

**ARCHITECT**

**NERI ARCHITECTS**

6400 N. NORTHWEST HWY. SUITE 4  
CHICAGO, IL 60631  
P. 847.825.9400

LICENSE # 1301070132  
EXPIRATION DATE: MARCH 02, 2023

**CONSULTANTS INFO:**

**CIVIL ENGINEER**

TERRA CONSULTING GROUP, LTD.  
600 BUSSE HWY, PARK RIDGE, IL 60068  
Phone: 847-698-6400

**MEP ENGINEER**

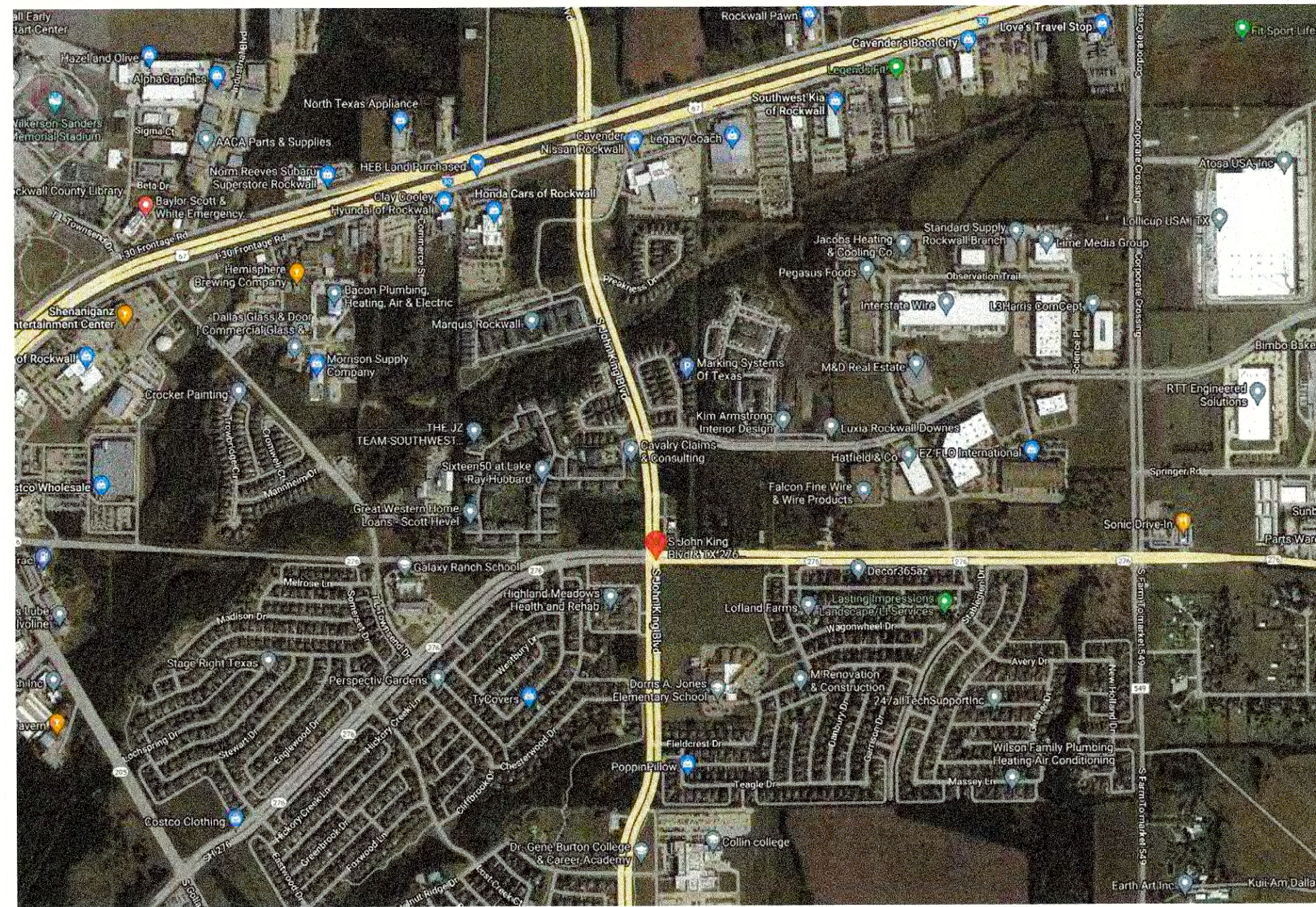
GEOSOLAR ENERGY FARM  
RENEWABLES DESIGN / BUILD  
Phone: (630)936-7733  
Email: gvalcour@geosolarenergyfarm.com

**STRUCTURAL ENGINEER**

Anax Engineering, Inc.  
317 W. Colfax St., Suite 105  
Palatine, IL 60067  
Phone: 847-461-9006  
Email: vlad@anaxeng.com

**EQUIPMENT DESIGNER**

NCS WASH SOLUTIONS  
Patrick De Prisco  
VP System Sales  
National Carwash Solutions  
d: 602.267.1457 - m: 602.721.7760



**ZONING & LOT DATA**

ADDRESS: SOUTHWEST CORNER OF STATE HWY & FM 549  
ROCKWALL, TX 75087

PIN#:

ACREAGE: TOTAL = 131,340 s.f. (3.02 acres)

ZONING: PD-10

**PROJECT DATA**

SCOPE OF WORK: NEW COMMERCIAL BUILDING

**APPLICABLE CODES:**

(Building codes have been adopted by the CITY OF ROCKWALL)

- 2015 INTERNATIONAL BUILDING CODE and local amendments
- 2015 INTERNATIONAL FIRE CODE and local amendments
- 2015 INTERNATIONAL FUEL GAS CODE and local amendments
- 2015 INTERNATIONAL ENERGY CONSERVATION CODE and local amendments
- 2015 INTERNATIONAL MECHANICAL CODE and local amendments
- 2014 NATIONAL ELECTRICAL CODE and local amendments
- 2015 INTERNATIONAL PLUMBING CODE and local amendments

CLIMATE ZONE: 3A

EXISTING USE: COMMERCIAL BUILDING

**BUILDING DESCRIPTION**

USE GROUP: "B" - COMMERCIAL CARWASH

OCCUPANCY LOADS: 22

BUILDING AREA: ONE STORY (30'-0")

CONSTRUCTION TYPE: IIB / Non-Sprinklered

PROPOSED BUILDING AREA: 4,983 SQ. FT.

**PROJECT NOTES CODES, STANDARDS, AND PROCEDURES**

1. ALL CONSTRUCTION SHALL COMPLY WITH INTERNATIONAL BUILDING CODES, OSHA, AND ZONING CODES, CITY OF ROCKWALL, STATE OF TEXAS, AND ALL OF THE UNITED STATES OF AMERICA FEDERAL AGENCY REQUIREMENTS.
2. BEFORE DOING ANY CONSTRUCTION, CONTACT LOCAL ELECTRIC COMPANY AND ASK FOR THE "NEW BUSINESS GROUP". REQUEST AN ONSITE MEETING AND COORDINATION OF PROPOSED WORK. BRING ARCHITECTURAL DRAWINGS AND OBTAIN APPROVAL ON CLEARANCES FOR ALL NEW STRUCTURES BEING BUILT AND/OR ELECTRIC SERVICE BEING MOVED AND/OR UPGRADED.
3. BEFORE DOING ANY CONSTRUCTION, CONTACT J.U.L.I.E. TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES WHICH MAY AFFECT PROPOSED SITE WORK. 8-1-1 IS THE NATIONWIDE TOLL-FREE NUMBER FOR LOCATION SERVICES. CALL JULIE'S TOLL-FREE NUMBER 1-800-892-0123.
4. ALL CARWASH EQUIPMENT SHALL BE PROVIDED BY NATIONAL CARWASH SOLUTIONS (NCS) AND COORDINATED w/ NERI ARCHITECTS' INFORMATION.
5. ALL REFERENCES TO CODES, SPECIFICATIONS, AND STANDARDS, REFERRED TO IN THE SPECIFICATIONS AND/OR DRAWINGS SHALL MEAN THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE IN EFFECT AS OF THE LATEST DATE OF THE CONTRACT DOCUMENTS.
6. ALL WORK SHALL COMPLY WITH THE REQUIREMENTS, POLICIES, AND PROCEDURES OF THE OWNER.
7. DRAWINGS AND SPECIFICATIONS ARE TO BE ISSUED TO THE SUBCONTRACTORS IN COMPLETE SETS SO THAT THE FULL EXTENT OF WORK IS SHOWN AND COORDINATION OF WORK IS MADE POSSIBLE.
8. ALL WORK SHALL BE OF THE HIGHEST QUALITY FOLLOWING THE CONTRACT DOCUMENTS, PROJECT SPECIFICATIONS, MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS, AND THE BEST ACCEPTED TRADE PRACTICES AND STANDARDS.
9. DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPES OF DETAILING REQUIRED FOR THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO THOSE DETAILED.
10. PROVIDE ALL SHOP DRAWINGS, CATALOG CUTS, SAMPLES, ETC. FOR THE NECESSARY WORK REQUIRED AND FOR ARCHITECTS REVIEW PRIOR TO COMMENCEMENT OF THE WORK.
11. EACH CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ALL WORK WHICH DIFFERS FROM CONTRACT DOCUMENTS SO THAT ACCURATE RECORD DRAWINGS AND SPECIFICATIONS CAN BE KEPT AND PROVIDED TO THE OWNER AT PROJECT CLOSEOUT.
12. EACH CONTRACTOR SHALL VISIT THE SITE AND BE KNOWLEDGEABLE OF CONDITIONS THERE OF. FAILURE TO EXAMINE THE SITE AND DETERMINE EXISTING CONDITIONS OR NATURE OF NEW CONSTRUCTION, OR NATURE AND EXTENT OF WORK TO BE PERFORMED BY OTHER TRADES WILL NOT BE CONSIDERED A BASIS FOR GRANTING OF ADDITIONAL COMPENSATION.
13. THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL REQUIREMENTS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY CONDITIONS CONTRARY TO THE CONSTRUCTION DOCUMENTS THAT REQUIRE MODIFICATION BEFORE PROCEEDING WITH THE WORK.
14. THE CONTRACTOR SHALL PROTECT ALL EXISTING SITE ELEMENTS FROM DAMAGE DUE TO THE CONSTRUCTION OPERATIONS, AND REPAIR OR REPLACE ANY ELEMENTS DAMAGED DURING THE PROJECT.
15. ANY UTILITY SHUT-OFFS AS REQUIRED BY THE CONTRACTOR FOR COMPLETION OF THEIR WORK SUCH AS ELECTRICAL, GAS, AND / OR WATER SHOULD BE COORDINATED w/ NERI ARCHITECTS' INFORMATION.

**SHEET INDEX**

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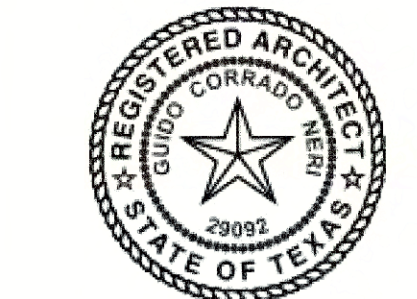
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall.

on the 15<sup>th</sup> day of November 2022

WITNESS OUR HANDS, this 15<sup>th</sup> day of March 2023

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



*Handwritten signature of the architect.*

**NEW AUTOMATED CARWASH FACILITY**

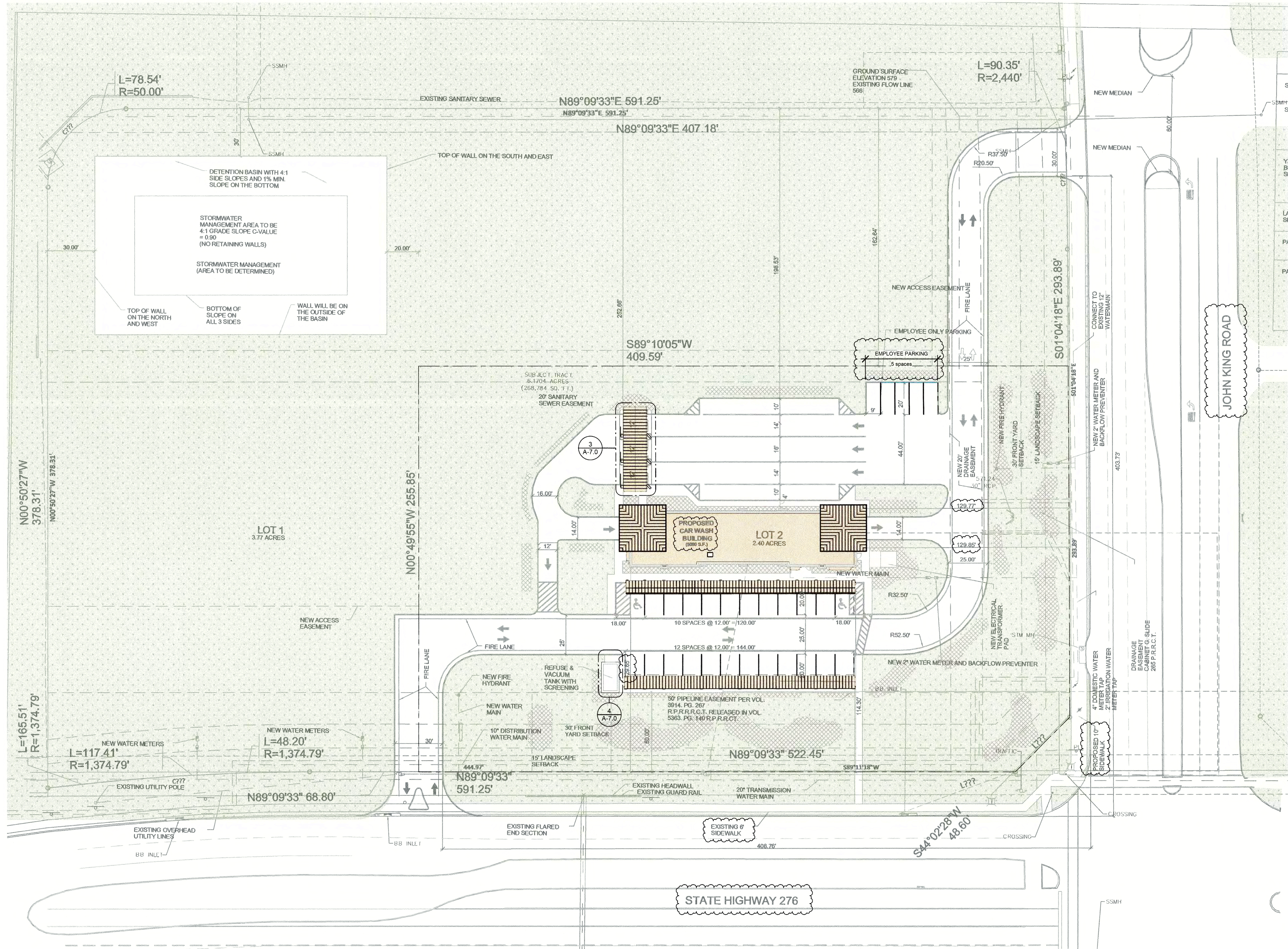
1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PROJECT # 2034  
DATE: 01/17/22

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

|                  |                           |
|------------------|---------------------------|
| 03/07/23         | PERMIT REVISION           |
| 01/19/22         | ISSUED FOR PERMIT         |
| 10/31/22         | ZONING REVISIONS          |
| 10/07/22         | ZONING REVIEW             |
| <b>REVISIONS</b> |                           |
| DRAWN BY:        | RAM                       |
| APPROVED BY:     | GCN / MAM                 |
| SCALE:           | AS NOTED                  |
| DESCRIPTION:     | COVERSHEET & PROJECT INFO |
| SHEET NO.        | T-1.0                     |





**1 SITE PLAN**  
 SCALE: 1" = 30' 0"

**NOTES:**  
 ALL OVERHEAD UTILITIES BE PLACED UNDERGROUND

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 on the 15<sup>th</sup> day of November, 2022

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*[Signature]*  
 Planning & Zoning Commission, Chairman

*[Signature]*  
 Director of Planning and Zoning

PROJECT # 2034  
 DATE: 01/17/22



*[Signature]*

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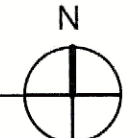
|           |                        |
|-----------|------------------------|
| 10/31/22  | ZONING REVISIONS       |
| 10/07/22  | ZONING REVIEW          |
|           | <b>REVISIONS</b>       |
|           | DRAWN BY: RAM          |
|           | APPROVED BY: GCN / MAM |
|           | SCALE: AS NOTED        |
|           | DESCRIPTION: SITE PLAN |
| SHEET NO. | G-1.2                  |





**DETENTION BASIN (in accordance with landscape requirements)**  
 Detention Basin (DB) area: 20,766 sq. ft. to be landscaped (with civil)  
 Canopy tree/ 750 sq. ft. of DB = (13.8) 13 Canopy Trees  
 1 accent tree/ 1,500 sq. ft. of DB = (13.8) 14 Accent Trees  
**NOTE: DETAILS and LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL ENGINEERING**  
 See Sheet L-1.0 for details

1  
 L-1.0  
**DETENTION BASIN LANDSCAPE PLAN**  
 SCALE: 1" = 30'-0"



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 on the 15<sup>th</sup> day of November, 2022

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[Signature] Director of Planning and Zoning

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

PROJECT # 2034  
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**NEW AUTOMATED CARWASH FACILITY**  
 1720 S JOHN KING BLVD  
 ROCKWALL, TEXAS 75087  
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|                     |                          |
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| 10/31/22            | ZONING REVISIONS         |
| 10/07/22            | ZONING REVIEW            |
| <b>REVISIONS</b>    |                          |
| <b>DRAWN BY:</b>    | RAM                      |
| <b>APPROVED BY:</b> | GCN / MAM                |
| <b>SCALE:</b>       | AS NOTED                 |
| <b>DESCRIPTION:</b> | FULL SITE LANDSCAPE PLAN |
| <b>SHEET NO.</b>    | L-1.0                    |



