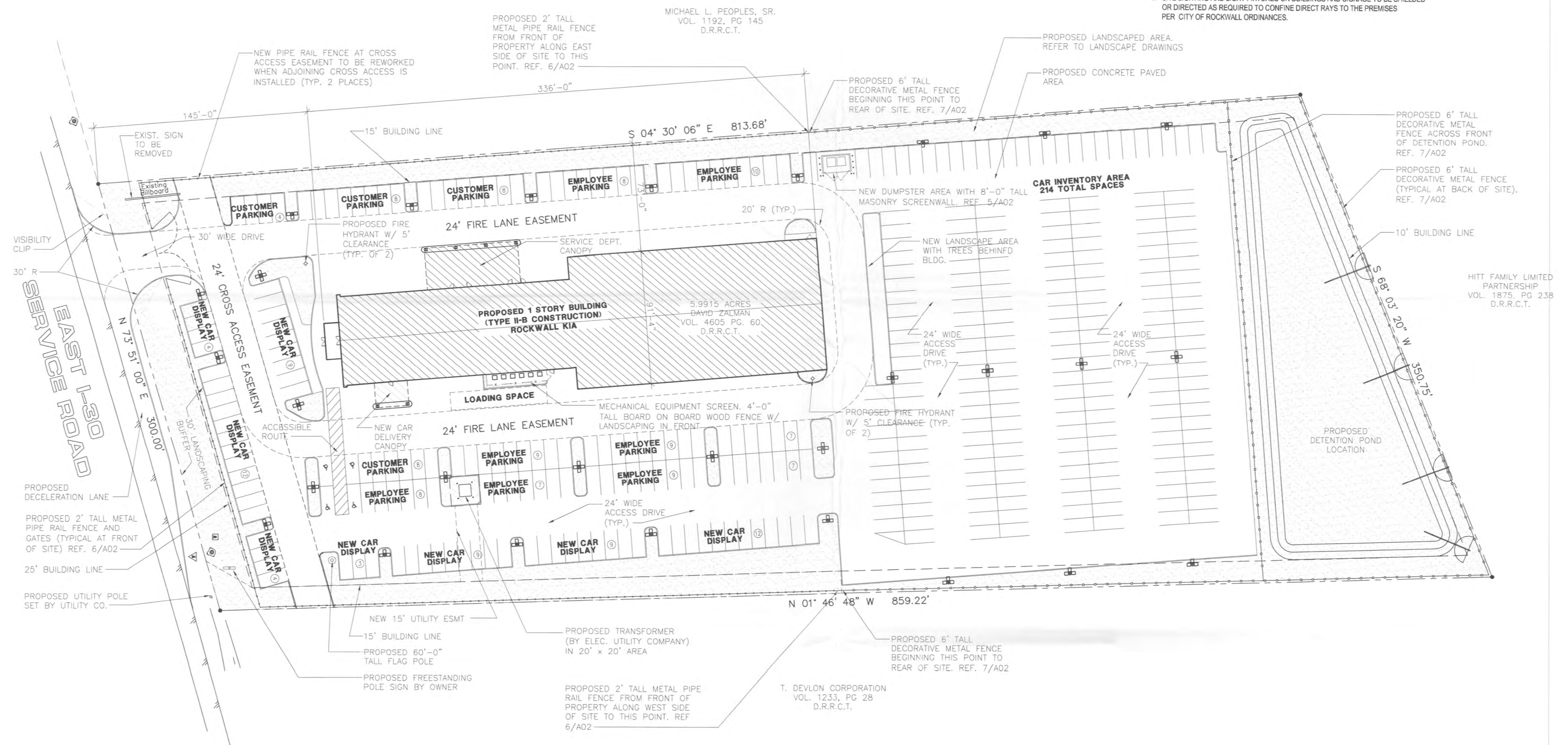


SITE DATA CHART	PROPOSED	REQUIRED PER ORDINANCE
A TOTAL LOT AREA	174,224.21 S.F. (4.0 ACRES) DEVELOPED	NA
B TOTAL OFF-STREET PARKING	16,976 SF OF BUILDING AREA x1 PER 500 SF = 34 SPACES 22,625 SF OF SITE DISPLAY AREA x1 PER 500 SF = 46 SPACES TOTAL PARKING PROVIDED = 80 SPACES	FOR OFF-STREET PARKING 1 SPACE PER 500 SF OF BUILDING AREA FOR OFF-STREET PARKING 1 SPACE PER 500 SF OF SITE AREA TOTAL PARKING REQUIRED = 80 SPACES
C REQUIRED ACCESSIBLE PARKING	80 SPACES OF WHICH 2 SPACES WILL BE ACCESSIBLE PER CITY CODE 80 SPACES OF WHICH 4 SPACES WILL BE ACCESSIBLE PER TAS	TOTAL SPACES 61 TO 100 = 2 TOTAL ACCESSIBLE SPACES REQUIRED PER CITY CODE TOTAL SPACES 76 TO 100 = 4 TOTAL ACCESSIBLE SPACES REQUIRED PER TAS (1 MUST BE VAN ACCESSIBLE)
D LANDSCAPE REQUIREMENTS:		
SITE TREES:	(44) 2" CALIBER TREES REQUIRED PER CITY CODE (TYPE TO BE ON APPROVED CITY LIST)	(1) 2" CALIBER PER 4,000 SQFT WITH A MIN. OF 4 TREES (SITE SQ.FT. 174,224.21)
STREET TREES:	(8) LARGE TREES REQUIRED PER CITY CODE (TYPE TO BE ON APPROVED CITY LIST)	(1) LARGE TREE PER 50 FT. OF FRONTAGE (FRONTAGE = 371.75 FT.)

1. SITE LIGHTING AND LIGHT FIXTURES ON BUILDINGS AND SIGNAGE TO BE SHIELDED OR DIRECTED AS REQUIRED TO CONFINE DIRECT RAYS TO THE PREMISES PER CITY OF ROCKWALL ORDINANCES.



