



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1720 S. John King

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION NW Corner TX 276 AND SOUTH JOHN KING BLVD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-10 TRACT D-5

CURRENT USE VACANT RAW LAND

PROPOSED ZONING COMMERCIAL

PROPOSED USE COMMERCIAL

ACREAGE 6.37

LOTS [CURRENT] 1

1

LOTS [PROPOSED] 3

3

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER OMI ROCKWALL LLC

APPLICANT OMI ROCKWALL LLC

CONTACT PERSON OMI ROCKWALL LLC

CONTACT PERSON _____

ADDRESS 1377 Kettering Drive

ADDRESS 1377 Kettering Drive

CITY, STATE & ZIP Ontario, CA 91761

CITY, STATE & ZIP Ontario, CA 91761

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE _____

Notary Certificate Attached /

Affixed Pursuant:

CA Ack Code - Gov § 1189

CA Jurat Code - Gov § 8202

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

MY COMMISSION EXPIRES _____



SP2024-029: Amended Site Plan for John King Carwash



PD-10

STOHNING BLVD

276

HICKORY CREEK LN

WILDROSE DR

PD-45

Case Location Map =



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

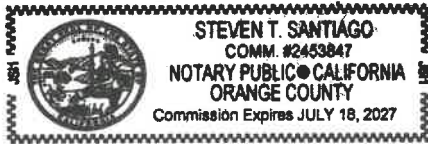
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }
County of Orange }

On June 12, 2024 before me, STEVEN T. SANTIAGO, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared James Dunn
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Development Application

Document Date: June 12, 2024 Number of Pages: 1

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: S.S.

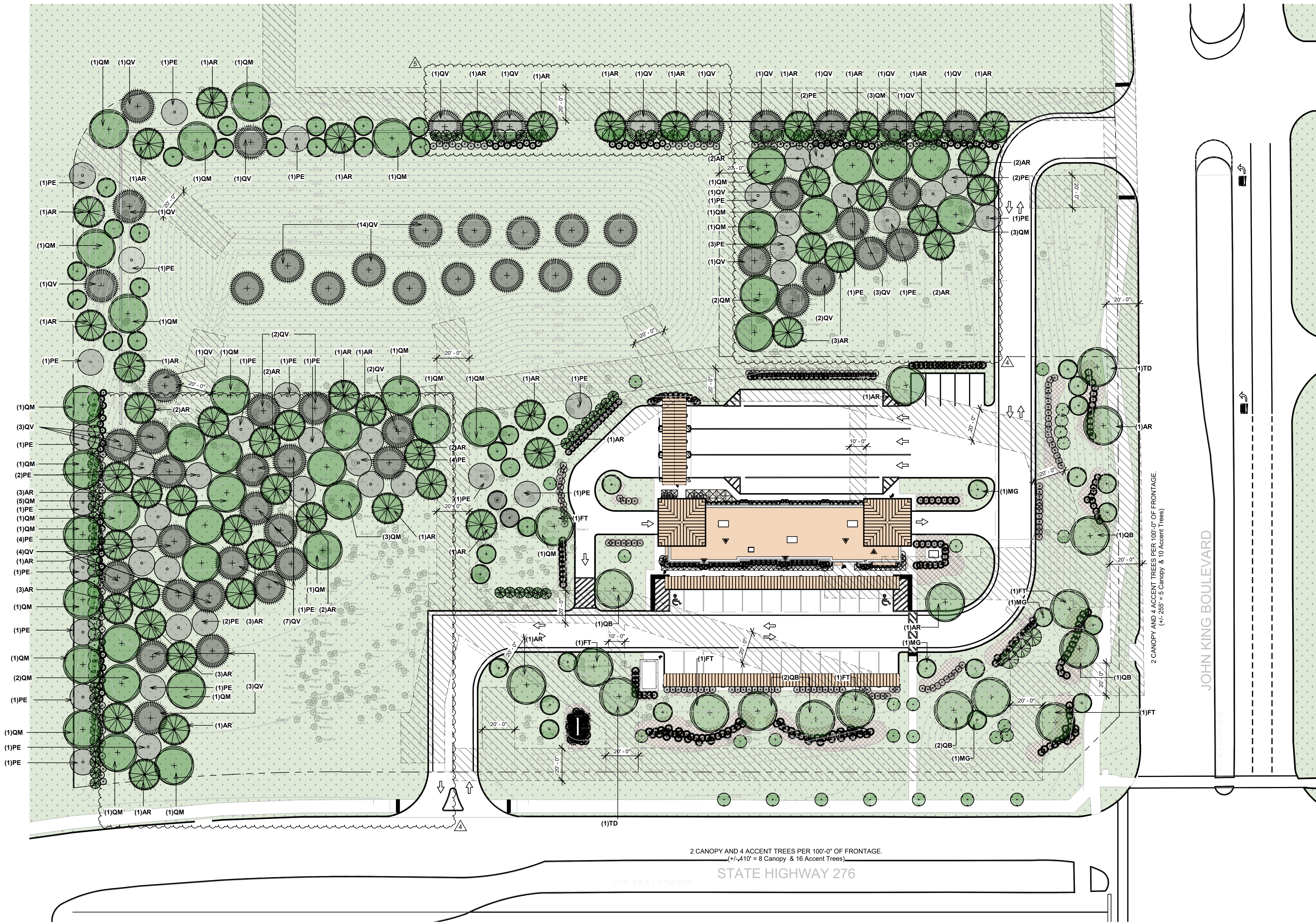
- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

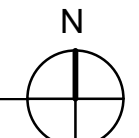
Signer's Name: S.S.

