



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 1540 I-30 Rockwall, Tx

SUBDIVISION Rockwall Recreational Addition

LOT 1&2 BLOCK 1

GENERAL LOCATION IH30 & Clay Cooley Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING F1

CURRENT USE Auto Deal

PROPOSED ZONING

PROPOSED USE Auto Dealer

ACREAGE 7.17

LOTS [CURRENT]

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 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 1540 East IH 30 Rockwall LLC

APPLICANT ClayMoore Engineering

CONTACT PERSON Chase Cooley

CONTACT PERSON Lynn Rowland

ADDRESS PO Box 570809

ADDRESS 1903 Central Drive Suite 406

CITY, STATE & ZIP Dallas, Tx 75357

CITY, STATE & ZIP Bedford, Tx

PHONE 214.597.8697

PHONE 817.281.0572

E-MAIL

E-MAIL Lynn@claymooreeng.com

NOTARY VERIFICATION [REQUIRED]

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

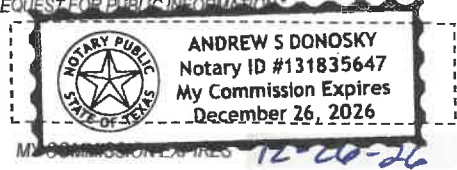
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1800 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF August 2023 BY SIGNING THIS APPLICATION, 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."

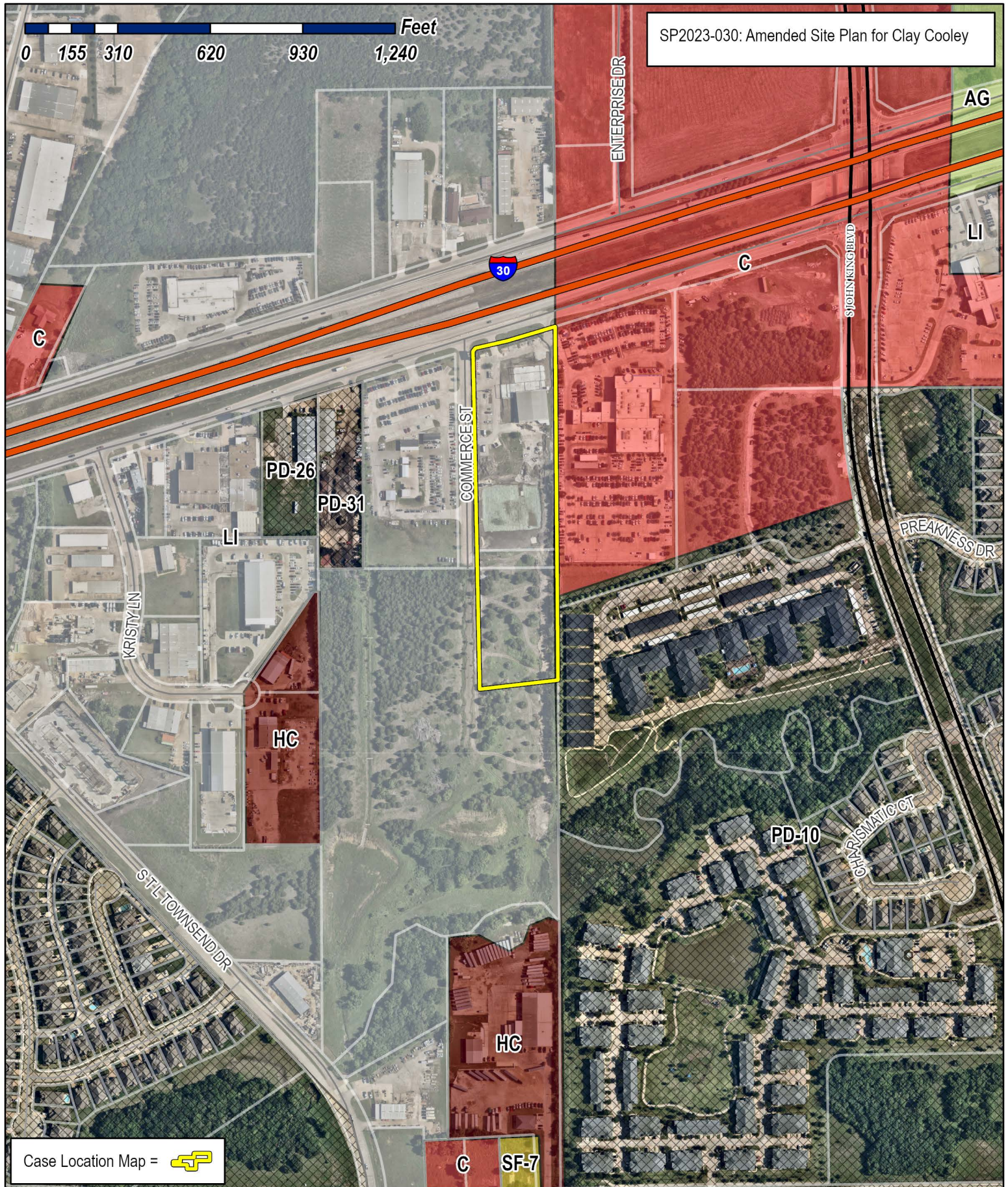
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF August 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Handwritten Signature]





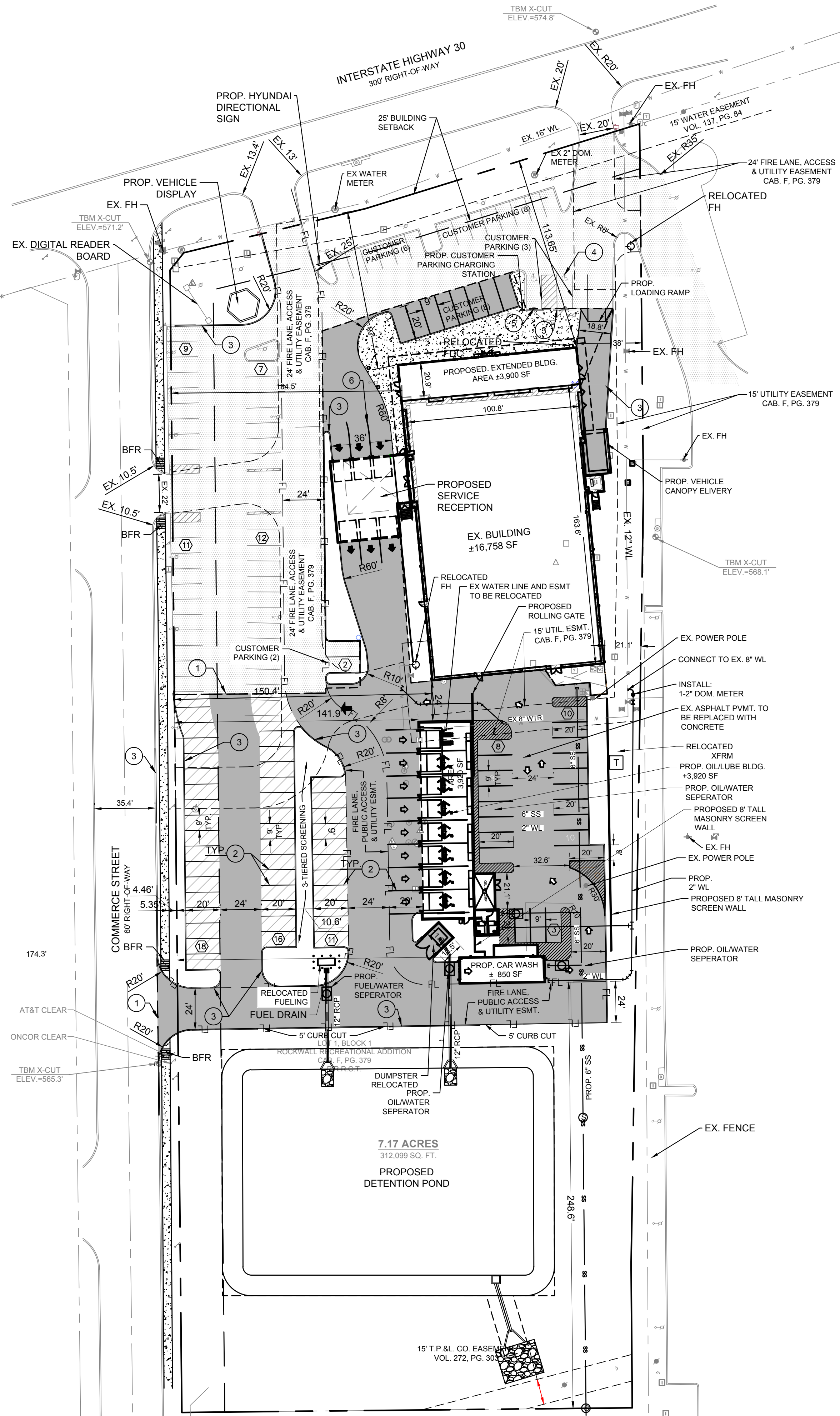
City of Rockwall

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.



PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 8/18/2023 12:02 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 7/21/2023 8:01 AM



A. HANNA SURVEY,
 ABSTRACT NO. 99

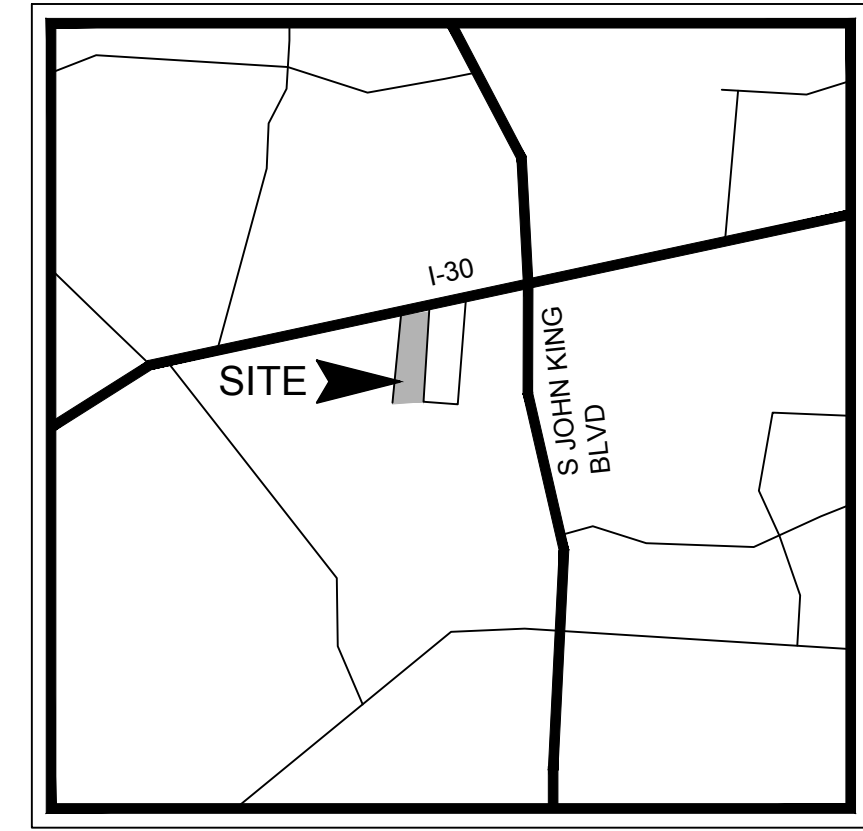
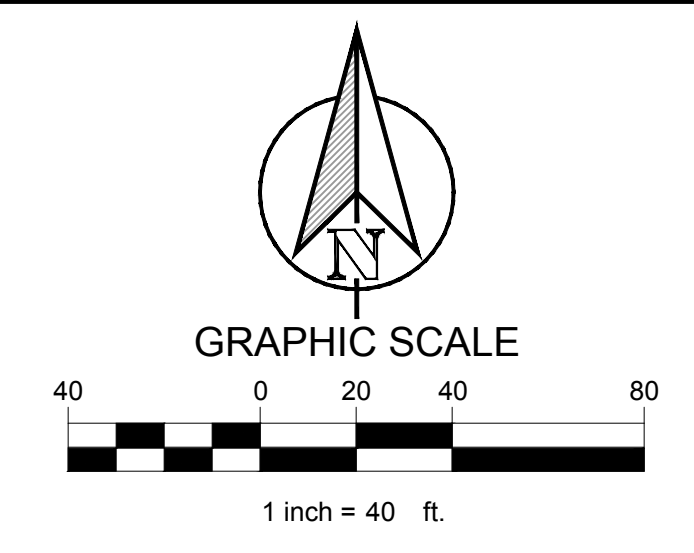
 N.M. BULLARD SURVEY,
 ABSTRACT NO. 24

LOT 1
 BLOCK 1
 HONDA OF ROCKWALL ADDITION
 CAB. H, PG. 277
 P.R.R.C.T.

SITE DATA TABLE	
SITE AREA	7.71 AC (312,099 SF)
ZONING	L1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CARWASH)
	3,920 SF (OIL/LUBE)
LOT COVERAGE	0.07 %
FLOOR TO AREA RATIO	0.07 : 1
BUILDING HEIGHT	1 STORY
SALES FLOOR AREA	3,928 SF
OFFICE AREA	1,303 SF
# OF BAYS	12

PARKING DATA TABLE	
PARKING REQ.	
SALES FLOOR 1/ 250 SF	16 SPACES
OFFICE SF 1/ 300 SF	5 SPACES
2 PER 2 BAY	16 SPACES
TOTAL:	27 SPACES
PARKING PROVIDED	
DISPLAY PARKING	66 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES
SERVICE/STORAGE PARKING	21 SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	FIRE LANE AND DRIVE AISLE 6", 3600 PSI (6.5 SACK/CY), #3 ON 18" ON 6" LIME STABILIZED SUBGRADE
	PARKING 5", 3600 PSI (6.5 SACK/CY), #3 ON 24" ON 6" LIME STABILIZED SUBGRADE
	PROPOSED DUMPSTER ENCLOSURE MIN. 7" THICK
	PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT



CONSTRUCTION SCHEDULE	
①	PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CONCRETE CURB & GUTTER
④	EX. HANDICAP SYMBOL
⑤	EX. HANDICAP SIGN
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. PROPOSED BOLLARD

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 - ALL DUMPSTERS TO HAVE SELF LATCHING GATES.
 - ADDITIONAL LANDSCAPING SHALL BE ADDED AS A COMPENSATORY MEASURE FOR THE SITE PLAN VARIANCES.

CLAY COOLEY HYUNDAI ROCKWALL, TX 75087
LEGAL DESCRIPTION AND/OR ADDRESS: ROCKWALL RECREATION ADDITION LOT 1 BLOCK 1 7.17 AC (312,099 SF)
OWNER: CLAY COOLEY AUTO 1251 E. AIRPORT FREEWAY IRVING, TX 75062
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572
CASE NUMBER: Z2021-049
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 ____ DAY OF _____. WITNESS OUR HANDS THIS ____ DAY OF _____.
DESIGN: LRR DRAWN: LRR CHECKED: CLC DATE: 8/18/2023
PLANNING AND ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

TEXAS REGISTRATION #14199
CLAYMOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 WWW.CLAYMOOREENR.COM

STATE OF TEXAS
 DREW DONOSKY
 25861
 LICENSED PROFESSIONAL ENGINEER
 8/18/2023

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

CITY SITE PLAN

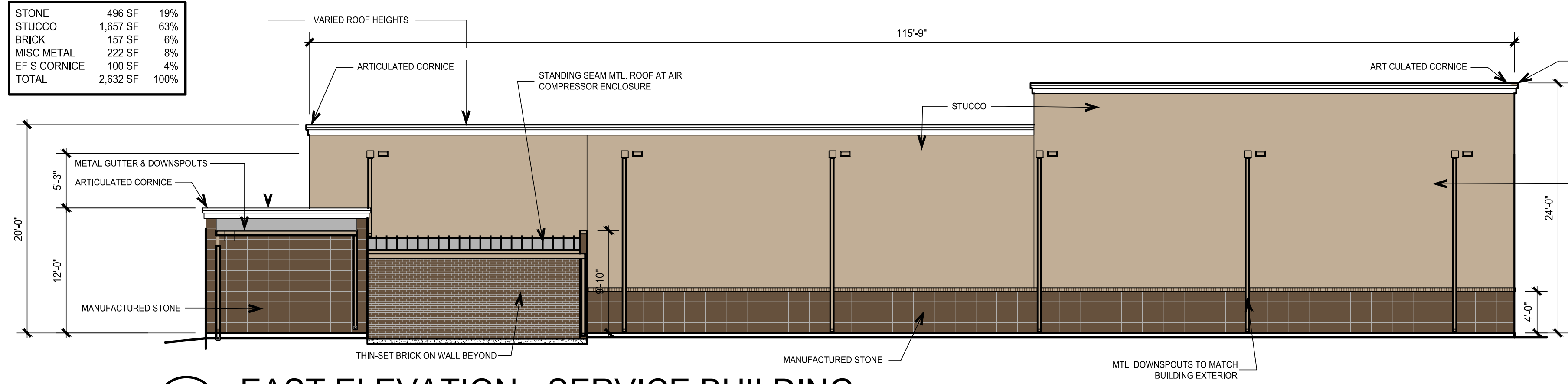
CITY SITE PLAN

SHEET
SP-1

File No. 2020-021
 (SP2023-032)

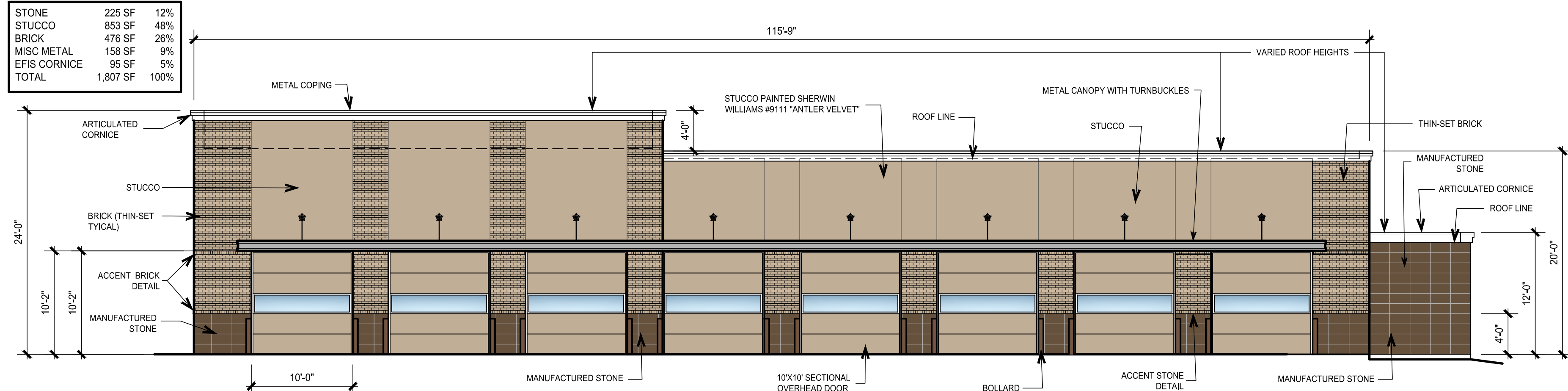
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 LOCATION: Z:\ARCHITURE\ACTIVE\CLAY COOLEY HYUNDAI OF ROCKWALL SERVICE\DRAWING FILES\CONSULTANTS\CIVIL\ELEVATIONS FOR SITE SUBMISSION 2023-08-09\21034 CC HYUNDAI ROCKWALL S&S A4.01 ELEVATIONS_2023-08-09.DWG
 LAST SAVED: 8/14/2023 11:28 AM

