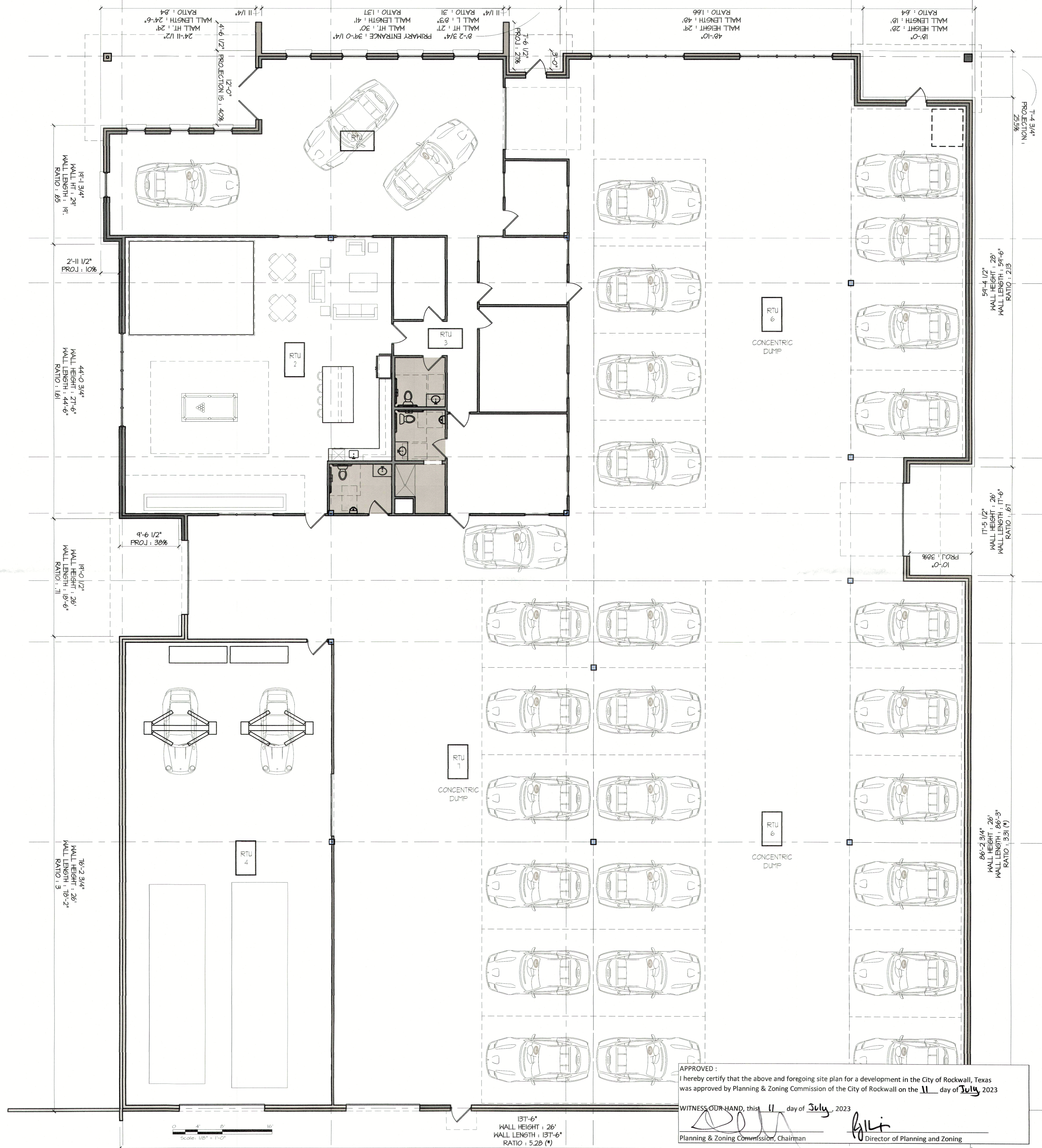
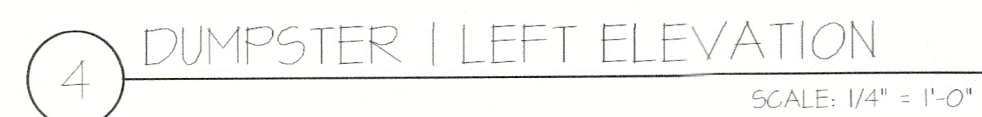
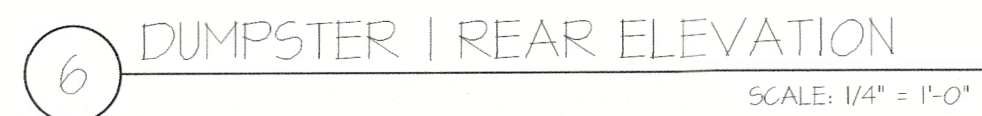