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____



1 FULL SITE LANDSCAPE PLAN
SCALE: 1" = 30'-0"



2 CANOPY AND 4 ACCENT TREES PER 100'-0" OF FRONTAGE.
(+/- 410' = 8 Canopy & 16 Accent Trees)

STATE HIGHWAY 276

2 CANOPY AND 4 ACCENT TREES PER 100'-0" OF FRONTAGE.
(+/- 255' = 5 Canopy & 10 Accent Trees)

JOHN KING BOULEVARD

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall
on the _____ day of _____
WITNESS OUR HANDS, this _____ day of _____
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

PROJECT # 2233
DATE: 01/17/22



NEW AUTOMATED CARWASH FACILITY

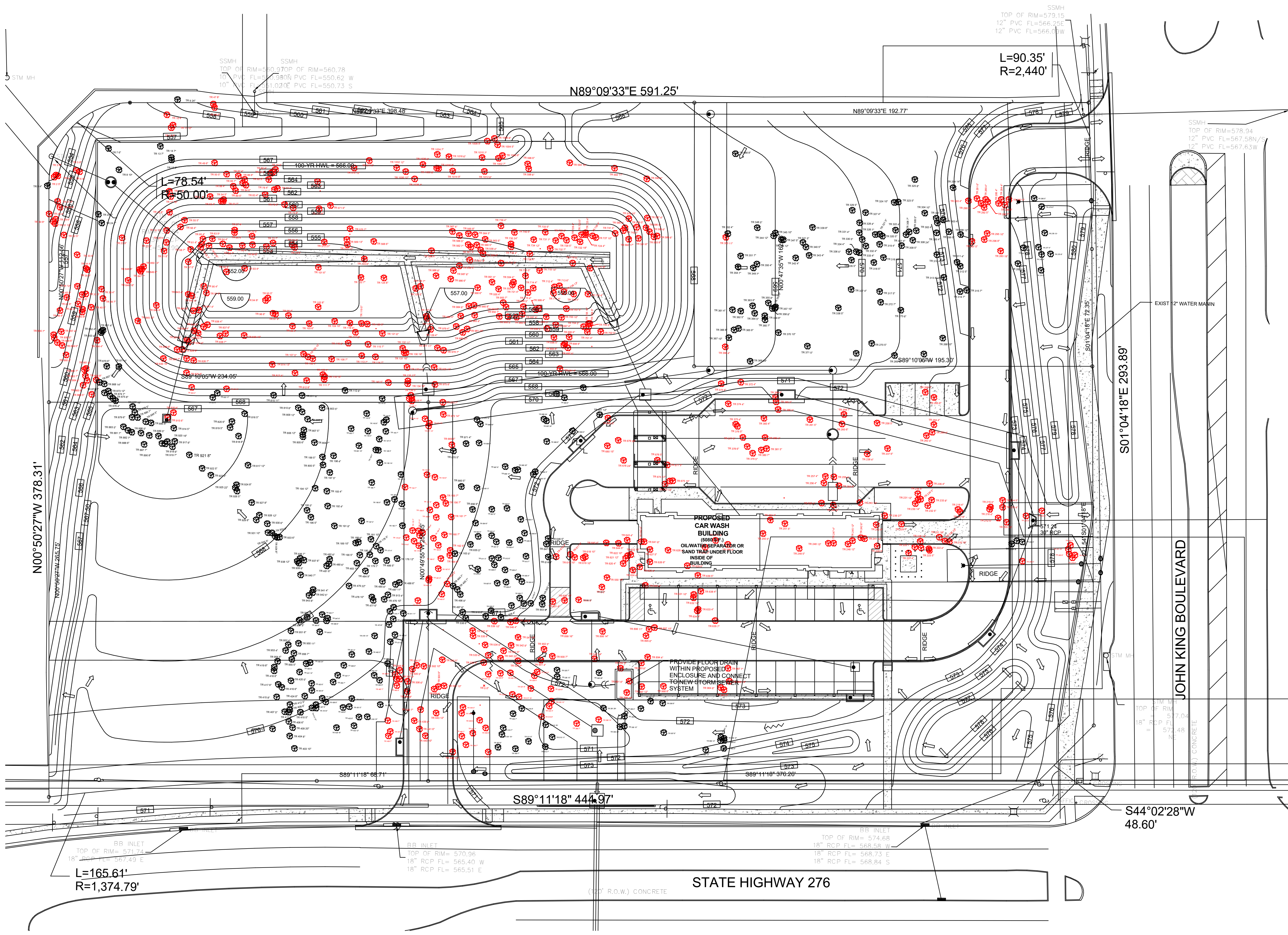
1720 S JOHN KING BLVD
ROCKWALL, TEXAS 75087
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

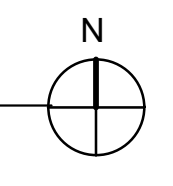
REVISIONS	DATE	DESCRIPTION
▲	04/12/24	PERMIT REVISION
▲	03/22/24	PERMIT REVISION
▲	02/07/24	PERMIT REVISION
	04/20/23	ISSUED FOR BLDG PERMIT
▲	03/07/23	PERMIT REVISION
	01/19/22	ISSUED FOR PERMIT
▲	10/31/22	ZONING REVISIONS
	10/07/22	ZONING REVIEW

DRAWN BY: RAM
APPROVED BY: GCN / MAM
SCALE: AS NOTED
DESCRIPTION: FULL SITE LANDSCAPE PLAN

SHEET NO. L-1.0



1 TREE REMOVAL PLAN
SCALE: 1" = 30'



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall
on the _____ day of _____
WITNESS OUR HANDS, this _____ day of _____
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

NERVO ARCHITECTS

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

PROJECT # 2233
DATE: 01/17/22



J. M. Allen Survey, Abstract No. 0002

NEW AUTOMATED CARWASH FACILITY

1720 S JOHN KING BLVD
ROCKWALL, TEXAS 75087

(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

REVISIONS	DATE	DESCRIPTION
▲	04/12/24	PERMIT REVISION
▲	03/22/24	PERMIT REVISION
▲	02/07/24	PERMIT REVISION
	04/20/23	ISSUED FOR BLDG PERMIT
▲	03/07/23	PERMIT REVISION
	01/19/22	ISSUED FOR PERMIT
▲	10/31/22	ZONING REVISIONS
	10/07/22	ZONING REVIEW