**Compliance Table**

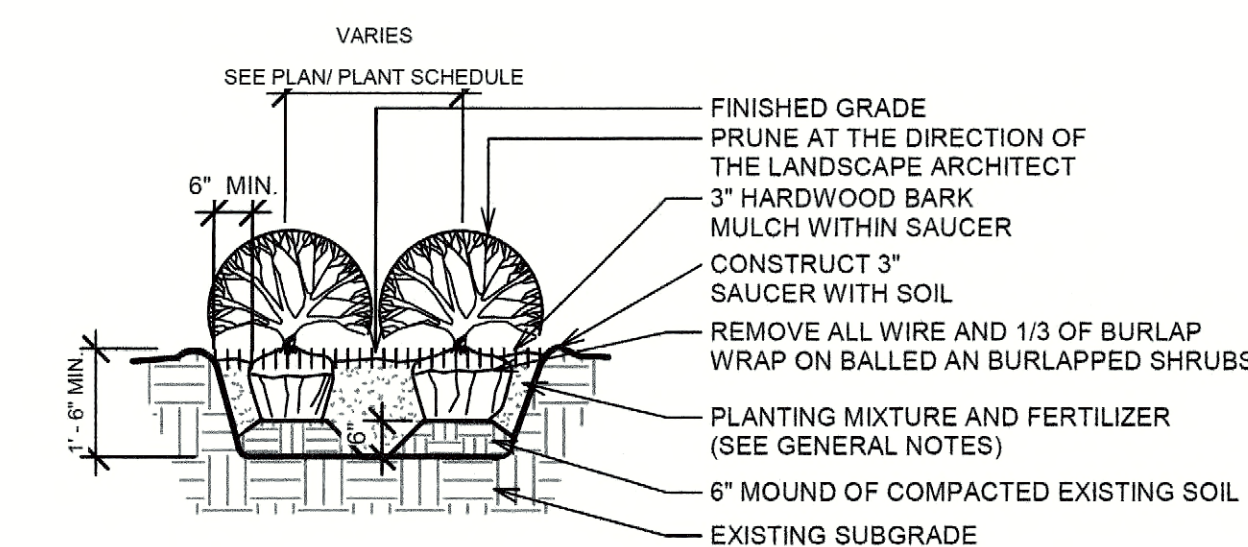
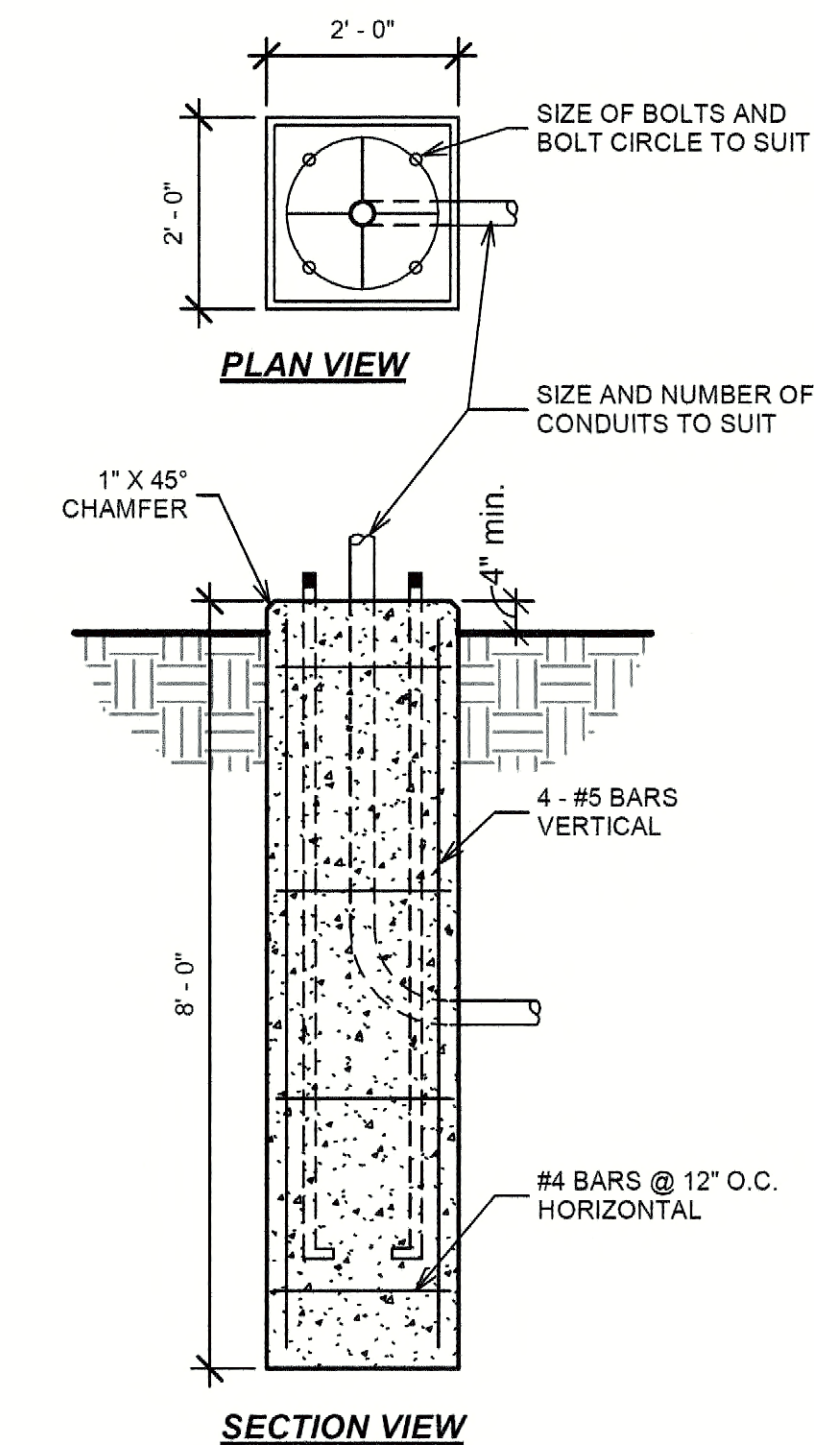
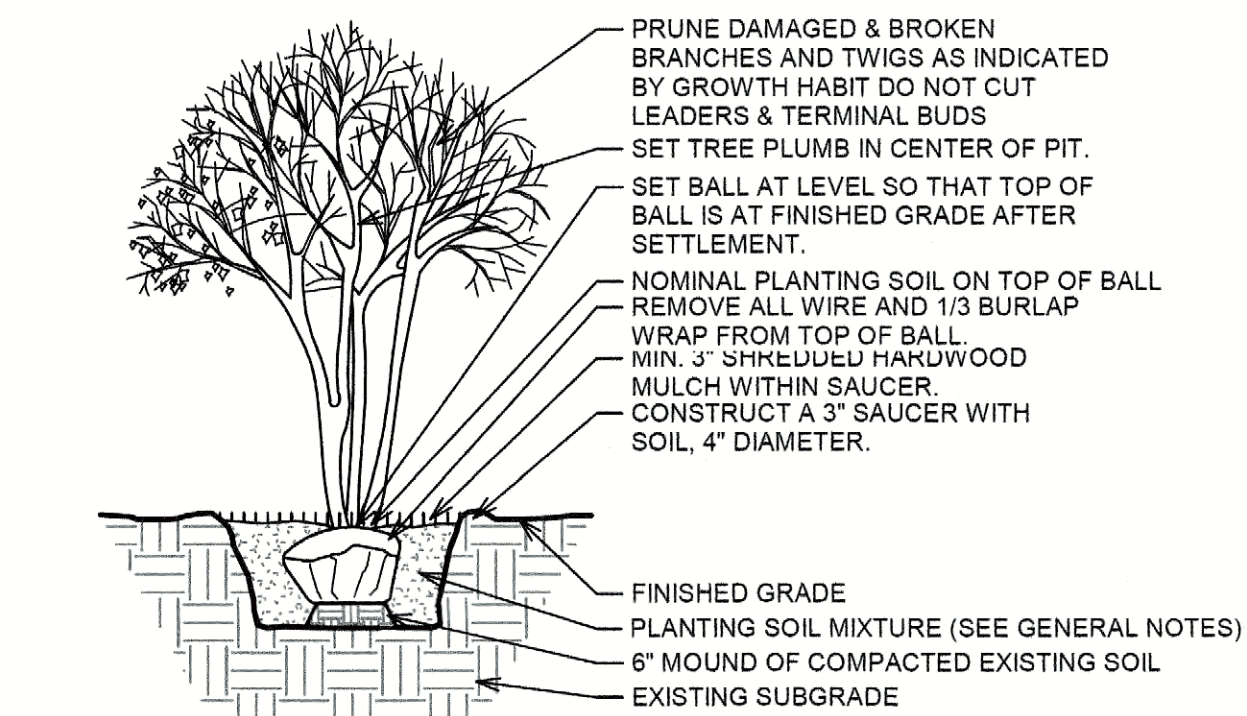
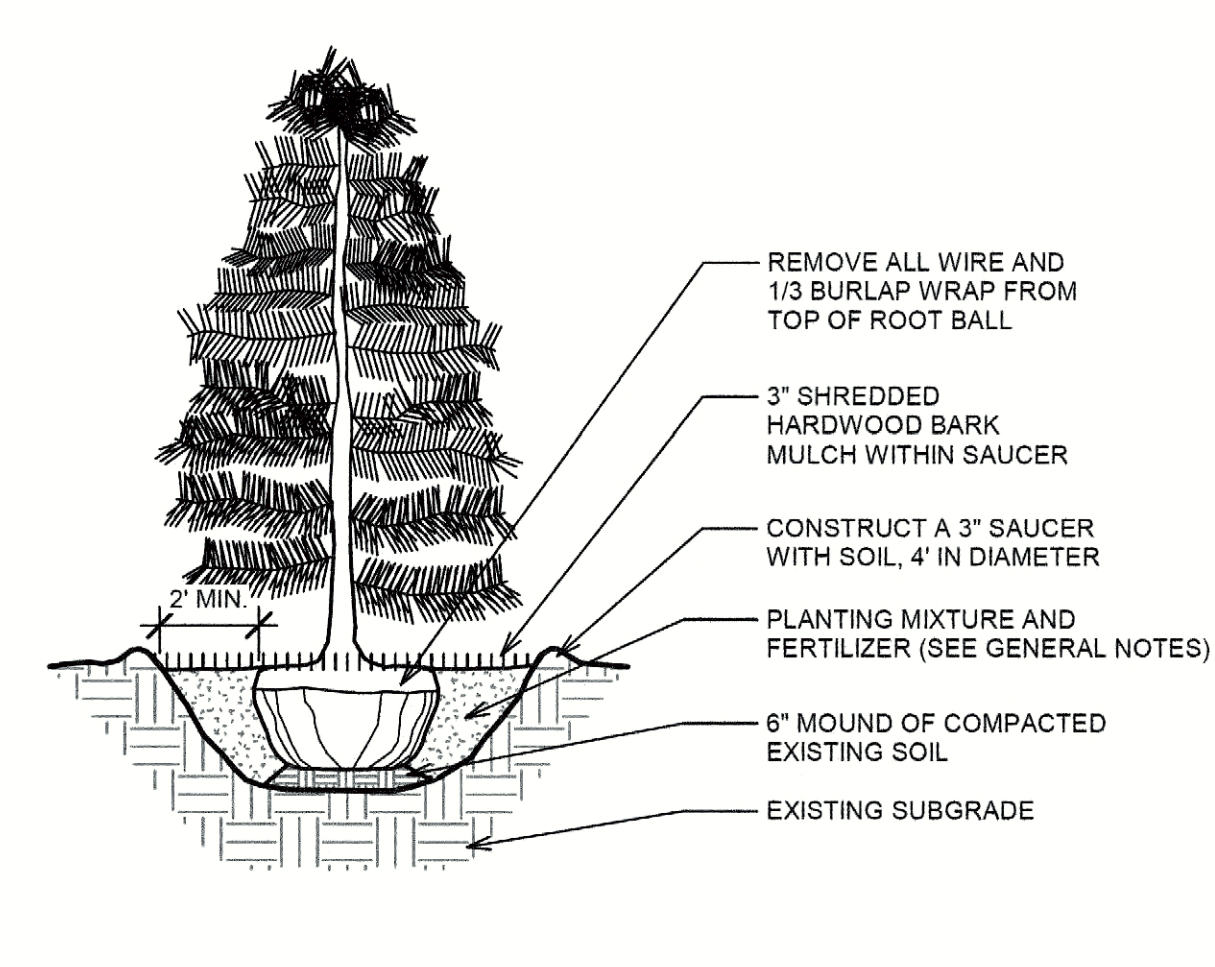
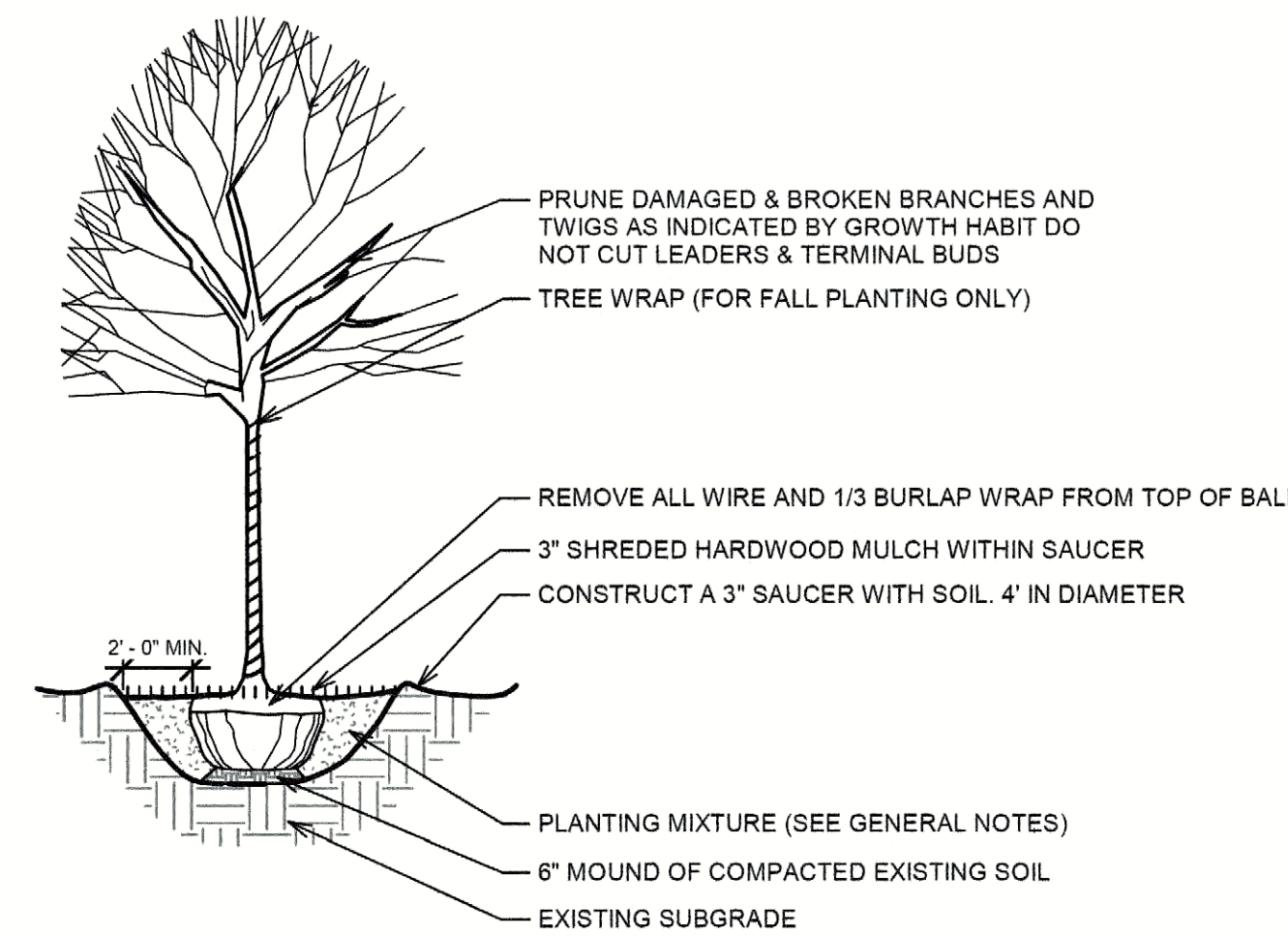
|  |   |
|--|---|
| <b>LOT ZONING:</b><br>Overlay District:                        | (C) commercial<br>(SH-205 BY OV)<br>SH-205 By-Pass Overlay District |
| lot area:  | 104,544.0 s.f. (2.40 Acres)   |
| <b>FLOOR AREA CALCULATIONS:</b>                                | <b>PROPOSED ALLOWED (4:1)</b>                                       |
| ground floor:  | 5,080.0   |
| <b>TOTAL FLOOR AREA:</b>                                       | <b>5,080.0 418,176.0</b>  |
| <b>LOT COVERAGE CALCULATIONS:</b>                              | <b>PROPOSED ALLOWED (60%)</b>                                       |
| ground floor:  | 5,080.0   |
| <b>TOTAL LOT COVERAGE:</b>                                     | <b>5,080.0 62,726.4</b>   |
| <b>MAXIMUM IMP PARKING CALC:</b>                               | <b>PROPOSED ALLOWED (85-90%)</b>                                    |
| Employee Parking area:   | 910.8   |
| Vacuum Parking area:   | 9,966.0   |
| <b>TOTAL IMP PARKING AREA:</b>                                 | <b>88,862.4 - 94,089.6</b>  |
| <b>MINIMUM LANDSCAPING CALC:</b>                               | <b>PROPOSED REQUIRED (20%)</b>                                      |
| Commercial (C) District<br>Impervious Area:<br>Landscape Area: | 47,647.1<br>83,692.9  |
| <b>TOTAL LANDSCAPE AREA:</b>                                   | <b>83,692.9 20,908.8</b>  |
| Area of Landscaping in Front<br>and Along side of Building     | <b>PROPOSED REQUIRED (50%)</b>                                      |
|  | 43,066.0 <b>41,846.45</b>   |

