



TRIUNE ARCHITECTURE PLLC
11966 Salisbury Dr. Frisco TX 75035 ▪
ph: 972-363-6155 ▪ eml: wes@triunearchitecture.com
www.triunearchitecture.com

June 27, 2018

REQUEST FOR SPECIAL USE PERMIT (Revised from 12-28-18 per City comments)

Owner:

David Kim
Max Investment
281-723-1519

Architect:

Triune Architecture PLLC
11966 Salisbury Dr.
Frisco, TX 75035
(Architect of Record)

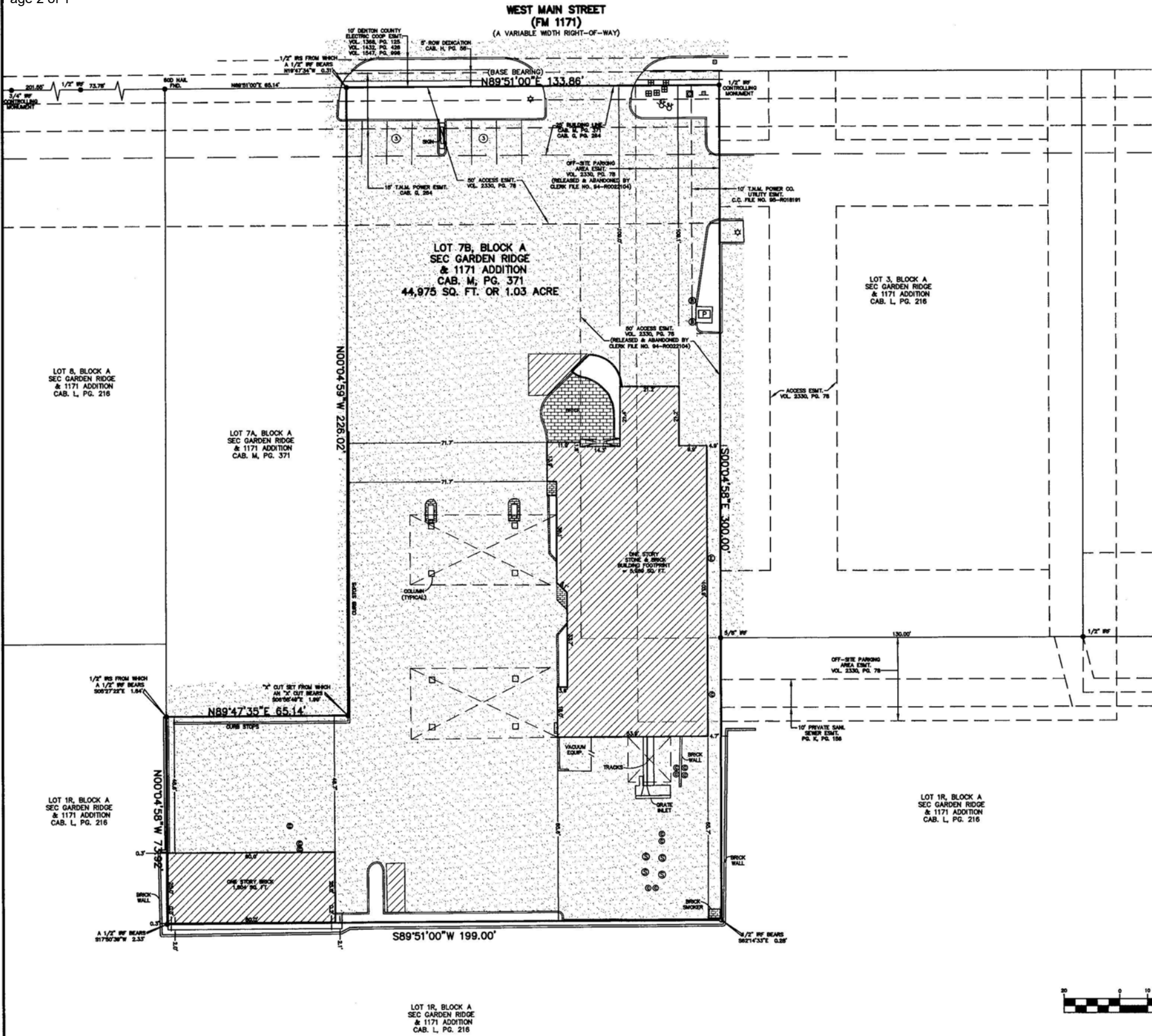
Dear City of Lewisville,

This carwash located at 1540 W. Main St. was built in 1995 and was originally constructed as a full-service carwash business model with facilities for separate vacuum areas and detail areas. The current building is too old and worn to draw attention to today's customers. All current equipment needs updating. The current business model is too old-fashioned to maintain on-going business and the building and site (landscaping, signage, etc.) need to reflect what today's customer is expecting in this market. Ergo we would like to convert the full-service model to an express service model with the following project scope:

- Demolish Existing Gasoline Service canopies
- Remove the existing canopies in front and beside detail building.
- Remove existing pylon sign and install new monument sign with LED
- Install 14 vacuums along the Fire Lane with arches and Canopies
- Install two pay stations with arches and canopies at the entrance of the tunnel
- Install a new pergola at entrance of building
- Replace old equipment in tunnel
- Landscaping Plan per City Approval.
- Update Façade per City approval.

Wesley W. Gustin, R.A., LEED AP
Triune Architecture PLLC
11966 Salisbury Dr.
Frisco, TX 75035
(Architect of Record)

Date: June 27, 201



This is to certify that I have, this date, made an on the ground survey of the property located on 1540 W. Main Street in the City of Lewisville, Texas, described as follows:

TRACT I:

Being Lot 7B, Block A, of SEC Garden Ridge & 1171 Addition, an Addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet M, Page 371, Plat Records of Denton County, Texas.

TRACT II:

Easement Estate as created and defined by that certain Restrictions, Option and Access Agreement, dated 2/8/1988, by and between SEC 1171/Garden Ridge Joint Venture, and Subsidiary, Inc., filed 2/24/1988, recorded in Volume 2330, Page 73, Real Property Records, Denton County, Texas.

TRACT III:

Easement Estate as created and defined by that certain Warranty Deed with Vendor's Lien, dated 4/2000, from Samara Investments, L.P. filed 5/15/2000, recorded in Volume 4589, Page 2121, Real Property Records, Denton County, Texas.

NOTES:

1. IRF - Iron Rod Found
2. IRS - Iron Rod Set w/ RPLS 3688 red plastic cap
3. Basis of Bearing - Based on the north line (North 89 deg. 51 min. 00 sec. East) of Lot 7B, Block A, of SEC Garden Ridge & 1171 Addition, an Addition to the City of Lewisville, Denton County, Texas, according to the plat thereof recorded in Cabinet M, Page 371, Plat Records of Denton County, Texas.

