

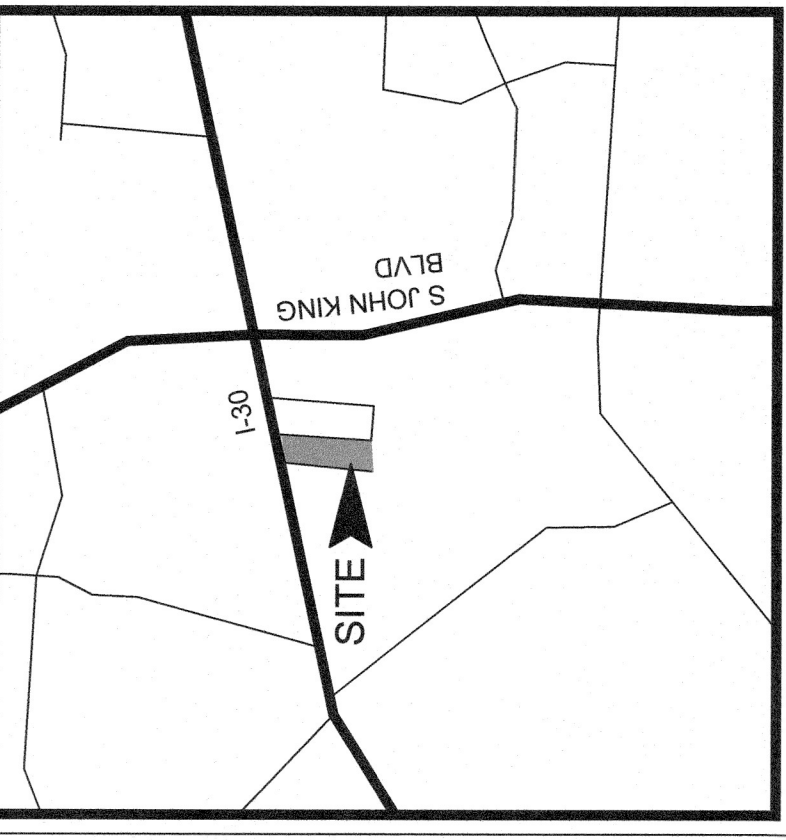
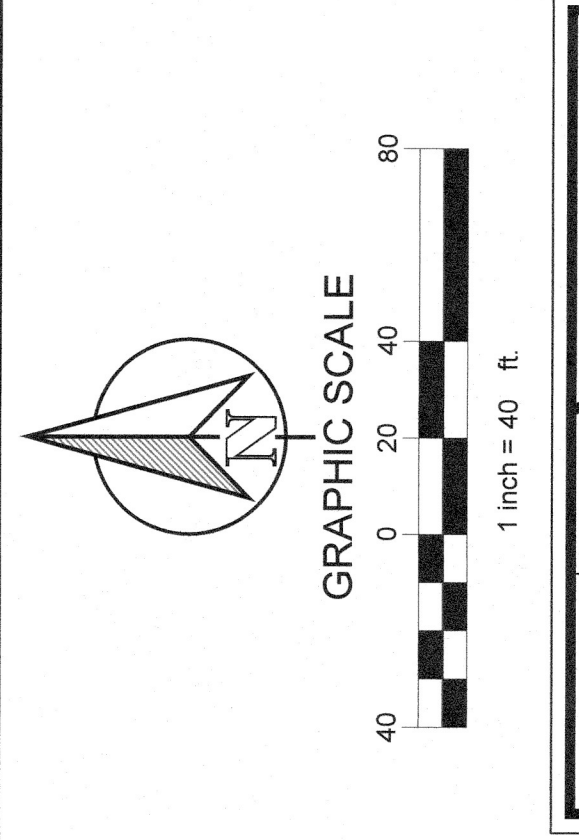
PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 1903 CENTRAL DRIVE, SUITE #408
 BEDFORD, TX 76021
 P.O. Box 12565
 DREW DONOSKY
 P.E. No. 12565
 Date: 6/15/2022

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

CITY SITE PLAN

DESIGN: LRR
 DRAWN: LRR
 CHECKED: CLC
 DATE: 6/15/2022
 SHEET
SP-1

FILE NO. 2202021
 (SP2022-003)



VICINITY MAP
 N.T.S.

CONSTRUCTION SCHEDULE

1	PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT (11P)
2	PROP. 4" PARKING STALL STRIPING COLOR: WHITE
3	PROP. CONCRETE CURB & GUTTER
4	EX. HANDICAP SYMBOL
5	EX. HANDICAP SIGN
6	PROP. PAVEMENT STRIPING
7	PROP. PROPOSED BOLLARD

- NOTES:**
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL. HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER LICENSED IN THE STATE OF TEXAS.
 2. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 3. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 4. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

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 #408
 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 27 DAY OF September, 2022.

WITNESS OUR HANDS THIS 27 DAY OF September, 2022.