I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the 11 day of July, 2023

WITNESS OUR HAND, this 11 day of July, 2023.

Planning & Zoning Commission, Chairman

023


 Director of Planning and Zoning

BUILDING PLAN

Interstate Classic Cars
Office + Auto Showroom
SPRINGER ROAD
ROCKWALL, TEXAS 75032

[illegible]

OWNER :

**JR FLEMING INVESTMENTS
2635 OBSERVATION TRAIL
ROCKWALL, TX 75032**

APPLICANT :

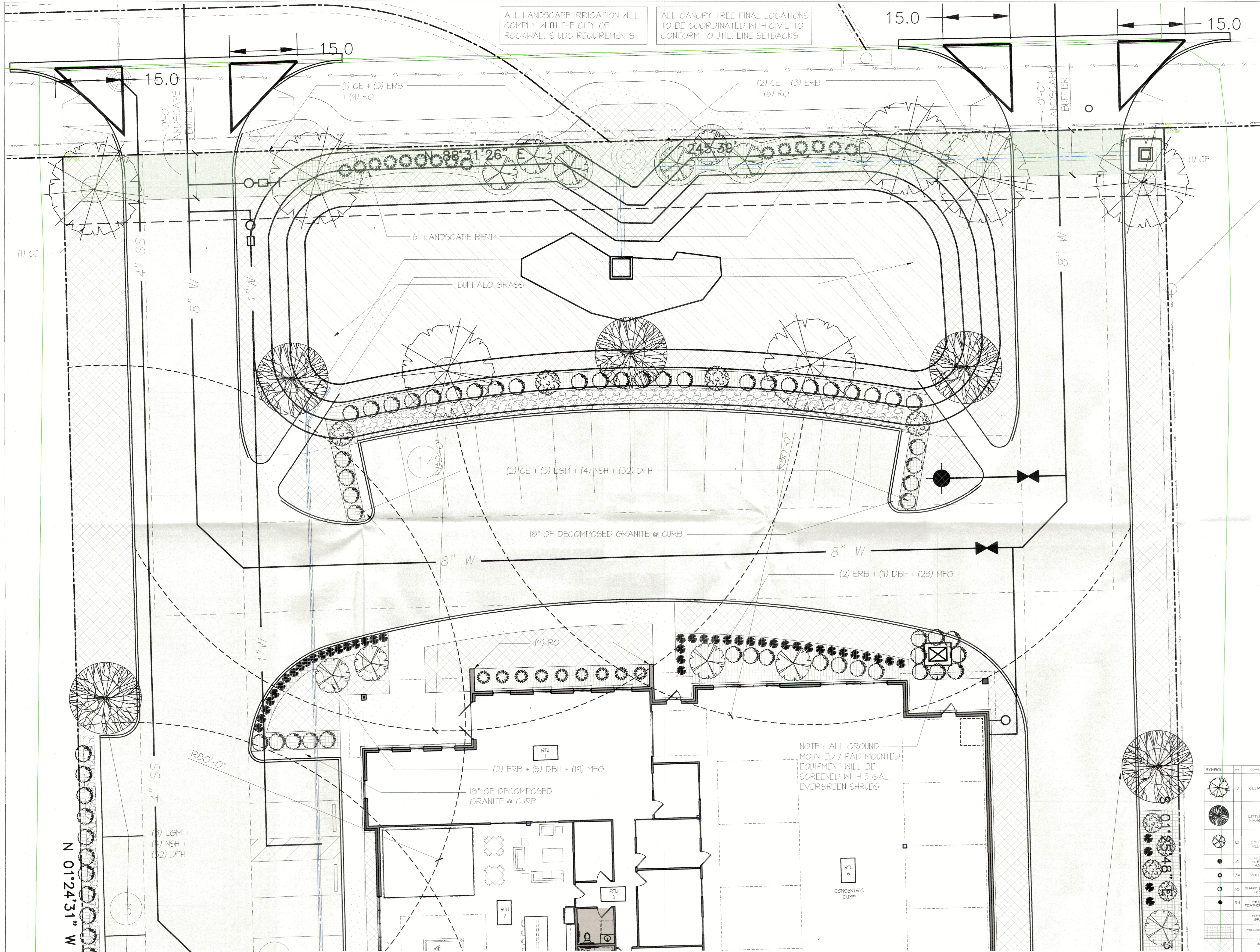
DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

