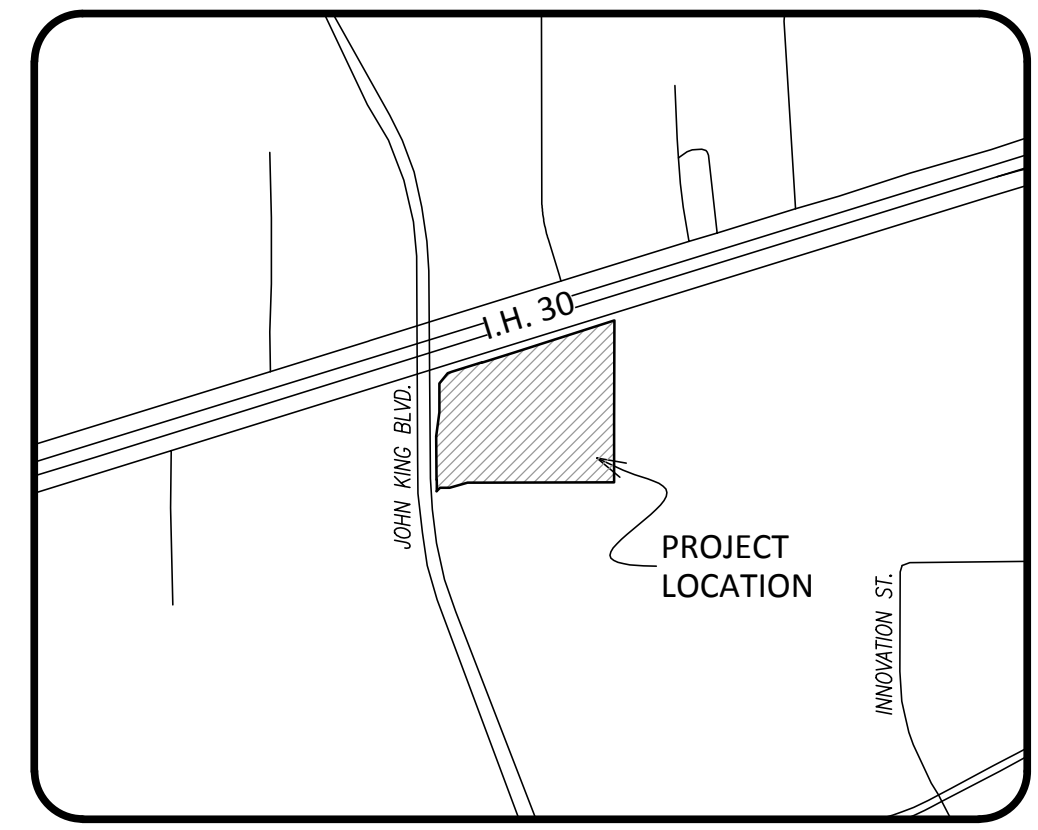


Notes:
 All work to be done within TxDOT
 Right-Of-Way shall conform to TxDOT
 Standards and Specifications.



Vicinity Map
N.T.S.

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.

GENERAL NOTES

1. All materials and construction shall conform to City of Rockwall Stds. and Specifications and NCTCOG 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 9'x20' 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".
12. Detention volume for 3.19 acres of site provided by Rockwall Downes Addition per Development Plans by Corwin Engineering, dated 9/3/2014. Detention for remainder of site to be provided underground as noted.

SYNOPSIS

Zoning	Commercial (C) & Light Industrial (LI) w/SUP
Use	Car Dealership
Lot Area	14,751 Ac. (642,533 S.F.)
Building Area	80,233 Sq. Ft. Building 2,272 Sq. Ft. Car Wash 82,505 Sq. Ft. Total
Building Height	36'-0" Max.
Lot Coverage	12.84% Of Site
Parking Required:	21,636 s.f. Retail Sales & Service @ 1 sp./250 s.f. = 87 Sp. 2,625 s.f. Office @ 1 sp./250 s.f. = 11 Sp. 44 Service Bays @ 2 sp./Bay = 88 Sp.
Total Parking Required:	186 Sp. Req'd (Incl. 7 HC)
Total Parking Provided:	215 Sp. (Incl. 7 HC) 785 Inventory Sp.
	Total 1,000 Sp. (Incl. 7 HC)

Pervious Area: 153,138 s.f.
 Impervious Area: 489,395 s.f.

LEGEND

- FIRELANE, ACCESS, DRAINAGE & UTILITY ESMT.
- EXISTING CONTOUR
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- BFR PROP. TYPE 7 BARRIER FREE RAMP
- (Inv.) INVENTORY PARKING
- (Req.) REQUIRED PARKING

SITE PLAN
FENTON NISSAN
OF ROCKWALL
 LOT 1, BLOCK A
 IN THE CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 14,751 Acres
 Zoned: LI/C
 Case No: SP2014-029

OWNER
 Fenton Motor Group
 2601 Network Blvd., Suite 202
 Frisco, TX 75034
 Telephone: (469) 535-2200
 Contact: Brad Fenton

ARCHITECT
 Boynton Williams & Associates
 3010 LBJ Freeway, Suite 110
 Dallas, TX 75234
 Telephone: (972) 661-5461
 Contact: Jeff Ball

ENGINEER/SURVEYOR
 Spiars Engineering, Inc.
 TBPE No. F-2121
 765 Custer Road, Suite 100
 Plano, TX 75075
 Telephone: (972) 422-0077
 Contact: John Spiars

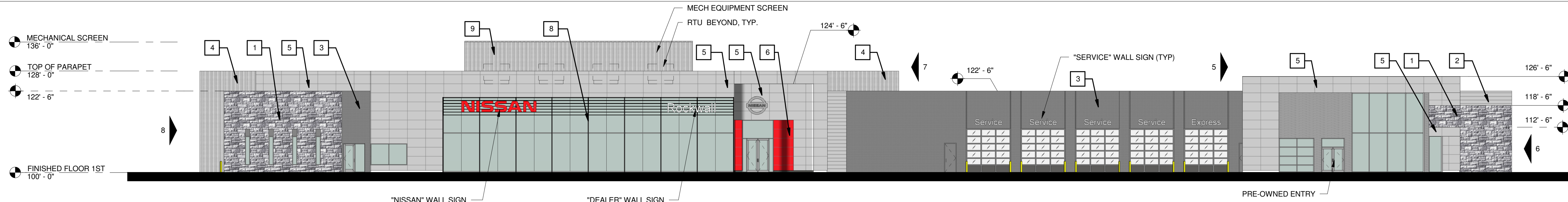
LANDSCAPE ARCHITECT
 Szofranski-Pugh & Associates
 42 East 16th Street
 Tulsa, OK 74119
 Telephone: (918) 382-9081
 Contact: Jeff Pugh

Scale: 1"=50' November 4, 2014 SEI Job No. 14-077

Variance Requests for Special Consideration

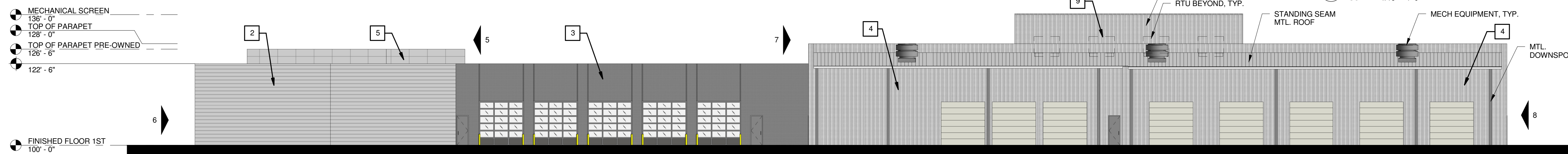
1. Request alternative masonry percentages on exterior walls.
2. Request alternative horizontal articulation of facades.
3. Request alternative vertical articulation of facades.
4. Request variance to provide a living screen adjacent to the residential lots along the south property line.
5. Request variance to utilize 21' fire lane widths and the one-way entry and exit drives at the north side of the property.

Drawing: 03/2014 085314-077 Site Plan for Fenton Nissan of Rockwall 11/4/2014 11:44 AM
 Printed by: Blawie D Plot Date: 11/06/2014 11:44 AM
 2009-00402675-535, Pg. 220
 The Cambridge Companies, Inc. Vol. 99, Pg. 1022



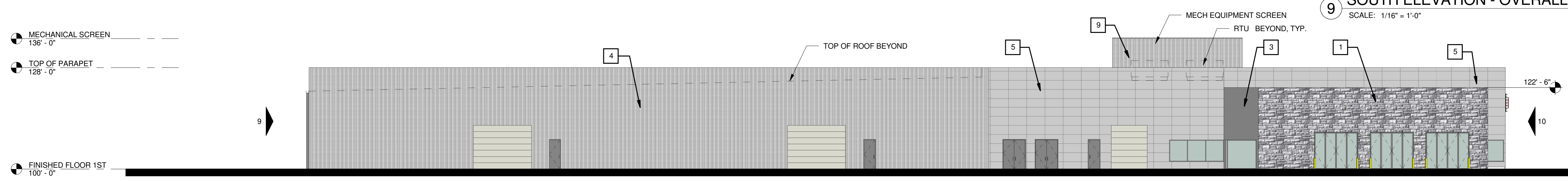
10 NORTH ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %		
1	16%	NATURAL LIMESTONE - "GREY"
2	4%	BRICK VENEER - SMOOTH, ACME - "STEEL GRAY"
3	29%	PRE-FINISHED STEEL RIBBED PANEL - "SILVER METALLIC" - CENTRIA CONCEPT SERIES
4	6%	PRE-FINISHED STEEL METAL WALL PANEL - "SILVER HALF-DOLLAR" - MBCI - SHADOW RIB
5	38%	ALUM COMPOSITE PANEL - ALUCOBOND "SUNRISE SILVER METALLIC"
6	2%	ALUM COMPOSITE PANEL - ALUCOBOND "NISSAN RED"
7	5%	NATURAL STONE TILE - ARRISCRRAFT "LIMESTONE"



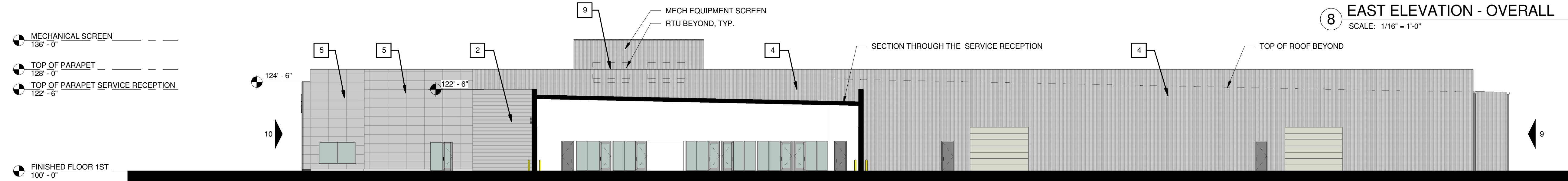
9 SOUTH ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %		
1	0%	NATURAL LIMESTONE - "GREY"
2	22%	BRICK VENEER - SMOOTH, ACME - "STEEL GRAY"
3	19%	PRE-FINISHED STEEL RIBBED PANEL - "SILVER METALLIC" - CENTRIA CONCEPT SERIES
4	56%	PRE-FINISHED STEEL METAL WALL PANEL - "SILVER HALF-DOLLAR" - MBCI - SHADOW RIB
5	3%	ALUM COMPOSITE PANEL - ALUCOBOND "SUNRISE SILVER METALLIC"
6	0%	ALUM COMPOSITE PANEL - ALUCOBOND "NISSAN RED"
7	0%	NATURAL STONE TILE - ARRISCRRAFT "LIMESTONE"



