION 1/8" = 1'-0"



2 NORTH PLAN ELEVATION 1/8" = 1'-0"

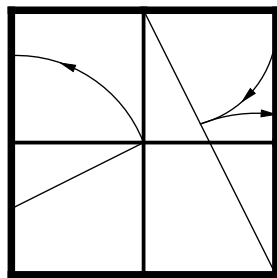
EXTERIOR WALL MATERIAL LIST:

8" CMU PLASTER STONE VENEER	'YORK BUILDING PRODUCTS' 3 COAT EXTERIOR PLASTER T.B.D.	COLOR: GEMSTONE – PARCHMENT	HONED FACED (STACK BOND) LIGHT TEXTURE
4" CMU WINDOW SILL GLASS	'YORK BUILDING PRODUCTS' 'PPG'	COLOR: DARK BEIGE	ONE HEIGHT PATTERN (SINGLE RISE)
ALUMINUM STOREFRONT	'VISTAWALL'	COLOR: GEMSTONE – PARCHMENT	HONED FACED
METAL ROOF	'MBCI' LOKSEAM	COLOR: SOLARBAN 70XL LOW E	INSULATED GLASS
METAL FASCIA	BREAK METAL	COLOR: CLEAR ANODIZED ALUMINUM	18" STANDING SEAM ROOF AND FASCIA KYNAR 500
		COLOR: T.B.S.	
		COLOR: MATCH MBCI'S "RUSTIC RED"	

WALL MATERIAL CALCULATIONS IN SQUARE FEET:

MATERIAL	NORTH	PERCENT	EAST	PERCENT	SOUTH	PERCENT	WEST	PERCENT
EXTERIOR PLASTER	61	9.5	429	20.2	408	16.9	434	17.1
CMU	330	51.6	1265	59.5	100	04.1	1871	73.7
STONE VENEER	249	38.9	432	20.3	206	08.5	233	09.2
TOTAL	640	-	2126	-	2418	-	2538	-