- GENERAL NOTES**
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT /OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
  - VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
  - ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
  - CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS. WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
  - LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
  - ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 3" OF SHREDDED HARDWOOD MULCH.
  - ALL GROUND COVER/PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
  - SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
  - LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
  - SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
  - THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLOWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: PH 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.
  - ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
  - LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT/OWNER PRIOR TO PLANTING.
  - WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.
  - ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTI-DESICCANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-DESICCANT SHALL BE EQUAL TO "WILT-PROOF."
  - 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           |
|---|------------|------------------------------------|-------------------------|----------------------|----------------|------------------------------------|
| <b>CANOPY / SHADE / PARKWAY DECIDUOUS TREES</b> (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart |            |                                    |                         |                      |                |                                    |
| TD  | 7          | Taxodium Distichum                 | Bald Cypress            | 4" caliper / 8' ht   | 28             | mature height 120'                 |
| AR  | 5          | Acer Rubrum                        | October Glory Maple     | 4" caliper / 8' ht   | 20             | mature height 40' - 50'            |
| FT  | 6          | Fraxinus Texensis                  | Texas Ash               | 4" caliper / 8' ht   | 24             | mature height 45'                  |
| QB  | 9          | Quercus Buckleyi                   | Texas Red Oak           | 4" caliper / 8' ht   | 36             | mature height 30' - 55'            |
| MG  | 5          | Magnolia Grandiflora               | Little Gem Magnolia     | 4" caliper / 8' ht   | 20             | mature height 15' - 20'            |
| TOTAL   |            |                                    |                         |                      | 128            |                                    |
| <b>ACCENT TREES</b> (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                     | Yapou 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   |            |                                    |                         |                      | 233            |                                    |
| <b>EVERGREEN TREES</b> (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'                  |
| <b>SHRUBS</b> (All Hedges to be maintained and kept below @ max. 4'-0" tall)  |            |                                    |                         |                      |                |                                    |
| CT  | 42         | Leucophyllum SP.                   | Cenizo (Texas Sage)     | 30" sp / 24" ht      |                | Medium Shrub                       |
| BJ  | 100        | Buxus Japonica                     | Japanese Boxwood        | 30" sp / 24" ht      |                | Small Shrub                        |
| TM  | 10         | Taxus - media 'Hickel'             | Hicks Yew Hedge         | 30" sp / 24" ht      |                | Large Shrub                        |
| FI  | 81         | Forsythia intermedia 'Spectabilis' | Forsythia               | 30" sp / 24" ht      |                | Large Shrub                        |
| NO  | 26         | Nerium Oleander                    | Oleander                | 30" sp / 24" ht      |                | Large Shrub                        |
| DY  | 76         | Ilex Vomitoria 'Nana'              | Dwarf Yaupon Holly      | 30" sp / 24" ht      |                | Small Shrub                        |
| <b>ORNAMENTAL GRASS</b>   |            |                                    |                         |                      |                |                                    |
| 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    |                      |                |                                    |
| <b>PERENNIALS, GROUNDCOVERS</b> - (plants in mulch beds)  |            |                                    |                         |                      |                |                                    |
| RL  | 64         | 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         | Waldsternia Fragranoides           | Barren Strawberry       | 18" spread / 2" pots |                | perennials                         |
| RS  | 230        | Rudbeckia Speciosa                 | Black-eyed Susan        | 18" spread / 2" pots |                | perennials                         |
| PT  | 162        | Pycnanthemum Tenellifolium         | 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.



APPROVED:  
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on the 15th day of November, 2022.

WITNESS OUR HANDS, this 15th day of March, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

**NERO ARCHITECTS**  
6400 N. NORTHWEST HWY. SUITE 4  
CHICAGO, IL 60654  
TEL: 847.829.9400

**PROJECT #** 2034  
**DATE:** 01/17/22

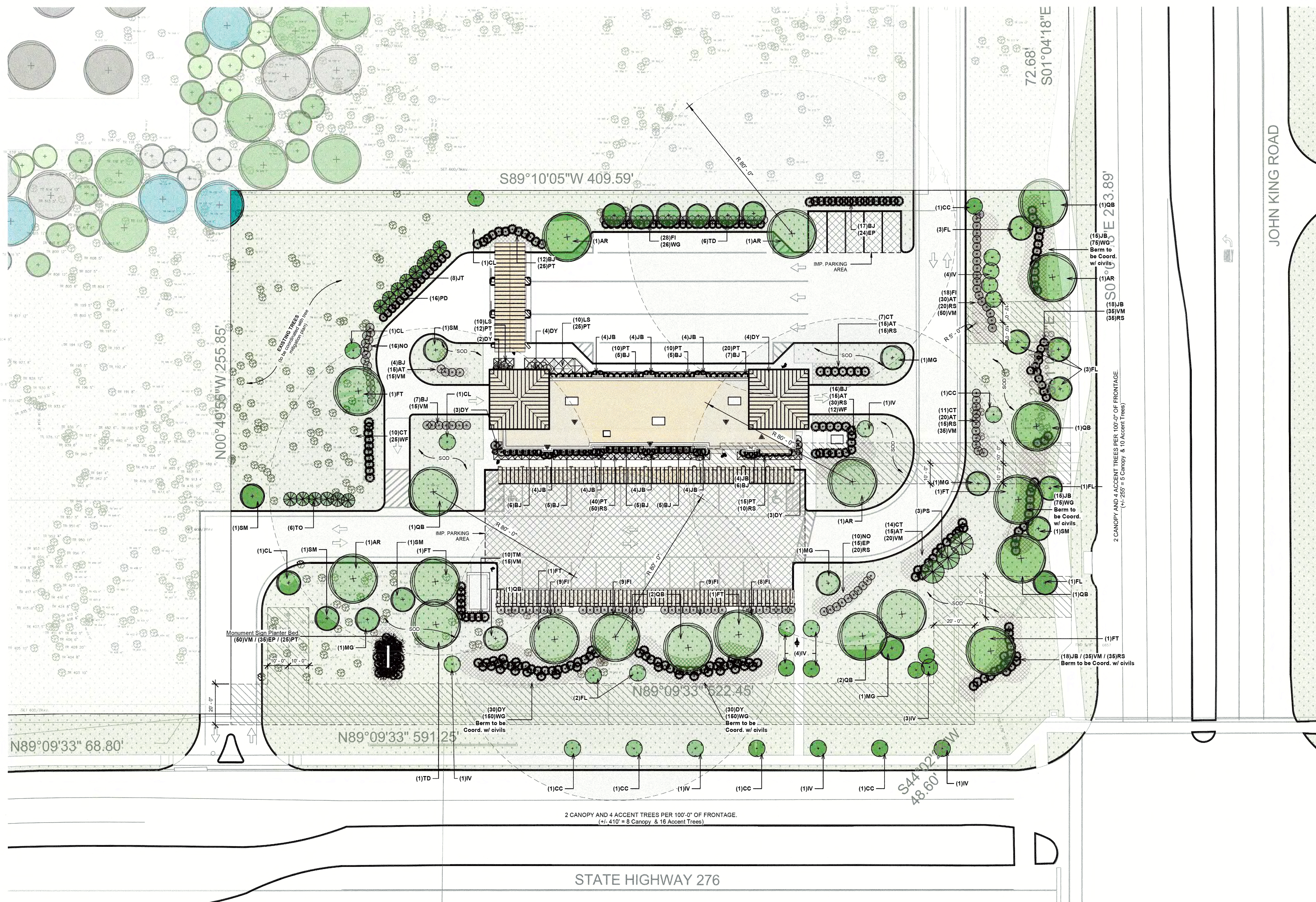
**REGISTERED ARCHITECT**  
STATE OF TEXAS

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

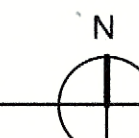
|                  |                           |
|------------------|---------------------------|
| 03/07/23         | PERMIT REVISION           |
| 01/19/22         | ISSUED FOR PERMIT         |
| 10/31/22         | ZONING REVISIONS          |
| 10/07/22         | ZONING REVIEW             |
| <b>REVISIONS</b> |                           |
| ▲                | RAM                       |
| APPROVED BY:     | GCN / MAM                 |
| SCALE:           | AS NOTED                  |
| DESCRIPTION:     | LANDSCAPE DETAILS & NOTES |
| SHEET NO.        | L-1.1                     |

CASE# SP2022-053





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



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on the 15<sup>th</sup> day of November, 2022  
WITNESS OUR HANDS, this 15<sup>th</sup> day of March, 2023  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

CASE# SP2022-053

**NERO ARCHITECTS**  
6400 N. NORTHWEST HWY. SUITE 4  
CHICAGO, IL 60641  
TEL 847.825.9430

PROJECT # 2034  
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)

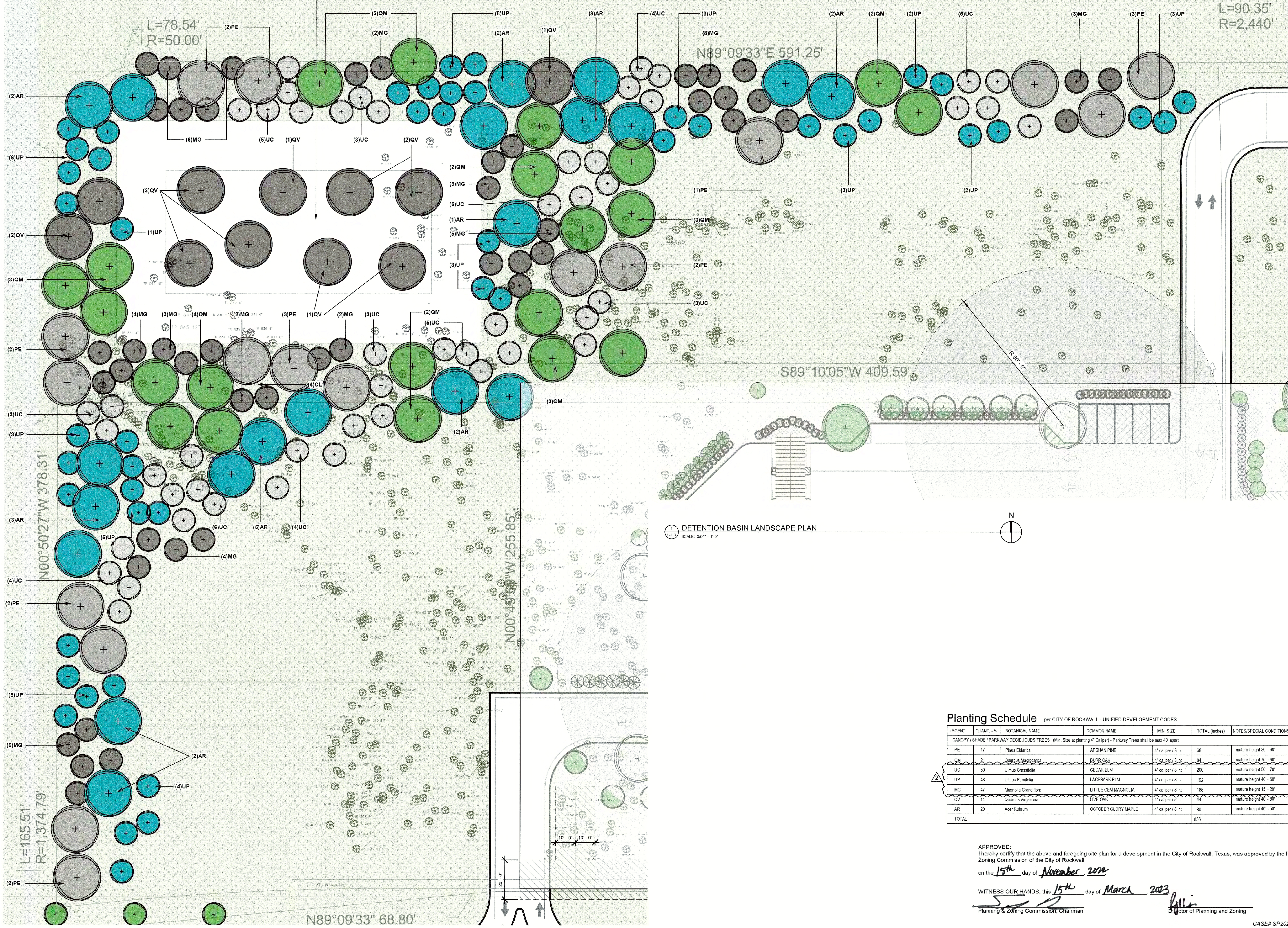
| REVISIONS |                   |
|-----------|-------------------|
| 03/07/23  | PERMIT REVISION   |
| 01/19/22  | ISSUED FOR PERMIT |
| 10/31/22  | ZONING REVISIONS  |
| 10/07/22  | ZONING REVIEW     |

DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: LANDSCAPE PLAN  
SHEET NO. L-1.2



**DETENTION BASIN**  
 Detention Basin (DB) area: 20,706 s.f. (to be coordinated with civil)  
 1 canopy tree/ 750 s.f. of DB = (27.6) 28 Canopy Trees  
 1 accent tree/ 1,500 s.f. of DB = (13.8) 14 Accent Trees

**NOTE:** DETAILS and LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL ENGINEERING



**1 DETENTION BASIN LANDSCAPE PLAN**  
 SCALE: 3/64" = 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   | 17        | Pinus Edarica        | AFGHAN PINE         | 4" caliper / 8' ht | 68             | mature height 30' - 60'  |
| QM   | 21        | Quercus Macrocarpa   | BURR OAK            | 4" caliper / 8' ht | 84             | mature height 70' - 90'  |
| UC   | 50        | Ulmus Crassifolia    | CEDAR ELM           | 4" caliper / 8' ht | 200            | mature height 50' - 70'  |
| UP   | 48        | Ulmus Parvifolia     | LACEBARK ELM        | 4" caliper / 8' ht | 192            | mature height 40' - 50'  |
| MG   | 47        | Magnolia Grandiflora | LITTLE GEM MAGNOLIA | 4" caliper / 8' ht | 188            | mature height 15' - 20'  |
| QV   | 11        | Quercus Virginiana   | LIVE OAK            | 4" caliper / 8' ht | 44             | mature height 40' - 60'  |
| AR   | 20        | Acer Rubrum          | OCTOBER GLORY MAPLE | 4" caliper / 8' ht | 80             | mature height 40' - 50'  |
| <b>TOTAL</b>   |           |                      |                     |                    | <b>856</b>     |                          |

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 on the 15<sup>th</sup> day of November 2022

WITNESS OUR HANDS, this 15<sup>th</sup> day of March 2023

*[Signature]*  
 Planning & Zoning Commission, Chairman

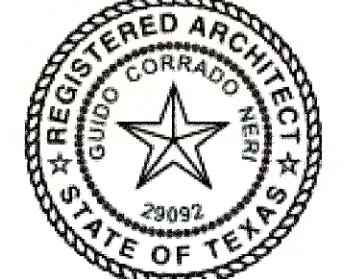
*[Signature]*  
 Director of Planning and Zoning

**NERO ARCHITECTS**

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

---

PROJECT # 2034  
 DATE: 01/17/22



*[Signature]*

**NEW AUTOMATED CARWASH FACILITY**

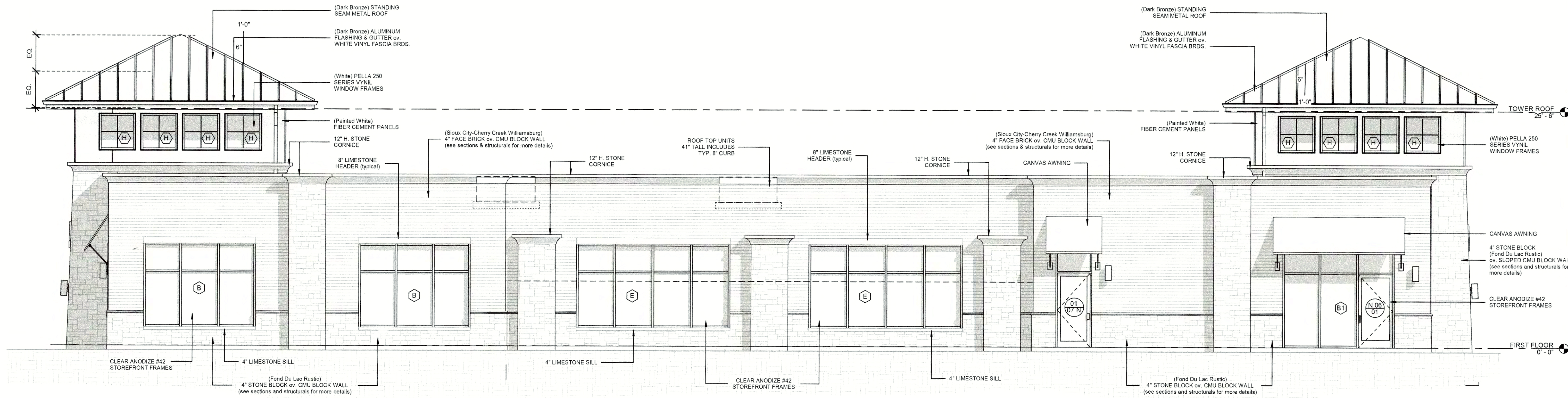
1720 S JOHN KING BLVD  
 ROCKWALL, TEXAS 75087  
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| 10/07/22 | ZONING REVIEW     |

DRAWN BY: RAM  
 APPROVED BY: GCN / MAM  
 SCALE: AS NOTED  
 DESCRIPTION: DETENTION BASIN LANDSCAPE PLAN  
 SHEET NO. **L-1.3**