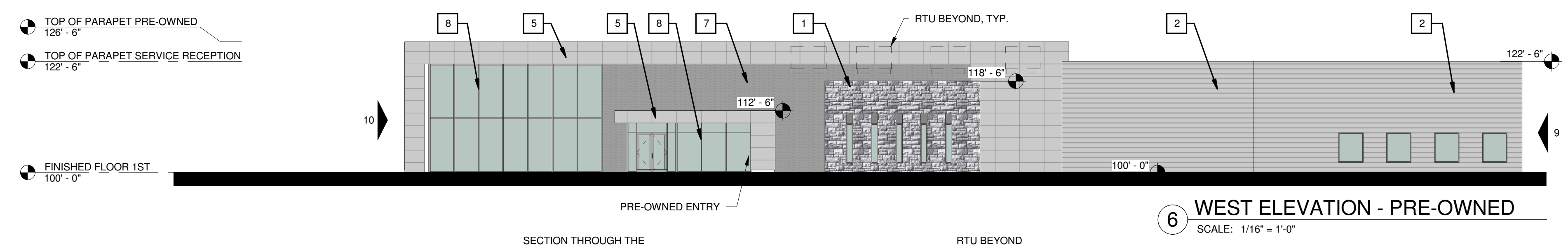
8 EAST ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %		
1	13%	NATURAL LIMESTONE - "GREY"
2	0%	BRICK VENEER - SMOOTH, ACME - "STEEL GRAY"
3	1%	PRE-FINISHED STEEL RIBBED PANEL - "SILVER METALLIC" - CENTRIA CONCEPT SERIES
4	62%	PRE-FINISHED STEEL METAL WALL PANEL - "SILVER HALF-DOLLAR" - MBCI - SHADOW RIB
5	25%	ALUM COMPOSITE PANEL - ALUCOBOND "SUNRISE SILVER METALLIC"
6	0%	ALUM COMPOSITE PANEL - ALUCOBOND "NISSAN RED"
7	0%	NATURAL STONE TILE - ARRISCRRAFT "LIMESTONE"



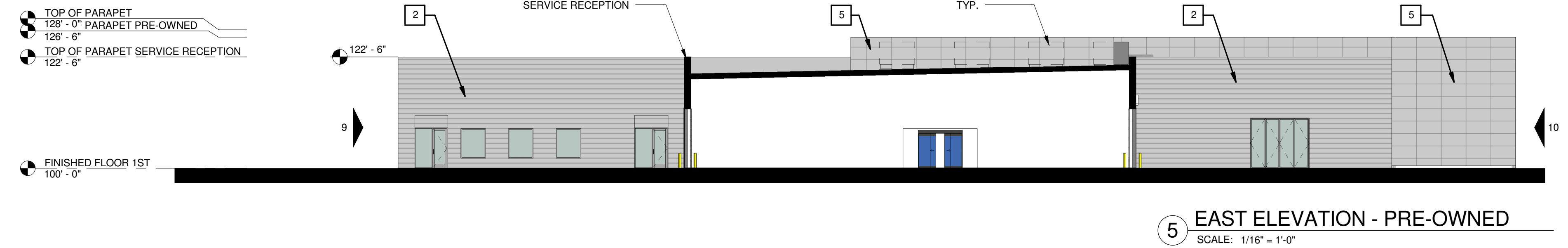
7 WEST ELEVATION - OVERALL
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %		
1	0%	NATURAL LIMESTONE - "GREY"
2	7%	BRICK VENEER - SMOOTH, ACME - "STEEL GRAY"
3	0%	PRE-FINISHED STEEL RIBBED PANEL - "SILVER METALLIC" - CENTRIA CONCEPT SERIES
4	77%	PRE-FINISHED STEEL METAL WALL PANEL - "SILVER HALF-DOLLAR" - MBCI - SHADOW RIB
5	16%	ALUM COMPOSITE PANEL - ALUCOBOND "SUNRISE SILVER METALLIC"
6	0%	ALUM COMPOSITE PANEL - ALUCOBOND "NISSAN RED"
7	0%	NATURAL STONE TILE - ARRISCRRAFT "LIMESTONE"



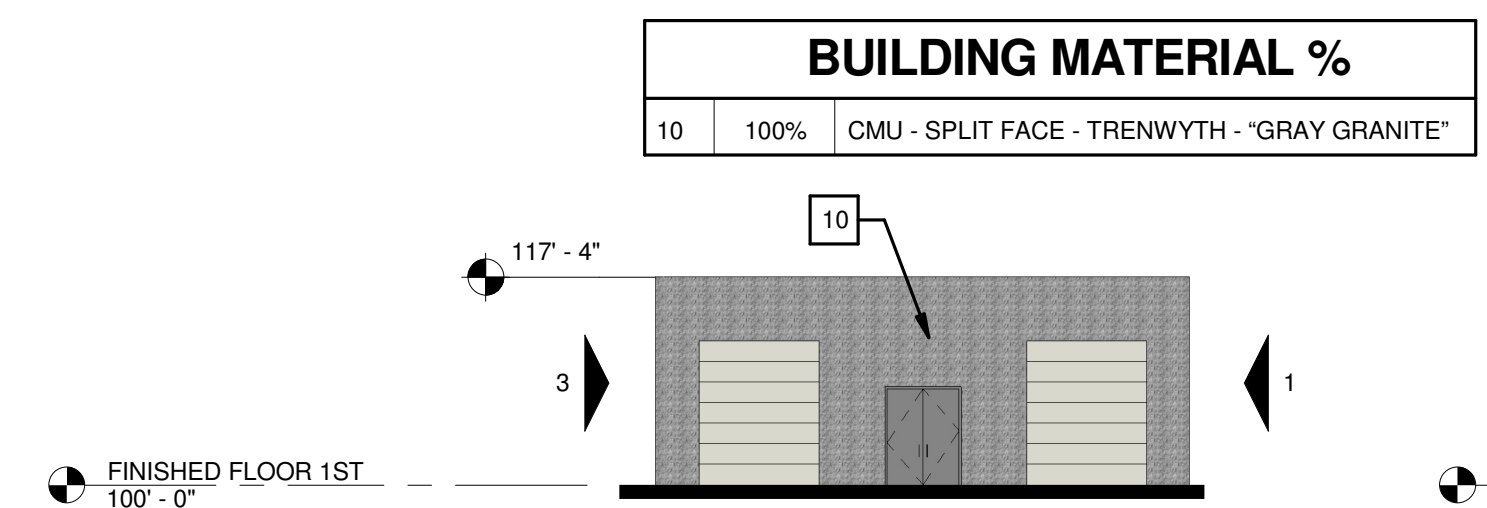
6 WEST ELEVATION - PRE-OWNED
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %		
1	11%	NATURAL LIMESTONE - "GREY"
2	45%	BRICK VENEER - SMOOTH, ACME - "STEEL GRAY"
3	0%	PRE-FINISHED STEEL RIBBED PANEL - "SILVER METALLIC" - CENTRIA CONCEPT SERIES
4	0%	PRE-FINISHED STEEL METAL WALL PANEL - "SILVER HALF-DOLLAR" - MBCI - SHADOW RIB
5	27%	ALUM COMPOSITE PANEL - ALUCOBOND "SUNRISE SILVER METALLIC"
6	0%	ALUM COMPOSITE PANEL - ALUCOBOND "NISSAN RED"
7	17%	NATURAL STONE TILE - ARRISCRRAFT "LIMESTONE"



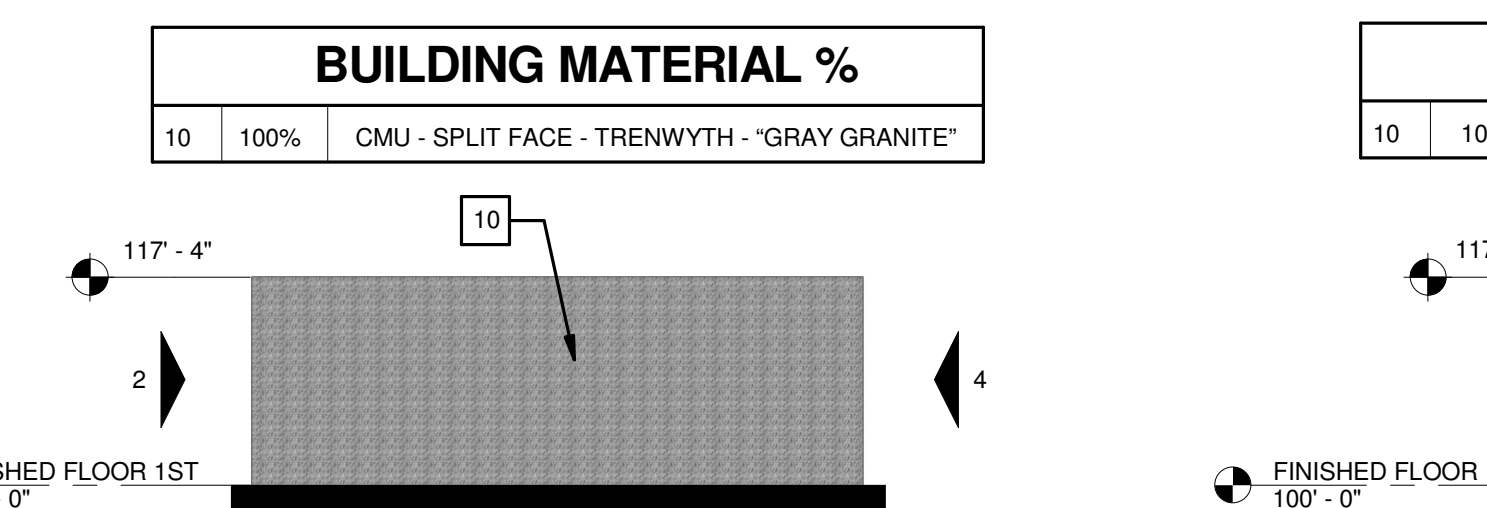
5 EAST ELEVATION - PRE-OWNED
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %		
1	0%	NATURAL LIMESTONE - "GREY"
2	67%	BRICK VENEER - SMOOTH, ACME - "STEEL GRAY"
3	0%	PRE-FINISHED STEEL RIBBED PANEL - "SILVER METALLIC" - CENTRIA CONCEPT SERIES
4	0%	PRE-FINISHED STEEL METAL WALL PANEL - "SILVER HALF-DOLLAR" - MBCI - SHADOW RIB
5	33%	ALUM COMPOSITE PANEL - ALUCOBOND "SUNRISE SILVER METALLIC"
6	0%	ALUM COMPOSITE PANEL - ALUCOBOND "NISSAN RED"
7	0%	NATURAL STONE TILE - ARRISCRRAFT "LIMESTONE"



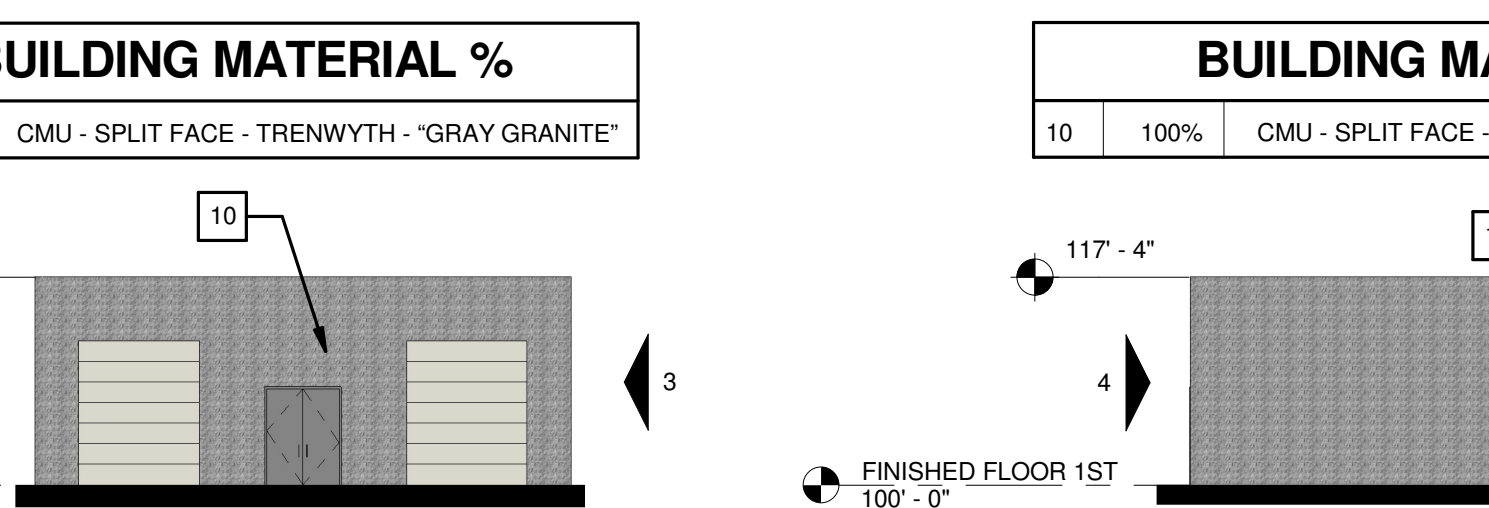
4 CAR WASH - NORTH ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %		
10	100%	CMU - SPLIT FACE - TRENWYTH - "GRAY GRANITE"



