



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	1790 I-30 Frontage Rd		
SUBDIVISION	Rockwall Kia	LOT	1
		BLOCK	1
GENERAL LOCATION	South side of East I-30, 1785'+- from John King Blvd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Existing Southwest KIA Car Dealership		
PROPOSED ZONING	SUP (New & Used Motor Vehicle Dealership)	PROPOSED USE	Existing Southwest KIA Car Dealership to remain		
ACREAGE	5.9915	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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]

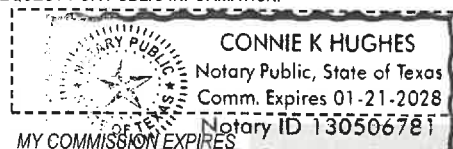
<input type="checkbox"/> OWNER	Zohreh Malek	<input checked="" type="checkbox"/> APPLICANT	Lithia c/o Golden Property Development, LLC	
CONTACT PERSON		CONTACT PERSON	Mark Fernandez	
ADDRESS	3845 Oak Lawn Ave	ADDRESS	20025 E Country Hollow Dr	
CITY, STATE & ZIP	Dallas, TX 75219	CITY, STATE & ZIP	Walnut, CA 91789	
PHONE	214-727-7422	PHONE	909-573-2765	
E-MAIL	zohreh7@gmail.com	E-MAIL	mark@goldenpropertydevelopment.com	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zohreh Malek [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 \$ 369.83 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19TH DAY OF APRIL, 2024. 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 19 DAY OF April, 2024
OWNER'S SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



0 65 130 260 390 520 Feet

SP2024-019: Site Plan for Rockwall KIA

LI

AG



LI

Case Location Map = 

PD-83



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.



BUILDING USE SQUARE FOOTAGE

SHOWROOM	2,788 SF
SALES OFFICES	3,264 SF
CUSTOMER LOUNGE	1,300 SF
CUSTOMER RESTROOMS	662 SF
BREAKROOM & EMPLOYEE RESTROOMS	622 SF
BUILDING SUPPORT	253 SF
PARTS STORAGE	1,487 SF
SERVICE SHOP	15,344 SF
NEW VEHICLE DELIVERY	573 SF
SERVICE DRIVE	1,995 SF
SERVICE ADVISORS & CASHIER	840 SF
CASHIER AND RETAIL PARTS	1,074 SF

SITE PLAN KEYNOTES

#	NOTE
01	PAVING. REF: CIVIL
02	4" WHITE PARKING STRIPE. TYP. UNO
03	EV CHARGING STATION BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
05	EXISTING PAVING TO REMAIN. REF: CIVIL
06	EXISTING FIRE HYDRANT. REF: CIVIL
07	EXISTING TREE TO REMAIN. REF: LANDSCAPE
08	EXISTING PIPE RAIL FENCE. G.C. TO REPAIR AND REPAINT, EP-1
09	EXISTING LIGHT POLE TO REMAIN
10	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
11	EXISTING FIRE LANE
12	FIRE LANE - PAVEMENT MARKINGS, 6" WIDE RED PAINT WITH THE WORDS, "FIRE LANE - TOW AWAY ZONE" IN 4" WHITE LETTERS NO MORE THAN 25' ALTERNATING INTERVALS
13	CONCRETE CURB. REF: CIVIL
14	EXISTING PORTION OF CURB TO REMAIN. REF: CIVIL
15	CONCRETE SIDEWALK. REF: SITE DETAILS
16	LANDSCAPING. REF: CIVIL
17	LED LIGHT FIXTURE. REF: ELECTRICAL

CIVIL ENGINEER
CIVIL-CON CONSULTANTS, LLC
448 W. 19TH ST.
HOUSTON, TEXAS 77008
713.992.4148

STRUCTURAL ENGINEER
DALLY + ASSOCIATES, INC.
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

PROJECT:
SOUTHWEST KIA OF
ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

PROJECT NUMBER: LA2204

ISSUE DATE: 04.04.2024

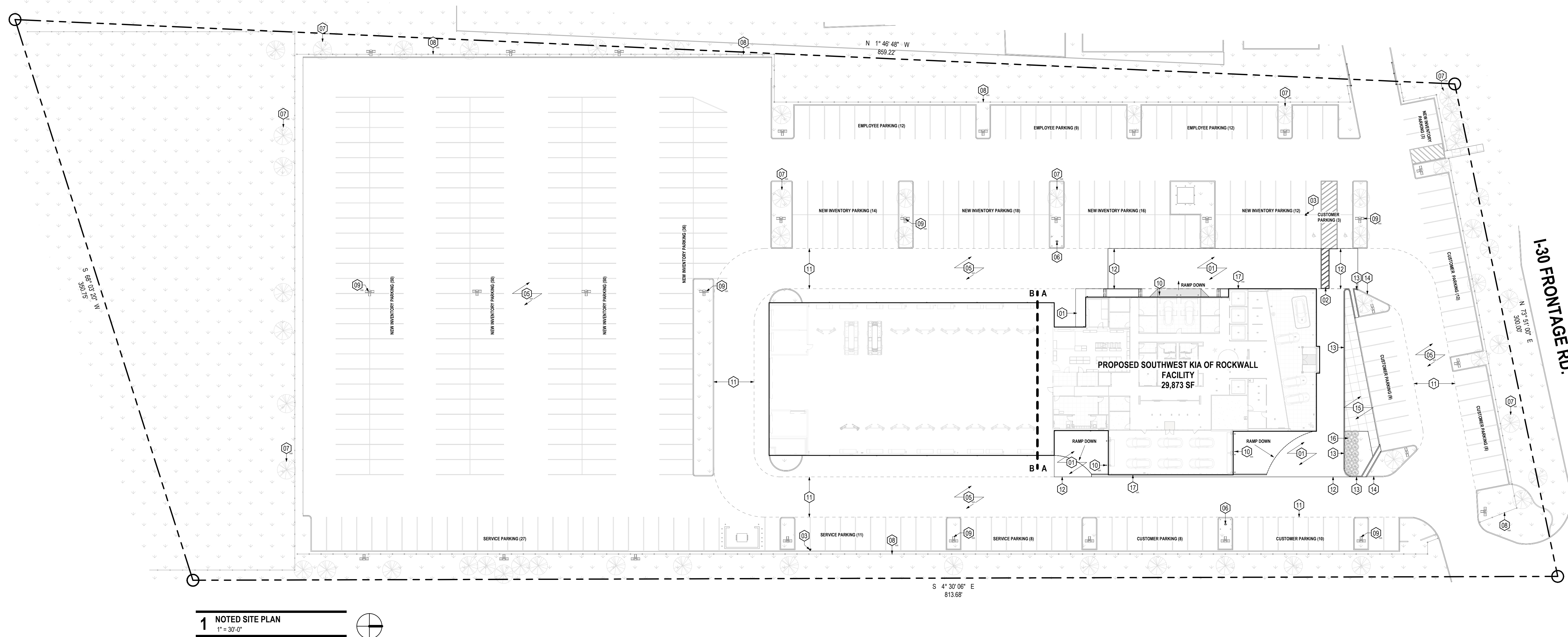
SHEET NAME:

NOTED SITE PLAN

SHEET:

A102

CASE NUMBER: Z2024-010



1 NOTED SITE PLAN
1" = 32'-0"

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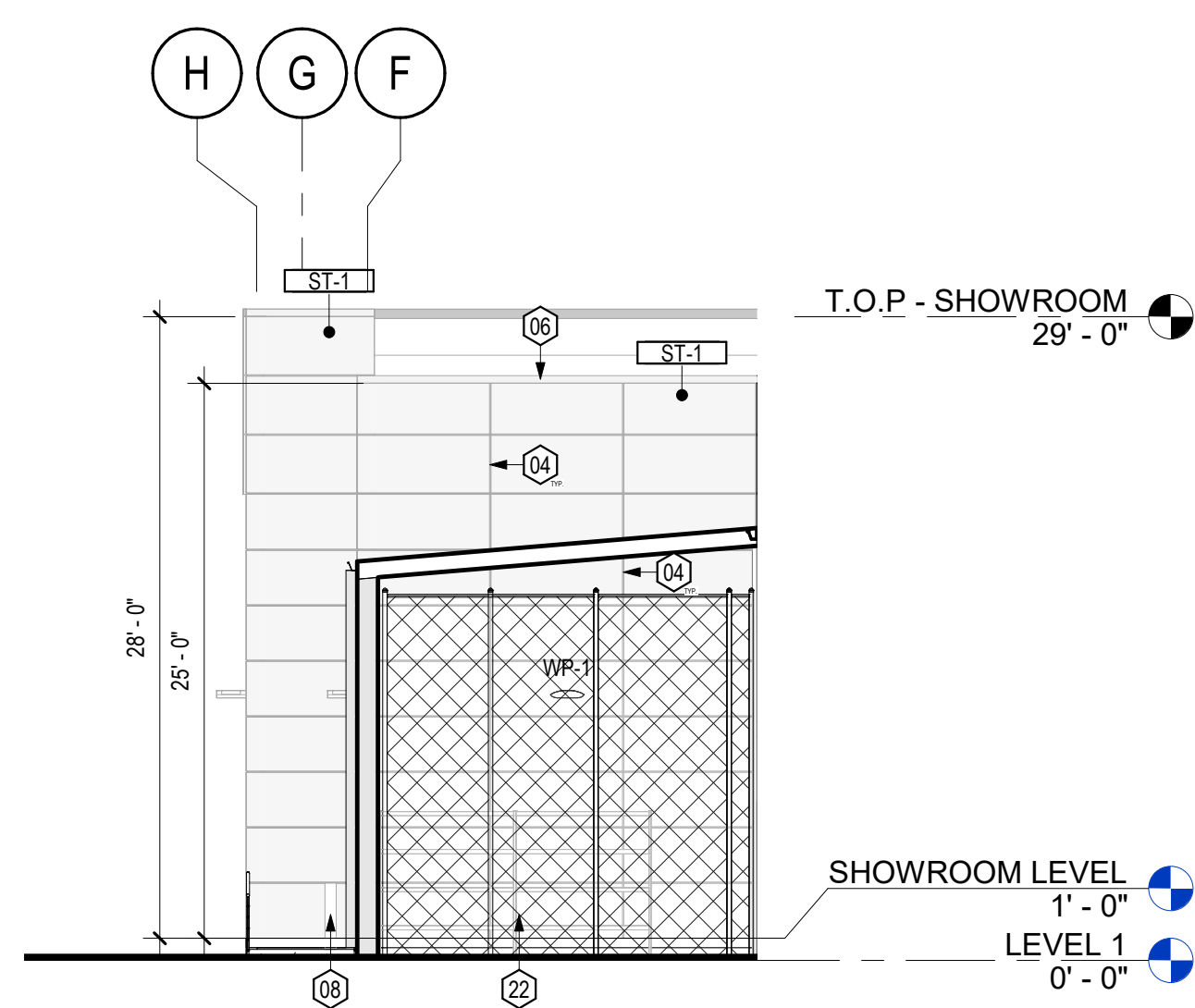
SHEET NAME:

EXTERIOR BUILDING ELEVATIONS

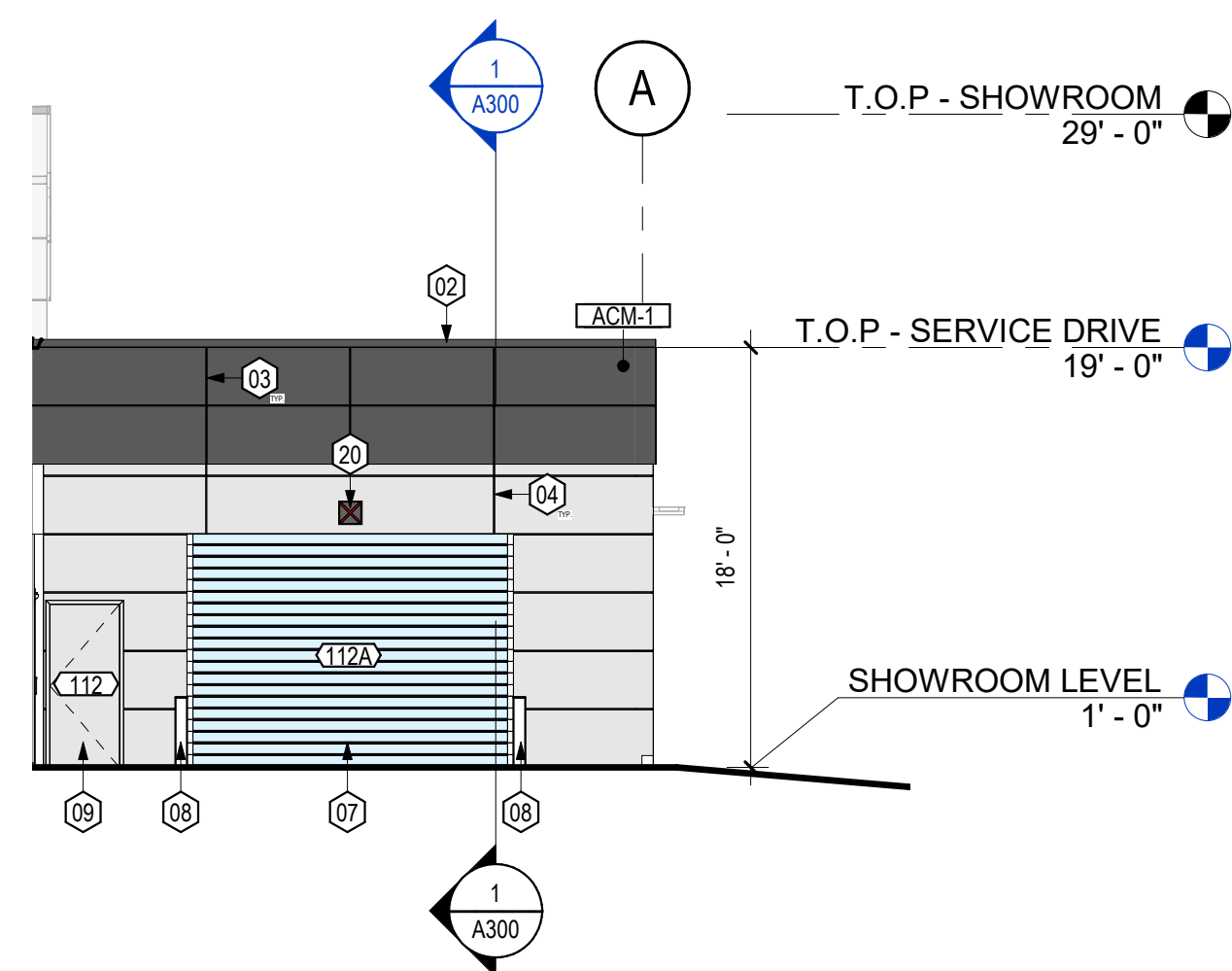
SHEET:

A200

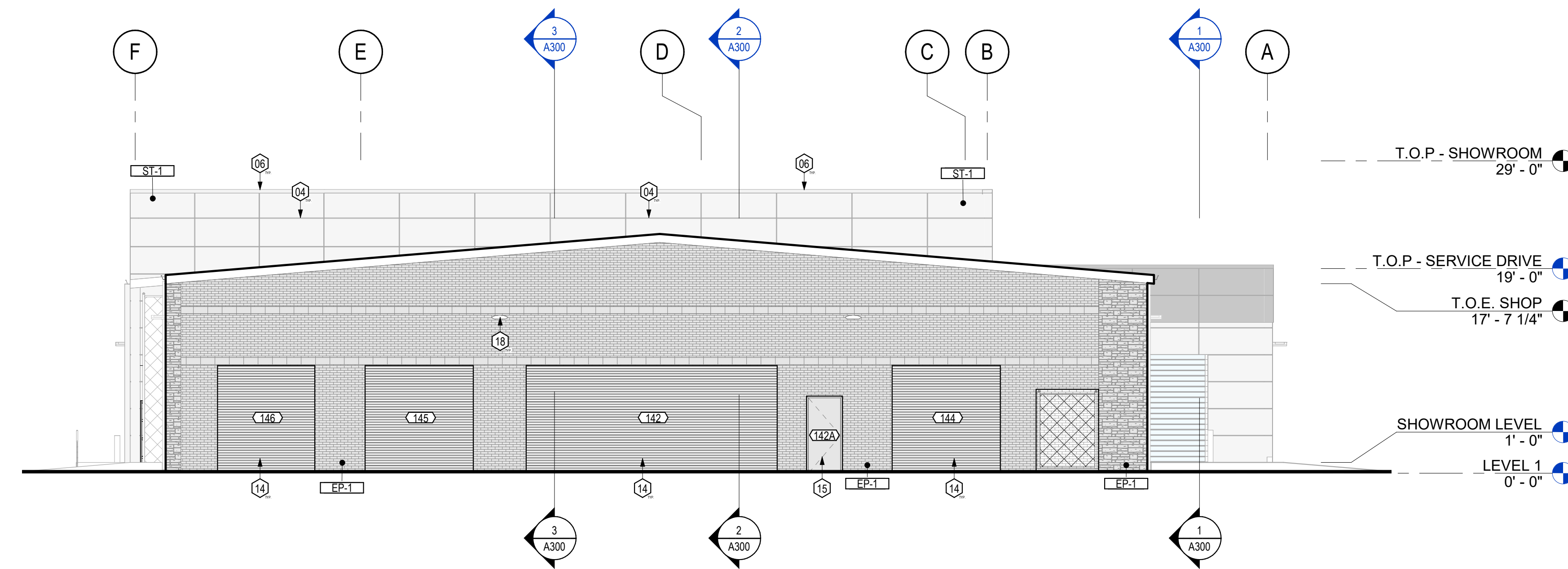
EXTERIOR ELEVATION KEYNOTES	
#	NOTE
01	BUILDING SIGNAGE BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER, AND HOOK UP. REF: ELECTRICAL
02	ACM PARAPET CAP. COLOR TO MATCH HOST WALL
03	ACM REVEAL. REF: WALL DETAILS
04	EIFS REVEAL. REF: WALL DETAILS
05	EXTERIOR GLAZING SYSTEM. REF: GLAZING ELEVATIONS AND SPECIFICATIONS
06	PREFINISHED PARAPET CAP. COLOR TO MATCH HOST WALL
07	OVERHEAD DOOR. REF: SCHEDULES
08	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
09	MAN DOOR. REF: SCHEDULES
10	PREFINISHED METAL GUTTER AND DOWNSPOUT. COLOR TO MATCH HOST WALL
11	EQUIPMENT SCREEN. REF: SITE DETAILS
12	EXISTING EXTERIOR WALL TO REMAIN. G.C. TO PROTECT DURING CONSTRUCTION
13	EXISTING MECHANICAL LOUVER TO REMAIN
14	EXISTING OVERHEAD DOOR TO REMAIN. PAINT AS SCHEDULED
15	EXISTING DOOR AND FRAME TO REMAIN. PAINT AS SCHEDULED
16	EXISTING GLAZING TO REMAIN
17	EXISTING PREFINISHED METAL GUTTER AND DOWNSPOUT TO REMAIN. COLOR TO MATCH HOST WALL
18	EXISTING LIGHT FIXTURE TO REMAIN
19	ROOF LINE BEYOND
20	DIRECTIONAL SIGNAGE FIXTURE. REF: ELECTRICAL
21	LIGHT FIXTURE. REF: ELECTRICAL
22	CHAINLINK FENCE AND GATE. REF: SITE DETAILS
23	ACM BY PATTISON SIGN GROUP
24	KIA ENTRY PORTAL BY PATTISON SIGN GROUP



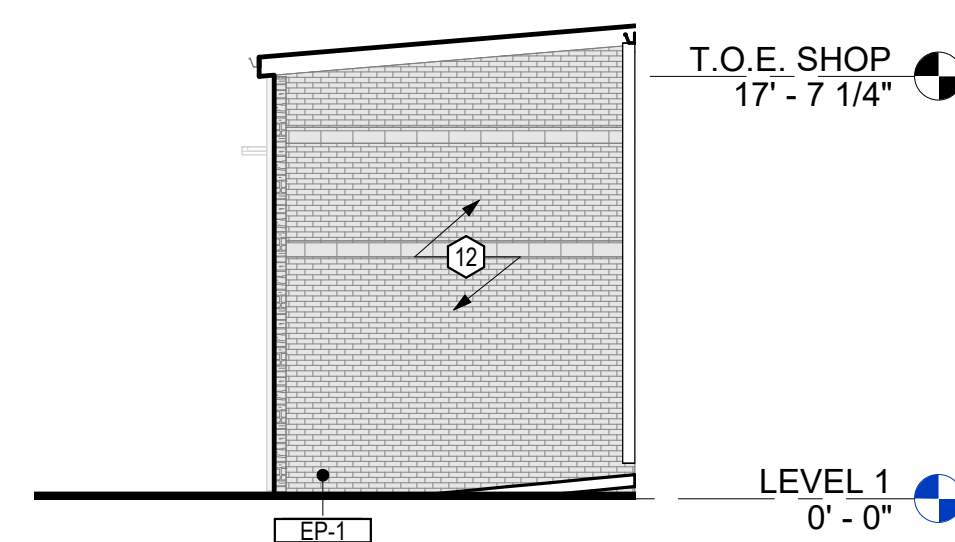
6 EXTERIOR BUILDING ELEVATION @ NVD - SOUTH
1/8" = 1'-0"



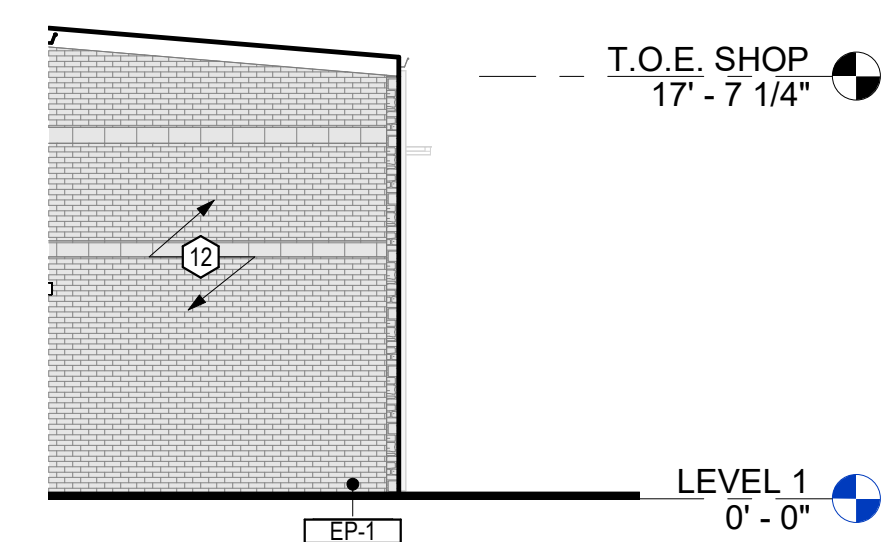
5 EXTERIOR BUILDING ELEVATION @ SERVICE DRIVE - SOUTH
1/8" = 1'-0"