STONE	496 SF	19%
STUCCO	1,657 SF	63%
BRICK	157 SF	6%
MISC METAL	222 SF	8%
EFIS CORNICE	100 SF	4%
TOTAL	2,632 SF	100%

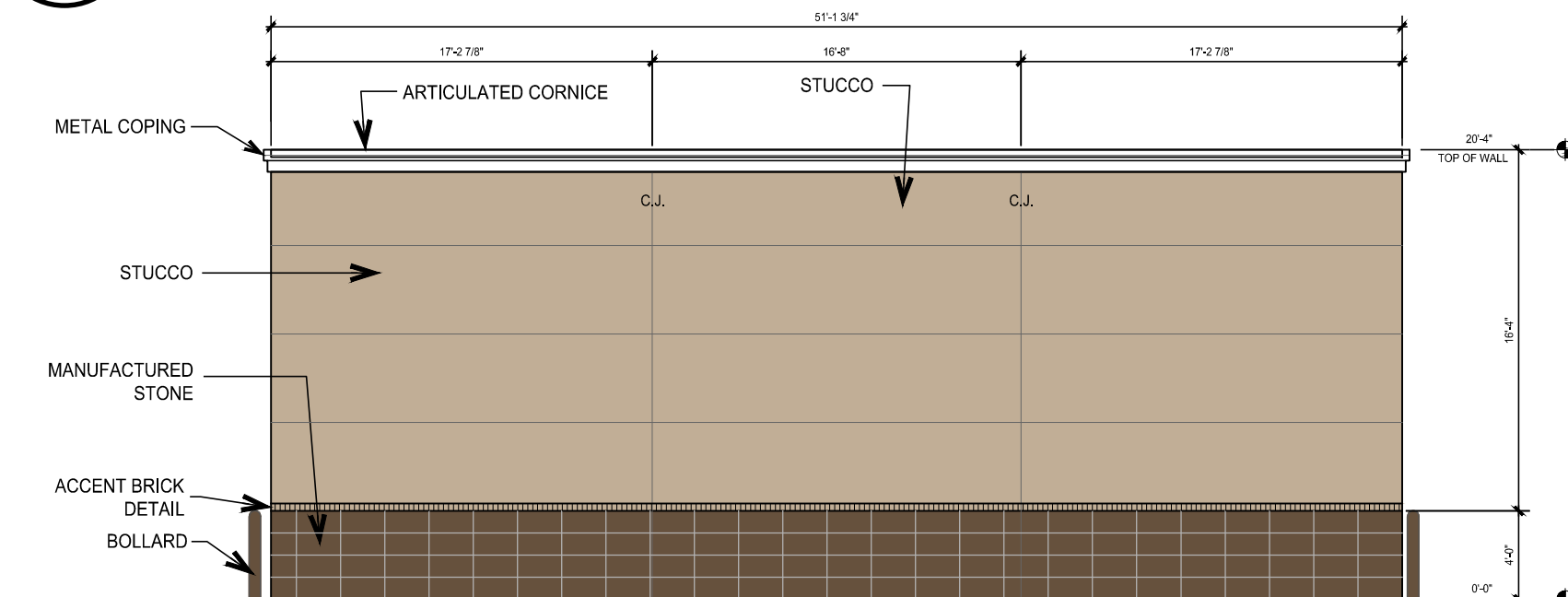


8 EAST ELEVATION - SERVICE BUILDING
SCALE 1/8"=1'-0"

STONE	225 SF	12%
STUCCO	853 SF	48%
BRICK	476 SF	23%
MISC METAL	158 SF	9%
EFIS CORNICE	95 SF	5%
TOTAL	1,807 SF	100%

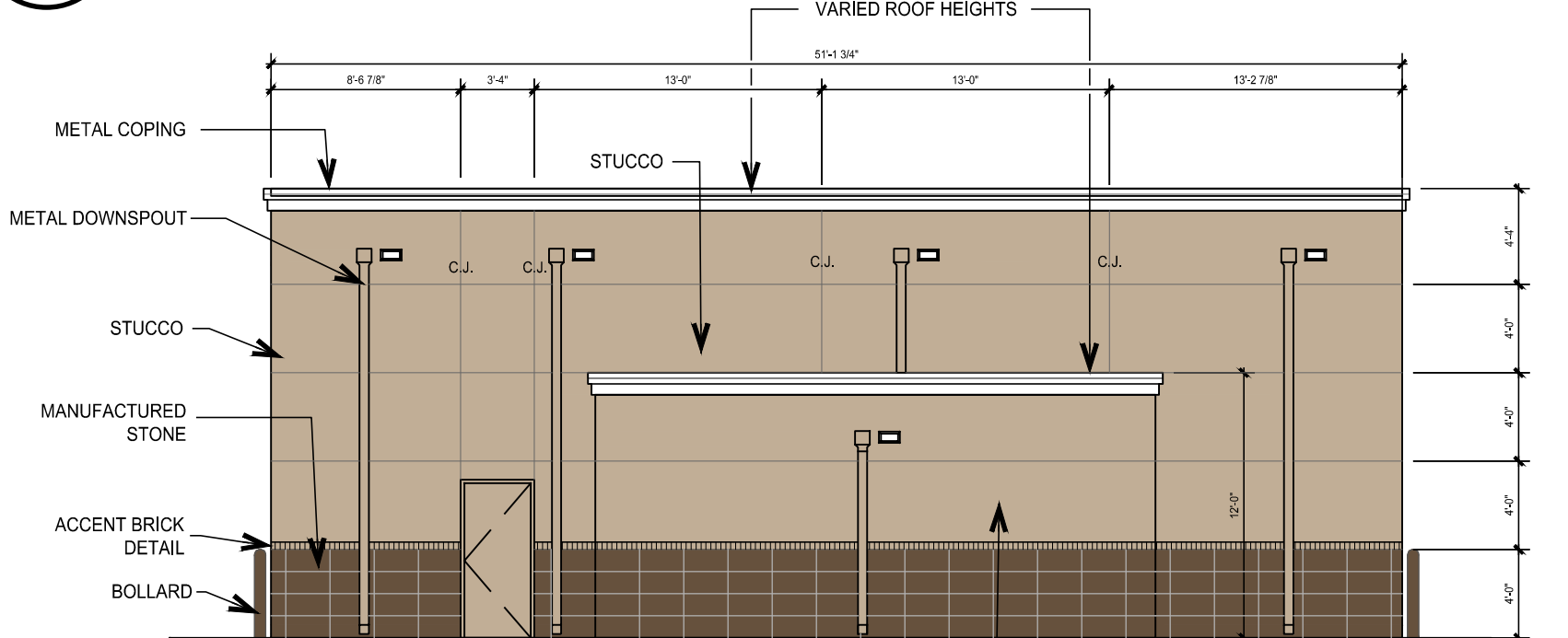


6 WEST ELEVATION - SERVICE BUILDING - FACES COMMERCE STREET
SCALE 1/8"=1'-0"



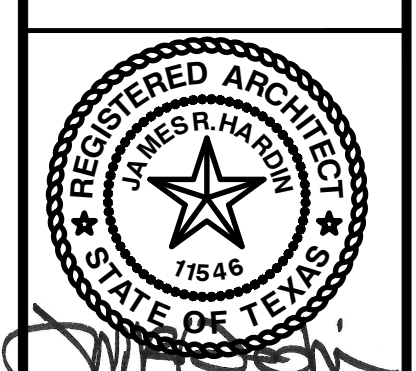
STONE	205 SF	20%
STUCCO	784 SF	75%
MISC METAL	12 SF	1%
EFIS CORNICE	39 SF	4%
TOTAL	1,040 SF	100%

