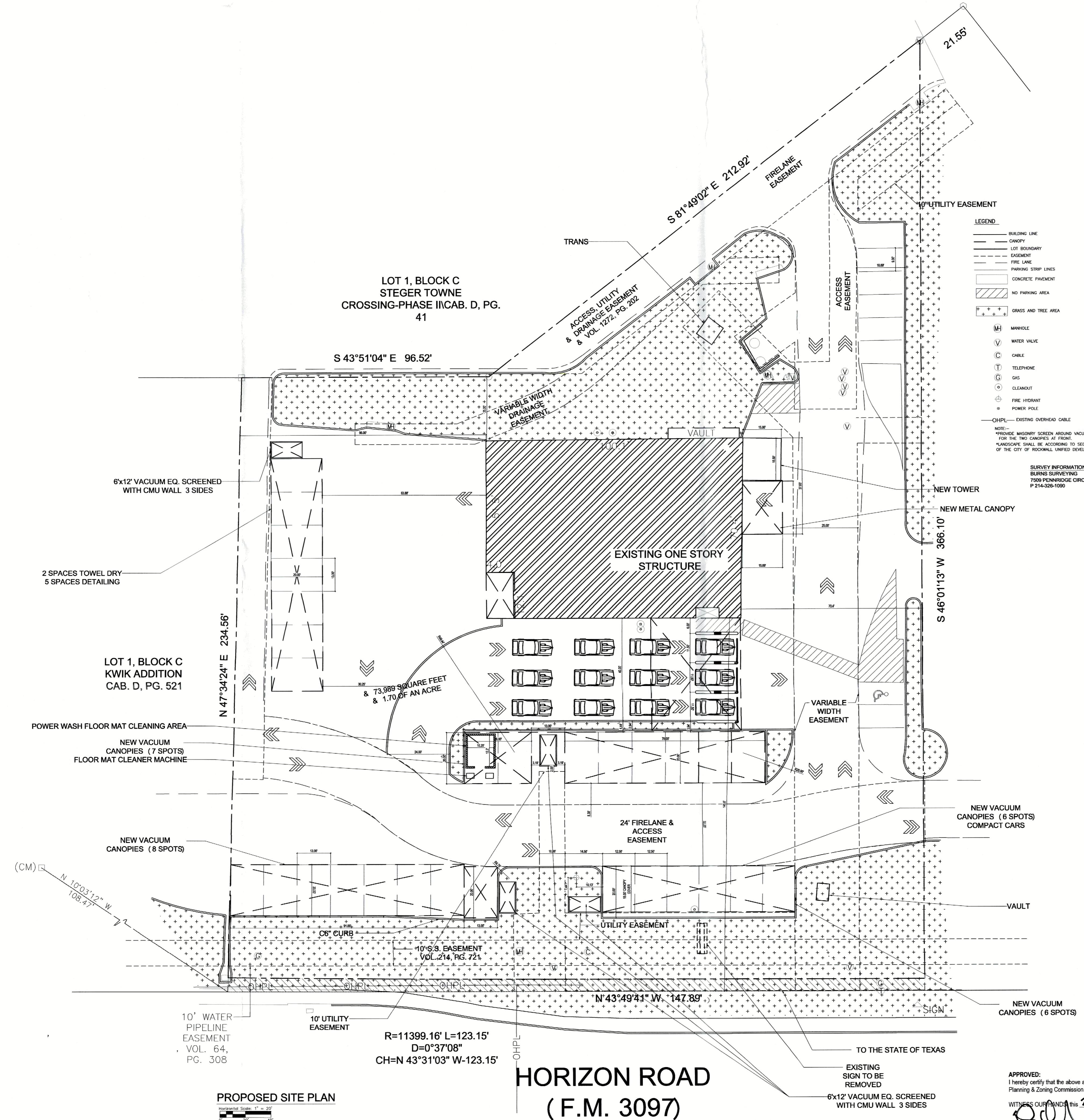


SITE DATA TABLE	
CASE NUMBER	
TOTAL SITE AREA	1.699 AC (74024 SF)
SITE ZONING DISTRICT	C
LAND USE	COMMERCIAL (CARWASH)
PARKING SPACE	10' X 20'
CODE REQUIRED ADA SPACES	1 SPACE
PROVIDED TOTAL PARKING SPACES	8
ADA SPACES	1 SPACE
TOTAL EXISTING IMPERVIOUS AREA	54966 SQ. FT. (74.25%)
TOTAL PROPOSED IMPERVIOUS AREA	56885 SQ. FT. (76.8%)



PROPOSED SITE PLAN
Horizontal Scale: 1" = 20'

**HORIZON ROAD
(F.M. 3097)**

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 and Zoning Commission of the City of Rockwall on the 14th day of February 2023.
WITNESS OUR HANDS this 2nd day of June 2023.
[Signature] Planning and Zoning Commission, Chairman
[Signature] Director of Planning and Zoning

