



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 _____

SUBDIVISION

Replat of the Woods at Rockwall Apts.

LOT

4

BLOCK

A

GENERAL LOCATION

Ridge Rd south of Yellowjacket Dr.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Commercial

CURRENT USE

PROPOSED ZONING

Commercial

PROPOSED USE

Car Wash

ACREAGE

2.008

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3187 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

RHC I Properties, LLC

☐ APPLICANT

Douphrate & Assoc., Inc.

CONTACT PERSON

CONTACT PERSON

Dub Douphrate

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

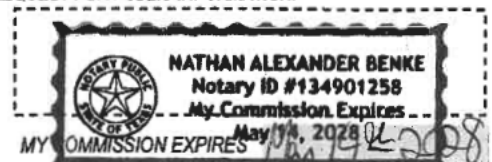
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Russell Frank [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

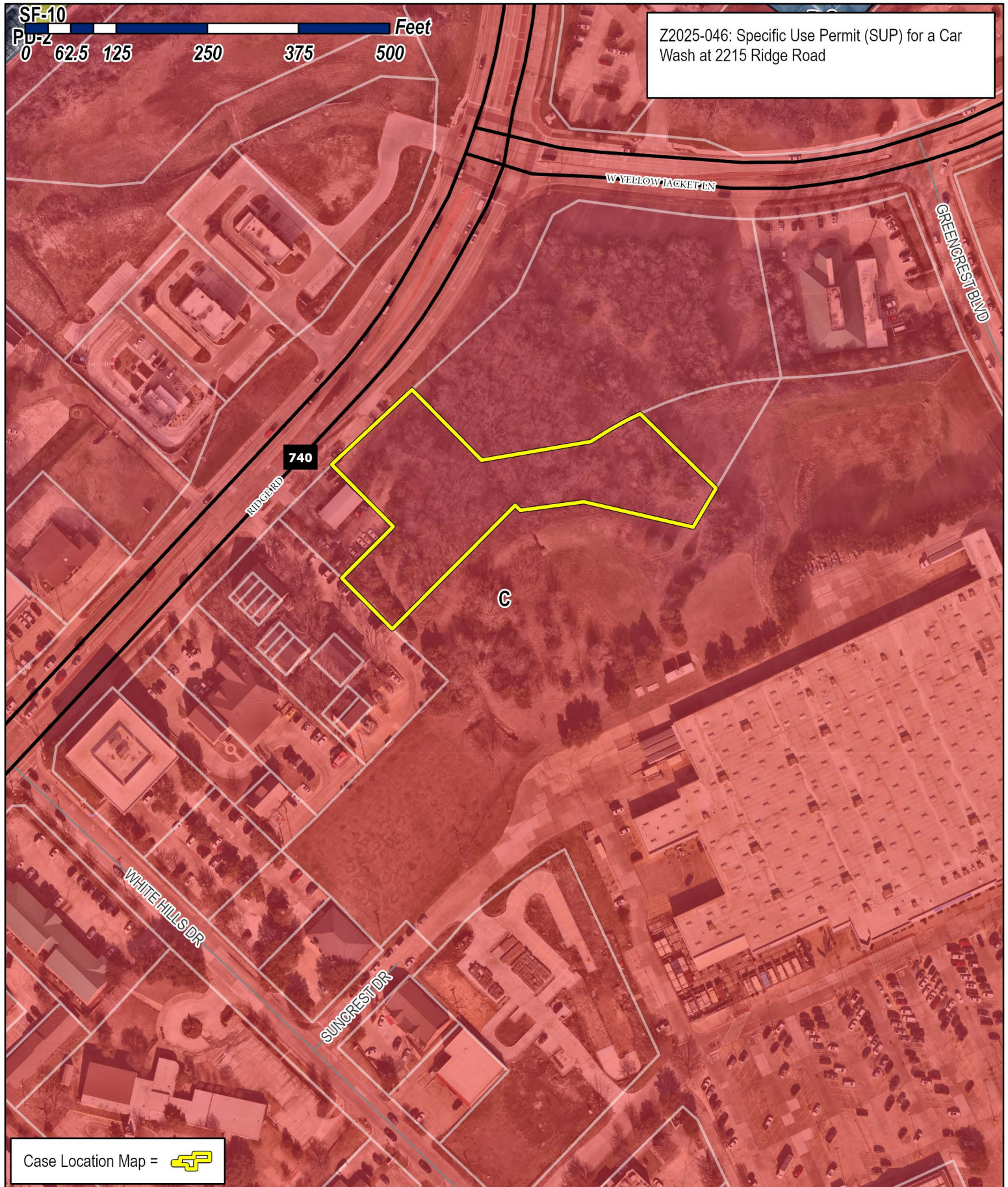
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF July, 2025. BY SIGNING THIS APPLICATION, 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 16th DAY OF July, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.