4 SOUTH ELEVATION - CAR WASH
SCALE 1/8"=1'-0"

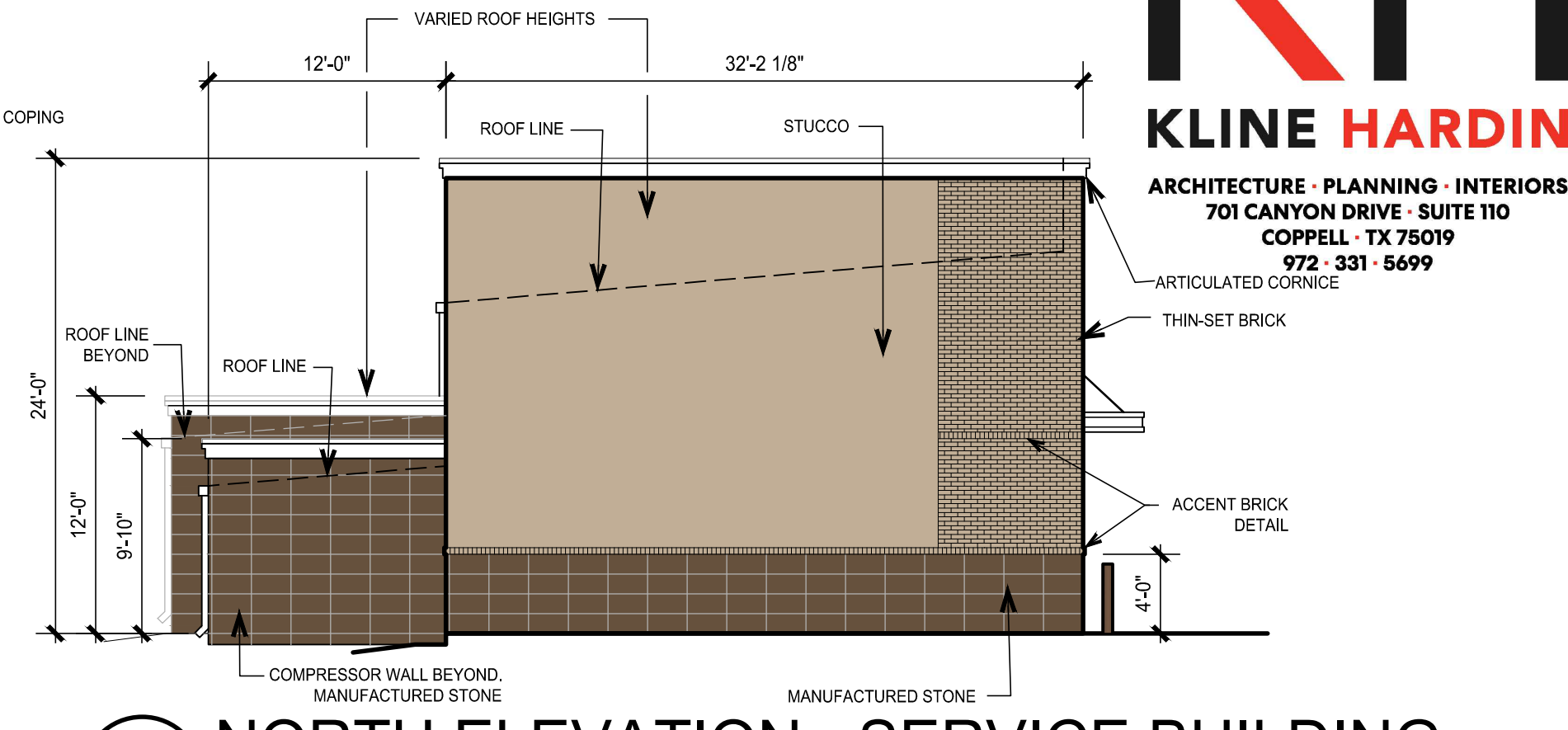


STONE	185 SF	18%
STUCCO	723 SF	71%
MISC METAL	50 SF	5%
EFIS CORNICE	58 SF	6%
TOTAL	1,016 SF	100%

2 NORTH ELEVATION - CAR WASH
SCALE 1/8"=1'-0"

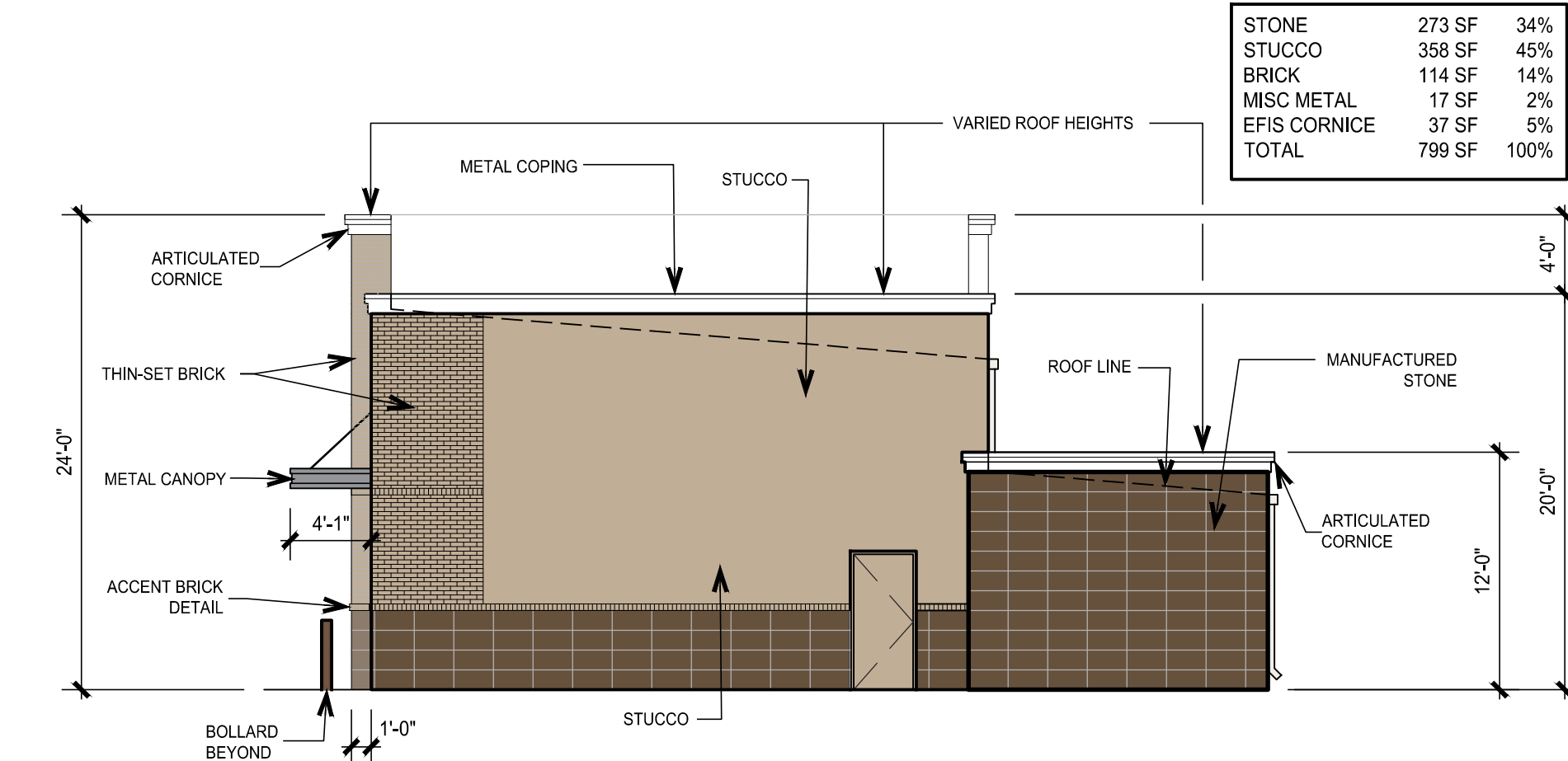


CLAY COOLEY HYUNDAI
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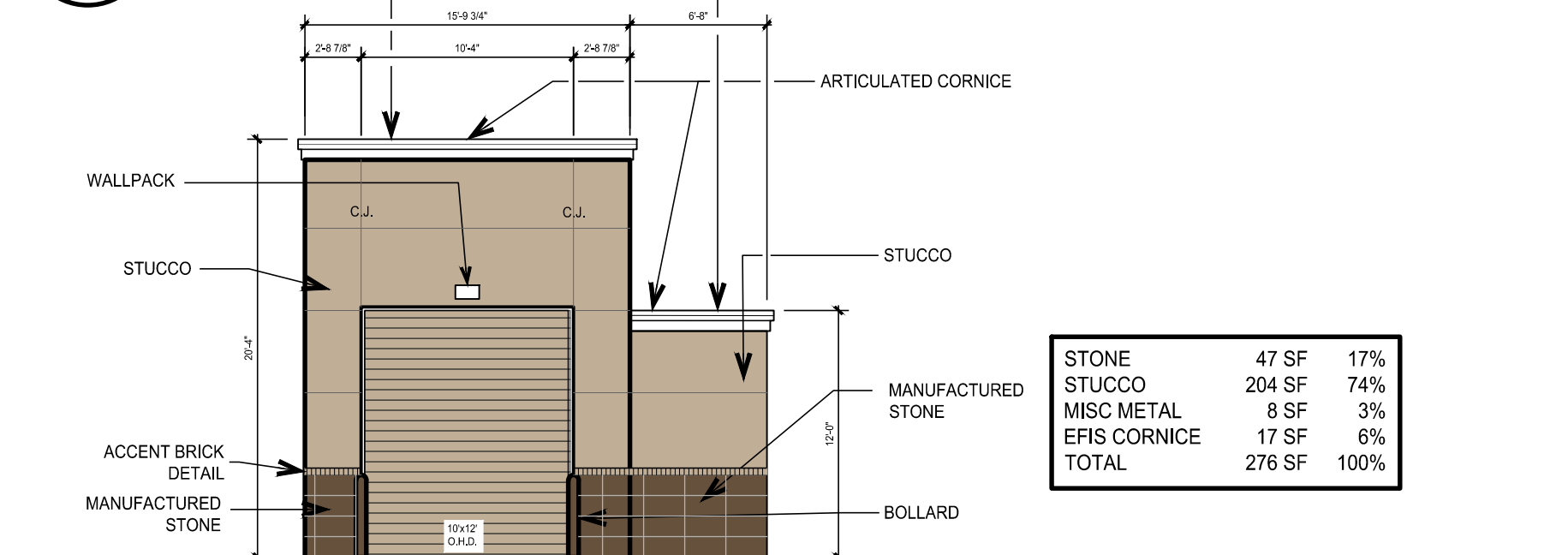