NOTES CORRESPONDING TO SCHEDULE "B":

- 10a. Easement as shown on plat recorded in Cabinet M, Page 3671, Plat Records, Denton County, Texas, does affect and are plotted hereon.
 - 1) Access easement, 50 feet in width, along the North and East property line;
 - 2) Utility easement, 10 feet in width, along the North property line;
 - 3) TNM Power easement, 15 feet in width, along the North Property line.
- 10b. Easement from Samara Investments, L.P., to Texas New Mexico Power Company, recorded in Clerk's File No. 95-R018191, Real Property Records, Denton County, Texas, does affect and is plotted.
- 10c. Easement as shown on plat recorded in Cabinet I, Page 347, Plat Records, Denton County, Texas, does affect and is plotted hereon.
- 10d. Building set back line 25 feet from North property line as shown by plat recorded in Cabinet M, Page 371, Plat Records, Denton County, Texas, does affect and is plotted hereon.
- 10f. Property is subject to all terms, conditions, and provisions of that certain Declaration of Covenants, Conditions and Restrictions, recorded in Clerk's File No. 94-R0022104, Real Property Records, Denton County, Texas, is blanket in nature.
- 10g. Terms, conditions, provisions and stipulations of Restrictions, Option and Access Agreement, by and between SEC 1171/Garden Ridge Joint Venture, and Subsidiary, Inc., recorded in Volume 2330, Page 73, Real Property Records, Denton County, Texas, Amended in Clerk's File No. 94-R022103, Real Property Records, Denton County, Texas, does affect and is plotted hereon.
- 10h. Property is subject to all terms, conditions and provisions of that certain General Warranty Deed, recorded in Volume 2598, Page 548, Real Property Records, Denton County, Texas, is blanket in nature.
- 10i. Property is subject to terms, conditions, provisions and stipulations of Restrictions, Option and Access Agreement, by and between SEC 1171 Garden Ridge Joint Venture, and HDW Properties, and Lewisville Blockbuster, recorded in Volume 2800, Page 830, amendment recorded in Volume 2778, Page 851, Real Property Records, Denton County, Texas, is blanket in nature.
- 10j. Property is subject to all terms, conditions and provisions of that certain Warranty Deed with Vendor's Lien, recorded in Volume 4589, Page 2121, Real Property Records, Denton County, Texas, is blanket in nature.
- 10k. Property is subject to terms, conditions, provisions and stipulations of Special Warranty Deed, by K & B Lewis, Texas, Ltd., recorded in Clerk's File No. 93-R069923, Real Property Records, Denton County, Texas, is blanket in nature.

This survey was performed in connection with the transaction described in GF No. 15010017 of Stewart Title Guaranty Company, effective date of September 9, 2010 and all subsequent commitments for information regarding encumbrances on subject property and did not abstract property for easements and/or other restrictions. The legal description used for this survey describes the same land as the legal description in the title report.

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.

The term "certify" or "certificate" as shown and used hereon indicates an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or grantee, either expressed or implied; and is exclusively to the parties involved in, and limited to the transaction (GF No. 15010017) closing at the title company indicated hereon.

FLOOD CERTIFICATE

As determined by the FLOOD INSURANCE RATE MAPS for Denton County, the subject property Does not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 04/02/97 Community Panel No. 48121C0545E subject lot is located in Zone "X". If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

The undersigned hereby certifies to: Ace Car Wash, LLC, United Central Bank, and Stewart Title Guaranty Company as follows: (a) this map or plat and the survey on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and (ii) pursuant to the Accuracy Standards adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that the positional uncertainties resulting from the survey measurements made on the survey do not exceed the allowable positional tolerance and that this survey was made on the ground as per the field notes shown hereon and shows the boundary lines and dimensions and area of the land indicated hereon according to said ALTA/NSPS standards. The subject property adjoins a dedicated public street or road as shown hereon, accepted for maintenance by the entity to which such street or road was dedicated.

STATE OF TEXAS
TIMOTHY R. MANKIN
Registered Professional Land Surveyor No. 6122

LEGEND

⊗	GAS METER	⊗	FIRE HYDRANT	⊗	MONITORING WELL	⊗	SIGN
⊗	IRR. CONTROL VALVE	⊗	WATER METER	⊗	TRAFFIC SIGNAL POLE	⊗	LIGHT POLE
⊗	TELEPHONE PEDESTAL	⊗	FUEL PORT	⊗	TRAFFIC SIGNAL BOX	⊗	WOOD FENCE
⊗	POWER POLE	⊗	WATER VALVE	⊗	SWB MAN HOLE	⊗	CONCRETE
⊗	DOWN GUY	⊗	TRANSFORMER PAD	⊗	GAS MAN HOLE	⊗	BOLLARD
⊗	S.S. MAN HOLE	⊗	ELECTRIC METER	⊗	VAULT	⊗	COVERED AREA
⊗	CLEAN OUT	⊗	STORM DRAIN MAN HOLE	⊗	BRICK	⊗	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

COPYRIGHT © PEISER SURVEYING COMPANY ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED OR TRANSMITTED IN OR BY ANY COMPUTER OR OTHER SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF THE SURVEYOR. COPIES OF THIS SURVEY WITHOUT THE ORIGINAL SIGNATURE ARE NOT VALID.

ALTA/ACSM LAND TITLE SURVEY

ACE CAR WASH

1540 W. MAIN STREET

LEWISVILLE, TEXAS

NO. DATE REVISION

1.		
2.		
3.		

JOB NO.:	P-4709
DATE:	09/09/2010
FIELD DATE:	09/01/2010
SCALE:	1" = 20'
FIELD:	J.H.
DRAWN:	D.M.A.
CHECKED:	T.R.M.

PEISER SURVEYING CO.