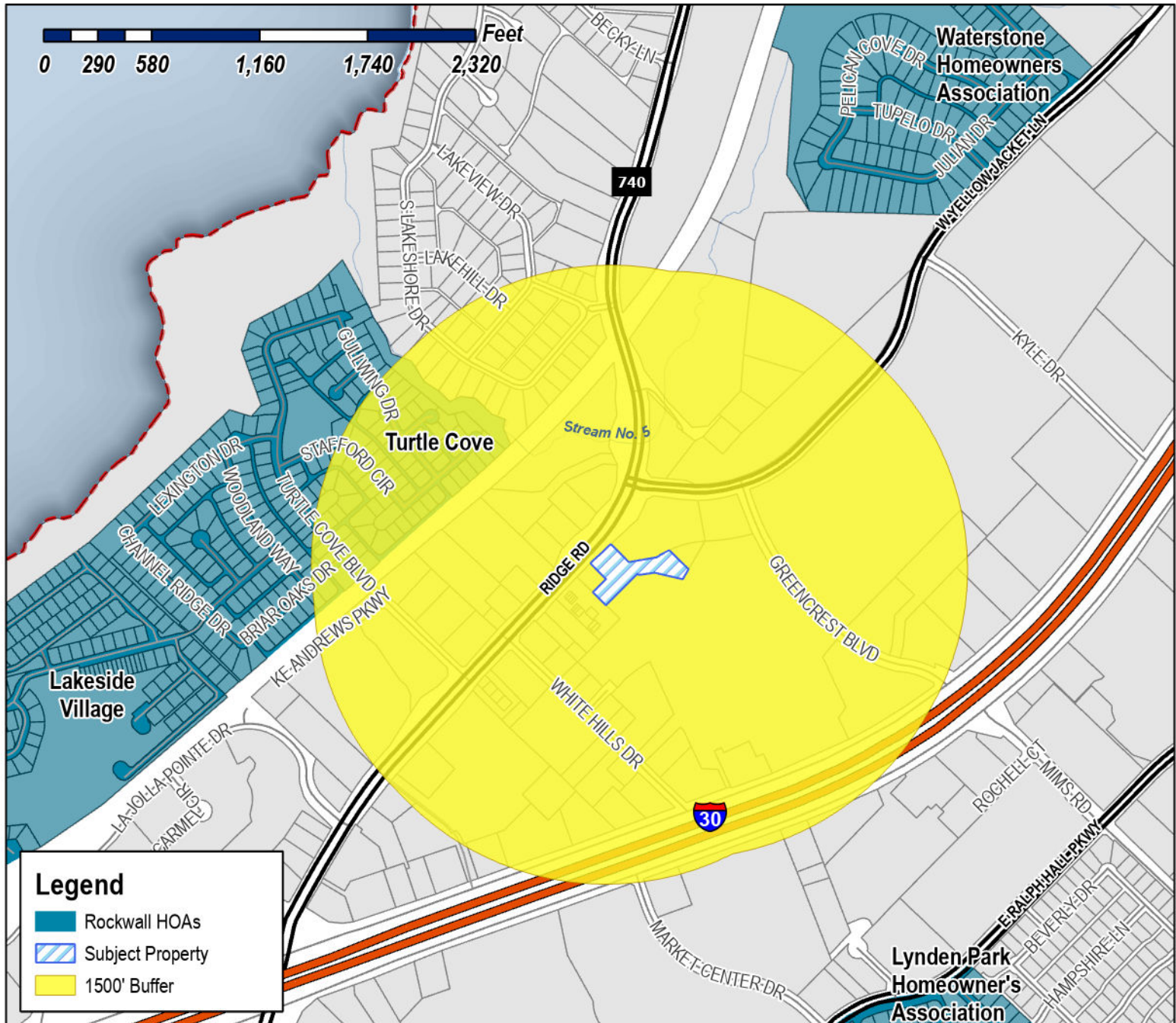




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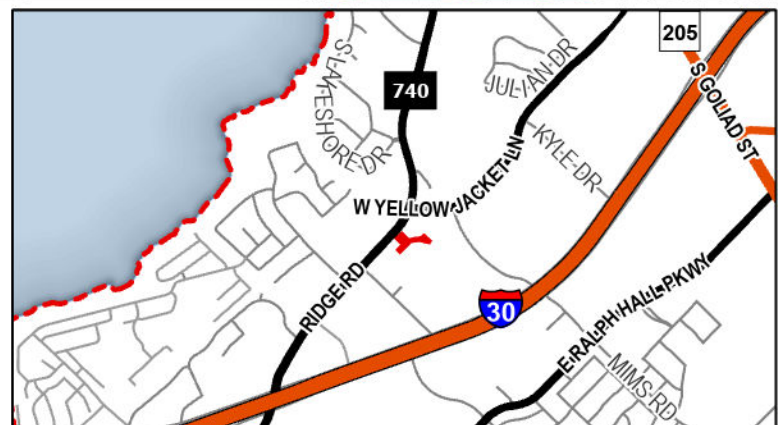
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Case Number: Z2025-046
Case Name: SUP for a Car Wash
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2215 Ridge Road

Date Saved: 7/17/2025

For Questions on this Case Call (972) 771-7745



CHACKO & ABRAHAM INVESTMENTS LLC
1007 N. BLUFFVIEW DR
LUCAS, TX 75002

7.1 RIDGE LLC
106 E Rusk St Ste 200
Rockwall, TX 75087

BIGTX 825 W YELLOWJACKET LANE LLC
12007 SAN CHALIFORD CT
TAMPA, FL 33607

TRAVELERS PLAZA LLC
1324 SOMERSET COURT
ROCKWALL, TX 75032

JARA PARTNERS LTD
1425 HUNTERS GLEN
ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION
1430 Blue Oaks Blvd Ste 190
Roseville, CA 95747

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN
1545 RUNNING CEADER CT
CHARLOTTESVILLE, VA 22911

DGR ASSOCIATES INC A MISSOURI CORP
1710 WEISKOPF DR
HEATH, TX 75032

2210 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

2224 RIDGE ROAD LLC
1915 Westridge Dr
Irving, TX 75038

MOUNTAINPRIZE INC
ATTN: PROPERTY TAX DEPT
200 Galleria Pkwy SE Ste 900
Atlanta, GA 30339

RESIDENT
2135 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2200 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2205 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2210 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2215 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2224 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2225 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2230 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2231 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2233 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2235 RIDGE RD
ROCKWALL, TX 75087

DOUPHRAE PROPERTIES INC
2235 Ridge Rd Ste 200
Rockwall, TX 75087

RESIDENT
2237 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2245 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2249 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2251 RIDGE RD
ROCKWALL, TX 75087

MMF INVESTMENTS LLC
2255 Ridge Rd Ste 333
Rockwall, TX 75087

HUDSPETH FREDERICK WARD ESTATE
NONA MAHAFFY HUDSPETH INDEPENDENT
EXECUTOR
2304 RIDGE RD
ROCKWALL, TX 75087

RESIDENT
2306 RIDGE RD
ROCKWALL, TX 75087

SPILLMAN DENTAL PROPERTIES LLC
2308 Ridge Rd Ste B
Rockwall, TX 75087

RESIDENT
2310 RIDGE RD
ROCKWALL, TX 75087

MFR PROPERTIES LLC AND
YELLOW JACKET PLAZA LLC
28632 Roadside Dr Ste 270
Agoura Hills, CA 91301