CASE# SP2022-053

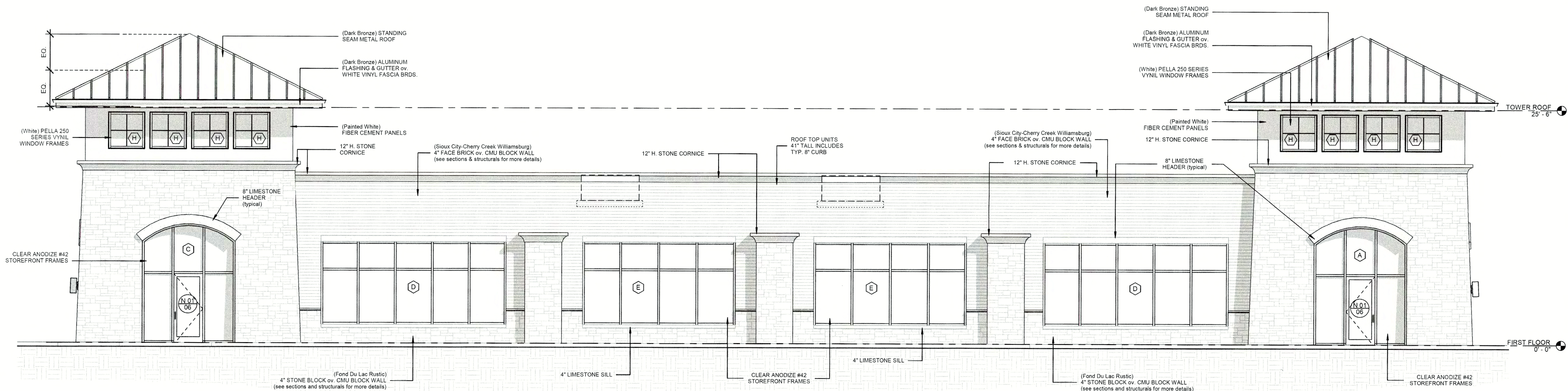




2 Main Elevation-South

SCALE: 3/16" = 1'-0"

- **Tower Roofs**  
Metal-(Dark Bronze)
- **Main Body of Building**  
4" Face Brick - (Sioux City-Cherry Creek Williamsburg)  
4" - 5" Stone Block (Fond Du Lac Rustic)
- **Accent Walls - Upper Tower Walls**  
Fiber Cement Panels (White)



1 Side Elevation-North

SCALE: 3/16" = 1'-0"

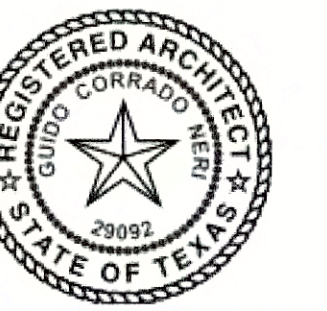
**Primary Materials**  
Face Brick & Stone Block (57.4%)

**Accent Material**  
Fiber Cement Panels (8.6%)

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WITNESS OUR HANDS, this 15<sup>th</sup> day of March 2023  
[Signature] Director of Planning and Zoning

PROJECT # 2034  
DATE: 01/17/22



[Signature]

**NEW AUTOMATED CARWASH FACILITY**

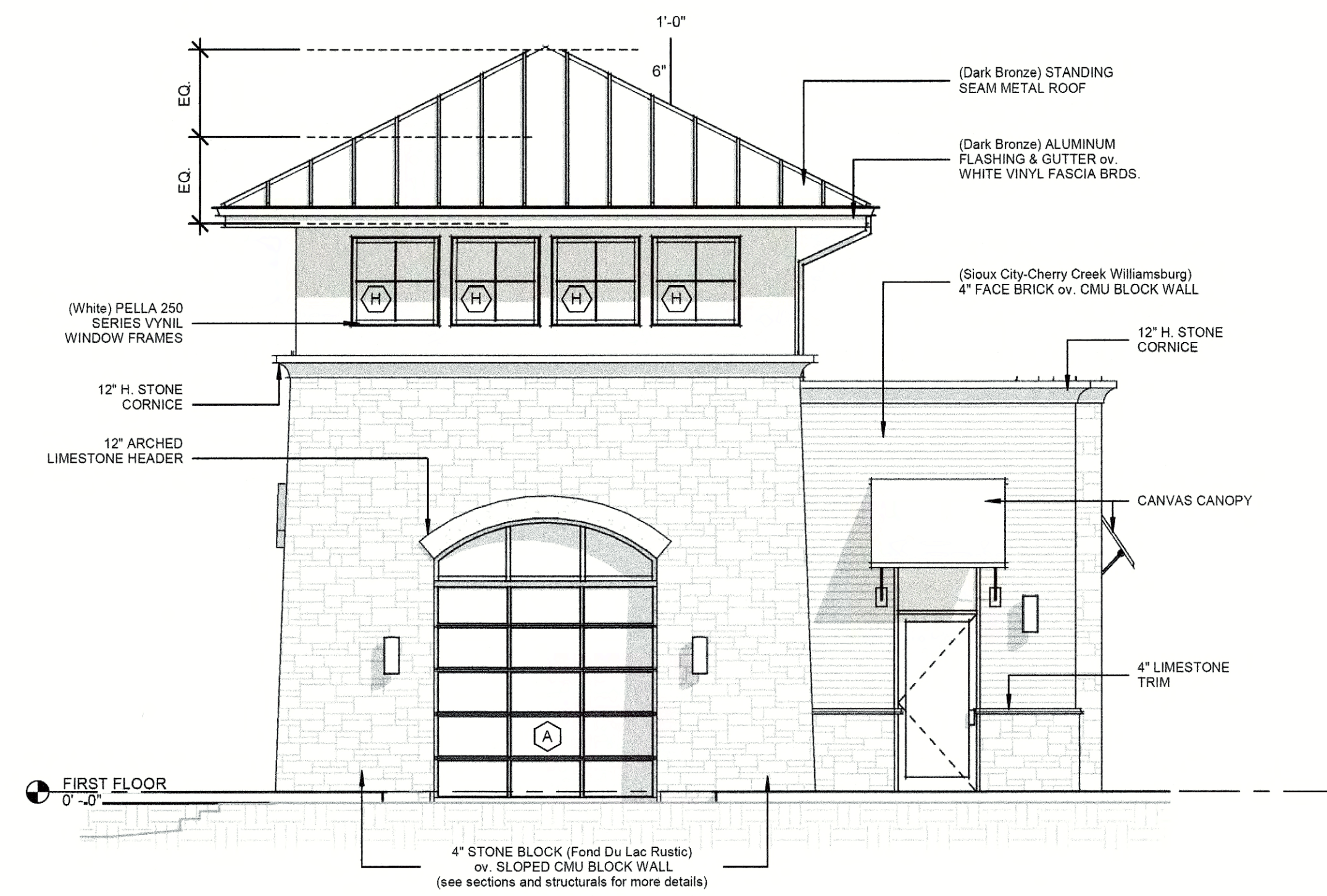
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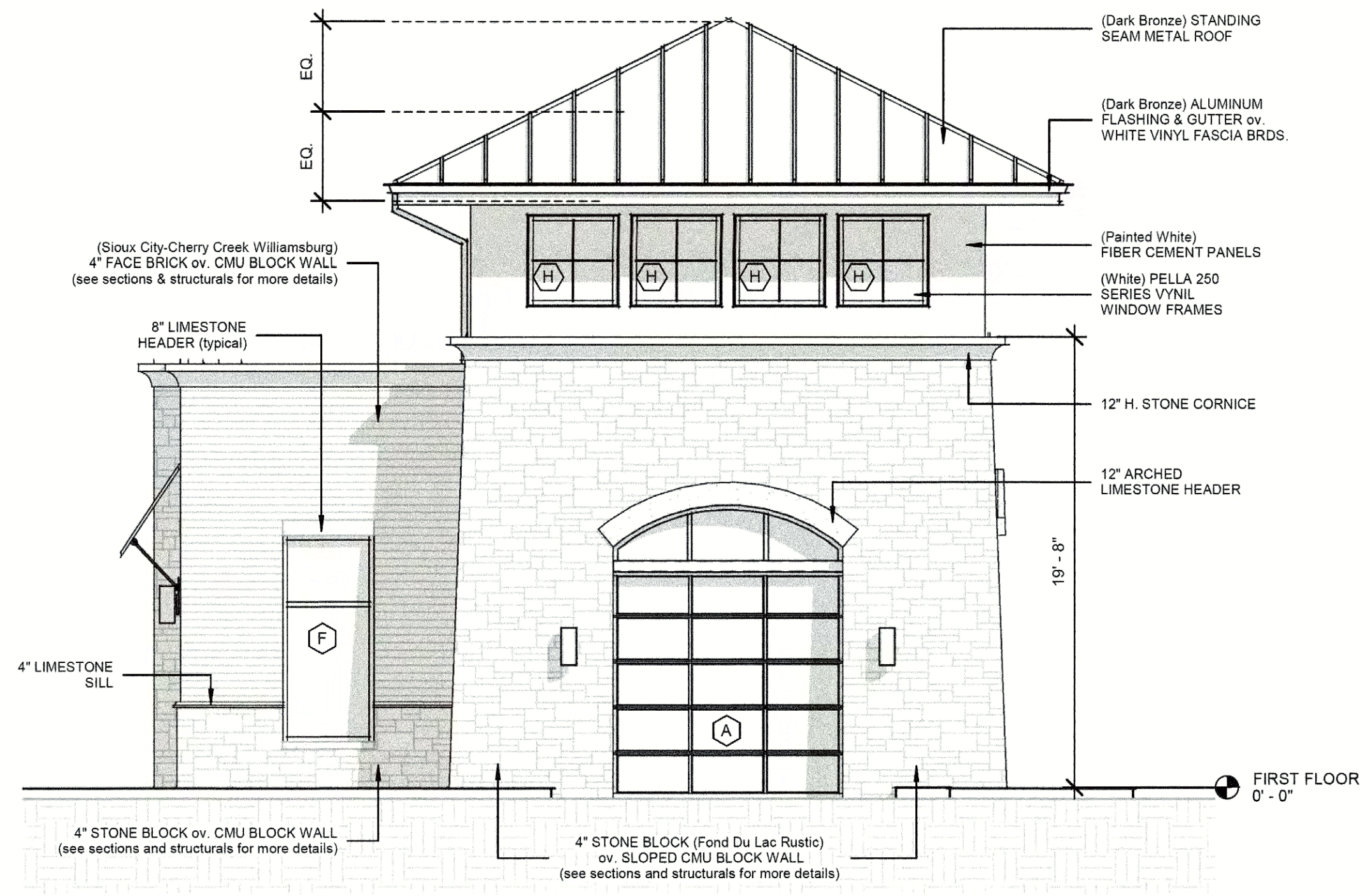
DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: MAIN ELEVATIONS

SHEET NO. **A-5.0**





5 Entry Elevation  
SCALE: 3/16" = 1'-0"

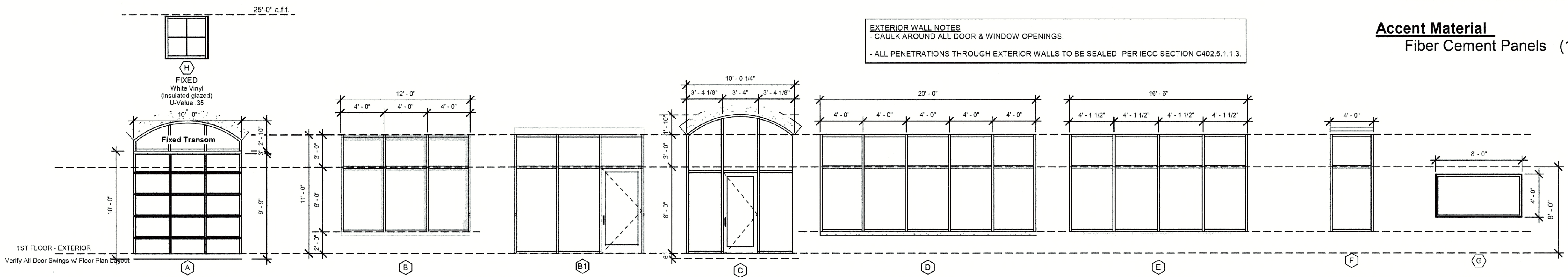


6 Exit Elevation  
SCALE: 3/16" = 1'-0"

**Primary Materials**  
Face Brick & Stone Block (65.8%)

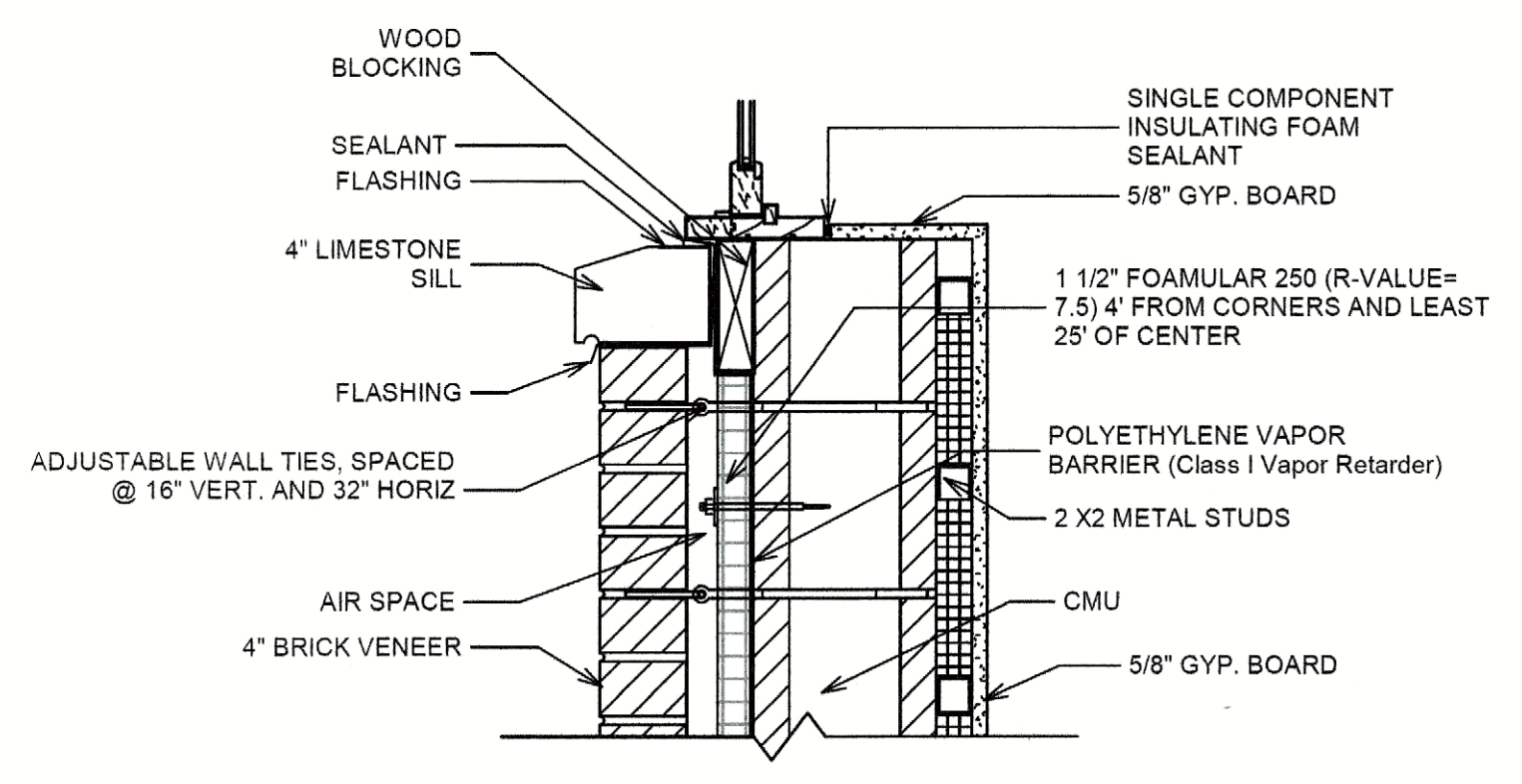
**Accent Material**  
Fiber Cement Panels (15.9%)

**EXTERIOR WALL NOTES**  
- CAULK AROUND ALL DOOR & WINDOW OPENINGS.  
- ALL PENETRATIONS THROUGH EXTERIOR WALLS TO BE SEALED PER IECC SECTION C402.5.1.1.3.