www.peisersurveying.com

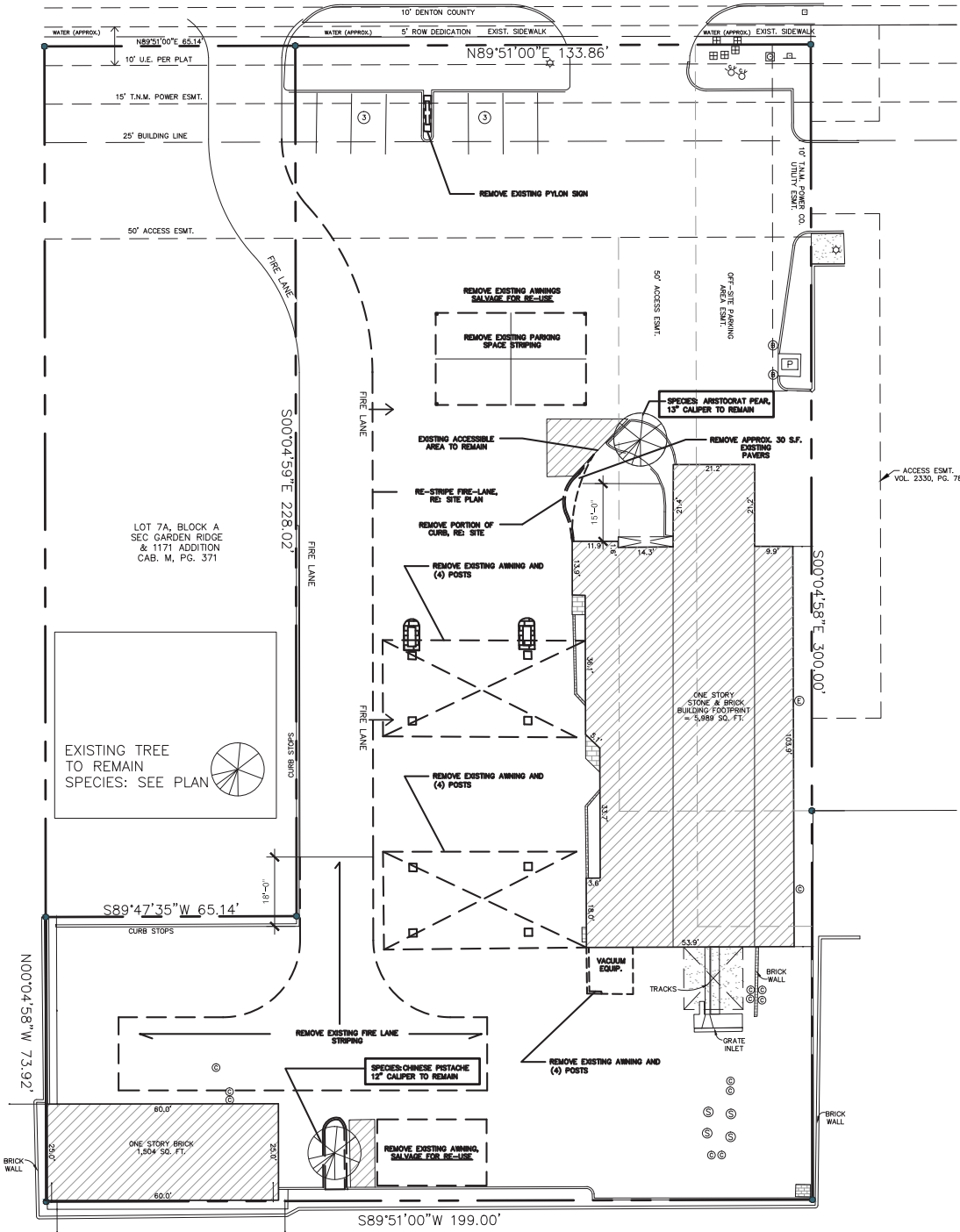
623 E. DALLAS ROAD
GRAPEVINE, TEXAS 76051
817-481-1806 (O)
817-481-1809 (F)

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

SHEET

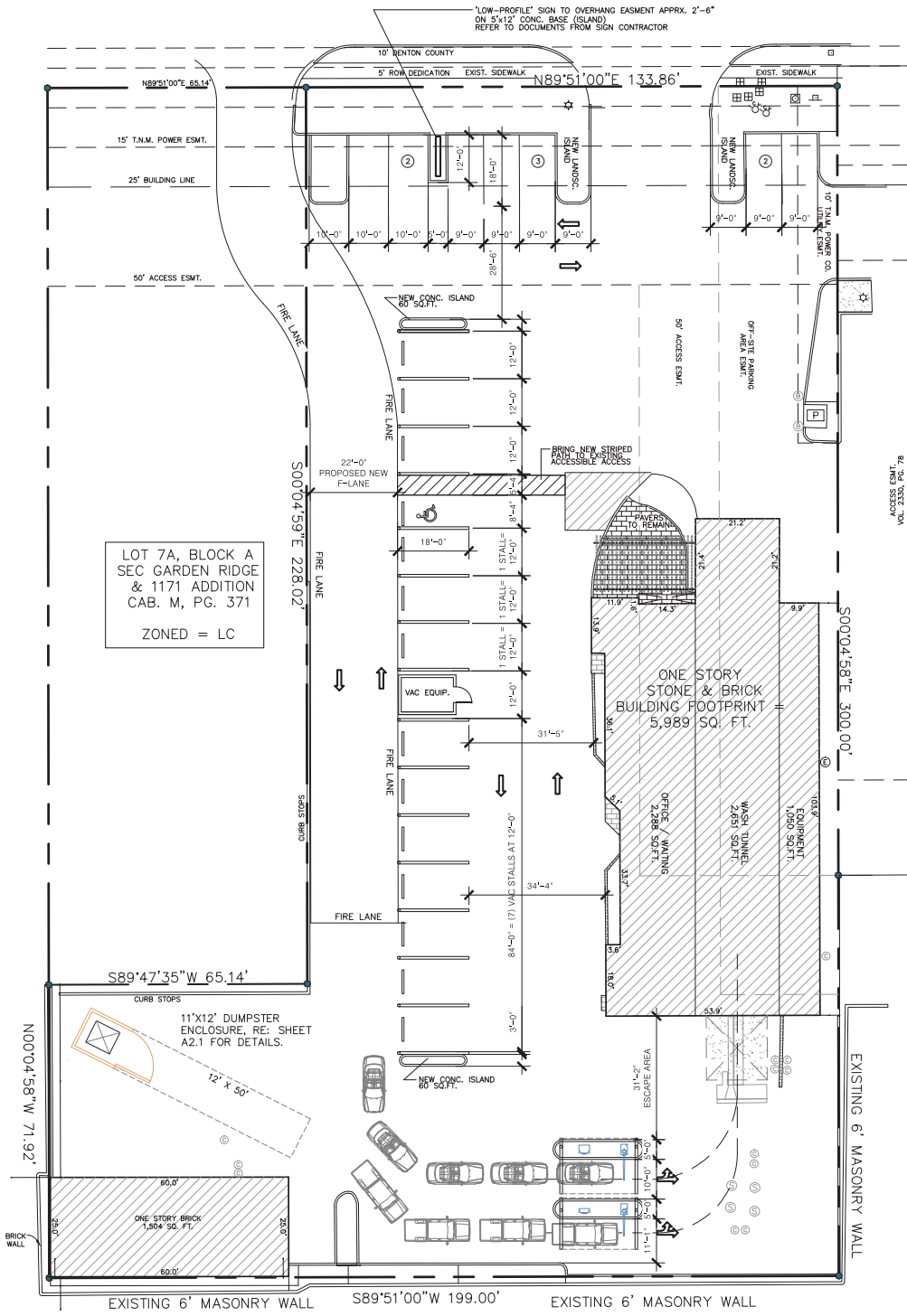
1
OF
1

W. MAIN ST.



SITE (EXISTING) DEMOLITION PLAN
1" = 20'

W. MAIN ST.



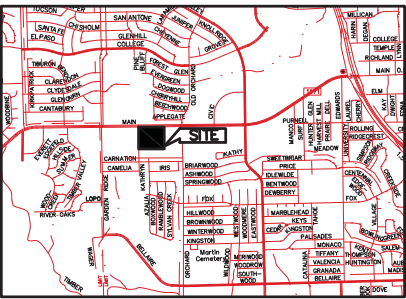
DEVELOPMENT PLAN
1" = 20'

CHURCHILL AT LEWISVILLE APARTMENTS
ZONED = MF-2

SUMMARY TABLE:

EXISTING BUILDING =	ONE-STORY, 26' HEIGHT, 5,989 SQ.FT.
(NOT INCREASING AREA OR HEIGHT)	
TOTAL PERVIOUS AREA =	3,056 SQ.FT.
TOTAL IMPERVIOUS AREA =	41,919 SQ.FT.