3 CAR WASH - EAST ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %		
10	100%	CMU - SPLIT FACE - TRENWYTH - "GRAY GRANITE"



2 CAR WASH - SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %		
10	100%	CMU - SPLIT FACE - TRENWYTH - "GRAY GRANITE"



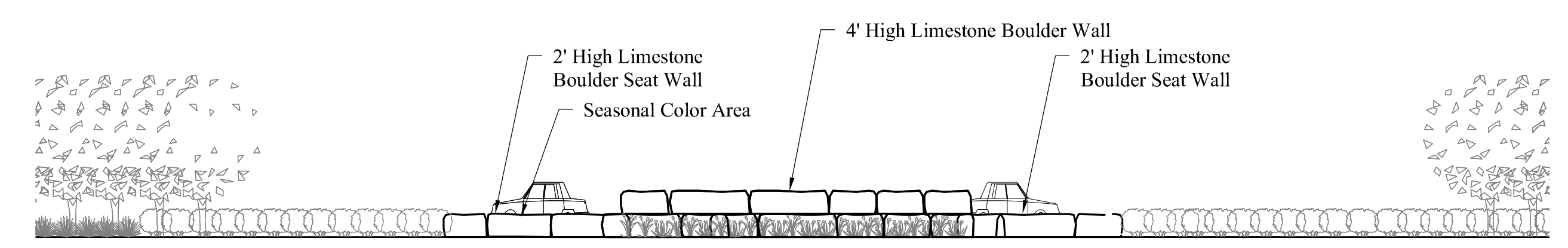
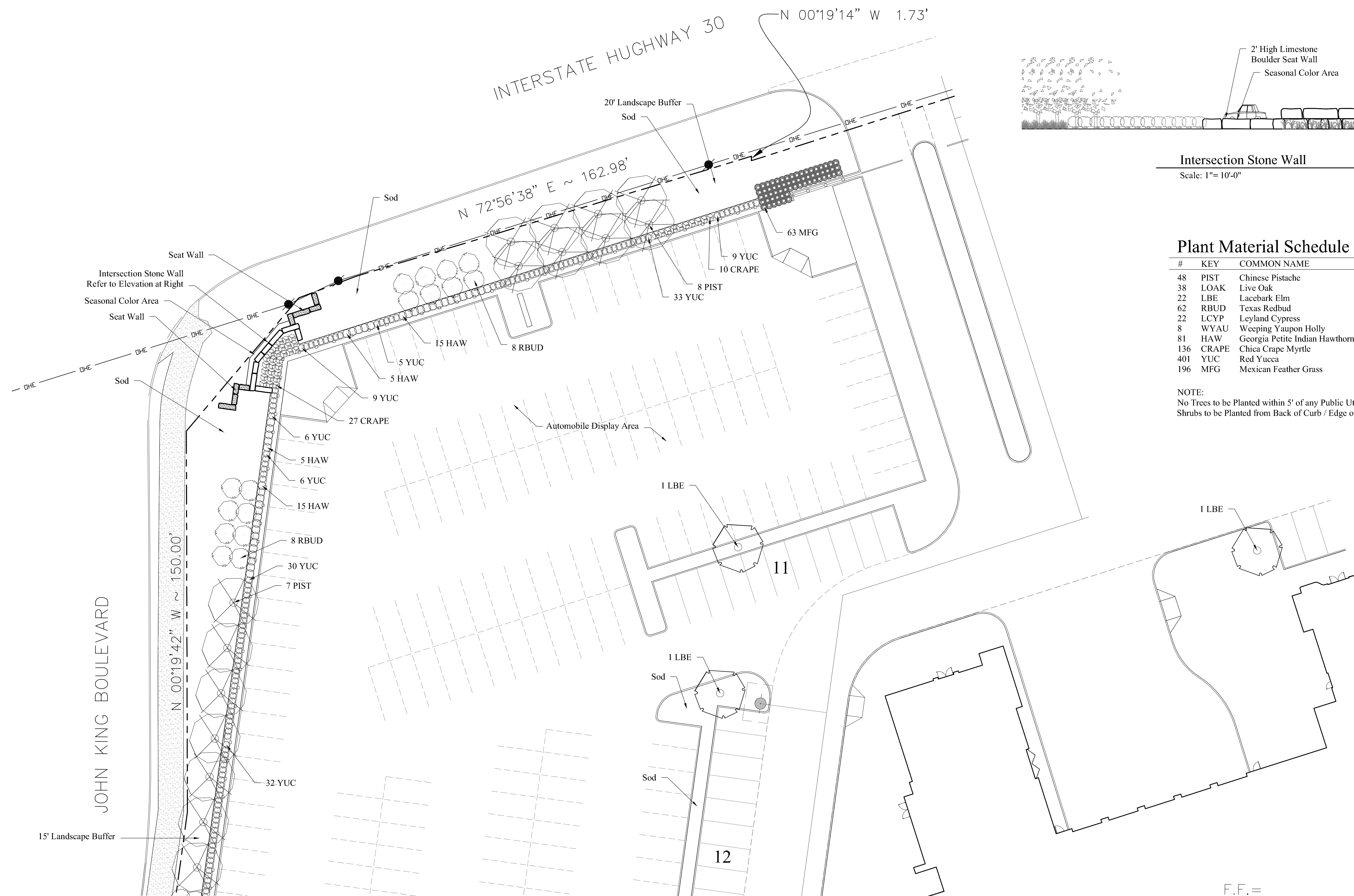
1 CAR WASH - WEST ELEVATION
SCALE: 1/16" = 1'-0"

BUILDING MATERIAL %		
10	100%	CMU - SPLIT FACE - TRENWYTH - "GRAY GRANITE"

BUILDING MATERIAL - OTHER		
8		STOREFRONT FRAMING - CLEAR ALUMINUM
9		METAL PANEL EQUIP SCREEN - PAC-CLAD "ZINC"

ELEVATIONS
FENTON NISSAN OF
ROCKWALL
LOT 1, BLOCK A
IN THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
14.751 ACRES
ZONED: LI/C

SP2014-029
OWNER
Fenton Motor Group
2601 Network Blvd., Suite 202
Frisco, TX 75034
Telephone: (469) 535-2200
Contact: Brad Fenton
ARCHITECT
Boynton Williams & Associates
3010 LBJ Freeway, Suite 110
Dallas, TX 75234
Telephone: (972) 661-5461
Contact: Jeff Ball
ENGINEER/SURVEYOR
Spiars Engineering, Inc.
TBPE No. F-2121
765 Custer Road, Suite 100
Tulsa, OK 74119
Telephone: (918) 382-0066
Contact: John Spiars
LANDSCAPE
Szafranski-Pugh & Associates
42 East 116th Street
Tulsa, OK 74119
Telephone: (918) 382-0066
Contact: Jeff Pugh
SCALE: As indicated 10.31.2014 BWA JOB NO. D13049



Intersection Stone Wall

Scale: 1"= 10'-0"

Plant Material Schedule

#	KEY	COMMON NAME	BOTANICAL NAME	SIZE	SPACING / REMARKS
48	PIST	Chinese Pistache	Pistachia chinensis	4" cal.	As Shown
38	LOAK	Live Oak	Quercus virginiana	4" cal.	25' o.c.
22	LBE	Lacebark Elm	Ulmus parvifolia	3" cal.	As Shown
62	RBUD	Texas Redbud	Cercis canadensis 'Texensis'	2" cal., 5'-6' ht.	As Shown
22	LCYP	Leyland Cypress	Cupressus x leylandii	8' - 10' ht. min.	25' o.c.
8	WYAU	Weeping Yaupon Holly	Ilex vomitoria 'Pendula'	8' ht. min.	6' o.c.
81	HAW	Georgia Petite Indian Hawthorn	Raphiolepis x delacourii 'Georgia Petite'	8' ht. min.	30" o.c.
136	CRAPE	Chica Crape Myrtle	Lagerstroemia indica 'Moned'	8' ht. min.	30" o.c.
401	YUC	Red Yucca	Hesperaloe parviflora	8' ht. min.	24" o.c.
196	MFG	Mexican Feather Grass	Nassella tenuissima	8' ht. min.	24" o.c.

NOTE:
 No Trees to be Planted within 5' of any Public Utility.
 Shrubs to be Planted from Back of Curb / Edge of Paving IF Adjacent to an 18' Deep Parking Space.

**City of Rockwall
IH-30 Overlay Requirements** ~950 LF Frontage

Buffer Strip	Required = 20'	Provided = 20'
Buffer Strip Plantings	Required = 3 Canopy and 4 Accent per 100 LF Frontage = 30 Canopy and 40 Accent	Provided = 30 Canopy and 40 Accent
	Required = 30" ht. shrubs along full frontage length	Provided = 30" ht. shrubs along full frontage length
Irrigation:	An Automatic Underground Irrigation System will be provided in all Landscaped Areas	

**City of Rockwall
205 By-Pass Overlay Requirements** ~598 LF Frontage

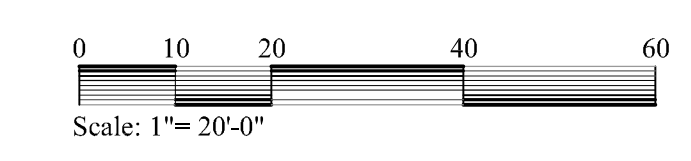
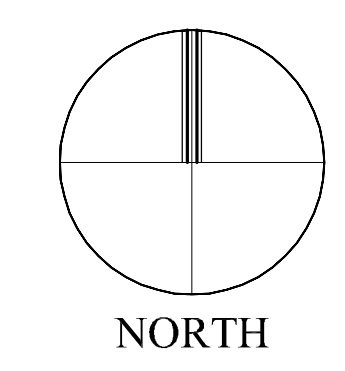
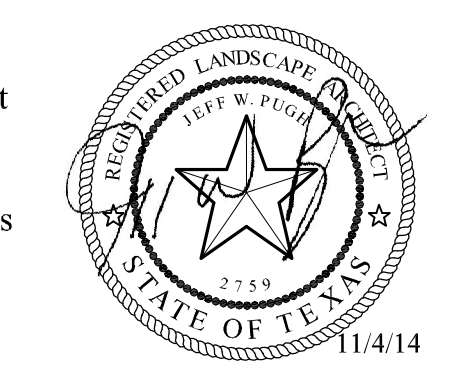
Buffer Strip	Required = 15'	Provided = 15'
Buffer Strip Plantings	Required = 3 Canopy and 4 Accent per 100 LF Frontage = 18 Canopy and 24 Accent	Provided = 18 Canopy and 24 Accent
	Required = 30" ht. shrubs along full frontage length	Provided = 30" ht. shrubs along full frontage length
Irrigation:	An Automatic Underground Irrigation System will be provided in all Landscaped Areas	

**City of Rockwall
Landscape and Screening / UDC Requirements**

Site Impervious Area	Required = 15% (96,018 SF)	Provided = 20% (127,889 SF)
Parking	Required = 1 Tree per 10 required spaces; minimum 80' to all spaces	Provided = 22 Trees
Screening South Residential Zone	Required = Residential Screening = Trees at Minimum 25' o.c.	Provided = 2 Rows of Evergreen Trees at 25' o.c. Staggered
Dumpster	Required = Dumpster Screening	Provided = Large Evergreen Shrubs at 8' o.c.
Irrigation:	An Automatic Underground Irrigation System will be provided in all Landscaped Areas	

I, Jeff Pugh, Texas Registered Landscape Architect #2759, Certify that the Plan Shown Meets the Landscape Requirements in:
 - Article VIII, Article IX of the Code of Ordinances
 - Sec. 6.10 205 By-Pass Corridor Overlay
 - Sec. 6.6 - IH-30 Overlay Requirements
 - Unified Development Code

Signature: *[Signature]*
 Date: 10/17/14



LANDSCAPE PLAN 1

**FENTON NISSAN
OF ROCKWALL**

LOT 1, BLOCK A
 IN THE CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 14.751 ACRES
 ZONED: LI/C