100% MASONRY BUILDING



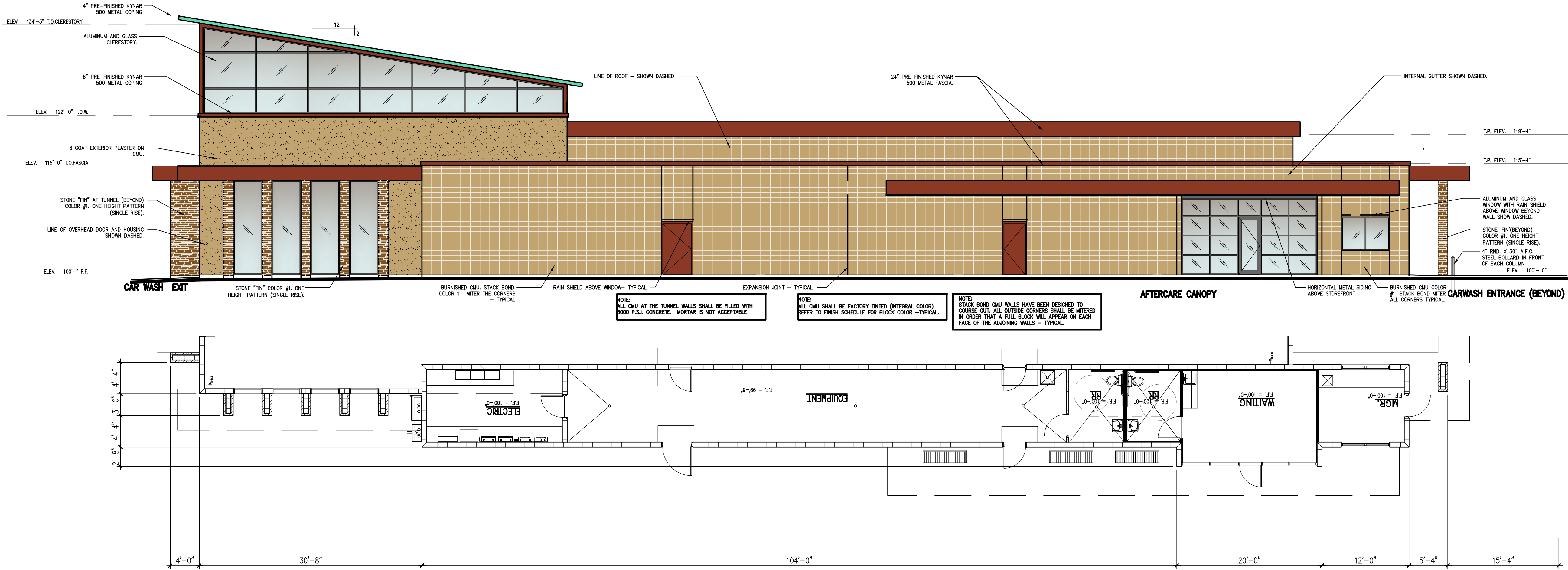
EURYTHMIC DESIGN GROUP ARCHITECTS

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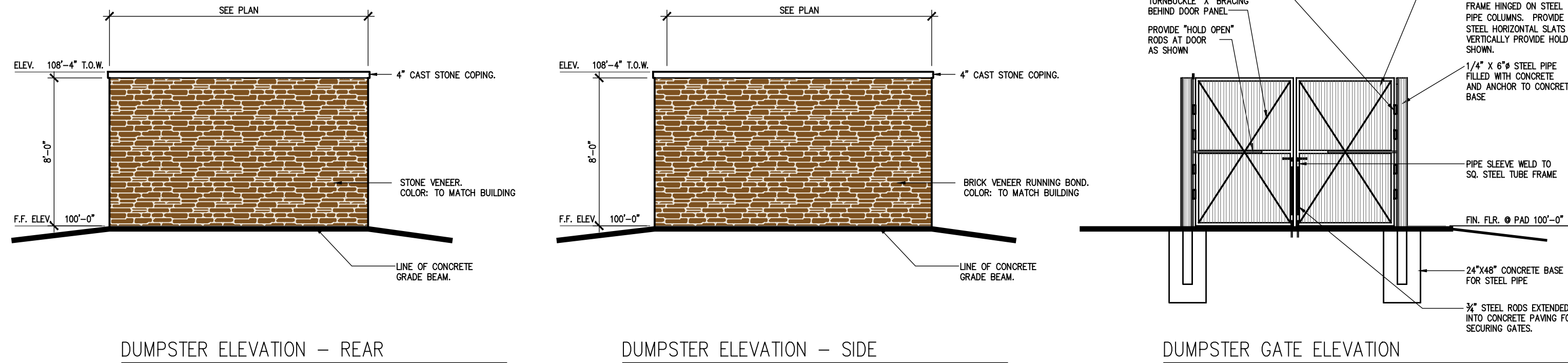
1 WEST PLAN ELEVATION

1/8" = 1'-0"



2 SOUTH PLAN ELEVATION

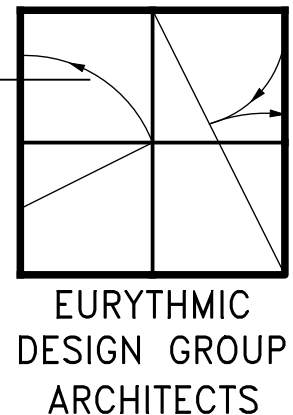
1/8" = 1'-0"



3 DUMPSTER SCREEN ELEVATIONS

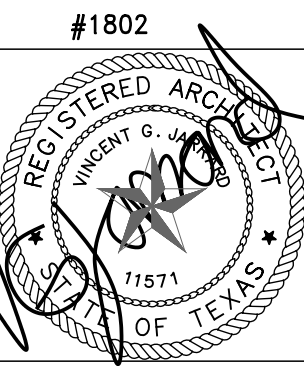
3/16" = 1'-0"