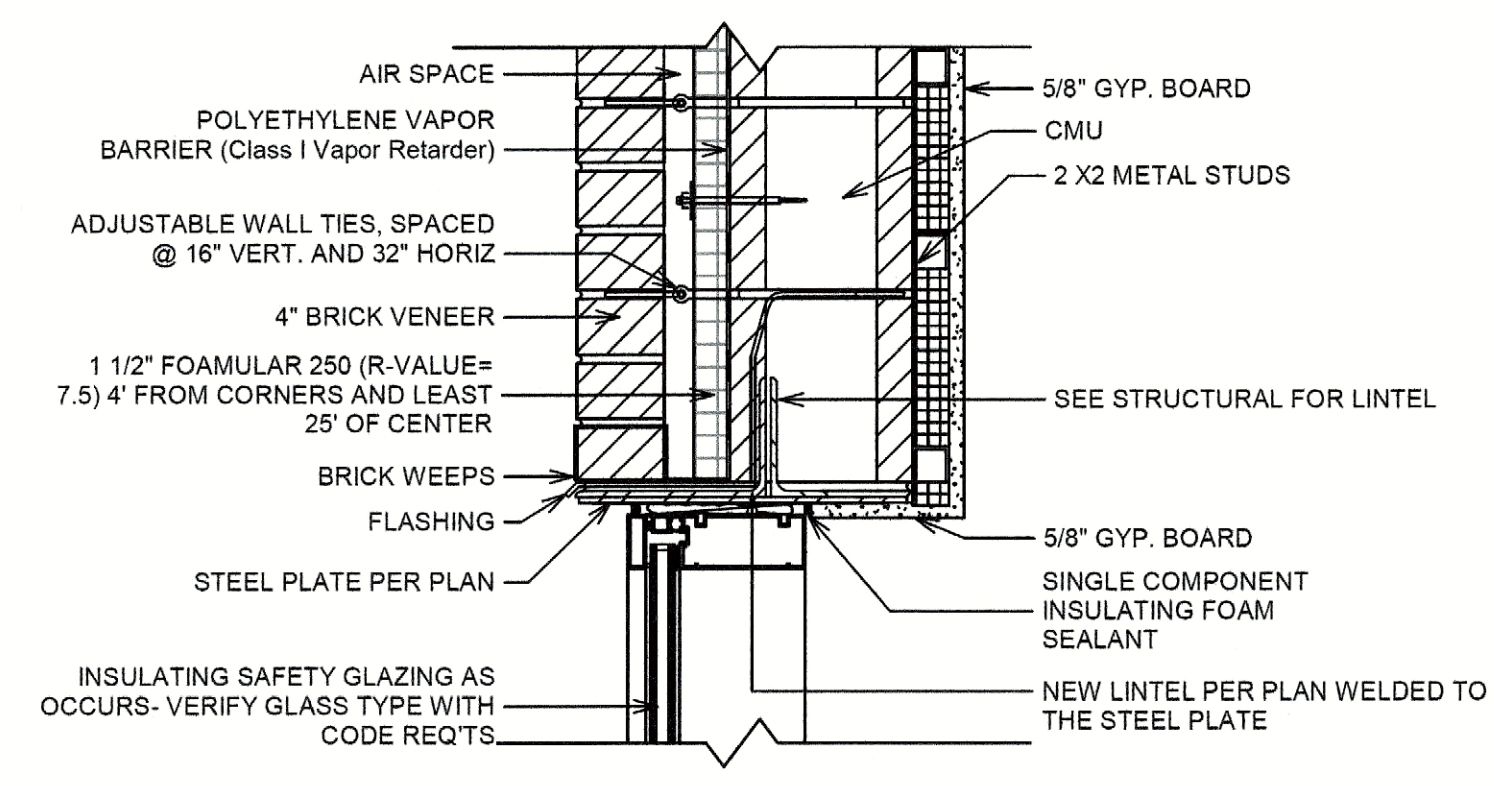


7 DOOR & WINDOW SCHEDULE  
SCALE: 3/16" = 1'-0"

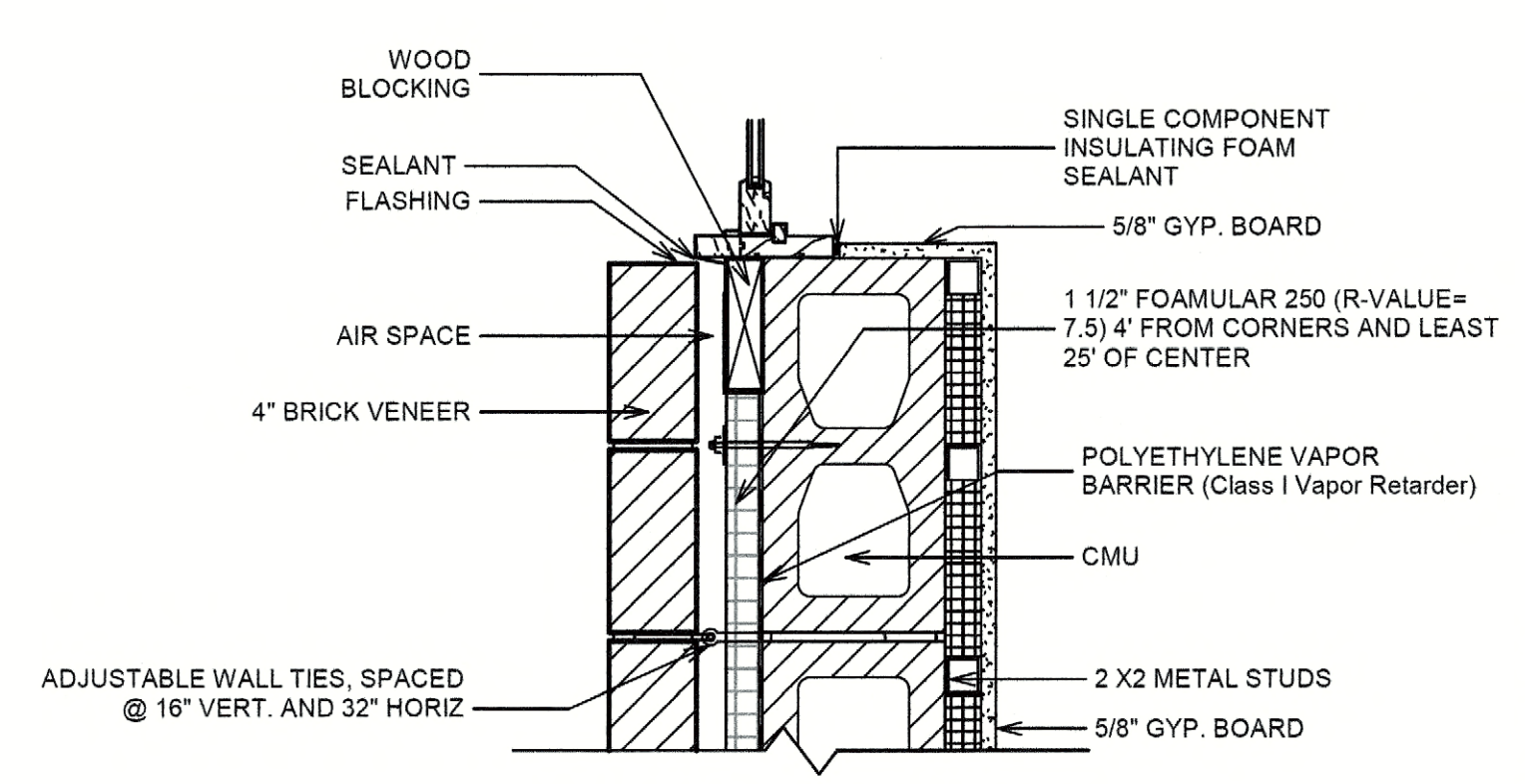
**INTERIOR STOREFRONT DETAILS**



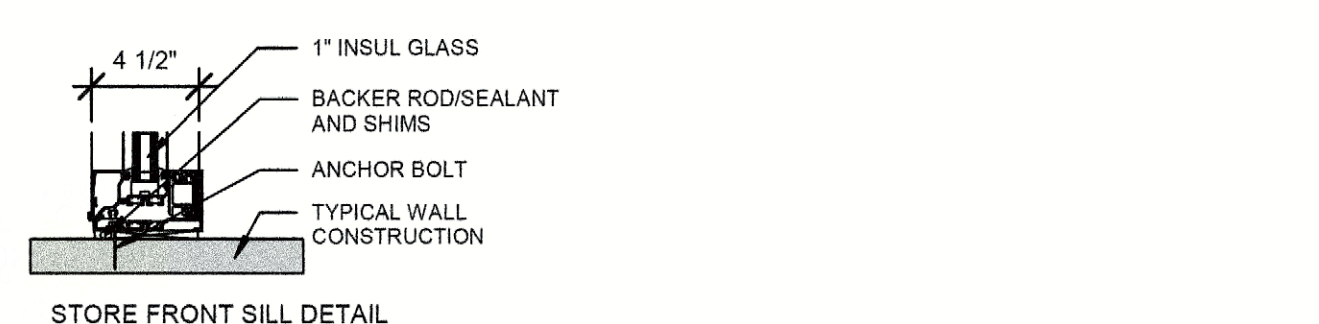
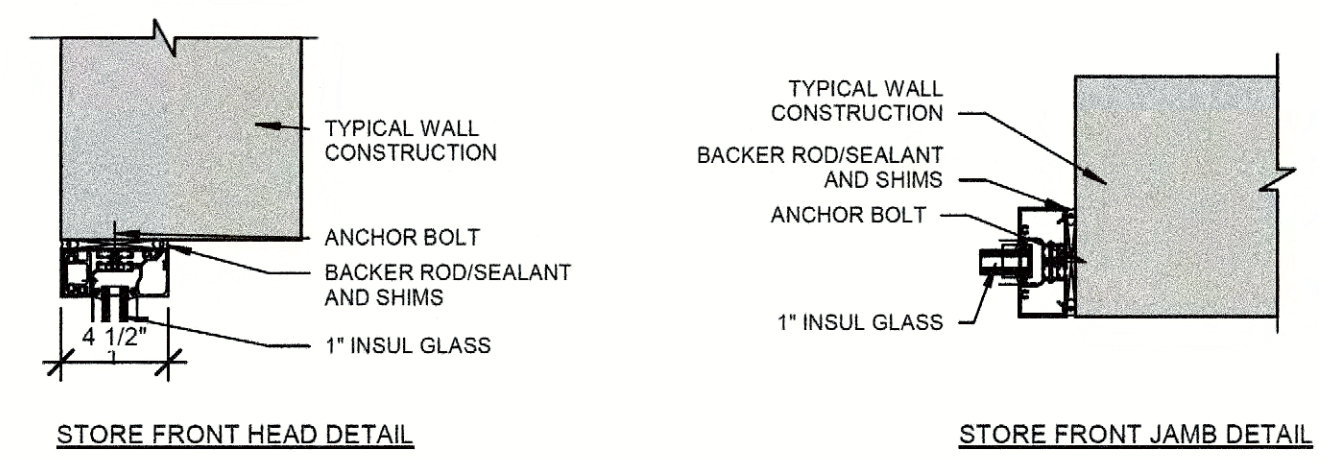
8 WINDOW SILL DETAIL - brick veneer  
SCALE: 1/12" = 1'-0"



9 WINDOW HEADER DETAIL - brick veneer  
SCALE: 1/12" = 1'-0"



10 WINDOW JAMB DETAIL - brick veneer  
SCALE: 1/12" = 1'-0"



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WITNESS OUR HANDS, this 15<sup>th</sup> day of March, 2023

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

**NERO ARCHITECTS**  
6400 N. NORTHWEST HWY. SUITE 4  
CHICAGO, IL 60654  
TEL: 847.829.9400

PROJECT # 2034  
DATE: 01/17/22

REGISTERED ARCHITECT  
STATE OF TEXAS

**NEW AUTOMATED CARWASH FACILITY**

1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
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| 10/07/22 | ZONING REVIEW     |

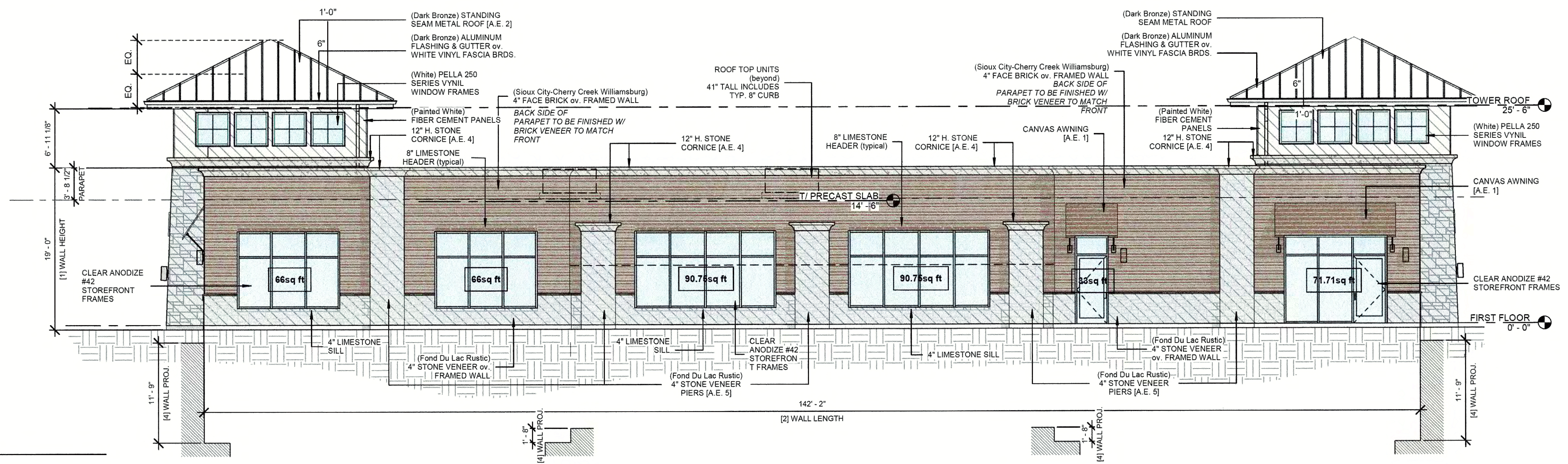
DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: MAIN ELEVATIONS & WINDOW SCHDL.  
SHEET NO. A-5.1

CASE# SP2022-053



| MASONRY        |                    |               |               |  |
|----------------|--------------------|---------------|---------------|--|
| Stone -        | 720.84 SF          | 31.6%         | 94.2%         |  |
| Brick -        | 1,227.39 SF        | 53.7%         |               |  |
| Stone Cornice  | 204.21 SF          | 8.9%          |               |  |
| Fiber Cement - | 133.00 SF          | 5.8%          | 5.8%          |  |
| <b>TOTAL</b>   | <b>2,285.44 SF</b> | <b>100.0%</b> | <b>100.0%</b> |  |
| Window -       | 804.42 SF          |               |               |  |

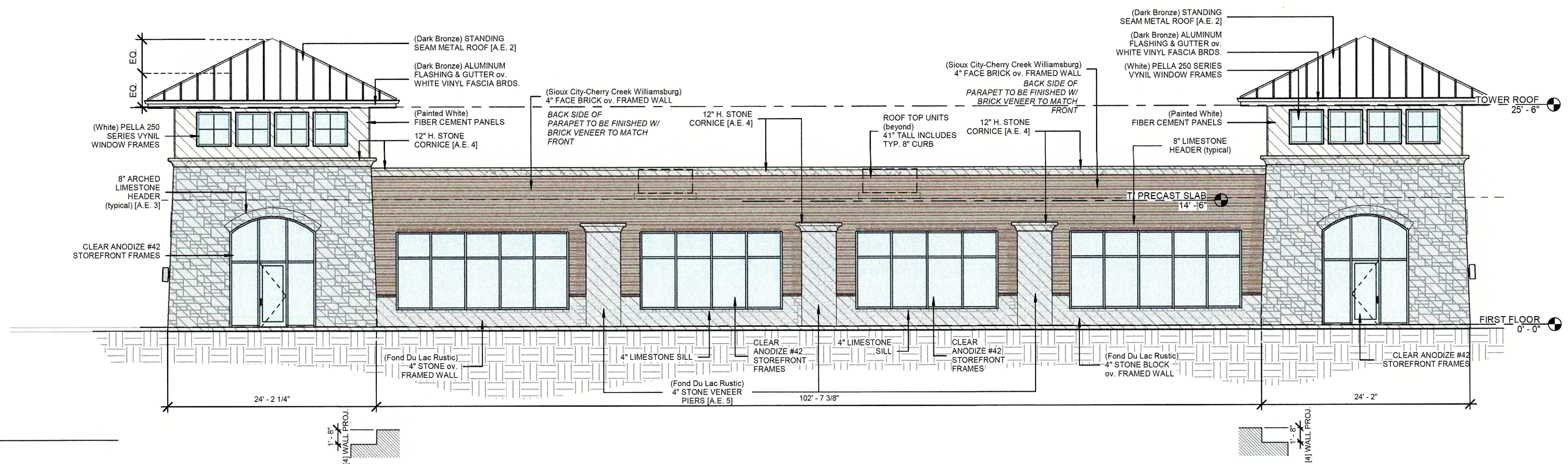
- ARCHITECTURAL ELEMENT(S) - [A.E. #]
1. Awning
  2. Peaked Roof Form
  3. Arches
  4. Articulated Cornice Line
  5. Offsets, projection Expressing Structural Bay



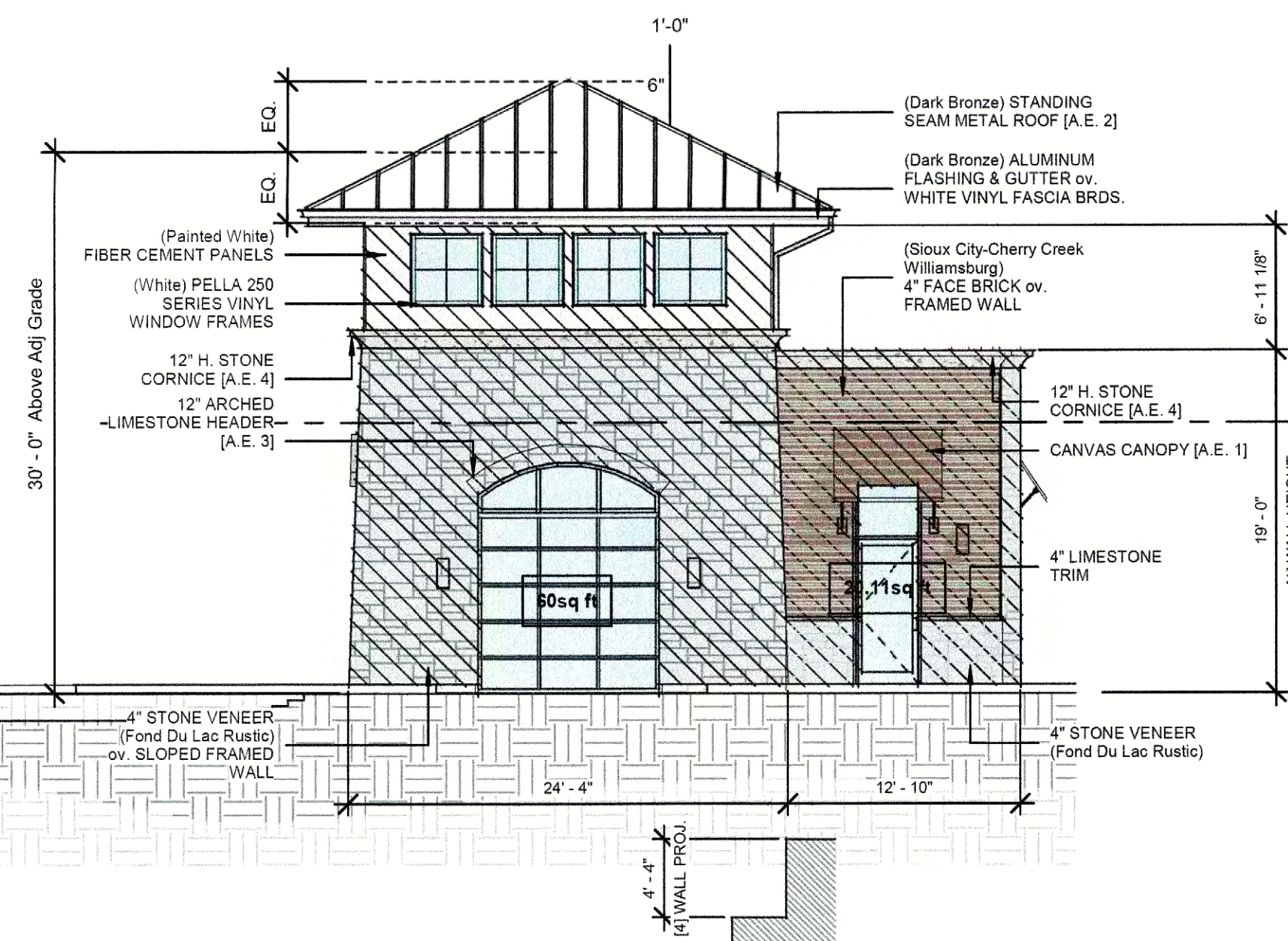
1 Main Elevation-South - material exhibit  
SCALE: 1/8" = 1'-0"

| MASONRY        |                    |               |               |  |
|----------------|--------------------|---------------|---------------|--|
| Stone -        | 979.39 SF          | 47.4%         | 93.6%         |  |
| Brick -        | 787.99 SF          | 38.2%         |               |  |
| Stone Cornice  | 165.02 SF          | 8.0%          |               |  |
| Fiber Cement - | 133.00 SF          | 6.4%          | 6.4%          |  |
| <b>TOTAL</b>   | <b>2,065.40 SF</b> | <b>100.0%</b> | <b>100.0%</b> |  |
| Window -       | 1,030.86 SF        |               |               |  |

