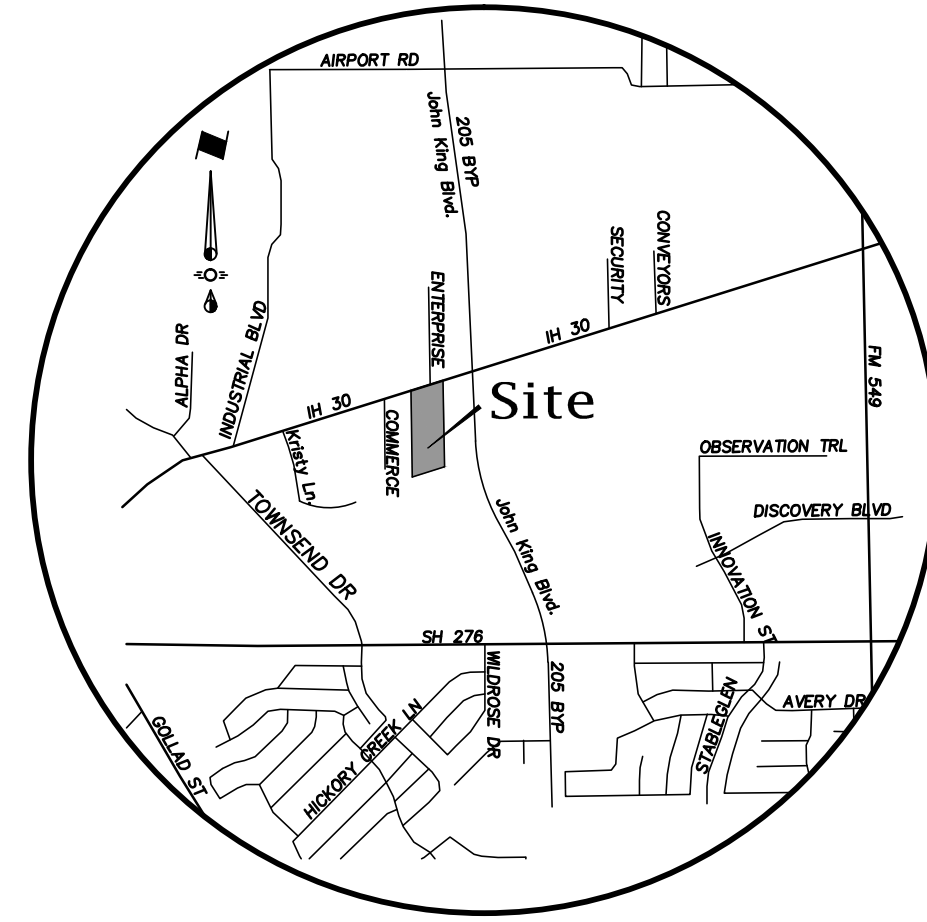
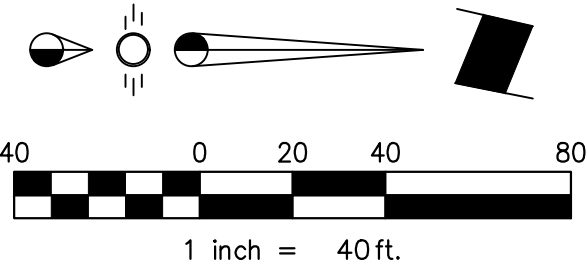
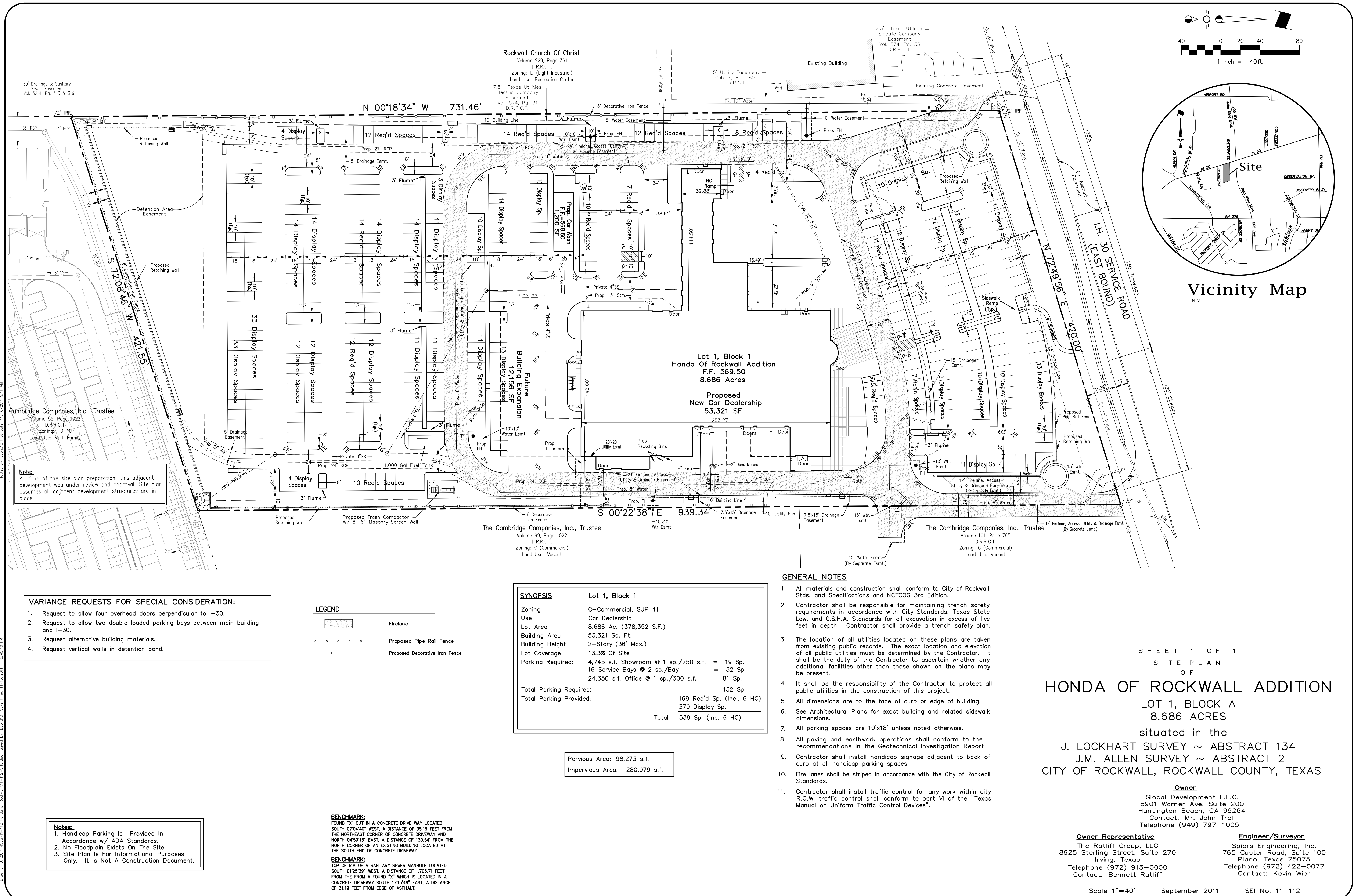