[Signature]
 PLANNING AND ZONING COMMISSION, CHAIRMAN

SITE DATA TABLE

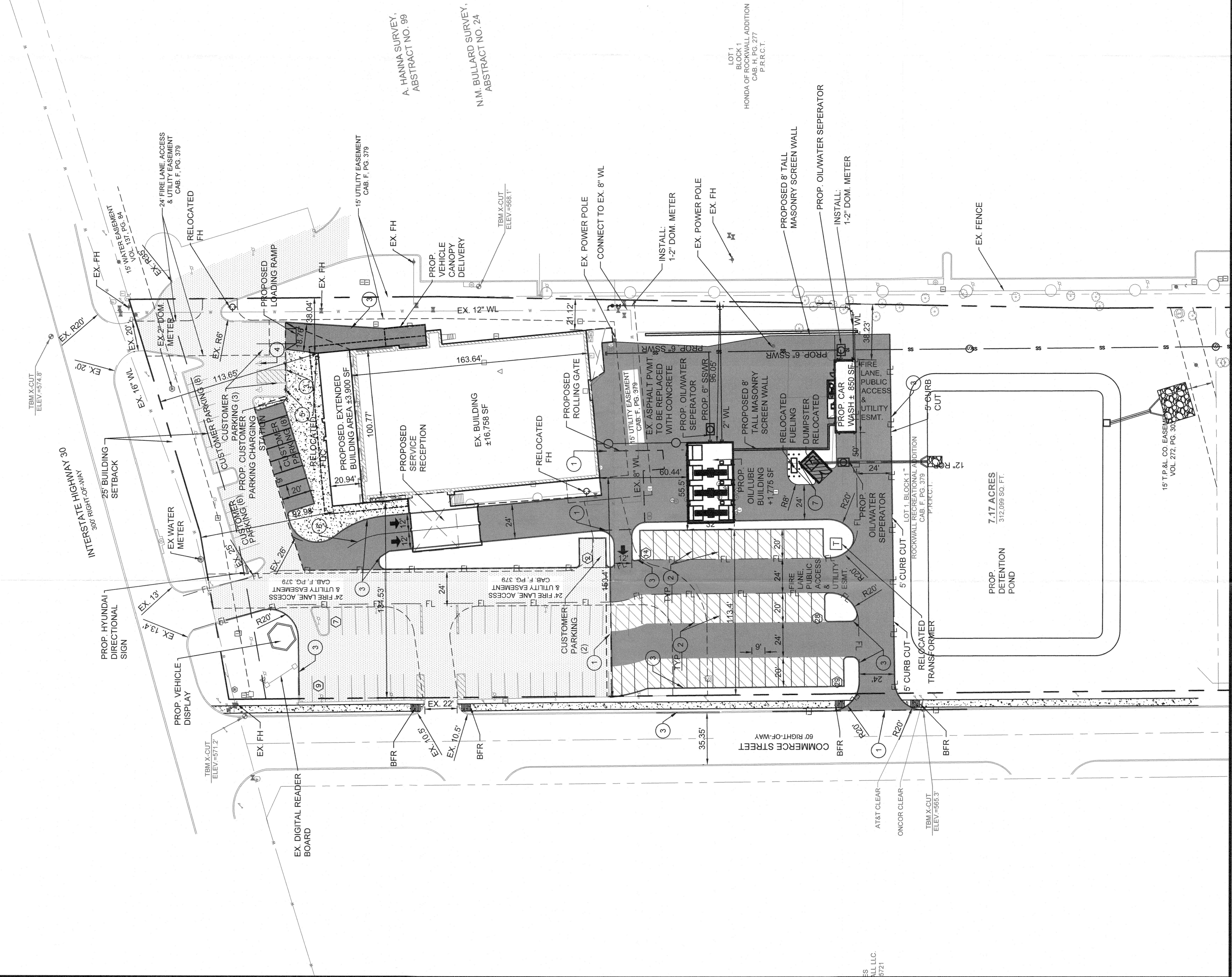
SITE AREA	7.71 312,099 SF
ZONING	L1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,668 SF (DEALERSHIP) 850 SF (CARWASH) 1,175 SF (OIL/LUBE)
LOT COVERAGE	0.07 %
FLOOR TO AREA RATIO	0.07 : 1
BUILDING HEIGHT	1 STORY
SALES FLOOR AREA	3,928 SF
OFFICE AREA	1,303 SF
# OF BAYS	12

PARKING DATA TABLE

PARKING REQ.	
SALES FLOOR	16 SPACES
OFFICE SF	5 SPACES
1 PER 2 BAY	6 SPACES
TOTAL	27 SPACES
PARKING PROVIDED	
DISPLAY PARKING	87 SPACES
CUSTOMER PARKING	27 (2 ADA) SPACES

CONSTRUCTION SCHEDULE

[Symbol]	EXISTING CONCRETE PAVEMENT
[Symbol]	FIRE LANE AND DRIVE ASILE 6" 3600 PSI (6.5 SACKCY) #3 ON 18" ON 6" LIME STABILIZED SUBGRADE
[Symbol]	PARKING 5" 3600 PSI (6.5 SACKCY) #3 ON 24" ON 6" LIME STABILIZED SUBGRADE
[Symbol]	PROPOSED DUMPSTER ENCLOSURE MIN. 7" THICK
[Symbol]	PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16
[Symbol]	PROPERTY LINE
[Symbol]	PROPOSED CONCRETE CURB AND GUTTER
[Symbol]	PROPOSED FIRE LANE
[Symbol]	PROPOSED SAWCUT
[Symbol]	PARKING COUNT



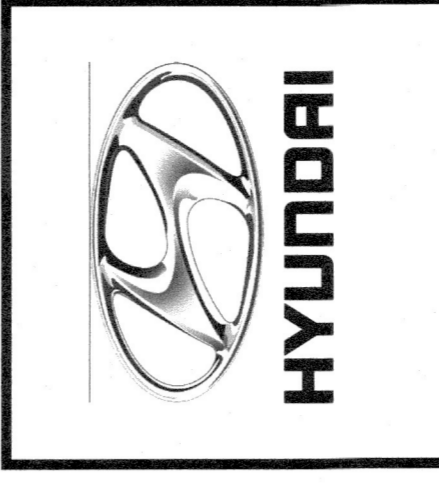
A. HANNA SURVEY,
 ABSTRACT NO. 89

N.M. BULLARD SURVEY,
 ABSTRACT NO. 24

LOT 1
 BLK 1
 HONDA OF ROCKWALL ADDITION
 CAB. H. PG. 277
 PRKCT.