PROJECT CASE #

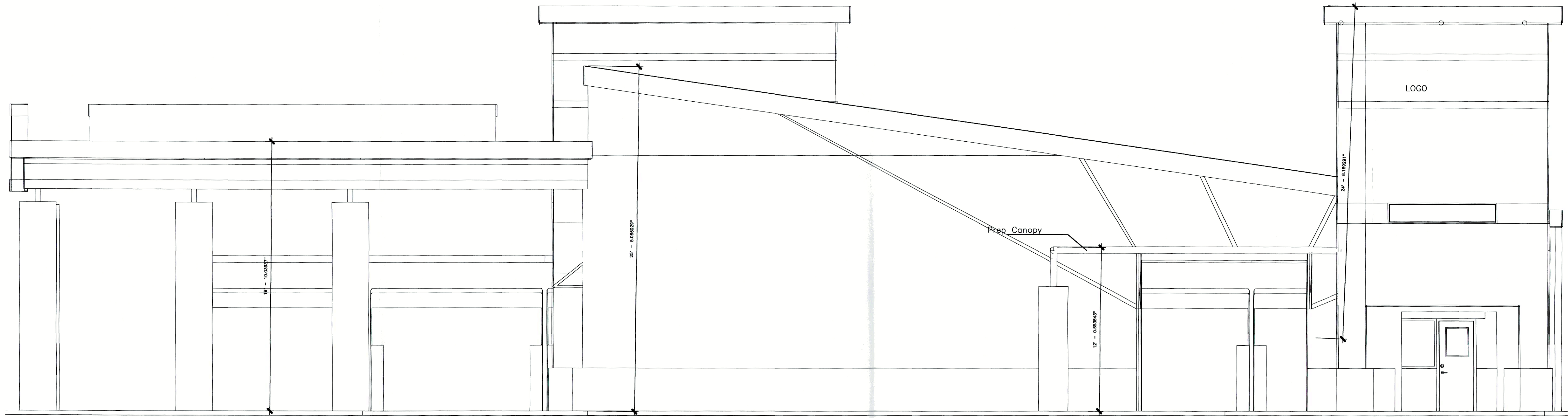
PROJECT:
REMODELING AND ADDITION (COMMERCIAL)

OWNER:
**IBRAHIM KASSEM
(214)532-7018
ikassem@hotmail.com**

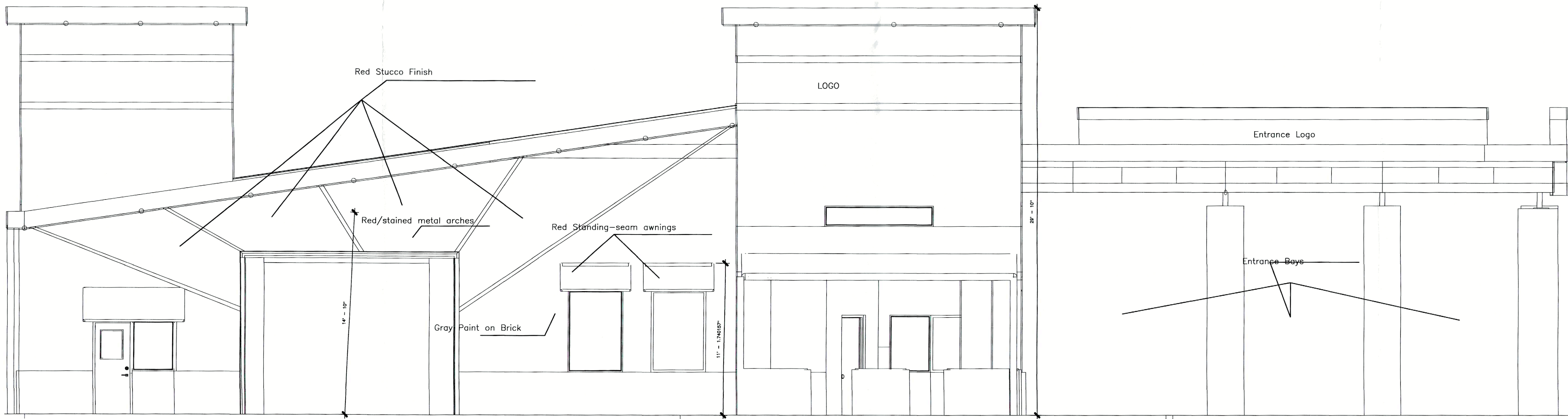
LOCATION:
**2525 HORIZON RD
ROCKWALL, TX 75032**

SHEET TITLE:
**PROPOSED SITE PLAN
SHEET 3-6
PRELIM DRAWINGS
NOT FOR
CONSTRUCTION**

REVISION: R01
DATE: 01/12/2023



3 Southeast Elevation (Right)
1/4"=1'-0"



4 Southwest Elevation (Left)
1/4"=1'-0"

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[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

Firm Info

Name
JD RIVERO
Address
General Email
benjalicea@drivero.com
General Phone
9728859171

Project Info

Name
CAR WASH REMODEL AND ADDITION
Number
Address
2525 HORIZON RD ROCKWALL TX 75032
Description
Exterior facade remodel, vacuum additions and new elevated tower visibility.