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

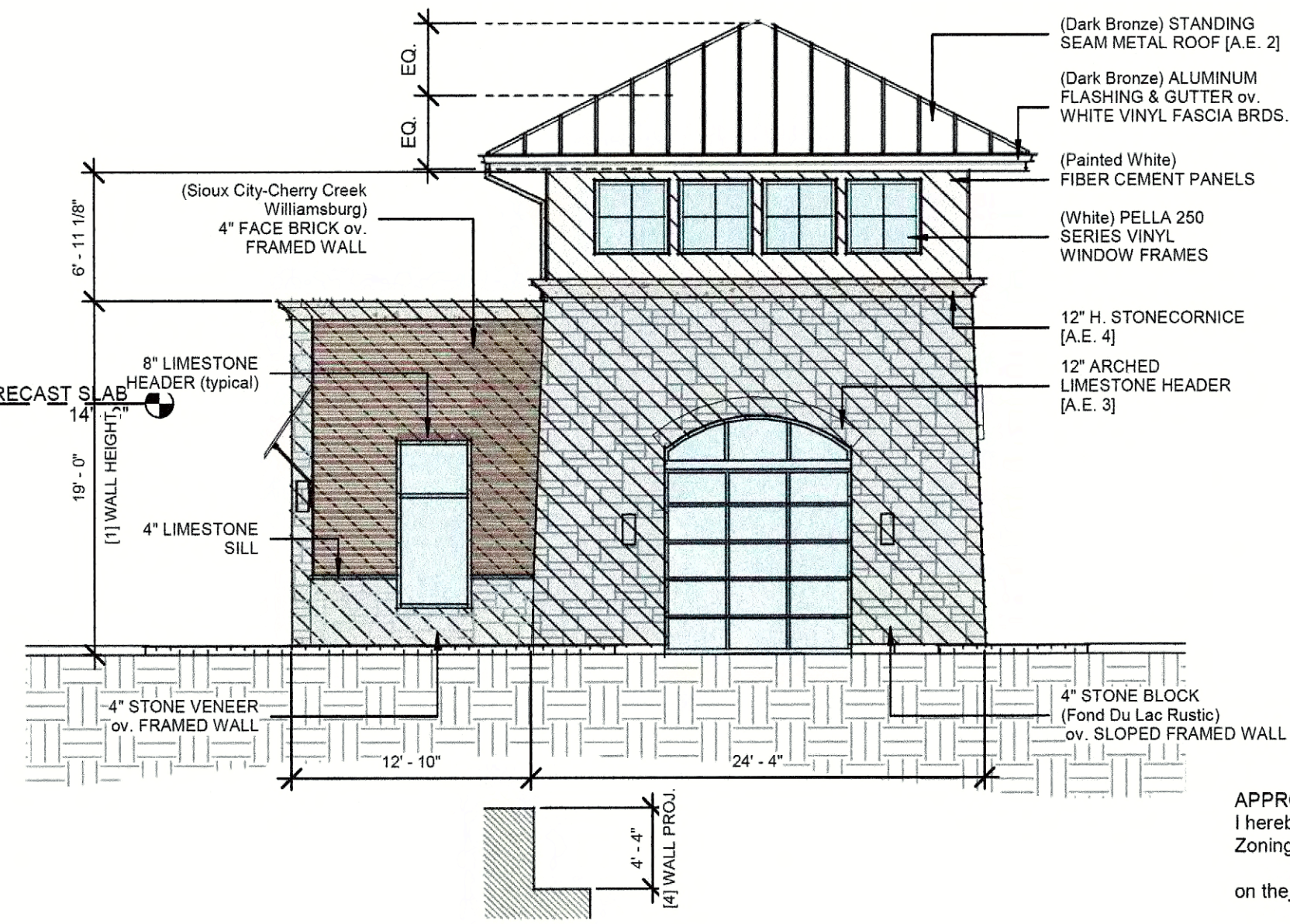


2 Side Elevation-North - material exhibit  
SCALE: 1/8" = 1'-0"



| MASONRY        |                  |               |               |  |
|----------------|------------------|---------------|---------------|--|
| Stone -        | 375.77 SF        | 60.5%         | 90.0%         |  |
| Brick -        | 145.26 SF        | 23.4%         |               |  |
| Stone Cornice  | 37.65 SF         | 6.1%          |               |  |
| Fiber Cement - | 62.30 SF         | 10.0%         | 10.0%         |  |
| <b>TOTAL</b>   | <b>620.98 SF</b> | <b>100.0%</b> | <b>100.0%</b> |  |
| Window -       | 223.10 SF        |               |               |  |

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

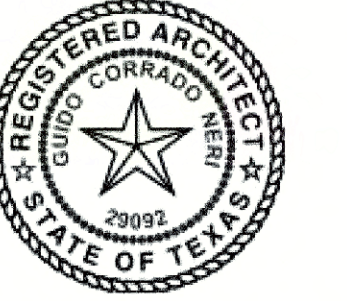


3 Exit Elevation - material exhibit  
SCALE: 1/8" = 1'-0"

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WITNESS OUR HANDS, this 15th day of March 2023  
[Signature] Director of Planning and Zoning

PROJECT # 2034  
DATE: 01/17/22



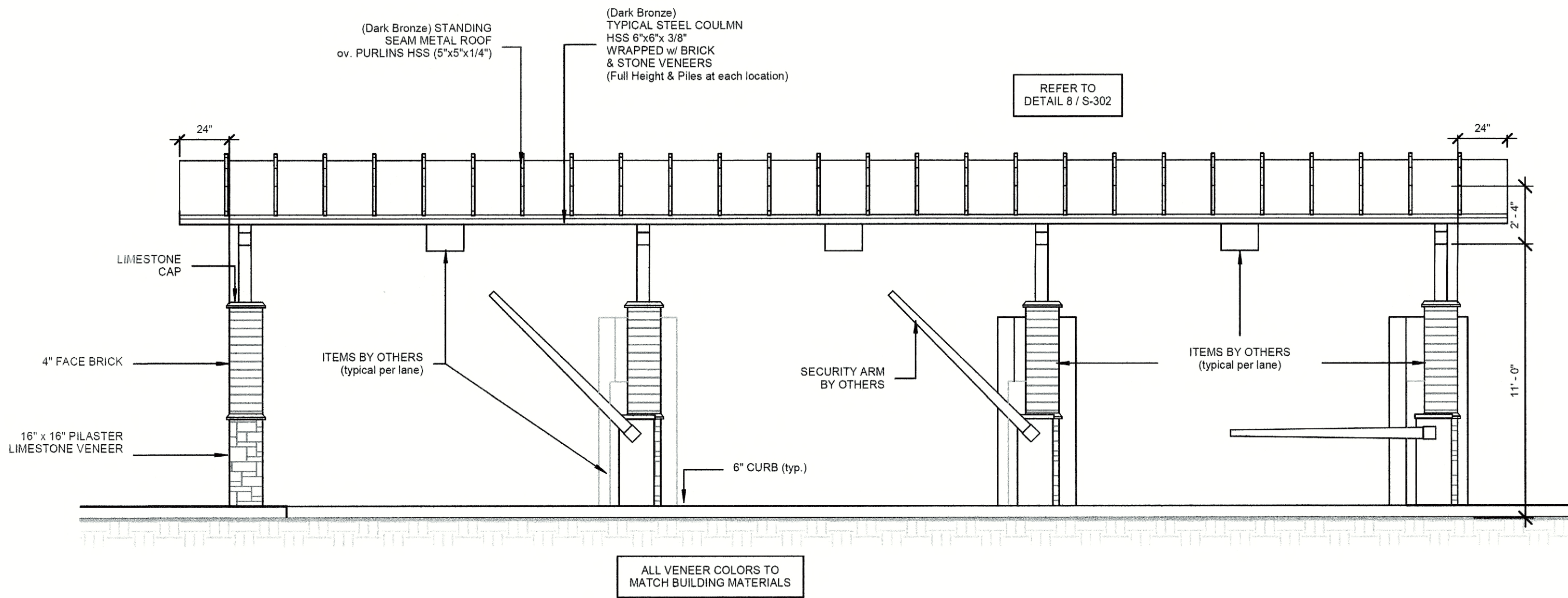
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1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
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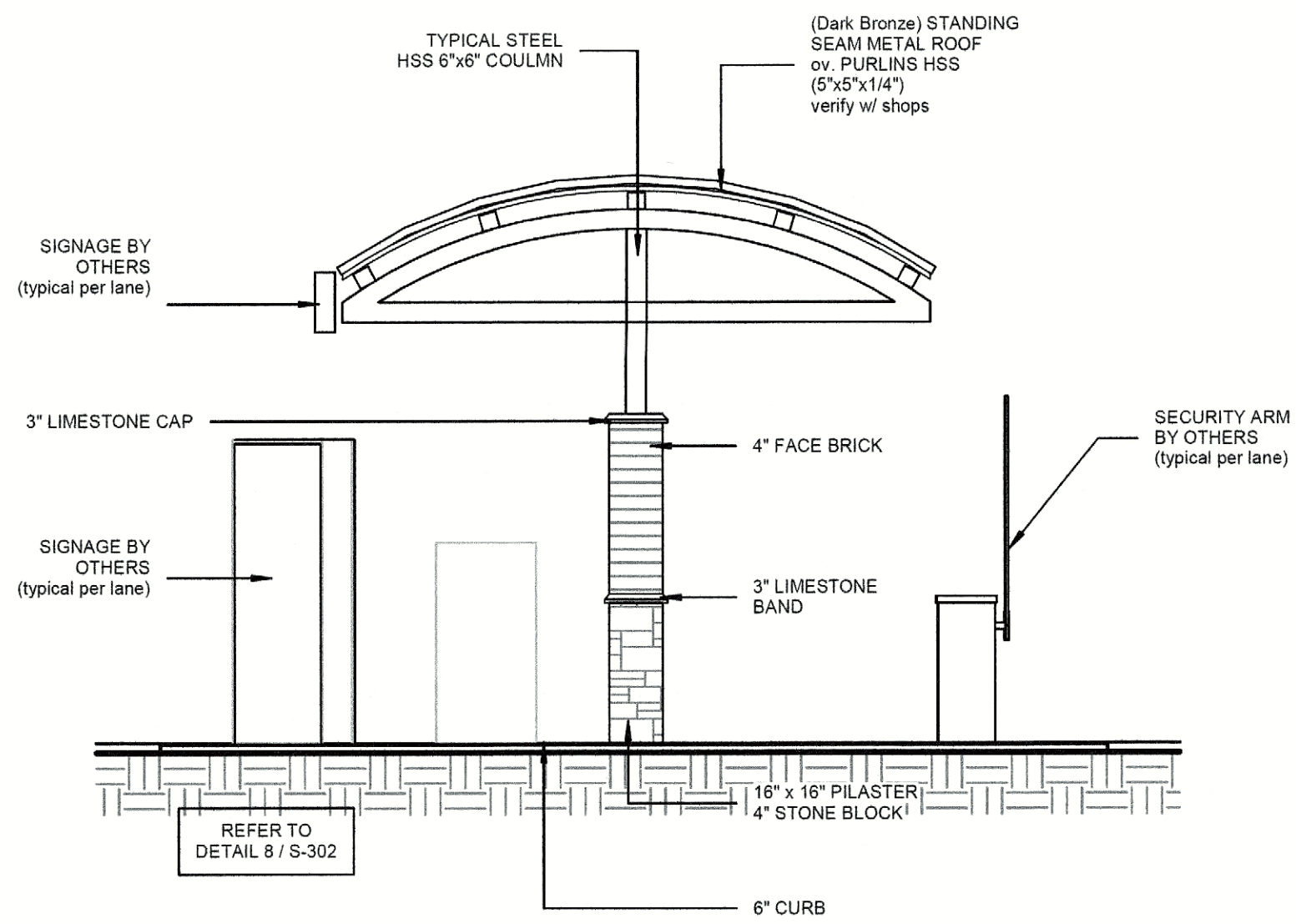
| DATE     | DESCRIPTION       |
|----------|-------------------|
| 03/07/23 | PERMIT REVISION   |
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| 10/31/22 | ZONING REVISIONS  |
| 10/07/22 | ZONING REVIEW     |

DRAWN BY: RAM  
APPROVED BY: GCM / MAM  
SCALE: AS NOTED  
DESCRIPTION: MAIN ELEVATIONS - material exhibits  
SHEET NO. **A-5.2**