# HONDA OF ROCKWALL

I-30 @ THE 205 BYPASS  
 DALLAS, TEXAS

ISSUE FOR CONSTRUCTION



Vicinity Map

Lot 1, Block 1  
 Honda Of Rockwall Addition  
 F.F. 569.50  
 8.686 Acres

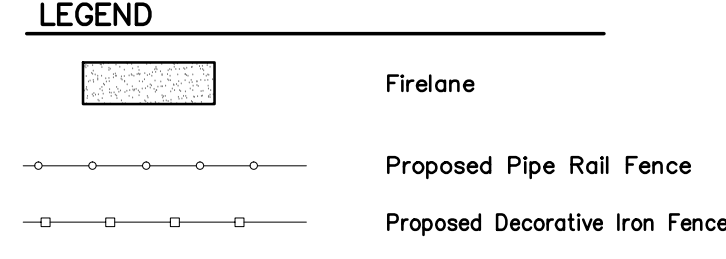
Proposed  
 New Car Dealership  
 53,321 SF

**SYNOPSIS** Lot 1, Block 1

Zoning	C-Commercial, SUP 41
Use	Car Dealership
Lot Area	8,686 Ac. (378,352 S.F.)
Building Area	53,321 Sq. Ft.
Building Height	2-Story (36' Max.)
Lot Coverage	13.3% of Site
Parking Required:	4,745 s.f. Showroom @ 1 sp./250 s.f. = 19 Sp.
	16 Service Bays @ 2 sp./Bay = 32 Sp.
	24,350 s.f. Office @ 1 sp./300 s.f. = 81 Sp.
Total Parking Required:	132 Sp.
Total Parking Provided:	169 Req'd Sp. (Incl. 6 HC)
	370 Display Sp.
	<b>Total 539 Sp. (Incl. 6 HC)</b>

Pervious Area: 98,273 s.f.  
 Impervious Area: 280,079 s.f.