Sheet Info

Sheet Title
ELEVATIONS
Sheet Number
A2.2

Firm Info

Name

JD RIVERO

Address

General Email

benji@jdrivero.com

General Phone

9728859171

Project Info

Name

CAR WASH REMODEL AND ADDITION

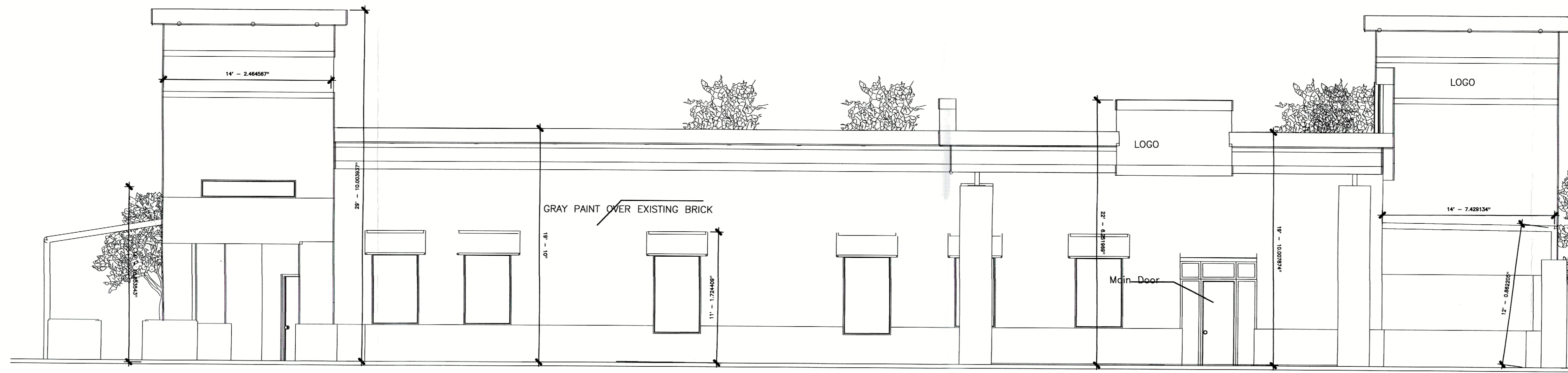
Number

Address

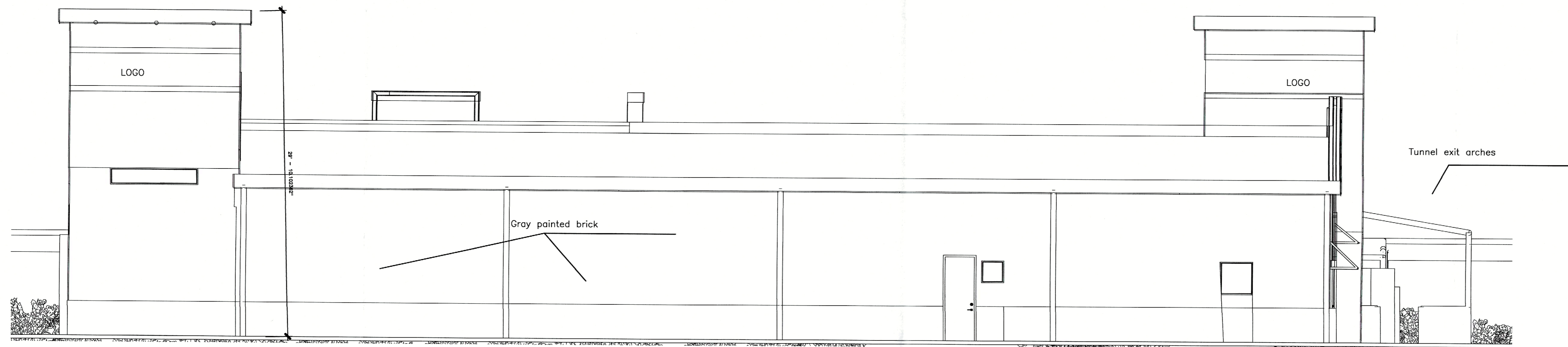
2525 HORIZON RD ROCKWALL TX 75032

Description

Exterior facade remodel, vacuum additions and new elevated tower visibility.