SP2014-029

OWNER
 Fenton Motor Group
 2601 Network Blvd., Suite 202
 Frisco, TX 75034
 Telephone: (469) 535-2200
 Contact: Brad Fenton

ARCHITECT
 Boynton Williams & Associates
 3010 LBJ Freeway, Suite 110
 Dallas, TX 75234
 Telephone: (972) 661-5461
 Contact: Jeff Ball

ENGINEER/SURVEYOR
 Splars Engineering, Inc.
 TSP# No. F-2121
 765 Custer Road, Suite 100
 Telephone: (972) 422-0077
 Contact: John Splars

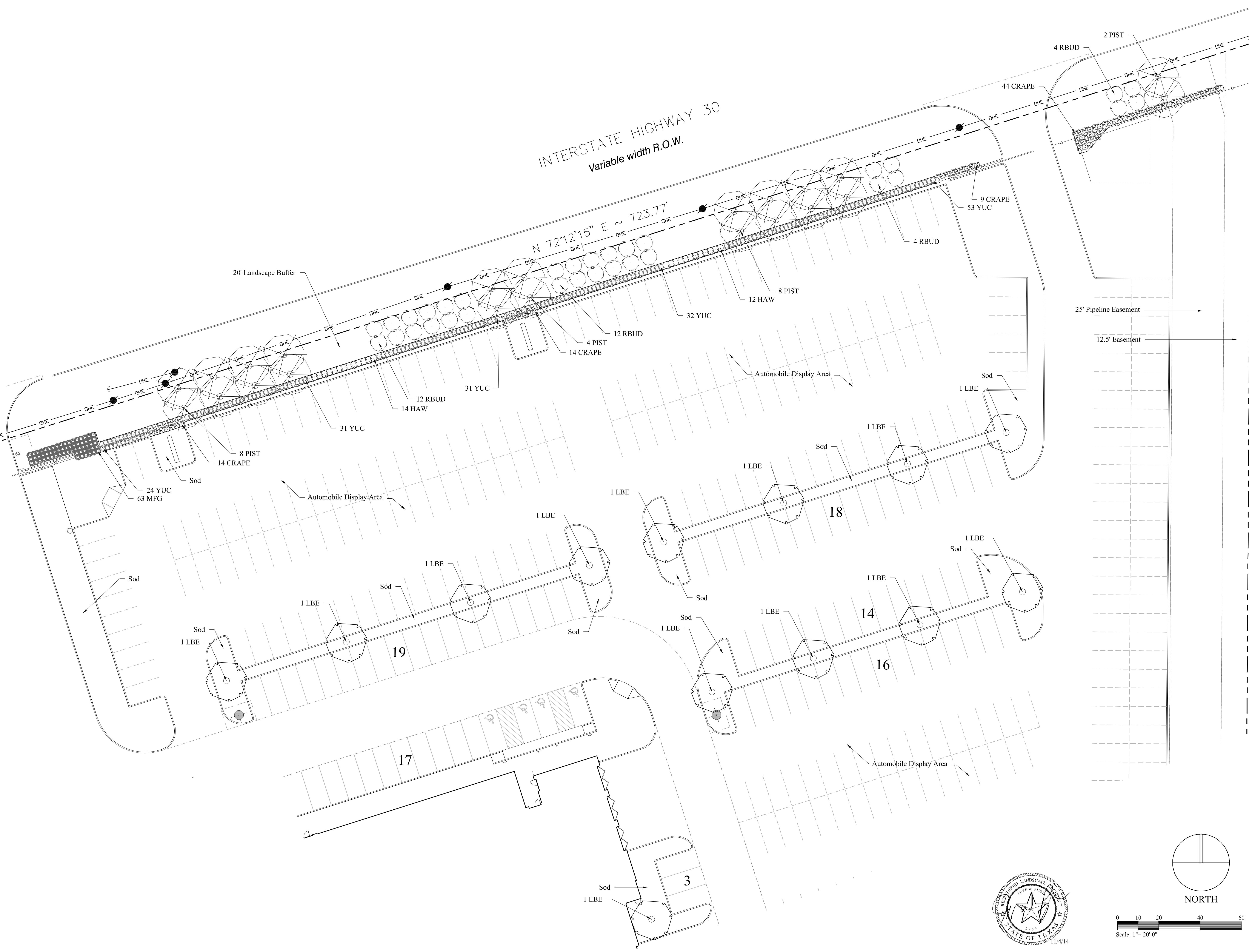
LANDSCAPE ARCHITECT
 Szafranski-Pugh & Associates
 42 East 16th Street
 Tulsa, OK 74119
 Telephone: (918) 382-9081
 Contact: Jeff Pugh

Date: 11/4/14

INTERSTATE HIGHWAY 30
Variable width R.O.W.

N 72°12'15" E ~ 723.77'

S 00°11'00" W ~ 521.44'



LANDSCAPE PLAN 2

FENTON NISSAN
OF ROCKWALL

LOT 1, BLOCK A
IN THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
14.751 ACRES
ZONED: LI/C

SP2014-029

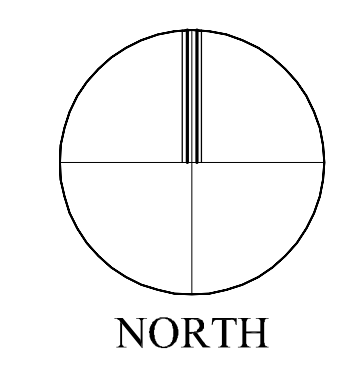
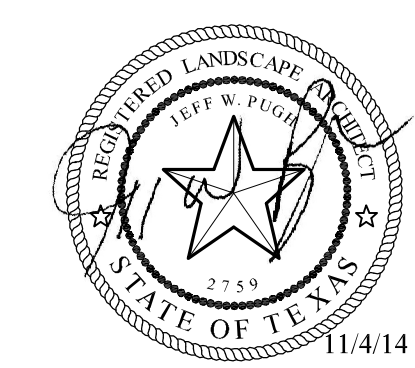
OWNER
Fenton Motor Group
2601 Network Blvd., Suite 202
Frisco, TX 75034
Telephone: (469) 535-2200
Contact: Brad Fenton

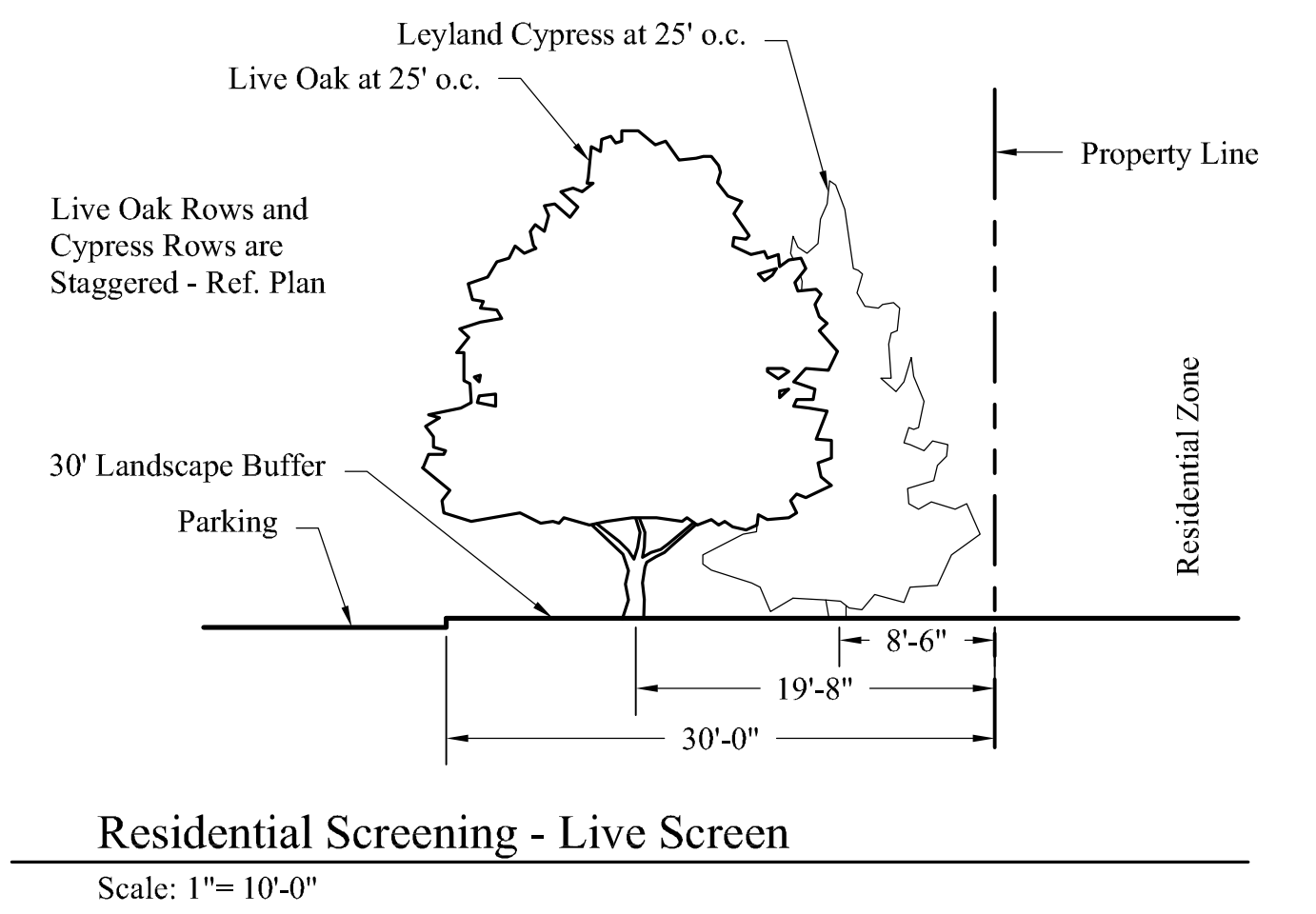
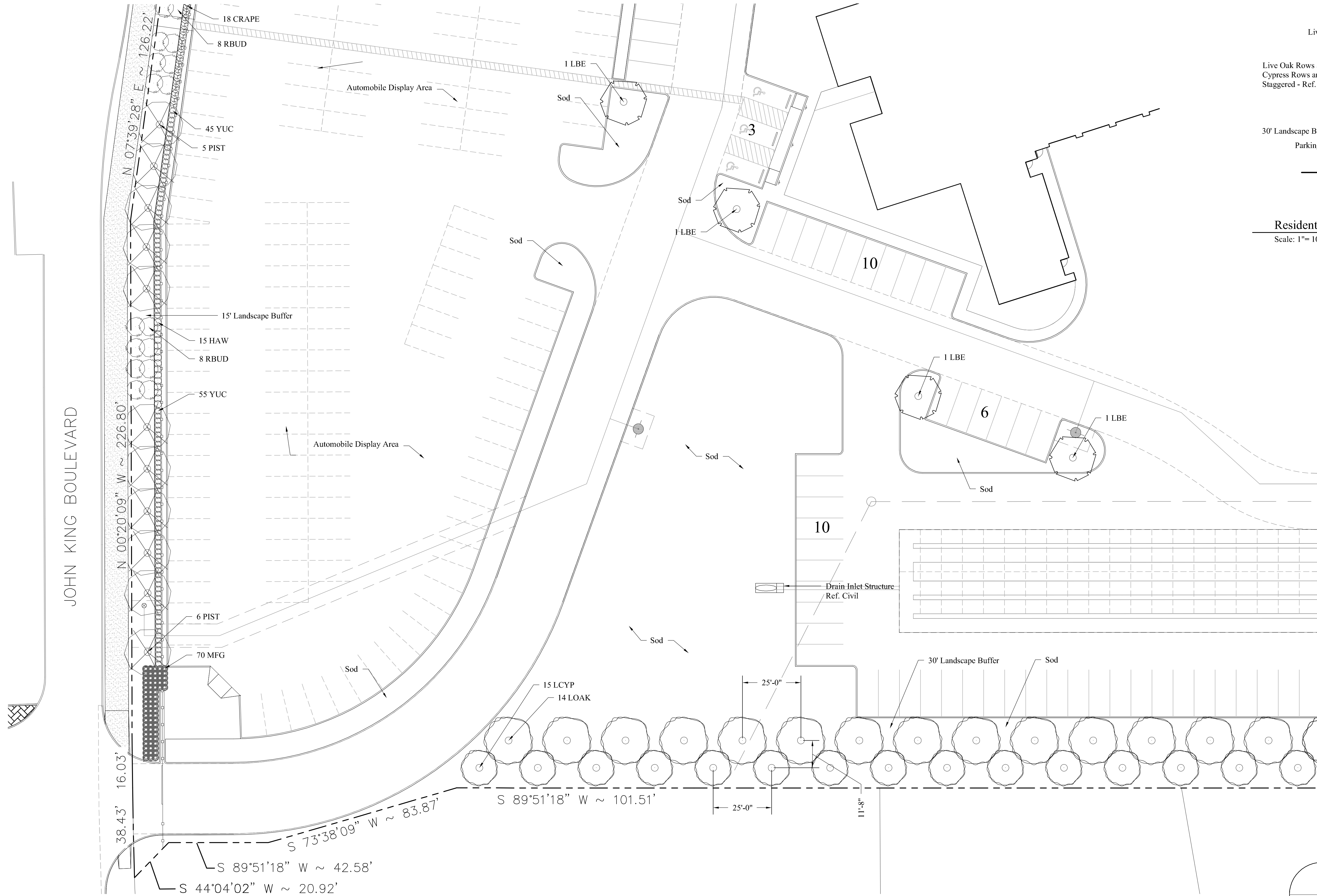
ARCHITECT
Boynton Williams & Associates
3010 LBJ Freeway, Suite 110
Dallas, TX 75234
Telephone: (972) 661-5461
Contact: Jeff Ball