- VARIANCE REQUESTS FOR SPECIAL CONSIDERATION:**
1. Request to allow four overhead doors perpendicular to I-30.
  2. Request to allow two double loaded parking bays between main building and I-30.
  3. Request alternative building materials.
  4. Request vertical walls in detention pond.



**GENERAL NOTES**

1. All materials and construction shall conform to City of Rockwall Signs and Specifications and NCTCOO 3rd Edition.
2. Contractor shall be responsible for maintaining trench safety requirements in accordance with City Standards, Texas State Law, and O.S.H.A. Standards for all excavation in excess of five feet in depth. Contractor shall provide a trench safety plan.
3. The location of all utilities located on these plans are taken from existing public records. The exact location and elevation of all public utilities must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
4. It shall be the responsibility of the Contractor to protect all public utilities in the construction of this project.
5. All dimensions are to the face of curb or edge of building.
6. See Architectural Plans for exact building and related sidewalk dimensions.
7. All parking spaces are 10'x18' unless noted otherwise.
8. All paving and earthwork operations shall conform to the recommendations in the Geotechnical Investigation Report
9. Contractor shall install handicap signage adjacent to back of curb at all handicap parking spaces.
10. Fire lanes shall be striped in accordance with the City of Rockwall Standards.
11. Contractor shall install traffic control for any work within city R.O.W. traffic control shall conform to part VI of the "Texas Manual on Uniform Traffic Control Devices".

**Notes:**

1. Handicap Parking Is Provided in Accordance w/ ADA Standards.
2. No Floodplain Exists On The Site.
3. Site Plan is For Informational Purposes Only. It is Not A Construction Document.

**BENCHMARK:**  
 FOUND "X" CUT IN A CONCRETE DRIVE WAY LOCATED SOUTH 07°04'40" WEST, A DISTANCE OF 35.19 FEET FROM THE NORTHEAST CORNER OF CONCRETE DRIVEWAY AND NORTH 04°59'13" EAST, A DISTANCE OF 130.54' FROM THE NORTH CORNER OF AN EXISTING BUILDING LOCATED AT THE SOUTH END OF CONCRETE DRIVEWAY.

**BENCHMARK:**  
 TOP OF RIM OF A SANITARY SEWER MANHOLE LOCATED SOUTH 07°03'50" WEST, A DISTANCE OF 1,705.79 FEET FROM THE FROM A FOUND "X" WHICH IS LOCATED IN A CONCRETE DRIVEWAY SOUTH 17°54'40" EAST, A DISTANCE OF 31.19 FEET FROM EDGE OF ASPHALT.

SHEET 1 OF 1  
 SITE PLAN  
 OF

## HONDA OF ROCKWALL ADDITION

LOT 1, BLOCK A  
 8.686 ACRES

situated in the  
 J. LOCKHART SURVEY ~ ABSTRACT 134  
 J.M. ALLEN SURVEY ~ ABSTRACT 2  
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**Owner**  
 Glocal Development L.L.C.  
 5901 Warner Ave. Suite 200  
 Huntington Beach, CA 99264  
 Contact: Mr. John Troll  
 Telephone (949) 797-1005

**Owner Representative**  
 The Ratliff Group, LLC  
 8925 Sterling Street, Suite 270  
 Irving, Texas  
 Telephone (972) 915-0000  
 Contact: Bennett Ratliff

**Engineer/Surveyor**  
 Spars Engineering, Inc.  
 765 Guster Road, Suite 100  
 Plano, Texas 75075  
 Telephone (972) 422-0077  
 Contact: Kevin Wier