CASE NUMBER :

**PROPERTY DESCRIPTION :
REMAINDER OF MAK SPOT
REAL ESTATE, LLC
INST. NO. 2011-453546
D.R.R.C.T.**

PROJ. NO.		SP2023-021		SHEET NO. A-101
DATE				
DRWN	DSGN	CHKD		
MP	MP	MP		

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DRAWN BY: MATTHEW J. PETERSON
PLOT DATE: 7/20/2023 3:28 PM



Scale: 1" = 10'-0"

1 ENLARGED LANDSCAPE PLAN | NORTH

SCALE: 1:10

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by Planning & Zoning Commission of the City of Rockwall on the 11 day of July, 2023

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Interstate Classic Cars
Office + Auto Showroom
SPRINGER ROAD
ROCKWALL, TEXAS 75032

db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300
TBAE Architecture Firm BR-4042

PLAN ISSUE		
DATE	DESCRIPTION	BY
23 MAY 23	SITE PLAN SUBMITTAL	MP
05 JULY 23	SITE PLAN SUBMITTAL	MP

OWNER :
JR FLEMING INVESTMENTS
2635 OBSERVATION TRAIL
ROCKWALL, TX 75032

APPLICANT :
DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

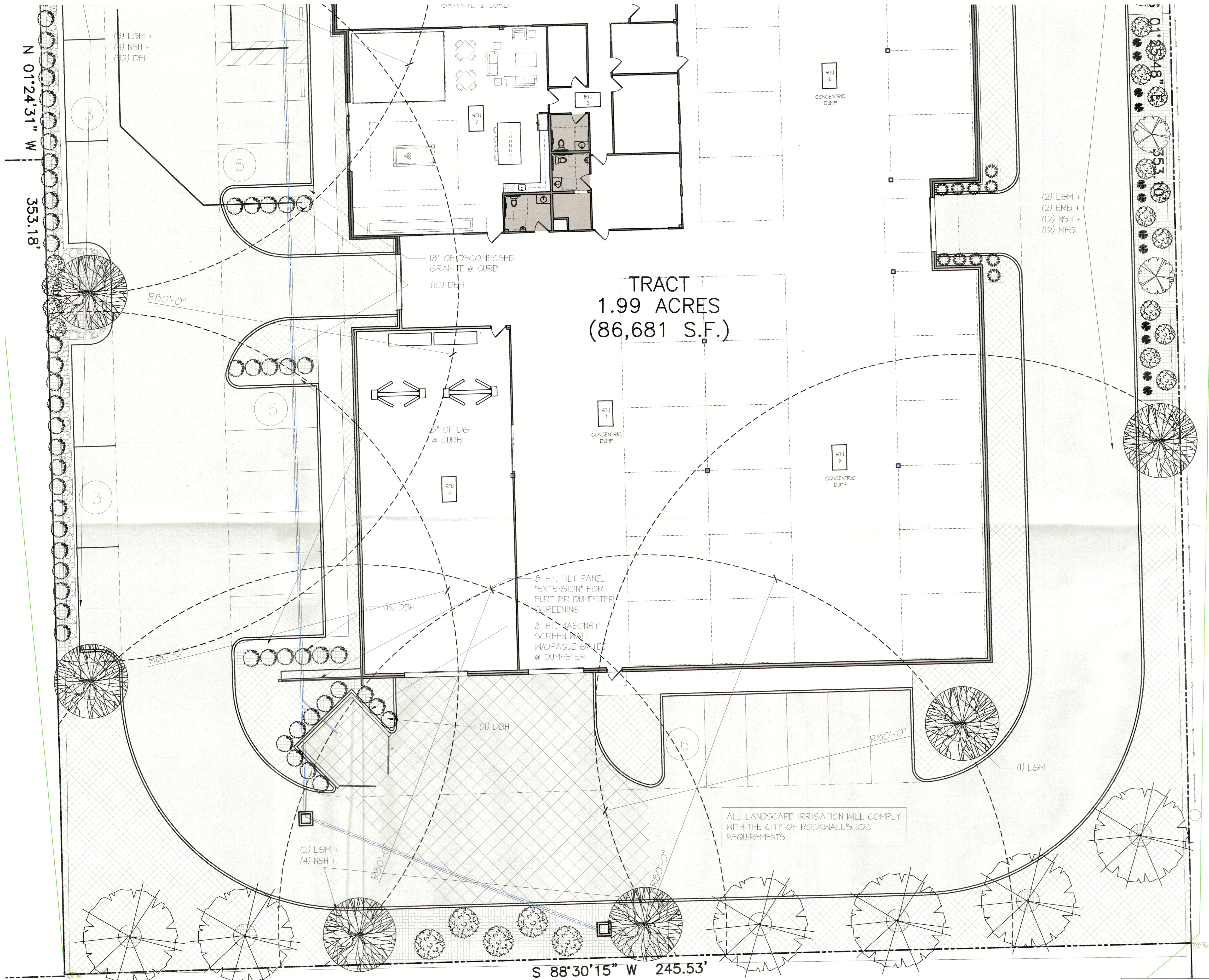
CASE NUMBER :