1 Southwest Elevation (Front)
3/16"=1'-0"



2 Northeast Elevation (Rear)
3/16"=1'-0"

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[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

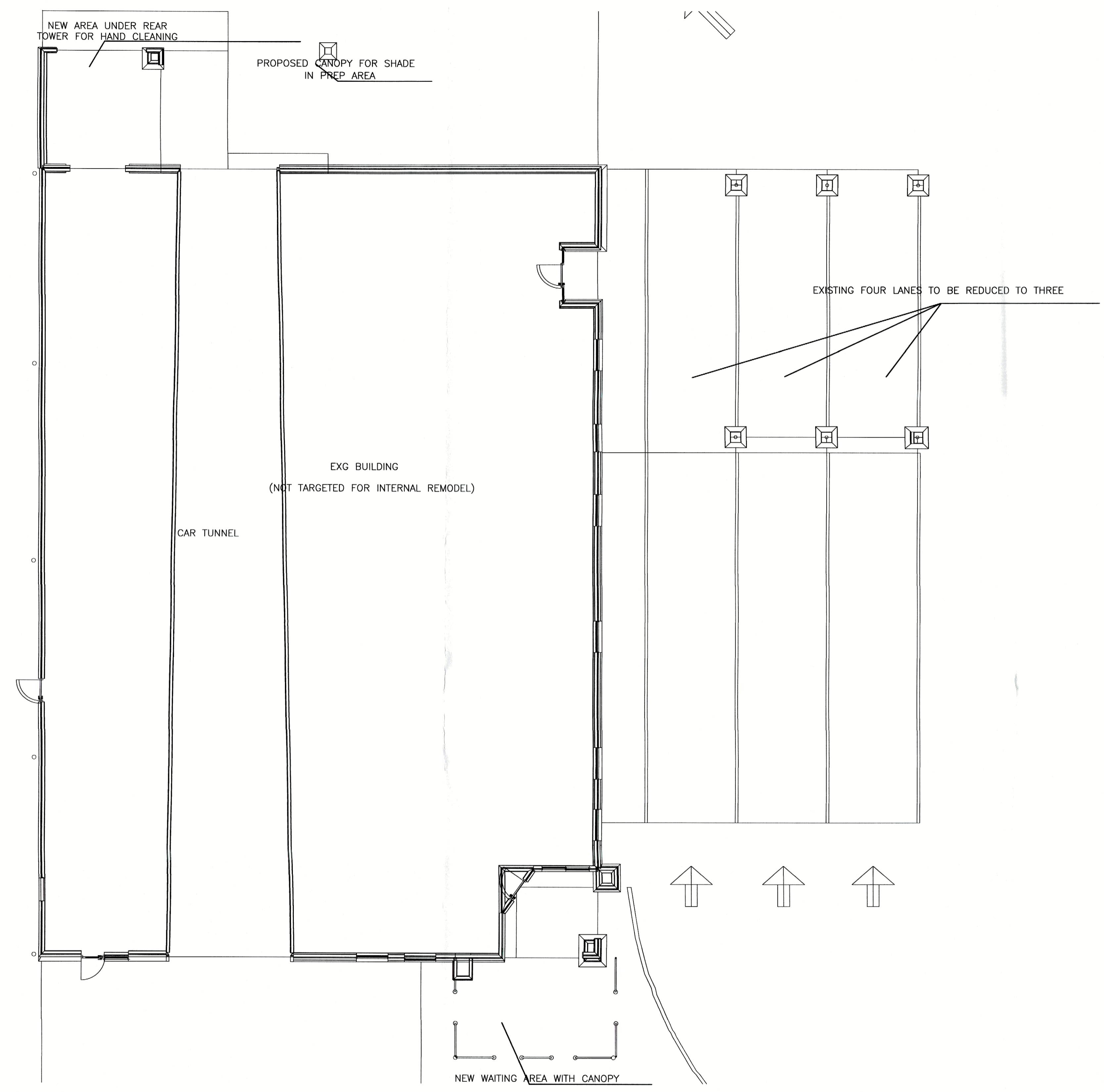
Sheet Info

Sheet Title

ELEVATIONS

Sheet Number

A2.1



0 Floorplan
1/8"=1'-0"

Firm Info	
Name	JD RIVERO
Address	
General Email	benjalicea@drivero.com
General Phone	9728859171
Project Info	
Name	CAR WASH REMODEL AND ADDITION
Number	
Address	2525 HORIZON RD ROCKWALL TX 75032
Description	Exterior facade remodel, vacuum additions and new elevated tower visibility.
Sheet Info	
Sheet Title	FLOORPLAN
Sheet Number	A2.3