ENGINEER/SURVEYOR
Splars Engineering, Inc.
TSPE No. F-2121
765 Custer Road, Suite 100
Tulsa, OK 74119
Telephone: (918) 382-0077
Contact: John Splars

LANDSCAPE ARCHITECT
Szafanski-Pugh & Associates
42 East 16th Street
Tulsa, OK 74119
Telephone: (918) 382-9081
Contact: Jeff Pugh

Date: 11/4/14





LANDSCAPE PLAN 3

FENTON NISSAN OF ROCKWALL

LOT 1, BLOCK A
IN THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
14.751 ACRES
ZONED: LI/C

SP2014-029

OWNER

Fenton Motor Group
2601 Network Blvd., Suite 202
Frisco, TX 75034
Telephone: (469) 535-2200
Contact: Brad Fenton

ARCHITECT

Boynton Williams & Associates
3010 LBJ Freeway, Suite 110
Dallas, TX 75234
Telephone: (972) 661-5461
Contact: Jeff Ball

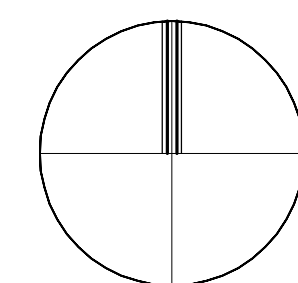
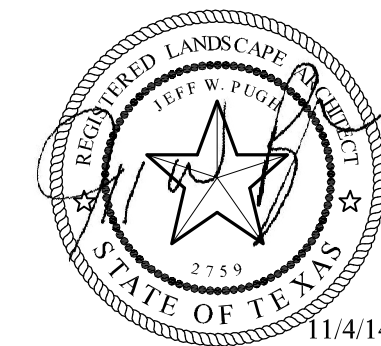
ENGINEER/SURVEYOR

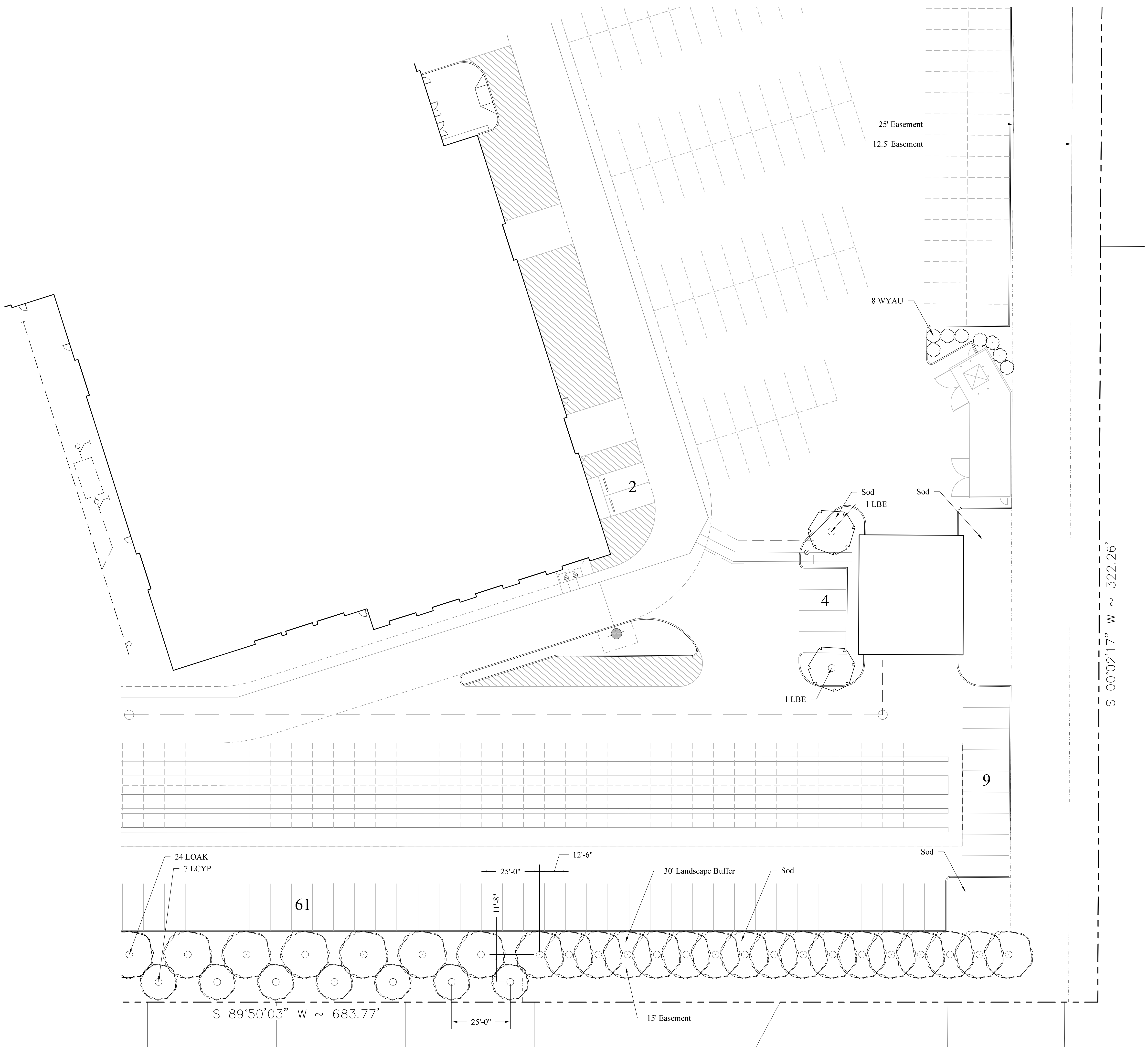
Splars Engineering, Inc.
TSPE No. F-2121
765 Custer Road, Suite 100
Telephone: (972) 422-0077
Contact: John Splars

LANDSCAPE ARCHITECT

Szafranski-Pugh & Associates
42 East 6th Street
Tulsa, OK 74119
Telephone: (918) 382-9081
Contact: Jeff Pugh

Date: 11/4/14

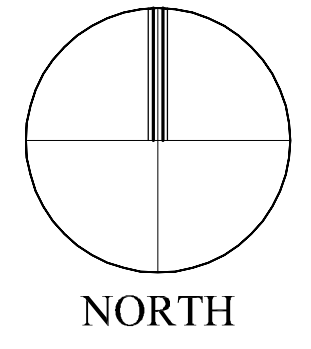
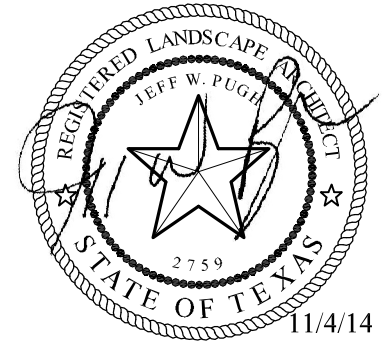




LANDSCAPE PLAN 4

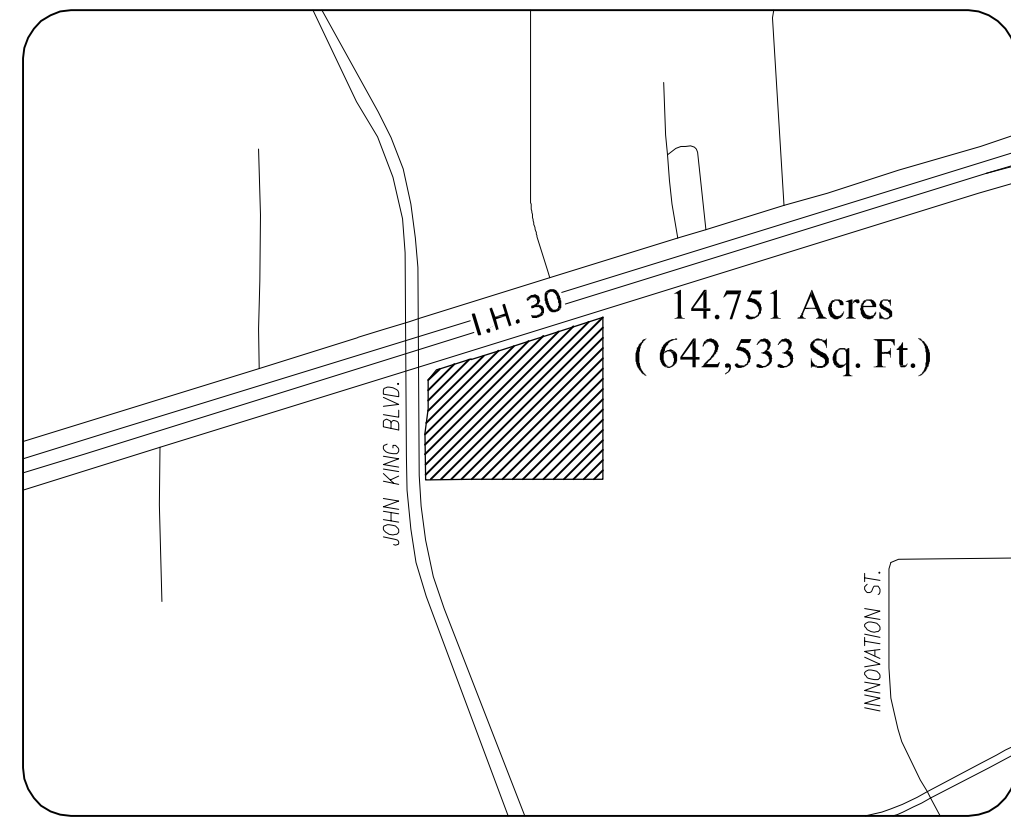
**FENTON NISSAN
OF ROCKWALL**
 LOT 1, BLOCK A
 IN THE CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS
 14.751 ACRES
 ZONED: LI/C

SP2014-029



OWNER Fenton Motor Group 2601 Network Blvd., Suite 202 Frisco, TX 75034 Telephone: (469) 535-2200 Contact: Brad Fenton	ARCHITECT Boynton Williams & Associates 3010 LBJ Freeway, Suite 110 Dallas, TX 75234 Telephone: (972) 661-5461 Contact: Jeff Ball
ENGINEER/SURVEYOR Splars Engineering, Inc. TSP# No. F-2121 765 Custer Road, Suite 100 Telephone: (972) 422-0077 Contact: John Splars	LANDSCAPE ARCHITECT Szafanski-Pugh & Associates 42 East 16th Street Tulsa, OK 74119 Telephone: (918) 382-9081 Contact: Jeff Pugh