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REMAINDER OF MAK SPOT
REAL ESTATE, LLC
INST. NO. 2011-453546
D.R.R.C.T.

PROJ. NO.	SP2023-021	SHEET NO.
DATE		
DRWN	MP	MP
DGSM	MP	MP
CHKD	MP	MP

LD-2

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DRAWN BY: MATTHEW PETERSON
PLOT DATE: 7/20/2023 3:28 PM



SYMBOL	QTY	COMMON NAME	ABBV	BOTANICAL NAME	SIZE AND CHARACTERISTICS	TOTAL SPACING
	13	CEDAR ELM	CE	Ulmus Crassifolia	5' CALIPER MIN/8.1' H.T.; 4' SPREAD (CONTAINER GROWN)	MIN. 42' OC.
	11	LITTLE GEM YUCCA	LGM	Yucca glauca 'Little Gem'	5' CALIPER MIN/8.1' H.T.; 3' SPREAD (CONTAINER GROWN)	MIN. 24' OC.
	12	EASTERN REDBUD	ERB	Cercis canadensis	3' CALIPER MIN/8.1' H.T.; 3' SPREAD (CONTAINER GROWN)	MIN. 24' OC.
	25	NELLIE STEVENS HOLLY	NSH	Ilex 'Nellie R. Stevens'	1 GAL., 48" TALL, FULLY-BRANCHED, HATCHING	REF. PLAN
	54	ROSEMARY	RO	Rosmarinus Officinalis	5 GAL., 30" MIN. HT., EVEN BRANCHING AND HATCHING	REF. PLAN
	101	DWARF BURFORD HOLLY	DBH	Ilex cornuta 'Burfordiana'	5 GAL., 30" MIN. HT., EVEN BRANCHING AND HATCHING	1' 4"
	54	MEXICAN FEATHER GRASS	MFG	Sorghastrum nutans	3 GAL.	1' 3'-5"
		BUFFALO GRASS			4,853 SF	
		MULCHED BEDS			5,707 SF	
		TURF			10,041 SF	

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

1 1/2" RE CPD
ENLARGED LANDSCAPE PLAN | SOUTH
SCALE: 1/4" = 1'-0"

Interstate Classic Cars
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2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300
TBAE Architecture Firm BR-4042

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DATE	DESCRIPTION	BY
23 MAY 23	SITE PLAN SUBMITTAL	MP
05 JULY 23	SITE PLAN SUBMITTAL	MP