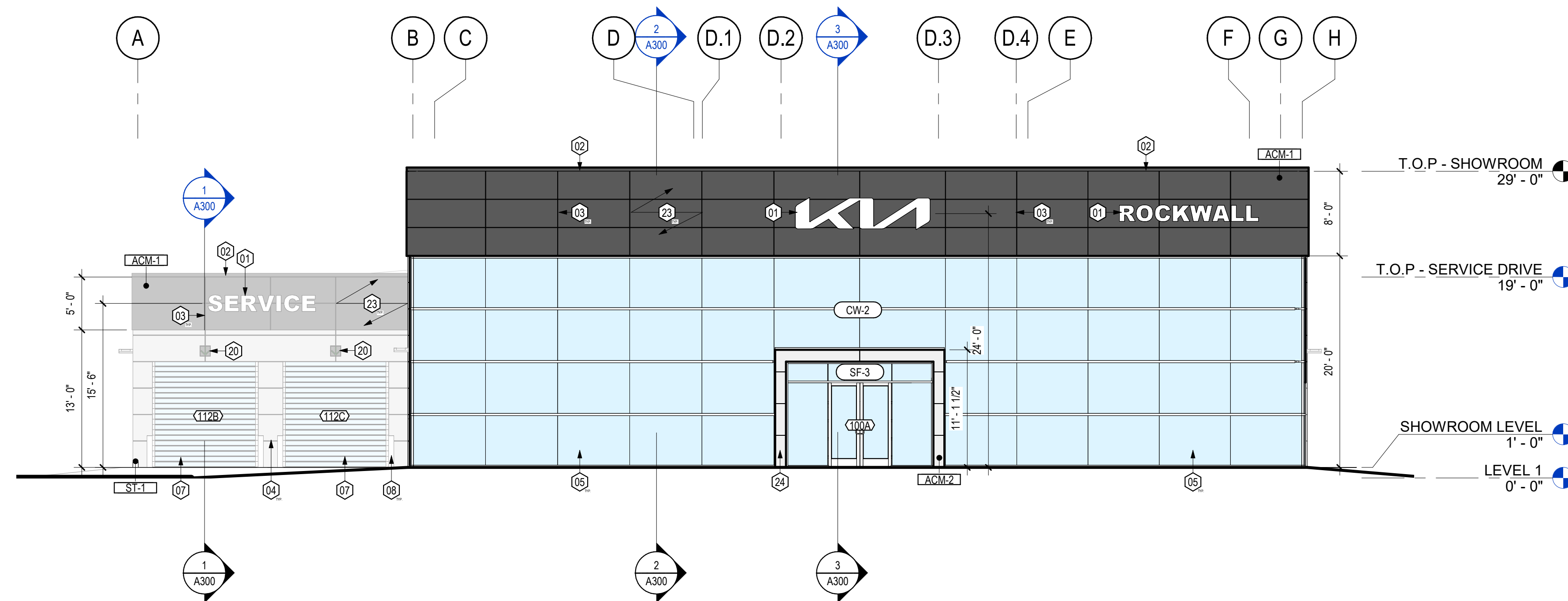
2 EXTERIOR BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



4 EXTERIOR BUILDING ELEVATION @ SERVICE SHOP - NORTH
1/8" = 1'-0"



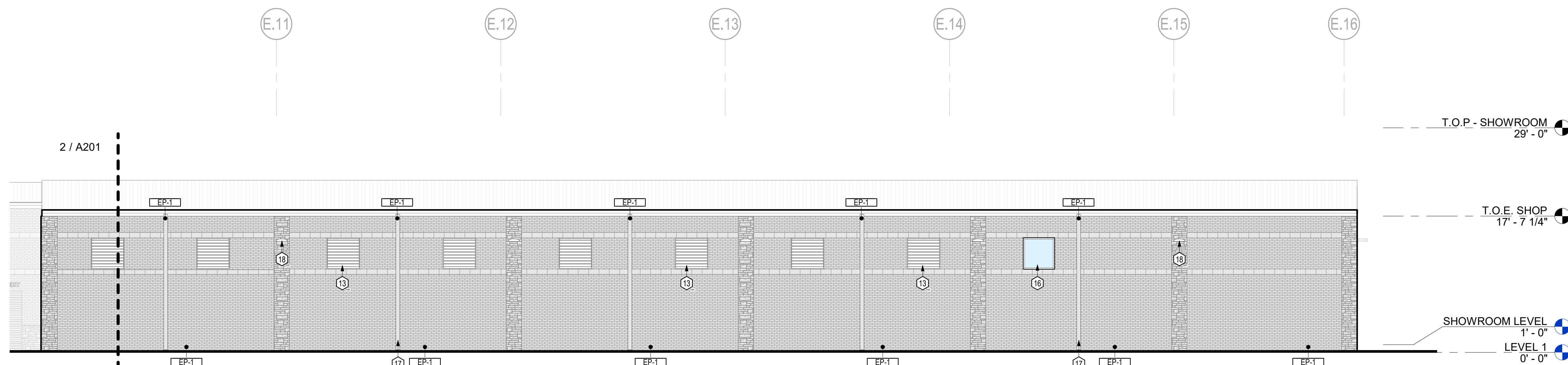
3 EXTERIOR BUILDING ELEVATION @ SERVICE SHOP - NORTH
1/8" = 1'-0"



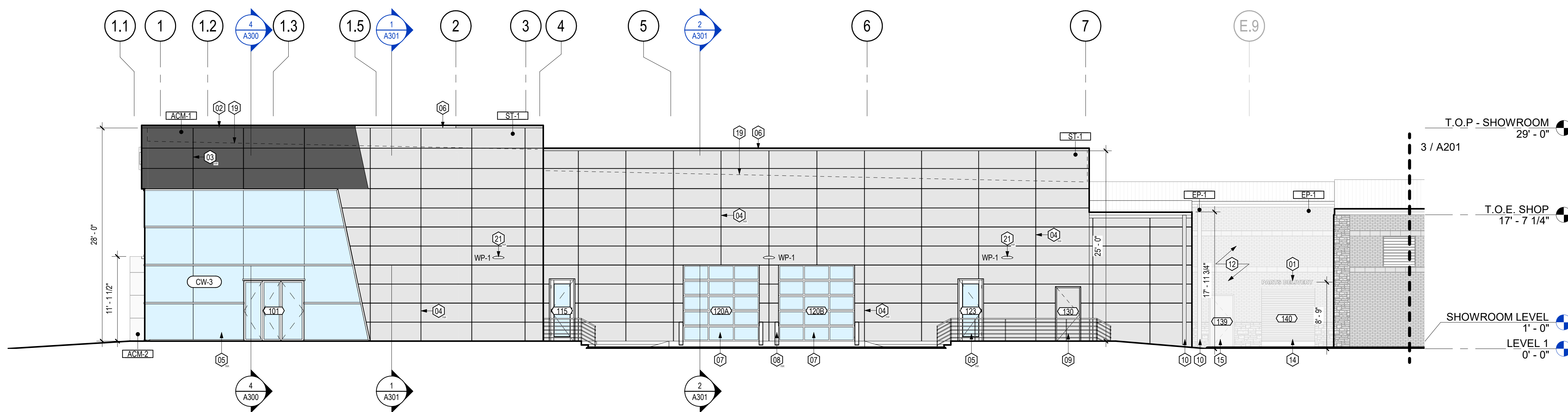
1 EXTERIOR BUILDING ELEVATION - NORTH
1/8" = 1'-0"