7.17 ACRES
 312,099 SQ. FT.

PROP
 DETENTION
 POND



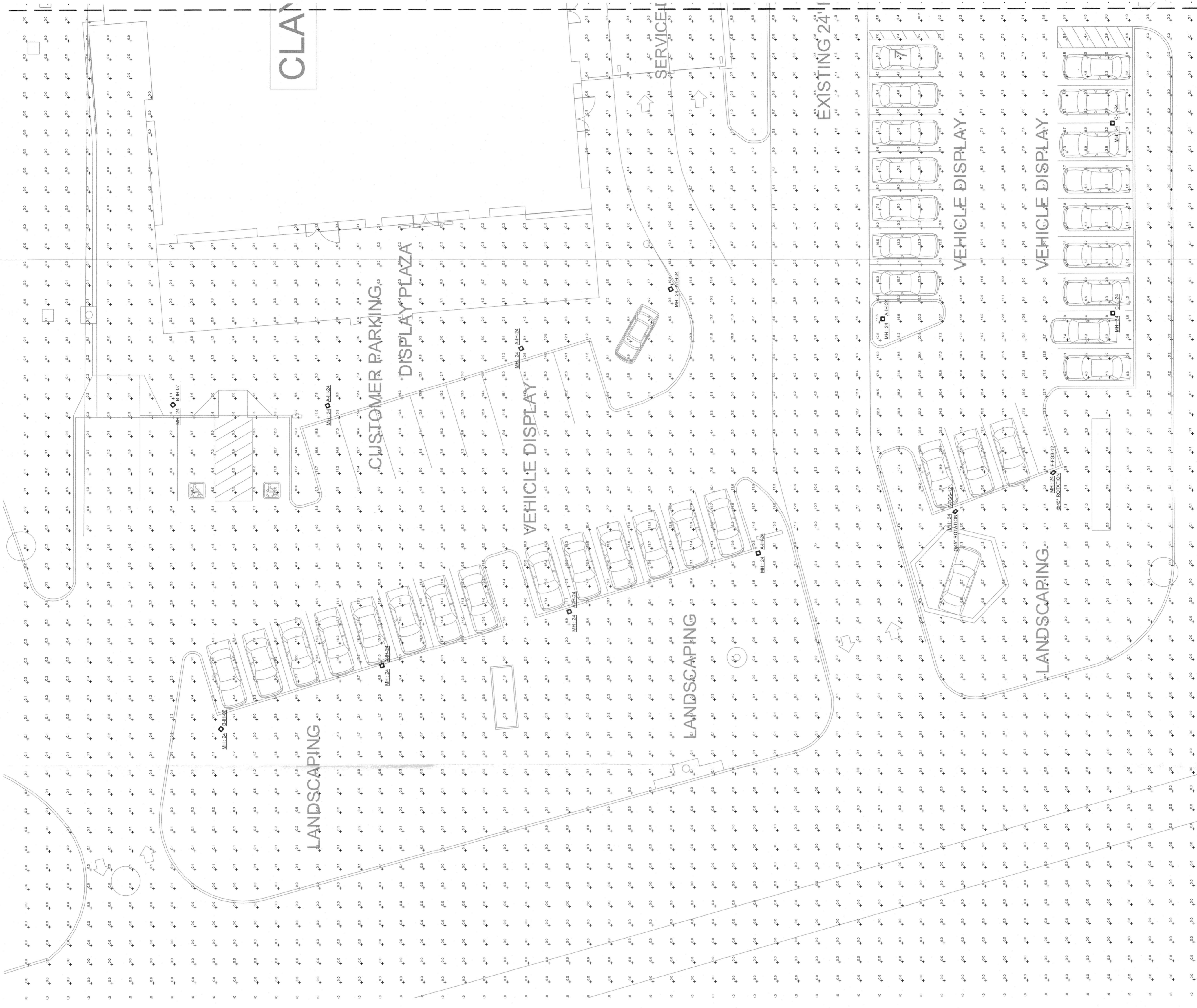
**CLAY COOLEY
 HYUNDAI ROCKWALL
 Showroom &
 Service Bldg.**