Scale 1"=40' September 2011 SEI No. 11-112

No.	Date	Item

SITE PLAN

Project No. 08055.00  
 Date 01/09/2009  
 Last Revision

C1

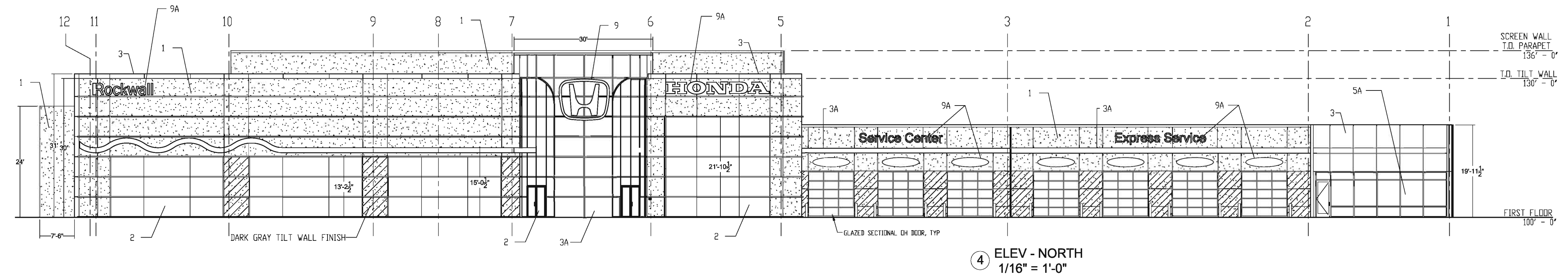
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 Revised By: [Name], Date: 11/17/2011, 8:45:10 AM

KEY	MATERIAL LEGEND
	MATERIAL
1	CONCRETE TILT WALL PANELS W/ COARSE ACRYLIC TEXTURED COATING
2	ALUMINUM CURTAIN WALL SYSTEM W/ KYNAR FINISH, HORIZONTALS CAPTURED AND VERTICALS SILICONE GLAZED
3	ALUMINUM COMPOSITE METAL PANEL SYSTEM - SILVER
3A	ALUMINUM COMPOSITE METAL PANEL SYSTEM - BLUE
4	CEMENT PLASTER W/ COARSE ACRYLIC TEXTURED COATING
5A	ALUMINUM STOREFRONT SYSTEM
6	GREEN SCREEN GALVANIZED WIRE FENCE PANELS - GREEN WALLS WITH IVY GROWING UP TO PARAPETS
7	AIROLITE ALUMINUM SHADING LOUVRE
8	METAL SIGN, OWNER FURNISHED, GC INSTALLED
9A	METAL SIGN, OWNER FURNISHED, GC INSTALLED, INTERNALLY ILLUMINATED
10	INTERGRALLY-COLORED SPLIT-FACED CMU
11	CAST STONE CAP

NOTE: ALL ROOFS TO BE WHITE TPO

**NORTH FACADE MATERIAL %**

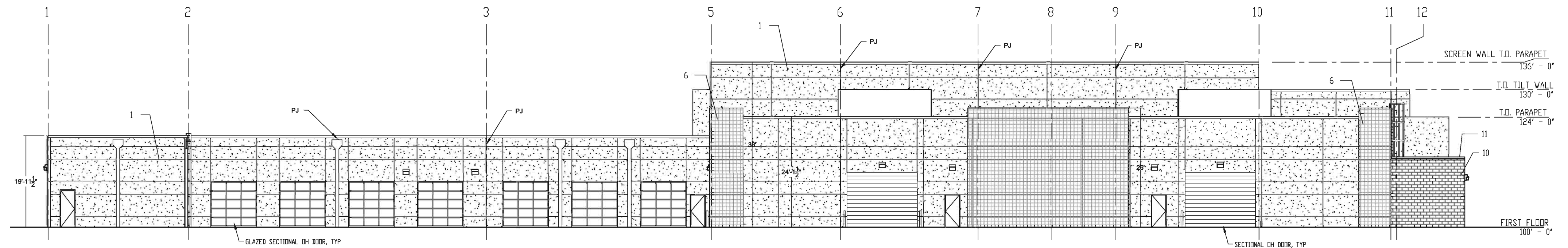
ACM	-	25%
CONC. TILT	-	75%
AIROLITE LOUVRE	-	0%
GREEN SCREEN	-	0%
SPLIT F. CMU	-	0%