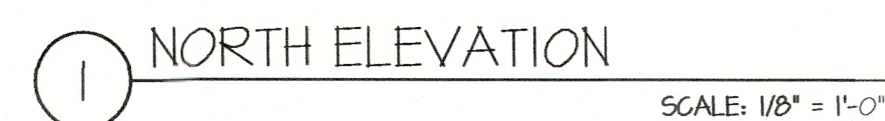
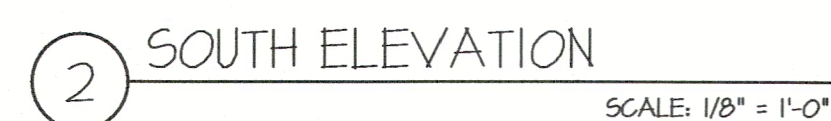
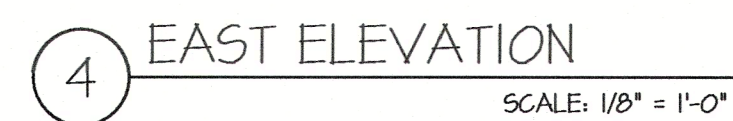
OWNER :
JR FLEMING INVESTMENTS
2635 OBSERVATION TRAIL
ROCKWALL, TX 75032

APPLICANT :
DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

PROPERTY DESCRIPTION :
REMAINDER OF MAK SPOT
REAL ESTATE, LLC
INST. NO. 2011-453546
D.R.R.C.T.

PROJ. NO. SP2023-021
DATE
DRWN
MP
DSGN
MP
CHKD
MP

SHEET NO.
LD-3



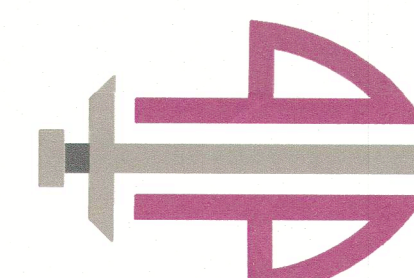



Planning & Zoning Commission, Chairman
 Director of Planning and Zoning

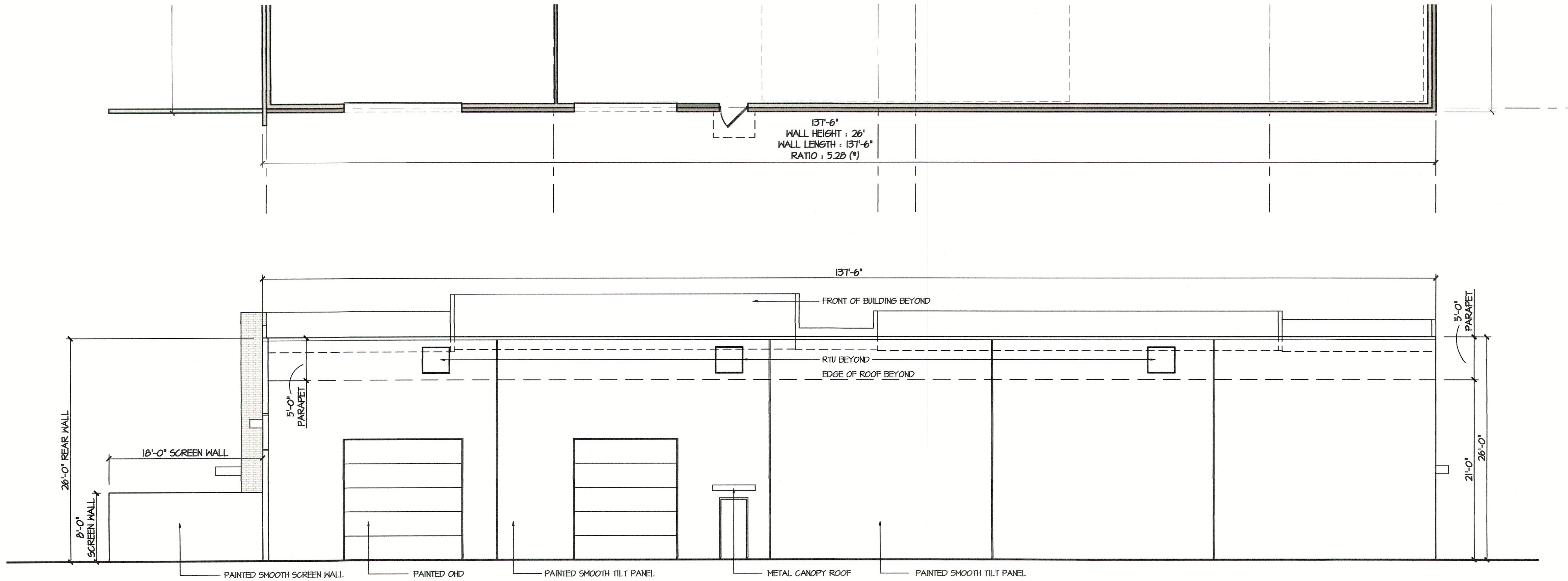
WEST ELEVATION :	
TOTAL WALL AREA :	4779 SF
WINDOW + DOOR :	340 SF
NET WALL AREA :	4439 SF
BRICK / MASONRY :	773.5 SF
PERCENTAGE OF BRICK :	17%