Date: 11/4/14

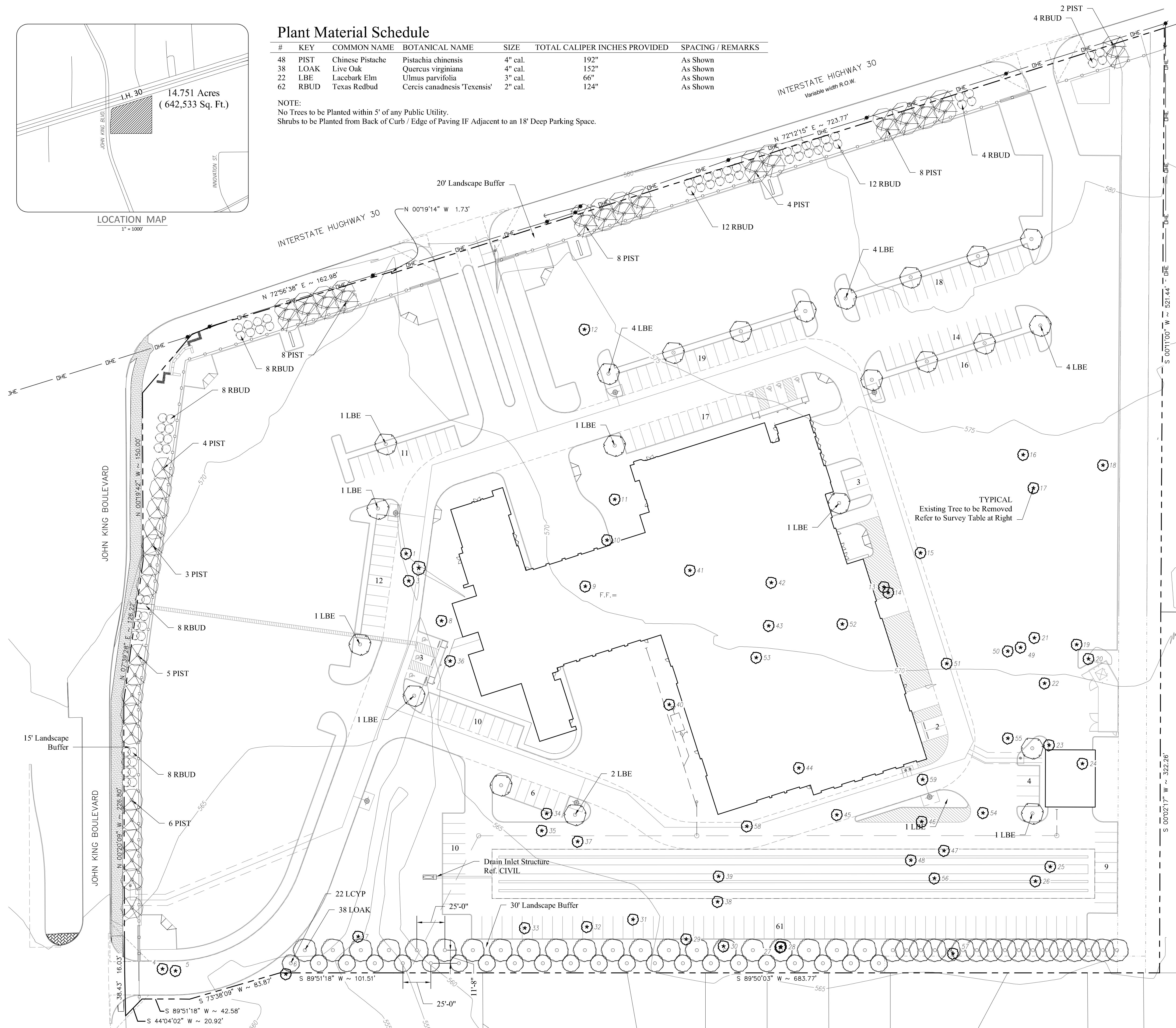


LOCATION MAP
1" = 1000'

Plant Material Schedule

#	KEY	COMMON NAME	BOTANICAL NAME	SIZE	TOTAL CALIPER INCHES PROVIDED	SPACING / REMARKS
48	PIST	Chinese Pistache	Pistachia chinensis	4" cal.	192"	As Shown
38	LOAK	Live Oak	Quercus virginiana	4" cal.	152"	As Shown
22	LBE	Lacebark Elm	Ulmus parvifolia	3" cal.	66"	As Shown
62	RBUD	Texas Redbud	Cercis canadensis 'Texas'	2" cal.	124"	As Shown

NOTE:
No Trees to be Planted within 5' of any Public Utility.
Shrubs to be Planted from Back of Curb / Edge of Paving IF Adjacent to an 18' Deep Parking Space.



Project: Fenton Nissan @ John A. King and I-30, Rockwall, Texas
Subject: Protected Tree Survey
Date: May 23, 2014

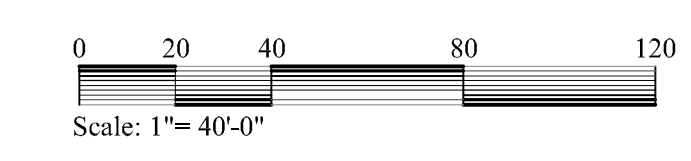
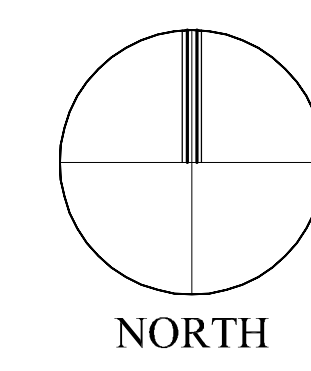
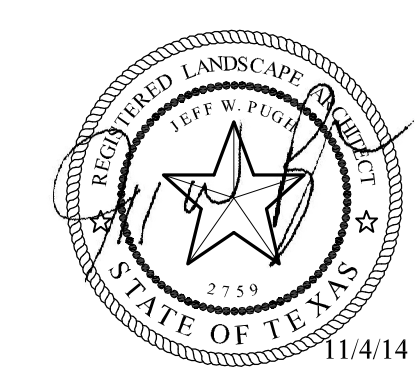
TAG	DBH	COMMON NAME	BOTANICAL NAME
1	18.75"	Texas Ash	Fraxinus texensis
2	11"	Hackberry	Celtis occidentalis
3	11.5"	Hackberry	Celtis occidentalis
4	11.5"	Hackberry	Celtis occidentalis
5	15.5"	Hackberry	Celtis occidentalis
6	13.25"	Hackberry	Celtis occidentalis
7	11.25"	Hackberry	Celtis occidentalis
8	13.5"	Eastern Red Cedar	Juniperus virginiana
9	17"	Eastern Red Cedar	Juniperus virginiana
10	14.5"	Eastern Red Cedar	Juniperus virginiana
11	13.25"	Eastern Red Cedar	Juniperus virginiana
12	14"	Hackberry	Celtis occidentalis
13	17.75"	Eastern Red Cedar	Juniperus virginiana
14	12.25"	Eastern Red Cedar	Juniperus virginiana
15	11"	Eastern Red Cedar	Juniperus virginiana
16	14.5"	Eastern Red Cedar	Juniperus virginiana
17	15.25"	Eastern Red Cedar	Juniperus virginiana
18	12.25"	Eastern Red Cedar	Juniperus virginiana
19	11.5"	Eastern Red Cedar	Juniperus virginiana
20	14"	Eastern Red Cedar	Juniperus virginiana
21	11.25"	Eastern Red Cedar	Juniperus virginiana
22	13.5"	Eastern Red Cedar	Juniperus virginiana
23	17.5"	Eastern Red Cedar	Juniperus virginiana
24	16"	Eastern Red Cedar	Juniperus virginiana
25	15"	Eastern Red Cedar	Juniperus virginiana
26	13.5"	Eastern Red Cedar	Juniperus virginiana
27	15.25"	Eastern Red Cedar	Juniperus virginiana
28	11.75"	Eastern Red Cedar	Juniperus virginiana
29	14.25"	Eastern Red Cedar	Juniperus virginiana
30	14.25"	Eastern Red Cedar	Juniperus virginiana
31	17.5"	Eastern Red Cedar	Juniperus virginiana
32	11.5"	Eastern Red Cedar	Juniperus virginiana
33	11"	Eastern Red Cedar	Juniperus virginiana
34	11.5"	Eastern Red Cedar	Juniperus virginiana
35	12"	Eastern Red Cedar	Juniperus virginiana
36	14.5"	Eastern Red Cedar	Juniperus virginiana
37	15.5"	Eastern Red Cedar	Juniperus virginiana
38	12.25"	Eastern Red Cedar	Juniperus virginiana
39	12.5"	Eastern Red Cedar	Juniperus virginiana
40	11.5"	Eastern Red Cedar	Juniperus virginiana
41	11.25"	Eastern Red Cedar	Juniperus virginiana
42	12"	Eastern Red Cedar	Juniperus virginiana
43	12"	Eastern Red Cedar	Juniperus virginiana
44	13.5"	Eastern Red Cedar	Juniperus virginiana
45	13"	Eastern Red Cedar	Juniperus virginiana
46	13.75"	Eastern Red Cedar	Juniperus virginiana
47	17"	Eastern Red Cedar	Juniperus virginiana
48	11.75"	Eastern Red Cedar	Juniperus virginiana
49	11.5"	Eastern Red Cedar	Juniperus virginiana
50	16.25"	Eastern Red Cedar	Juniperus virginiana
51	11.25"	Eastern Red Cedar	Juniperus virginiana
52	11"	Eastern Red Cedar	Juniperus virginiana
53	11.5"	Eastern Red Cedar	Juniperus virginiana
54	12"	Eastern Red Cedar	Juniperus virginiana
55	12.25"	Eastern Red Cedar	Juniperus virginiana
56	13.25"	Eastern Red Cedar	Juniperus virginiana
57	11"	Eastern Red Cedar	Juniperus virginiana
58	11.75"	Eastern Red Cedar	Juniperus virginiana
59	15"	Eastern Red Cedar	Juniperus virginiana

767.75" Total Inches of Trees Removed - 50% Replacement Ratio
18.75" Total Inches of Trees Removed - 100% Replacement Ratio
402.5" Total Inches Replacement Required
534" Total Inches Replacement Provided

TYPICAL
Existing Tree to be Removed
Refer to Survey Table at Right

TREESCAPE PLAN

**FENTON NISSAN
OF ROCKWALL**
LOT 1, BLOCK A
IN THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
14.751 ACRES
ZONED: LI/C
SP2014-029



OWNER
Fenton Motor Group
2601 Network Blvd., Suite 202
Frisco, TX 75034
Telephone: (469) 535-2200
Contact: Brad Fenton

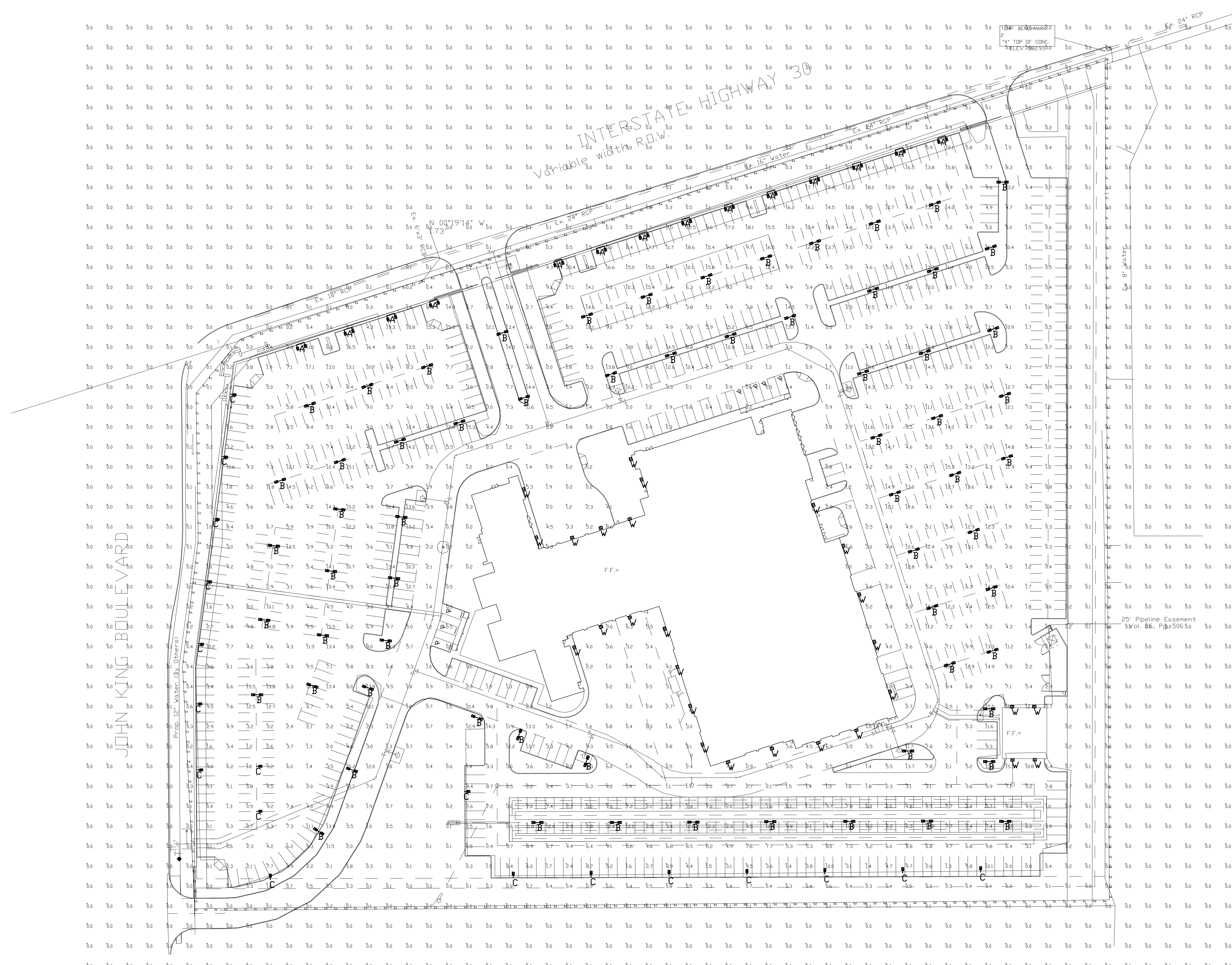
ARCHITECT
Boynton Williams & Associates
3010 LBJ Freeway, Suite 110
Dallas, TX 75234
Telephone: (972) 661-5461
Contact: Jeff Ball