1 SITE PLAN
 1"=30'-0"

2007 013

FILE COPY

New Facility for New Car Dealership
Rockwall Kia
 1790 East Interstate 30
 Rockwall, Texas

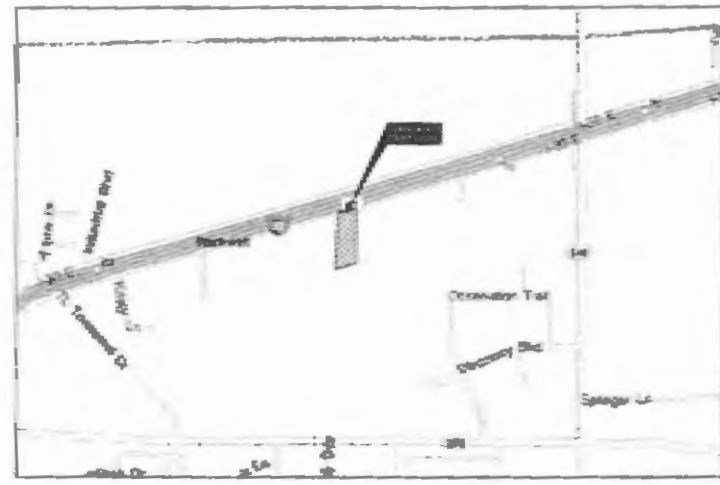
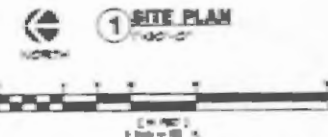
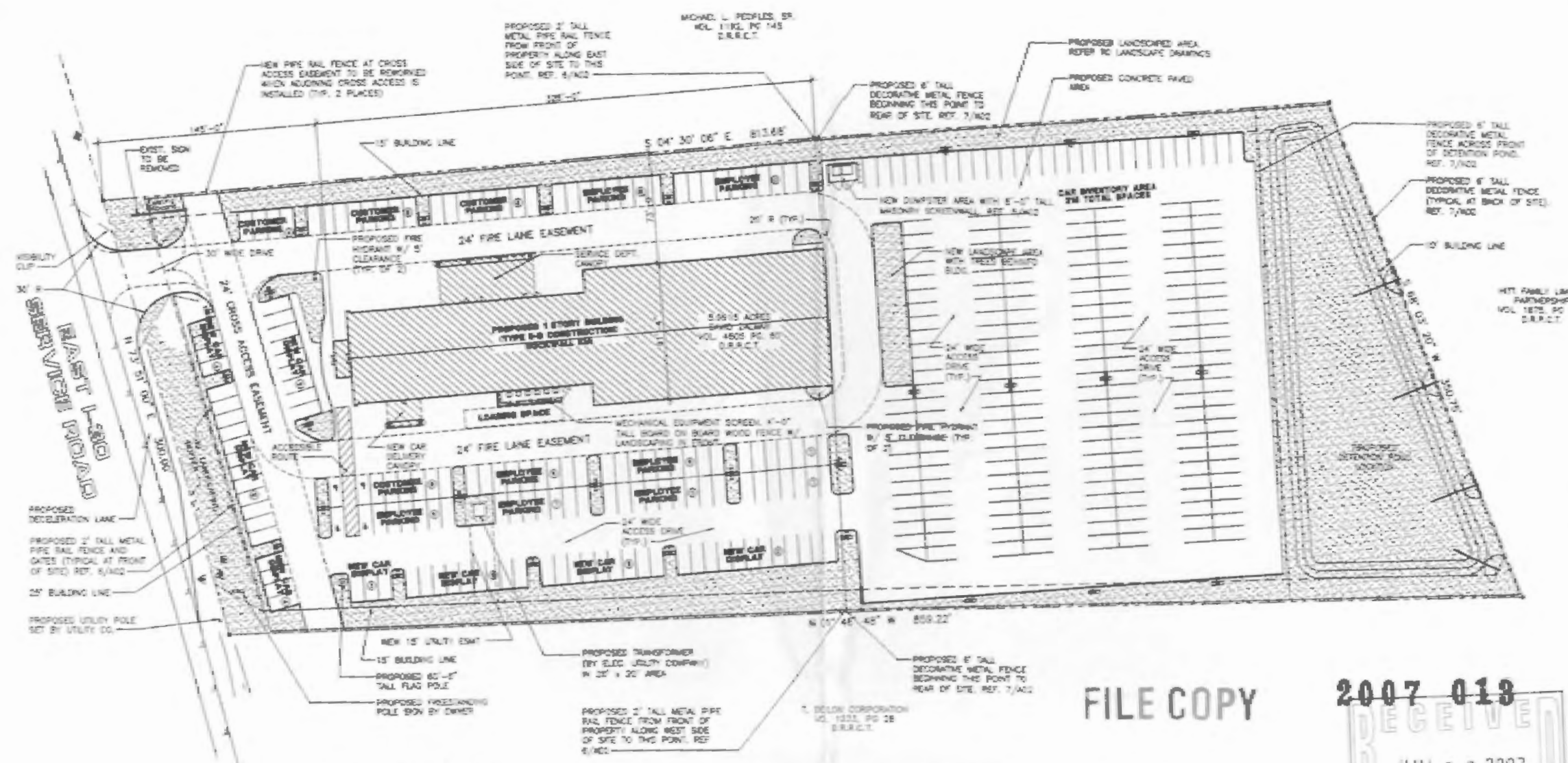
REVISIONS:
 1-REVISE LAYOUT 11/09/06

DRAWN BY: JRH
 CHECKED BY: JWR
 ISSUE DATE: 07/06/07
 JOB NUMBER: 06-1500

SITE PLAN

SHEET NO:

A1.0



- GENERAL NOTES**
1. ALL PARKING SPACES ARE 8' X 20' MINIMUM.
 2. TRUCK POINT REQUIRED FOR DRIVEWAY ACCESS, DECELERATION LANE NOT REQUIRED BY TRUCK.
 3. VISIBILITY CLIPS TO BE PROVIDED ON FINAL PLAN.
 4. SITE SIGNAGE TO BE PERMITTED SEPARATELY.
 5. FIRE LANES SHALL BE DESIGNED AND CONSTRUCTED PER CITY REQUIREMENTS. FINISH SHALL BE 8\"/>

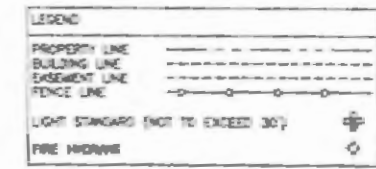
ARCHITECT:	OWNER / DEVELOPER:	SURVEYOR:
JRH CONSULTING GROUP 3819 TOWNE CROSSING MESQUITE, TX 75150 (972) 385-8212	SALAHOUR FAMILY L.P. 34630 LBJ FRYN. SOUTH DALLAS, TX 75232 (972) 282-6787	JRH CONSULTING GROUP 3819 TOWNE CROSSING MESQUITE, TX 75150 (972) 385-8212