PROJ. NO.		SP2023-021		SHEET NO. A-105
DATE				
DRWN	DSGN	CHKD		
MP	MP	MP		

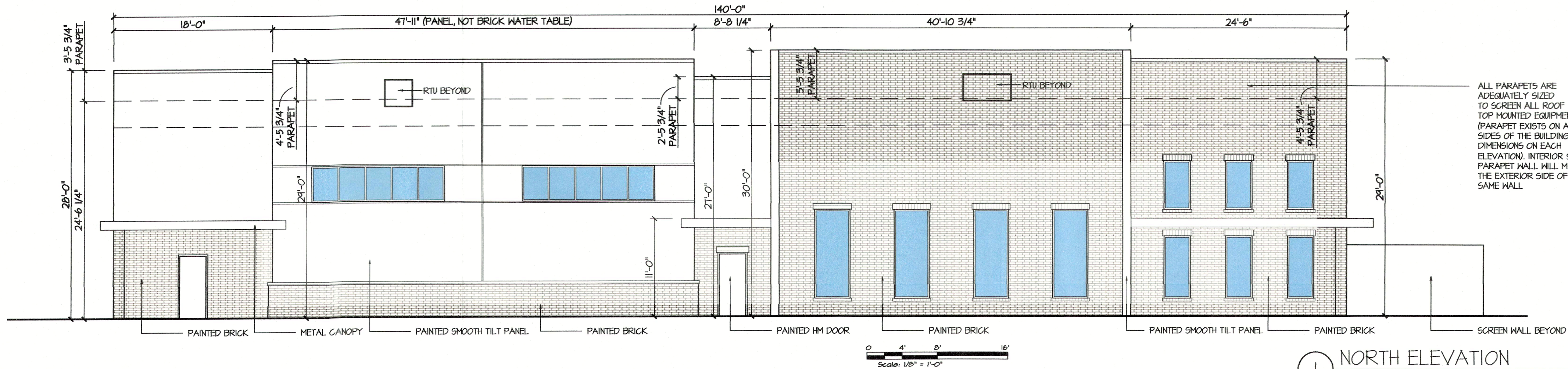
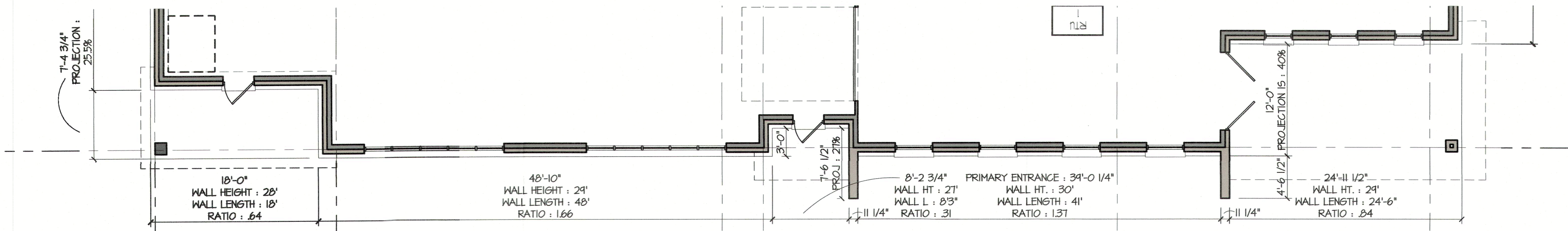
db constructors, inc.
2400 Great Southwest Pkwy
Fort Worth, TX 76106
817-626-7300
TB&E Architecture Firm BR-4042