ENGINEER/SURVEYOR
Splars Engineering, Inc.
TSPE No. F-2121
765 Custer Road, Suite 100
Tulsa, OK 74119
Telephone: (972) 422-0077
Contact: John Splars

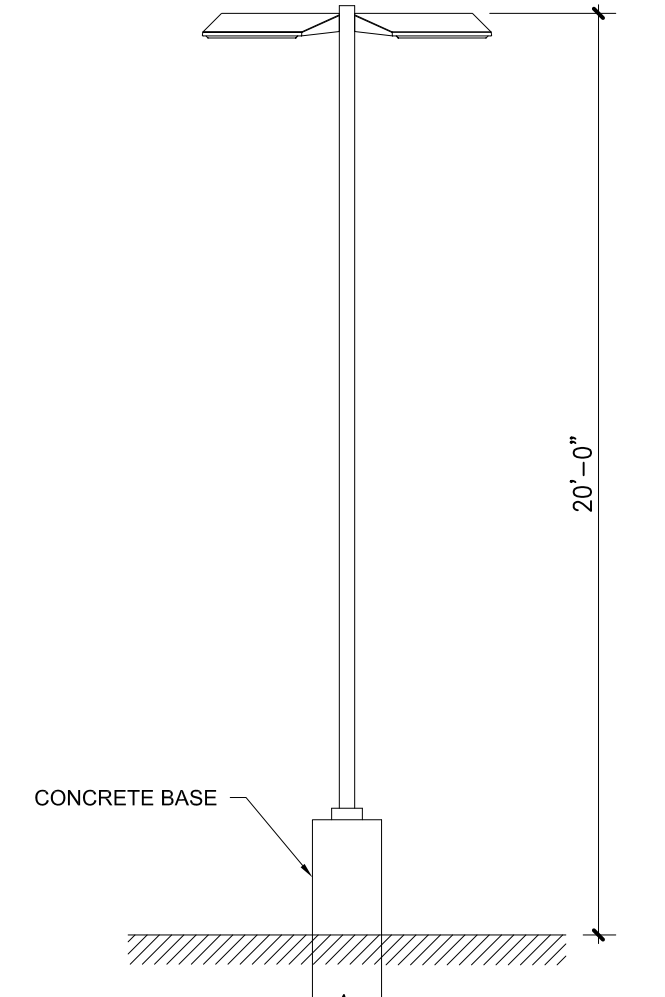
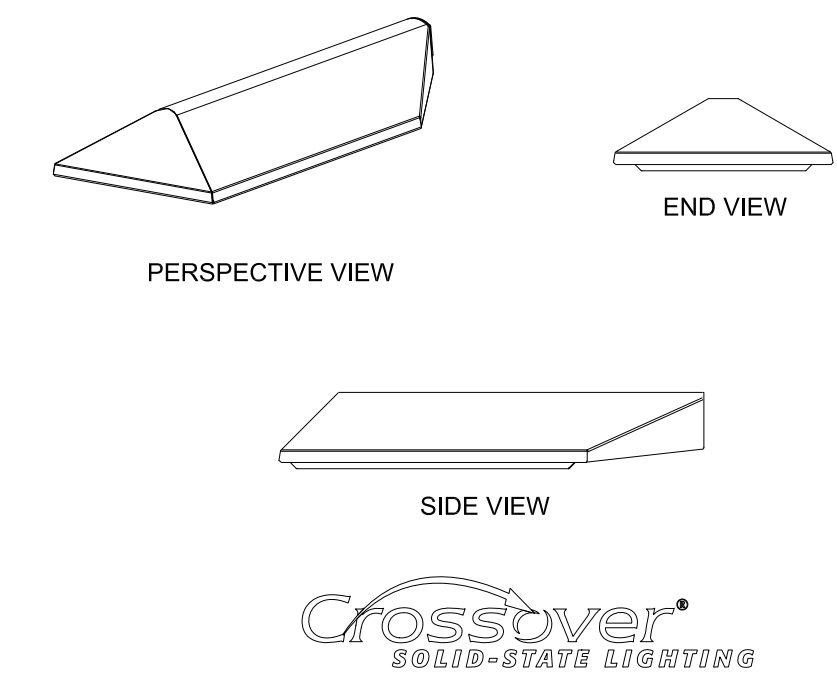
LANDSCAPE ARCHITECT
Szafanski-Pugh & Associates
42 East 16th Street
Tulsa, OK 74119
Telephone: (918) 382-9081
Contact: Jeff Pugh

Date: 11/4/14

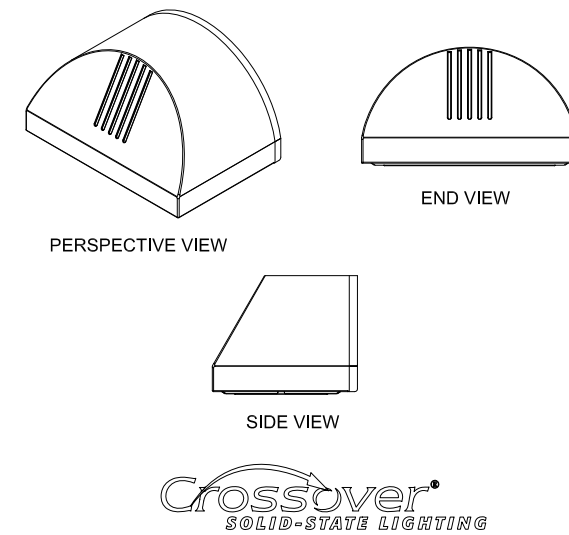
Property line grid at grade.
Calc pts on lot at 4' above grade.



XAMU LED Crossover Area Light



XCHWM3 LED Crossover Wall Mount Light



PHOTOMETRICS PLAN

**FENTON NISSAN OF
ROCKWALL**
LOT 1, BLOCK A
IN THE CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
14.751 ACRES
ZONED: LI/C

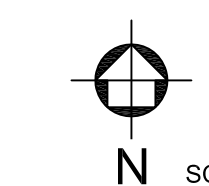
SP2014-029

OWNER
Fenton Motor Group
2601 Network Blvd., Suite 202
Frisco, TX 75034
Telephone: (469) 535-2200
Contact: Brad Fenton

ARCHITECT
Boynton Williams & Associates
3010 LBJ Freeway, Suite 110
Dallas, TX 75234
Telephone: (972) 661-5461
Contact: Jeff Bull

ENGINEER/SURVEYOR
Spiers Engineering, Inc.
TPE No. F-2121
765 Custer Road, Suite 100
Tulsa, OK 74119
Telephone: (918) 382-0077
Contact: John Spiers

LANDSCAPE
Szafanski-Pugh & Associates
42 East 116th Street
Tulsa, OK 74119
Telephone: (918) 382-0066
Contact: Jeff Pugh



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
CalcPts	ILLUMINANCE	Fc	2.55	22.5	0.0	N.A.	N.A.
NORTH - WEST PROPERTY LINE	ILLUMINANCE	Fc	0.29	0.5	0.0	N.A.	N.A.
SOUTH - EAST PROPERTY LINE	ILLUMINANCE	Fc	0.12	0.2	0.0	N.A.	N.A.
INTERIOR LOT	ILLUMINANCE	Fc	5.78	22.5	0.0	N.A.	N.A.
TYPICAL FRONT RDW	ILLUMINANCE	Fc	11.03	22.5	2.4	4.60	9.38
TYPICAL INTERIOR	ILLUMINANCE	Fc	10.25	16.5	6.2	1.65	2.66

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
	14	A	TWIN	XAMU-FT-LED-128-HD-CW-UE-HSS-D180-20' MH	1.000	N.A.	25054	358
	65	B	D180*	XAMU-5-LED-128-HD-CW-UE-D180-20' MH	1.000	N.A.	29576	350
	18	C	SINGLE	XAMU-FT-LED-128-HD-CW-UE-HSS-SINGLE-20' MH	1.000	N.A.	12527	179
	27	W	SINGLE	XCHWM3-FT-LED-48-450-CW-UE-15' MH	1.000	N.A.	5900	72

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/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.

LED CHALLENGER® WALL SCNCE (XCHWM3)



US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

SMARTTEC™ ENERGY SAVING FEATURES:

THERMAL CONTROL - Sensors in both optical and driver enclosure reduce driver current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5300°K nominal) or Neutral White (4200°K nominal) color temperature, 70 CRI (nominal).

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

HOUSING - The aerodynamic aluminum housing is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP67 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMAR (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed.

EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - LSI's DuraGrip® polyester powder coat finishing process withstands extreme weather changes without cracking or peeling. Guaranteed for five full years.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (in carton) - 30 lbs./13.6Kg

LISTING - ETL listed to ANSI/UL1598. UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position.

LIGHT OUTPUT - XCHWM3						
		Distribution/Lumens (Nominal)				
Milliamps	# of LEDs	Type FT	Type WT	Type WW	Watts	
Cool White 350 mA	28	2876	2902	3032	34	
	48	4855	4931	5038	55	
	28	3522	3542	3720	44	
	48	5900	5972	6115	72	
Neutral White 450 mA	28	2787	2792	2898	34	
	48	4553	4660	4580	55	
	28	3377	3369	3517	44	
	48	5453	5562	5452	72	

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



ARRA IP67
Funding Compliant

Also available in traditional light sources

LED CHALLENGER® WALL SCNCE (XCHWM3)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XCHWM3 FT LED 48 450 CW UE WHT BB**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XCHWM3 - LED Challenger Wall Sconce	WT - Wide Throw FT - Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347-480	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	BB - Battery Back-up ¹ CWBB - Cold Weather Battery Back-up ¹ IMS - Integral Motion Sensor PCI120 - 120V Button Type Photocell PCI208 - 208V Button Type Photocell PCI240 - 240V Button Type Photocell PCI277 - 277V Button Type Photocell PCI347 - 347V Button Type Photocell XPGA - Pole Mount Adaptor for use with square pole (for single or D180 mounting configuration only) ² XPMAR4 - Pole Mount Adaptor w/fixture backplate for use with 4" O.D. round poles ² XPMAR5 - Pole Mount Adaptor w/fixture backplate for use with 5" O.D. round poles ² TP - Tamper Proof ³

NOTES:

- 1 - Available with UE voltage only
- 2- Designed with 3" reduced drilling pattern. For S or D180 mounting configuration only.
- 3- Tamper-proof Screwdriver must be ordered separately. (See Accessory Ordering Information.)