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

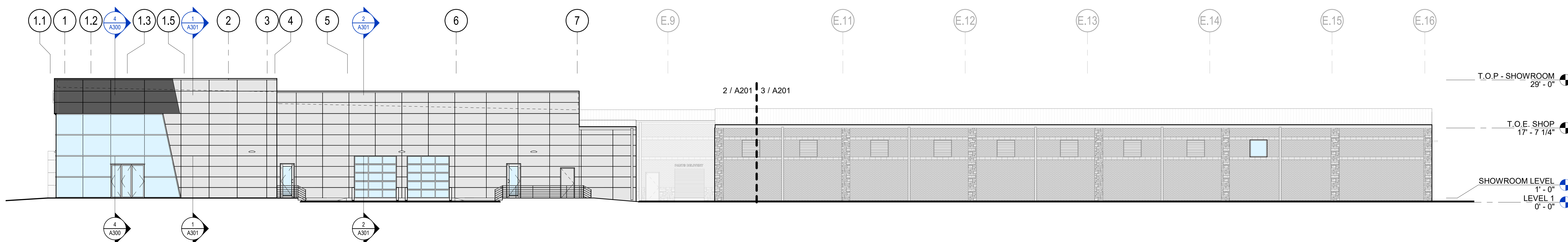
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3 EXTERIOR BUILDING ELEVATION - WEST - AREA B
1/8" = 1'-0"



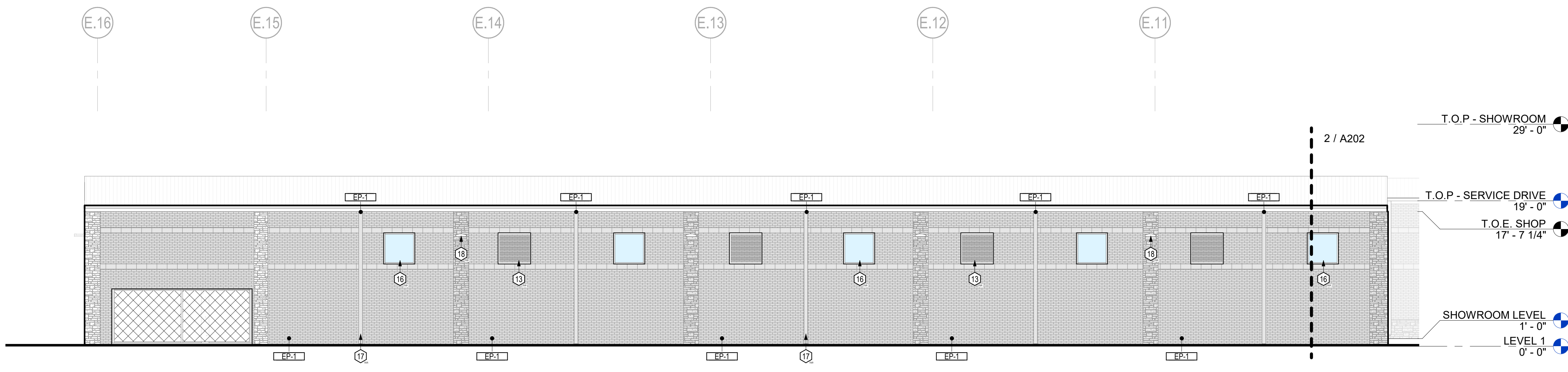
2 EXTERIOR BUILDING ELEVATION - WEST - AREA A
1/8" = 1'-0"



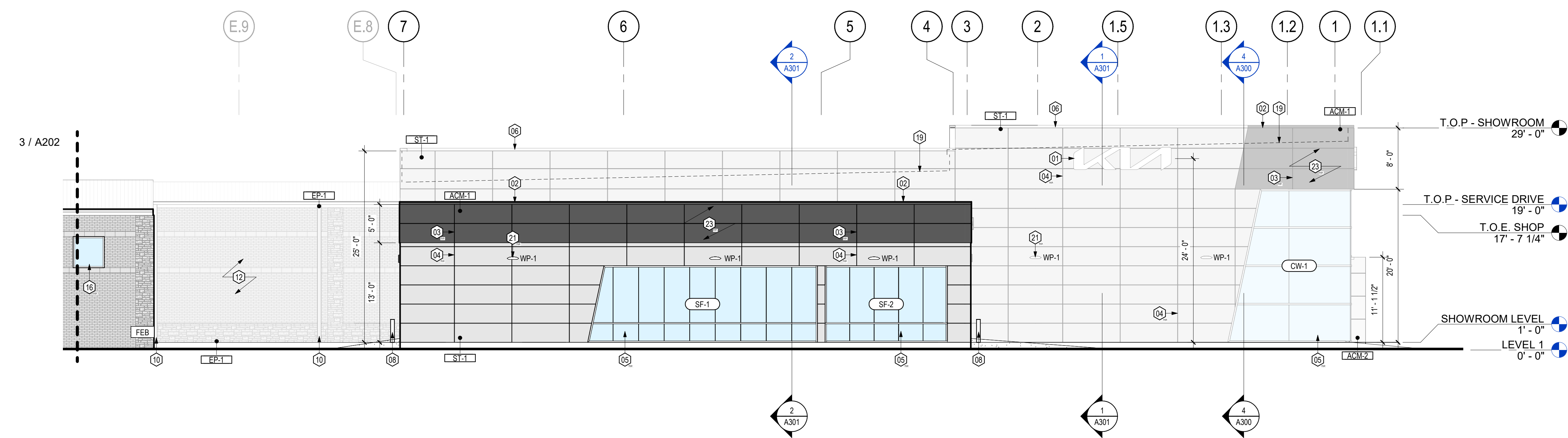
1 EXTERIOR BUILDING ELEVATION - WEST
3/32" = 1'-0"

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

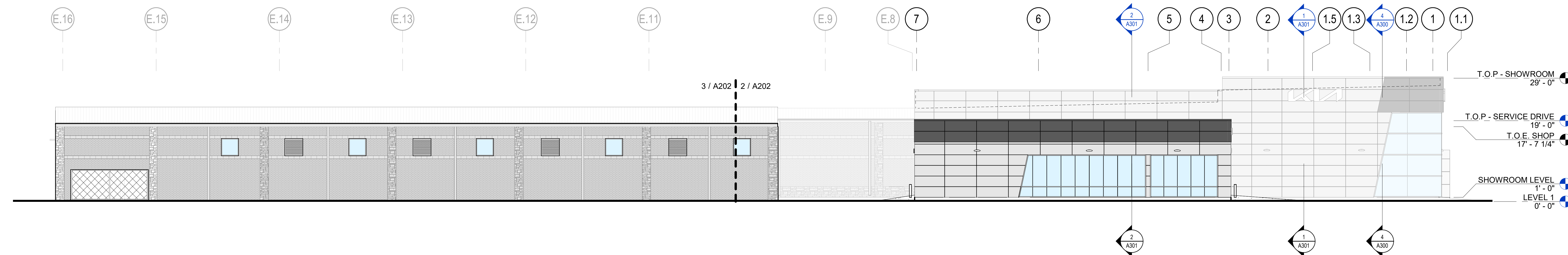
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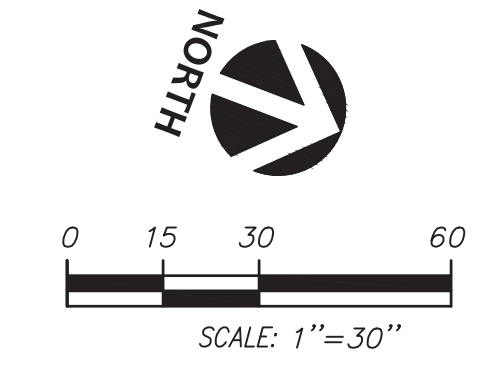
3 EXTERIOR BUILDING ELEVATION - EAST - AREA B
1/8" = 1'-0"