AN ADDITION & RENOVATION FOR:
 CLAY COOLEY HYUNDAI ROCKWALL
 1580 Ingersoll 30 E
 ROCKWALL, TX 75087
 76687

**SITE PLAN -
 PHOTOMETRICS**

JOB NO. **21034**

DATE: 11/09/2021
 75% REVIEW: CE
 03/29/2022 PERMIT: CE



Schedule Symbol	Quantity	Manufacturer	Catalog Number	Number Luminaire	Luminaire Type	Light Loss Factor	Voltage
A-H-24	13	LS INDUSTRIES, INC.	MIRALDO-24L-SL-FT-05-50-TORCH-1H	1	16963	1	176
B-H-07	2	LS INDUSTRIES, INC.	MIRALDO-07L-SL-AM-50-TORCH-1H	1	5944	1	48
C-L-24	6	LS INDUSTRIES, INC.	MIRALDO-24L-SL-FT-05-70-TORCH-1L	1	16438	1	176
D-36	2	LS INDUSTRIES, INC.	MIRALDO-36L-SL-FT-05-70-TORCH-1L	1	38208	1	208
D-IL-36	2	LS INDUSTRIES, INC.	MIRALDO-36L-SL-FT-05-70-TORCH-1L	1	24246	1	208
F-FGS-12	2	LS INDUSTRIES, INC.	F-12-LED-12L-PC-AM-50-80-TORCH-1H <small>REWORKS FROM PREVIOUS PERMITS FOR COURTESY MOUNTAIN</small>	1	12380	1	102

Statistics

Description	Symbol	Avg	Max	Min	Mounting Heights
Calc Zone #1	+	2.8 fc	38.9 fc	0.1 fc	24'

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

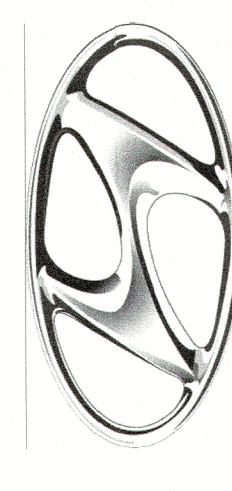
APPROVED:
 I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 27 day of September, 2022.

[Signature]
 Planning & Zoning Commission, Director of Planning & Zoning
 Chairman

INCOMPLETE CONSTRUCTION DOCUMENTS

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.
(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11546
DATE: 11/16/2021



HYUNDAI

CLAY COOLEY HYUNDAI

Oil Change Building

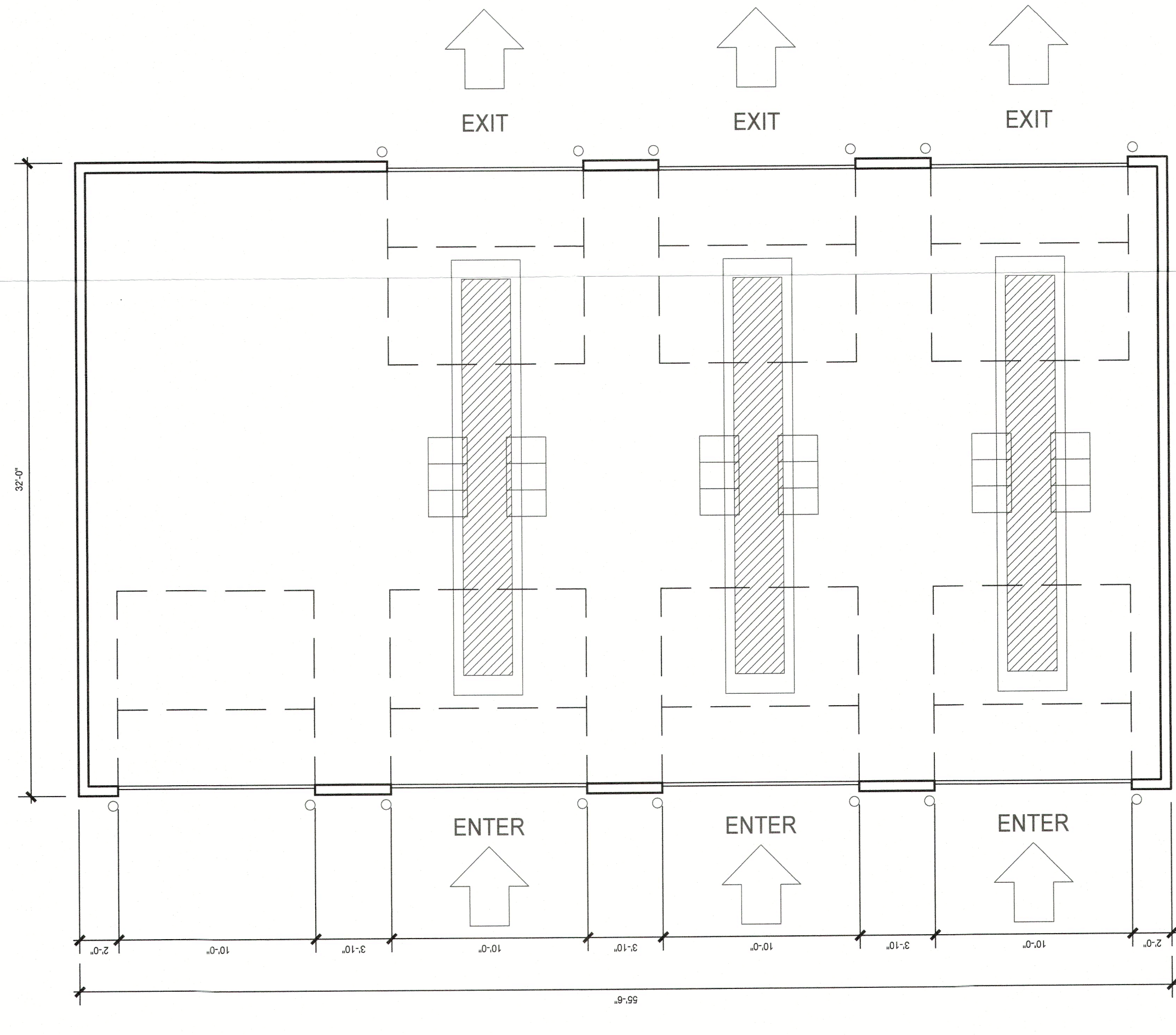
PROJECT: CLAY COOLEY HYUNDAI
ADDRESS: 1540 INTERSTATE 30 E
CITY: ROCKWALL STATE: TX ZIP: 75087