DRAWN BY: RAM

APPROVED BY: GCN / MAM

SCALE: AS NOTED

DESCRIPTION: TREE REMOVAL PLAN

SHEET NO.: L-1.5

CASE# SP2022-053

Compliance Table

LOT ZONING: Overlay District:	(C) commercial (SH-205 BY OV) SH-205 By-Pass Overlay District
lot area:	104,544.0 s.f. (2.40 Acres)
FLOOR AREA CALCULATIONS:	PROPOSED ALLOWED (4:1)
ground floor:	5,080.0
TOTAL FLOOR AREA:	5,080.0 418,176.0
LOT COVERAGE CALCULATIONS:	PROPOSED ALLOWED (60%)
ground floor:	5,080.0
TOTAL LOT COVERAGE:	5,080.0 62,726.4
MAXIMUM IMP PARKING CALC:	PROPOSED ALLOWED (85-90%)
Employee Parking area:	910.8
Vacuum Parking area:	9,966.0
TOTAL IMP PARKING AREA:	10,876.6 88,862.4 - 94,089.6
MINIMUM LANDSCAPING CALC:	PROPOSED REQUIRED (20%)
Commercial (C) District Impervious Area: Landscape Area:	47,647.1 83,692.9
TOTAL LANDSCAPE AREA:	83,692.9 20,908.8
Area of Landscaping in Front and Along side of Building	PROPOSED REQUIRED (50%)
	43,066.0 41,646.45

GENERAL NOTES

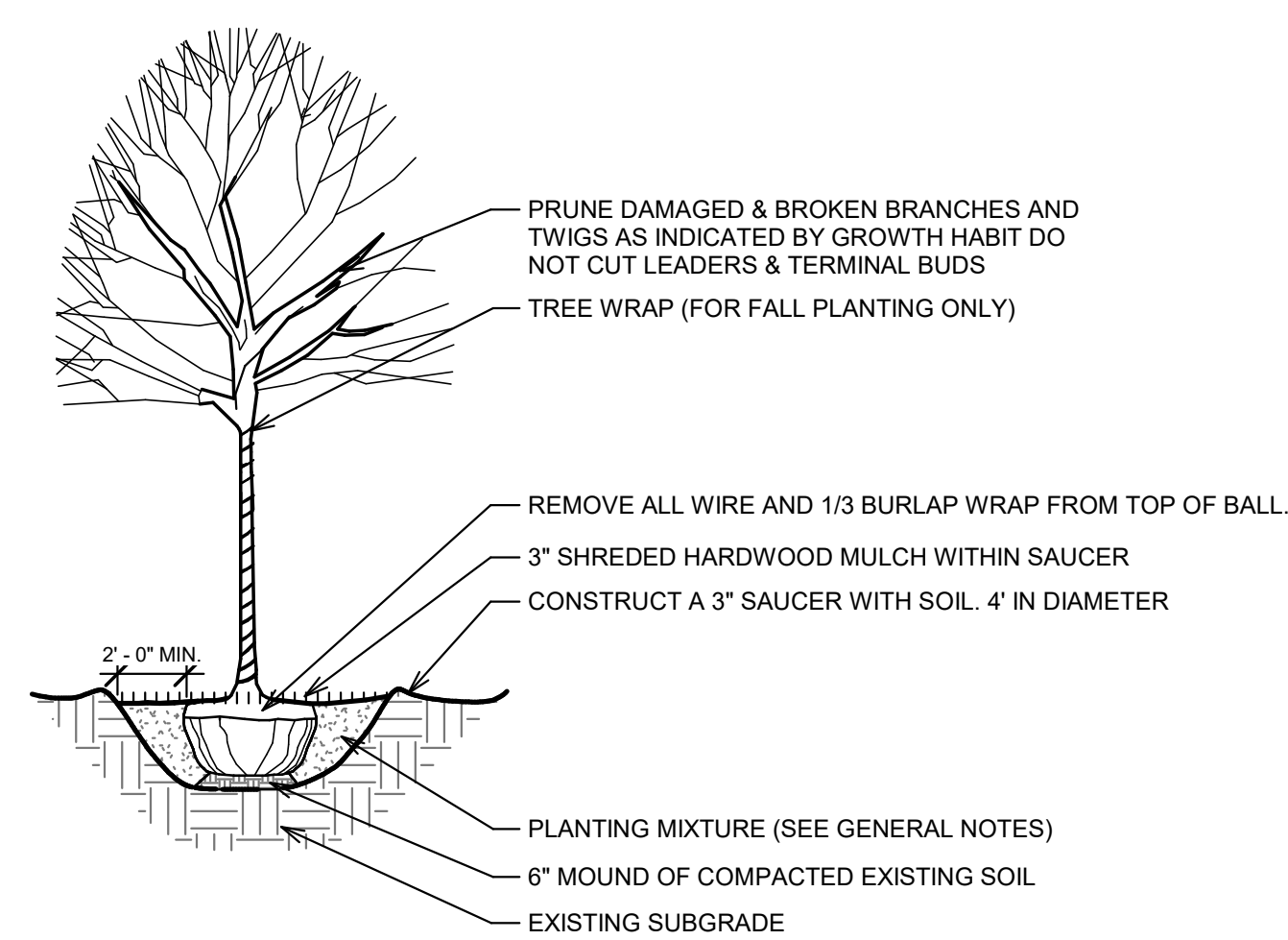
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT /OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
- VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
- 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 SHREDED 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 ANTI-DESICCANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-DESICCANT 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.