7 NORTH ELEVATION - SERVICE BUILDING
SCALE 1/8"=1'-0"

STONE	273 SF	34%
STUCCO	358 SF	45%
BRICK	114 SF	14%
MISC METAL	17 SF	2%
EFIS CORNICE	37 SF	5%
TOTAL	799 SF	100%

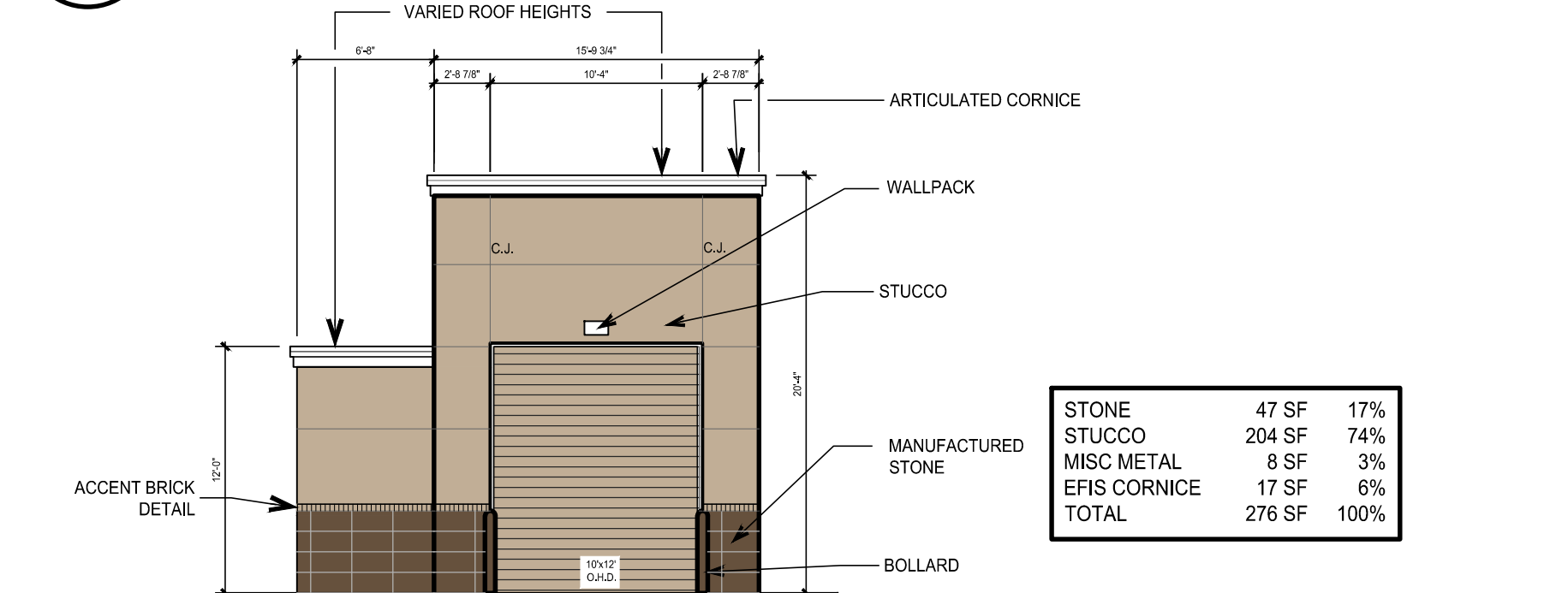


5 SOUTH ELEVATION - SERVICE BUILDING
SCALE 1/8"=1'-0"



STONE	47 SF	17%
STUCCO	204 SF	74%
MISC METAL	8 SF	3%
EFIS CORNICE	17 SF	6%
TOTAL	276 SF	100%

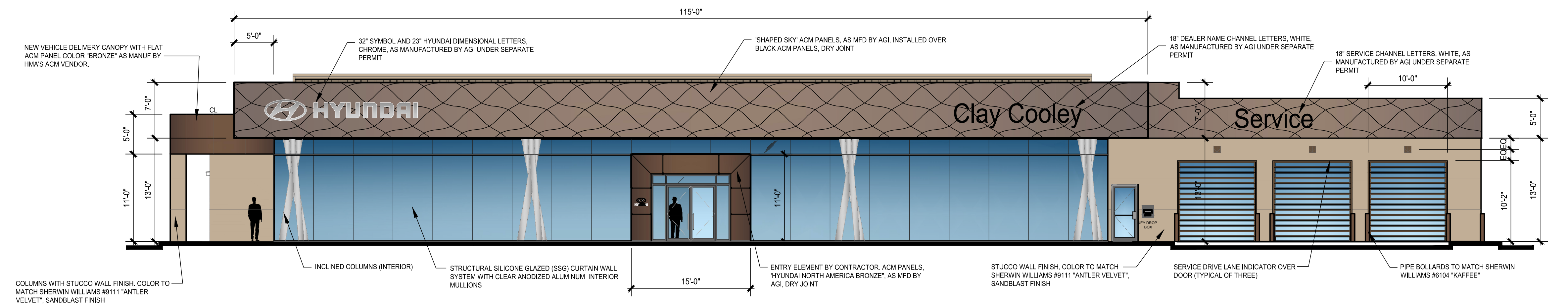
3 EAST ELEVATION - CAR WASH
SCALE 1/8"=1'-0"



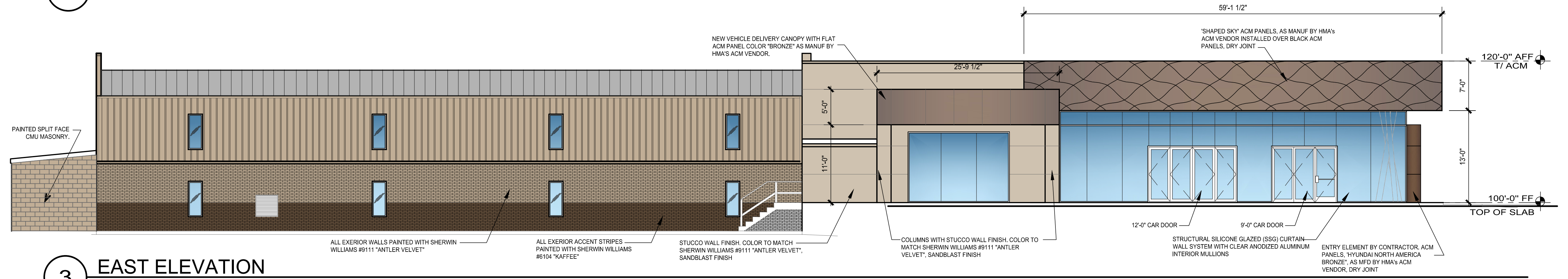
STONE	47 SF	17%
STUCCO	204 SF	74%
MISC METAL	8 SF	3%
EFIS CORNICE	17 SF	6%
TOTAL	276 SF	100%

1 WEST ELEVATION - CAR WASH
SCALE 1/8"=1'-0"

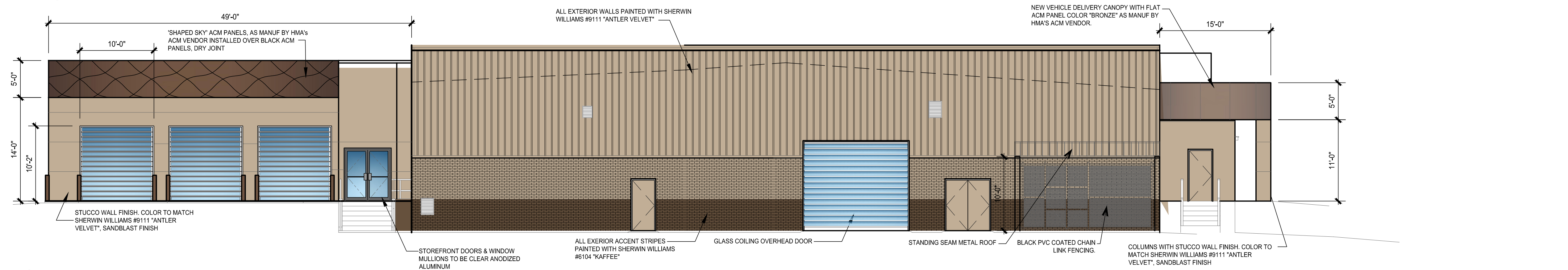
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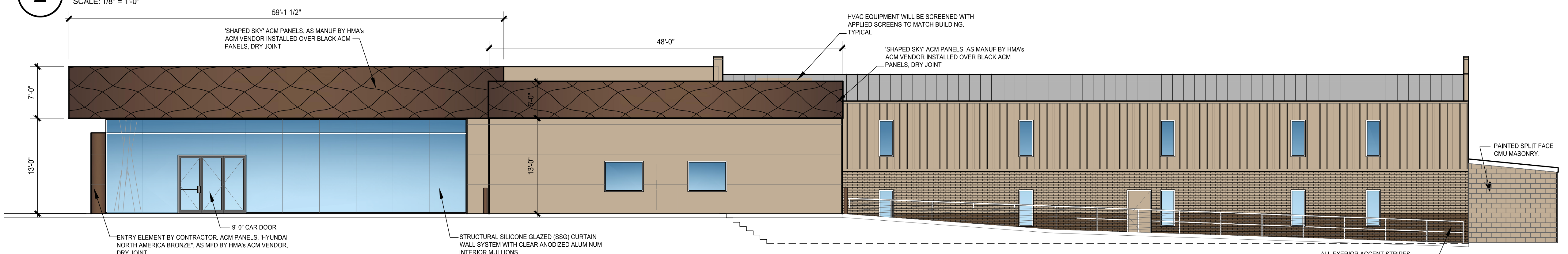
4 NORTH ELEVATION - FACES I-30
SCALE: 1/8" = 1'-0"