FLOOR PLAN & EXTERIOR ELEVATIONS

JOB NO. **21034**

DATE: 11/16/2021
ISSUE FOR: SUP Submittal
DRAWN BY: GJJ, JR

SHEET

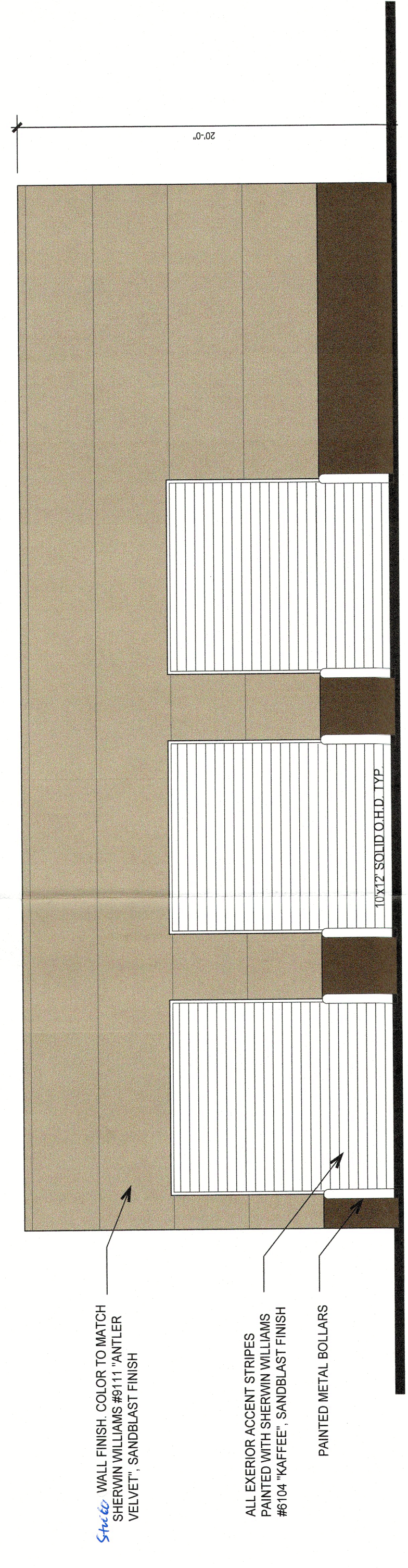


APPROVED: I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 22 day of September, 2022.

[Signature]
Chairman
Planning & Zoning Commission

[Signature]
Director of Planning & Zoning

1 FLOOR PLAN
SCALE: 3/16" = 1'-0"



4 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

WALL FINISH COLOR TO MATCH SHERWIN WILLIAMS #9111 "ANTLER VELVET", SANDBLAST FINISH

ALL EXTERIOR ACCENT STRIPES PAINTED WITH SHERWIN WILLIAMS #6104 "KAFFEE", SANDBLAST FINISH

PAINTED METAL BOLLARS

10X12 SOLID O.H.D. TYP.



3 NORTH ELEVATION
SCALE: 3/16" = 1'-0"

WALL FINISH COLOR TO MATCH SHERWIN WILLIAMS #9111 "ANTLER VELVET", SANDBLAST FINISH

ALL EXTERIOR ACCENT STRIPES PAINTED WITH SHERWIN WILLIAMS #6104 "KAFFEE", SANDBLAST FINISH


10X12 SOLID O.H.D. TYP.

2 EAST & WEST ELEVATIONS
SCALE: 3/16" = 1'-0"

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(TBAE - EFFECTIVE 10-01-2009)

JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11548
DATE: 10/07/2021



HYUNDAI

CLAY COOLEY
HYUNDAI ROCKWALL

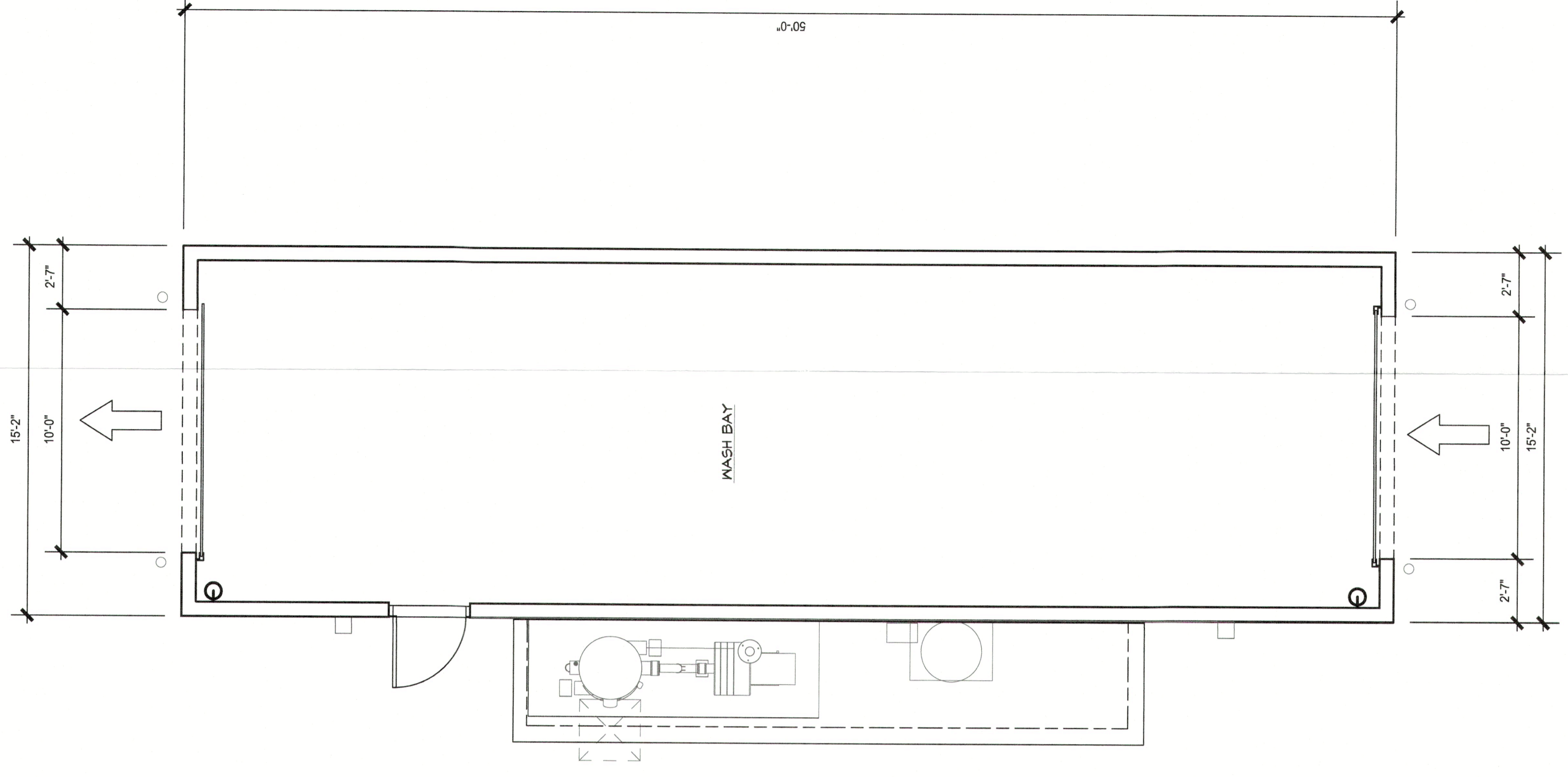
Carwash Building

PROJECT	CLAY COOLEY HYUNDAI
ADDRESS	1540 INTERSTATE 30 E
CITY	ROCKWALL
STATE	TX
ZIP	75087

FLOOR PLAN & EXTERIOR ELEVATIONS

JOB NO. **21034**

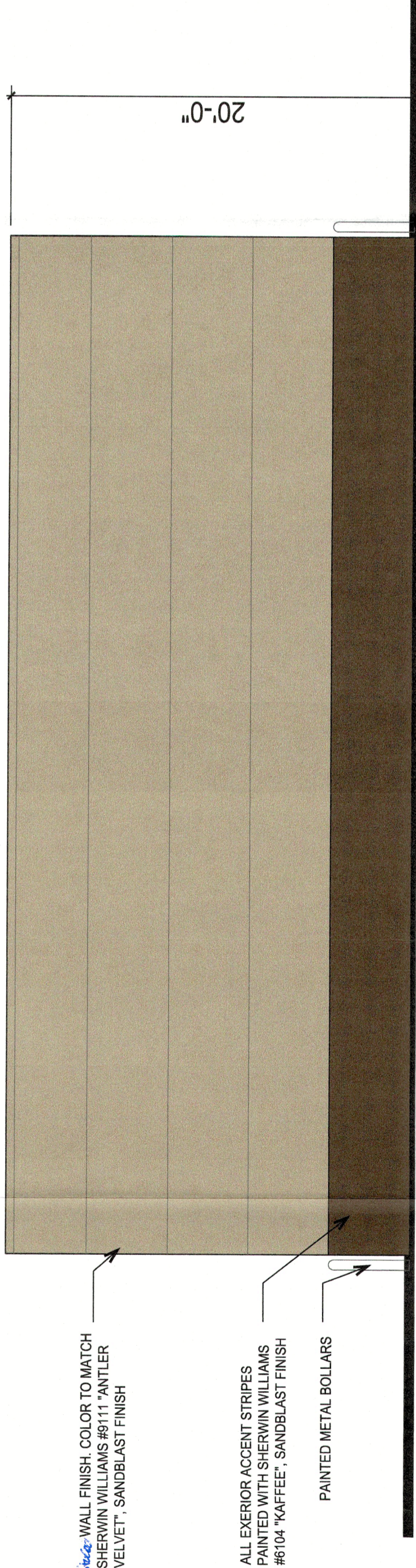
DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP. Submittal	GJJ, JR



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Chairman
Director of Planning & Zoning