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

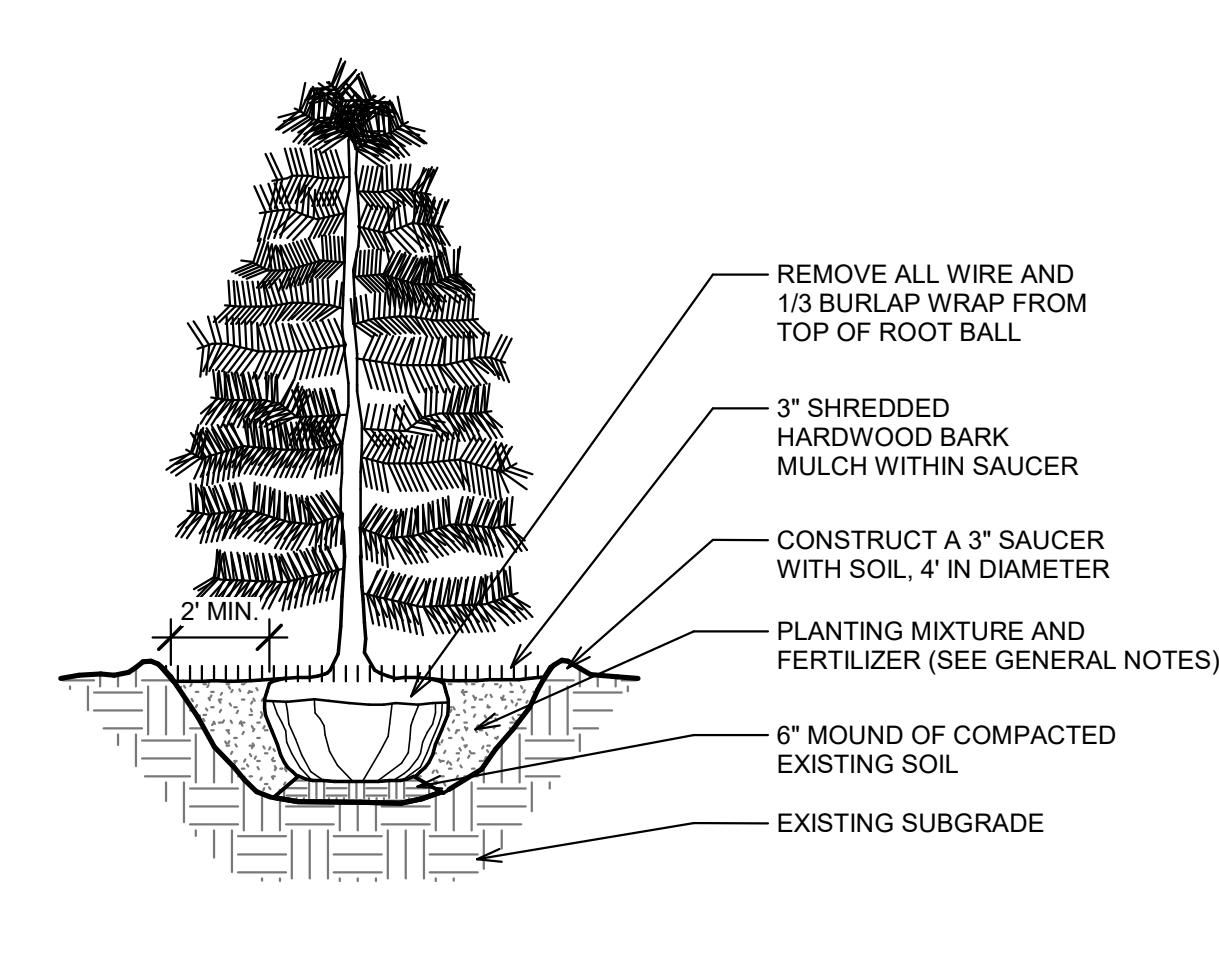
LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
TD	2	Taxodium Distichum	Bald Cypress	4" caliper / 8' ht	8	mature height 120'
AR	4	Acer Rubrum	October Glory Maple	4" caliper / 8' ht	16	mature height 40' - 50'
FT	6	Fraxinus Texensis	Texas Ash	4" caliper / 8' ht	24	mature height 45'
OB	8	Quercus Buckleyi	Texas Red Oak	4" caliper / 8' ht	32	mature height 30' - 55'
MG	5	Magnolia Grandiflora	Little Gem Magnolia	4" caliper / 8' ht	20	mature height 15' - 20'
TOTAL					100	
ACCENT TREES (Plant this size tree no closer than 10 feet from the center of pole line.)						
SM	6	Acer truncatum	Shantung Maple	2.5" caliper / 8' ht	15	mature height 25' - 35'
CL	4	Chilopsis linearis	Desert Willow	2.5" caliper / 8' ht	10	mature height 15' - 20'
IV	16	Ilex Vomitoria	Yaupon Holly	2.5" caliper / 8' ht	40	mature height 10' - 20'
FL	10	Rhus lanceolata	Flame Leaf Sumac	2.5" caliper / 8' ht	25	mature height 40' - 50'
CC	6	Cercis canadensis	Eastern Redbud	2.5" caliper / 8' ht	15	mature height 20' - 30'
TOTAL					105	
TOTAL					205	
EVERGREEN TREES (Min. Size at planting 6' hgt.)						
PS	3	Pinus strobus	Eastern White Pine	6' ht		
TO	6	Thuja occidentalis	White Cedar	6' ht		mature height 8'-12'
JT	8	Juniperus virginiana 'Taylor'	Taylor Juniper	6' ht		mature height 18'
SHRUBS (All Hedges to be maintained and kept below @ max. 4'-0" tall)						
CT	42	Leucophyllum sp.	Cenizo (Texas Sage)	30" spr. / 24" ht		Medium Shrub
BJ	100	Buxus japonica	Japanese Boxwood	30" spr. / 24" ht		Small Shrub
TM	10	Taxus 'media Hicksii'	Hicks Yew Hedge	30" spr. / 24" ht		Large Shrub
FI	81	Forsythia intermedia 'Spectabilis'	Forsythia	30" spr. / 24" ht		Large Shrub
NO	26	Nerium oleander	Oleander	30" spr. / 24" ht		Large Shrub
DY	76	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	30" spr. / 24" ht		Small Shrub
ORNAMENTAL GRASS						
SOD	-	Cynodon dactylon	Bermuda Grass	56,497 Sq. Ft.		Typical Ground Cover w/o plantings
WG	476	Eragrostis curvula	Weeping Love Grass			Ground Cover
PD	16	Sporobolus heterolepis	Prairie Dropseed			
JB	98	Imperata cylindrica 'Red Baron'	Japanese Blood Grass			
PERENNIALS, GROUNDCOVERS - (plants in mulch beds)						
RL	162	Rudbeckia laciniata	Green-headed Coneflower	2" pots		Use in Wetland Basin / Embankment
VM	270	Vinca minor	Periwinkle	18" spread / 2" pots		perennials mature height 18"
AT	110	Asclepias tuberosa	Butterfly Weed	18" spread / 2" pots		perennials
EP	74	Echinacea purpurea	Purple Coneflower	18" spread / 2" pots		perennials
WF	37	Waldsteinia fragarioides	Barren Strawberry	18" spread / 2" pots		perennials
RS	230	Rudbeckia speciosa	Black-eyed Susan	18" spread / 2" pots		perennials
PT	162	Pyroanthemum tenuifolium	Slender Mountain Mint			ground cover