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RECEIVED
JUN 26 2007

SITE BUILDING DATA	
SITE DATA	
LAND AREA GROSS +	5,961.5 AC.
DEFLECTION AREA TAKE-OUT +	0.86 AC.
TOTAL DEVELOPED +	4.88 AC. = 200,084 S.F.
BUILDING DATA	
OFFICE / SALES +	7,780 S.F.
AUTO PARTS +	1,875 S.F.
AUTO REPAIR / WASH +	14,820 S.F.
ENCLOSED BUILDING AREA +	24,285 S.F.
CANOPIES +	2,190 S.F.
TOTAL ROOF AREA +	28,475 S.F.
SERVICE BAYS +	78
CAR PREP. +	3
PARKING DATA	
PARKING PROVIDED	
NEW CAR DISPLAY +	82 SPACES
NEW CAR INVENTORY +	215 SPACES
CUSTOMER +	28 SPACES
EMPLOYEE +	60 SPACES
OTHER +	14 SPACES
TOTAL PROVIDED +	382 SPACES
PARKING REQUIRED	
OFFICE / SALES (1,500 S.F.) +	25 SPACES
AUTO PARTS (1,250 S.F.) +	8 SPACES
AUTO REPAIR (284) +	47 SPACES
TOTAL REQUIRED +	78 SPACES
ACCESSIBLE PROVIDED +	4 SPACES
ACCESSIBLE REQUIRED +	4 SPACES
LOADING DATA	
LOADING BERTHS PROVIDED +	1 BERTH
LOADING BERTHS REQUIRED +	1 BERTH
LANDSCAPING DATA	
LANDSCAPING PROVIDED +	66,261 S.F. = 236
LANDSCAPING REQUIRED +	12%
MINIMUM SETBACKS	
32'-0" TYPICAL ROOF ROBE LINE PLUS	
4'-0" VERTICAL PROJECTION AT FRONT	

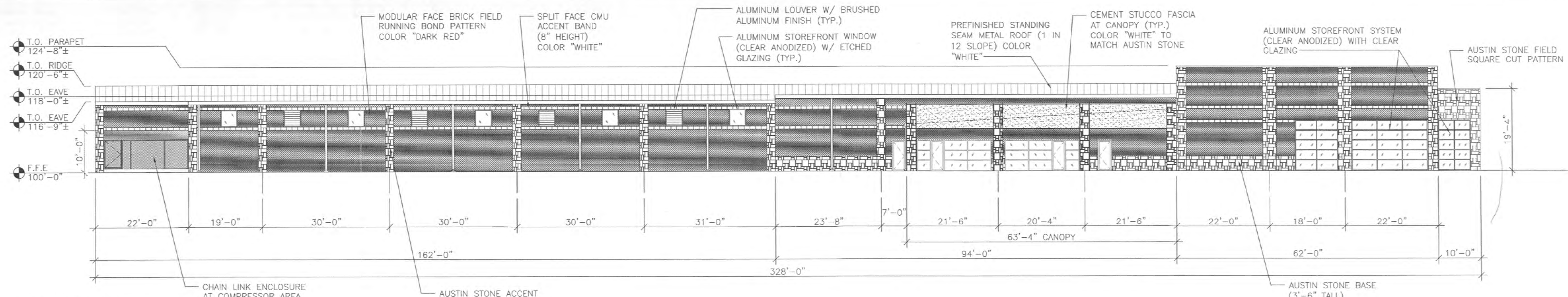
FLOOD INFO:
ZONE: 7A
MAP NO. 482545 0048 B
DATED: SEPTEMBER 17, 1980



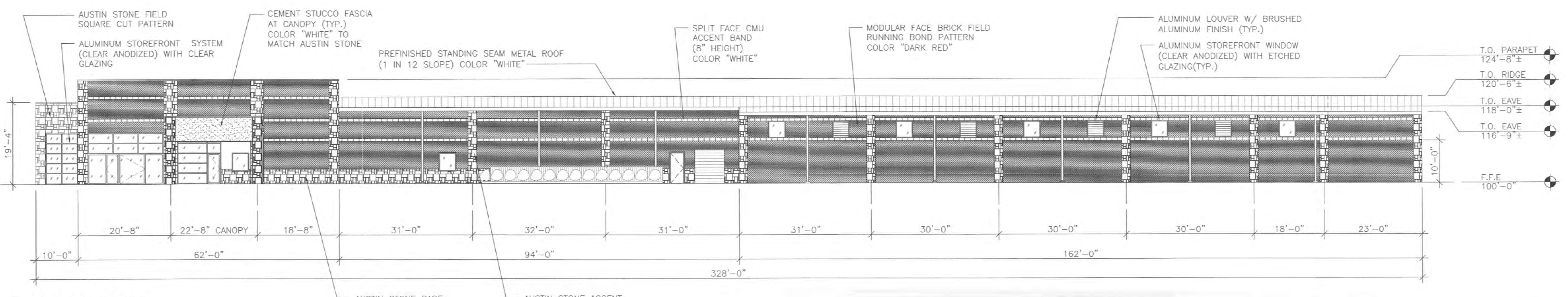
JOHN LOGGART SURVEY
TRACT NO. 134
ROCKWALL COUNTY, TEXAS
ORIG. PLANNING DEPT.
VOLUME 4602 PAGE 80

SITE PLAN for
Rockwall Kia Dealership
New & Used Vehicle Sales
City of Rockwall
Rockwall County, Texas