BEAUTY LEGACY LLC
3509 RIM FIRE DRIVE
GARLAND, TX 75044

2251 RIDGE ROAD LLC
4131 N Central Expy Ste 450
Dallas, TX 75204

LAKEWOOD PROPERTIES LLC
457 LAURENCE DR #166
HEATH, TX 75032

RESIDENT
600 TURTLE COVE BLVD
ROCKWALL, TX 75087

RESIDENT
601 WHITE HILLS DR
ROCKWALL, TX 75087

THE TWO SHORT, LP
A TEXAS LIMITED PARTNERSHIP
603 WHITE HILLS DR STE A
ROCKWALL, TX 75087

BANNA ROCKWALL REALTY LLC
6403 CRESTMOOR LN
SACHSE, TX 75048

SHEIKHA INVESTMENTS LLC
7515 FOREST BEND DRIVE
PARKER, TX 75002

RESIDENT
782 I30
ROCKWALL, TX 75087

RESIDENT
825 YELLOW JACKET LN
ROCKWALL, TX 75087

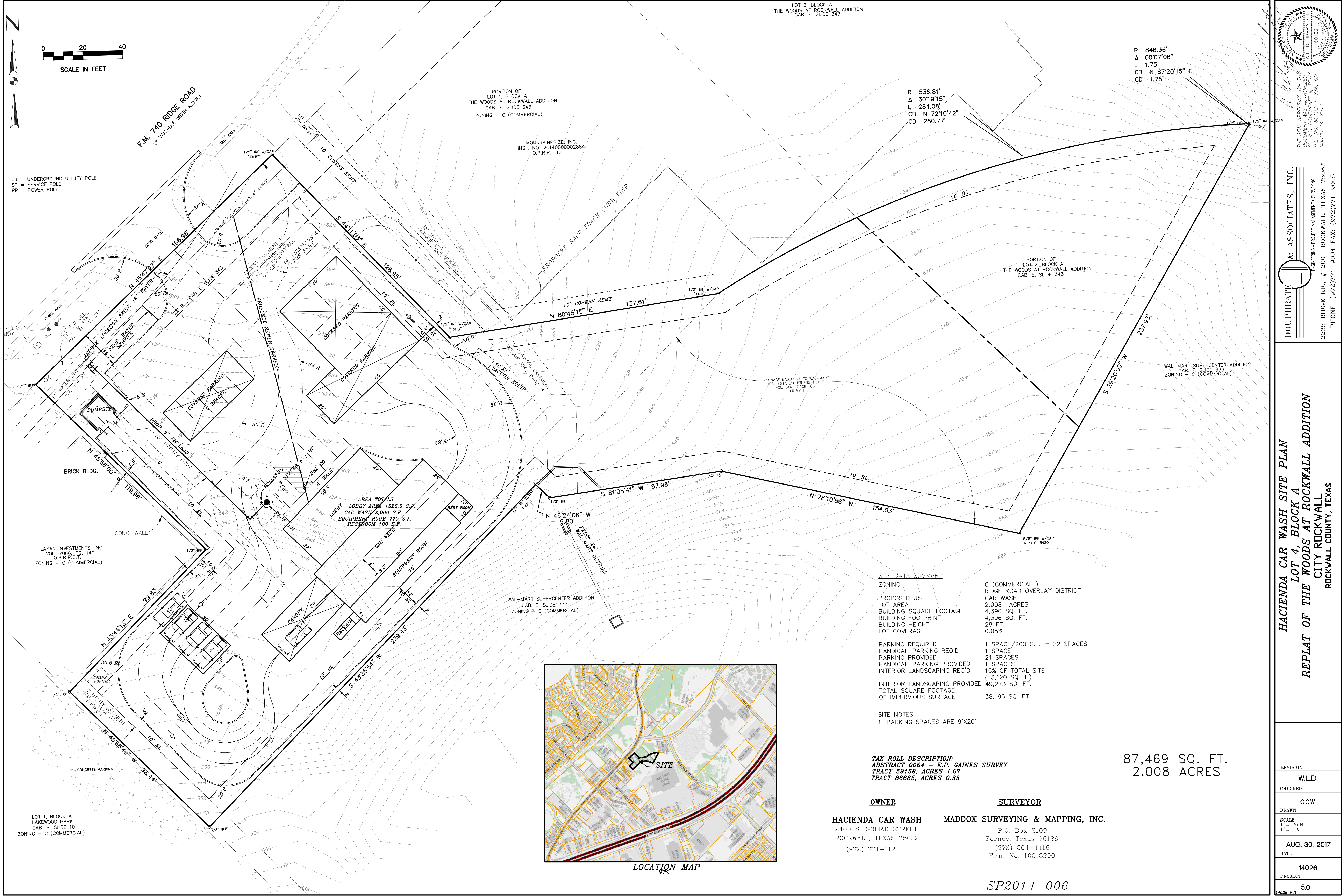
ROCKWALL ALIGNED REI LP
8637 Fredericksburg Rd Ste 360
San Antonio, TX 78240

RESIDENT
901 YELLOWJACKET RD
ROCKWALL, TX 75087

CENTERS FOR PEACE AND MERCY, INC
P.O. BOX 615
ROCKWALL, TX 75087

ALMLAM REAL ESTATE LLC
PO BOX 755
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
BUSINESS TRUST
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716



UT = UNDERGROUND UTILITY POLE
SP = SERVICE POLE
PP = POWER POLE

LAYAN INVESTMENTS, INC.
VOL. 7066, PG. 140
O.P.R.C.T.
ZONING - C (COMMERCIAL)

LOT 1, BLOCK A
LAKEWOOD PARK
CAB. E. SLIDE 10
ZONING - C (COMMERCIAL)

PORTION OF
LOT 1, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E. SLIDE 343
ZONING - C (COMMERCIAL)

MOUNTAINPRIZE, INC.
INST. NO. 2014000002884
O.P.R.C.T.