NOTES:

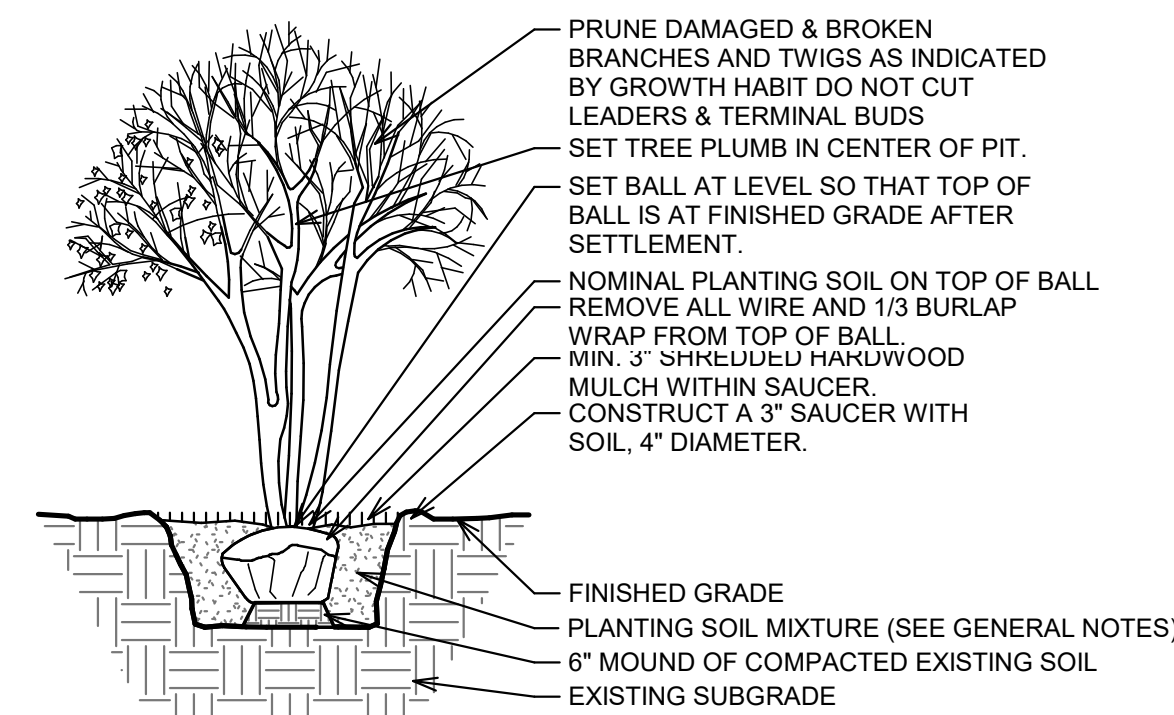
- ONCE A TREESCAPE PLAN HAS BEEN APPROVED FOR A PROPERTY, A TREE REMOVAL PERMIT WILL BE REQUIRED TO REMOVE ANY TREE(S).
- ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS (I.E. SOD - HYDRO MULCH SHALL BE PROHIBITED IN THESE AREAS) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" CONSISTS OF 75% TO 80% COVERAGE AND MINIMUM HEIGHT OF ONE (1) INCH IN HEIGHT.
- IRRIGATION: LANDSCAPE DESIGN PURSUANT TO THE REQUIREMENTS OF THIS CHAPTER SHALL RECOGNIZE THE NEED FOR IRRIGATION AND WATER CONSERVATION. SPRINKLER IRRIGATION SYSTEMS MAY BE REQUIRED FOR CERTAIN LANDSCAPED AREAS, AS DETERMINED BY A LANDSCAPE ARCHITECT. THE NEED FOR SPRINKLER IRRIGATION SYSTEMS SHALL BE DETERMINED BY THE TYPE OF PLANT MATERIAL AND THE CONDITION/GROWING MEDIUM THAT THEY ARE INSTALLED IN. FOR INSTANCE, WHETHER THERE IS A PERMANENT MEANS AVAILABLE TO WATER PLANT MATERIAL, SUCH AS HOSE BIBS, SHALL BE A CONSIDERATION. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER, AND STORM SEWER LINES.