2 EXTERIOR BUILDING ELEVATION - EAST - AREA A
1/8" = 1'-0"



1 EXTERIOR BUILDING ELEVATION - EAST
3/32" = 1'-0"



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401 STUDEWOOD ST., SUITE 205
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713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076



BUCKSON LANDSCAPE ARCHITECTURE
abuckson@bucksonla.com
Phone: 832-273-2185

PROJECT:
SOUTHWEST KIA OF ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:
Amanda Buckson



ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
04.02.2024		ISSUE FOR PERMIT

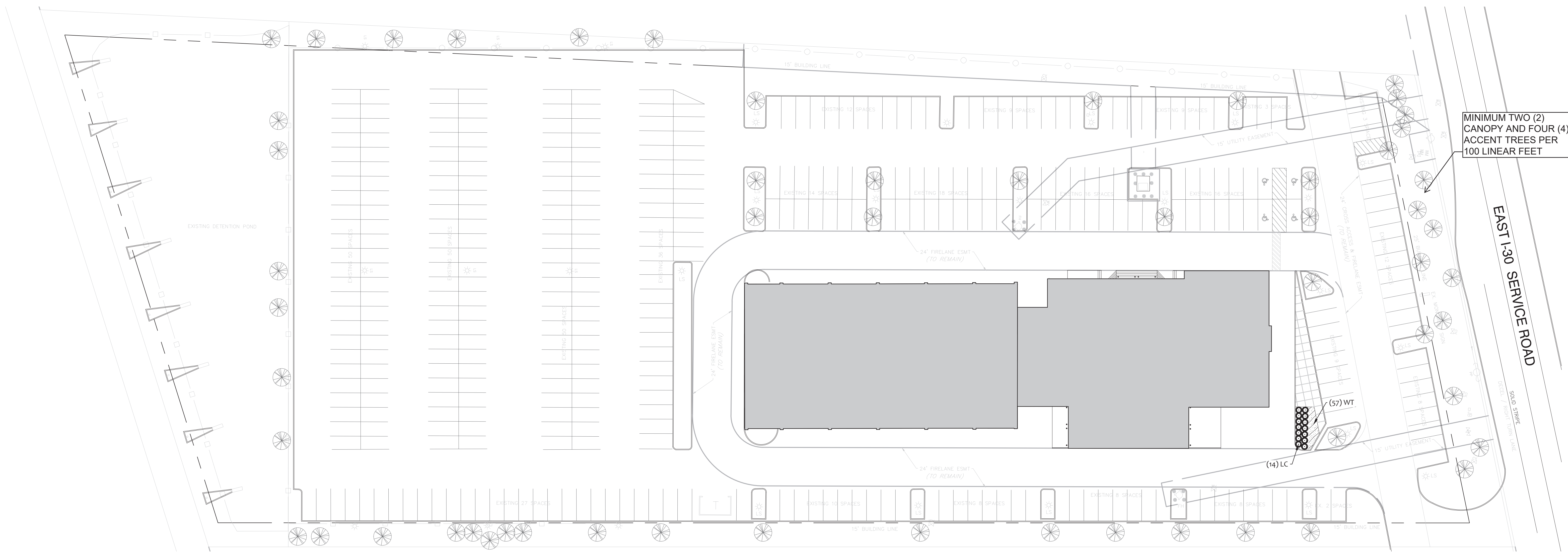
PROJECT NUMBER: LA2204

ISSUE DATE: 04/02/24

SHEET NAME:

PLANTING PLAN

SHEET:
L1.10



PLANT SCHEDULE

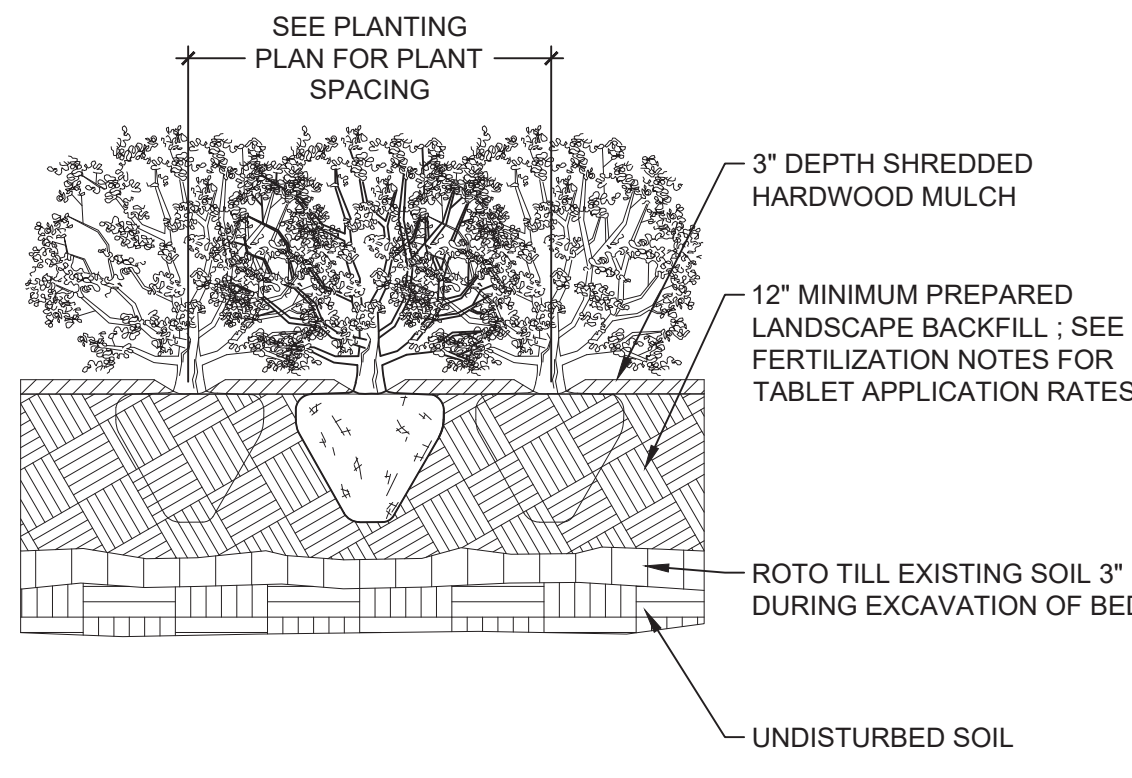
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	HT	SP
SHRUBS						
	LC	14	Texas Sage / Leucophyllum candidum Min. 48" at time of planting.	15 GAL	48"	48"
GROUND COVERS						
	WT	57	Creeping Oxeye / Wedelia trilobata	4"pot	6"	18"
TREES						
			Existing Tree to Remain			56

PLANTING NOTES

- ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND/OR IRRIGATION INSTALLATION. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
- PRIOR TO APPLYING SOD OR HYDROSEED, ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION SHALL BE REMOVED AND SURFACE MUST BE TOP DRESSED WITH 2" OF TOPSOIL AND FINE GRADED SMOOTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL AND HEALTHY STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
- LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS. SEE SHEET L3.1 FOR DETAILS.
- OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED AS SHOWN IN DETAILS ON SHEET L3.1 AND AS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND MEET OR EXCEED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