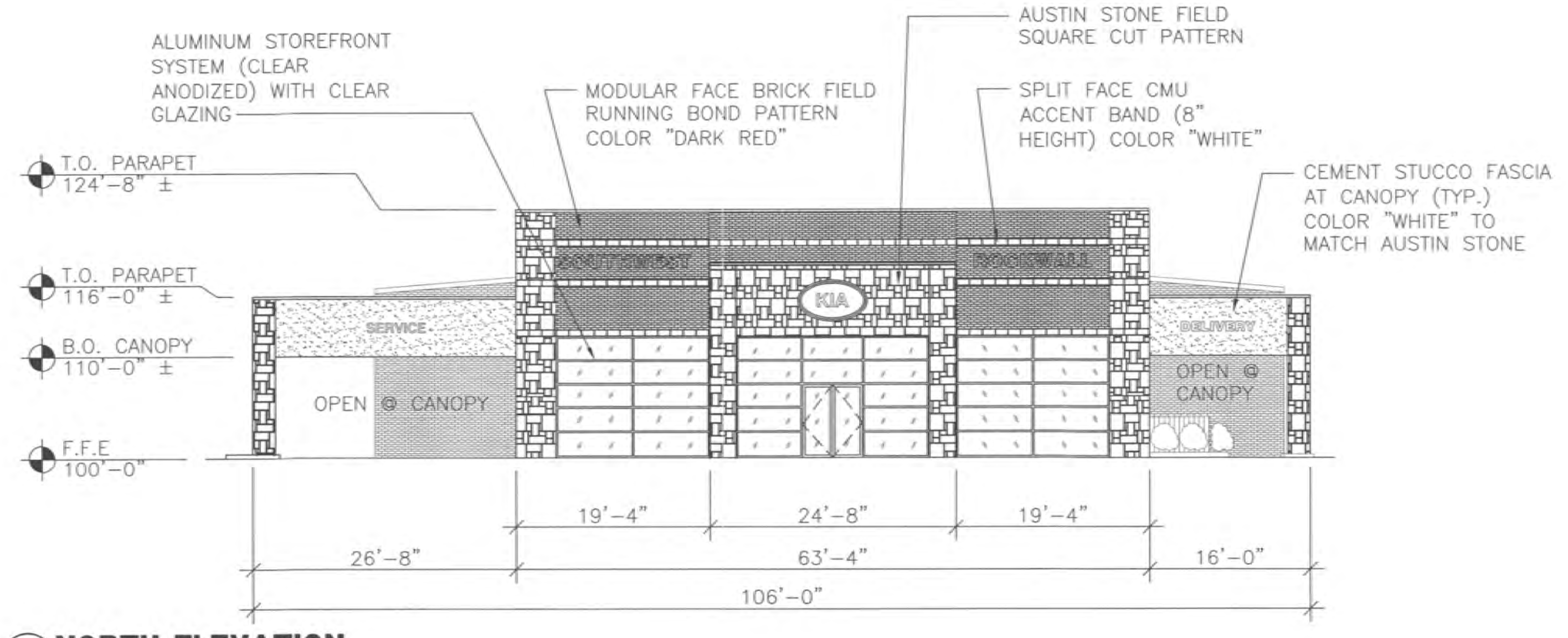
SITE PLAN
SHEET NO.
A01



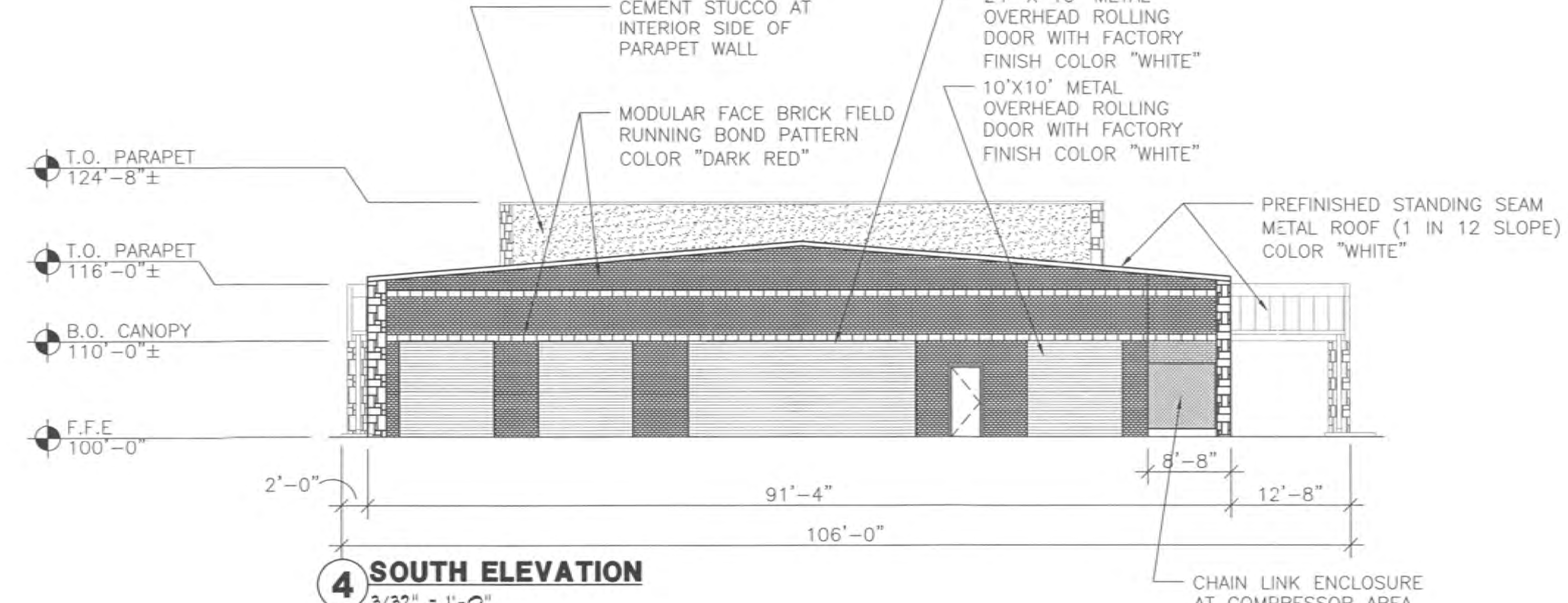
1 EAST ELEVATION
3/32" = 1'-0"



2 WEST ELEVATION
3/32" = 1'-0"



3 NORTH ELEVATION
3/32" = 1'-0"



4 SOUTH ELEVATION
3/32" = 1'-0"

2007 013
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REVISIONS:

NO.	DATE	PER	CITY COMMENTS
1	06/05/07		

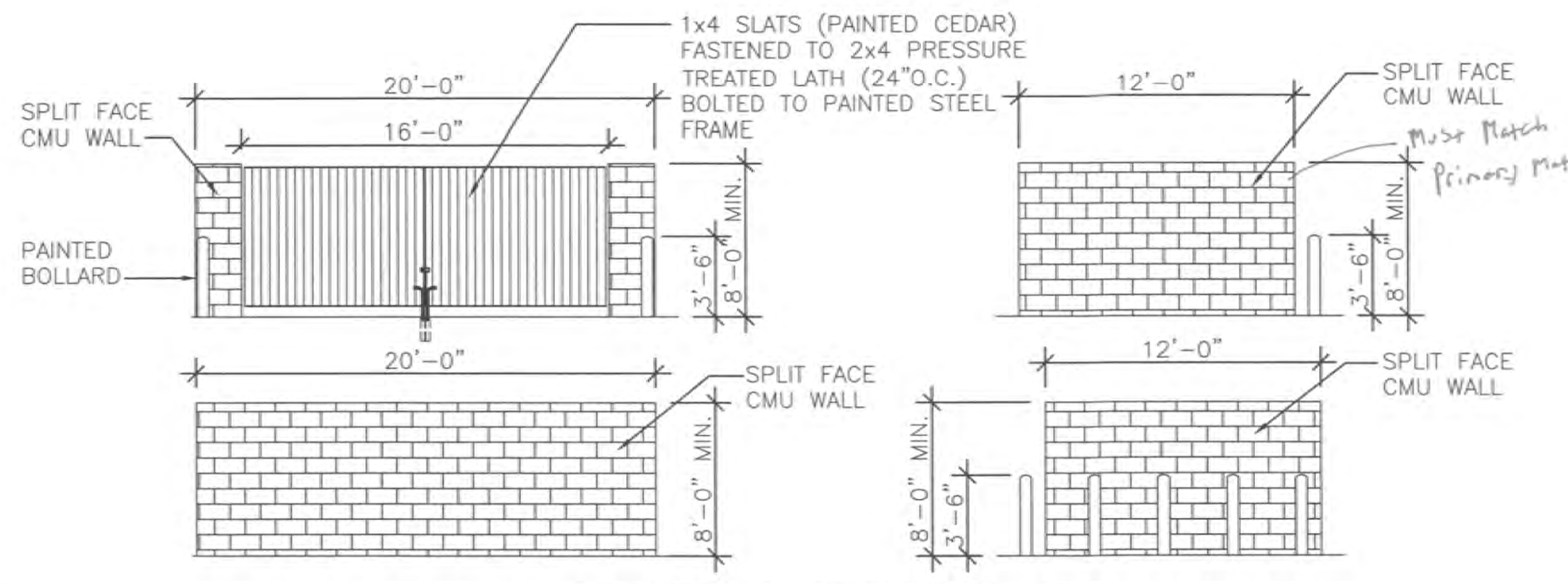
DRAWN BY: JRH
CHECKED BY: JWR
ISSUE DATE: 05/18/07
JOB NUMBER: 06-1500
ZONING: (L) LIGHT INDUSTRIAL
PROPOSED USE: NEW & USED VEHICLE SALES AND SERVICE

ARCHITECTURAL ELEMENTS

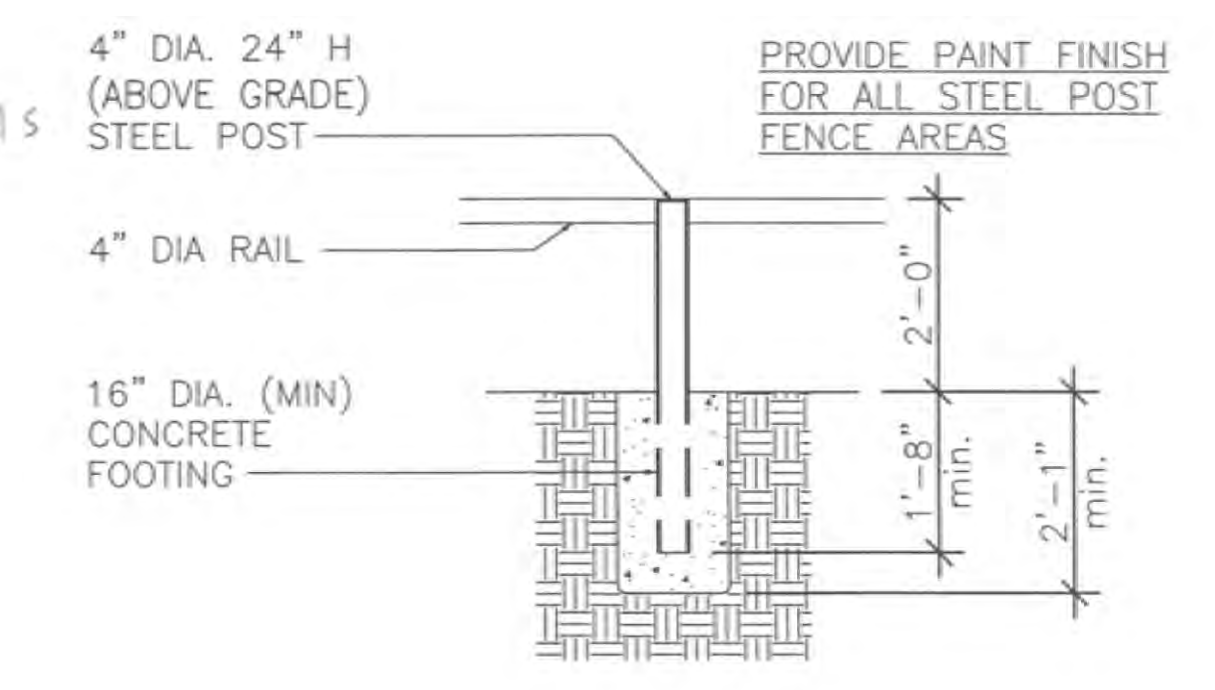
- CANOPIES, AWNINGS OR PORTICOS
- DISPLAY WINDOWS
- VARIED ROOF HEIGHTS
- ARCHITECTURAL VARIATIONS IN BUILDING FACADE
- RECESSES / PROJECTIONS