LOT 2, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E. SLIDE 343

R 846.36'
Δ 00°07'06"
L 1.75'
CB N 87°20'15" E
CD 1.75'

R 536.81'
Δ 30°19'15"
L 284.08'
CB N 72°10'42" E
CD 280.77'

PORTION OF
LOT 2, BLOCK A
THE WOODS AT ROCKWALL ADDITION
CAB. E. SLIDE 343

WAL-MART SUPERCENTER ADDITION
CAB. E. SLIDE 333
ZONING - C (COMMERCIAL)

SITE DATA SUMMARY

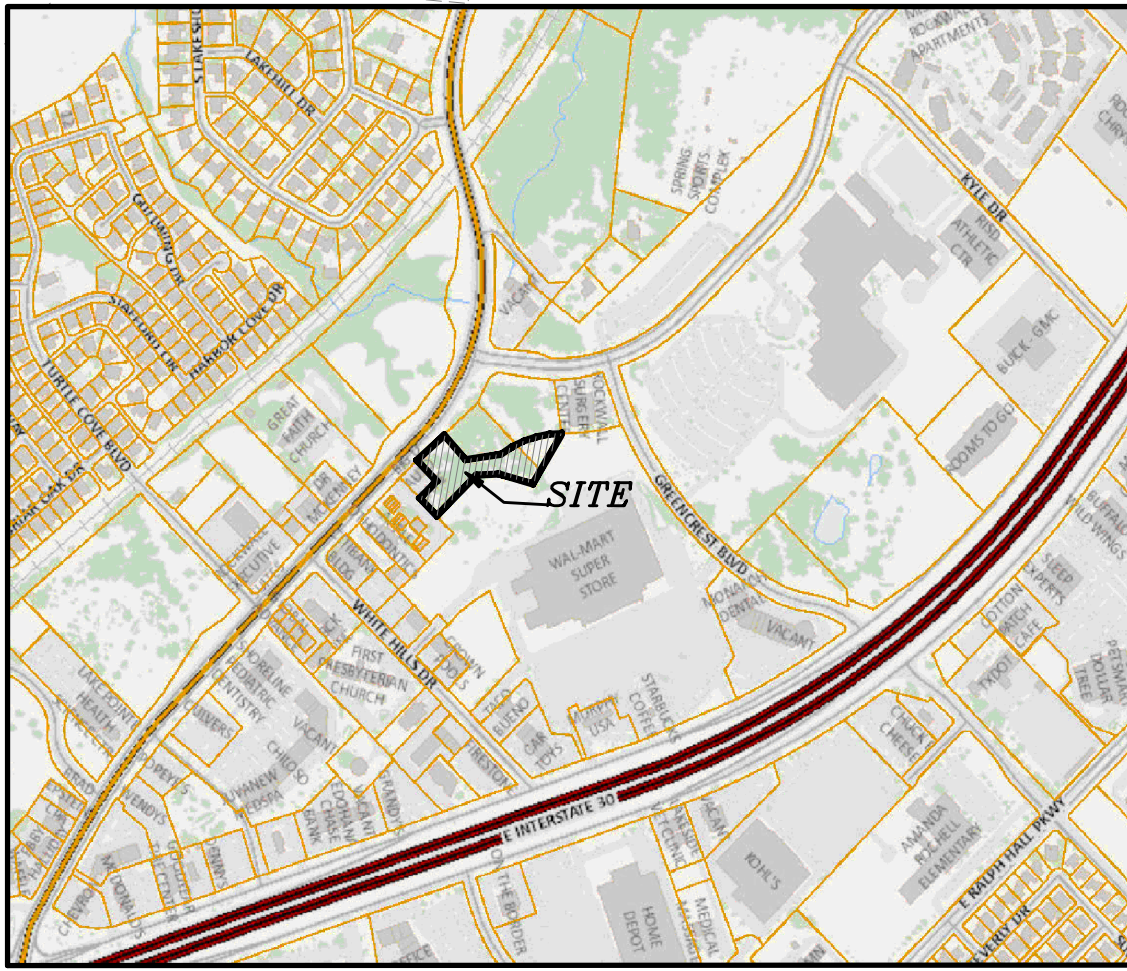
ZONING	C (COMMERCIAL)
PROPOSED USE	RIDGE ROAD OVERLAY DISTRICT
LOT AREA	CAR WASH
BUILDING SQUARE FOOTAGE	2,008 ACRES
BUILDING FOOTPRINT	4,396 SQ. FT.
BUILDING HEIGHT	4,396 SQ. FT.
LOT COVERAGE	28 FT.
	0.05%
PARKING REQUIRED	1 SPACE/200 S.F. = 22 SPACES
HANDICAP PARKING REQ'D	1 SPACE
PARKING PROVIDED	21 SPACES
HANDICAP PARKING PROVIDED	1 SPACES
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE
INTERIOR LANDSCAPING PROVIDED	(13,120 SQ.FT.)
TOTAL SQUARE FOOTAGE	49,273 SQ. FT.
OF IMPERVIOUS SURFACE	38,196 SQ. FT.

SITE NOTES:
1. PARKING SPACES ARE 9'X20'

TAX ROLL DESCRIPTION:
ABSTRACT 0064 - E.P. GAINES SURVEY
TRACT 59158, ACRES 1.67
TRACT 86685, ACRES 0.33

OWNER
HACIENDA CAR WASH
2400 S. GOLIAD STREET
ROCKWALL, TEXAS 75032
(972) 771-1124

SURVEYOR
MADDOX SURVEYING & MAPPING, INC.
P.O. Box 2109
Forney, Texas 75126
(972) 564-4416
Firm No. 10013200



LOCATION MAP
NYS

87,469 SQ. FT.
2.008 ACRES

SP2014-006

THE SEAL APPEARING ON THIS DOCUMENT IS THE PROPERTY OF W.L. DOUPHRADE, II, TEXAS BY W.L. DOUPHRADE, II, TEXAS P.E. NO. 60102, F-886, ON MARCH 14, 2014.