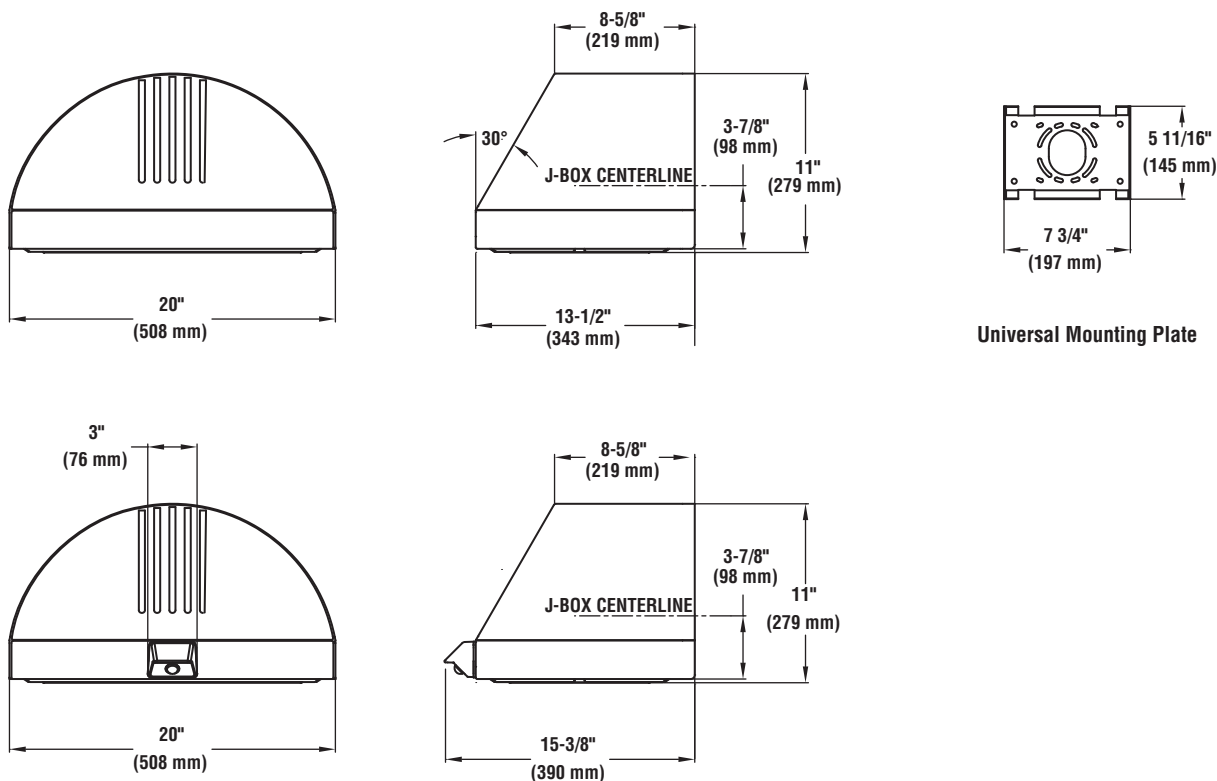
ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
XCHWM3 PLS - Polycarbonate Shield	172787
XCHWM3 SW BLK - Surface Wiring Box	173156BLK+
SCD - Tamper-proof Screwdriver	477974
FK120 - Single Fusing	FK120++
FK277 - Single Fusing	FK277++
DFK208, 240 - Double Fusing	DFK208,240++
DFK480 - Double Fusing	DFK480++
FK347 - Single Fusing	FK347++

NOTES:

- +SW BLK not compatible with XPGA or XPMAR option. Available in black only.
- ++Fusing to be installed in a compatible junction box supplied by contractor

DIMENSIONS



Shown with IMS option

LED AREA LIGHTS - AEROMAX™ MEDIUM (XAMU)



US patent 7828456, 7952293, 8002428 and CAN 2693131 & 2701653 and US & Int'l. patents pending

SMARTTEC™ THERMAL CONTROL - Sensors in both optical unit and driver enclosure reduce drive current when ambient temperatures exceed 50°C. Current is lowered in imperceptible 5% increments every 5 minutes until safe operating temperature is reached.

ENERGY SAVING CONTROL OPTIONS – DIM – 0-10 volt dimming enabled with controls by others. BLS – Bi-level switching responds a 120-277V signal from separate controller or sensor (by others). Low light level decreased to 30% maximum drive current.

OCCUPANCY SENSOR (IMS) - Optional internal passive infrared motion sensor activates switching of luminaire light levels. High level light activated and increased to full bright in 1-2 seconds upon detection of motion. Low light level (30% maximum drive current) activated when target zone is absent of motion activity for ~ 2 minutes and ramps down (10-15 sec.) to low level. Sensor located on the front of optical assembly. Sensor optic has a detection cone of approximately 45°. Examples of detection - occurs 30' out from a 30' mounting height pole.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Select high-brightness LEDs in Cool White (5000°K nominal) or Neutral White (4000°K nominal) color temperature. 70 CRI (nominal).

DISTRIBUTION/PERFORMANCE - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

HOUSING - One-piece, die-formed aluminum, weather-tight housing contains factory prewired driver and field connections. Extruded one-piece EPDM gasketed wiring access door (with safety lanyard) located underneath and utilizes tool-less thumbscrew fastener.

OPTICAL UNIT - Clear tempered flat glass lens sealed to aluminum optics housing creates an IP67 rated, sealed optical unit (includes pressure-stabilizing breather). Optical unit is recessed into housing cavity and sealed to the housing with extruded one-piece EPDM gasket. Optical unit lanyard serves dual purposes of safety and provides positive ground between unit and housing.

MOUNTING - Tapered rear design allows fixtures to be mounted in a quad pattern without the need for extension arms. Use with 3" reduced drilling pattern on round and square poles. A round pole plate (X4RPP, X5RPP) is required for mounting to round poles. Wall mount available by ordering wall mounting bracket (BKS-XBO-WM-* -CLR). See Accessory Ordering Information chart for all brackets.

ELECTRICAL - A terminal block for attachment of incoming primary wiring is supplied. Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input), and 347-480 VAC. Optional twistlock photocell receptacle is available. Photocell must be ordered separately. Fixture Watts: SS - 139, HO - 176 nominal.

DRIVER - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed). Components are fully encased in potting material for IP65 moisture resistance. Driver complies with IEC and FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Application layouts are available upon request. Contact LSI Applications Group at lighting.apps@lsi-industries.com

SHIPPING WEIGHT (in carton) - 39 lbs. / 17.7 Kg

LISTING - ETL listed to U.S. and International safety standards. Suitable for wet locations.

Crossover LED Lighting

lighting facts®

A Program of the U.S. DOE

Light Output (Lumens)	14091
Watts	135.5
Lumens per Watt (Efficacy)	104

Color Accuracy Color Rendering Index (CRI)	72
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Light Color
Correlated Color Temperature (CCT)

5477 (Daylight)

Warm White | Bright White | Daylight

2700K 3000K 4500K 6500K

Warranty** Yes

All results, except LED Lumen Maintenance, are according to IESNA LM-79-2008: Approved Method for the Electrical and Photometric Testing of Solid-State Lighting. The U.S. Department of Energy (DOE) verifies product test data and results.

** See www.lightingfacts.com/products for details.

Registration Number: KGGN-QMKWZ6 (3/11/2013)
Model Number: XAMU FT LED 128 SS CW UE
Type: Outdoor area/roadway fixture

LIGHT OUTPUT - XAMU					
		# of LEDs	Lumens (Nominal)		
			Type 3	Type FT	Type 5
Cool White	SS	128	13500	14100	12100
	HO	128	16500	17300	14800
Neutral White	SS	128	12400	13200	11200
	HO	128	15000	15800	12500

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Fixtures comply with ANSI C136.31-2010 American National Standard for Roadway Lighting Equipment - Luminaire Vibration 3G requirements.

LED AREA LIGHTS - AEROMAX™ MEDIUM (XAMU)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XAMU FT LED 128 HO CW UE WHT PCR**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Optional Controls	Optional Sensor/Options
XAMU	3 - Type III 5 - Type V FT - Forward Throw	LED	128	SS - Super Saver HO - High Output	CW - Cool White NW - Neutral White	UE - Universal Voltage (120-277) 347-480 - Universal Voltage (347-480V)	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	Virtinet Wireless Network (requires a Ventura controller/Mailbu link) (blank) - None VCM - Standard (revenue grade) VCMB - Basic VCMH - Standard (Host) VCMBH - Basic (Host) DIM - 0-10 volt dimming (required for satellite fixtures) Stand-Alone Control (blank) - None DIM - 0-10V Dimming (from external signal) ¹ BLS - Bi-level Switching (from external 120-277V signal) ¹	Sensor ES - External Sensor ² IMS - Integral Motion Sensor ³ Options PCR - Photoelectric Control Receptacle ⁴

Single	1.4
D180°	2.8
D90°	2.4
T90°	4.0
TN120°	4.0
Q90°	4.7

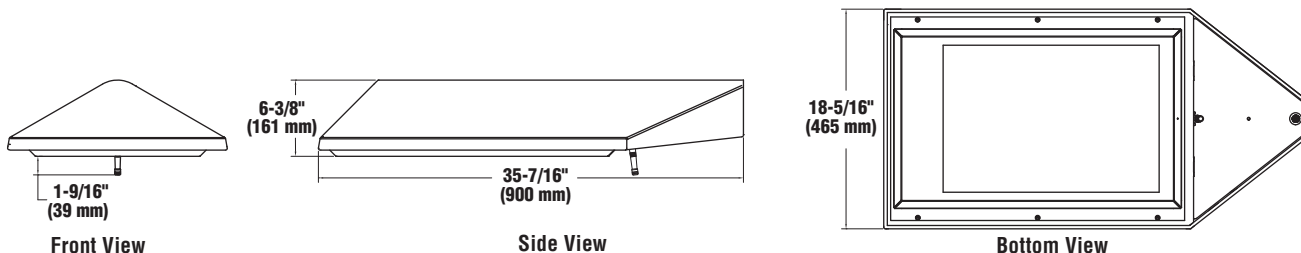
Note: House Side Shield adds to fixture EPA. Consult Factory.

Description	Order Number	Description	Order Number
BKA-XBO-EC-6-CLR 6" Extension Arm	382136CLR	DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240 ⁷
BKS-XBO-WM-* - CLR Wall Mounting Bracket	382132CLR	DFK480 Double Fusing (480V)	DFK480 ⁷
XAMU-3/FT-HSS House Side Shield (Black only)	524670BLK ⁵	FK347 Single Fusing (347V)	FK347 ⁷
X4RPP Round Pole Plate for 4" Poles	379967CLR	ROSB120 - WL Remote Box with 120V Occupancy Sensor	C/F ⁸
X5RPP Round Pole Plate for 5" Poles	379968CLR	ROSB277 - WL Remote Box with 277V Occupancy Sensor	C/F ⁸
PC120 Photocell for use with PCR option (120V)	122514 ⁶	RPSB120 - Wet Location Remote Box with 120V External Photocell	C/F ⁸
PC208-277 Photocell for use with PCR option (208V, 240V, 277V)	122515 ⁶	RPSB208-277 - Wet Location Remote Box with 208-277V External Photocell	C/F ⁸
PC347 Photocell for use with PCR option (347V)	159516 ⁶	PMOS120 - 120V Pole-Mount Occupancy Sensor	518030CLR ⁹
PC480 Photocell for use with PCR option (480V)	1225180 ⁶	PMOS208/240 - 208V, 240V Pole-Mount Occupancy Sensor	C/F ⁸
FK120 Single Fusing (120V)	FK120 ⁷	PMOS277 - 277V Pole-Mount Occupancy Sensor	518029CLR ⁹
FK277 Single Fusing (277V)	FK277 ⁷		

FOOTNOTES:

- 1- IMS, DIM and BLS cannot be ordered together.
- 2 - Do not specify for satellite units.
- 3- Not compatible with Virtinet wireless systems, DIM or BLS.
- 4- Photocell must be ordered separately. See Accessories.
- 5 - Factory installed PCR option required.
- 6 - Fusing must be located in the hand hole of pole.
- 7 - Includes VCM. To be used in conjunction with VCM option in fixture. Consult factory.
- 8 - To be used in conjunction with any of the VCM control modules and ES sensor option in fixture. Consult factory.

DIMENSIONS (shown with VCM/VCMEs option)



XAMU HSS - House Side Shield