MASONRY CALCULATIONS

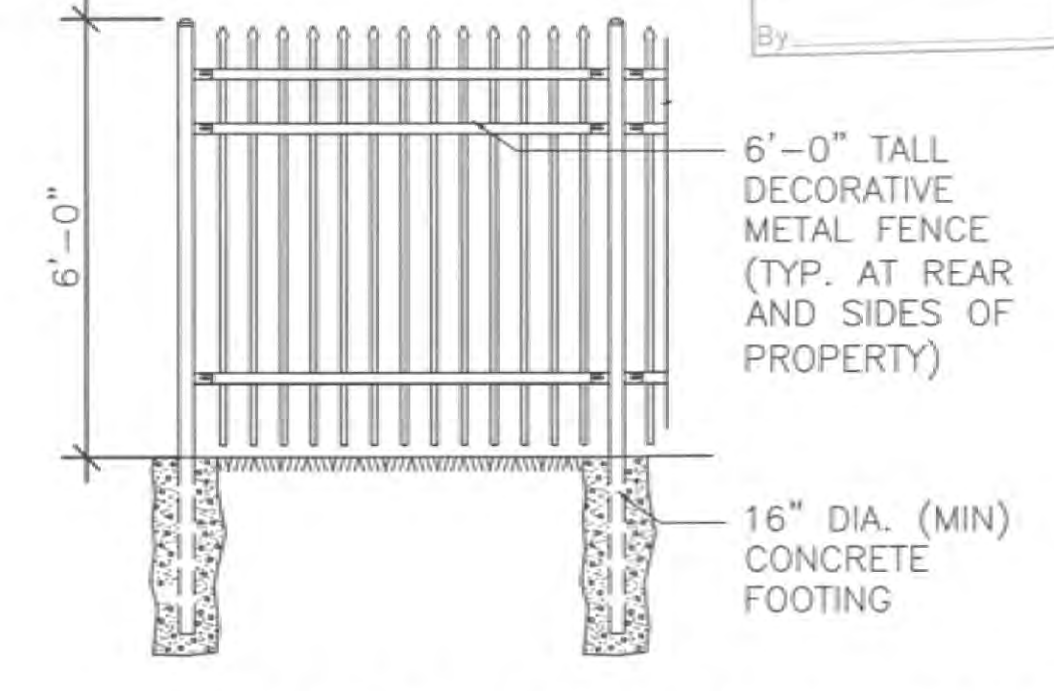
	NORTH	WEST	SOUTH	EAST
TOTAL WALL AREA =	1563 S.F.	5,896 S.F.	1,650 S.F.	5,896 S.F.
DOOR / STOREFRONT AREA =	600 S.F.	734 S.F.	521 S.F.	1,637 S.F.
SOLID WALL AREA =	963 S.F.	5,162 S.F.	1,129 S.F.	4,259 S.F.
PERCENTAGE OF MASONRY =	100%	100%	100%	100%
PERCENTAGE OF STONE =	46%	20%	10%	22%



5 DUMPSTER ELEVATIONS
N.T.S.



6 PIPE RAIL FENCE DETAIL
N.T.S.



7 DEC. METAL FENCE DETAIL
N.T.S.

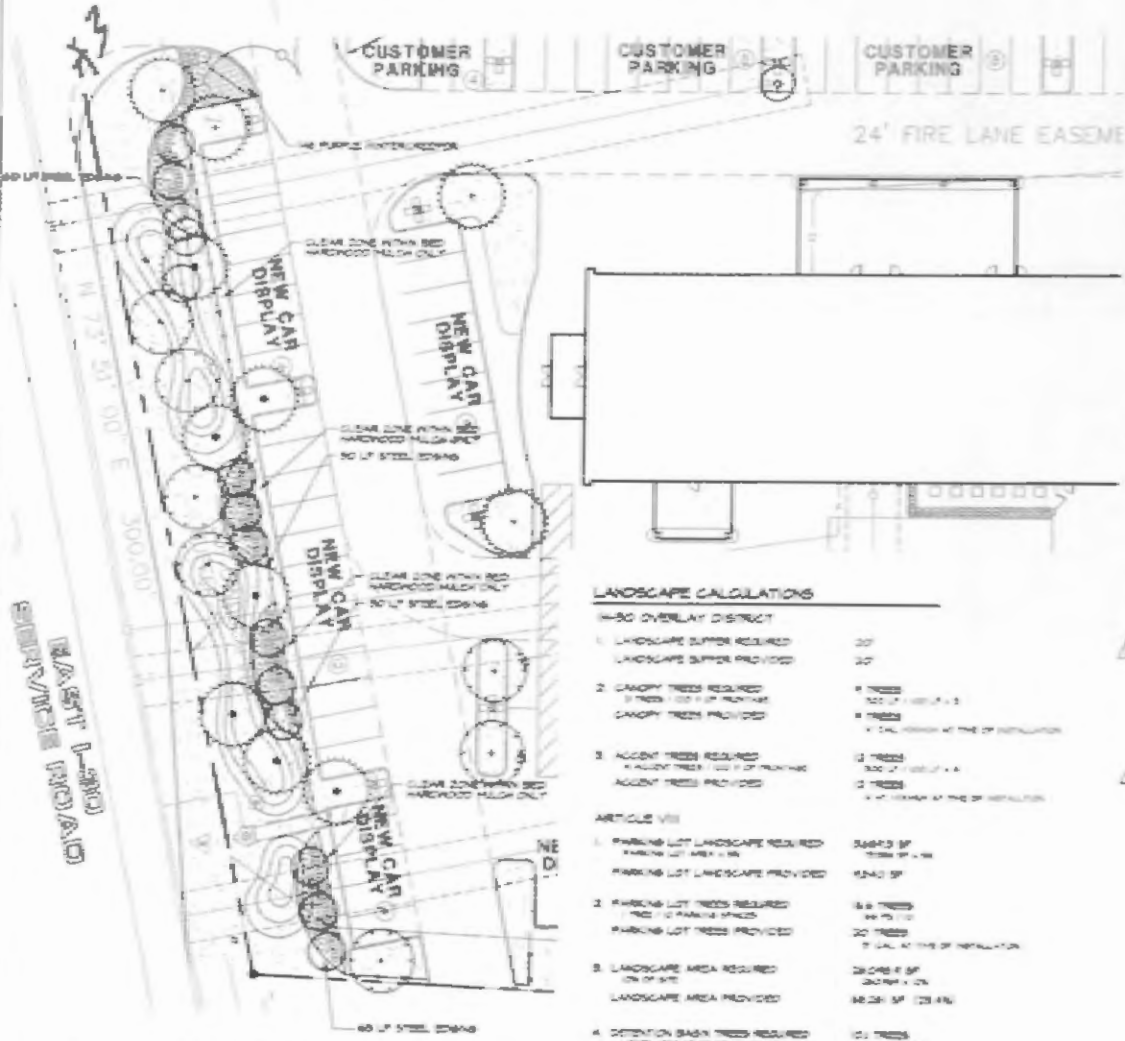
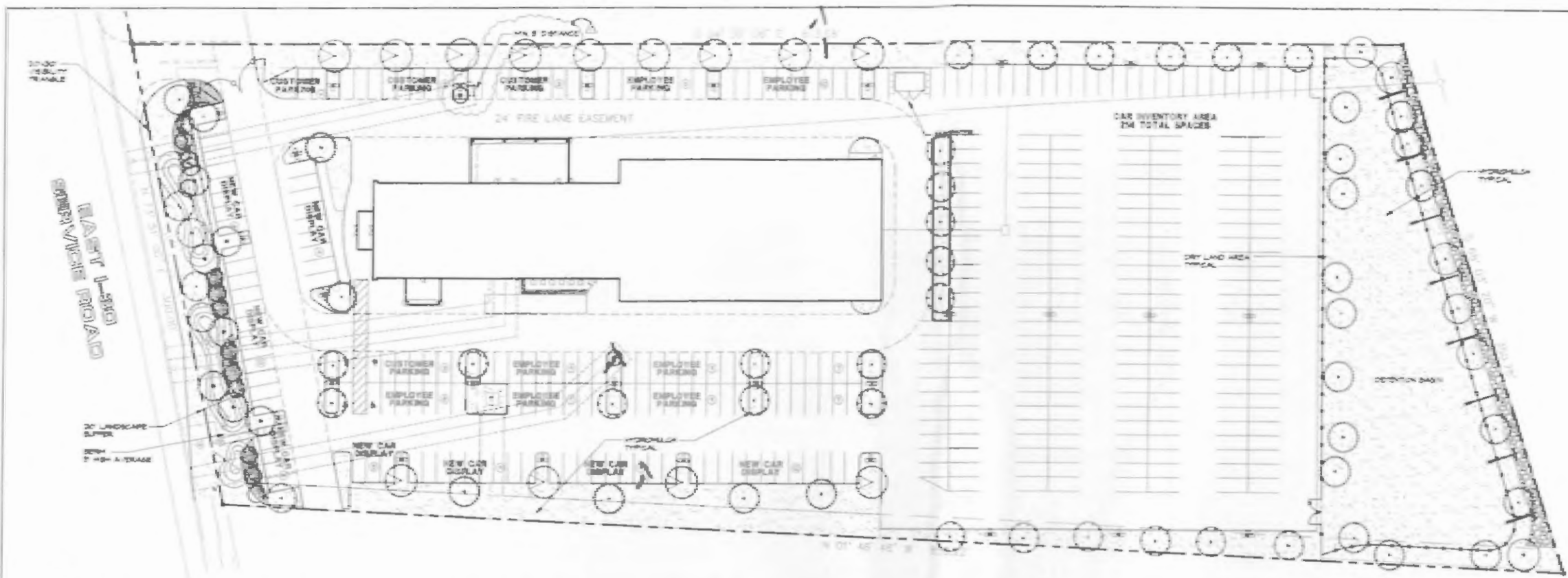
SITE PLAN for
Rockwall Kia Dealership
New & Used Vehicle Sales
City of Rockwall
Rockwall County, Texas