REFER TO FA-1 FOR MATERIAL SPECIFICATION AND MATERIAL CALCULATIONS



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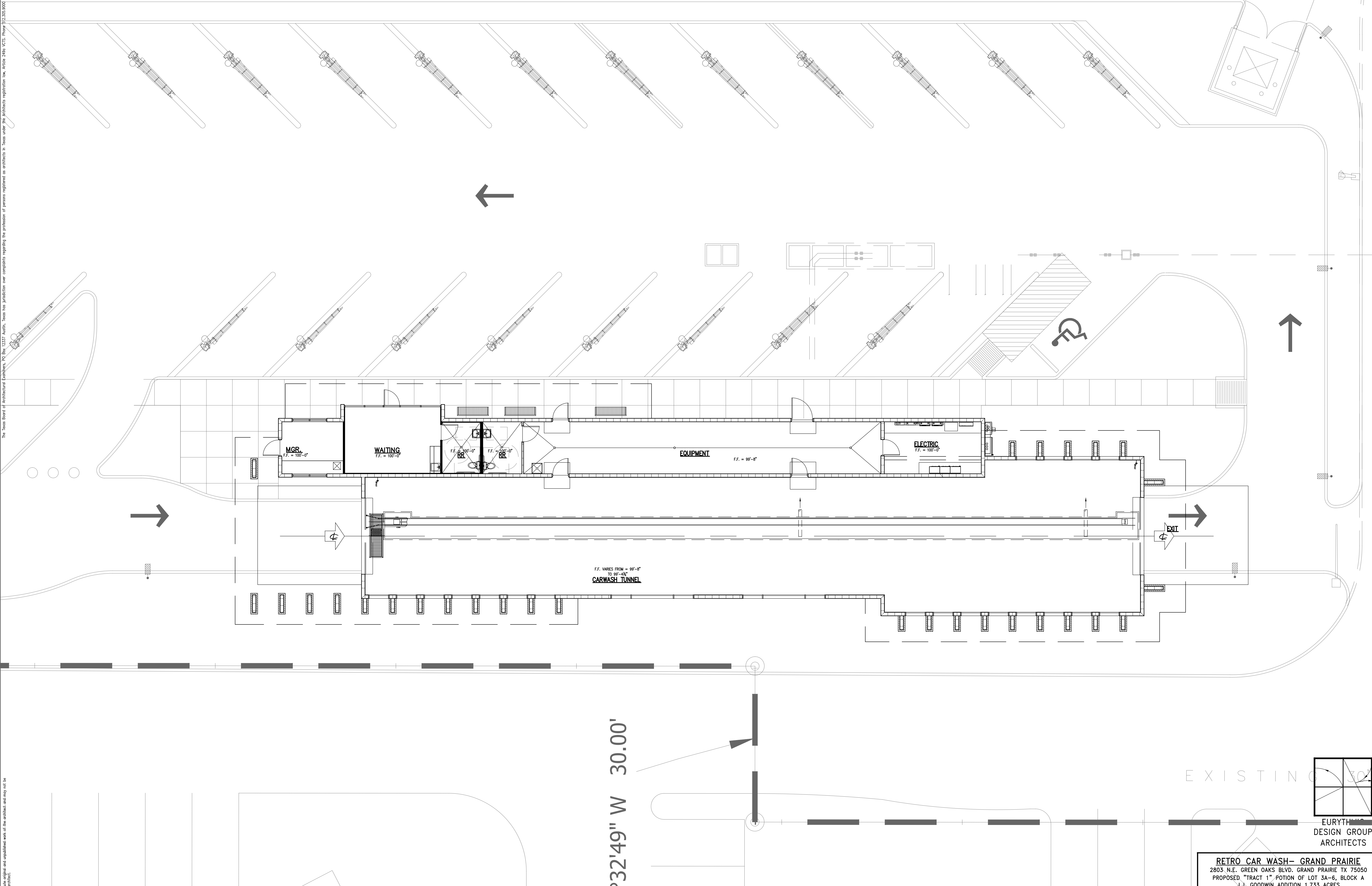
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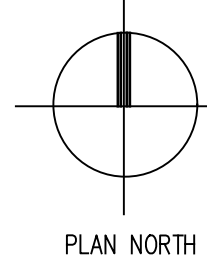
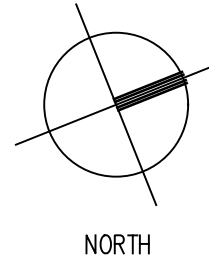
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1 FLOOR PLAN SCHEME C 1/8" = 1'-0"



RETRO CAR WASH- GRAND PRAIRIE

2803 N.E. GREEN OAKS BLVD. GRAND PRAIRIE TX 75050

PROPOSED "TRACT 1" PORTION OF LOT 3A-6, BLOCK A

J.J. GOODWIN ADDITION 1.733 ACRES

CASE NUMBER: SU180608/S180602

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VINCENT JARRARD AIA

EURYTHMIC DESIGN GROUP ARCHITECTS

11700 PRESTON ROAD SUITE 660 DALLAS, TEXAS 75230

214.361.1934 vincent@edg-architects.com

EXISTING

30'

EURYTHMIC DESIGN GROUP ARCHITECTS

PRELIMINARY – NOT FOR CONSTRUCTION

EURYTHMIC DESIGN GROUP ARCHITECTS

V. G. JARRARD A.I.A.

11700 PRESTON ROAD SUITE 660 DALLAS, TX 75230

tel 214.361.1934 text 214.728.1211 email vincent@edg-architects.com

ARCHITECTURE ART INTERIOR ARCHITECTURE FURNITURE DESIGN

1 OF (1)SK SHEETS

NEW EXPRESS CARWASH

RETRO WASH – GRAND PRAIRIE

2803 N.E. GREEN OAKS BLVD.

PROPOSED "TRACT 1" PORTION OF LOT 3A-6, BLOCK A J.J. GOODWIN ADDITION 1.733 ACRES

GRAND PRAIRIE, TEXAS 75050

DEVELOPER:

DSJ TEXAS CARWASH PROP, LLC

7742 OFFICE PARK BLVD. SUITE B2

BATON ROUGE, LA 70809

CONTACT: SCOTT JONES

04.24.18

DEV. PLAN REVIEW

05.21.18

DEV. PLAN REV #1

05.30.18

#1802

REGISTERED ARCHITECT

OF TEXAS