④ ELEV - NORTH  
1/16" = 1'-0"

**SOUTH FACADE MATERIAL %**

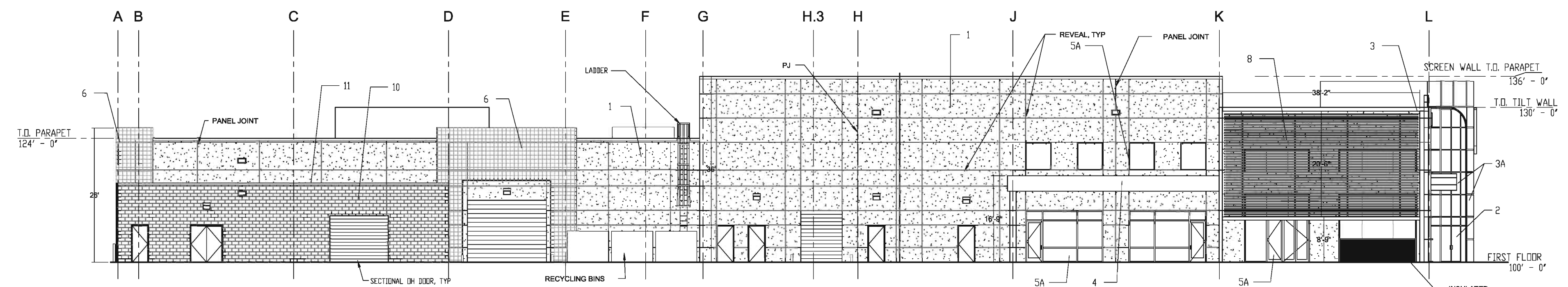
ACM	-	2%
CONC. TILT	-	80%
AIROLITE LOUVRE	-	0%
GREEN SCREEN	-	15%
SPLIT F. CMU	-	3%



③ ELEV - SOUTH  
1/16" = 1'-0"

**EAST FACADE MATERIAL %**

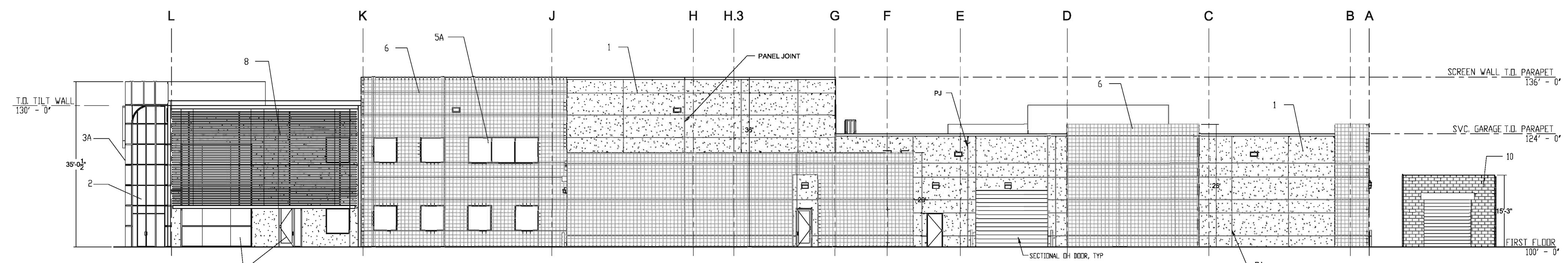
ACM	-	7%
CONC. TILT	-	62%
AIROLITE LOUVRE	-	11%
GREEN SCREEN	-	10%
SPLIT F. CMU	-	10%



② ELEV - EAST  
1/16" = 1'-0"

**WEST FACADE MATERIAL %**

ACM	-	6%
CONC. TILT	-	53%
AIROLITE LOUVRE	-	10%
GREEN SCREEN	-	27%
SPLIT F. CMU	-	4%



① ELEV - WEST  
1/16" = 1'-0"



Green Screen Wall Hung Galvanized Wire Panels      Airlite Sun Shading Louvre System - Aluminum Kynar Finish



Front Facade Elevation



Entry East Side



View of Service Garage



Service Area West



Entry West Side

**John Eagle Honda of Rockwall Conceptual Colored Perspective Renderings**

Renderings are conceptual and do not reflect finalized layout of reveals



**CITY OF ROCKWALL, TEXAS  
MEMORANDUM**

---

**TO:** Rick Crowley, City Manager  
**CC:** Mary Smith and Brad Griggs, Assistant City Managers  
**FROM:** Amy Williams P.E., Engineer III  
**DATE:** December 12, 2012  
**SUBJECT:** Honda Utility Easement

---

Honda of Rockwall has requested that a 10' utility located along the eastern property line be abandoned. The abandonment request is due to the electrical transformer and service in the incorrect location. This abandonment of this easement will not impact City facilities.