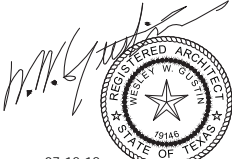
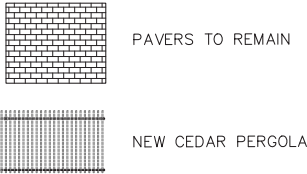
TITLE BLOCK:
DEVELOPMENT PLAN FOR 'URBAN CARWASH' (SUP)
SEC GARDEN RIDGE & 1171 ADDITION. LOT 7B, BLOCK A CAB. M, PG. 371
1.03 ACRE (44,975 SQ. FT.)
ZONING: LOCAL COMMERCIAL (LC)



VICINITY MAP
1" = 1000'

PARKING
2,288 / 200 = 11.44 =
12 SPACES REQUIRED
21 PROVIDED
(1 ACCESSIBLE SPACE REQUIRED)

LOT 3A, BLOCK A
SEC GARDEN RIDGE
& 1171 ADDITION
CAB. M, PG. 371
ZONED = LC



07-12-18

PERMIT ONLY

Project #: 1718.00

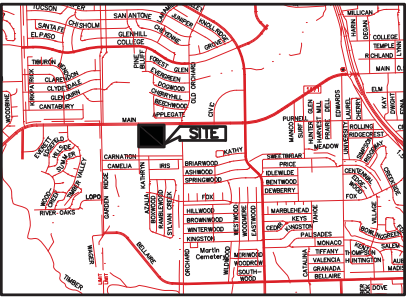
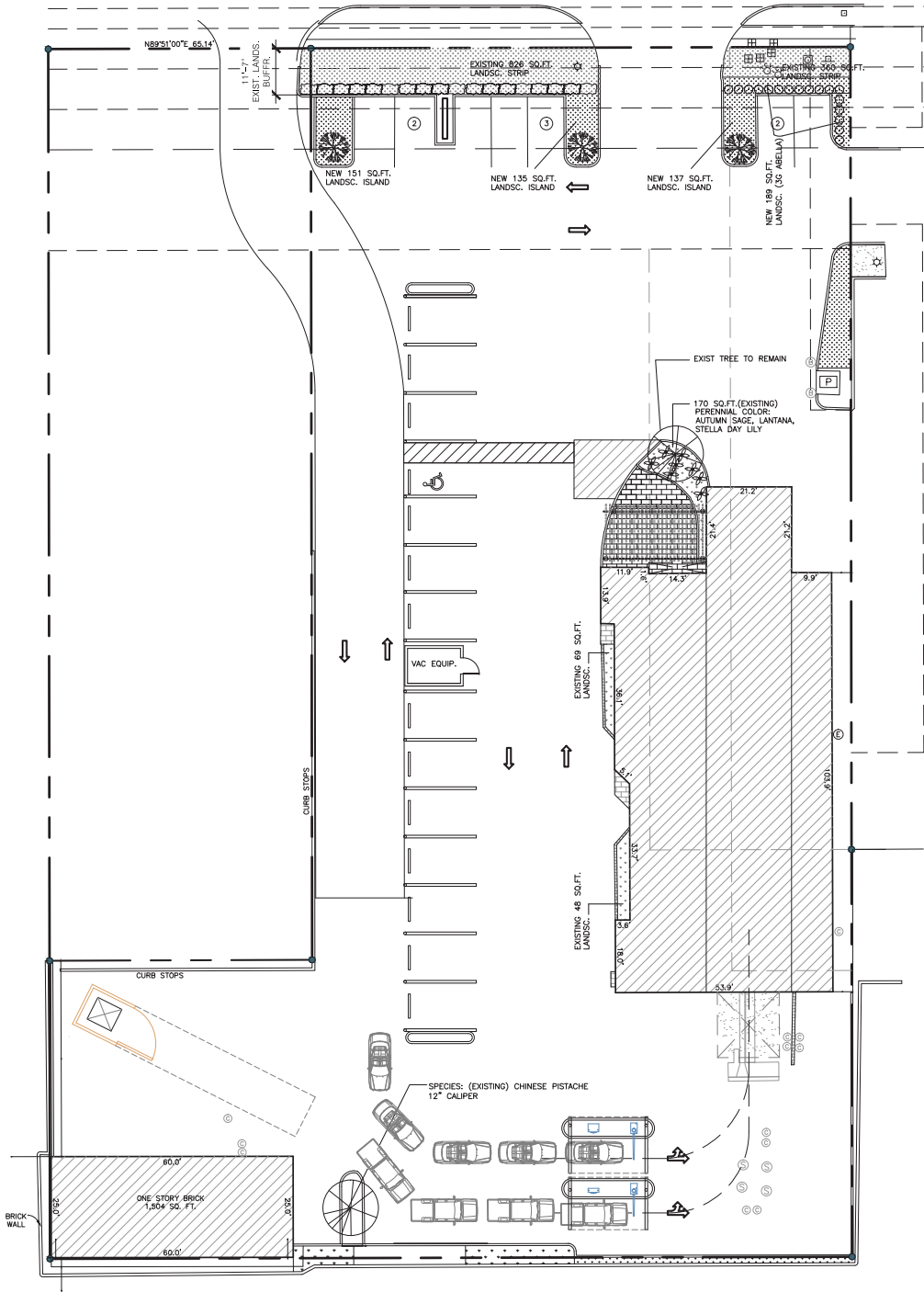
DEVELOPMENT
PLAN

SP-10

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'URBAN CARWASH'
Site and Exterior
Remodel

1540 W. Main St.
Lewisville, TX



SECTION 123-B:
STREET LANDSCAPING "STRIP" REQUIREMENTS:
826 + 360 = 1,186 SQ.FT.
TOTAL STREET TREES REQUIRED = 1,186 / 500 = 2.37
TOTAL TREES PROVIDED = 3

SECTION 123-D:
INTERIOR PARKING LANDSCAPING REQUIREMENTS:
(TOTAL STALLS AND ADJACENT DRIVEWAYS) = 13,220 SQ.FT.
TOTAL LANDSCAPING REQUIRED = 13,755 X .05 = 661 SQ.FT. 1,694 SQ.FT. PROVIDED
USING THE EXISTING CHINESE PISTACHE AND THE NEW CADDO M FOR PARKING LOT TREE REQUIREMENT