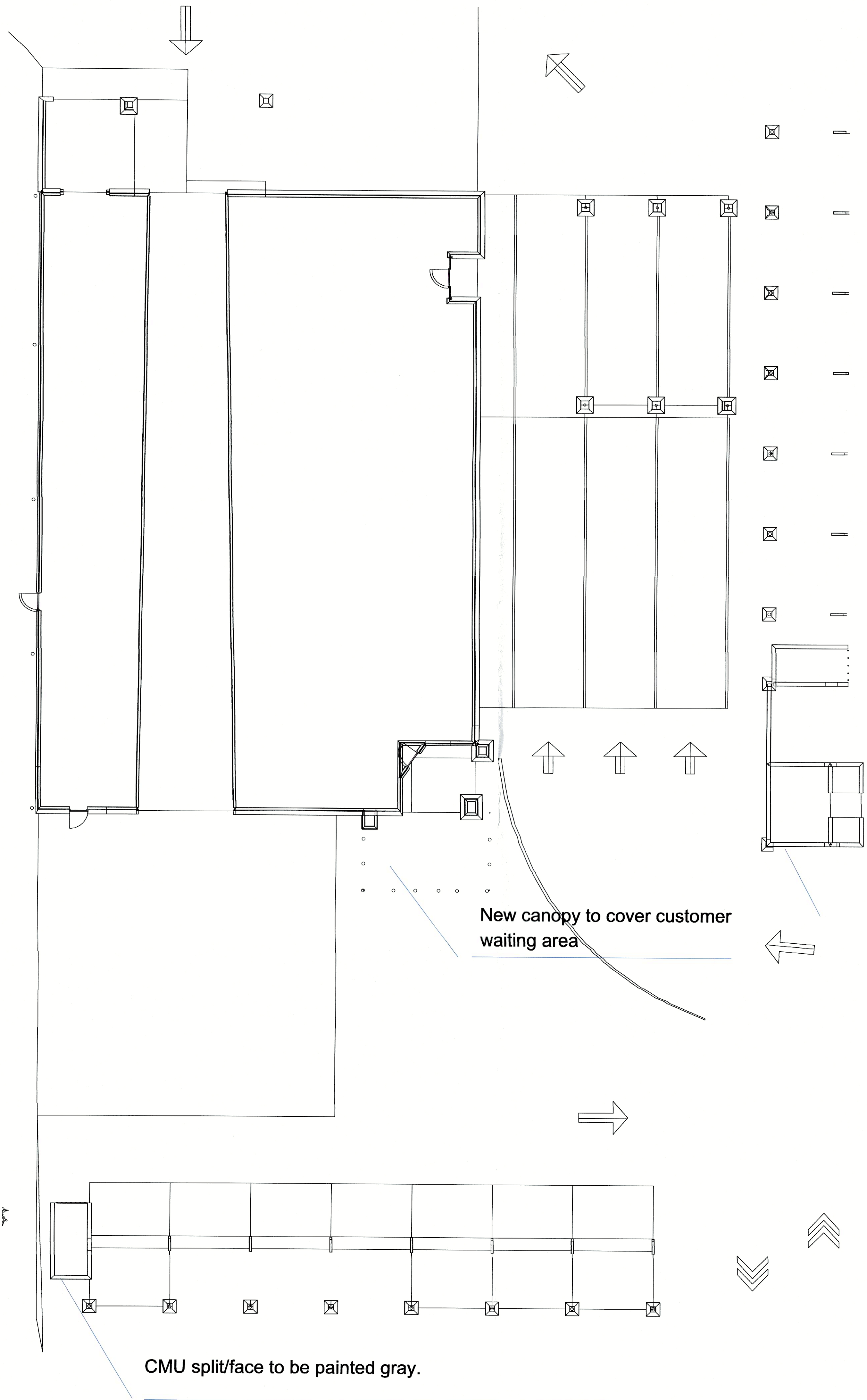
APPROVED:

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WITNESS OUR HANDS, this 2nd day of June, 2023.

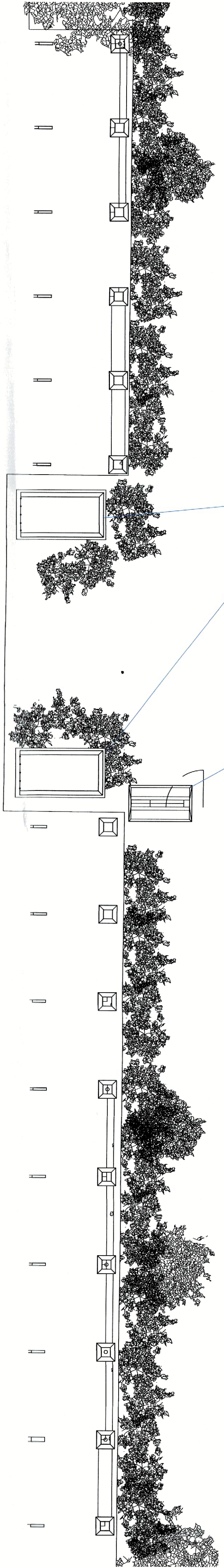
[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning



New canopy to cover customer waiting area

CMU split/face to be painted gray.