I recommend that the City abandon the easement.

**CITY OF ROCKWALL, TEXAS  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, ABANDONING A UTILITY EASEMENT AS MORE SPECIFICALLY DESCRIBED ON THE EXHIBIT ATTACHED HERETO; AUTHORIZING THE MAYOR TO ISSUE A QUITCLAIM DEED TO THE LANDOWNERS; PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, Section 272.001 Texas Local Government Code provides for the release of easements to the abutting owners; and

**WHEREAS**, the City Council of the City of Rockwall has been requested to abandon a Utility Easement (6090 Square Feet), more specifically described and shown on the exhibit attached hereto for all purposes; and

**WHEREAS**, this portion of the easement is no longer needed for utilities by the City or other private utilities, and the City Council has determined that the provision of Section 272.001 Texas Local Government Code requiring an appraisal shall not be necessary;

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**Section 1.** That the above recitals have been found to be true and correct.

**Section 2.** That the City Council does hereby authorize the abandonment of a utility easement to the abutting landowner, Realty Holdings of Rockwall, LLC, the Utility Easement more specifically shown on the exhibit attached hereto and made a part hereof for all purposes.

**Section 3.** That the Mayor is hereby authorized to issue and sign a quitclaim deed to the abutting landowner who last appears on the current tax rolls of the City.

**Section 4.** That this resolution shall take effect immediately after its passage and approval and it is so resolved.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this \_\_\_\_\_ of \_\_\_\_\_, 2012.**

\_\_\_\_\_  
David Sweet, Mayor

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Kristy Ashberry, City Secretary

\_\_\_\_\_  
Pete Eckert, City Attorney

**Gonzales, David**

---

**From:** Kevin Wier [kevin.wier@spiarsengineering.com]  
**Sent:** Tuesday, December 11, 2012 8:46 AM  
**To:** Gonzales, David  
**Subject:** Honda of Rockwall  
**Attachments:** 20121211083502040.pdf

David,

As we discussed about a month ago, there is a 10' utility easement that was dedicated on the plat that was intended for a transformer and electric service that was in the wrong location. After talking with you, we have prepared the abandonment document instrument and would like to proceed with abandoning the easement.

Please let me know what else you need from me in order to process this abandonment.

Thanks

*Kevin S. Wier, P.E.*

**P:** 972.215.7127 | **C:** 214.435.4855 | **F:** 972.422.0075 | **Web:** [www.spiarseng.com](http://www.spiarseng.com)  
765 Custer Rd | Suite# 100 | Plano, Texas 75075 | TBPE Reg. No. F-2121



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METES AND BOUNDS DESCRIPTION  
0.140 ACRES

BEING all that certain lot, tract, or parcel of land situated in the J.M. Allen Survey, Abstract No. 2 & J. Lockhart Survey, Abstract No. 134, and being part of Lot 1, Block 1 Honda of Rockwall, an addition to the City of Rockwall as recorded in Cabinet H, Page 277 of the Plat Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at A 1/2" iron rod found at the northeast corner of said Lot 1 and also being in the southeasterly line of State Highway No. 30 and also being the northwest corner of a tract of land described in deed to The Cambridge Companies, Inc. Trustee, as recorded in Volume 101, Page 795, Deed Records, Rockwall County, Texas;

THENCE South 00°22'38" East departing from said State Highway No. 30 and along the common line of said Lot 1 and said Cambridge Companies tract and passing at a distance of 327.28 feet the common corner of said Cambridge Companies tract and the northwest corner of a tract of land described deed to The Cambridge Companies, Inc. Trustee, as recorded in Volume 99, Page 1022, Deed Records, Rockwall County, Texas, for a total distance of 549.74 feet;

THENCE departing said common line and through said Lot 1, the following courses and distances:

South 89°37'22" West, 30.77 feet;