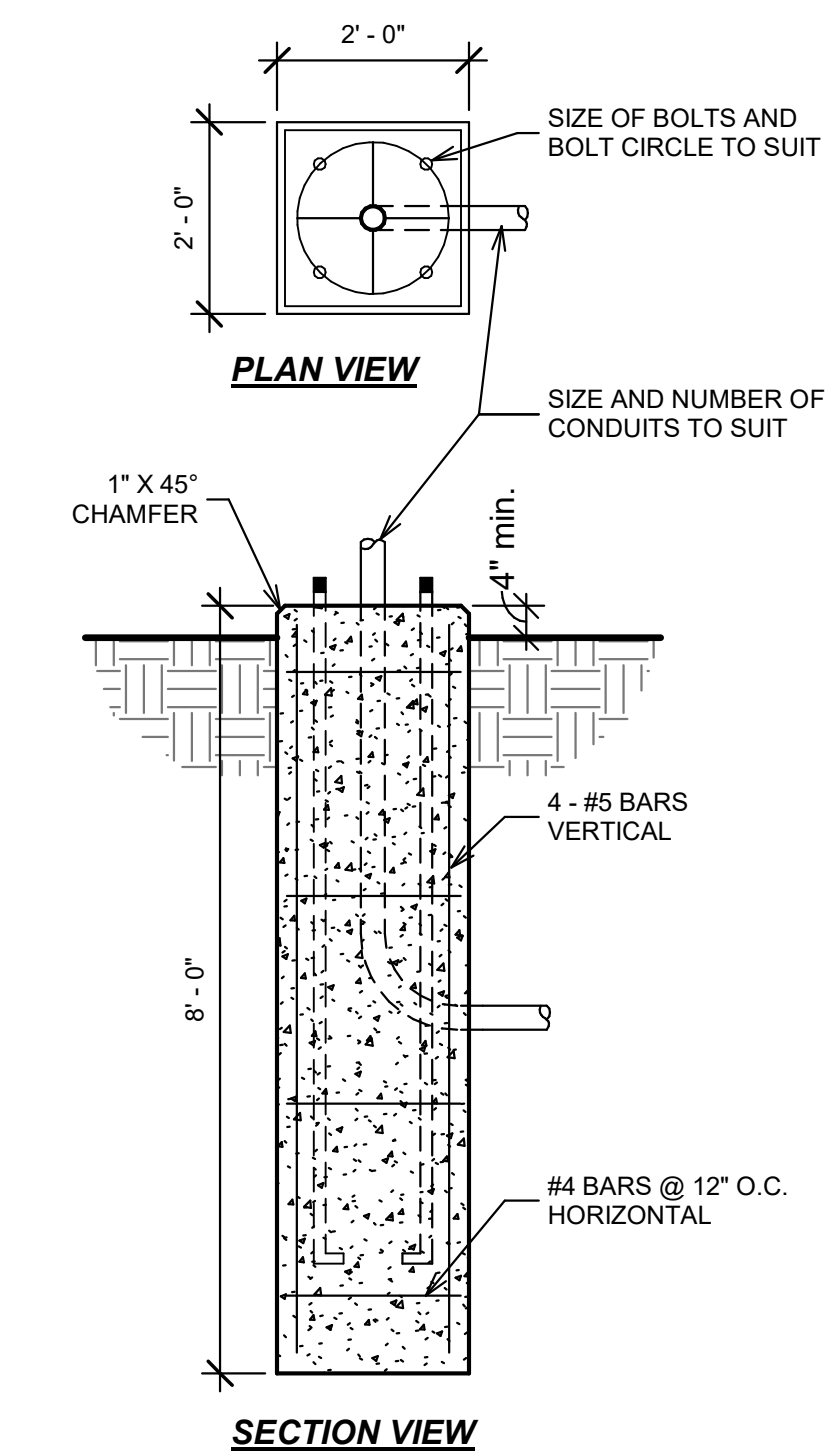
1 DECIDUOUS TREE PLANTING DETAIL
SCALE: 3/16" = 1'-0"



2 ORNAMENTAL TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"

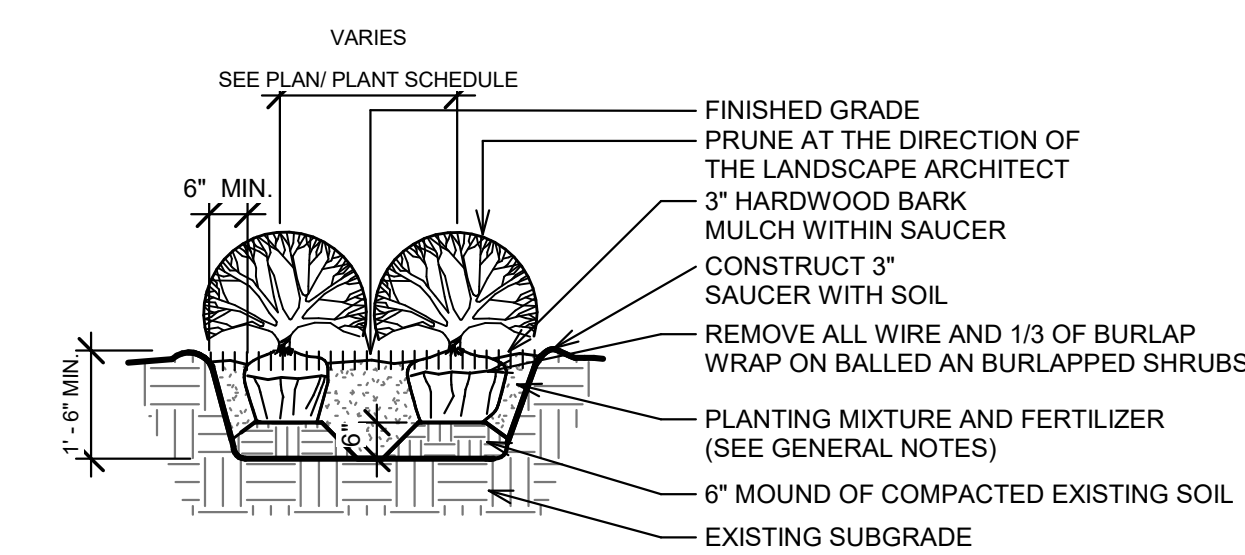


3 LARGE SHRUB PLANTING DETAIL
SCALE: 1/4" = 1'-0"



4 Light Post Foundation
SCALE: 1/2" = 1'-0"

5 GROUND COVER PLANTING DETAIL
SCALE: 3/8" = 1'-0"



6 SMALL SHRUB PLANTING DETAIL
SCALE: 3/8" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall

on the _____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

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

PROJECT # 2233
DATE: 01/17/22

NEW AUTOMATED CARWASH FACILITY

**1720 S JOHN KING BLVD
ROCKWALL, TEXAS 75087**
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

DATE	REVISIONS
04/12/24	PERMIT REVISION
03/22/24	PERMIT REVISION
02/07/24	PERMIT REVISION
04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

DRAWN BY: RAM
APPROVED BY: GCN / MAM
SCALE: AS NOTED
DESCRIPTION: LANDSCAPE DETAILS & NOTES
SHEET NO.: L-1.1

CASE# SP2022-053

TREES MITIGATION (CAR WASH)

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

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
TD	2	Taxodium Distichum	Bald Cypress	4" caliper / 8' ht	8	mature height 120'
AR	4	Acer Rubrum	October Glory Maple	4" caliper / 8' ht	16	mature height 40' - 50'
FT	6	Fraxinus Texensis	Texas Ash	4" caliper / 8' ht	24	mature height 45'
QB	8	Quercus Buckleyi	Texas Red Oak	4" caliper / 8' ht	32	mature height 30' - 55'
MG	5	Magnolia Grandiflora	Little Gem Magnolia	4" caliper / 8' ht	20	mature height 15' - 20'
TOTAL	25				100	

TREES MITIGATION (DETENTION BASIN)