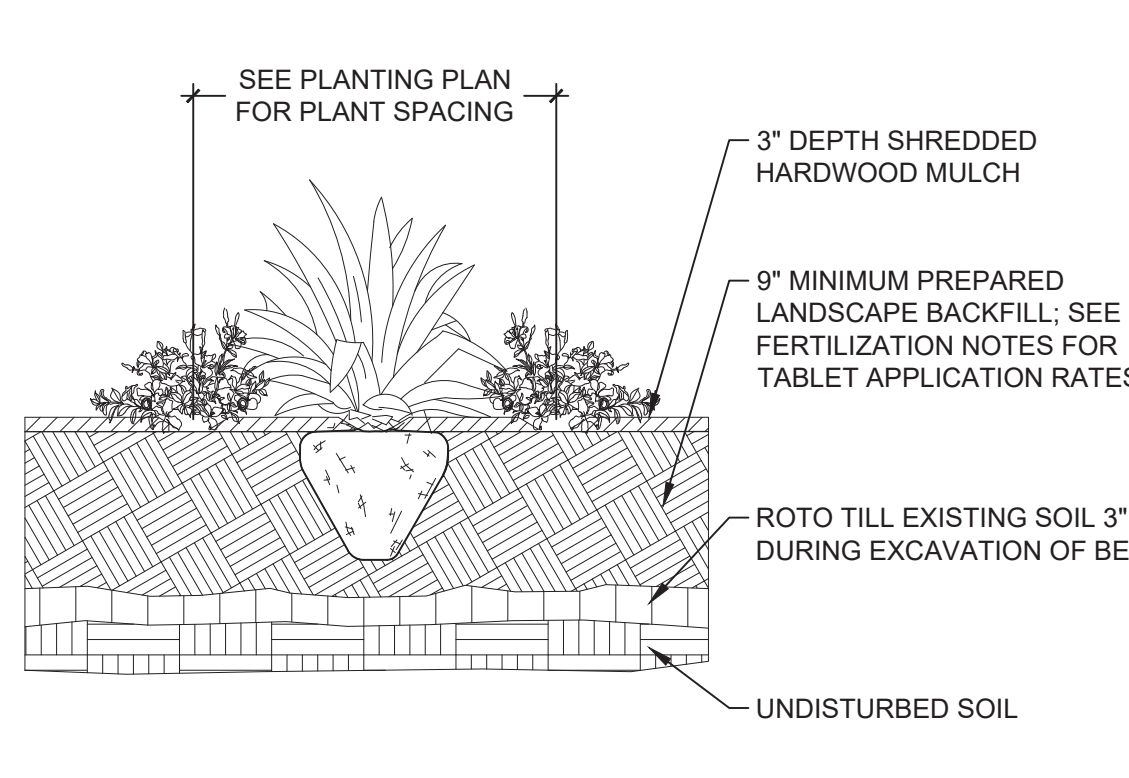
PLANTING NOTES

- SHRUBS AND TREES**
- ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
- APPLICATION RATE:**
- 1 GALLON CONTAINER: 1 - 21 GRAM TABLET
 - 3 GALLON CONTAINER: 2 - 21 GRAM TABLETS
 - 5 GALLON CONTAINER: 3 - 21 GRAM TABLETS
 - 7 GALLON CONTAINER: 4 - 21 GRAM TABLETS
- TREES:**
- 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER PALMS:
 - 7 - 21 GRAM TABLETS
- GROUNDCOVER AREAS**
- ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "MIRACLE-GRO LIQUID QUICK START PLANT FOOD." APPLY PER MANUFACTURER'S SPECIFICATIONS.
- SOIL NOTES**
- APPLY PRE-EMERGENT TO ALL BED AREAS.
- PREPARED LANDSCAPE BACKFILL SHALL HAVE A MINIMUM DEPTH AS SPECIFIED IN EACH DETAIL. PLANT MIX SHALL CONSIST OF THE FOLLOWING:
 - 1/3 COMPOST
 - 1/3 TOPSOIL
 - 1/3 ANGULAR SAND
 - SOD/HYDROMULCH AREAS SHALL RECEIVE 2 INCH MINIMUM TOPSOIL.



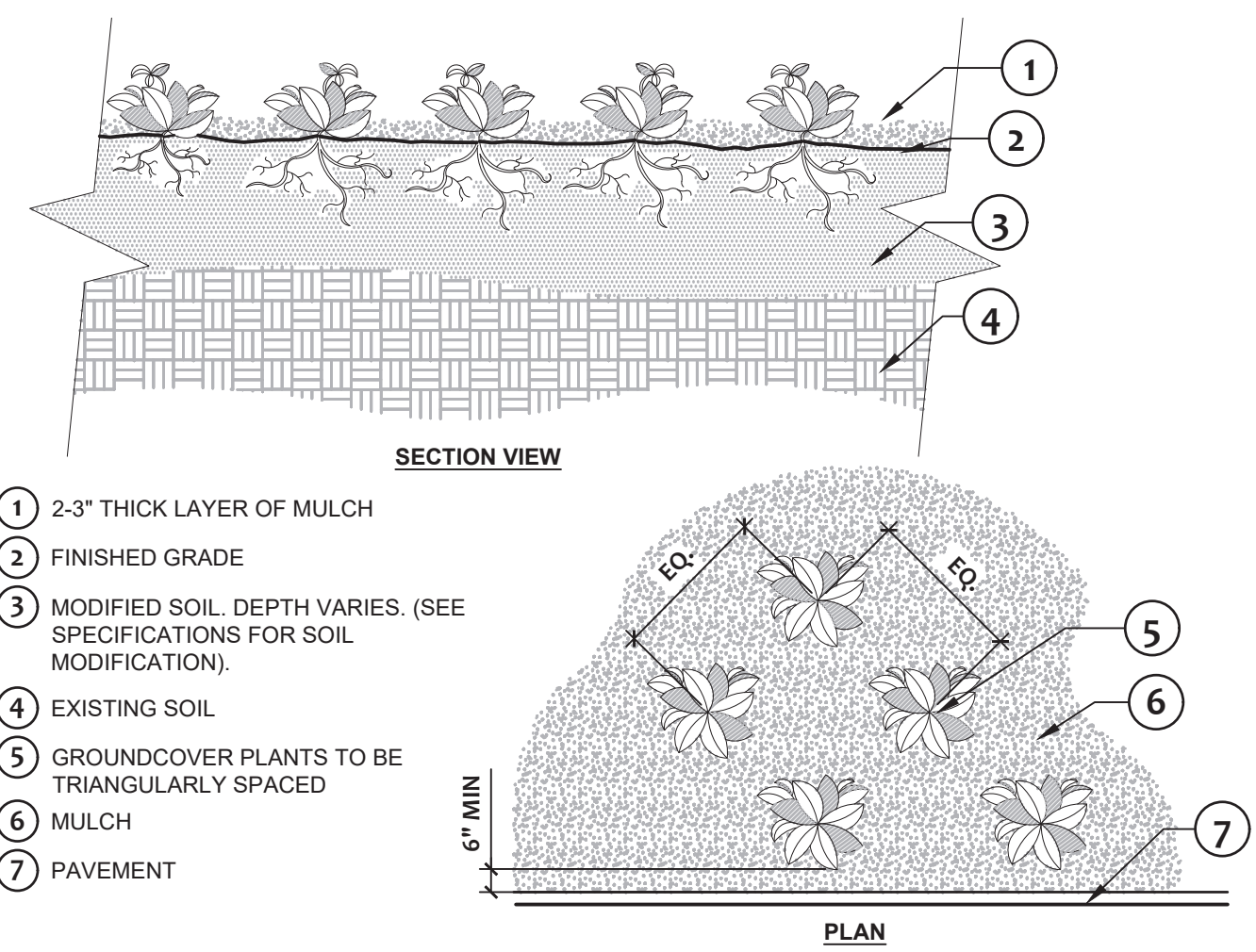
- NOTES:**
- PLANT SHRUBS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
 - LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.

1 SHRUB BED PLANTING
NTS 00-04



- NOTES:**
- PLACE PLANTS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
 - LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.