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LARGE TREES ALONG I-30

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
1	(Symbol)	Loblolly Oak	<i>Quercus laevis</i>	4" DBH @ 12' H, 8' Spd
4	(Symbol)	Big Cypress	<i>Taxodium distichum</i>	4" DBH @ 12' H, 8' Spd

LARGE TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
12	(Symbol)	Big Cypress	<i>Taxodium distichum</i>	2" DBH @ 12' H, 4' Spd
21	(Symbol)	Loblolly Oak	<i>Quercus laevis</i>	2" DBH @ 12' H, 4' Spd
9	(Symbol)	Live Oak	<i>Quercus virginiana</i>	2" DBH @ 12' H, 4' Spd
3	(Symbol)	Slender Yellow Pine	<i>Pinus strobus</i>	2" DBH @ 12' H, 4' Spd

ORNAMENTAL TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
12	(Symbol)	Flamingo Tree	<i>Bravaisia speciosa</i>	2" DBH @ 12' H, 4' Spd

SHRUBS

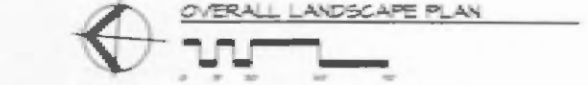
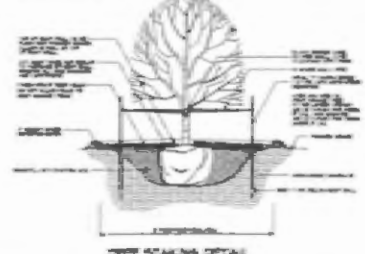
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
120	(Symbol)	Shrub Spurge	<i>Euphorbia corollata</i>	1 gallon 12" DBH
12	(Symbol)	Impatiens	<i>Impatiens</i>	1 gallon 12" DBH

GROUNDCOVER / TURF GRASS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
14	(Symbol)	Pony Clover	<i>Trifolium repens</i>	4" DBH @ 12" H
1600 SF	(Symbol)	Common Bermuda Grass	<i>Cynodon dactylon</i>	1/4" DBH @ 12" H

MISCELLANEOUS

QUANTITY	SYMBOL	DESCRIPTION
120	(Symbol)	Star Spurge



LANDSCAPE NOTES

1. LANDSCAPE SHALL PROVIDE ALL WATER AND IRRIGATION NECESSARY TO COMPLETE THE WORK AND MAINTAIN THE PLANTINGS.
2. ALL PLANTINGS, INCLUDING A MINIMUM 10% TO BE REPLACED IN THE EVENT OF LOSS, SHALL BE INSTALLED AND MAINTAINED AT THE CONTRACTOR'S RISK AND EXPENSE.
3. ALL PLANTINGS SHALL BE INSTALLED WITH SUFFICIENT SOIL AND FERTILIZER TO SUPPORT THE PLANTINGS AND SHALL BE MAINTAINED THROUGHOUT THE GROWING SEASON.
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HYDRONULCH NOTES