- NEW LANDSCAPED AREA APPLIED TO REQUIRED PARKING LANDSCAPING PERCENTAGE
- EXISTING LANDSCAPED AREA TO BE APPLIED TOWARDS PARKING REQUIREMENT
- 2.5" CALIBER CADDO MAPLE
- EXIST. TREE TO REMAIN, RE: DEMO. PLAN FOR SIZE AND SPECIES
- 3G ABELLA MIN. 24" HIGH
- INDIAN HAWTHORN EVERY 2'-3' MIN 24" HIGH
- PERENNIAL COLOR: AUTUMN SAGE, LANTANA, STELLA DAY LILY
- NEW LANDSCAPED AREA NOT APPLIED TO REQUIRED PARKING LANDSCAPING PERCENTAGE



TITLE BLOCK:
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(SUP)
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Project #: 1718.00

LANDSCAPE
PLAN

L1



REMOVE ROCK WALL THIS AREA

ROCK PLANTER-WALL TO REMAIN



TOTAL ELEV = 834 S.F.
58 S.F. E.I.F.S. CORNICE (7%)
468 S.F. STONE (56%)
308 S.F. BRICK (37%)
(DOORS / WINDOWS NOT INCLUDED)



EXISTING CANOPY TO _____



TOTAL ELEV = 814 S.F.
815 S.F. BRICK (100%)
(DOORS / WINDOWS NOT INCLUDED)


$$3 / 8'' = 1'-0''$$

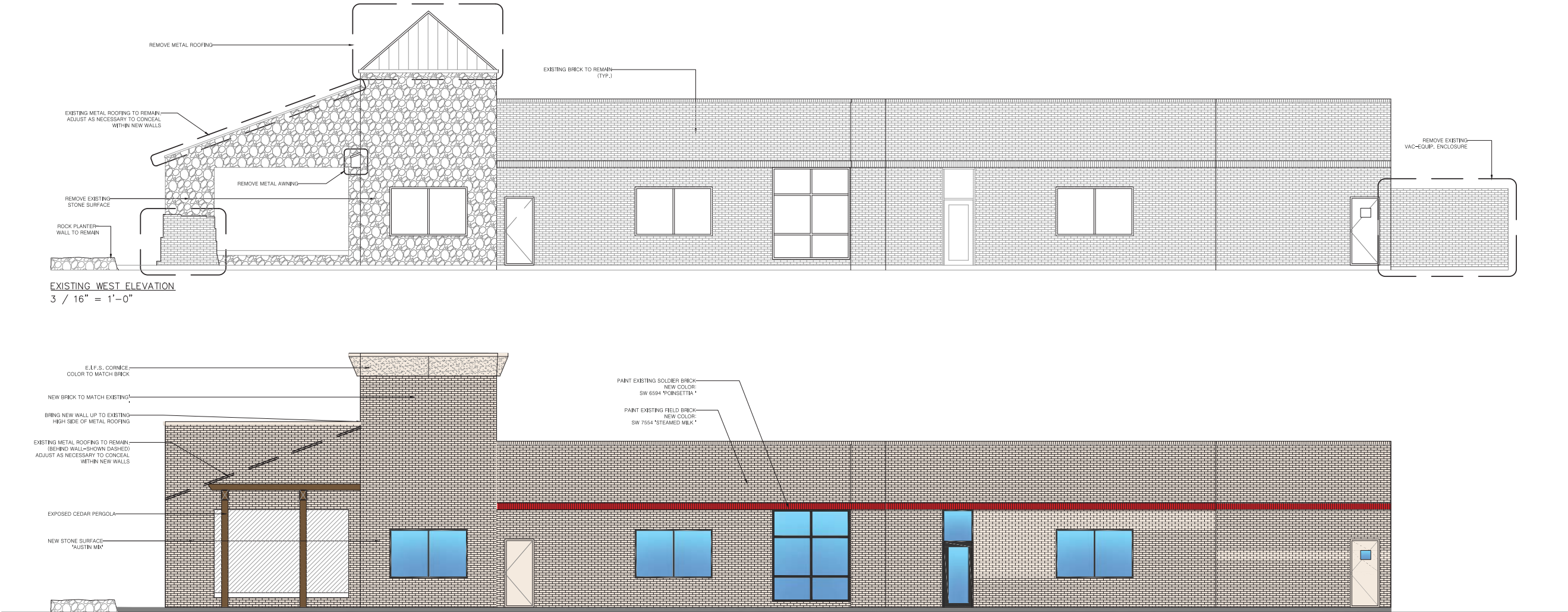
07-10-18

PERMIT ONLY

Project #: 1718.00

EXTR.
ELEVS.

A2.1



TOTAL ELEV = 2,015 S.F.
71 S.F. E.I.F.S. CORNICE (4%)
525 S.F. STONE (26%)
1419 S.F. BRICK (70%)
(DOORS / WINDOWS NOT INCLUDED)



PAINT: SW 'REAL RED'



PAINT: SW 'EAGLET BEIGE'

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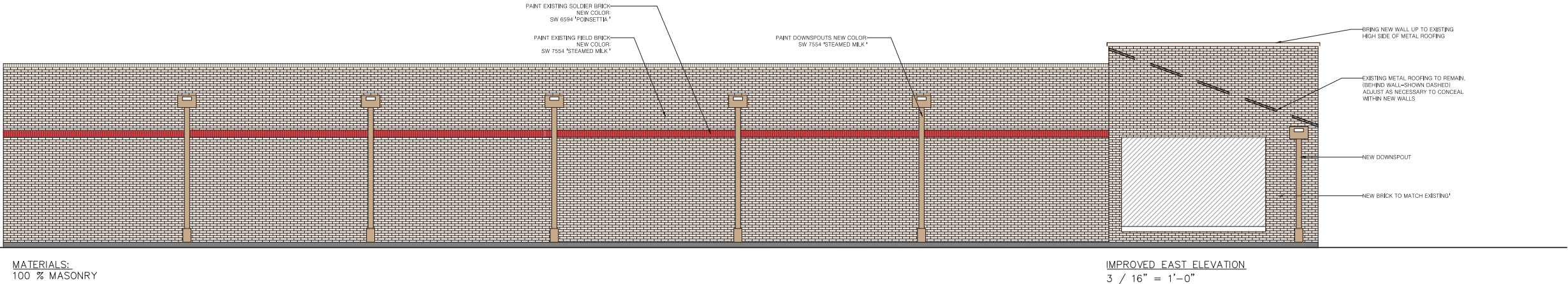
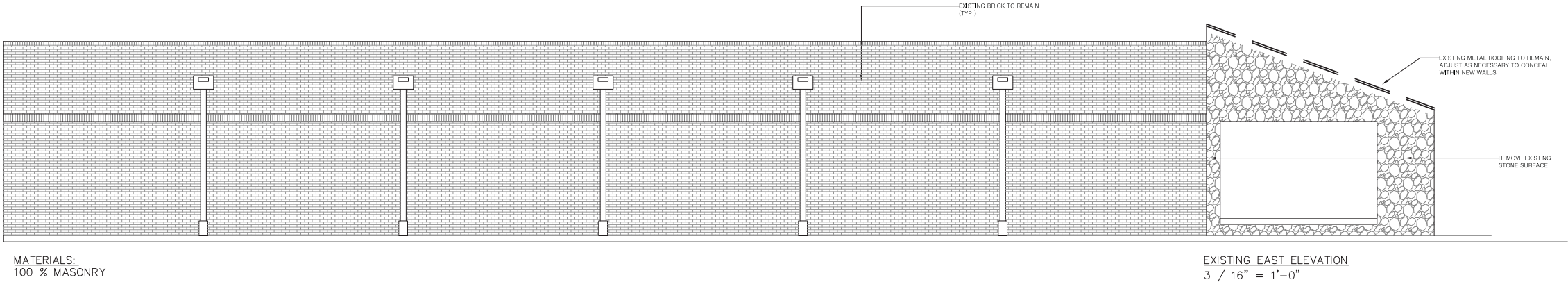