South 00°22'38" East, 5.00 feet;

South 89°37'22" West, 20.00 feet;

North 00°22'38" West, 20.00 feet;

North 89°37'22" East, 20.00 feet;

South 00°22'38" East, 5.00 feet;

North 89°37'22" East, 20.77 feet;

North 00°22'38" West, 536.72 feet to said south line of State Highway No. 30, from which a 5/8 inch iron rod found bears South 19°52'15" West to the southwest corner of said Lot 1;

THENCE North 72°49'56" East along said south line of State Highway No. 30, for a distance of 10.45 feet to the POINT OF BEGINNING, and containing 6,090 square feet, or 0.140 acres of land.

SHEET 1 OF 2



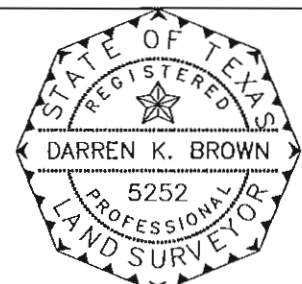
**p i a r s**  
**ENGINEERING**  
765 Custer Road, Suite 100, Plano, TX 75075  
(972) 422-6077 Fax (972) 422-9375 TSB# No. P-2121

**10' UTILITY ESMT ABANDONMENT**

**J.M. ALLEN SURVEY, A-2, J. LOCKHART SURVEY, A-134**

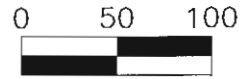
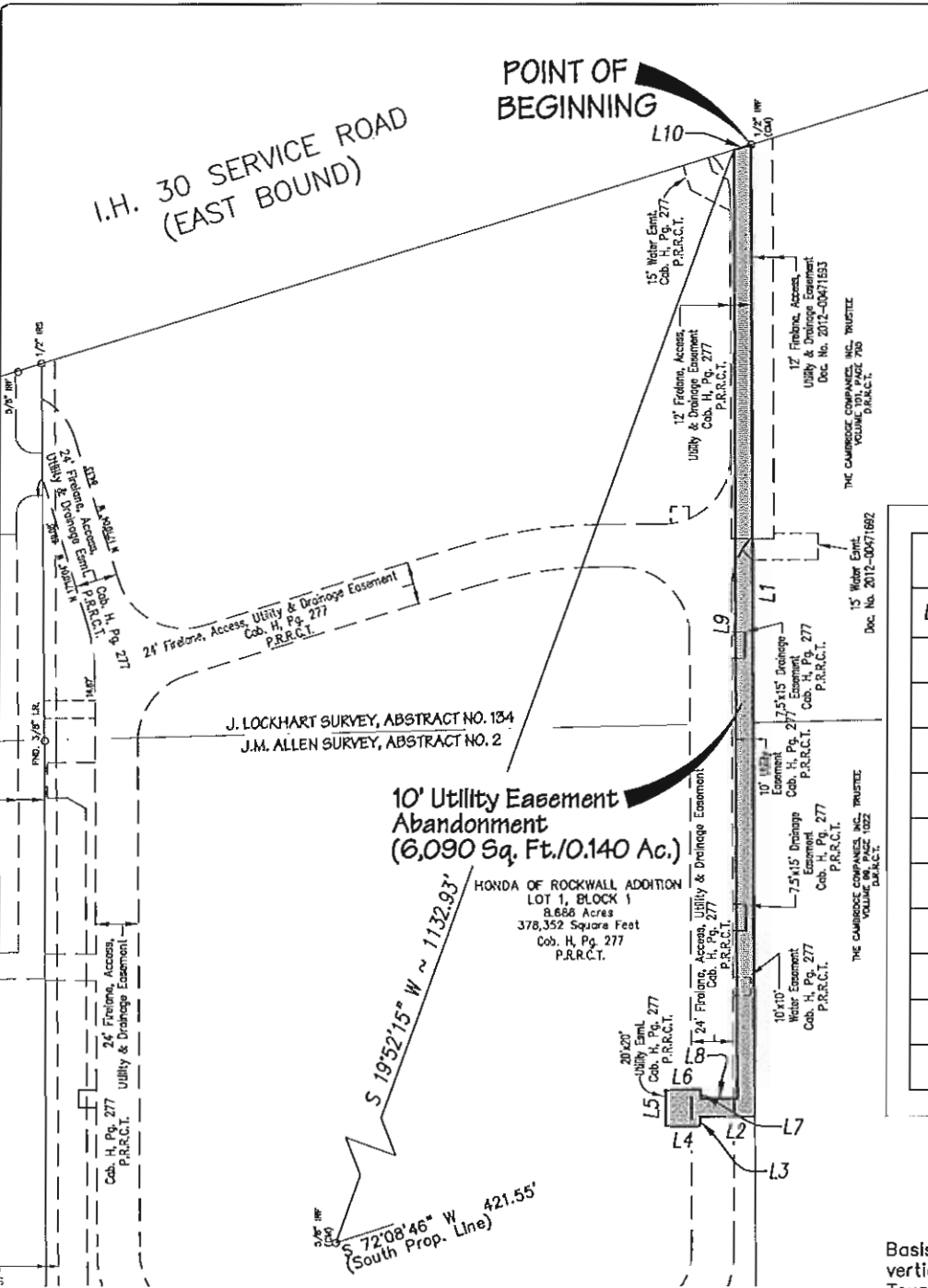
**CITY OF ROCKWALL**