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

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	9	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	36	mature height 30' - 60'
QM	10	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	40	mature height 70' - 90'
QV	19	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	76	mature height 40' - 80'
AR	10	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	40	mature height 40' - 50'
TOTAL	48				192	

TREES MITIGATION (BUFFER YARD)

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

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	6	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	24	mature height 30' - 60'
QM	6	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	24	mature height 70' - 90'
QV	8	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	32	mature height 40' - 80'
AR	8	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	32	mature height 40' - 50'
TOTAL	28				112	

TREES MITIGATION (OTHER)

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

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	28	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	112	mature height 30' - 60'
QM	25	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	100	mature height 70' - 90'
QV	29	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	116	mature height 40' - 80'
AR	33	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	132	mature height 40' - 50'
TOTAL	115				460	

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

PROJECT # 2233
 DATE: 01/17/22



NEW AUTOMATED CARWASH FACILITY

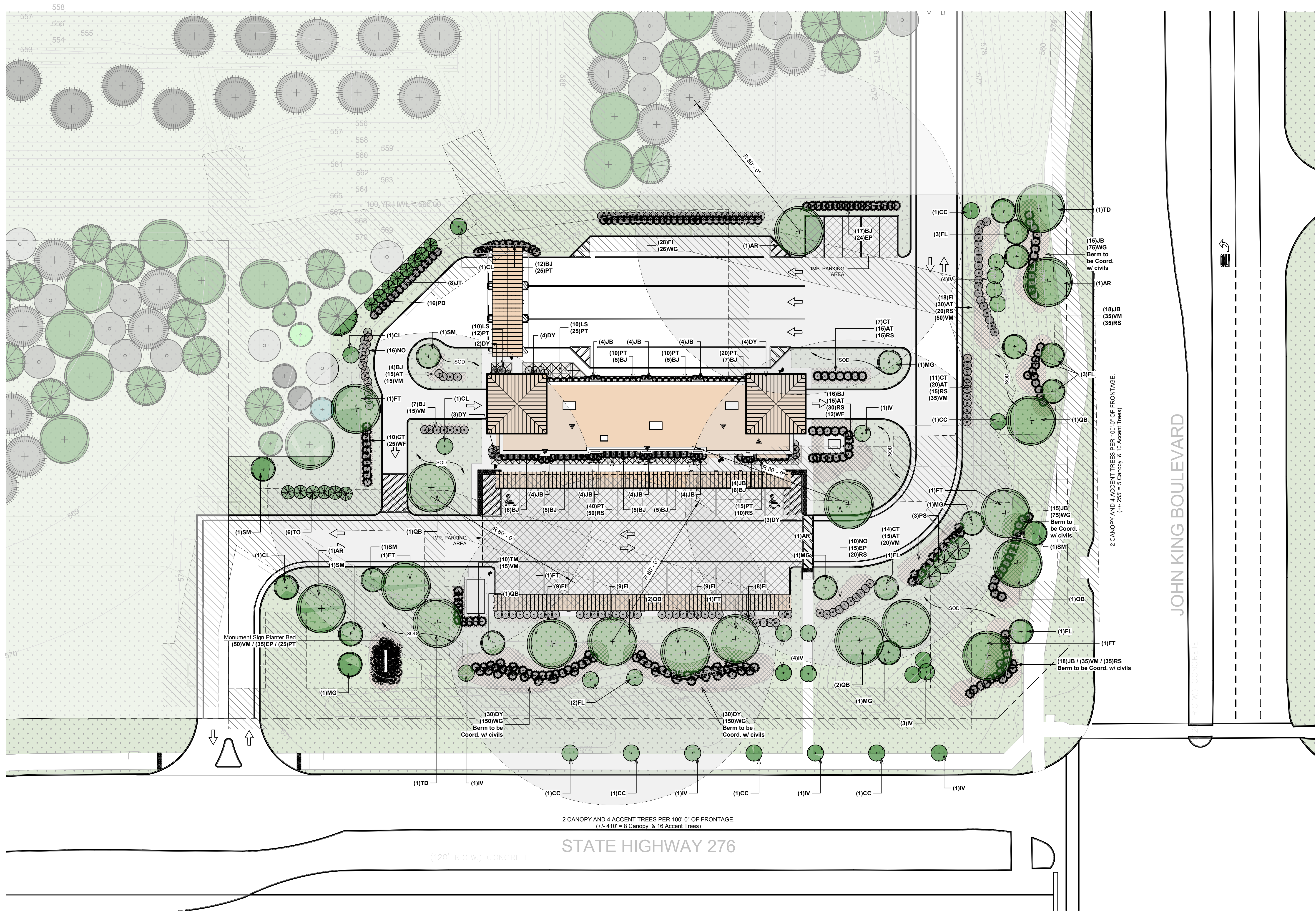
1720 S JOHN KING BLVD
 ROCKWALL, TEXAS 75087
 (Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

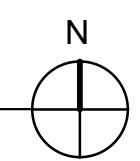
DATE	REVISIONS
04/12/24	PERMIT REVISION
03/22/24	PERMIT REVISION
02/07/24	PERMIT REVISION
04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

DRAWN BY: RAM
APPROVED BY: GCN / MAM
SCALE: AS NOTED
DESCRIPTION: FULL SITE TREES SCHEDULE
SHEET NO.: L-1.0.1

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall
 on the _____ day of _____, _____.
 WITNESS OUR HANDS, this _____ day of _____, _____.
 Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____



LANDSCAPE PLAN
SCALE: 3/8" = 1'-0"



APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall
on the _____ day of _____
WITNESS OUR HANDS, this _____ day of _____
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

NERO ARCHITECTS

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

PROJECT # 2233
DATE: 01/17/22

Handwritten Signature

NEW AUTOMATED CARWASH FACILITY

1720 S JOHN KING BLVD
ROCKWALL, TEXAS 75087
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PERMIT REVIEW - NOT FOR CONSTRUCTION

	DATE	REVISIONS
▲	04/12/24	PERMIT REVISION
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▲	04/20/23	ISSUED FOR BLDG PERMIT
▲	03/07/23	PERMIT REVISION
▲	01/19/22	ISSUED FOR PERMIT
▲	10/31/22	ZONING REVISIONS
▲	10/07/22	ZONING REVIEW