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



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

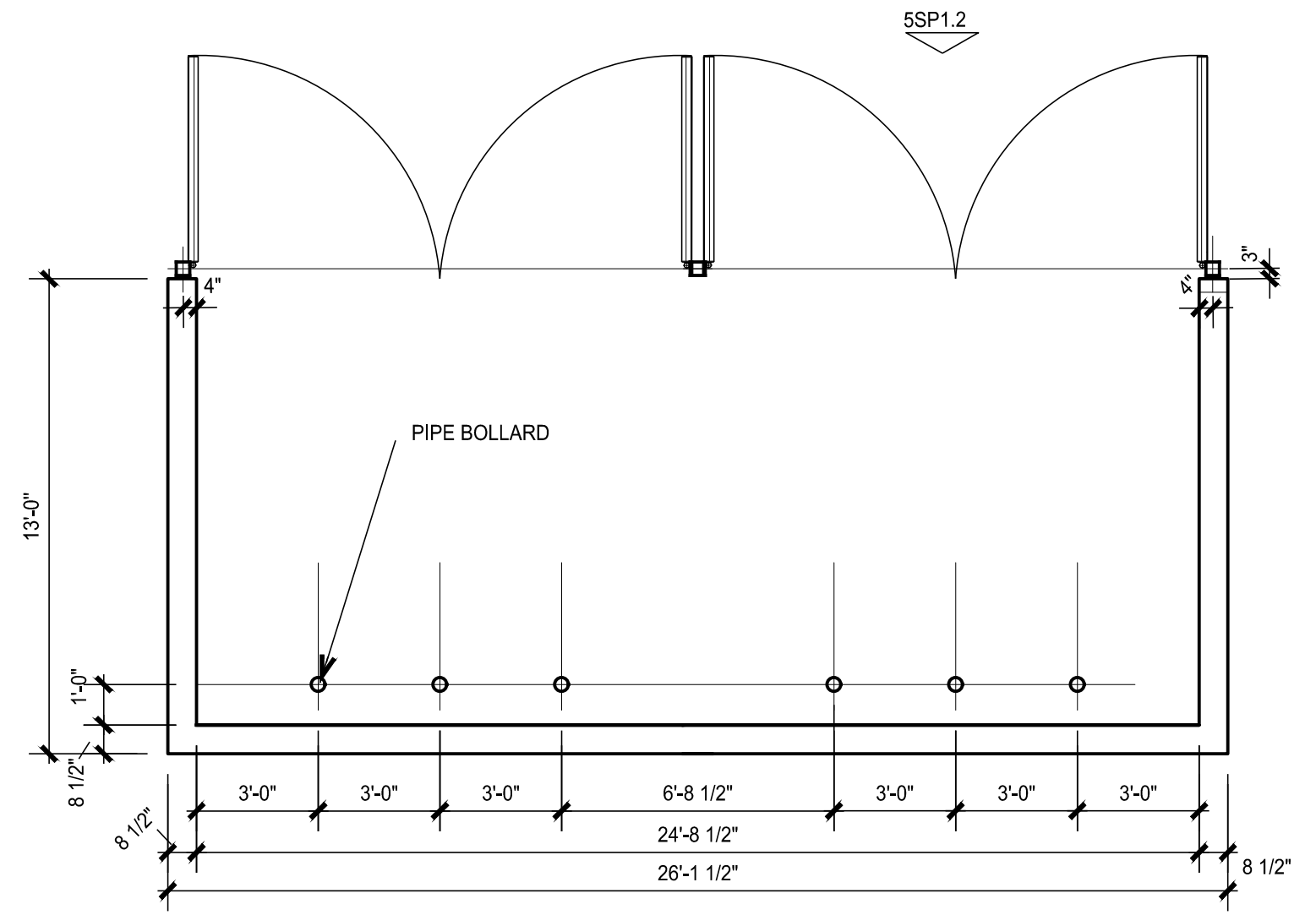


1 WEST ELEVATION - FACES COMMERCE STREET
SCALE: 1/8" = 1'-0"

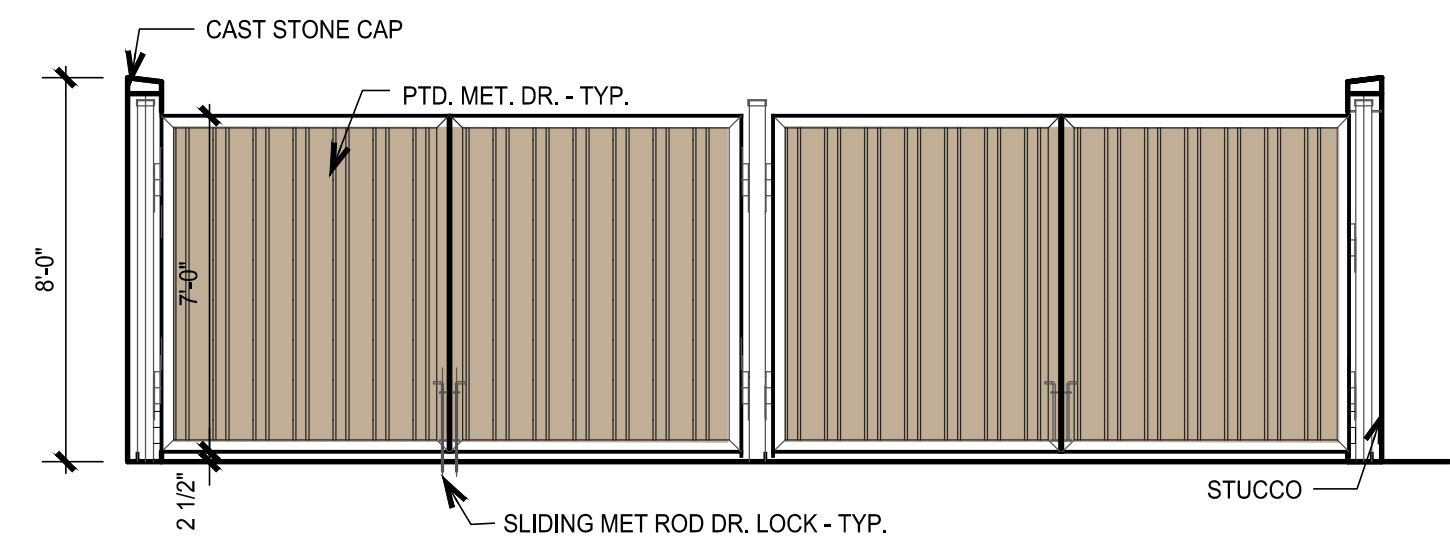


CLAY COOLEY HYUNDAI
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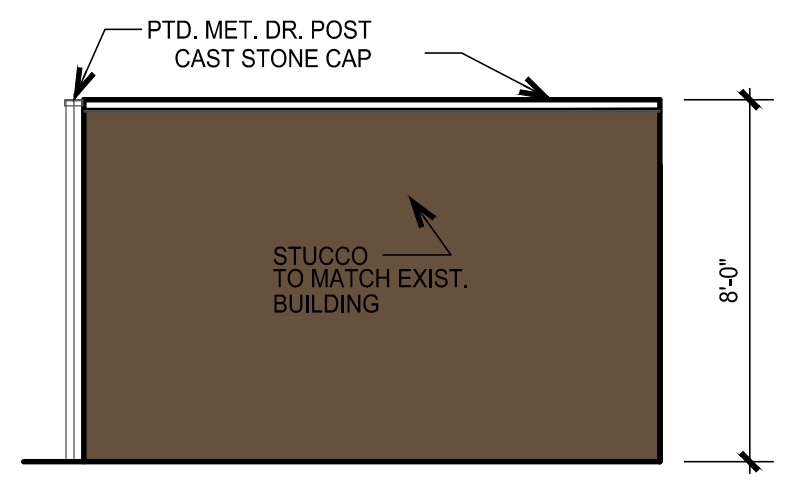
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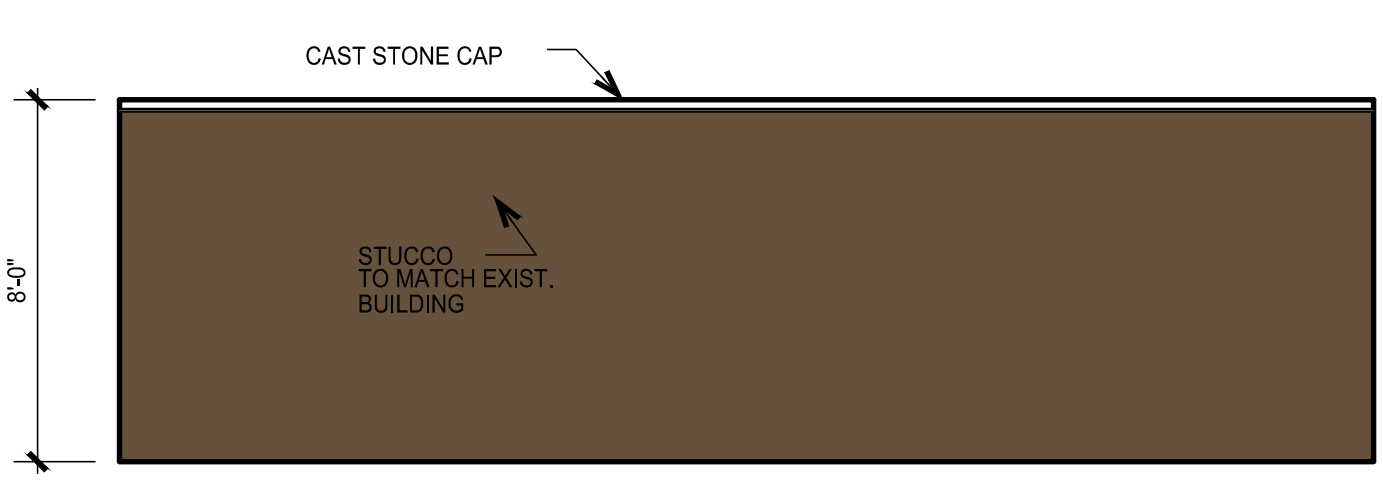
4
DUMPSTER PLAN
 SCALE: 1/4" = 1'-0"



1
DUMPSTER FRONT ELEVATION
 SCALE: 1/4" = 1'-0"



2
DUMPSTER SIDE ELEVATION
 SCALE: 1/4" = 1'-0"



3
DUMPSTER REAR ELEVATION
 SCALE: 1/4" = 1'-0"



CLAY COOLEY HYUNDAI
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GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED. THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGNOSTIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE UDC. (ARTICLE 08, SUBSECTION 05.04)

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

SITE DATA TABLE	
SITE AREA	7.71 AC / 312,099 SF
ZONING	LI (Light Industrial)
PROPOSED USE	AUTO DEALER
	20,658 SF (DEALERSHIP)
	850 SF (CAR WASH)
	1,175 SF (OIL/LUBE)
LOT COVERAGE	0.07%
FLOOR TO AREA RATIO	0.07:1
BUILDING HEIGHT	1-STORY
SALES FLOOR AREA	3,928 SF
OFFICE AREA	1,303 SF
# OF BAYS	12

PARKING DATA TABLE	
PARKING REQUIRED	
SALES FLOOR 1/250 SF	16 SPACES
OFFICE SF 1/300 SF	5 SPACES
1 SPACE PER 2 BAY	6 PARKING
TOTAL	27 SPACES
PARKING PROVIDED	
DISPLAY PARKING	87 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES

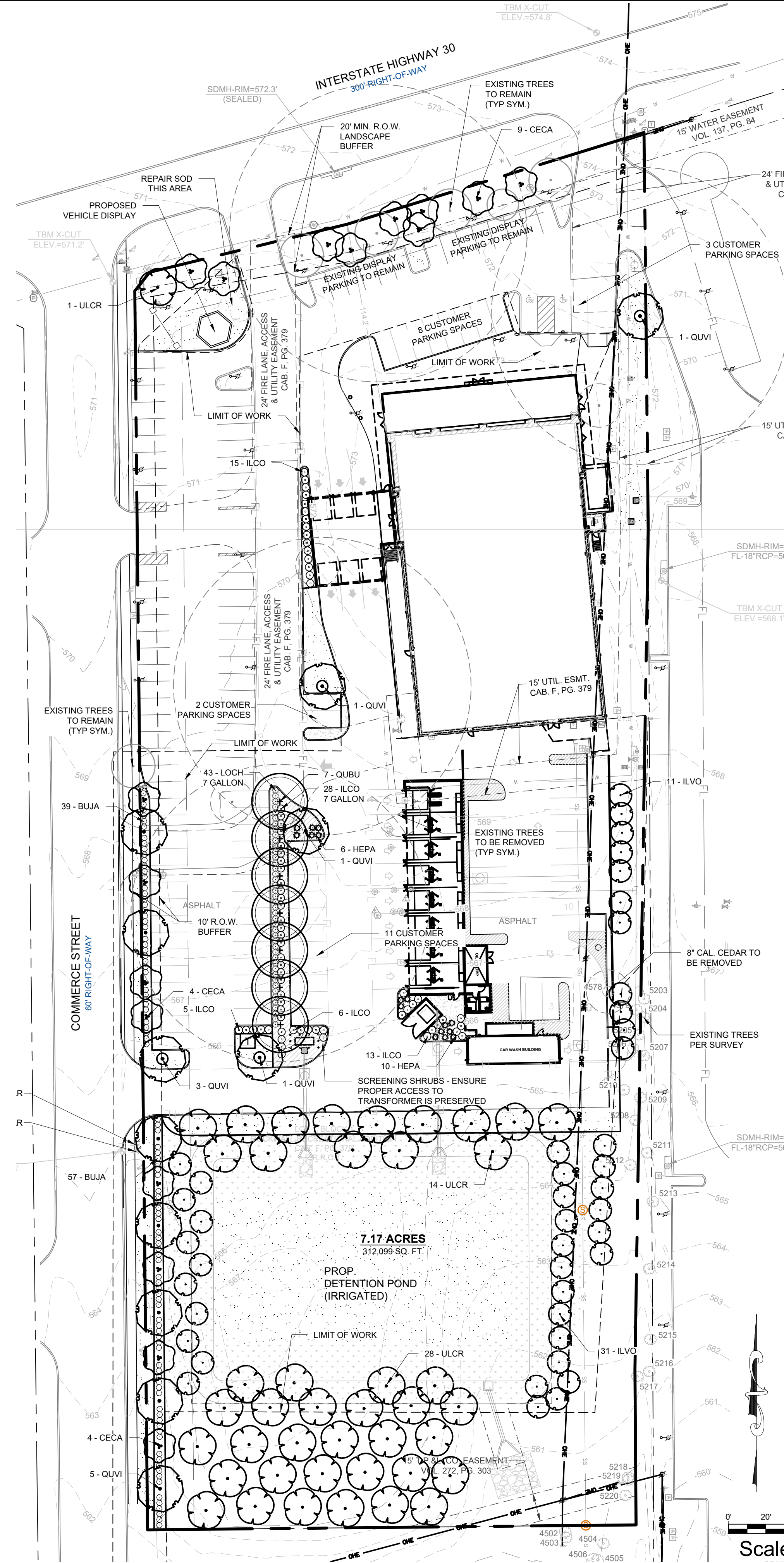
PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
CECA	Cercis canadensis 'Texana'	Texas Redbud	6'-8" high	Per plan	17	Accent Tree
ILVO	Ilex vomitoria	Yaupon Holly	6'-8" high	Per plan	42	Accent Tree
QUBU	Quercus buckleyi	Texas Red Oak	5" cal., 12'-15' high	Per plan	7	Canopy Tree
QUVI	Quercus virginiana	Live Oak	5" cal., 12'-15' high	Per plan	12	Canopy Tree
ULCR	Ulmus crassifolia	Cedar Elm	5" cal., 12'-15' high	Per plan	43	Canopy Tree
SHRUBS						
BUJA	Buxus micro. japonica 'Green Beauty'	Green Beauty Boxwood	5 gallon	3' o.c.	96	
HEPA	Hesperaloe parviflora 'Brakelights'	Red Yucca	5 gallon	4' o.c.	16	
ILCO	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	5 gallon / 7 gallon	4' o.c.	39 / 28	See plan for 7 gal. locations
LOCH	Loropetalum chinense 'PILC-III'	Purple Daydream Loropetalum	7 gallon	3' o.c.	43	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	- - -	~ 24,885 SF	
	Dam Slope Mix (Contact Native American Seed)		Hydromulch	20 lbs / acre	~ 20,481 SF	

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED 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 SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE STANDARDS

08.05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
COMMERCE STREET: ±398' OF STREET FRONTAGE	10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE
PROVIDED IN 10' BUFFER:	8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER
05.06 GENERAL OVERLAY DISTRICT STANDARDS - IH-30 OVERLAY REQ. LANDSCAPE BUFFER:	20' WIDE W/ GROUND COVER & BUILT-UP BERM & SHRUBBERY ALONG ENTIRE LENGTH OF FRONTAGE, 30"-48" HIGH; 2 CANOPY TREES + 4 ACCENT TREES PER 100 LIN. FT. OF PRIMARY ROADWAY
±237 ROADWAY FRONTAGE REQ. PLANTING: PROVIDED IN 20' BUFFER, EXISTING: PROPOSED IN 20' BUFFER:	4.7 (5) CANOPY TREES + 9.5 (10) ACCENT TREES 4 CANOPY TREES + 1 ACCENT TREE; SHRUBBERY 1 CEDAR ELM + 9 REDBUDS
05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING:	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS
PROVIDED SCREENING:	A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING (I.E. SMALL TO MID-SIZED SHRUBS, LARGE SHRUBS OR ACCENT TREES, AND CANOPY TREES) ALONG THE ENTIRE LENGTH OF THE ADJACENCY. THE CANOPY TREES SHALL BE PLACED ON 20-FOOT CENTERS.
REQUIRED SCREENING OF SERVICE BAYS:	TEXAS RED OAK TREES, DWARD BURFORD HOLLY, AND PURPLE DAYDREAM LOROPETALUM ARE PROPOSED TO PROVIDE THE THREE-TIER PLANTING SCREEN.
PROVIDED SCREENING:	MIN. 100% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT TOTAL SITE AREA: LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE:	312,099 SF 62,420 SF (20%) ±79,574 SF (25%)
LOCATION OF LANDSCAPING:	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
MIN. SIZE OF AREAS	MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF ±31,539 SF 42 CANOPY TREES & 42 ACCENT TREES 42 CEDAR ELM & 42 YAUPON HOLLY
DETENTION BASINS DETENTION BASIN AREA: REQUIRED TREES: PROVIDED TREES:	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA. 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 _____ DAY OF _____, 2023.
PARKING LOT LANDSCAPING	27 (2 ADA) SPACES, ±20,759 SF 87 SPACES, ±27,124 SF 1,038 SF (5%) 3,734 SF (18%) REQ. PARKING SPACES MUST BE WITHIN 80' OF CANOPY TREE TRUNK
PROPOSED CUSTOMER PARKING AREA: PROPOSED DISPLAY PARKING AREA: REQ. PARKING LOT LANDSCAPING: PROPOSED PARKING LOT LANDSCAPING:	PLANNING AND ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



EVERGREEN DESIGN GROUP
 (800) 680-6630
 15455 Dallas Pkwy., Ste 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

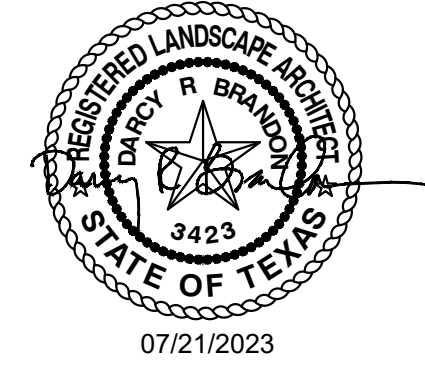
CLAY MOORE ENGINEERING
 1903 CENTRAL DR. SUITE 400E
 ROCKWALL, TX 75087
 PHONE: (972) 801-0972
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 DREW DONOSKY
 Engineer, No. 125651, Date: 7/21/2023
 7/21/2023