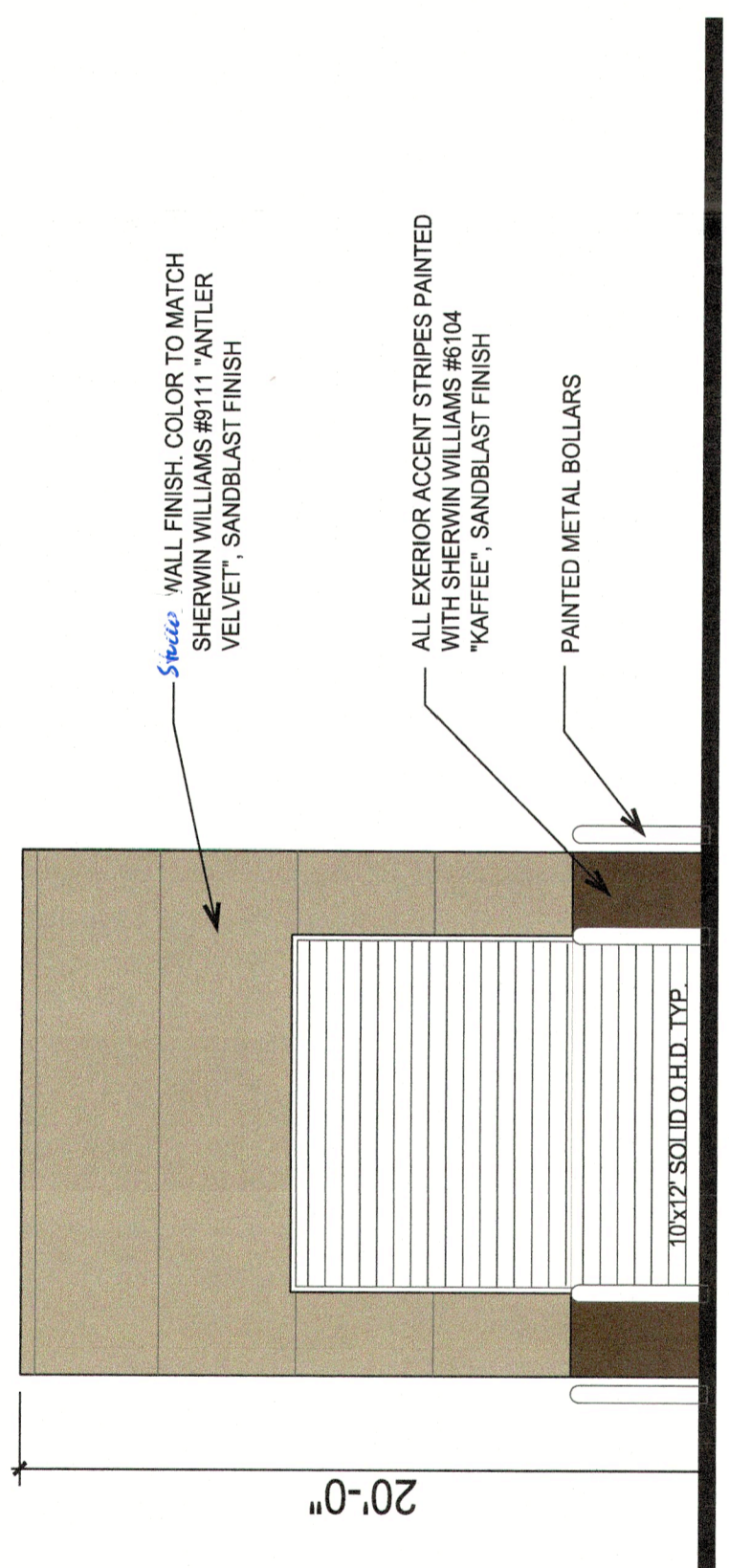
1 FLOOR PLAN
SCALE: 3/16" = 1'-0"



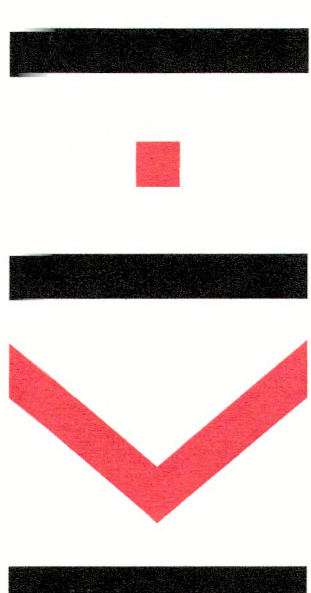
2 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



2 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



2 EAST & WEST ELEVATIONS
SCALE: 3/16" = 1'-0"



KLINE HARDIN

ARCHITECTURE · PLANNING · INTERIORS
701 CANYON DRIVE · SUITE 110
COPPELL, TX 75019
972 · 331 · 5699

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JAMES R. HARDIN, ARCHITECT
TEXAS REGISTRATION NO. 11548
DATE: 11/16/2021



CLAY COOLEY HYUNDAI
HYUNDAI ROCKWALL
Showroom & Service

PROJECT: CLAY COOLEY HYUNDAI
ADDRESS: 1540 INTERSTATE 30 E
CITY: ROCKWALL
STATE: TX
ZIP: 75087

EXTERIOR ELEVATIONS

JOB NO. **21034**

DATE: 11/16/2021
ISSUE FOR: SUP Submittal
DRAWN BY: G.H. JR.
APPROVED: [Signature]