DRAWN BY: RAM

APPROVED BY: GCN / MAM

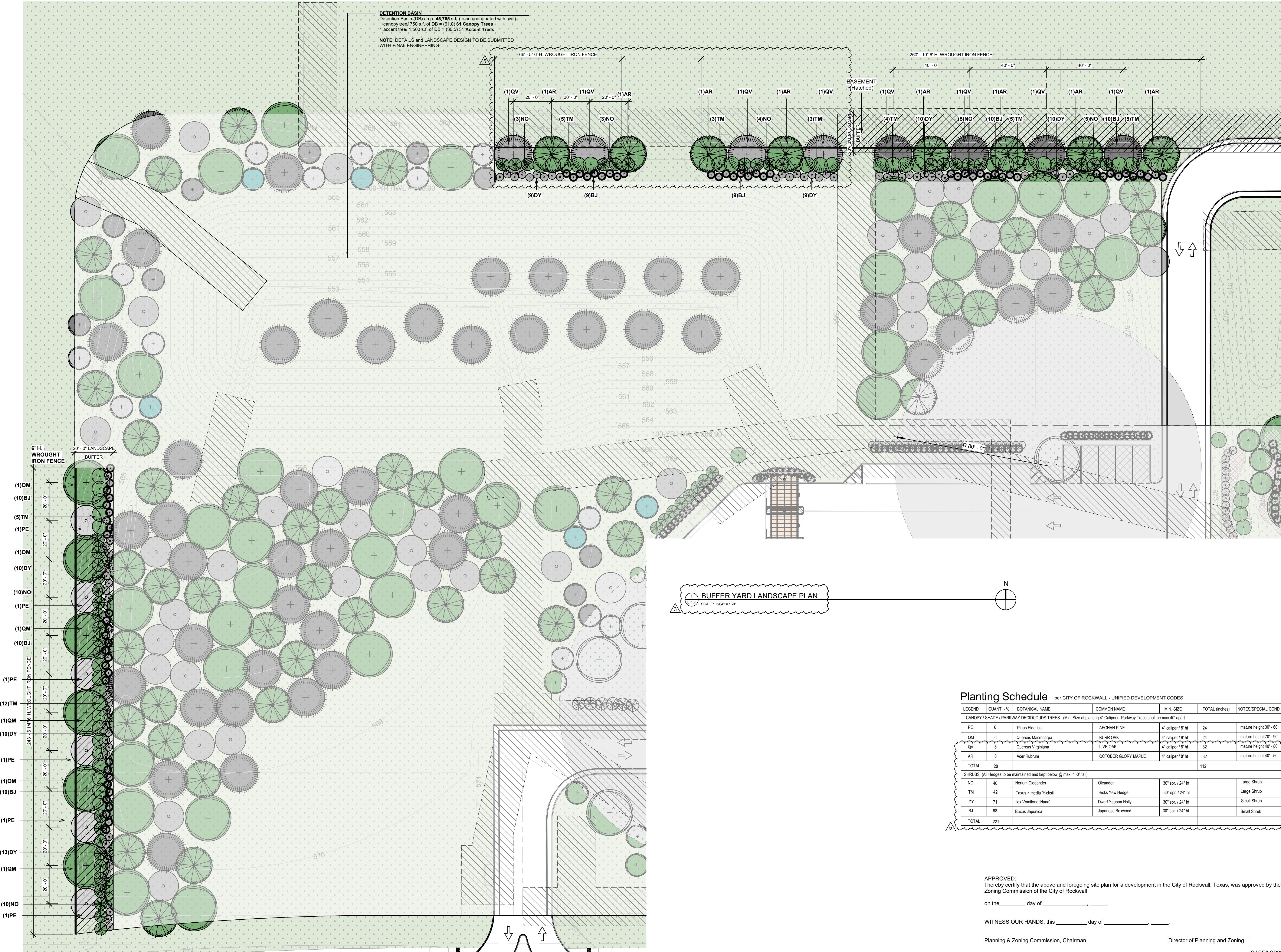
SCALE: AS NOTED

DESCRIPTION: LANDSCAPE PLAN

SHEET NO. L-1.2

CASE# SP2022-053

DETENTION BASIN
 Detention Basin (DB) area: 45,765 s.f. (to be coordinated with civil).
 1 canopy tree/750 s.f. of DB = (61.0) 61 Canopy Trees
 1 accent tree/1,500 s.f. of DB = (30.5) 31 Accent Trees
NOTE: DETAILS and LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL ENGINEERING



1.1 BUFFER YARD LANDSCAPE PLAN
 SCALE: 3/8\"/>

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4\"/>						
PE	6	Pinus Ekdarsa	AFGHAN PINE	4\"/>		
QM	6	Quercus Macrocarpa	BURR OAK	4\"/>		
QV	8	Quercus Virginiana	LIVE OAK	4\"/>		
AR	8	Acer Rubrum	OCTOBER GLORY MAPLE	4\"/>		
TOTAL	28				112	
SHRUBS (All Hedges to be maintained and kept below @ max. 4'-0\"/>						
NO	40	Nerium Oleander	Oleander	30\"/>		
TM	42	Taxus x media 'Hicksii'	Hicks Yew Hedge	30\"/>		
DY	71	Ilex Vomitoria 'Nana'	Dwarf Yaupon Holly	30\"/>		
BJ	68	Buxus Japonica	Japanese Boxwood	30\"/>		
TOTAL	221					

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall
 on the _____ day of _____, _____
 WITNESS OUR HANDS, this _____ day of _____, _____
 Planning & Zoning Commission, Chairman
 Director of Planning and Zoning

NERVO ARCHITECTS

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SUITE 4
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TEL: 847.825.9400

PROJECT # 2233
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[Signature]

NEW AUTOMATED CARWASH FACILITY

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PERMIT REVIEW - NOT FOR CONSTRUCTION

DATE	REVISIONS
04/12/24	PERMIT REVISION
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04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

DRAWN BY: RAM
APPROVED BY: GCN / MAM
SCALE: AS NOTED
DESCRIPTION: BUFFER YARD LANDSCAPE PLAN
SHEET NO.: L-1.4

CASE# SP2022-053