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

NO.	REVISION	DATE

LANDSCAPE PLANTING PLAN



PLOTTED BY: DARCY BRANDON
 PLOT DATE: 7/21/2023 9:14 AM
 LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2021\EDG\COOLEY HYUNDAI - ROCKWALL, TX\COOLEY HYUNDAI - ROCKWALL LP_2023-07-20.DWG
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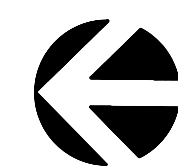
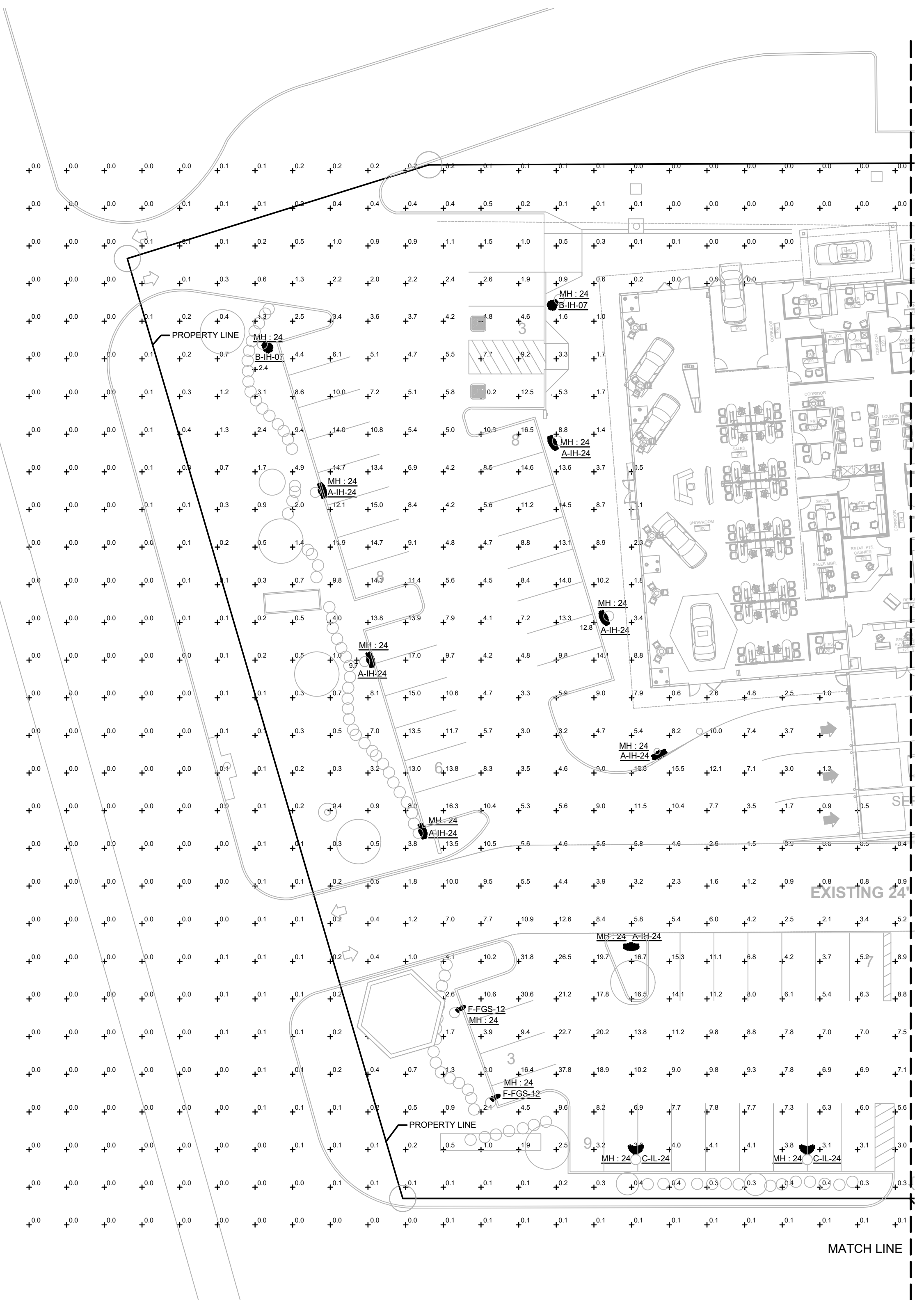
DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 02-02-2020
 SHEET
LP-1
 File No. 2020-021

Schedule								
Symbol	Label	Quantity	Manufacturer	Catalog Number	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A-IH-24	12	LSI INDUSTRIES, INC.	MRM-LED-24L-SIL-FTA-50-70CRI-IH	1	19613	.9	176
□	B-IH-07	2	LSI INDUSTRIES, INC.	MRM-LED-07L-SIL-AM-50-70CRI-IH	1	5944	.9	48
□	C-IL-24	8	LSI INDUSTRIES, INC.	MRM-LED-24L-SIL-FT-50-70CRI-IL	1	16438	.9	176
□	D-36	2	LSI INDUSTRIES, INC.	MRM-LED-36L-SIL-FT-50-70CRI	1	38298	.9	288
□	D-IL-36	1	LSI INDUSTRIES, INC.	MRM-LED-36L-SIL-FT-50-70CRI-IL	1	24246	.9	288
□	F-FGS-12	2	LSI INDUSTRIES, INC.	PFL-LED-12L-PC-MF-50-80FGS FLOOD LIGHT MOUNTED @ 45 DEGREE ROTATION	1	12380	.9	102
□	W	10	LSI INDUSTRIES, INC.	XWM-FT-LED-03L-50	1	3296	.9	23

Statistics					
Description	Symbol	Avg	Max	Min	Mounting Heights
Calc Zone #1	+	3.4 fc	37.8 fc	0.1 fc	24'

NOTES:

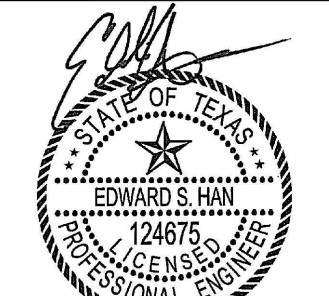
1. ALL SITE LIGHTING SHALL COMPLY WITH CITY OF ROCKWALL EXTERIOR ILLUMINATION ORDINANCES AND REGULATIONS.
2. ALL EXTERIOR LIGHTING SHALL COMPLY WITH 2018 IECC REQUIREMENTS AND REGULATIONS.
3. PHOTOMETRIC CALCULATIONS INCLUDE NEW LIGHT POLES, ALONG WITH REPLACEMENT LED HEADS ON EXISTING POLES.
4. ALL PARKING LOT POLE LIGHTING SHALL BE LED.



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SITE PLAN - PHOTOMETRICS - AREA A

SCALE: 1" = 20'-0"



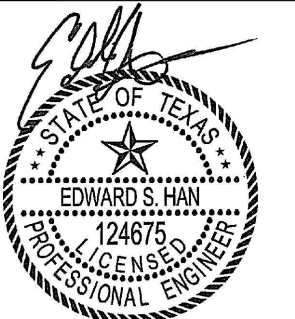
08/18/2023

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

COUNSEL
MEP Engineering Services
5757 Alpha Rd., Suite 450
Dallas, Texas 75240
972.707.3540
TX Firm No. F-18894
CE #21070

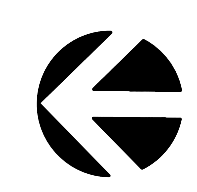
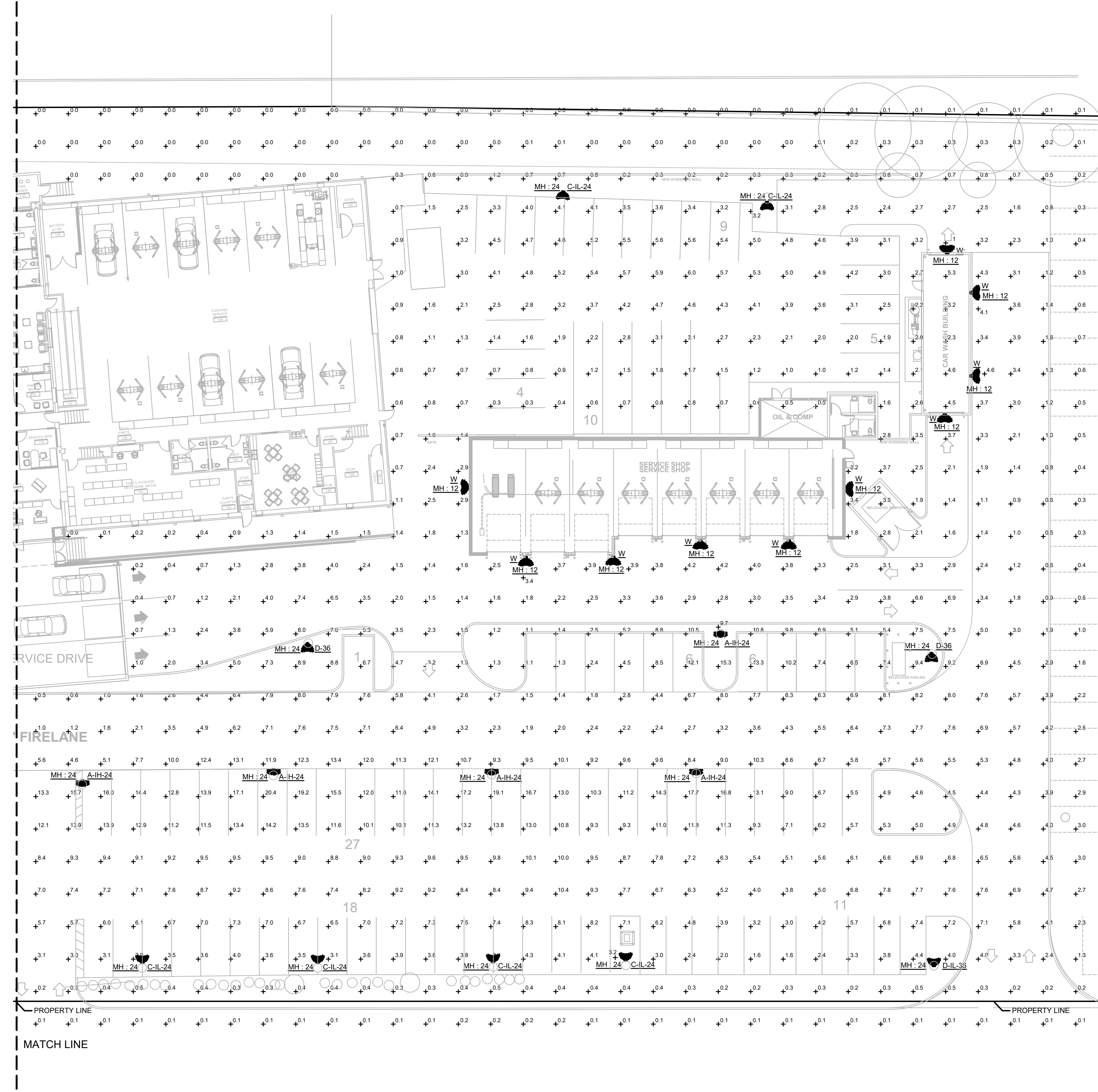
DESIGN:
DRAWN:
CHECKED:
DATE: 08/18/2023

SHEET
E1.02A



08/18/2023

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087



1

SITE PLAN - PHOTOMETRICS - AREA B

SCALE: 1" = 20'-0"

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 972.707.3540
 TX Firm No. F-18894
 CE #21070

DESIGN:
 DRAWN:
 CHECKED:
 DATE: 08/18/2023

SHEET
E1.02B