PERMIT ONLY

Project #: 1718.00

EXTR.
ELEVS.

A2.2



TOTAL ELEV = 2,056 S.F.
265 S.F. STONE (13%)
1791 S.F. BRICK (87%)
(DOORS / WINDOWS NOT INCLUDED)



PAINT: SW 'REAL RED'



PAINT: SW 'EAGLET BEIGE'

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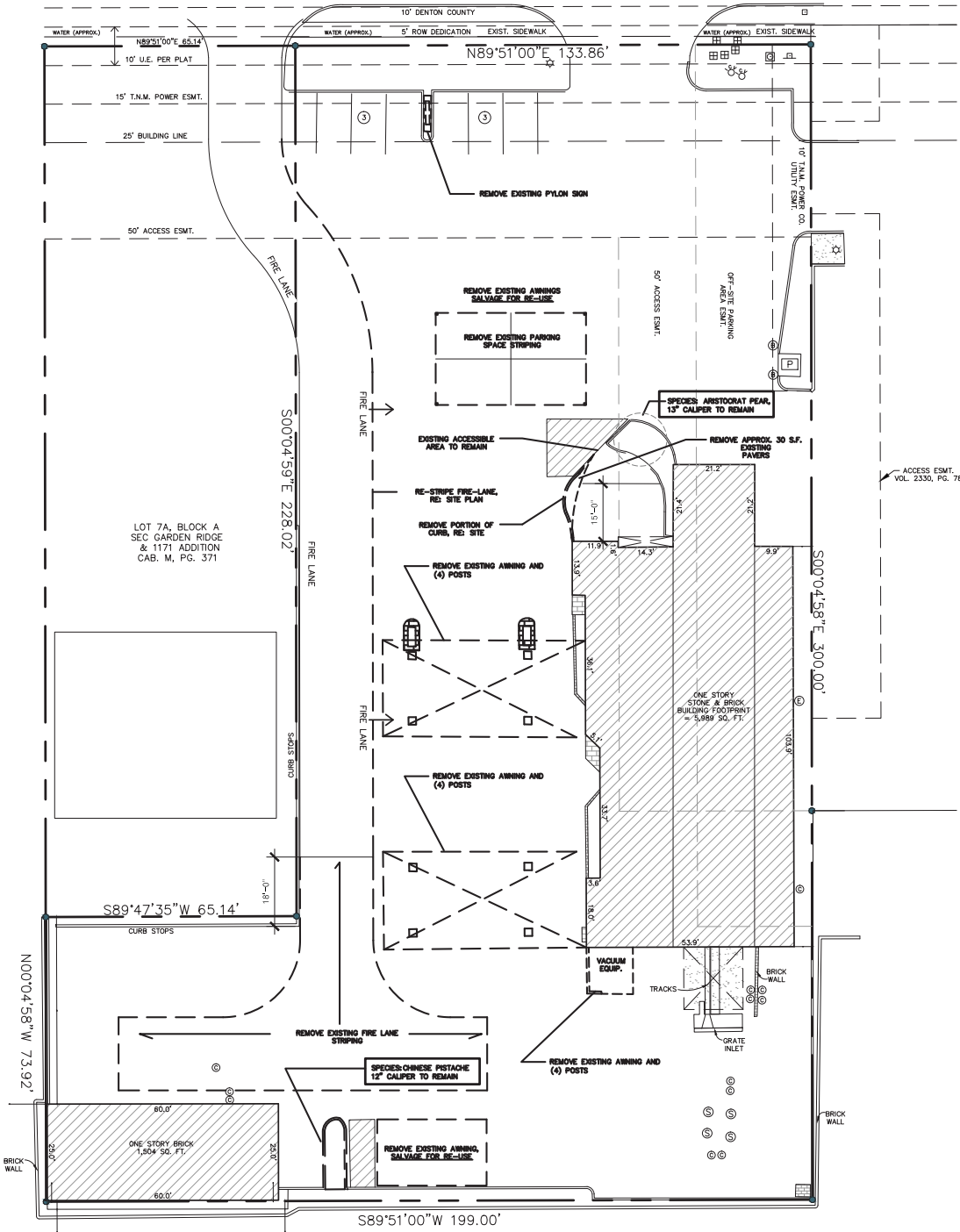
PERMIT ONLY

Project #: 1718.00

EXTR.
ELEVS.