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DRAWN BY: MATTHEW J PETERSON
PLOT DATE: 7/17/2023 8:37 AM



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

INTERSTATE CLASSIC CARS

NORTH ELEVATION :

TOTAL WALL AREA :	4066 SF
WINDOW + DOOR :	414 SF
NET WALL AREA :	3653 SF
BRICK / MASONRY :	1893 SF
PERCENTAGE OF BRICK :	52%

SOUTH ELEVATION :

TOTAL WALL AREA :	3575 SF
WINDOW + DOOR :	382 SF
NET WALL AREA :	3193 SF
BRICK / MASONRY :	0 SF
PERCENTAGE OF BRICK :	0%

EAST ELEVATION :

TOTAL WALL AREA :	4713 SF
WINDOW + DOOR :	165 SF
NET WALL AREA :	4548 SF
BRICK / MASONRY :	629 SF
PERCENTAGE OF BRICK :	14%

WEST ELEVATION :

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WINDOW + DOOR :	340 SF
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Director of Planning and Zoning

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ROCKWALL, TEXAS 75032

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PLAN ISSUE		
DATE	DESCRIPTION	BY
23 MAY 23	SITE PLAN SUBMITTAL	MP
05 JULY 23	SITE PLAN SUBMITTAL	MP

OWNER :
JR FLEMING INVESTMENTS
2635 OBSERVATION TRAIL
ROCKWALL, TX 75032
APPLICANT :
DB CONSTRUCTORS, INC
MATTHEW J PETERSON
972.837.6244
MATTHEW@DBCONSTRUCTORS.COM

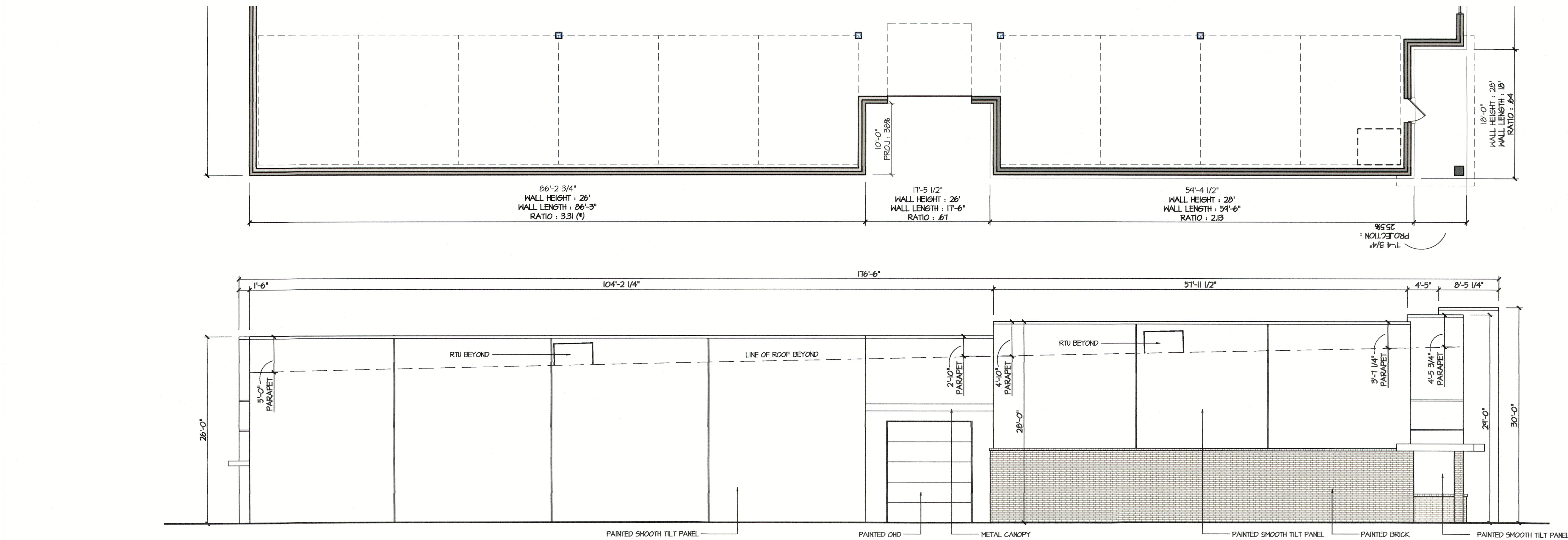
CASE NUMBER :