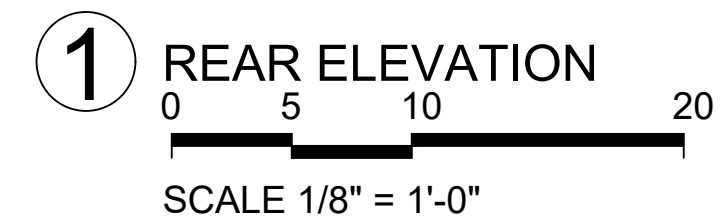
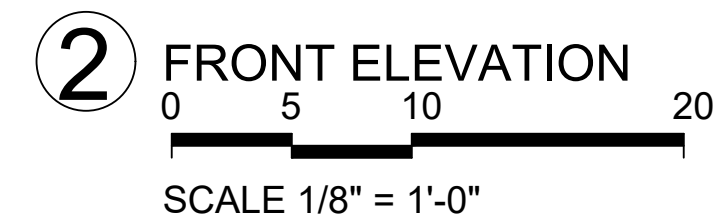
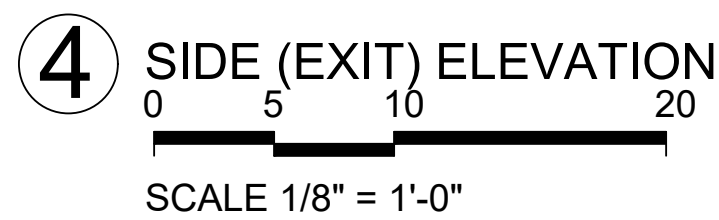
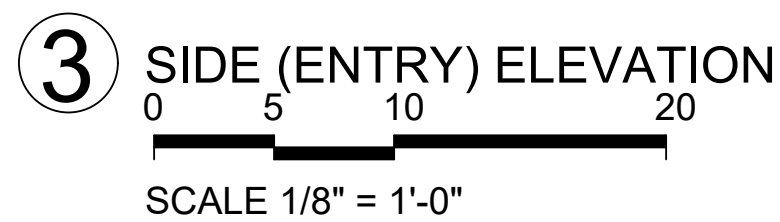
DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972) 771-9004 FAX: (972) 771-9005

HACIENDA CAR WASH SITE PLAN
LOT 4, BLOCK A
REPLAT OF THE WOODS AT ROCKWALL ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

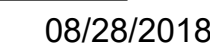
REVISION	W.L.D.
CHECKED	
G.C.W.	
DRAWN	
SCALE	1" = 20' H 1" = 4' V
AUG. 30, 2017	
DATE	
14026	
PROJECT	
50	

FACADE PRIMARY / SECONDARY	01 REAR ELEVATION		02 FRONT ELEVATION		03 SIDE ENTRY ELEVATION		04 SIDE EXIT ELEVATION		TOTAL OF ALL ELEVATIONS	
	SECONDARY FACADE		PRIMARY FACADE		PRIMARY FACADE		SECONDARY FACADE			
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
TOTAL AREA	1,523SQ FT	100%	1,718 SQ FT	100%	1,161 SQ FT	100%	1,161 SQ FT	100%	7,110 SQ FT	100%
DOORS & WINDOWS	368 SQ FT	24%	198 SQ FT	12%	312 SQ FT	27%	218 SQ FT	13%	1,096 SQ FT	15%
ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS)	1,849 SQ FT	76%	1,520 SQ FT	88%	849 SQ FT	73%	1,108 SQ FT	87%	6,014 SQ FT	85%
SPLIT FACE CMU	543 SQ FT	36%	0 SQ FT	0%	185 SQ FT	16%	292 SQ FT	25%	3,920 SQ FT	55%
STONE	84 SQ FT	6%	463 SQ FT	27%	296 SQ FT	25%	165 SQ FT	14%		
STONE IN STUCCO @ 20%	101 SQ FT		170 SQ FT		84 SQ FT		86 SQ FT		0 SQ FT	
STUCCO	503SQ FT	34%	1,057 SQ FT	61%	368 SQ FT	32%	565 SQ FT	48%	2,094 SQ FT	30%

MATERIAL LEGEND			
MATERIAL		COLOR	NOTES:
ST - 1	STONE : ACME NATURAL STONE	MOSS BUILDERS	TYP. FIELD STONE
STC - 1	STUCCO : DRYVIT - SAND PEBBLE	464 LITE CINNAMON	TYP. FIELD STUCCO
STC - 2	STUCCO : DRYVIT - SAND PEBBLE	423A FRENCH VANILLA	TYP. ACCENT STUCCO
P - 1	EXTERIOR PAINT: TO MATCH STUCCO	TOMATCH STUCCO	TYP. PAINT FOR ALL PAINTED ELEMANTS
CMU - 1	SPLIT FACE CMU : FEATHERLITE	SAHARA TAN	TYP. SPLIT FACE CMU
RF - 1	BARREL TILE : GERARD - BARREL VAULT TILE	SANTA FE	TYP. ROOFING MATERIAL
RF - 2	METAL ROOFING:MEULER R-PANEL	GALVALUME	TYP. WINDOW AND DOOR FINSH
AL - 1	DOOR / WINDOW:	POWDER COAT BRONZE	TYP. WINDOW AND DOOR FINSH
AL - 2	ROLL UP DOORS:	GALVALUME	TYP. ROLL UP DOOR FINSH



WARD ARCHITECTURE PLLC
609 CHEEK SPARGER ROAD SUITE 110
COLLEYVILLE, TEXAS 76034



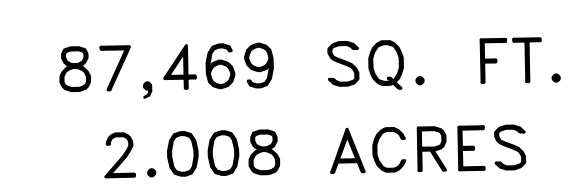
HACIENDA CAR WASH
22215 RIDGE DR. ROCKWALL, TX 75087

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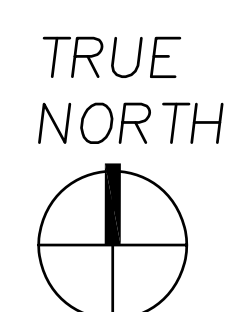
Issued:	REVIEW SET
Sheet Title	