Proposed vaccum equiment enclosures, will be CMU split/face and will be painted with gray/dark-gray.

Proposed location of monument sign

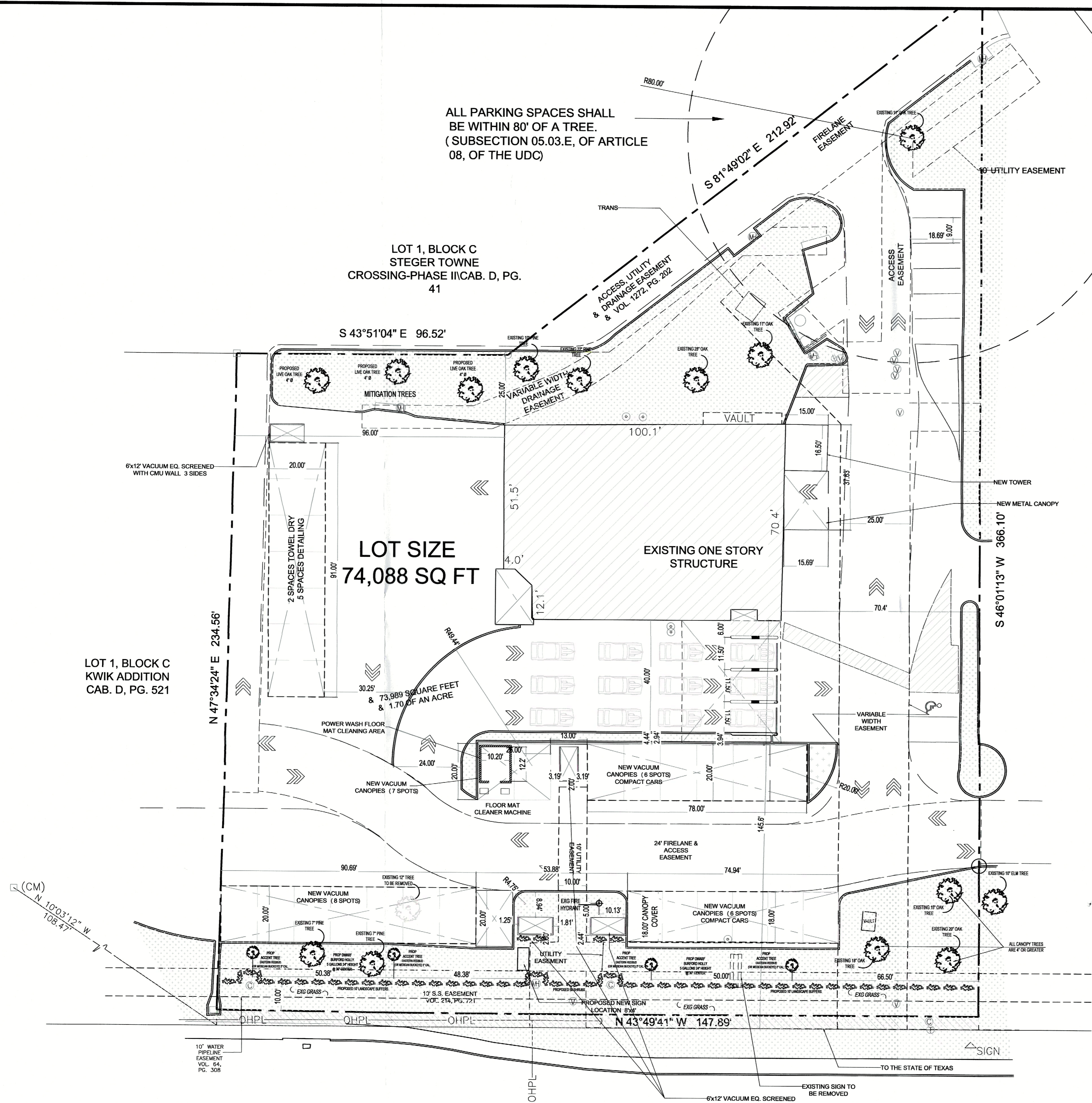
APPROVED:
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[Signature]
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning and Zoning

Firm Info	
Name	JD RIVERO
Address	
General Email	benjalicea@drivero.com
General Phone	9728859171
Project Info	
Name	CAR WASH REMODEL AND ADDITION
Number	
Address	2525 HORIZON RD ROCKWALL TX 75032
Description	Exterior facade remodel, vacuum additions and new elevated tower visibility.



ALL PARKING SPACES SHALL
BE WITHIN 80' OF A TREE.
(SUBSECTION 05.03.E, OF ARTICLE
08, OF THE UDC)

PROPOSED REAR LANDSCAPE
AREA 9,727 SQ FT
PLANT LEGEND

TYPE	QUANTITY
CT	4
DB	54
OT	1
PINE	1
PINE	1
ELM	2
OT	1
OT	1
OT	2
PINE	1
PINE	1
PINE	1
LO	1
LO	3

PROP ACCENT TREE
EASTERN REDBUD
(OR MEXICAN BUCKEYE) 3" CAL.