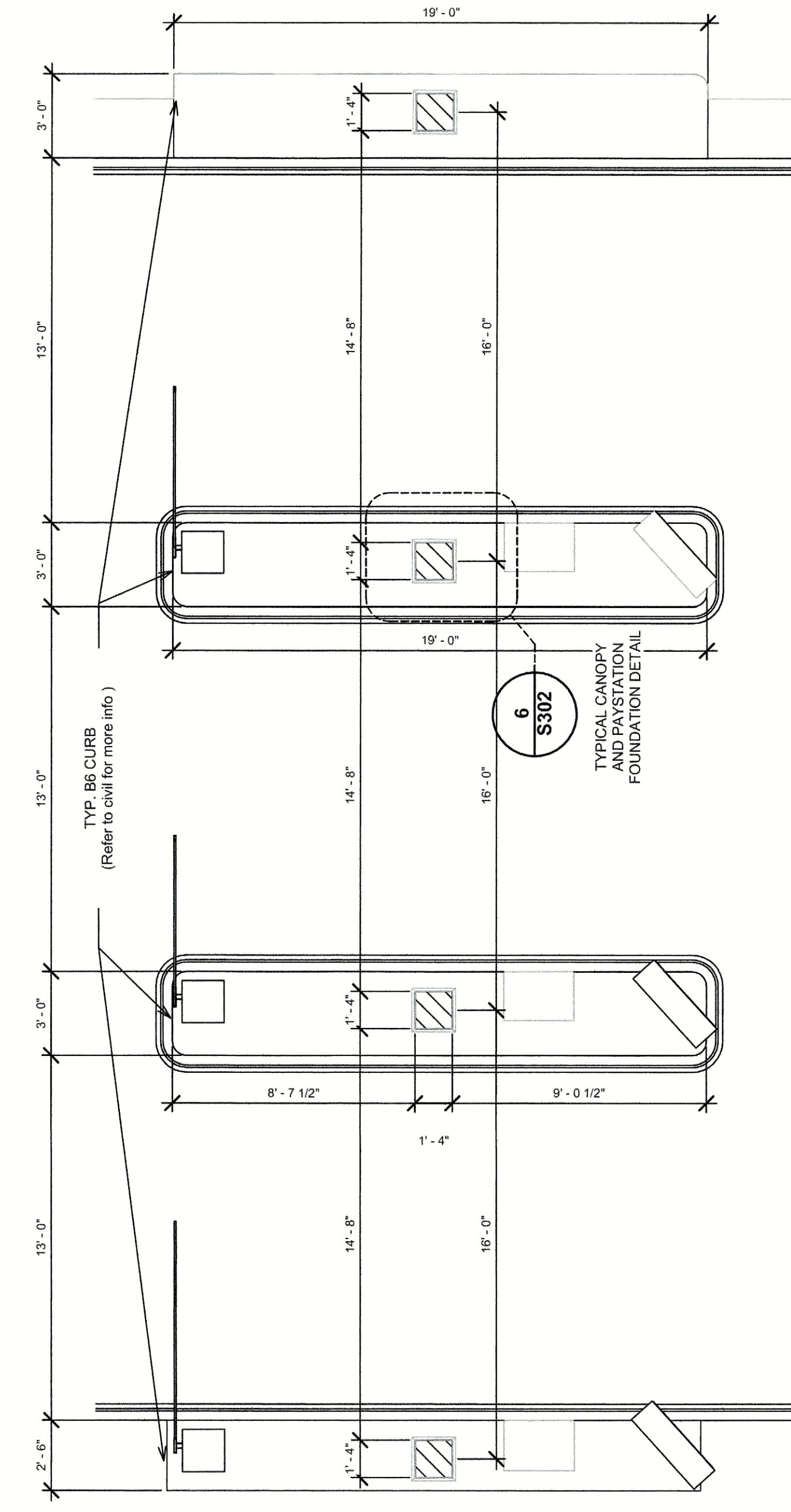




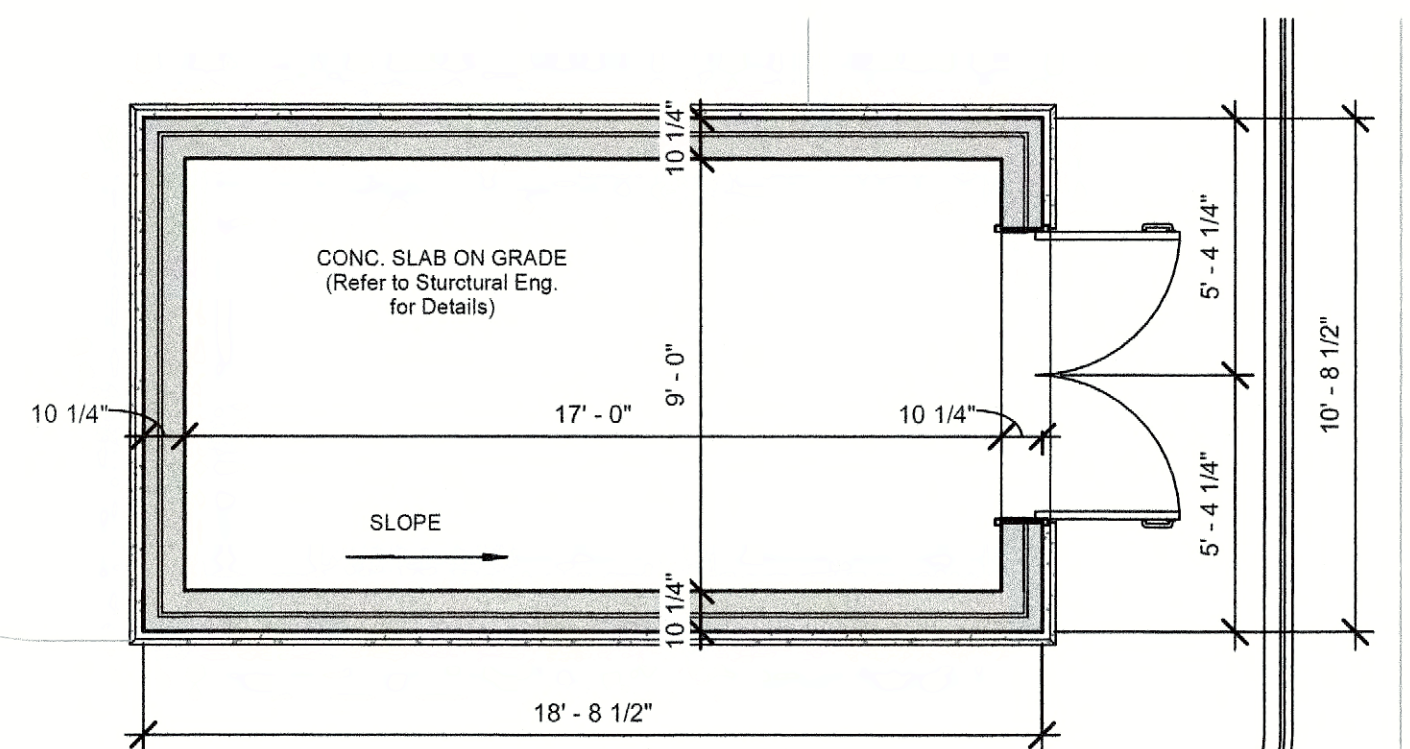
1 PAY STATION (side elevation)  
SCALE: 1/4" = 1'-0"



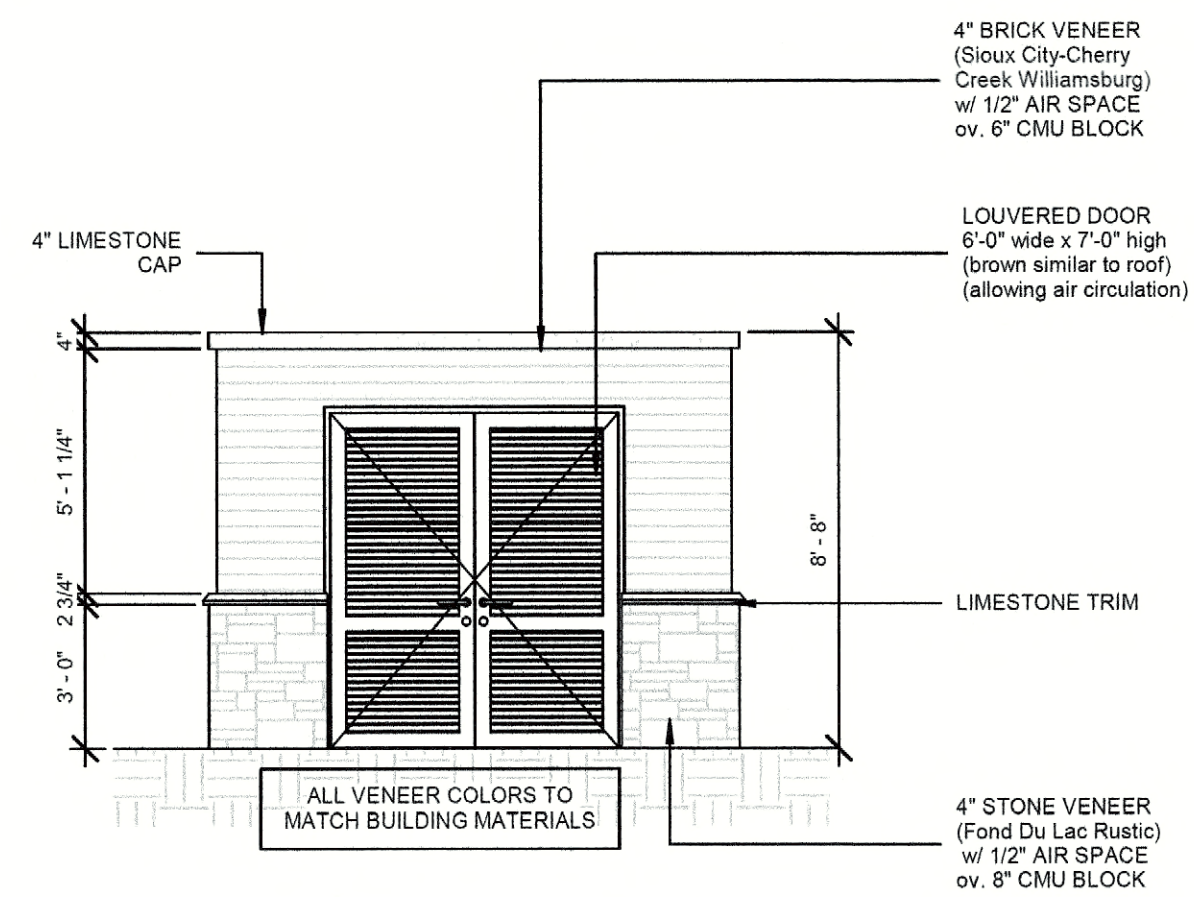
2 PAY STATION (front elevation)  
SCALE: 1/4" = 1'-0"



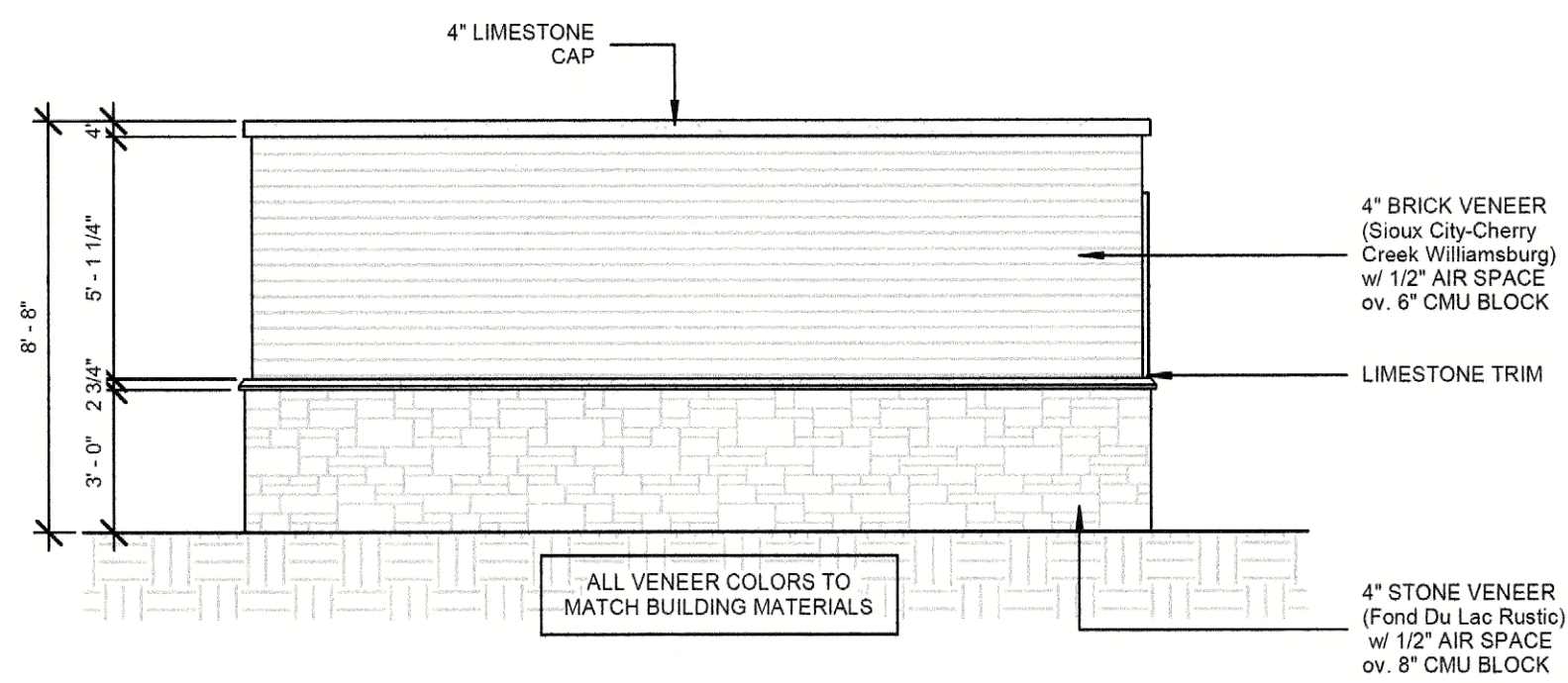
3 PAY STATION PLAN  
SCALE: 1/4" = 1'-0"



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



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



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

BUILDING AND MONUMENT SIGNS ARE UNDER SEPARATE PERMIT  
(Coordination required by GC and SUB-Contractor. Notify Architect of Any discrepancies)

7 \$3 BUILDING SIGN  
SCALE: 3/4" = 1'-0"

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on the 15<sup>th</sup> day of November 2022  
WITNESS OUR HANDS, this 15<sup>th</sup> day of March 2023  
Planning & Zoning Commission, Chairman

CASE# SP2022-053

**NERO ARCHITECTS**  
6400 N. NORTHWEST HWY. SUITE 4  
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TEL 847.825.9400

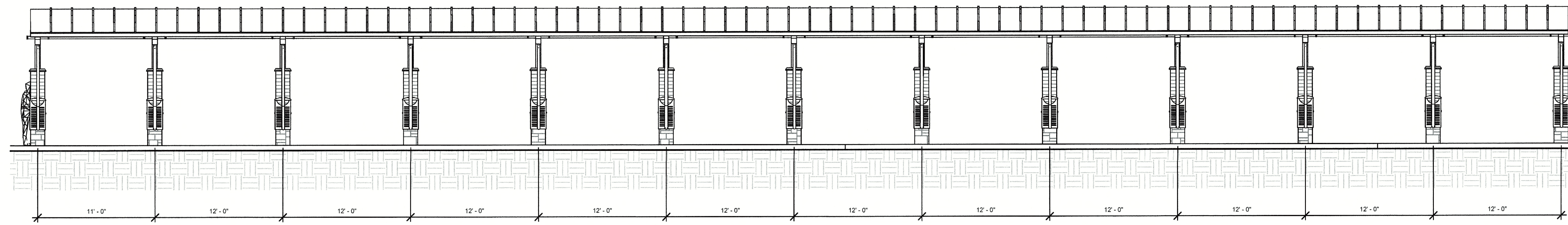
PROJECT # 2034  
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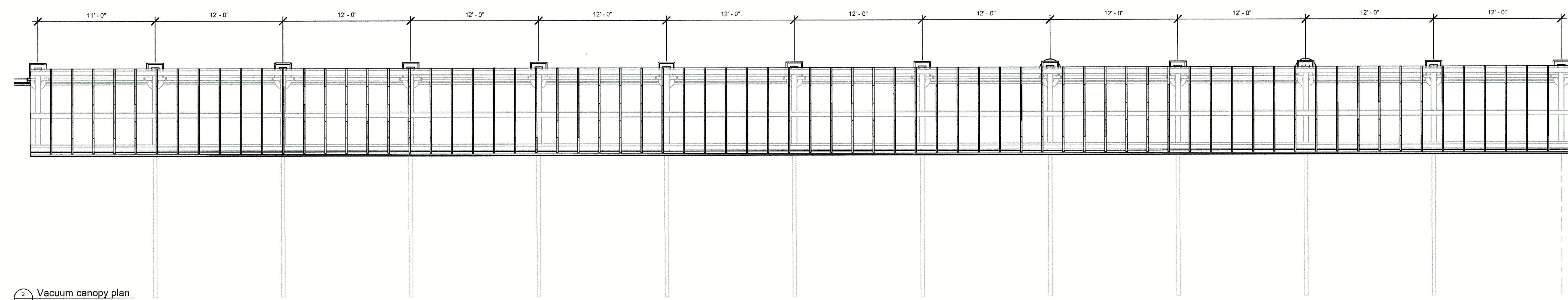
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|                  |                              |
|------------------|------------------------------|
| 03/07/23         | PERMIT REVISION              |
| 01/19/22         | ISSUED FOR PERMIT            |
| 10/31/22         | ZONING REVISIONS             |
| 10/07/22         | ZONING REVIEW                |
| <b>REVISIONS</b> |                              |
| DRAWN BY:        | RAM                          |
| APPROVED BY:     | GCN / MAM                    |
| SCALE:           | AS NOTED                     |
| DESCRIPTION:     | SIGNAGE, REFUSE, PAY STATION |
| SHEET NO.        | A-7.0                        |

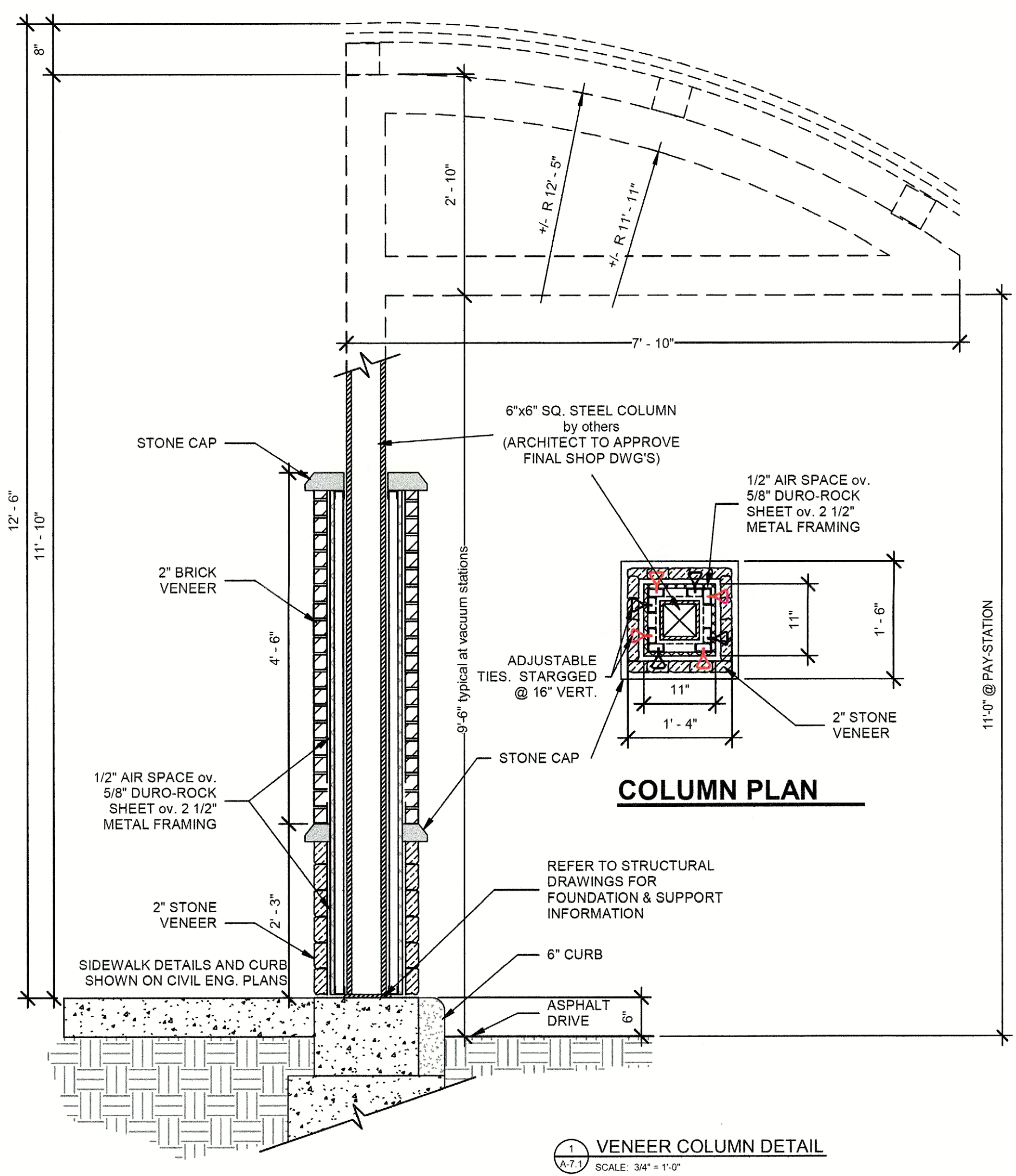




3 Vacuum canopy elevation  
SCALE: 3/16" = 1'-0"



2 Vacuum canopy plan  
SCALE: 3/16" = 1'-0"



1 VENEER COLUMN DETAIL  
SCALE: 3/4" = 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 15<sup>th</sup> day of November 2022