PLANNING & ZONING COMMISSION
Chairman

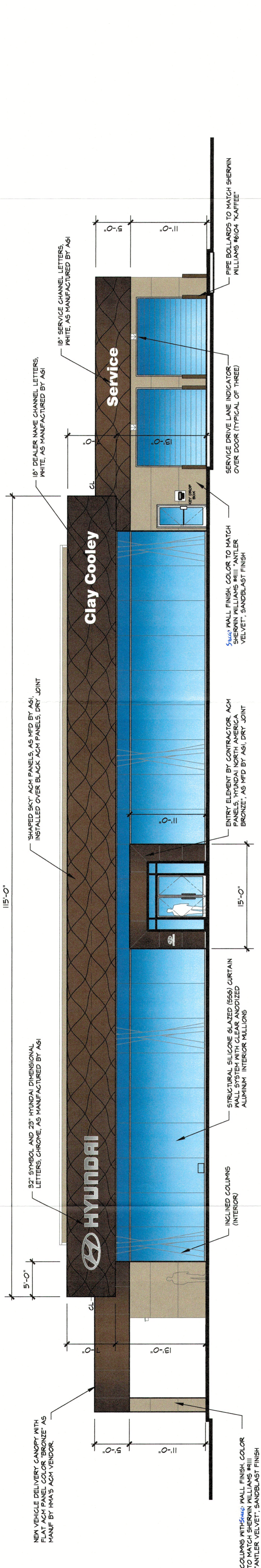
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PLANNING & ZONING COMMISSION
Chairman

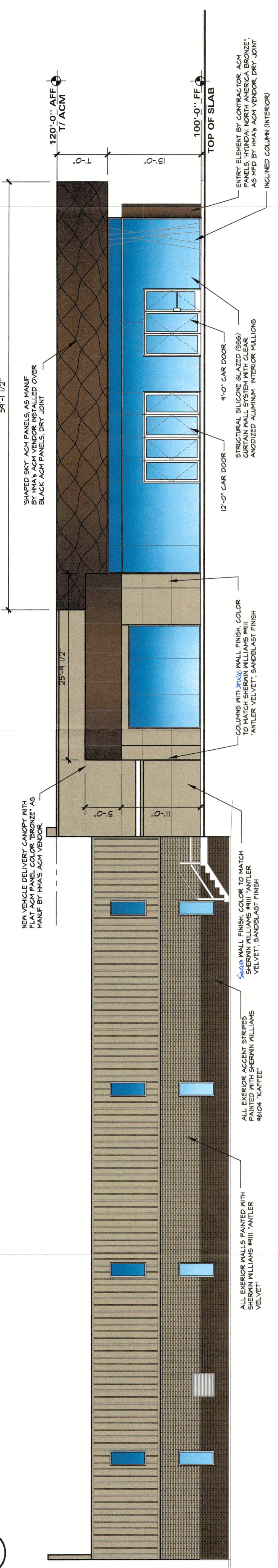
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A4.01

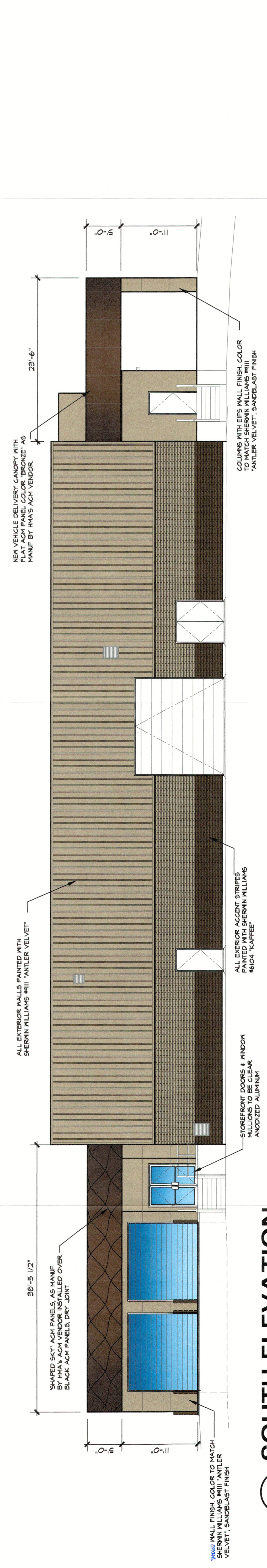
SHEET



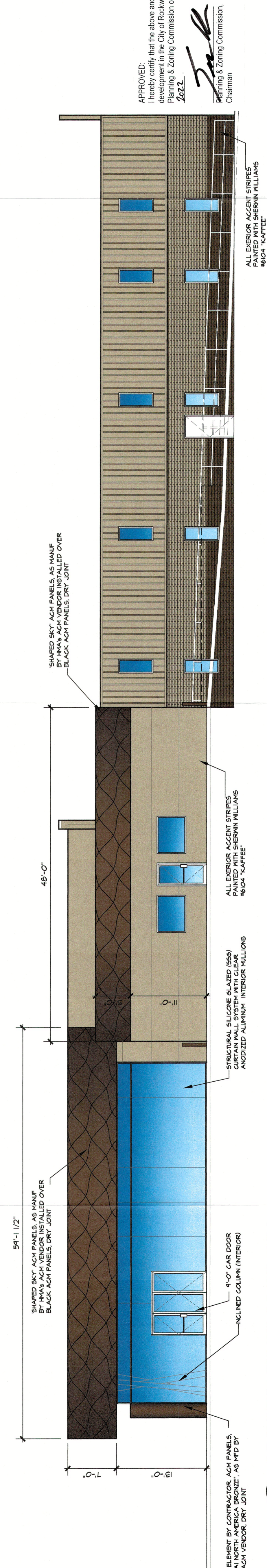
4 NORTH ELEVATION
SCALE 1/8"=1'-0"



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



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



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