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Jac C. Shamba
1-17-2008

REVISIONS

NO.	DATE	DESCRIPTION

LANDSCAPE PLAN
SHEET NO. **L1.01**



DRAWN BY: JRH
CHECKED BY: JWR
ISSUE DATE: XX/XX/07
JOB NUMBER: 06-1500

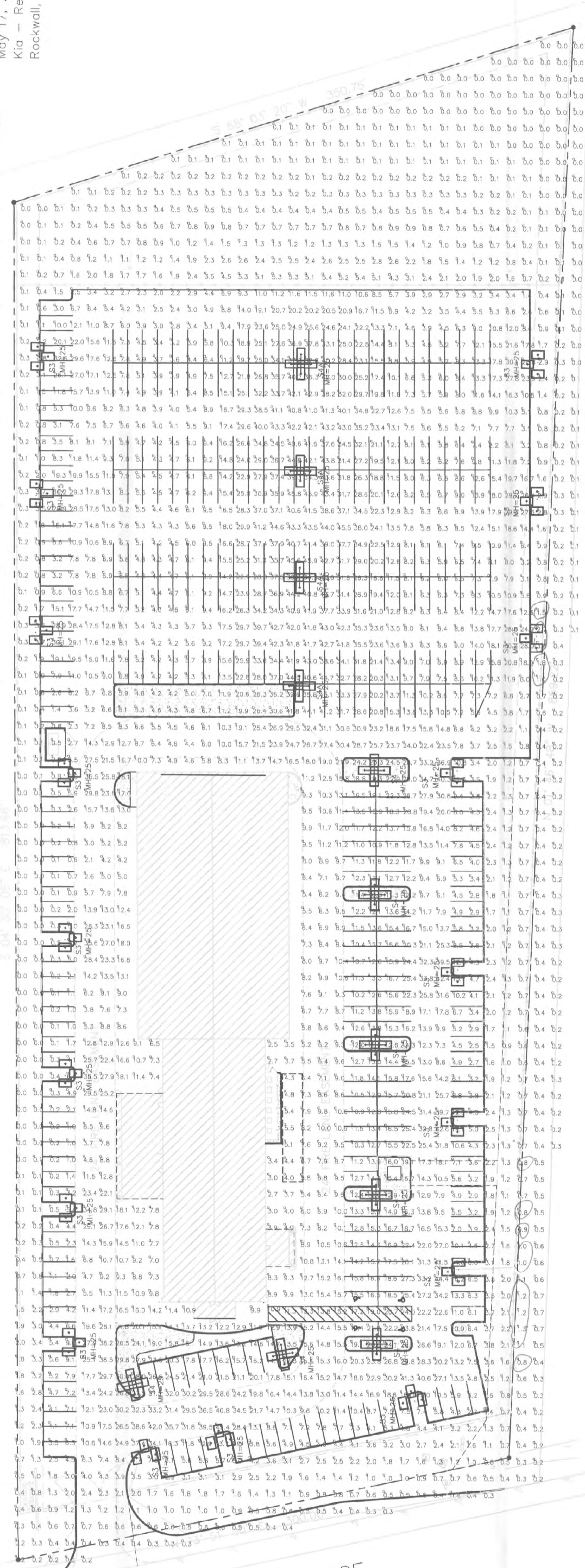
SITE PLAN

SHEET NO:

MEP1.1

May 17, 2007
Kia - Revisit
Rockwall, Tex

FILE COPY
2007 018

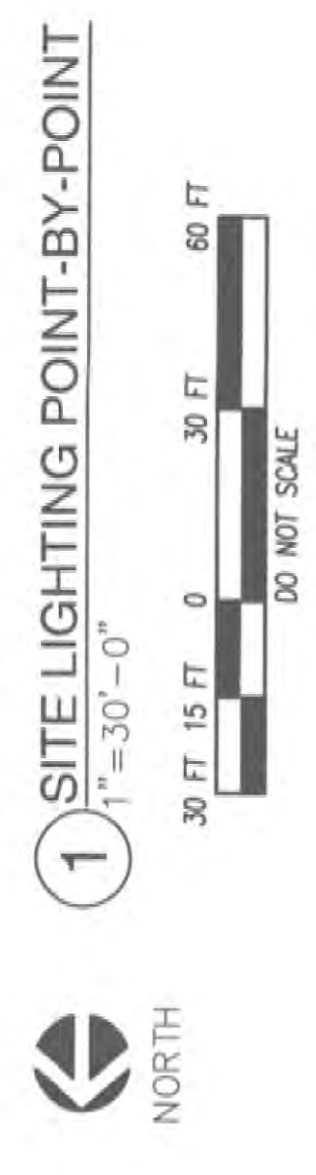


Luminaire Schedule	Symbol	Qty	Label	Arrangement	Lumens	LLF	Description
1	S3	18	S3	4 @ 90 DEGREES	36000	0.750	GSM-1000-MH-FT-FG-EHS/ROTATED OPTICS
2	S3	7	S4	4 @ 90 DEGREES	110000	0.750	GSM-AM-1000-MH-WT-AS-FG
3	S3	4	S4A	4 @ 90 DEGREES	110000	0.750	GSM-AM-1000-MH-WT-AS-FG/MA1004

Calculations at grade. Luminaire symbols not to scale.
TOTAL MOUNTING HEIGHT OF ALL FIXTURES 25'

Numeric Summary		Entire Site		Max/Min		PI/Spc/Ft	
Label	Units	Avg	Max	Avg/Min	Max/Min	PI/Spc/Ft	PI/Spc/Ft
Footcandle Illuminance	Fc	9.65	45.9	N.A.	N.A.	10	10

Luminaire Location Summary			Orient.		
LumNo	X	Y	Z	0	90
1	30	210.75	25	0	0
2	33	29.25	25	0	0
3	33	28.75	25	0	0
4	33	28	25	0	0
5	33	284.5	25	0	0
6	33	178	25	0	0
7	33	263.75	25	180	0
8	33	263.25	25	180	0
9	33	262.5	25	180	0
10	33	80.25	25	101.31	0
11	33	124.5	25	101.31	0
12	33	238.75	25	100.62	0
13	33	10.75	25	0	0
14	33	10.75	25	0	0
15	33	10.75	25	0	0
16	33	310	25	180	0
17	33	310	25	180	0
18	33	310	25	180	0
19	34	70.75	25	12.724	0
20	34	159.75	25	10.125	0
21	34	216	25	0	0
22	34	215.25	25	0	0
23	34	215.25	25	0	0
24	34	213.25	25	0	0
25	34	213.25	25	0	0
26	34A	168	25	0	0
27	34A	168	25	0	0
28	34A	168	25	0	0
29	34A	168	25	0	0



acs-turnkey
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