2 PERENNIAL ANNUAL PLANTING
NTS 00-05



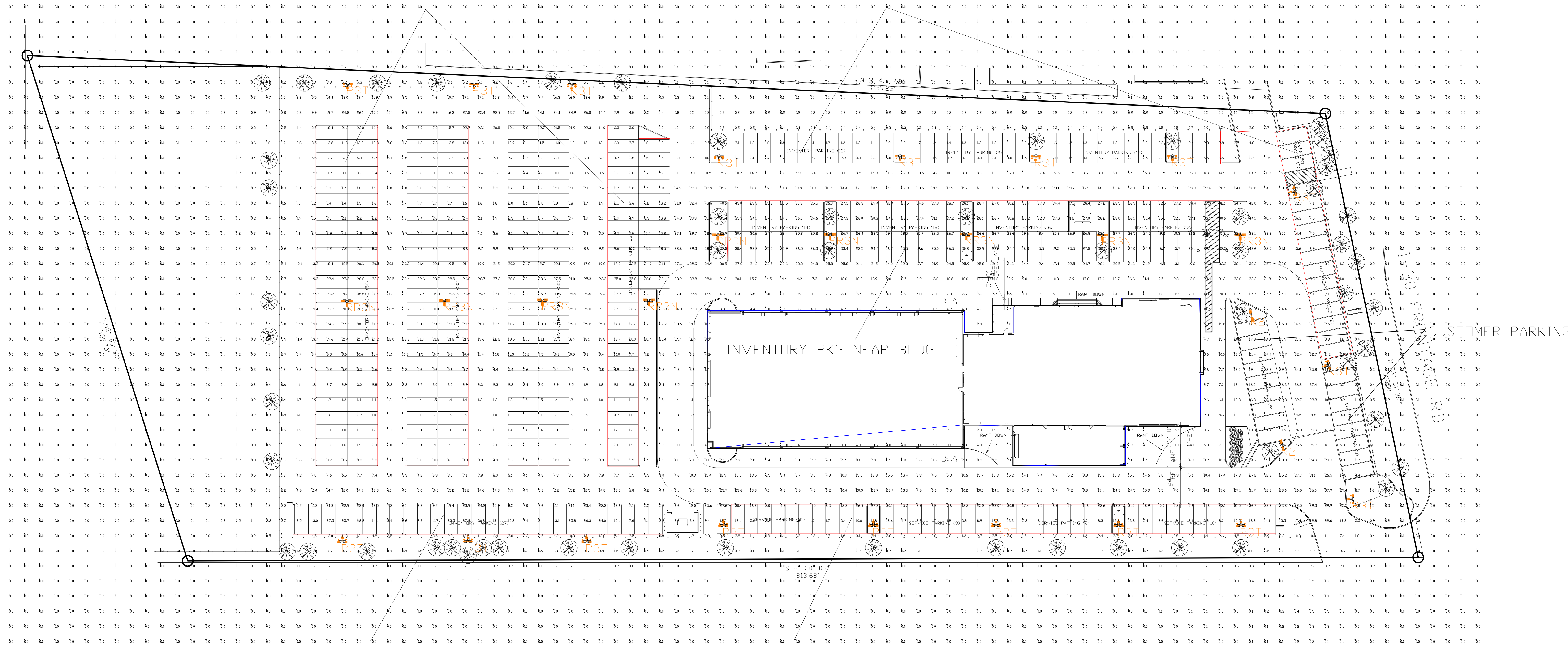
- NOTES:**
- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 - SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL.)
 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

3 GROUNDCOVER
3/4" = 1'-0" 00-06

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FX-PL-FX-GROU-01

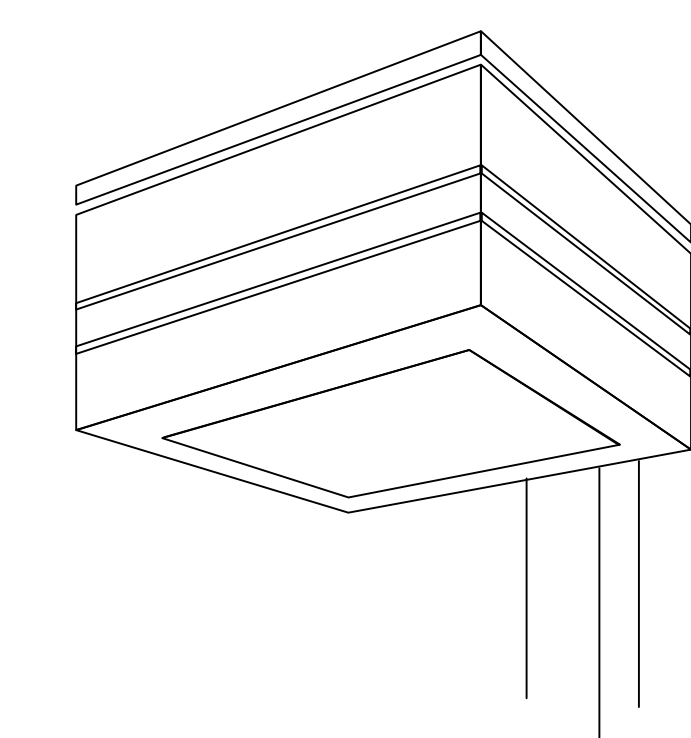
INVENTORY PKG INTERIOR

INVENTORY PERIMETER 2



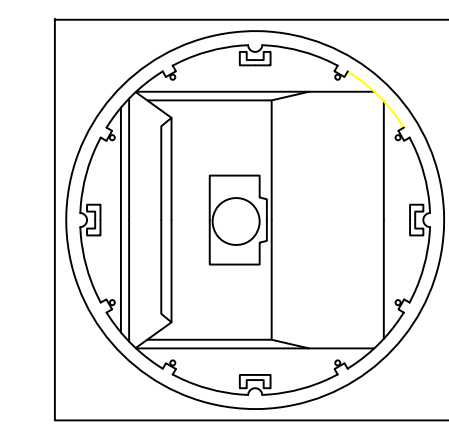
INVENTORY PERIMETER 1

SERVICE PKG



**GREENBRIAR
FLAT LENS
IESNA FULL CUTOFF**

IMPORTANT



ROTATED REFLECTOR
NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

EXAMPLE OF DIRECTIONAL ARROW

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ 4' ABOVE GRADE	ILLUMINANCE	Fc	5.55	46.3	0.0	N.A.	N.A.
CUSTOMER PARKING	ILLUMINANCE	Fc	12.80	29.3	0.9	14.22	32.56
INVENTORY PERIMETER 1	ILLUMINANCE	Fc	11.17	30.2	0.8	13.96	37.75
INVENTORY PERIMETER 2	ILLUMINANCE	Fc	3.81	22.7	0.6	6.35	37.83
INVENTORY PKG INTERIOR	ILLUMINANCE	Fc	10.18	35.5	0.8	12.73	44.38
INVENTORY PKG NEAR BLDG	ILLUMINANCE	Fc	25.52	43.0	12.3	2.07	3.50
SERVICE PKG	ILLUMINANCE	Fc	6.48	18.2	0.8	8.10	22.75

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	2	R2	D180°	GFR-AI-750-PSMV-F-D180	24'	0.600	0.600	136876	1624
	18	R3T	3 @ 90 DEGREES ROTATED	GFR-FP-750-PSMV-F-3HSS-T90RDT	24'	0.600	0.600	88986	2436
	9	RR3N	3 @ 90	GFR-AI-750-PSMV-F-T90	24'	0.600	0.600	205314	2436

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 69020

1880 ALLEN RD. CINCINNATI, OHIO 45240 USA
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LIGHTING PROPOSAL LD-159737

SOUTHWEST KIA OF ROCKWALL
1790 I-30 FRONTAGE RD
ROCKWALL, TX

BY: AK DATE: 05/24 REV: SHEET 1 OF 1

SCALE: 1"=30'