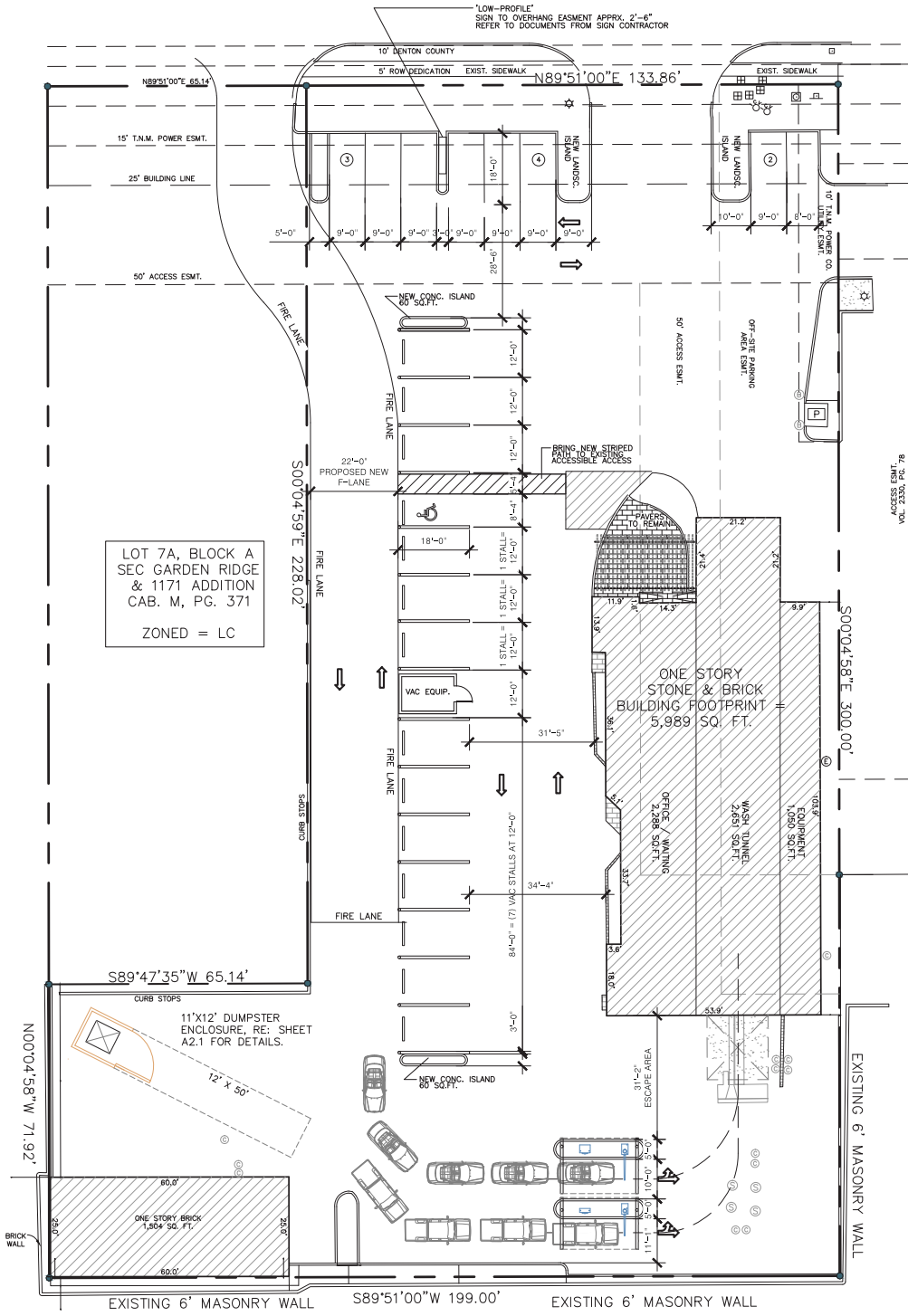
A2.3

W. MAIN ST.



SITE (EXISTING) DEMOLITION PLAN
1" = 20'

W. MAIN ST.

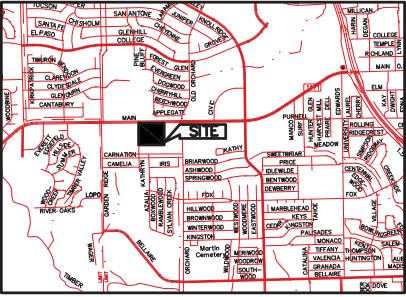


DEVELOPMENT PLAN
1" = 20'

CHURCHILL AT LEWISVILLE APARTMENTS
ZONED = MF-2

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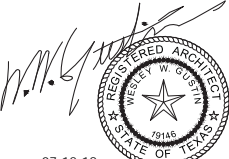
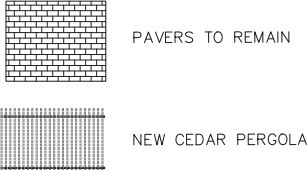
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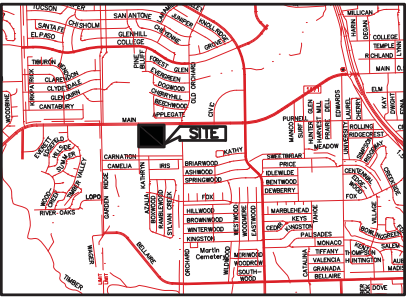
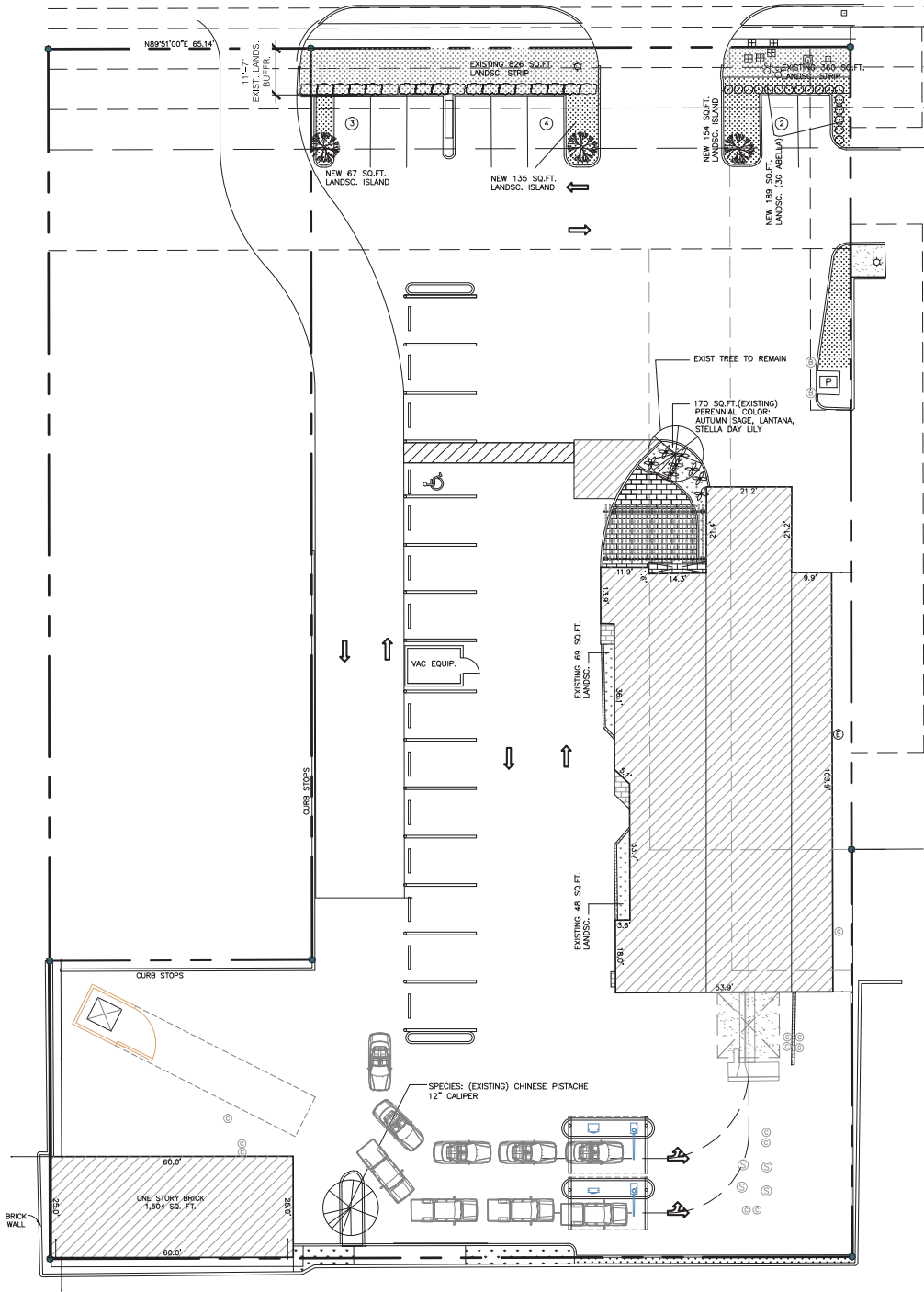
DEVELOPMENT
PLAN