A3.00

Sheet Number



SCALE: 1" = 20'-0"



REQUIREMENTS	NOTES
MINIMUM SPACING TO ADJACENT BUILDINGS SHALL BE PROVIDED AND MAINTAINED IN THE ZONING DISTRICTS SET FORTH AS FOLLOWS: COMMERCIAL - 5' PLUS 1/2" PER FOOT - 6' MINUS 5' REDUCTION	7.500 SF AREA OF TOTAL AREA OF THE LANDSCAPE AREA PROVIDED.
ANY PLANTING THAT WOULD BE PLANTED TO EXCEED A MINIMUM OF 50% OF 2000 SF, MINIMUM HEIGHT IN THE DISTRICT OF THE PLANTING TO BE PLANTED SHALL BE COMPLETED TO THE TOTAL LANDSCAPING.	700 SF (30% OF TOTAL LANDSCAPE AREA)
REQUIRED TO HAVE LANDSCAPE BUFFER STRIP BE PROVIDED ALONG THE LINE ADJACENT TO PUBLIC HIGHWAY AND 2' WIDE LANDSCAPE BUFFER SHALL BE PROVIDED ALONG THE PORTION OF THE PERIMETER OF ANY COMMERCIAL OR RESIDENTIAL LOT THAT ADJACENT TO A HIGHWAY OR PUBLIC HIGHWAY, OR OTHER PUBLIC ACCESS, SHALL BE SET BACK FROM A BUILDING OR LANDSCAPING. EXCEPT FOR DRIVEWAYS AND ACCESS WAYS.	
PAV. HIGHWAY BUFFER WILL HAVE THE FOLLOWING OF STREET FRONTAGE REQUIREment - 3' PER FOOT	PAV. HIGHWAY BUFFER WILL HAVE THE FOLLOWING OF STREET FRONTAGE REQUIREment - 3' PER FOOT
NO PARKING SPACES SHALL BE PLANNED BACK OF STREET FROM A LOT LINE.	ALL PARKING SPACES ARE WITHIN 10' FT. OF AT LEAST ONE TREE.
TREES MUST BE PLANTED IN AT LEAST ONE FEET FROM WALKER, SEWER AND STORM SEWER LINES.	TREES BE LOCATED AT LEAST ONE FEET FROM WALKER, SEWER AND STORM SEWER LINES.
NO LESS THAN 50% OF THE TOTAL LANDSCAPING SHALL BE LOCATED IN FRONT OF AND ALONGSIDE BUILDINGS WITH LANDSCAPING PROVIDED IN "CITY" OBJECTS.	LANDSCAPING PROVIDED - 20% OR 4,000 SF.
LANDSCAPING REQUIREMENT - 2' MINUS 5' PER FOOT - 5' MINUS 5'	LANDSCAPING PROVIDED - 20% OR 4,000 SF.
LANDSCAPE BUFFER STRIP - MINIMUM 1' WIDE ALONG ADJACENT LINE OF PUBLIC STREET	LANDSCAPE BUFFER STRIP PROVIDED - 20% MIN.
OVERALL HEIGHT OF 50' - 40' MAX. 20' 1" PER FOOT AND 5' PER FOOT FROM 50' - 40' 1" (5') 4' CAL. STREET FRONTAGE 10' OF STREET FRONTAGE - 4' REES (4') 4' CAL. STREET FRONTAGE 10' OF STREET FRONTAGE - 4' REES	20% MINIMUM HEIGHT PROVIDED (4') 4' CAL. STREET FRONTAGE (4') 4' CAL. STREET FRONTAGE

PLANT MATERIAL LIST			
		TREES	
KEY	QUANTITY	DESCRIPTION	SIZE
BC	XX	TAXODIUM DISTICHUM BALD CYPRRESS	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. H.
CE	EM	ULMUS CRASSIFOLIA CEDAR ELM	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. H.
LO	XX	QUERCUS VIRGINIANA LIVE OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. H.
RO	XX	QUERCUS SHUMARDII RED OAK	4" CAL., MIN. 4' SPREAD, MIN. 12 FT. H.
ORNAMENTAL TREES			
KEY	QUANTITY	DESCRIPTION	SIZE
RB	XX	CERCIS CANADENSIS EASTERN RED BUD	30 GAL., 8" HT.
DW	XX	CHILIPSID LINARIIS DESERT WILLOW	30 GAL., 8" HT., 3' SPREAD
SHRUBS			
KEY	QUANTITY	DESCRIPTION	SIZE
CH	XX	ILEX BURFORDII 'CARISSA' CARISSA HOLLY	5 GAL., MIN. 15" HT., 24" O.C.
LP	XX	CHINESE FRINGEFLOWER 'PURPLE DIAMOND'	5 GAL., MIN. 15" HT., 24" O.C.
IH	XX	RAPIHOLEPSIS 'INDICA' 'PINK LADY' INDIAN HAWTHORN	30 GAL., MIN. 15" HT., 30" O.C.
FI	XX	ILEX X ATTENUATA 'FOSTERI' FOSTER HOLLY	30 GAL., 6" HT., 3" SPD, 30" O.C., FULL TO GD.
AN	XX	YUCCA GLORIOSA 'VARIEGATA' AGAVE NEEDLE	36 GAL., MIN. 15" HT., A.S.
RS	XX	PEROVSKIA ATROPICIFOLIA RUSSIAN SAGE	5 GAL., MIN. 15" HT.
RY	XX	HEPERALOE PARVIFOLIA RED YUCCA	5 GAL., MIN. 15" HT.
BB	XX	DASYLIRON TEXANUM BUTTERFLY BUSH	5 GAL., MIN. 15" HT.
GC	XX	COTONASTER GALEUCOPHYLLUS GRAY COTONMASTER	5 GAL., MIN. 15" HT.
TS	XX	LEUCOPHYLLUM FRUTESCENS TEXAS SAGE 'COMPACTA'	5 GAL., MIN. 24" HT.
WT	XX	AGAVE OVATIFOLIA WHALE'S TONGUE	5 GAL., MIN. 24" HT.
GROUND COVER			
KEY	QUANTITY	DESCRIPTION	SIZE
EC	XX	EUONYMUS FORTUNEI 'COLORATUS' PURPLE WINTERCREEPER	4" POT, FULL PLANT 10" O.C.
BLOOMING COLOR			
KEY	QUANTITY	DESCRIPTION	SIZE
GL	XX	GAURA LINDEHIMERI GAURA 'WHIRLING BUTTERFLIES'	1 GAL., FULL PLANT 18" O.C.
ORNAMENTAL GRASSES			
KEY	QUANTITY	DESCRIPTION	SIZE
ABM	XX	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GAL., FULL PLANT 16" O.C.
BA	XX	BOUFELOUA GRACILIS 'BLOND AMBITION'	1 GAL., FULL PLANT 16" O.C.
MLAG	XX	MUHLENBERGIA LINDEHIMERI AUTUMN GLOW	1 GAL., FULL PLANT 16" O.C.
MFG	XX	NASSella TEXENSIS MEXICAN FEATHER GRASS	1 GAL., FULL PLANT 16" O.C.