PROP DWARF
BURFORD HOLLY
5 GALLONS 24" HEIGHT
@30" CENTER

EXISTING 18" OAK TREE
EXISTING 20" OAK TREE
EXISTING 15" OAK TREE

EXISTING 7" PINE TREE

EXISTING 12" TREE
TO BE REMOVED

EXISTING 10" ELM TREE

EXISTING 11" OAK TREE

EXISTING 28" OAK TREE

EXISTING 22" PINE TREE

EXISTING 10" PINE TREE

LAWN

PROPOSED MITIGATION
TREES
LIVE OAK 4"Ø

LOT SIZE
AREA 74,088 SQ FT

PROPOSED LANDSCAPE
AREA 18,061 SQ FT

20% OF LANDSCAPE REQUIRED:
24.38% PROPOSED

IMPERVIOUS AREA:
50,237 SQ FT
(includes new vacuum service area)

PROPOSED FRONT LANDSCAPE
AREA 8,334 SQ FT

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 14th day of February, 2023.
WITNESS OUR HANDS, this 2nd day of June, 2023.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

PROPOSED LANDSCAPE PLAN

Horizontal Scale: 1" = 20'

0' 20' 40'

NOTE:
IRRIGATION WILL
MEET REQUIREMENTS OF
UDC. (SUBSECTION 05.04, OF
ARTICLE 08, OF THE UDC)

HORIZON ROAD
(F.M. 3097)

ADDRESS:
2525 HORIZON ROAD
ROCKWALL, TX 75032

PROJECT NAME:
HORIZON CAR WASH
EXTERIOR & LANDSCAPE
IBRAHIM KASSEM TEL. 214-532-7018

CASE NUMBER:
SP2023-004

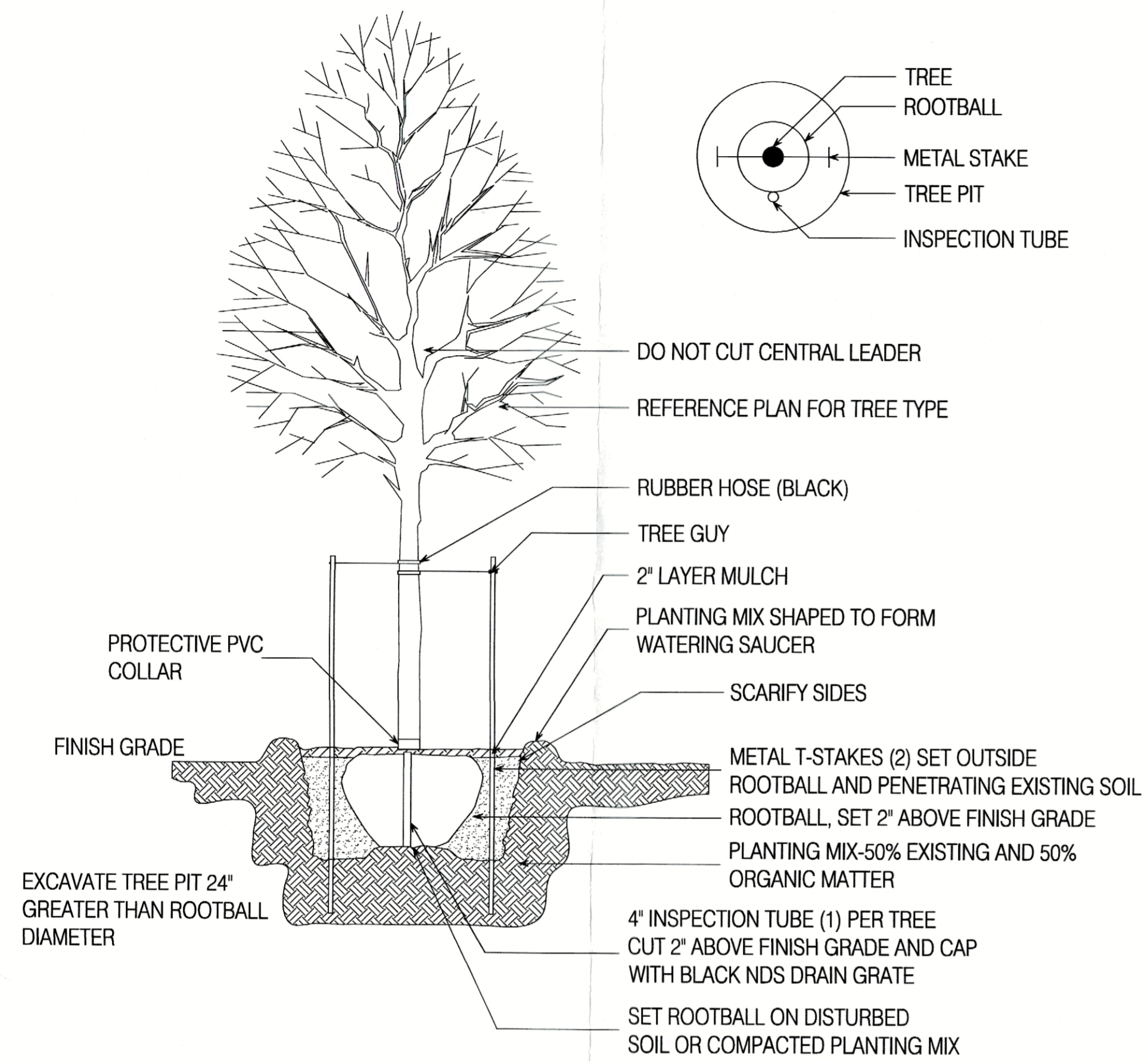
STAMP:

FILE NAME
LANDSCAPE PLAN

SCALE
1" = 20'

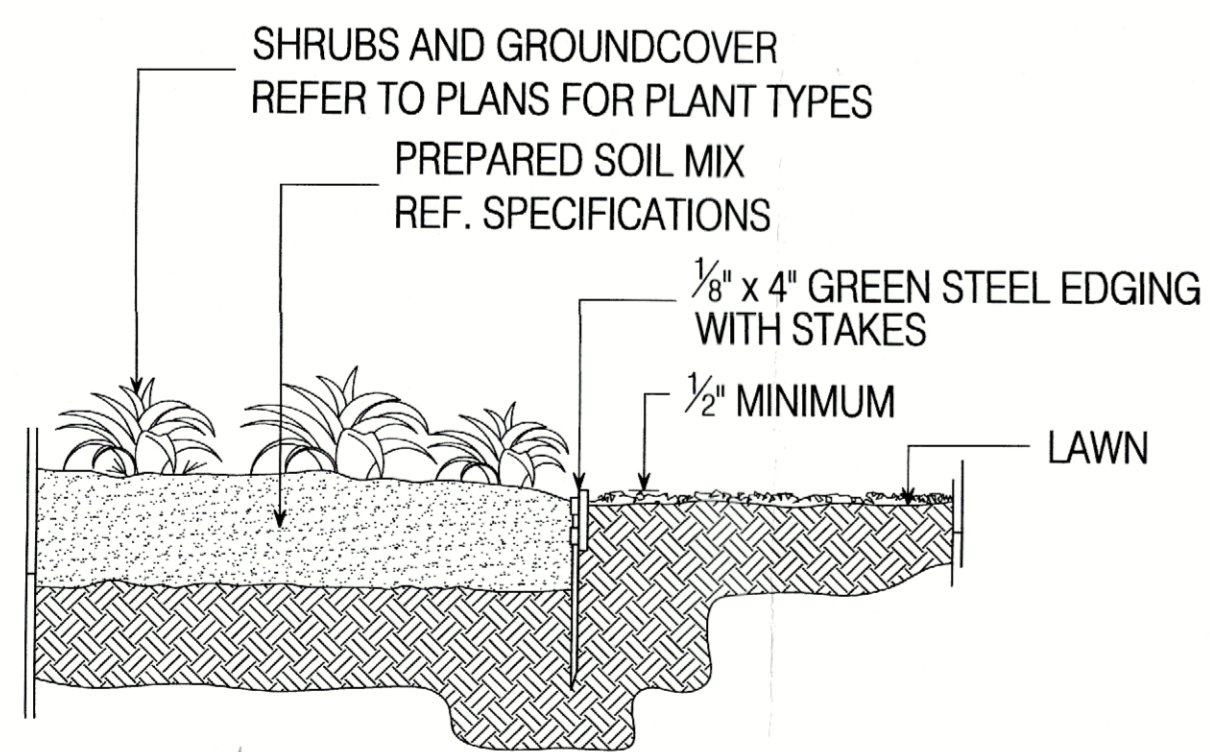
DATE
01/31/2023

SHEET
LD-1



TYP. TREE PLANTING DETAILS
scale: N.T.S.

1.1
A



STEEL EDGING PLANTING DETAILS
scale: N.T.S.

1.1
B

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 14th day of February, 2024.

[Signature]
Director of Planning & Zoning
Chairman

ADDRESS: 2525 HORIZON ROAD ROCKWALL, TX 75032 PROJECT NAME: HORIZON CAR WASH EXTERIOR & LANDSCAPE IBRAHIM KASSEM TEL. 214-532-7018 CASE NUMBER: SP2023-004	STAMP:	FILE NAME LANDSCAPE PLAN
		SCALE 1" = 20'
		DATE 01/31/2023
		SHEET LD-2