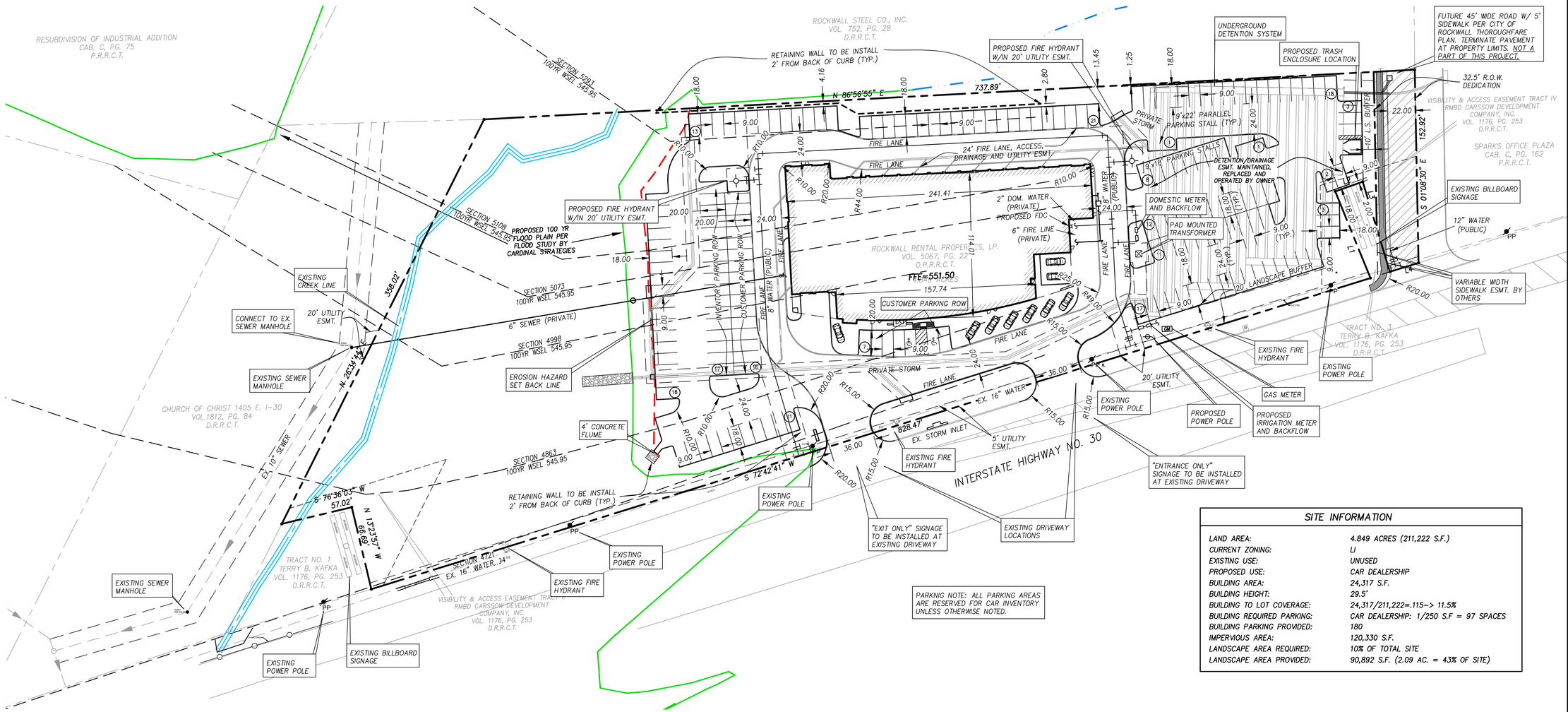
Revision	Date	Description



SITE INFORMATION	
LAND AREA:	4.849 ACRES (211,222 S.F.)
CURRENT ZONING:	LI
EXISTING USE:	UNUSED
PROPOSED USE:	CAR DEALERSHIP
BUILDING AREA:	24,317 S.F.
BUILDING HEIGHT:	29.5'
BUILDING TO LOT COVERAGE:	24,317/211,222=.115--> 11.5%
BUILDING REQUIRED PARKING:	CAR DEALERSHIP: 1/250 S.F = 97 SPACES
BUILDING PARKING PROVIDED:	180
IMPERVIOUS AREA:	120,330 S.F.
LANDSCAPE AREA REQUIRED:	10% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	90,892 S.F. (2.09 AC. = 43% OF SITE)

PARKNG NOTE: ALL PARKING AREAS ARE RESERVED FOR CAR INVENTORY UNLESS OTHERWISE NOTED.

Case No. SP2017-030
RECORD DRAWING

Owner:
Rockwall Rental Properties
PO Box 818 • Terrell, Texas 75060

RANDALL NOE SUBARU

I-30 ROCKWALL, TX

~ Civil Engineer ~
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Texas Registered Engineering Firm F-7449

12/5/2019

STATE OF TEXAS
CAMERON A. SLOWN
106317
LICENSED
PROFESSIONAL ENGINEER

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/18	Project No.: –

Sheet Title:
Site Plan

Scale:	Sheet No.:
1"=40'	4 of 11