DOUPHRATE  **& ASSOCIATES, INC.**
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

LANDSCAPE PLAN
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
J.C.L.	
CHECKED	

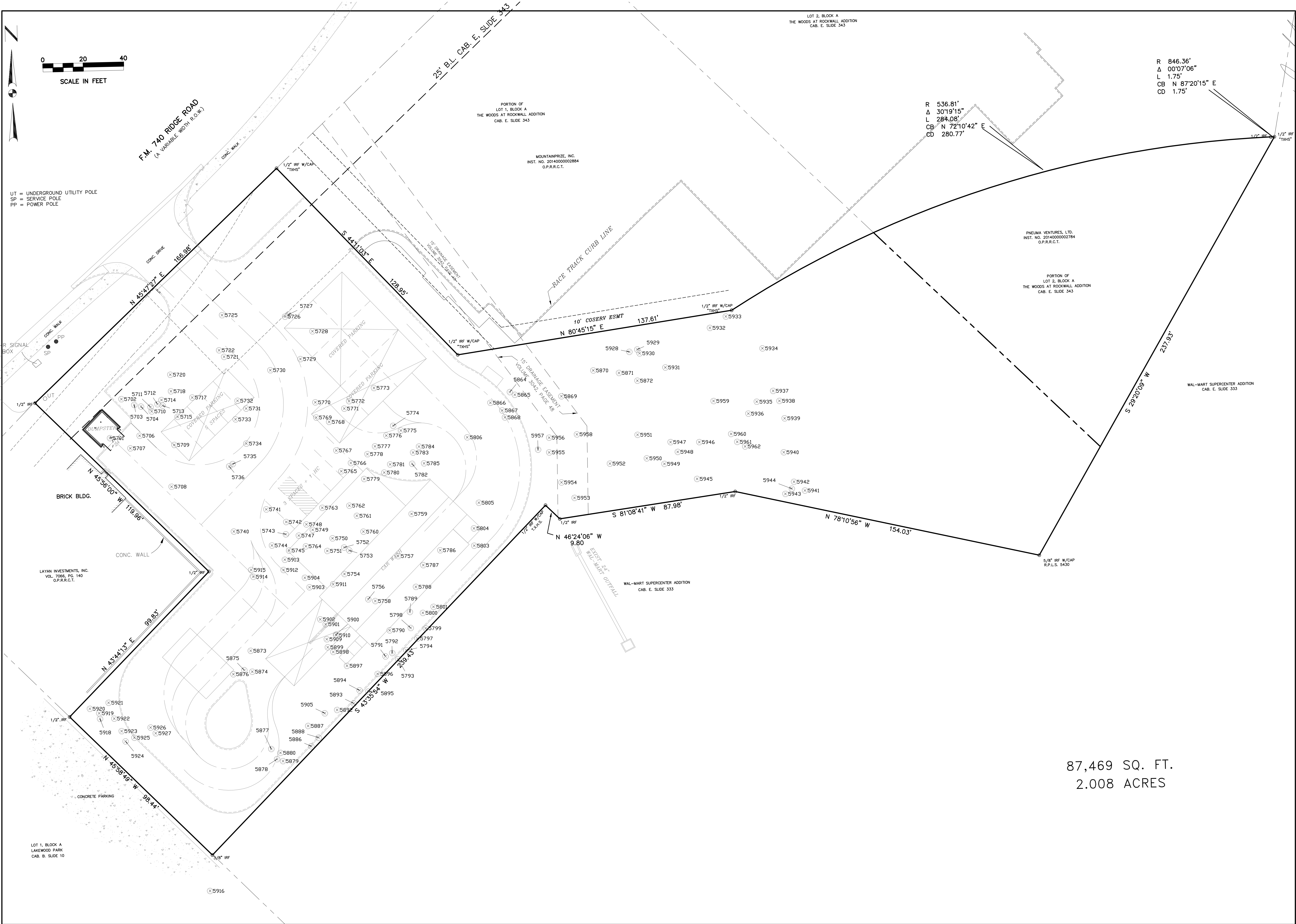
SCALE
1" = 20'H

OCT. 16, 2017

DATE

14026
PROJECT
L1.01

JCL
J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
931C NORTH GREENVILLE AVENUE, #242
ALLEN, TEXAS 75002
512.460.0000



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W. Douglas
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
LICENSE NO. 60102
EXPIRATION DATE 03/14/2014

DOUPHRATE & ASSOCIATES, INC.