**ROCKWALL COUNTY, TEXAS**



*DKB*  
DARREN K. BROWN, R.P.L.S. 5252

Drawn By:	Checked By:	Scale	Date	Job No.
BLM	DKB		11/7/12	11-112



1 inch = 100 ft.

Line #	Bearing	Distance
L1	S 00°22'38" E	549.74'
L2	S 89°37'22" W	30.77'
L3	S 00°22'38" E	5.00'
L4	S 89°37'22" W	20.00'
L5	N 00°22'38" W	20.00'
L6	N 89°37'22" E	20.00'
L7	S 00°22'38" E	5.00'
L8	N 89°37'22" E	20.77'
L9	N 00°22'38" W	536.72'
L10	N 72°49'56" E	10.45'

Basis of bearing, horizontal and vertical position derived from the Texas WDS RTK Network—Texas State Plane Coordinate System, NAD83, North Central Zone (4202).

LEGEND:  
 ○ = 1/2" IRON ROD SET WITH CAP STAMPED "SPIARSEN"

SHEET 2 OF 2



*DKB*  
 DARREN K. BROWN, R.P.L.S. 5252

**spars ENGINEERING**  
 765 Custer Road, Suite 100 Plano, TX 75075  
 (972) 422-6077 Fax (972) 422-6075 T818 Mo. F-2121

**10' UTILITY ESMT ABANDONMENT**  
 J.M. ALLEN SURVEY, A-2, J. LOCKHART SURVEY, A-134  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

Drawn By:	Checked By:	Scale	Date	Job No.
BLM	DKB	1" = 100'	11/7/12	11-112





COPY

Document Number: 00480466

**QUITCLAIM DEED** Volume/Page: 7059 40

THE STATE OF TEXAS §  
COUNTY OF ROCKWALL §  
CITY OF ROCKWALL §

Amount 32.00  
**KNOW ALL MEN BY THESE PRESENTS:**

By:  
F H

That the City of Rockwall Texas, a municipal corporation ("Grantor"), has quitclaimed, and by these presents does quitclaim unto ~~State of Texas~~ ~~County of Rockwall~~ ~~City of Rockwall~~ LLC (Grantee"), its heirs and assigns, all of its rights, title and interest in and to the following described real property situated in Rockwall County, Texas:

**SEE EXHIBITS ATTACHED HERETO**

**TO HAVE AND TO HOLD** all of its rights, title and interest in and to said premises, together with all and singular the rights, privileges, and appurtenances hereto in any manner belonging unto the said Grantee, its heirs and assigns forever, so that neither the City of Rockwall, Texas, nor any person or persons claiming under the City of Rockwall, Texas, shall at any time hereafter have claim, or demand any right or title to the aforesaid property, premises, or appurtenances or any part thereof.

EXECUTED this 19<sup>th</sup> day of December, 2012.

GRANTOR

By:

*[Signature]*  
David Sweet, Mayor

STATE OF TEXAS §  
COUNTY OF ROCKWALL §

BEFORE ME, on this day personally appeared **David Sweet, Mayor of the City of Rockwall, Texas** known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL this 19<sup>th</sup> day of December, 2012.

My Commission Expires:

*[Signature]*  
Notary Public in and for the State of Texas