WITNESS OUR HANDS, this 15<sup>th</sup> day of March 2023  
*[Signature]*  
Planning & Zoning Commission, Chairman

*[Signature]*  
Director of Planning and Zoning

NERI ARCHITECTS

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

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PROJECT # 2034  
DATE: 01/17/22

*[Signature]*

---

**NEW AUTOMATED CARWASH FACILITY**

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

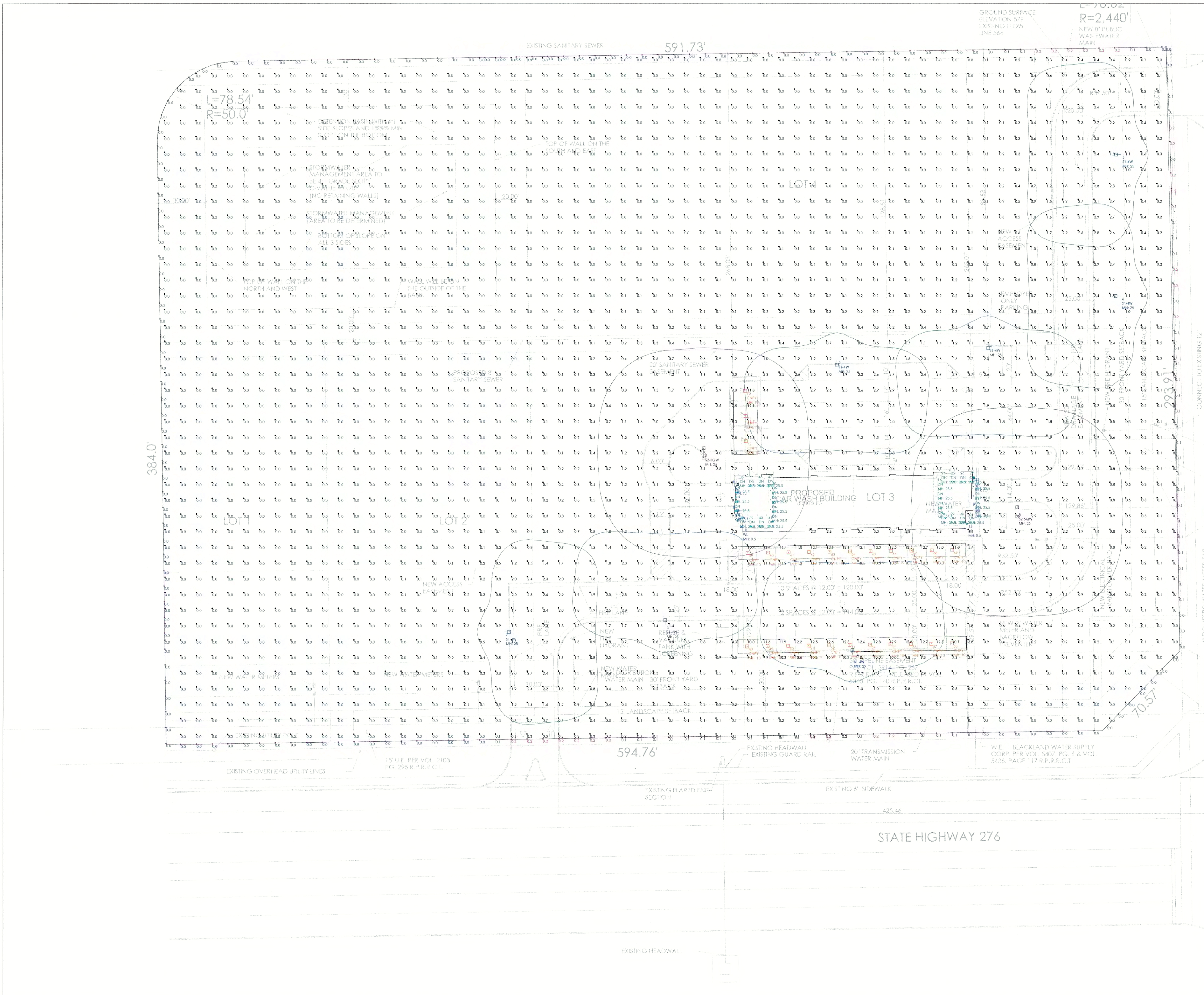
|   |                   |  |  |  |  |
|---|-------------------|--|--|--|--|
|   |                   |  |  |  |  |
| 03/07/23  | PERMIT REVISION   |  |  |  |  |
| 01/19/22  | ISSUED FOR PERMIT |  |  |  |  |
| 10/31/22  | ZONING REVISIONS  |  |  |  |  |
| 10/07/22  | ZONING REVIEW     |  |  |  |  |
| <b>REVISIONS</b>  |                   |  |  |  |  |
| DRAWN BY: RAM   |                   |  |  |  |  |
| APPROVED BY: GCN / MAM  |                   |  |  |  |  |
| SCALE: AS NOTED   |                   |  |  |  |  |
| DESCRIPTION: VACUUM STATION/CANOPY  |                   |  |  |  |  |
| SHEET NO. <span style="font-size: 1.5em; font-weight: bold;">A-7.1</span> |                   |  |  |  |  |

CASE# SP2022-053



| Luminaire Schedule - Part numbers are provided by the manufacturer and are only intended to be used as a reference to output and optics used. |     |        |             |                  |                  |                 |            |       |                    |  |
|---|-----|--------|-------------|------------------|------------------|-----------------|------------|-------|--------------------|--|
| Symbol  | Qty | Tag    | Arrangement | Luminaire Lumens | Arr. Lum. Lumens | Luminaire Watts | Arr. Watts | LLF   | Manufacturer       | Description                            |
| ⊕   | 32  | DN     | Single      | 996              | 996              | 14.4            | 14.4       | 0.900 | DALS Lighting Inc. | RGR4-CC-XX                             |
| ⊕   | 25  | CNPY   | Single      | 4450             | 4450             | 38              | 38         | 0.900 | HUBBELL            | VSH-30-4K7-UNV                         |
| ⊕   | 7   | S1-4W  | SINGLE      | 15232            | 15232            | 109.7           | 109.7      | 0.900 | HUBBELL OUTDOOR    | ASL1-160L-115-4K7-4W-UNV-AX-X          |
| ⊕   | 6   | WL     | Single      | 1008             | 1008             | 14              | 14         | 0.900 | FC Lighting        | FCC600-12-940-10L-X-40-LD              |
| ⊕   | 2   | S2-5QW | Back-Back   | 15632            | 31264            | 109.7           | 219.4      | 0.900 | HUBBELL OUTDOOR    | ASL1-160L-115-4K7-5QW-UNV-AX-X (2@180) |

| Calculation Summary |             |       |      |      |     |         |         |                  |  |
|---------------------|-------------|-------|------|------|-----|---------|---------|------------------|--|
| Label               | CalcType    | Units | Avg  | Max  | Min | Max/Min | Avg/Min | Description      |  |
| PROPERTY LINES      | Illuminance | Fc    | 0.05 | 0.2  | 0.0 | N.A.    | N.A.    | READINGS @ GRADE |  |
| PROPERTY Planar     | Illuminance | Fc    | 0.88 | 13.7 | 0.0 | N.A.    | N.A.    | EADINGS @ GRADE  |  |
| PARKING & DRIVES    | Illuminance | Fc    | 2.67 | 11.2 | 0.6 | 18.67   | 4.45    | READINGS @ GRADE |  |



APPROVED:  
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 16<sup>th</sup> day of Nov. 2021.

*[Signature]*  
Planning & Zoning Commission, Chairman

*[Signature]*  
Director of Planning & Zoning

**NOTES**

PG-ENLIGHTEN IS NEITHER LICENSED NOR INSURED TO DETERMINE CODE COMPLIANCE. CODE COMPLIANCE REVIEW BY OTHERS.

ANY VARIANCE FROM REFLECTANCE VALUES, OBSTRUCTIONS, LIGHT LOSS FACTORS OR DIMENSIONAL DATA WILL AFFECT THE ACTUAL LIGHT LEVELS OBTAINED.

THIS ANALYSIS IS A MATHEMATICAL MODEL AND CAN BE ONLY AS ACCURATE AS IS PERMITTED BY THE THIRD-PARTY SOFTWARE AND THE IES STANDARDS USED.

FIXTURE TYPES AND QUANTITIES MAY CHANGE BASED ON UNKNOWN OBSTRUCTIONS OR FIELD CONDITIONS. THESE CHANGES MAY RESULT IN AN INCREASED QUANTITY OF FIXTURES.

FIXTURE TYPES AND QUANTITIES BASED ON PROVIDED LAYOUT AND DRAWINGS ARE FOR REFERENCE ONLY. TYPES AND QUANTITIES MAY CHANGE WITH FUTURE REVISIONS.

CALCULATION GRID VALUES 10'-0" O.C.

| PARKING LOT DESIGN GUIDE              | MAINTAINED HORIZONTAL |            | MAINTAINED VERTICAL |            | MAXIMUM                              |         |
|---------------------------------------|-----------------------|------------|---------------------|------------|--------------------------------------|---------|
|                                       | AVERAGE (FC)          | RANGE (FC) | AVERAGE (FC)        | RANGE (FC) | AVG:MIN                              | MAX:MIN |
| PARKING (UNCOVERED) ZONE 3 (URBAN)    | 1.5                   | 0.75 - 3   | 0.8                 | 0.4 - 1.6  | 4:1                                  | 15:1    |
| PARKING (UNCOVERED) ZONE 2 (SUBURBAN) | 1                     | 0.5 - 2    | 0.6                 | 0.3 - 1.2  | 4:1                                  | 15:1    |
| SAFETY (BUILDING EXTERIOR)            | 1                     | 0.5 - 2    | -                   | -          | FOR SECURITY ISSUES, RAISE AVG. TO 3 |         |

SIMPLIFIED RECOMMENDATIONS BASED ON IES 'THE LIGHTING HANDBOOK' 10TH EDITION AND IES RP-20-14. INDIVIDUAL APPLICATIONS WILL DETERMINE SPECIFIC RECOMMENDATIONS. PLEASE REFER TO THE MOST RECENT HANDBOOK FOR A MORE DETAILED EVALUATION AND ADDITIONAL APPLICATIONS. THESE RECOMMENDATIONS DO NOT SUPERCEDE ANY APPLICABLE CODES.



PROJECT NAME: **ROCKWALL TX CAR WASH- NW STATE HWY 276 & JOHN KING RD**

CLIENT NAME: **NERI ARCHITECTS**

DRAWN BY: **Joeli Collins**  
joeli.collins@pg-enlighten.com  
847.228.1199

PG CONTACT: **Patti Geier**  
Patti.Geier@pg-enlighten.com  
847.228.1199

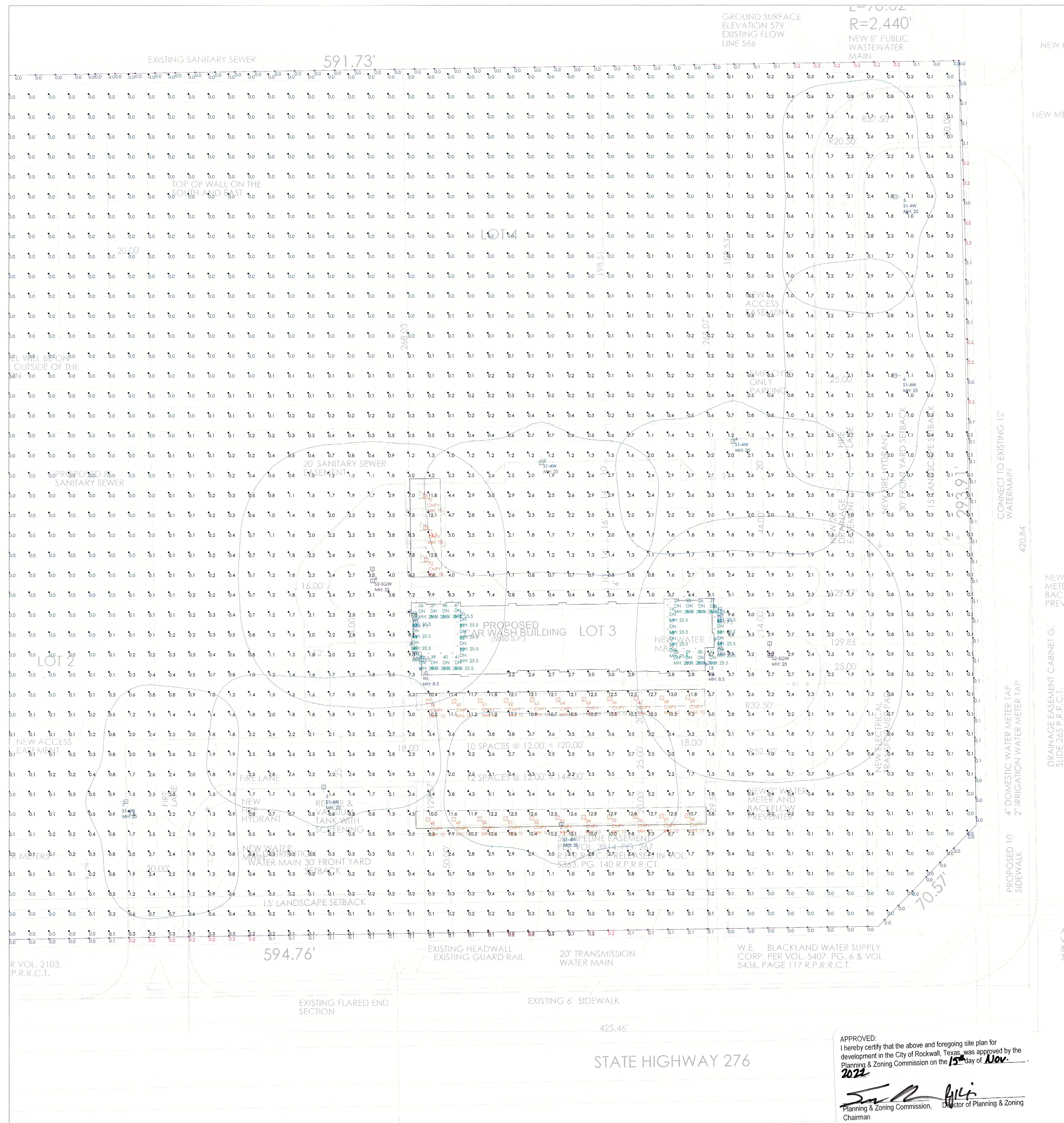
1 2 3  
REVISIONS

Date: 10/28/2022

Not to Scale



| Luminaire Location Summary |            |                         |        |         |      |  |
|----------------------------|------------|-------------------------|--------|---------|------|--|
| LumNo                      | Tag (Qty)  | Label                   | Mtg Ht | Orient  | Tilt |  |
| 1                          | S1-4W (1)  | ASL1-160L-115-4K7-4W    | 25     | 90      | 0    |  |
| 2                          | S1-4W (1)  | ASL1-160L-115-4K7-4W    | 25     | 270     | 0    |  |
| 3                          | S1-4W (1)  | ASL1-160L-115-4K7-4W    | 25     | 90      | 0    |  |
| 4                          | S1-4W (1)  | ASL1-160L-115-4K7-4W    | 25     | 270     | 0    |  |
| 5                          | S1-4W (1)  | ASL1-160L-115-4K7-4W    | 25     | 179.938 | 0    |  |
| 6                          | S1-4W (1)  | ASL1-160L-115-4K7-4W    | 25     | 180     | 0    |  |
| 7                          | S1-4W (1)  | ASL1-160L-115-4K7-4W    | 25     | 0       | 0    |  |
| 8                          | S2-5QW (2) | ASL1-160L-115-4K7-5QW_2 | 25     | 90      | 0    |  |
| 9                          | S2-5QW (2) | ASL1-160L-115-4K7-5QW_2 | 25     | 90      | 0    |  |
| 10                         | WL (1)     | FCC6003K-10L-FL         | 8.5    | 90      | 0    |  |
| 11                         | WL (1)     | FCC6003K-10L-FL         | 7.1    | 90      | 0    |  |
| 12                         | WL (1)     | FCC6003K-10L-FL         | 7.1    | 90      | 0    |  |
| 13                         | WL (1)     | FCC6003K-10L-FL         | 7.1    | 90      | 0    |  |
| 14                         | WL (1)     | FCC6003K-10L-FL         | 7.1    | 90      | 0    |  |
| 15                         | WL (1)     | FCC6003K-10L-FL         | 8.5    | 90      | 0    |  |
| 16                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 17                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 18                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 19                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 20                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 21                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 22                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 23                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 24                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 25                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 26                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 27                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 28                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 29                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 30                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 31                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 32                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 33                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 34                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 35                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 36                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 37                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 38                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 39                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 40                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 41                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 42                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 43                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 44                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 45                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 46                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 47                         | DN (1)     | RGR4                    | 25.5   | 90      | 0    |  |
| 48                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 49                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 50                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 51                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 52                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 53                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 54                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 55                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 56                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 57                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 58                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 59                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 60                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 61                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 62                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 63                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 64                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 65                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 66                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 67                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 68                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 69                         | CNPY (1)   | VSH-30-4K7              | 10     | 90      | 0    |  |
| 70                         | CNPY (1)   | VSH-30-4K7              | 10     | 0       | 0    |  |
| 71                         | CNPY (1)   | VSH-30-4K7              | 10     | 0       | 0    |  |
| 72                         | CNPY (1)   | VSH-30-4K7              | 10     | 0       | 0    |  |



DRAWN BY:  
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| 1 | 2 | 3 |
|---|---|---|
|   |   |   |
|   |   |   |

PROJECT NAME:  
**ROCKWALL TX CAR WASH- NW STATE HWY 276 & JOHN KING RD**

CLIENT NAME:  
**NERI ARCHITECTS**

Date: 10/28/2022  
Page 2 of 2

APPROVED:  
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 15th day of Nov. 2022.

*[Signature]*  
Director of Planning & Zoning  
Chairman

STATE HIGHWAY 276

Scale: 1 inch= 25 Ft.