ENGINEERING • PROJECT MANAGEMENT • SURVEYING

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

TREE PRESERVATION PLAN
HACIENDA CAR WASH
Part of Lot 1, Block A The Woods At Rockwall Addition
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

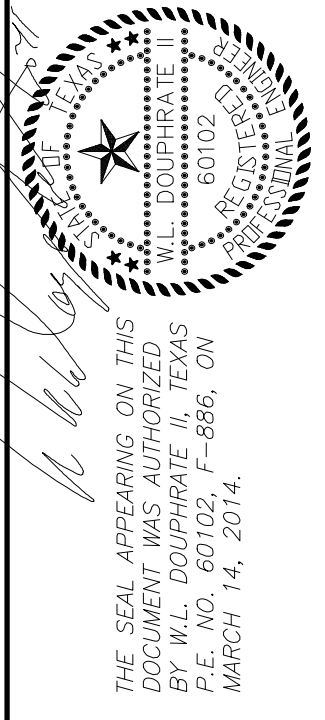
REVISION	W.L.D.
CHECKED	
DRAWN	G.C.W.
SCALE	1" = 20' H 1" = 4' V
DATE	AUG. 30, 2017
PROJECT	14026
	5.0

14026 PY1

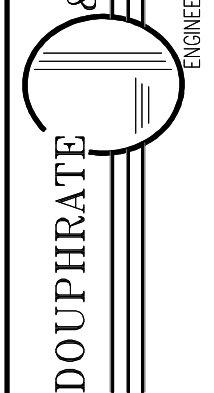
Hacienda Carwash Tree List			
			TREE INCHES
TREE #	DIAMETER (in)	TREE TYPE	TO BE REMOVED
5701	18	OAK	18
5702	20	OAK	20
5703	12	OAK	12
5704	12	OAK	12
5706	10	OAK	10
5707	12	CEDAR	12
5708	12	OAK	12
5709	12	OAK	12
5710	16	OAK	16
5711	6	OAK	6
5712	10	OAK	10
5713	6	OAK	6
5714	4	OAK	4
5715	4	OAK	4
5717	8	OAK	8
5718	6	OAK	6
5720	6	OAK	6
5721	12	OAK	12
5722	8	OAK	8
5725	8	OAK	8
5726	10	OAK	10
5727	10	OAK	10
5728	12	CEDAR	12
5729	10		10
5730	12	OAK	12
5731	4	OAK	4
5732	4	OAK	4
5733	12	OAK	12
5734	4	OAK	4
5735	8	OAK	8
5736	4	OAK	4
5740	10	OAK	10
5741	8	OAK	8
5742	6	OAK	6
5743	8	OAK	8
5744	6	OAK	6
5745	8	OAK	8
5746	16	OAK	16
5747	8	OAK	8
5748	4	OAK	4
5749	6	OAK	6
5750	4	ELM CEDAR	4
5751	8	OAK	8
5752	8	OAK	8
5753	8	OAK	8
5754	14	OAK	14
5756	4	OAK	4
5757	8	OAK	8
5758	6	OAK	6
5759	30	OAK	30
5760	8	OAK	8
5761	6	OAK	6
5762	6	OAK	6
5763	10	ELM CEDAR	10
5765	6	OAK	6
5766	6	OAK	6
5767	10	OAK	10

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
S.T. INCHES	638		638
5781	6	OAK	6
5782	14	OAK	14
5783	8	OAK	8
5784	14	ELM CEDAR	14
5785	8	OAK	8
5786	6	ELM CEDAR	6
5787	4	OAK	4
5788	10	OAK	10
5789	12	OAK	12
5790	6	OAK	6
5791	6	ELM CEDAR	6
5792	4	OAK	4
5793	14	ELM CEDAR	14
5794	4	ELM CEDAR	4
5797	4	ELM CEDAR	4
5798	6	ELM CEDAR	6
5799	14	OAK	14
5800	4	ELM CEDAR	4
5801	6	ELM CEDAR	6
5803	6	OAK	6
5804	10	OAK	10
5805	12	OAK	12
5806	4	OAK	4
5864	8	OAK	8
5865	4	OAK	4
5866	6	OAK	6
5867	4	OAK	4
5868	6	OAK	6
5869	8	OAK	
5870	12	OAK	
5871	10	ELM CEDAR	
5872	14	ELM CEDAR	
5873	16	OAK	16
5874	6	OAK	6
5875	8	OAK	8
5876	4	OAK	4
5877	6	OAK	6
5878	6	OAK	6
5879	8	ELM CEDAR	8
5880	4	OAK	4
5886	4	OAK	4
5887	4	OAK	4
5888	6	ELM CEDAR	6
5891	4	OAK	4
5892	4	OAK	4
5893	10	OAK	10
5894	8	OAK	8
5895	8	OAK	8
5896	12	OAK	12
5897	16	OAK	16
5898	8	ELM CEDAR	8
5899	10	OAK	10
5900	18	OAK	18
5901	4	ELM CEDAR	4
5902	12	ELM CEDAR	12
5903	10	ELM CEDAR	10
5904	10	OAK	10
5905	6	ELM CEDAR	6

TREE #	DIAMETER (in)	TREE TYPE	TREE INCHES TO BE REMOVED
S.T. INCHES	1180		1136
5923	10	OAK	10
5924	6	OAK	6
5925	10	OAK	10
5926	4	OAK	4
5927	12	CEDAR	12
5928	12	CEDAR	
5929	12	CEDAR	
5930	12	CEDAR	
5931	12	OAK	
5932	10	OAK	
5933	10	OAK	
5934	10	OAK	
5935	12	OAK	
5936	12	CEDAR	
5937	10	OAK	
5938	8	OAK	
5939	10	OAK	
5940	10	OAK	
5941	16	OAK	
5942	10	OAK	
5943	10	OAK	
5944	10	OAK	
5945	8	OAK	
5946	12	ELM CEDAR	
5947	8	ELM CEDAR	
5948	14	OAK	
5949	14	OAK	
5950	16	ELM CEDAR	
5951	6	ELM CEDAR	
5952	8	OAK	
5953	16	OAK	
5954	14	OAK	
5955	10	OAK	10
5956	8	OAK	
5957	6	OAK	6
5958	8	OAK	
5959	12	ELM CEDAR	
5960	10	OAK	
5961	10	OAK	
5962	10	OAK	
TOTAL INCHES	1598	TOTAL INCHES TO BE REMOVED	1194



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS LICENSE NO. 80102, EXPIRES MARCH 14, 2014.



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