PROPERTY DESCRIPTION :
REMAINDER OF MAX SPOT
REAL ESTATE, LLC
INST. NO. 2011-453546
D.R.R.C.T.

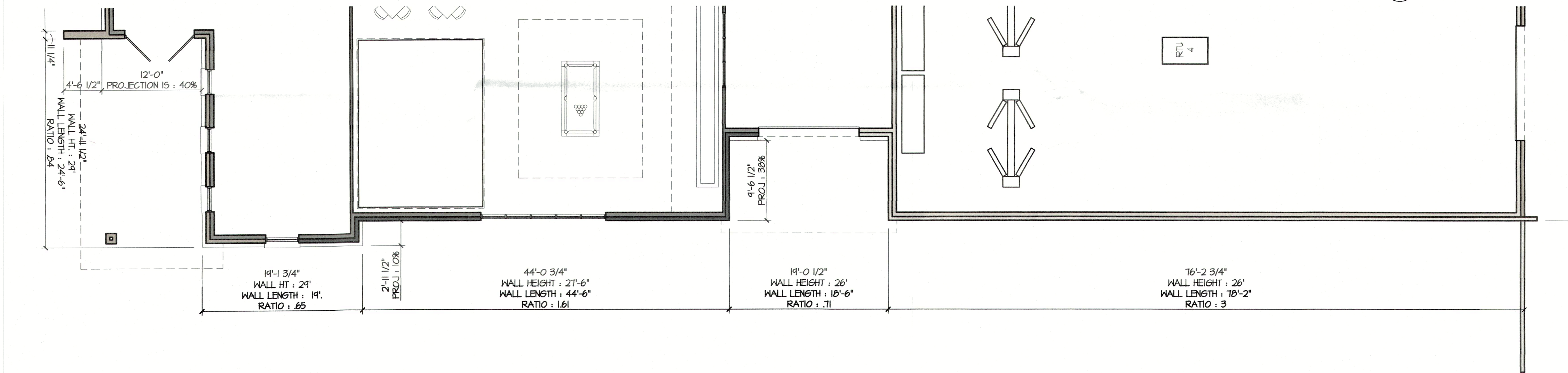
PROJ. NO.	SP2023-021	SHEET NO.
DATE		
DRWN	DSGN	CHKD
MP	MP	MP

A-106

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PLOT DATE: 7/17/2023 8:37 AM



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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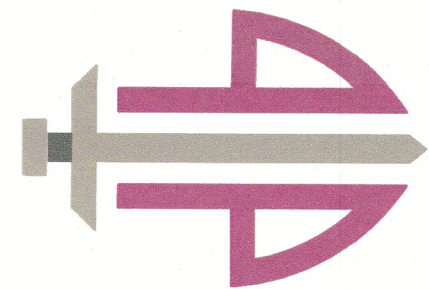
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PLAN ISSUE		
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05 JULY 23	SITE PLAN SUBMITTAL	MP

OWNER :

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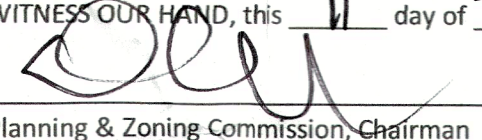
PROPERTY DESCRIPTION :
REMAINDER OF MAK SPOT
REAL ESTATE, LLC
INST. NO. 2011-453546
D.R.R.C.T.

PROJ. NO.	SP2023-021	SHEET NO.	
DATE		MP	A-107
DRWN	DSGN	CHRD	
MP	MP	MP	

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 Director of Planning and Zoning