SP-10

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'URBAN CARWASH'
Site and Exterior Remodel
1540 W. Main St.
Lewisville, TX



PERMIT ONLY

Project #: 1718.00

LANDSCAPE PLAN

L1

Urban Car Wash

1540 W. Main St. Lewisville, TX

Monument Sign

Cabinet w/ LED Display

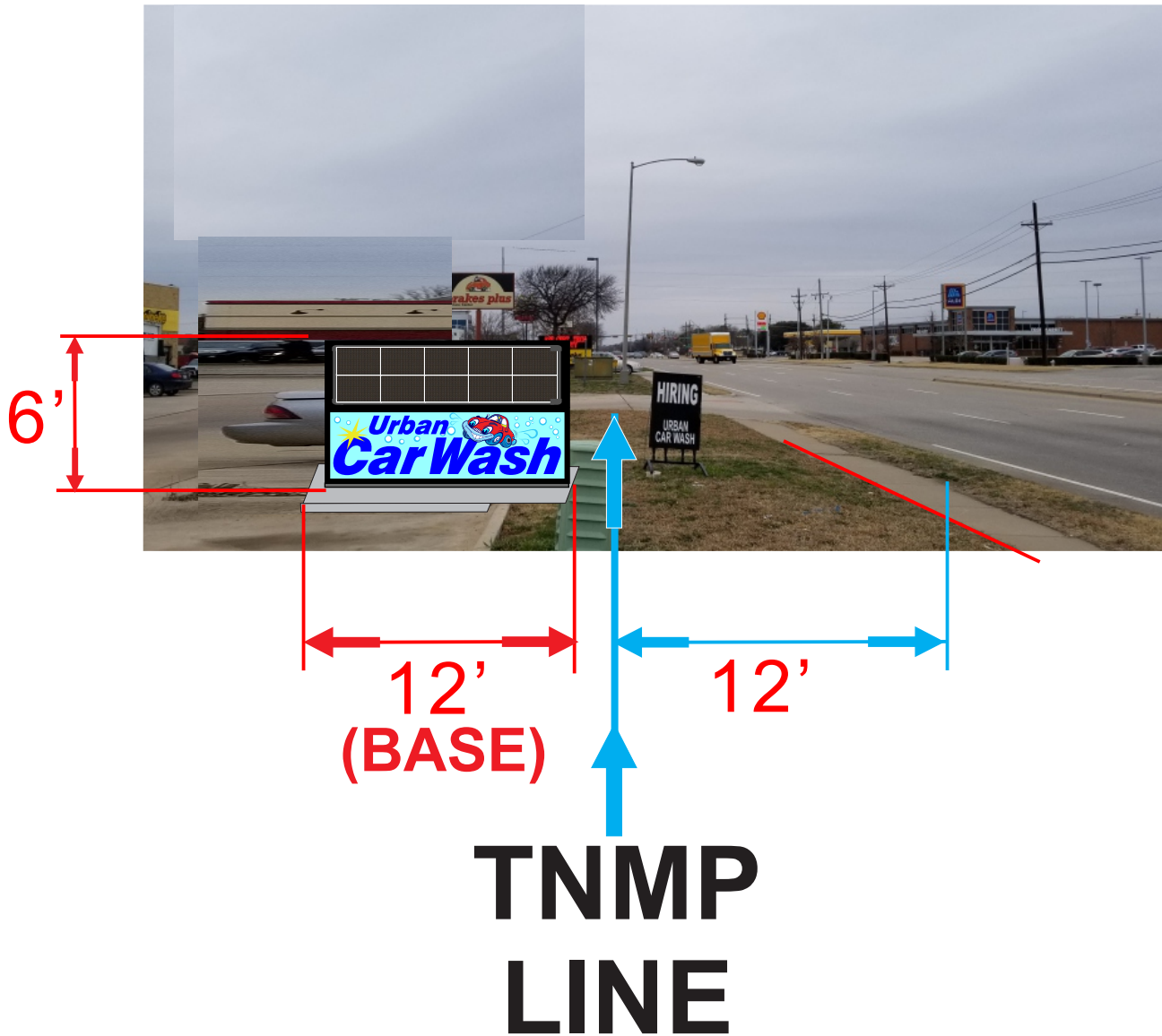
Size: 6' x 10'

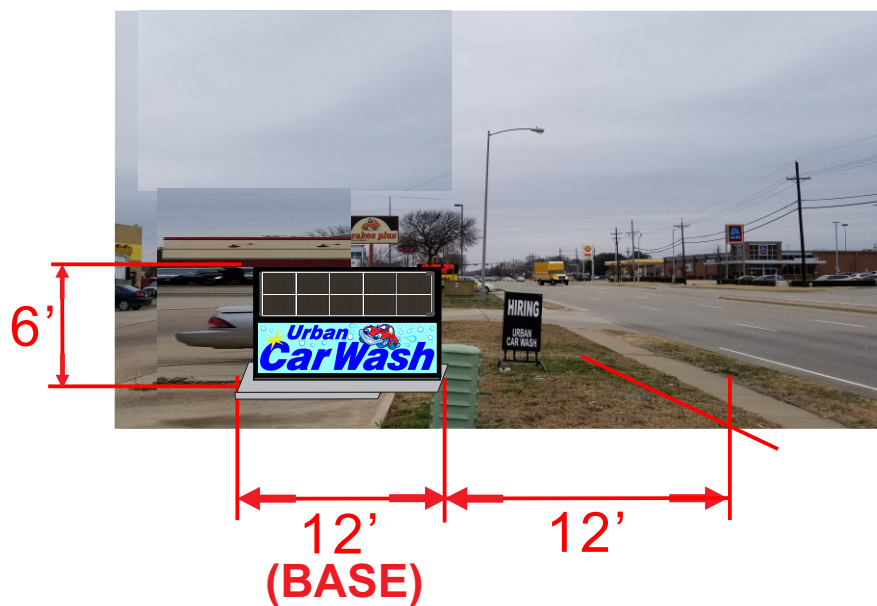
1. Cabinet : 37" x 10'
Face : LEXAN Plastic (3/16", White)
w/ 3M Transulcent Vinyl
2. LED Display : 33" x 10' (w/ Frame)
16mm Premier, Full Color & WIFI



Urban Car Wash

1540 W. Main St. Lewisville, TX





Urban Car Wash

1540 W. Main St. Lewisville, TX

Concrete Base

